

# 1795 W. BROADWAY

REZONING APPLICATION

CONCORD  
PACIFIC

W.T. LEUNG  
ARCHITECTS

## INDIGENOUS LAND ACKNOWLEDGEMENT

Concord Pacific is committed to growing our ongoing relationships with Indigenous peoples. We continue to focus on meaningful engagement and initiatives with Indigenous communities that generate understanding and strengthen connections. We honour the culture and history of Indigenous peoples and recognize that Concord Pacific has offices, developments and site operations on traditional land territories. Our sincere gratitude and appreciation extends to the many First Nations, Métis and Inuit who have lived in and cared for these lands for generations. We will continue to design and implement our projects in partnership with Indigenous peoples, to ensure we create opportunities and maintain trust.

## PROJECT TEAM

**Developer**  
Concord Pacific

**Architect**  
W.T. Leung Architects

**Landscape Architect**  
PWL Partnership

**Geotechnical Engineering**  
GeoPacific Consultants

**Transportation Planning**  
Bunt & Associates

**Civil Engineering**  
MPT Engineering

**Sustainability**  
Pratus

**Community Relations**  
Pottinger Bird Community Relations

**Land Surveyors**  
Butler Sundvick

**Environmental**  
Keystone Environmental

**Structural Engineer**  
Glotman Simpson Consulting Engineers

**Mechanical & Electrical**  
Quasar

# A complete and balanced vision—one that supports not only the city’s physical growth, but also its social resilience.

Dear City of Vancouver Planning Department,

We submit this rezoning application for 1795 West Broadway (the “Burrard Project”) with great anticipation and sincere appreciation for the possibilities that lie ahead at this site of architectural and civic prominence. This proposal offers a refined 30-storey mixed-use development that embodies the intent of the Broadway Plan while contributing meaningfully to the evolving identity of Vancouver’s Great Street.

We believe the Broadway Plan rightly emphasizes rental and below-market housing to address pressing affordability needs, a complete housing strategy must also include opportunities for ownership. The provision of strata housing at this location brings essential balance to the corridor’s tenure mix, supporting equity in home ownership and allowing a broader spectrum of Vancouver residents, particularly first-time buyers and long-term community members to establish lasting roots in a growing urban centre, while also creating improved access to downsizer housing options for seniors looking to age in place. Ensuring that the Broadway corridor offers inclusive pathways to ownership would be integral to fostering economic resilience, generational stability, and community diversity.

Although this project stands independently as a complete and contextually integrated development, it is also linked to a broader vision currently unfolding at 1368–1398 West

Broadway and Hemlock, the Hemlock Project—a mixed-use project integrating hotel, seniors centre and market strata units. That companion rezoning application proposes a significant mixed-use development, inclusive of a 257-key hotel and a 12,000 square feet seniors centre to be delivered as an in-kind public amenity designed to serve the long-term needs of the neighbourhood. The viability of these critical elements is underpinned, in part, by the success of the Burrard project.

The importance of the proposed seniors centre cannot be overstated. Conceived as a 12,000 square foot, purpose-built facility located on the third level of the Hemlock development, it has been thoughtfully designed to meet the needs of an aging population with dignity, accessibility, and community integration at its core. The centre features its own private lobby entrance directly off West Broadway, ensuring visibility and autonomy for its users, while also offering a dedicated HandyDART drop-off zone at the rear lane to facilitate barrier-free access for those with mobility challenges.

Together, these projects represent a coordinated urban contribution. They reinforce one another through a shared architectural language, complementary land uses, and a combined civic ambition. Where Hemlock introduces hospitality and public care infrastructure, Burrard strengthens the corridor

through ownership housing and animated street-level uses. Collectively, they advance a complete and balanced vision for the western gateway to the Broadway corridor—one that supports not only the city’s physical growth, but also its social resilience.

In closing, we want to thank you for your leadership and the care you bring to shaping this city. This project gives us a rare chance to add something lasting to a part of Vancouver that is already rich with character and potential. We look forward to working together to create not just another building, but a place that people feel part of, where homes, public spaces, and community come together in meaningful ways.

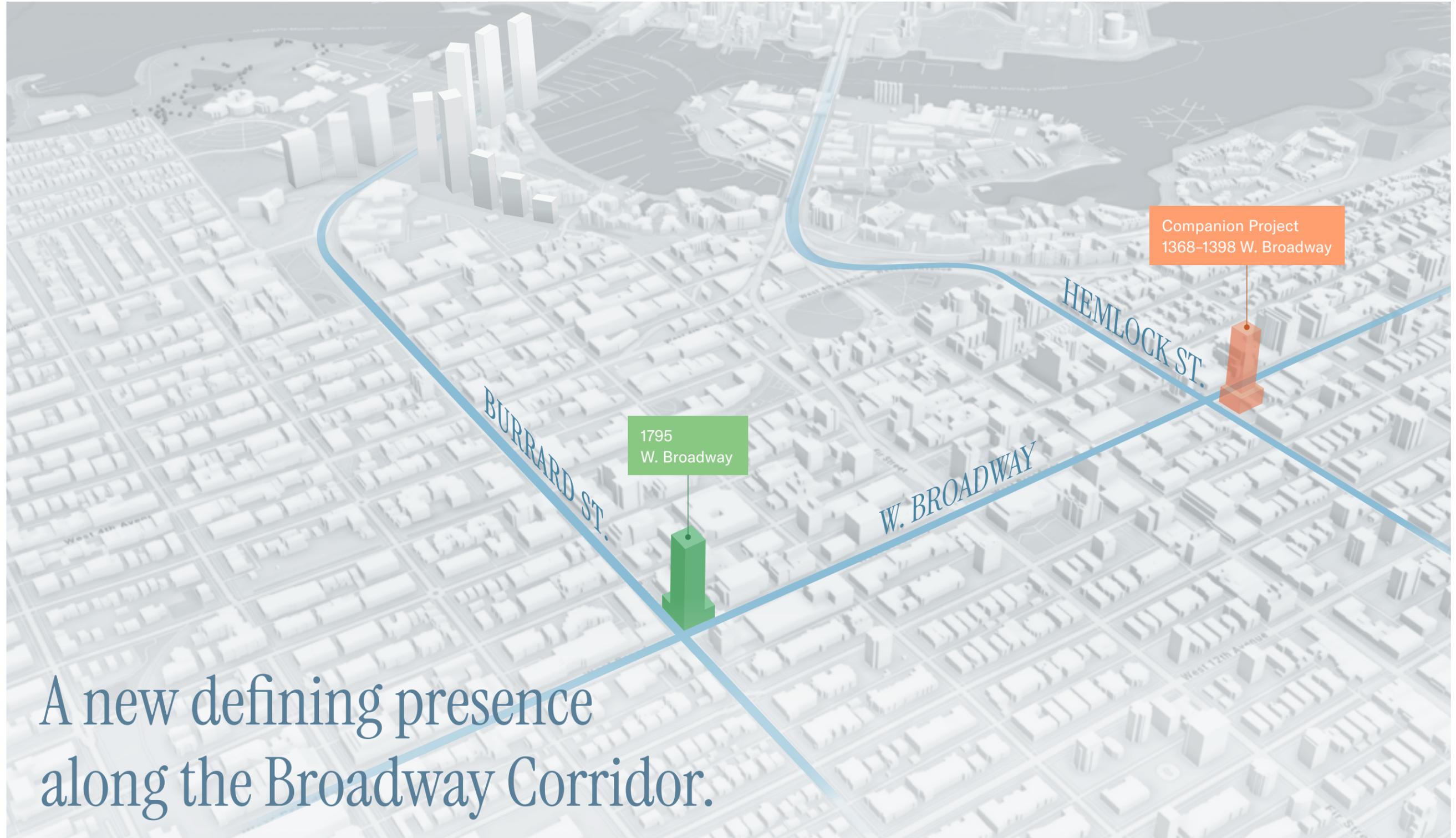
With respect and commitment,

**Concord Pacific**

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# INTRODUCTION



A new defining presence  
along the Broadway Corridor.

# EXECUTIVE SUMMARY

This application proposes the rezoning of 1795 West Broadway to permit the development of a 30-storey mixed-use tower at the high-profile intersection of Broadway and Burrard. Situated at a key entry point into Vancouver's urban core, the project marks a moment of architectural and civic prominence along two significant corridors.



## DEVELOPMENT PROGRAM

**Residential:** The project delivers 239 market strata homes, offering a meaningful opportunity for homeownership in a transit-oriented and rapidly evolving neighbourhood. This tenure type adds critical balance to the housing spectrum envisioned for the Broadway corridor.

**Ground Retail:** At street level, the building features 4,500 square feet of high-quality, fine-grained retail designed to activate both Broadway and Burrard frontages, supporting local businesses and enriching the pedestrian experience.



## PUBLIC REALM & POPS

Anchoring the corner is a generous 4,000+ square foot Privately Owned Publicly Accessible Space (POPS) designed as an open plaza that frames the retail frontage and provides a dignified civic presence at this gateway location. Landscaped setbacks, widened sidewalks, and integrated seating work in concert to foster a highly walkable and socially engaging streetscape. The architecture emphasizes permeability and transparency, reinforcing the City's vision for Broadway as a Great Street.



## LINKED URBAN CONTRIBUTION WITH THE HEMLOCK PROJECT

The Burrard Project is a complete, thoughtfully integrated development that is also programmatically and financially connected to the nearby rezoning proposal, the Hemlock Project at 1368-1398 West Broadway. The Hemlock Project features a 257-key hotel and a 12,000-square-foot seniors centre, delivered as a significant public amenity. The seniors centre—designed with ground-level accessibility, a dedicated HandyDART entrance, and outdoor terraces—relies in part on the success of the Burrard Project for its long-term viability. Supporting this Burrard proposal would enable the viability of the Hemlock Project's creation of a hotel and a seniors centre at 1368-1398 W Broadway. Together, these two developments operate as companion projects, aligned in their architectural vision, delivery of public benefits, and contribution to neighbourhood vitality.

# PROJECT BENEFITS



## Transit-Oriented Development

Strategically located near two Broadway Subway stations, the Burrard Corridor, and the Arbutus Greenway, this project supports sustainable, high-density living with exceptional transit access and multiple bicycle routes.



## A Place of Gathering & Social Connection for Seniors

Enables the delivery of a 12,000 sqft seniors centre in the linked Hemlock Project at 1368-1398 W Broadway, designed with outdoor terraces and accessible features that promote wellness and social inclusion.



## Enhanced Public Space & POPs

Creates a 4,000+ sqft public plaza that invites gathering and interaction, enhancing the civic experience at a key urban intersection.



## Job Creation

Generates significant construction and permanent retail employment, contributing to local economic vitality.



## Diverse Housing Alternative

Provides 239 market strata homes, increasing housing choice and supporting ownership and diversity, creating improved access to ownership opportunities for first time home buyers and local downsizers.



## Civic Contribution through Land Setback

Introduces generous setbacks to expand the public realm, improve pedestrian experiences, and align with the City's Great Street goals.

# COMMUNITY ENGAGEMENT & SUPPORT

Since 2024, Concord Pacific has undertaken a proactive community consultation process leading up to the rezoning application for 1795 West Broadway, which has included engagement with local neighbours and interest groups. The goals of our community engagement program are to inform the community on City policies, share information about this application, solicit input on the proposal, and answer questions about the project and the application process.

Our engagement program includes inquiring with immediate neighbours, local stakeholder groups and community associations.

Concord Pacific is dedicated to maintaining an open and collaborative relationship with the community. As the application process moves forward, we will welcome feedback and questions, and provide ongoing opportunities for community members to connect directly with our team.



PART I.  
PLACE + CONTEXT

1.1

# BROADWAY— THE GREAT STREET

# THE TRANSFORMATION



80 feet

**BowMac Sign**  
1958

1154 W Broadway  
(Broadway × Alder/Spruce)



14 storeys

**Fairmont Medical Building**  
1959

750 W Broadway  
(Broadway × Willow)



20 storeys

**Frank Stanzl Building**  
1974

805 W Broadway  
(Broadway × Willow)



5 storeys

**Clock Tower**  
1986

1501 W Broadway  
(Broadway × Granville)



18 storeys

**Manhattan West**  
1992

1590 West 8th Ave  
(Broadway × Fir)



8 storeys

**Pacific Laser Centre**  
1992

1401 W Broadway  
(Broadway × Hemlock)

Over the decades, Broadway has undergone a dramatic transformation. It is time to embrace what the new transit connection brings and celebrate a new chapter in Broadway's growth.



9 storeys

Prospect Centre  
1993

1788 W Broadway  
(Broadway x Burrard)



8 storeys

Pinnacle Living  
2012

2080 W Broadway  
(Broadway x Arbutus)



21 storeys

The Independent  
2017

285 E 10th Ave  
(Broadway x Main)



39 storeys

PCI Tower  
2025

1477 W Broadway  
(Broadway x Granville)



34 storeys

GRACORP  
2025

1470-1476 W Broadway  
(Broadway x Hemlock)



30 storeys

PCI Tower  
2027

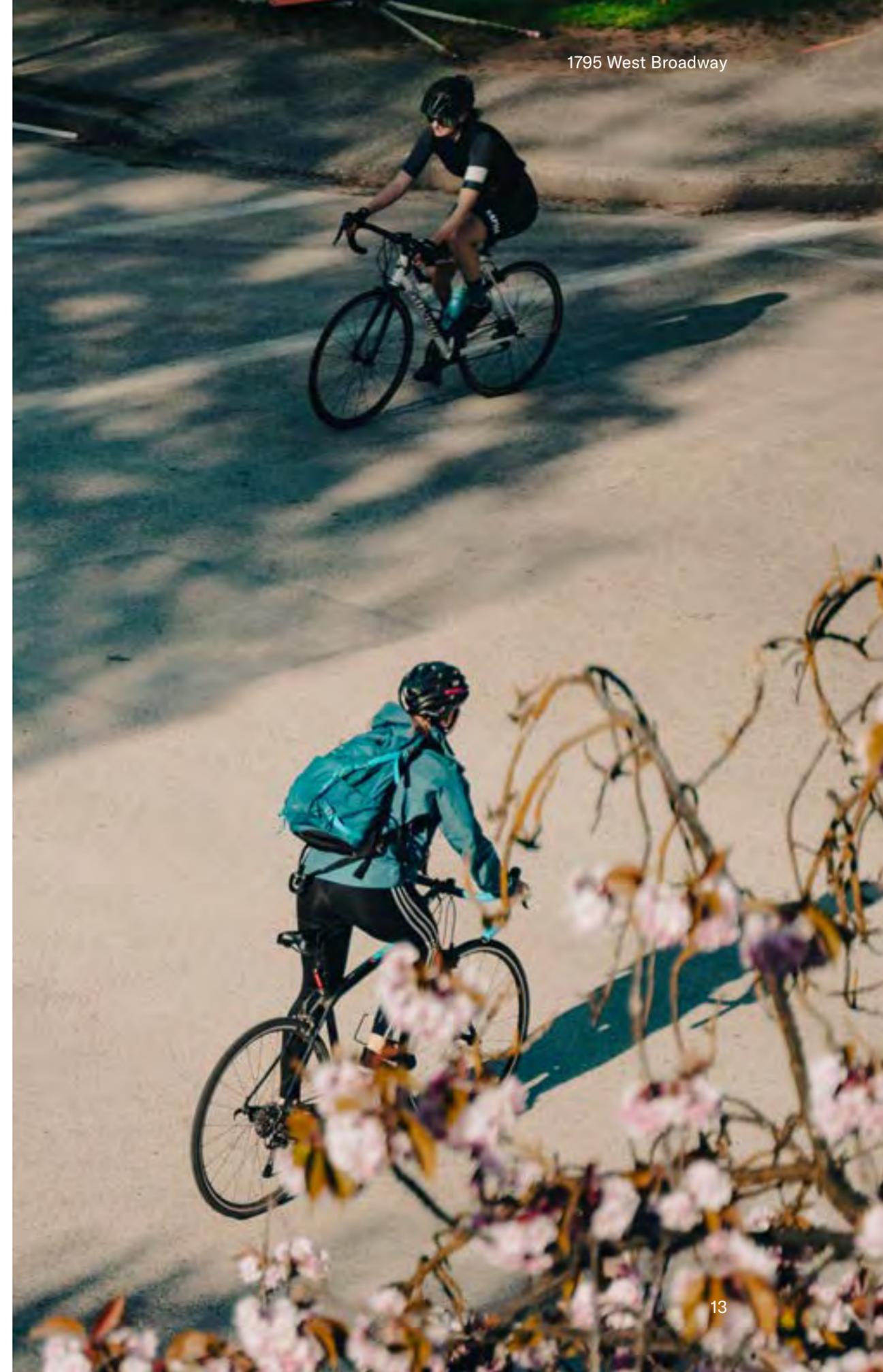
2096 W Broadway  
(Broadway x Arbutus)



# BROADWAY TODAY

Broadway, Vancouver's key East–West corridor, is an essential part of the city fabric and the 2<sup>nd</sup> largest employment centre in BC.

With its commercial and cultural scene, Broadway is an active urban hub offering a diverse range of shops, restaurants, theaters, and other amenities. It is also home to several important institutions, including universities, hospitals, and tech companies, making it a critical centre for employment, health care, education, and technology. Furthermore, Broadway is served by several important public transit lines, including rapid buses and subway services, making it one of the most robust roads to navigate around the city.



# Broadway Plan Area

A total of 8.6 km<sup>2</sup> in the Broadway plan area

Once the new transit connection is fully developed, this area's commercial and cultural offering will likely increase. With a 57% population increase forecasted over the next 30 years, a wide spectrum of housing is needed to ensure a diverse and inclusive community.



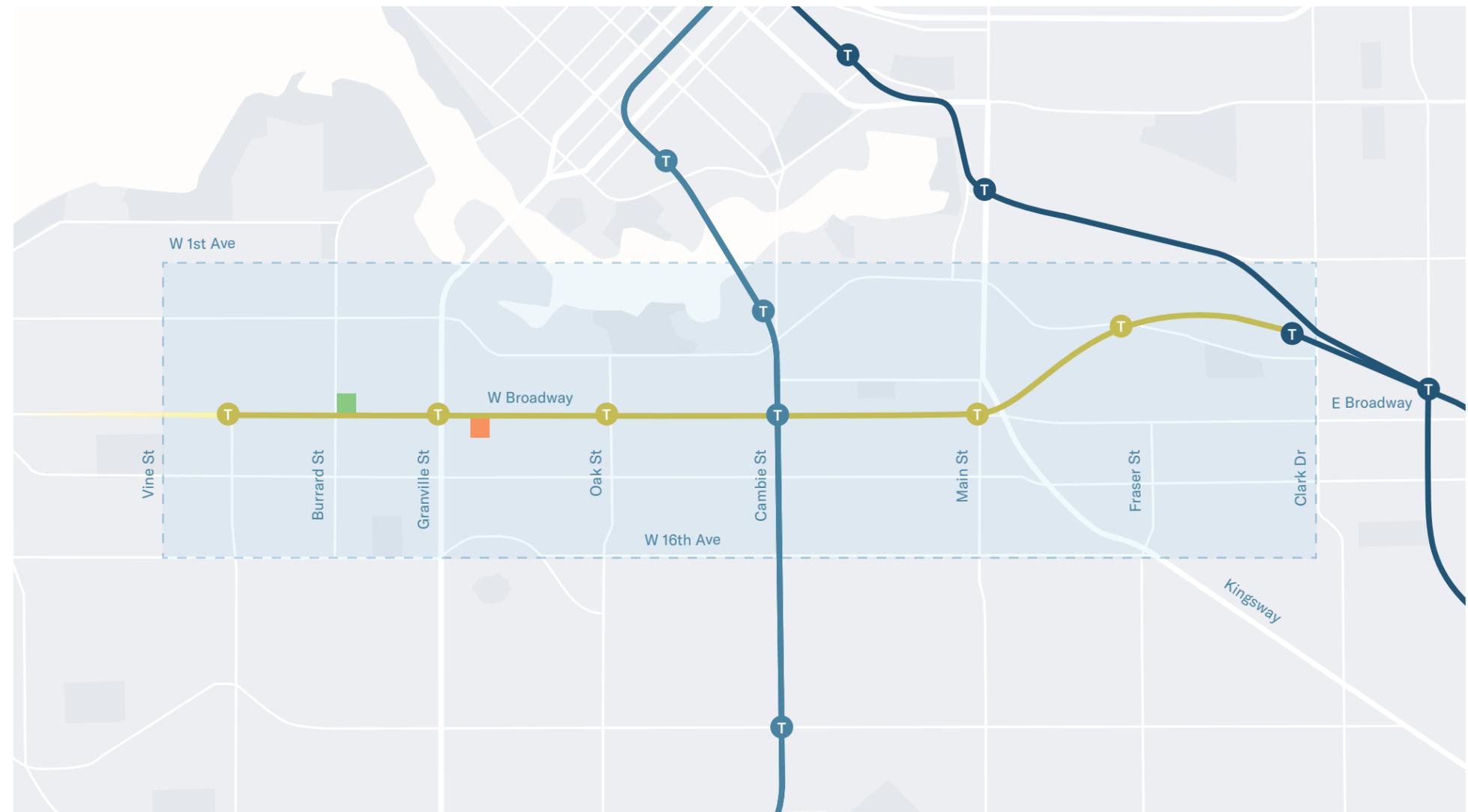
Larger in size than Downtown Vancouver (7.1 km<sup>2</sup>)



Larger in size than Downtown Calgary (6.0 km<sup>2</sup>)



Larger than half of Downtown Toronto (16.6 km<sup>2</sup>)



— Potential UBC Extension   
 — Broadway Subway (Millennium Line Extension)   
 — Canada Line   
 — Existing Millennium & Expo Line   
 ■ Burrard Site   
 ■ Companion Site 1368-1398 W Broadway

# Increasing Population

In the next 30 years, the region faces challenges in sustaining its vision and accommodating a projected 1,000,000 more residents and 600,000 new jobs.

|                    | 2011    | 2045    |                |
|--------------------|---------|---------|----------------|
| Population         | 124,000 | 195,000 | ↑ 57% Increase |
| Employment         | 105,000 | 133,000 | ↑ 27% Increase |
| Full-time Students | 42,000  | 63,000  | ↑ 50% Increase |

In 2016, there were approximately 84,400 jobs and 78,000 people living within the Broadway plan area. At the same time, the region is forecasted to add 600,000 jobs (a 50% increase from 1.2 to 1.8 million) by 2041. The Regional Growth Strategy focuses on population and job growth in proximity to the current and future rapid transit network.



# Commuting & Transportation

The Broadway Line is forecasted to serve daily ridership in 2030 of 143,000 to 163,000 passengers, growing to 167,000 to 191,000 daily passengers by 2045.

Broadway is one of the busiest transit corridors in North America, with over 100,000 transit trips a day, 55,000 of which are on the 99 B-Line—one of the busiest bus routes in the US and Canada.

Almost half (47%) of all people commuting to and from work in Central Broadway (the central part of the Corridor between Main Street and Burrard Street) come from outside of the City of Vancouver.

## Millennium Line Broadway Extension (MLBE) Forecast Daily Ridership

|                    | Daily Ridership   |
|--------------------|-------------------|
| 2027 (Opening Day) | 135,000 – 155,000 |
| 2030               | 143,000 – 163,000 |
| 2045               | 167,000 – 191,000 |



2023 updated artistic rendering of the Mark V SkyTrain car (TransLink)



A connected series of mostly protected bike lanes and some local street bikeways with lower traffic volumes

The Seawall + AAA Bike Network



Academic Teaching & Research Hub



Kitsilano Shopping District



Beachfront Parks



Granville Island



Technical Support Services District



New Media & Design, Technology Hub



University of British Columbia

W 4th Ave

W Broadway

E Broadway

W 16th Ave

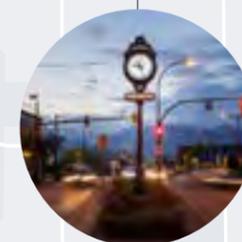
Dunbar St

Granville St

Cambie St

Kingsway

SW Marine Dr



South Granville Business District

Health Care District

Vancouver City Hall

Mount Pleasant District

-  Burrard Site
-  Companion Site 1368-1398 W Broadway
-  Broadway Area
-  Potential UBC Extension
-  Broadway Subway (Millennium Line Extension)
-  Existing Millennium & Expo Line
-  Existing Canada Line
-  AAA Bike Network

# Essential Services & Community Amenities

Broadway houses a highly concentrated range of essential services and community amenities, including health care, public safety, education and technology centres.



## HEALTH CARE

40%

of Vancouver's health care businesses

1,330

registered nurses, licensed practical nurses, and other nursing staff working at the hospital



## PUBLIC SAFETY

5

fire halls

3

police stations

1,400

1,400 sworn police officers

300

civilian staff



## EDUCATION

12+

public and independent institutions in the neighborhood and other academic and education-related services



## TECHNOLOGY

25%

of Vancouver's technology businesses

Source: Ministry of Transportation and Infrastructure, *Millennium Line Broadway Extension*, March 2018





# Burrard & Broadway: A Defining Urban Intersection

The Broadway corridor is far more than a transportation route. It is a civic spine that connects neighbourhoods, communities, and economies across Vancouver. Among its seven key intersections, Burrard and Broadway stands out not only for its geographic prominence but for its symbolic and structural role within the city's urban narrative. Here, two of Vancouver's significant thoroughfares converge, forming a threshold between the west side and the downtown core.

The prominence of this location is amplified by its visual and functional role as a gateway transitioning from downtown to Broadway corridor. The Burrard Bridge provides one of the city's most iconic entry sequences, offering panoramic views of the downtown skyline, English Bay, and the North Shore mountains. The intersection at Burrard and Broadway represents the moment this grand urban procession meets the vitality of Broadway, making it an ideal candidate for architectural significance and placemaking ambition.

Today, this junction is evolving into a new epicentre of civic life. Its proximity to key transit infrastructure, including both the Arbutus and South Granville Subway Stations, positions it as a future-oriented node of sustainable urban living. At the same time, it is flanked by diverse urban typologies, from historic institutions like the Seaforth Armoury to transformative developments like Señákw, that speak to the area's layered identity and future potential.

The Burrard Project responds to this unique context with clarity and purpose. Its sculpted tower form, generous public plaza, and fine-grained retail edge create a dignified architectural moment that marks the entry into the Broadway corridor. This is not just a building. It is a civic gesture that reinforces the city's evolving structure, enriches its public realm, and speaks to the aspirations of Vancouver as a city of design, inclusion, and urban stewardship.

# 7 Key Intersections on Broadway



# Broadway: A Corridor of Convergence and Transformation



1.2

# CORRIDOR CONTEXT— BURRARD STREET

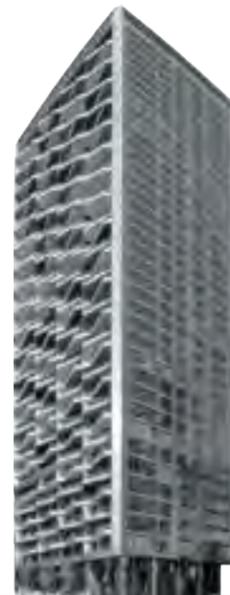
# BURRARD CORRIDOR



47 storeys

**Wall Centre**  
2001

1088 Burrard Street  
(Burrard × Helmcken)



39 storeys

**The Pacific**  
2021

889 Pacific Street  
(Burrard × Pacific)



54 storeys

**Burrard One**  
2022

1289 Hornby Street  
(Burrard × Hornby)



57 storeys

**Butterfly**  
2024

969 Burrard Street  
(Burrard × Nelson)



36 storeys

**Burrard Two**  
2028

1277 Hornby Street  
(Burrard × Hornby)



26-58 storeys

Señákw Phase 1-11  
Tower 1-10: 2026-2033

1655 Whyte Avenue  
(Burrard/Whyte x Chestnut)  
(Burrard x Señákw Lane)

40-54 storeys

CoV Rental Towers  
2028

1402-1460 Burrard Street  
(Burrard x Pacific)

49 storeys

Monogram  
2029

1177 Burrard  
(Burrard x Davie)



# The Urban Role of the Burrard Corridor



## GATEWAY TO DOWNTOWN

Burrard Street is one of Vancouver's most prominent civic corridors, functioning as the west side's primary gateway into the downtown core. The view from Burrard Bridge—framing the skyline, North Shore mountains, and English Bay—makes this corridor both symbolic and distinct. Developments near Burrard and Broadway must respond with architecture and public realm design worthy of this axial prominence.



## CULTURAL & COASTAL THRESHOLD

North of Broadway, Burrard links the city to its waterfront assets: Kitsilano Beach, Vanier Park, the Planetarium, Maritime Museum, and the historic Seaforth Armoury. It is also the entry point to Señákw—a landmark Indigenous-led development transforming the edge of downtown. This makes Burrard a vital cultural and civic threshold where city, coast, and community meet.



## A COMPLETE STREET FOR ALL MODES

Burrard has evolved into one of the city's most successful multi-modal corridors. Protected bike lanes, widened sidewalks, and pedestrian amenities make it a model of inclusive, high-performance street design—one that supports higher-density, human-scaled development along its length.



## TRANSIT-ORIENTED URBAN SPINE

Burrard intersects directly with the Broadway Subway corridor. Just blocks away, South Granville and Arbutus Stations anchor Vancouver's next generation of transit-oriented growth. Combined with bike lanes, walkability, and transit routes, the Burrard-Broadway node is poised to become a dense, sustainable hub of mixed-use urbanism.



## ARCHITECTURAL CONTINUITY & URBAN RHYTHM

Burrard is already defined by bold architecture downtown and at Señákw. The Broadway intersection offers a key opportunity to extend this architectural dialogue across the bridge. The Burrard Project can respond with sculpted massing and expressive public realm, completing a civic sequence that stretches from the heart of downtown into Vancouver's west side.



## A SITE FOR CIVIC GESTURE

As a critical point in the Broadway Plan's public realm network, the Burrard intersection is more than a transit stop—it is a canvas for placemaking. Through a generous corner plaza, hydrology-inspired design, and landscape integration, the Burrard Project transforms its site into a public-facing civic room—a local landmark that contributes to the life of the street and the identity of the corridor.



1.3

# CITY WIDE NEEDS

# CELEBRATING WITH SENIORS

## As Vancouver continues to grow and shift, one of the most urgent needs facing the city is also one of its most overlooked.

Sources:

Fact Book on Aging in British Columbia and Canada, 8th Edition, (2023), Gerontology Research Centre, Simon Fraser University  
A Look at Loneliness Among Seniors, (2023), Statistics Canada.  
BC Seniors Guide, 11th Edition, (2015), Seniors BC, Province of British Columbia  
Metro Vancouver Growth Projections—A Backgrounder, (2023–2025), Metro Vancouver  
Older Persons Strategic Framework and 2025 Early Actions, (2025), City of Vancouver

Seniors now represent a significant and fast-rising share of the population. Across British Columbia, one in five residents is already over the age of 65. Metro Vancouver is home to more than 470,000 people aged 65 and older. That number is projected to rise steeply over the coming decades. By 2031, a full quarter of the province will be over 65. Within a decade after that, the population over 75 is expected to double. This demographic shift carries real consequences for how we design our cities.

The issue is not just about housing. It is about social infrastructure. It is about the right to gather, to be seen, to belong. More than 30 percent of seniors in Canada live alone,

and the rates of isolation are growing. Nearly one in five seniors report feeling lonely on a regular basis. Studies have shown that social isolation is strongly associated with declines in both mental and physical health, including a fifty percent higher risk of developing dementia.

There is a solution. Purpose-built gathering spaces for seniors have consistently proven to improve well-being, reduce hospital visits, and extend healthy years. These are not luxuries. They are essential, and they work. Spaces that offer opportunities for social interaction, light exercise, recreation, and cultural expression can significantly reduce the risks associated with isolation. When these spaces are designed with care,

with access to light, calming materials, intuitive layouts, and connections to public transit, they become part of a city that truly supports aging with dignity.

We believe aging should be recognized not as a burden to be managed, but as a stage of life that deserves its own kind of beauty and inclusion. It is time to stop treating seniors as an afterthought in urban design. The needs are real, the data is clear, and the moral imperative is stronger than ever. Our communities should reflect the contributions of those who have built them. This begins with creating places that allow seniors to stay engaged, connected, and at home in the heart of the city.



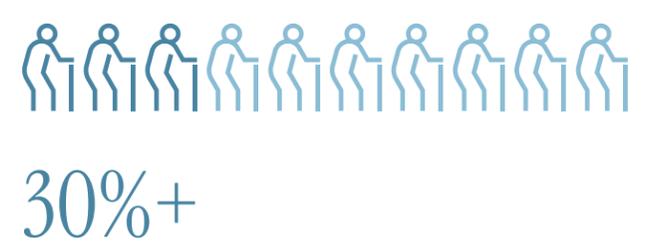
470,000 people aged 65 and older live in Metro Vancouver, a number that is expected to rise sharply over the next decade; making up 15% of Metro Vancouver's population



1 in 4 British Columbians will be over the age of 65 by 2031, highlighting a significant demographic shift with 25% of the population projected to be 65+



2x increase in population aged 75+ by 2041 in BC, according to provincial estimates due to aging baby boomers



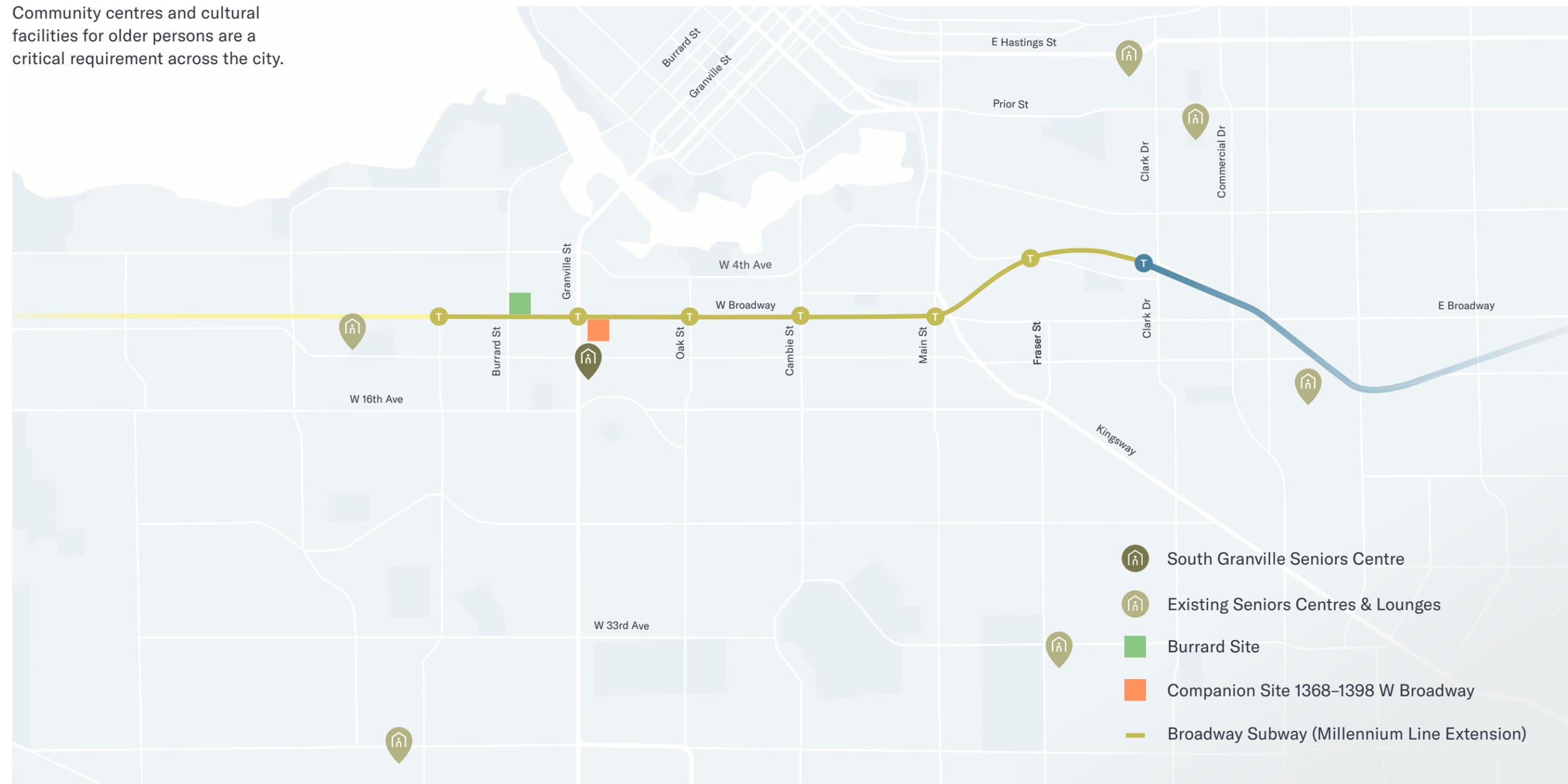
30%+ of seniors live alone; living alone is particularly common among older women and increases with age; 19% of seniors report feelings of loneliness

Intentionally crafted social centres for seniors are essential civic spaces that foster connection, wellness, and dignity—extending healthy years and uplifting the generations that nurtured our neighbourhoods.



# Seniors Centres in Need of Revitalization

Community centres and cultural facilities for older persons are a critical requirement across the city.





1.4

# SITE CONTEXT & ANALYSIS

# Strategically positioned for transit



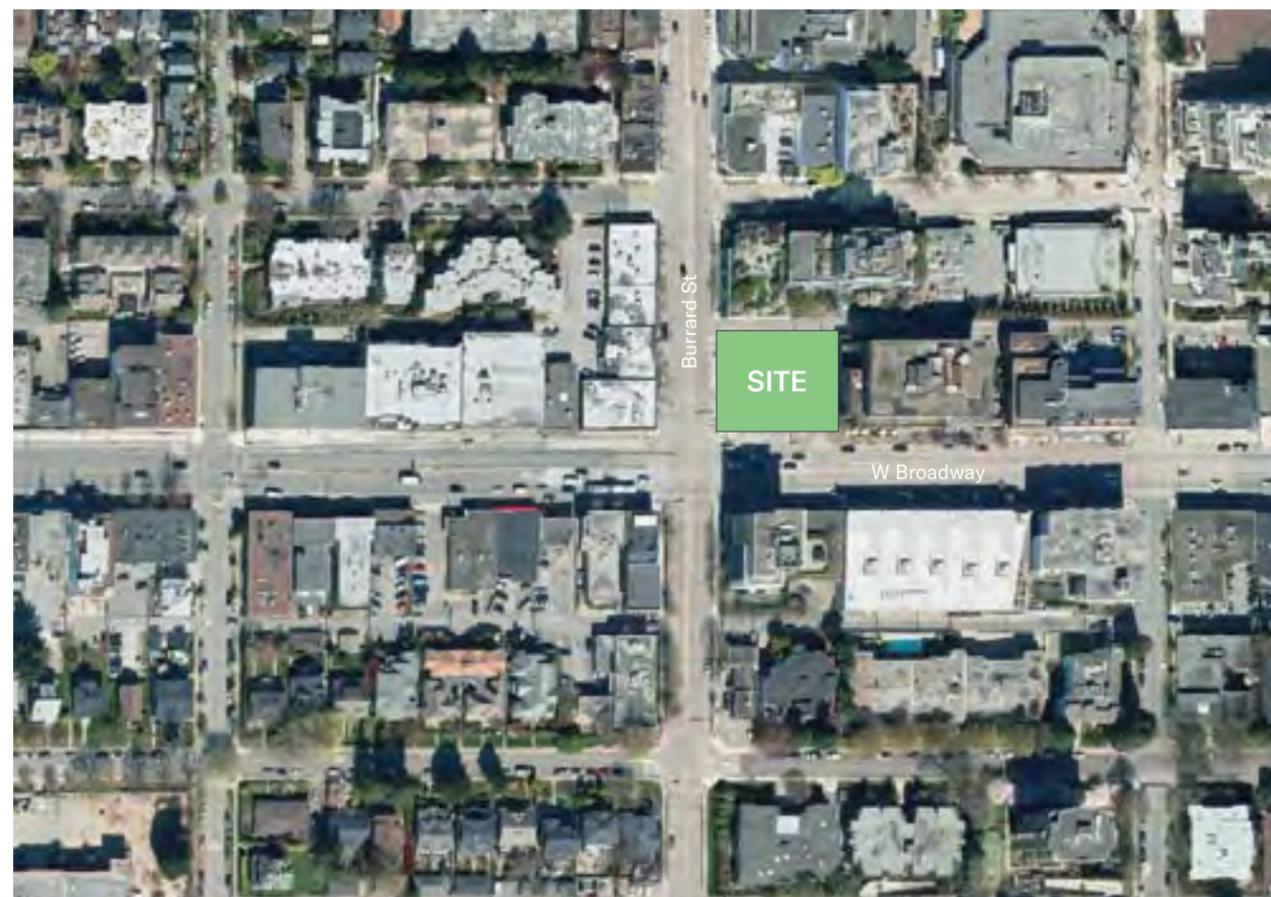
# SITE & CONTEXT

Located at the northeast corner of Burrard and Broadway in Fairview, the site is an operational gas station—and underutilized for such a prominent intersection. Situated along the Broadway Corridor which is earmarked to be Vancouver’s “Second Downtown”, the site can provide homes within a 7-minute walk of two future Broadway Subway stations (South Granville and Arbutus) and is steps from the 99 B-Line rapid bus.

The site is currently zoned C-3A and is home to a gas station and a car wash. There are no existing residential uses on the site. The site is located in the “Granville/Burrard Slopes—Area B” (FGBB) of the Broadway Plan which sees this area as a vibrant place to live, work and play by providing opportunities for housing, job space and active service/retail uses along

Broadway. The policy suggests that the urban design for this site can support 30 storeys, which is what Concord is proposing for this prominent intersection with an increase in density.

The surrounding built form reflects the transitional nature of the corridor. Along Broadway, the streetscape features a mix of older commercial and office buildings ranging from two to nine storeys. Directly north, newer developments are predominantly mixed-use strata buildings with retail and services at grade. South and west across Broadway and Burrard lies a well-established RM-3 zone composed primarily of three-storey multi-family residential buildings.



# Streetscapes & Major Developments

The property lies about three blocks east of the future Arbutus Broadway Subway Station and three blocks west of the future South Granville Broadway Subway station. West Broadway functions as a major east-west arterial, and Burrard Street is a ceremonial and major north-south link to Downtown via the Burrard Bridge, giving the site a high-profile, transit-

oriented corner location. The immediate vicinity is undergoing rapid transformation, with several major developments under construction or in various stages of application. Notable examples include:



**2096 West Broadway and Arbutus**

A 30-storey (411 ft) mixed-use project integrating secured rental housing and commercial uses, which was approved in 2024;



**Señákw Project**

4 million square feet mixed-use master plan development with building heights ranging from 12 to 58 storeys, which is anticipated to complete its first phase in early 2026;



**1402-1460 Burrard Street**

A pair of 40 and 54-storey mixed-use towers integrating secured market rental housing and commercial use, which was proposed in 2024;



**1745 W 8th Ave**

A pair of 28 and 29 storey residential tower project that will deliver 528 residential units and ground retail which was proposed earlier in 2025.

Together, these projects reflect the area's ongoing evolution into a denser, transit-supportive, and architecturally ambitious precinct within Vancouver's urban fabric.

# Site Streetscape Context

A. BROADWAY—SOUTHSIDE



B. BROADWAY—NORTHSIDE



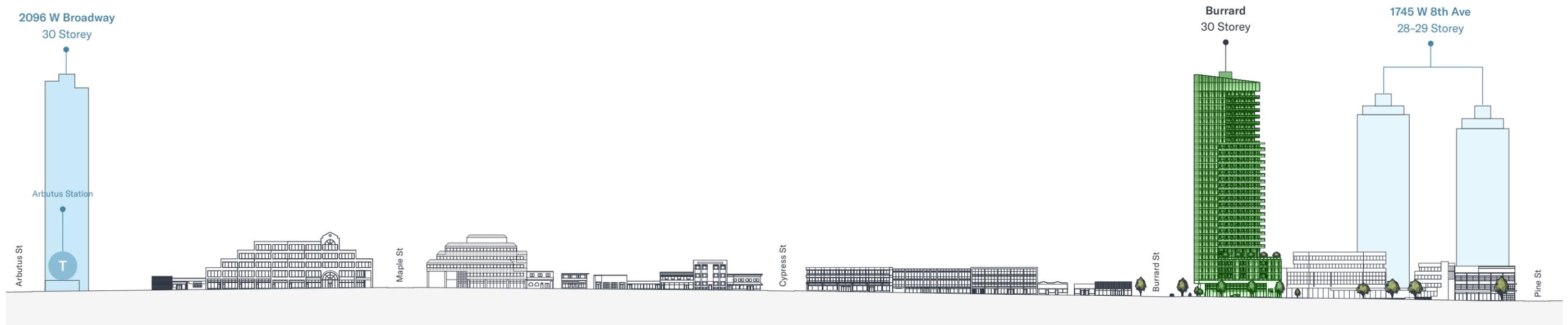
C. BURRARD—EASTSIDE



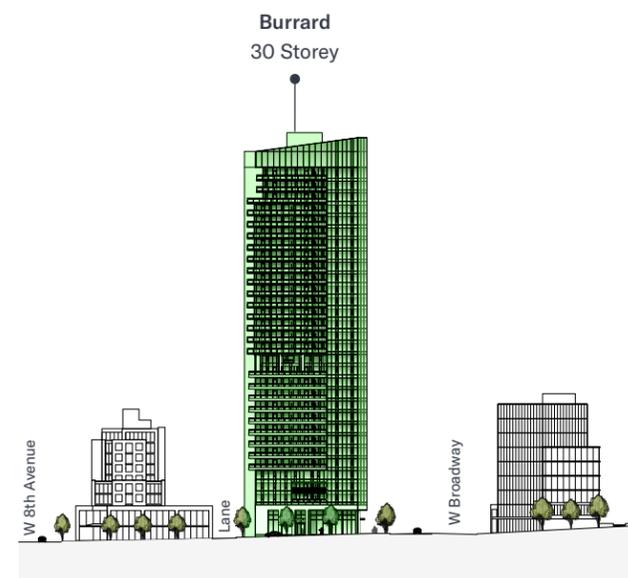
C. BURRARD—WESTSIDE



## A. BROADWAY—NORTHSIDE



## B. BROADWAY—EASTSIDE



# Existing Conditions

## Civic Address

1795 West Broadway, Vancouver BC

## Legal Description

Lots 18 and 19, Except Part on Explanatory Plan 18982A, and Lot 20, Except Parts on Explanatory Plan 18982A, All of Block 328 District Lot 526 Group 1 New Westminster District Plan 590

## Lot Size

16,445sqft [1,528m<sup>2</sup>]

## Zoning

Existing: C-3A

Proposed: CD-1 Site Specific (Broadway Plan—Granville/Burrard Slopes Area B) FGGB Policy

## Current Use

Gas Station

## Proposed Use

Mixed Commercial + Multi-Family Strata Residential

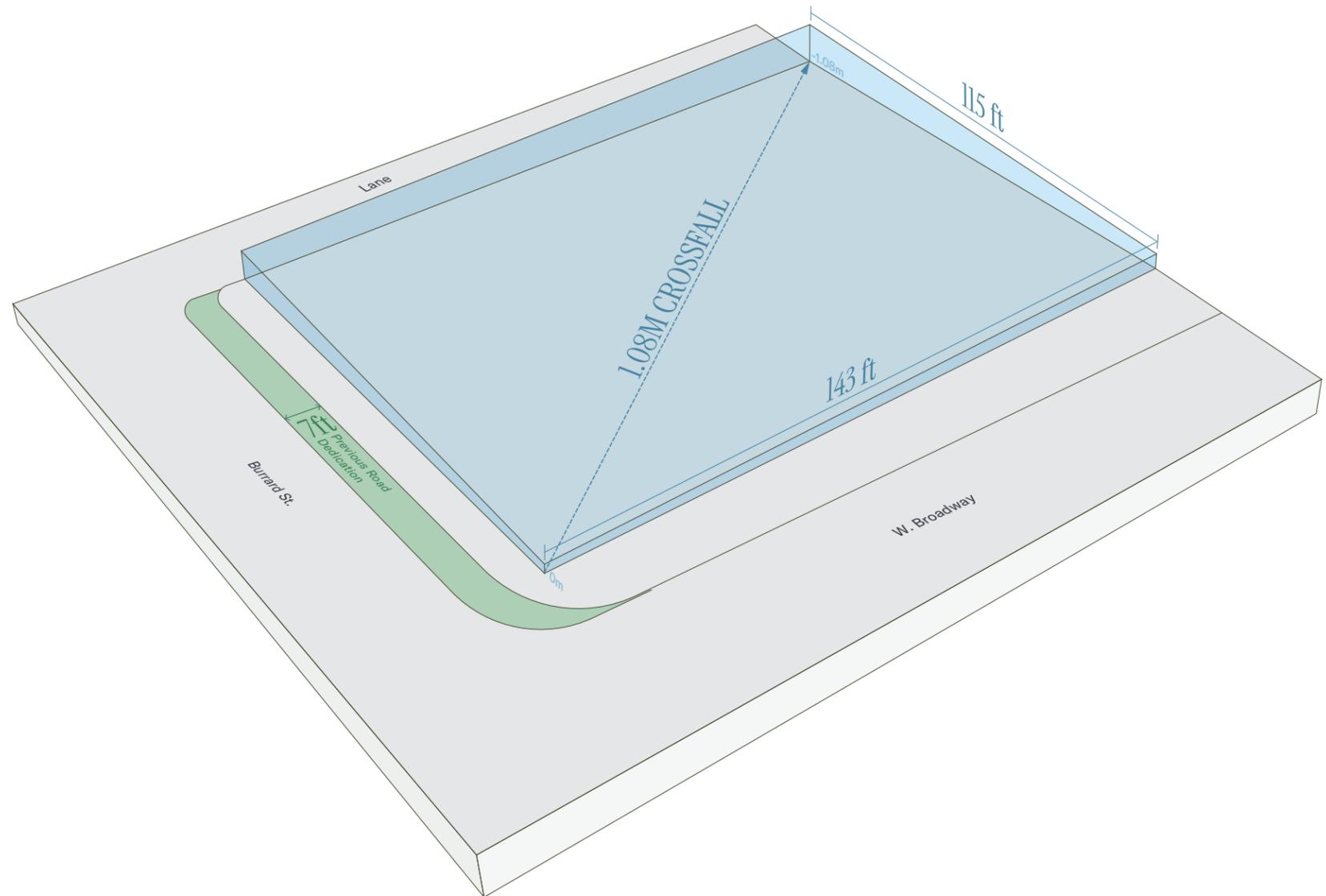


# Site Constraints

The site at 1795 West Broadway faces a unique set of physical limitations that significantly constrain its development potential. Historically, a 7-foot-wide portion of the site was dedicated to the City for the widening of Burrard Street. This dedication has reduced the effective site frontage to approximately 143 feet, diminishing opportunities for horizontal programming and tower spacing along the Broadway frontage.

In addition, the site is located on the north side of West Broadway, where parcels are notably shallower than those on the south side. With a total site depth of approximately 115 feet—nearly 10 feet less than standard lots across the street—the site experiences constraints in achieving optimal building efficiency, tower siting, and servicing access.

Taken together, these dimensional limitations—reduced frontage and diminished depth—create a compact development footprint that challenges conventional massing strategies. As such, the design must respond with greater architectural precision and urban generosity to deliver a viable project that meets city-building objectives while respecting the spatial limitations of the site.



PART II.  
VISION + PROPOSAL



# THE MISSION

The Burrard Project is a landmark mixed-use development at Burrard and Broadway, adding 239 new strata homes and animated ground-level retail to a key transit-oriented intersection. Financially linked to its companion project at Hemlock, it enables the delivery of a 12,000 sqft seniors centre as a vital public amenity. Together, the two projects advance a shared vision of inclusive, community-driven city building.

The Burrard Project aspires to make a lasting contribution to the future of Vancouver's west side through a carefully composed mixed-use development that prioritizes architectural excellence, social equity, and civic generosity. Situated at the high-profile intersection of Burrard and Broadway, the project responds to the site's urban significance with a design that seeks not only to enhance the skyline, but to enrich the life of the street.

At its core, this development is about balance, between density and livability, between economic feasibility and public benefit. By introducing 239 new strata homes in a transit-oriented

location and a key arterial intersection, the project supports long-term ownership opportunities and tenure diversity in a neighbourhood traditionally underrepresented in such offerings. Commercial such as a well-curated food and beverage offering at grade animates the public realm, reinforcing Broadway's identity as a Great Street and enabling fine-grained urban vitality.

The Burrard Project's civic commitment extends beyond its own boundaries. It is inextricably linked to its companion development at 1368-1398 W Broadway, where a 12,000-square-foot seniors centre will be delivered as an in-kind public

amenity. The Burrard Project helps to underwrite this critical piece of social infrastructure, a dedicated space designed to support aging with dignity, wellness, and community connection. In this way, the project participates in a broader city-building effort that acknowledges the interdependence of housing, care, and place.

Together with its companion site, the Burrard Project reflects a vision for Vancouver that is thoughtful, inclusive, and enduring. It is development not only of buildings, but of community, memory, and meaning.

2.1

# REZONING RATIONALE

# POLICY CONTEXT

## Applicable Policies & Guidelines

The site is located in the “Granville/Burrard Slopes—Area B” (FGBB) of the Broadway Plan which sees this area as a vibrant place to live, work and play by providing opportunities for housing, job space and active service/retail uses along Broadway. The policy suggests that the urban design for this site can support 30 storeys, which is what Concord is proposing for this prominent intersection with an increase in density.

This proposal is being considered under the Broadway Plan and is linked to a ‘companion site’ located four blocks east at the corner of Broadway & Hemlock where Concord is proposing, 257 hotel rooms, a 12,000 sqft seniors centre, retail space and new homes. The generous community benefits proposed at Broadway & Hemlock would not be possible without the support of this companion initiative.

**Broadway Plan**  
(2022)



**Vancouver Plan**  
(2022)



**C-3A District Schedule**  
(2025)



**Family Room: Housing Mix  
Policy for Rezoning Projects**  
(2016)



**Community Amenity  
Contributions Policy for Rezoning**  
(1999, last amended 2023)



**Vancouver Utilities Development  
Cost Levy By-Law No. 12183**  
(2018, last amended 2022)



**Green Buildings Policy  
for Rezoning**  
(2010, last amended 2022)



**Vancouver Development Cost  
Levy By-Law No. 9755**  
(2008, last amended 2022)



**Development Cost Levies  
Information Bulletin**  
(2018, last amended 2022)

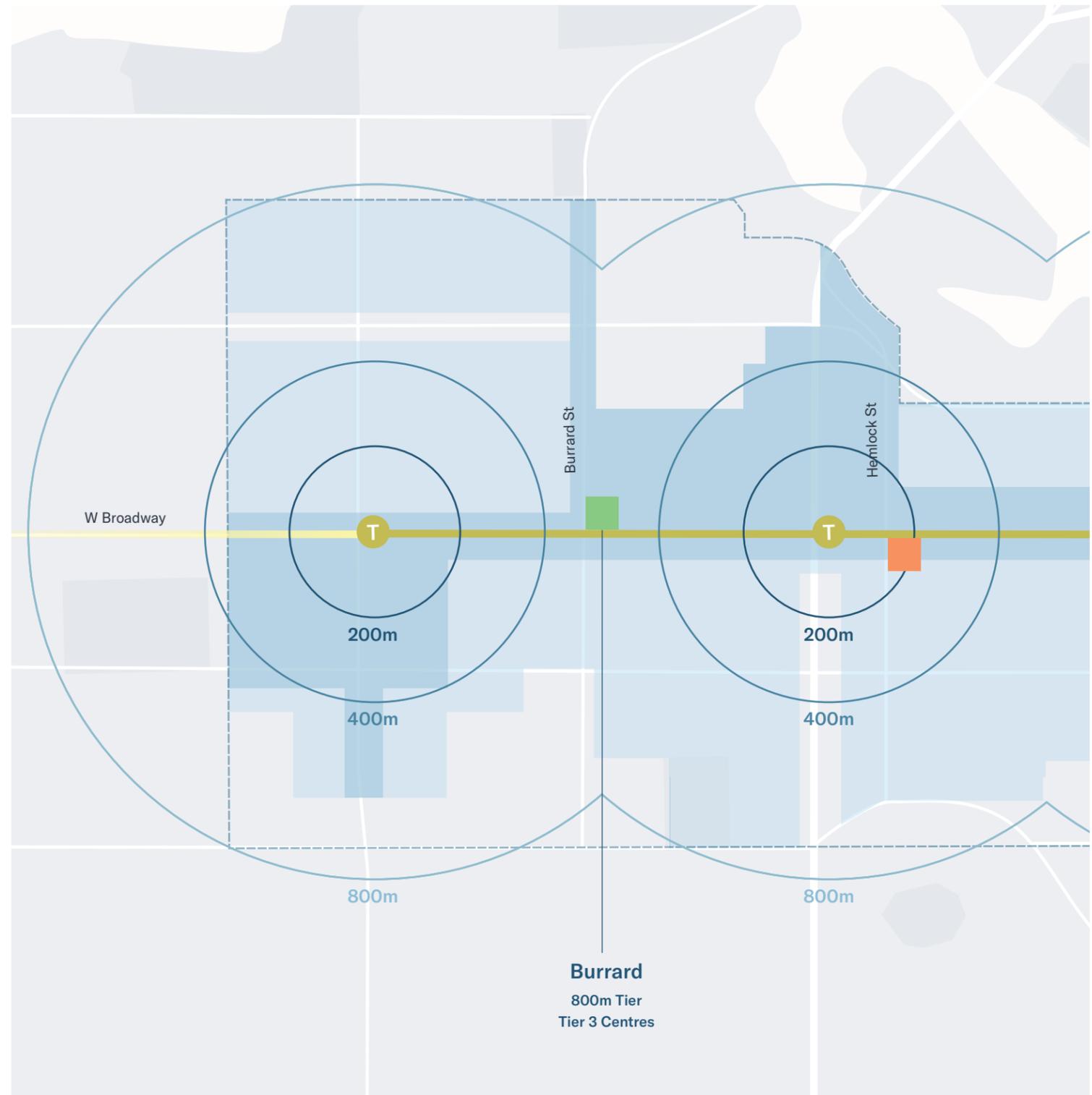


# Transit-Oriented Development

In December 2023 the Province enacted new legislation that sets requirements for land use planning in Transit-Oriented Areas (TOAs).

## Legend

- Translink Station
- Broadway Subway (Millennium Line Extension)
- Future UBC Extension
- Burrard Site
- Companion Site 1368-1398 W Broadway
- Residential Areas
- Centres



Source: Ministry of Transportation and Infrastructure, *Millennium Line Broadway Extension*, March 2018

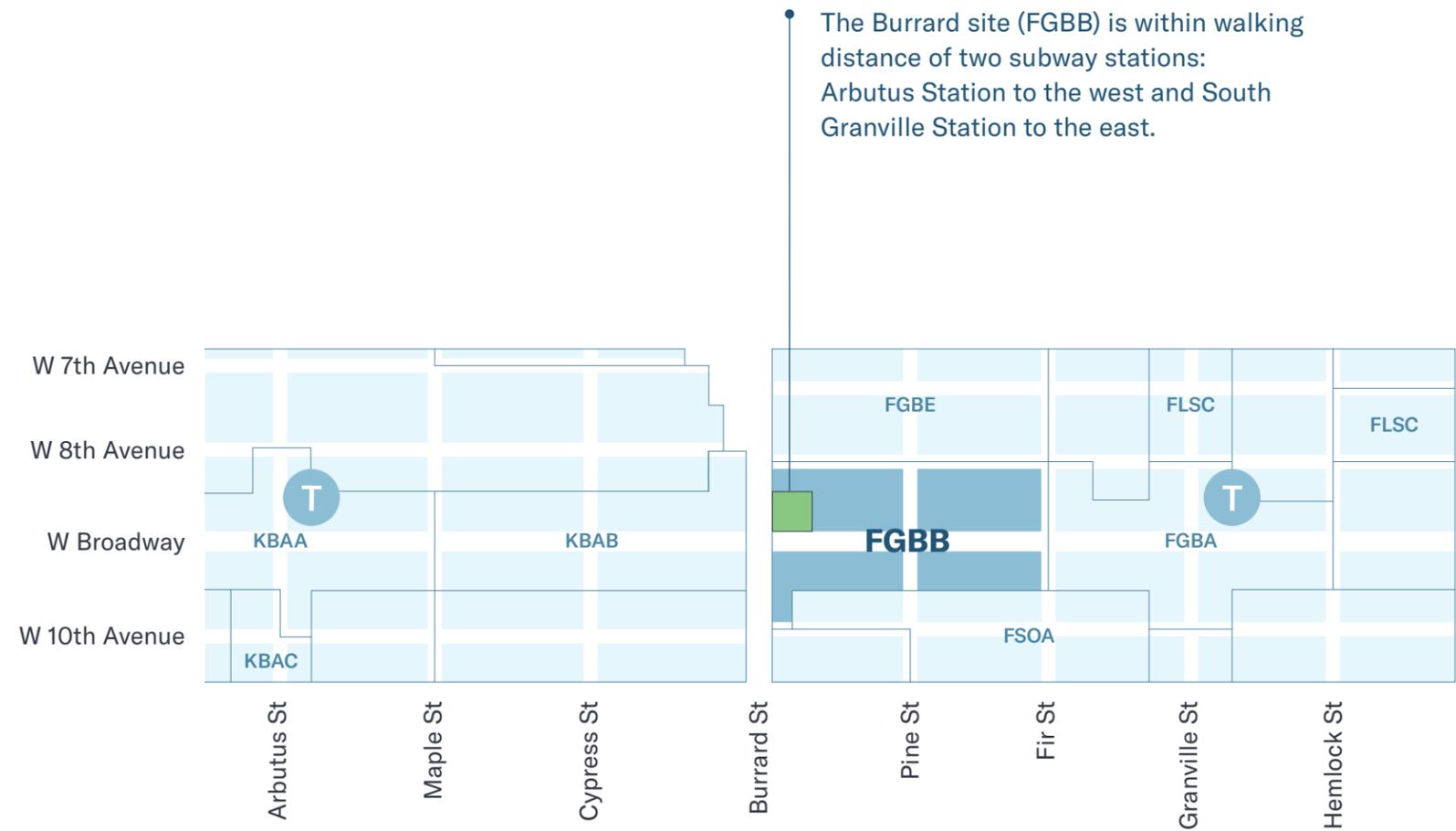
# Broadway Plan & Broadway Plan Amendment (2024)

In March 2019, the City of Vancouver launched a planning process to create a comprehensive community plan for the area from Vine Street to Clark Drive, and from 1st Avenue to 16th Avenue. The Broadway Plan was approved by Vancouver City Council on June 22, 2022, following an extensive, three year-long community engagement process. The 30-year plan seeks to accommodate future growth by identifying opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway.



# Broadway Plan Subareas

|                 |                                      |
|-----------------|--------------------------------------|
| Zoning Proposed | Proposed—CD-1                        |
| Uses            | Retail, Residential                  |
| Site Area       | 16,445 sqft                          |
| Height          | 30 storey                            |
| Net FSR         | Commercial: 0.3<br>Residential: 12.9 |
| Public Realm    | Approximately 4,000 sqft             |



# REZONING RATIONALE



## 30

storey mixed-use building



## 12,000

square foot seniors centre (at Hemlock site)



## 4,000+

square feet of street-level POPS



## 239

strata residential units



## 13.1x

net FSR

The Burrard Project is a refined architectural response to a site of metropolitan significance—an intersection where two of Vancouver’s most prominent civic corridors meet. Positioned at the northeast corner of Burrard Street and West Broadway, the proposal seeks rezoning from C-3A to CD-1 to allow a 30-storey mixed-use tower comprising 239 market strata homes above 418 square metres (4,500 square feet) of fine-grained retail. Located within the Granville/Burrard Slopes–Area B of the Broadway Plan, the project aligns with the Plan’s vision for high-density, transit-oriented urbanism. This application proposes a project with net Floor Space Ratio (FSR) of 13.1x.

The site itself presents unusual dimensional constraints. A historical 7-foot street dedication has reduced the Broadway frontage to 143 feet, while its depth, at just 115 feet, is notably shallower than standard parcels on the south side of Broadway. These limitations demand efficiency and precision in design. Rather than compromise, the architecture responds with intention: a slender tower massing above a modest, four-level podium that enhances the pedestrian realm rather than overpowering it.

At the corner of Burrard and Broadway, the design performs an essential urban role. A series of generous setbacks culminates in a finely scaled Privately Owned Publicly Accessible Space (POPS), conceived as a civic plaza that anchors the intersection. Landscaped edges, widened sidewalks, and integrated seating foster a welcoming, open threshold to the corridor. At the skyline, a sculptural twist in the tower form gestures toward the plaza, softening its verticality while drawing movement toward the public realm. This curvature is not simply aesthetic—it choreographs flow and engagement, embodying the relationship between building and city.

Though the Burrard Project stands as an independent development, it is inextricably linked to a broader city-building initiative. Its companion project at 1368–1398 West Broadway and Hemlock proposes a 257-key hotel and a 12,000-square-foot seniors centre space to be delivered as an in-kind amenity. That seniors centre—designed with a private street-level lobby, rear-lane HandyDART access, and elevated terraces—provides vital infrastructure for Vancouver’s aging population. The feasibility of that civic benefit is partially underwritten by this

project, marking a shared ambition across the two sites to integrate housing, care, hospitality and public life.

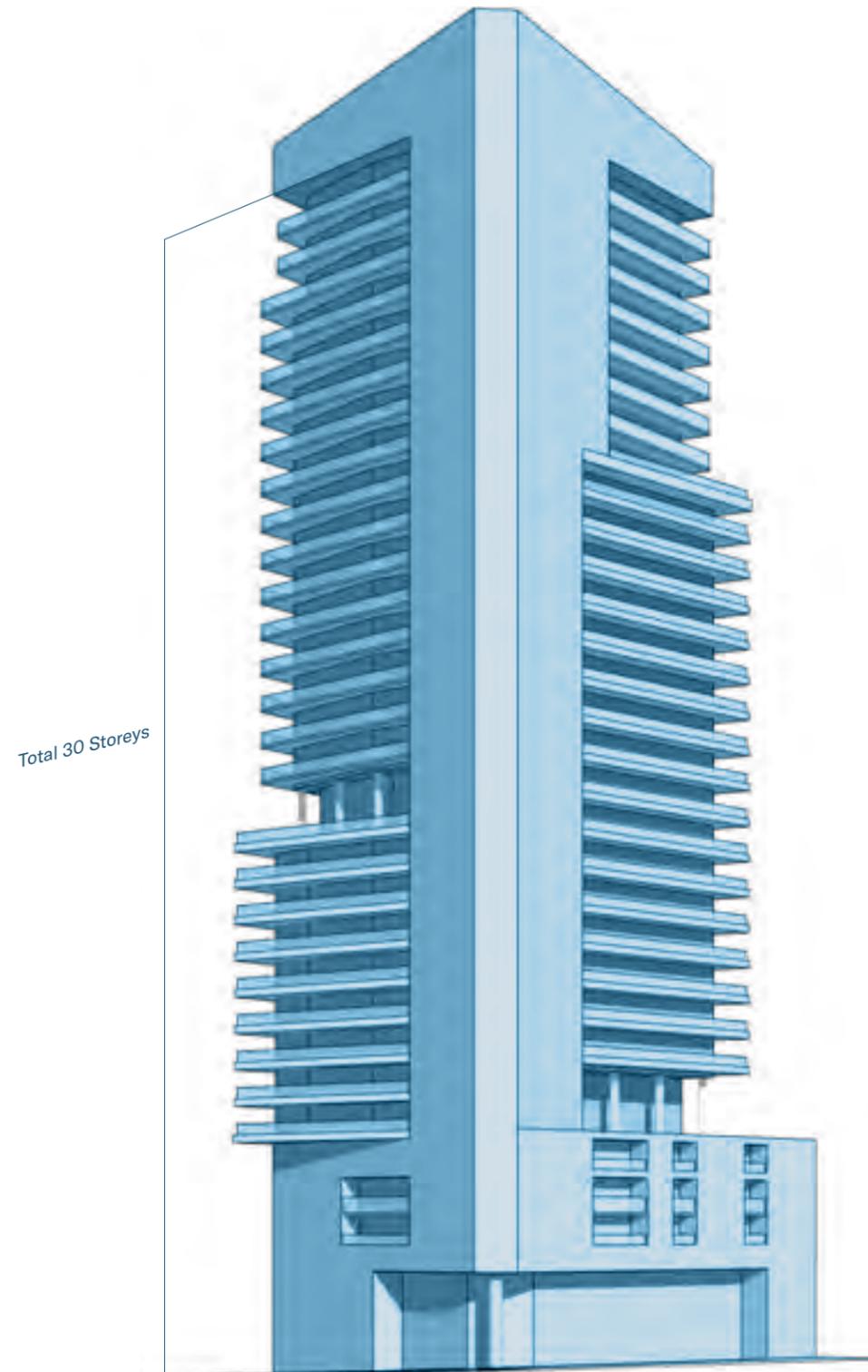
The delivery of 239 new market strata homes at Burrard advances a crucial dimension of the Broadway Plan: tenure equity and diversity. While the corridor has rightly prioritized rental and below-market housing, homeownership remains a key component of long-term urban resilience. These strata units create pathways to ownership in a location enriched by transit, services, and public space, helping to rebalance a corridor that must welcome all forms of housing across its lifespan.

This rezoning application represents a synthesis of urban design intent, civic generosity, and development feasibility. It affirms that constrained sites, when met with design discipline and public ambition, can yield city-making outcomes of the highest order. With its considered density of 13.1 FSR and its architectural contribution to one of Vancouver’s most important gateways, the 1795 West Broadway is a true anchoring point of the Great Street.

# VARIANCES FROM FGBB

## Variance from Plan Height

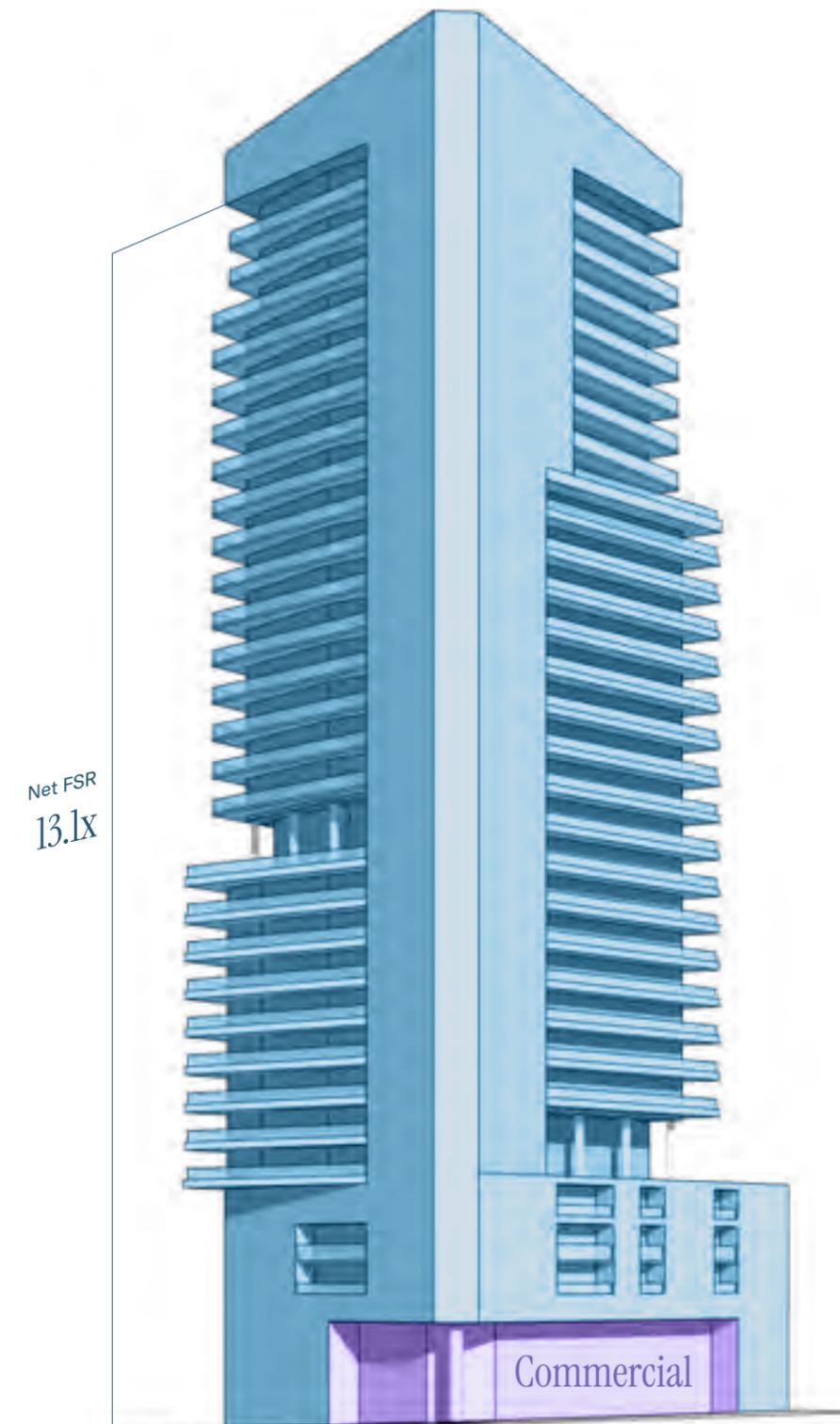
The Fairview Broadway South Area (FBSA) policy supports residential developments up to 30 storeys, although it distinguishes between 30 storeys for rental and 20 storeys for strata residential. This proposal conforms to the urban design massing, advancing a 30-storey market strata residential building, coupled with this site's high-profile location at the intersection of Burrard Street and West Broadway supports the proposed form. This corner represents a key transition point in the Broadway Corridor and is well-positioned to accommodate landmark height and urban intensity. The 30-storey tower provides architectural emphasis at this major intersection, anchoring the block with a scale and presence appropriate to its civic role. It also supports the economic viability of the seniors centre at the Hemlock Project.



# Variance from Plan Density

The Broadway Plan sets a 5.5 FSR limit for strata residential projects. This proposal seeks 13.1 FSR, justified not only by programmatic need but also by its contextual performance. The proposed massing remains consistent with the emerging built form in the Broadway Corridor, especially in its immediate context. The design employs a deliberate sculptural approach, with the tower subtly twisting above the podium. This architectural move enhances vertical articulation, improves solar access, and reduces perceived bulk, contributing to a more elegant urban profile. In this way, the added density presents a design opportunity supporting both form and function.

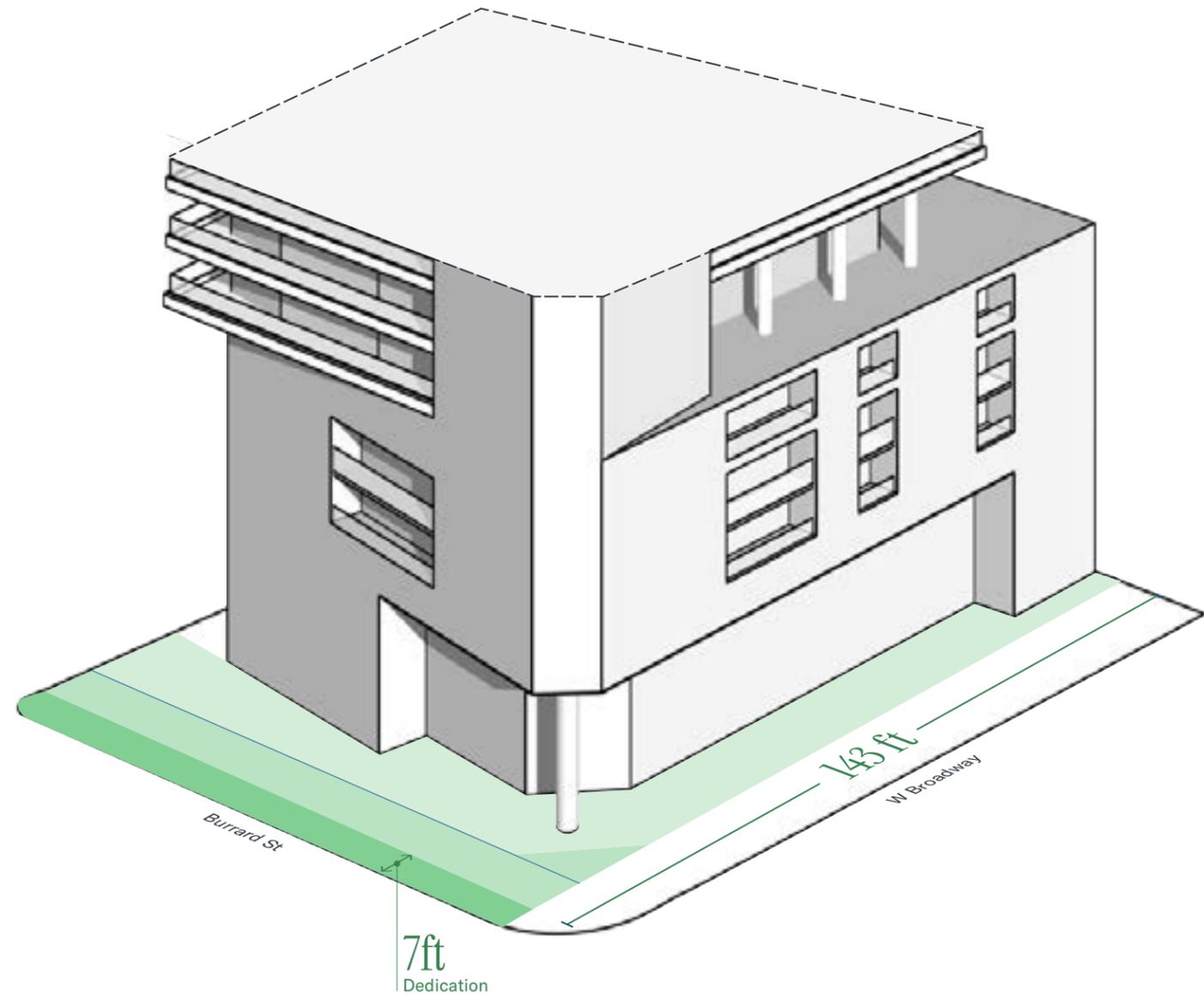
Moreover, this project is also programmatically tied to the nearby companion project at 1368–1398 West Broadway (the Hemlock Project). Together both are able to deliver substantial public and quasi-public amenities, including a 12,000-square-foot seniors centre and a 257-key hotel, community assets that cannot be delivered without financial offset from other sites. The Burrard density is part of this interrelated approach and fits comfortably within the tower envelope.



# Variance from Site Frontage

The Broadway Plan recommends a minimum site frontage of 150 feet to accommodate tower development. At 143 feet, this site falls slightly below that threshold. However, this reduced dimension is the result of a 7-foot historical dedication to the City to accommodate long-term transportation improvements along Burrard Street. Burrard, like Hemlock, is a key arterial route into downtown Vancouver. This early dedication anticipated the importance of maintaining and improving corridor capacity for both vehicles and multimodal transportation.

In this way, the frontage reduction should be recognized not as a shortcoming, but as an early contribution to the city's infrastructure. It aligns with broader planning goals, much like the setback and dedication approach implemented at the Hemlock site, which similarly supports future traffic and growth demands. The resulting 143-foot frontage still allows for excellent tower separation, plaza creation, and a well-scaled podium base.

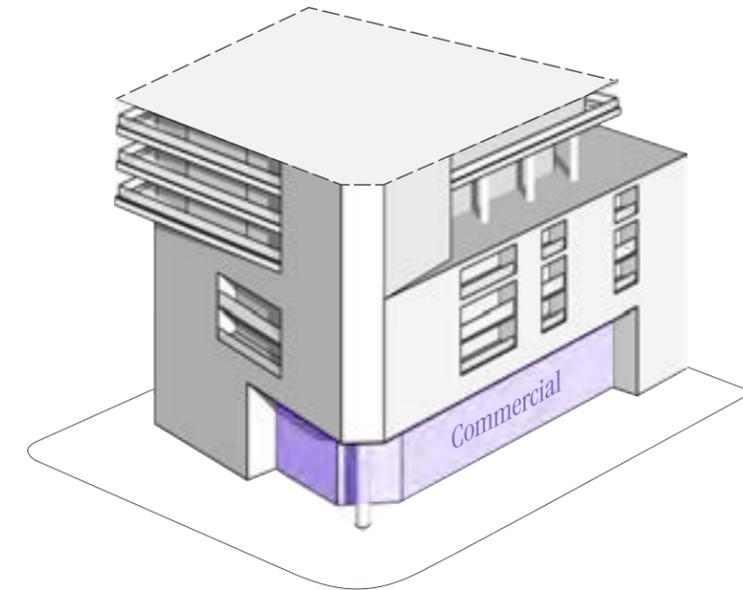


# Variance from Job Space

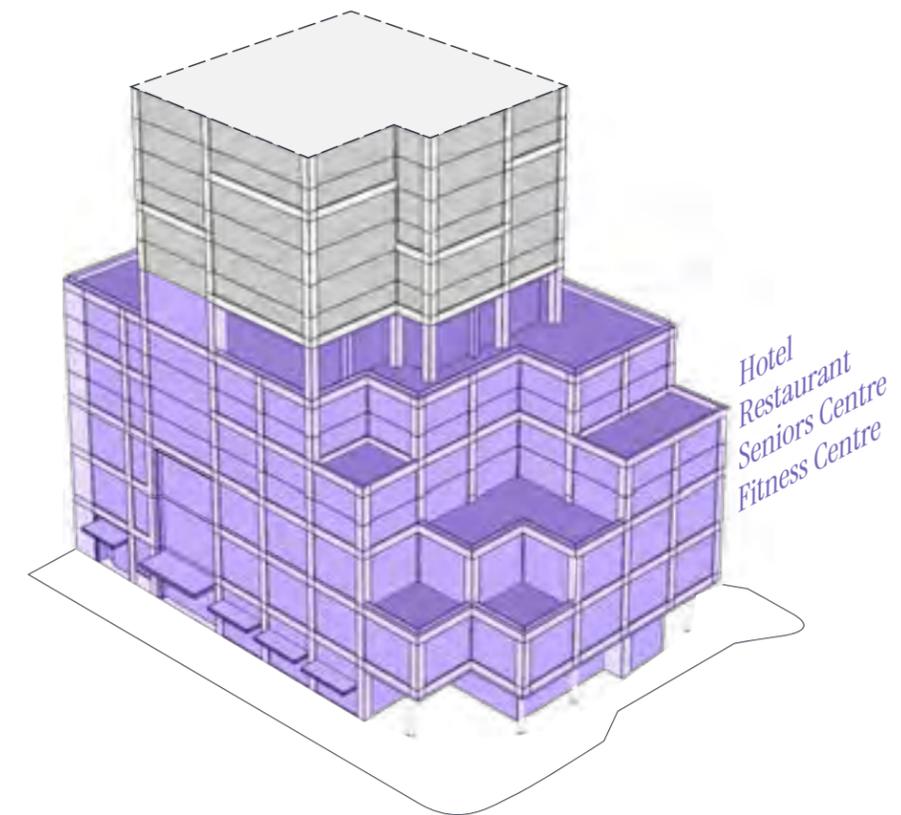
The Broadway Plan requires two storeys of job space in new developments. While the Burrard Project does not include a second storey of commercial use, it is part of a coordinated two-site strategy with the Hemlock Project, where robust job space delivery occurs. At Hemlock, multiple floors are dedicated to commercial uses—including a 257-key hotel, restaurant, fitness centre, and seniors services, which collectively meet and exceed job creation targets for the precinct.

The Burrard site supplements this by providing animated, high-quality café and retail uses at grade, contributing to the pedestrian experience and economic vitality of the Broadway corridor. These active edges ensure continuous job space activation at the most publicly accessible level, while enabling the Burrard tower to deliver much-needed strata housing in a form that supports the overall viability of the two-project strategy.

## BURRARD SITE

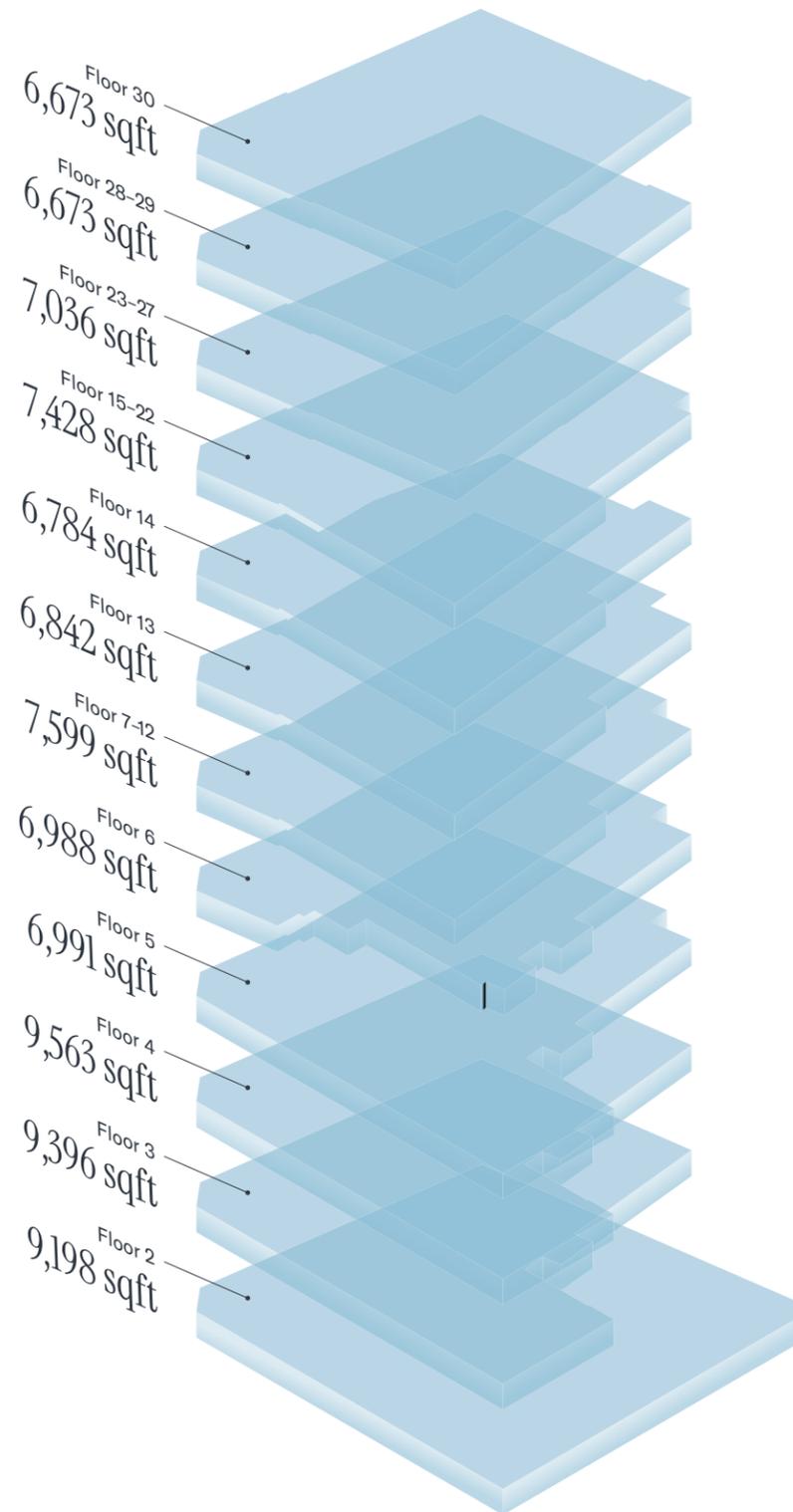


## HEMLOCK SITE



# Variance from Floor Plate Size

The Broadway Plan recommends a maximum residential floor plate of 6,500 square feet. This proposal introduces a modest variation, with tower plates beginning at approximately 7,600 square feet and gradually tapering to 6,670 square feet at the upper levels. These floor plate dimensions are aligned with the City's evolving policy discussions, which now anticipate an increase to 8,500 square feet in certain contexts. The slightly larger plates allow for greater efficiency, better unit layouts, and improved structural performance, helping to balance livability with project feasibility. Despite the increase, the tower remains slender, vertical, and respectful of view and shadow constraints.





2.2

# PROPOSED DEVELOPMENT



# PROJECT STATS

16,445 sqft

Site Area

239

Number of Strata Residential Units

13.1

Net FSR

## Area and FSR

| Category                | Gross SF       | Exempt SF     | Net SF         | Net FSR     |
|-------------------------|----------------|---------------|----------------|-------------|
| Retail                  | 4,520          | —             | 4,520          | 0.3         |
| Market Strata-239 units | 223,230        | 11,811        | 211,419        | 12.9        |
| <b>Total Project</b>    | <b>227,750</b> | <b>11,811</b> | <b>215,939</b> | <b>13.1</b> |

## Strata Unit Mix

| Strata Unit Mix     | # of Units | % of Units    |
|---------------------|------------|---------------|
| 1 Bedroom/Studio    | 108        | 45.2%         |
| 2 Bedroom           | 107        | 44.8%         |
| 3 Bedroom           | 24         | 10.0%         |
| <b>Total Strata</b> | <b>239</b> | <b>100.0%</b> |

# Project Typology

- Strata Residential
- Commercial



# PROJECT RENDERINGS





View Looking Northeast



Street View Looking Northeast



←  
View Looking North

→  
View Looking South





↑  
View Looking East



↑  
View Looking North





# BUILDING FORM

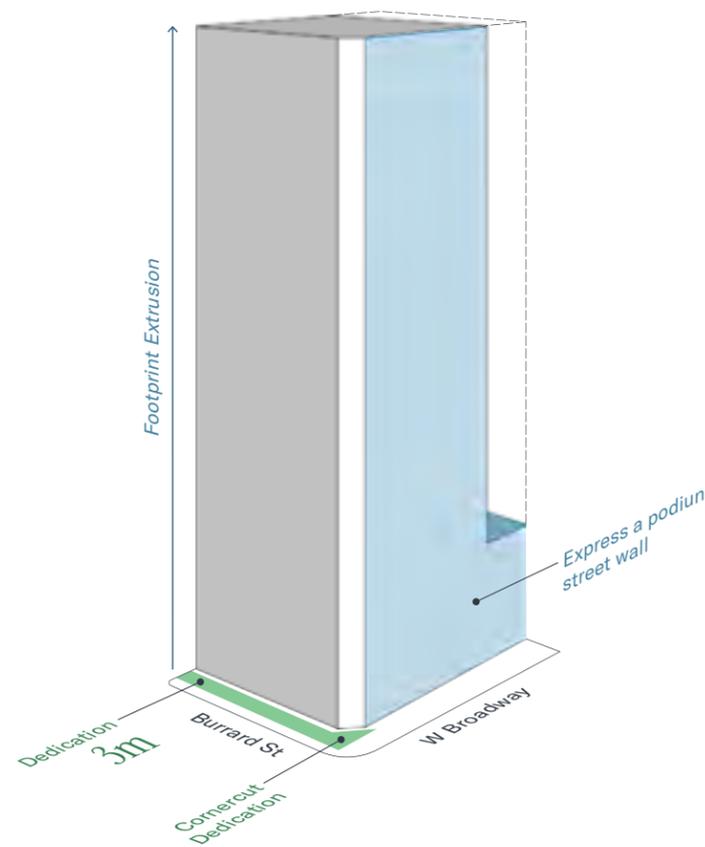
The architectural form of 1795 West Broadway emerges from a thoughtful response to a site of uncommon civic presence. Positioned at the northeast corner of Burrard Street and West Broadway, this intersection is more than just a crossroads. It marks a shift in scale, use, and intensity along the Broadway Corridor and introduces a new urban rhythm as the city expands its transit infrastructure and housing aspirations.

From the beginning, the design aimed to produce a building that is assertive yet composed. A 30-storey residential tower rises from a 4-storey podium, forming a strong and deliberate presence

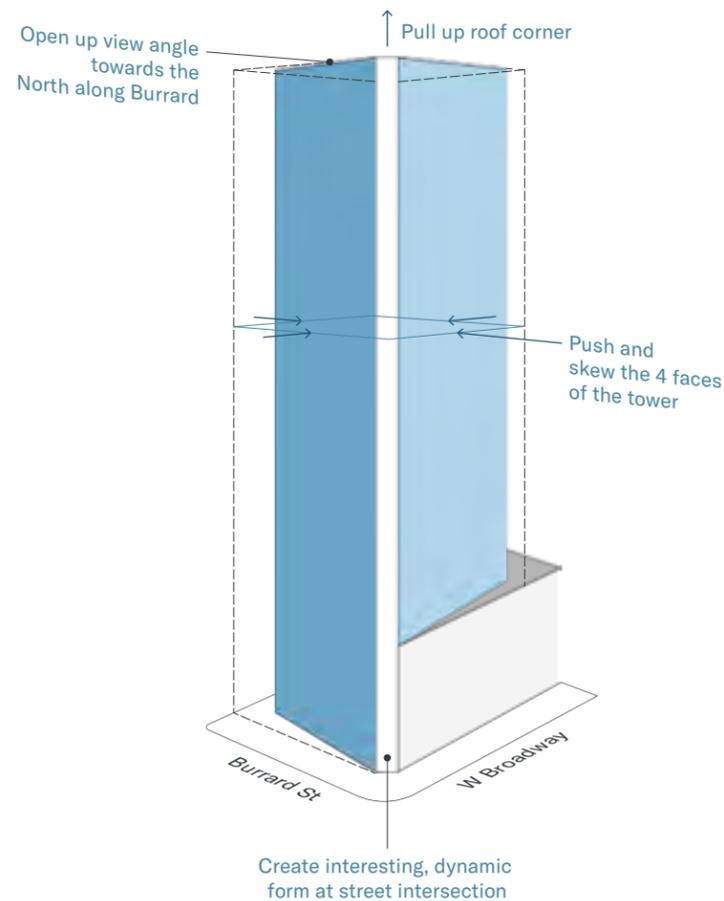
at the corner. This massing arrangement is grounded in a clear understanding of context, light, views, and street character.

At grade, the building pulls back from the property line to create a generous privately owned public space at the corner. This outdoor plaza is not a residual leftover but a purposeful civic gesture. It offers seating, landscaping, and breathing room at a highly trafficked pedestrian node. More than just a widened sidewalk, the space introduces a subtle break in the urban edge and signals a moment of arrival along both major streets. The public plaza is further shaped by a distinctive architectural

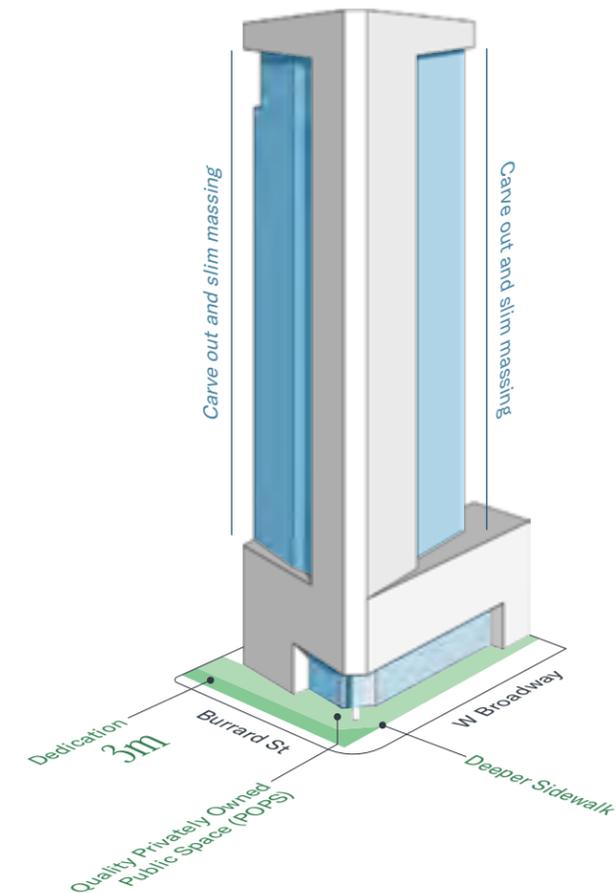
1.



2.



3.



move. As the tower rises, it subtly twists off the podium grid. This rotation is modest, but meaningful. It lends the tower a sense of dynamism and lightness, softening its silhouette and distinguishing it from the strict orthogonal fabric of the surrounding blocks. The twist opens views northward along Burrard Street and enhances solar access to the corner space below, drawing light into the public realm and reinforcing the plaza's role as an urban living room.

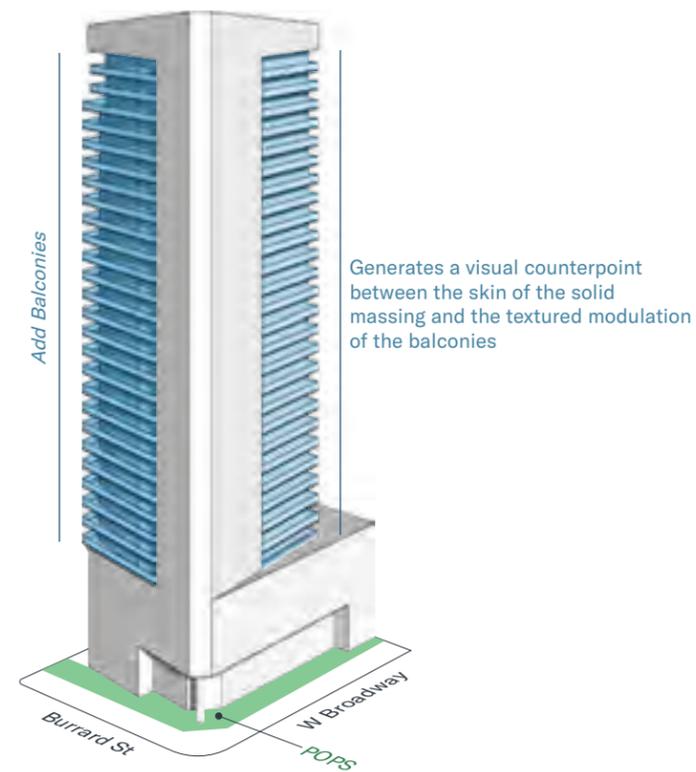
The podium sets the architectural tone at street level. It aligns with the scale of adjacent mid-rise buildings, establishing a cohesive

street wall that anchors the site in its context. Along both Burrard and Broadway, the base is animated with commercial frontages and framed by carefully modulated architecture.

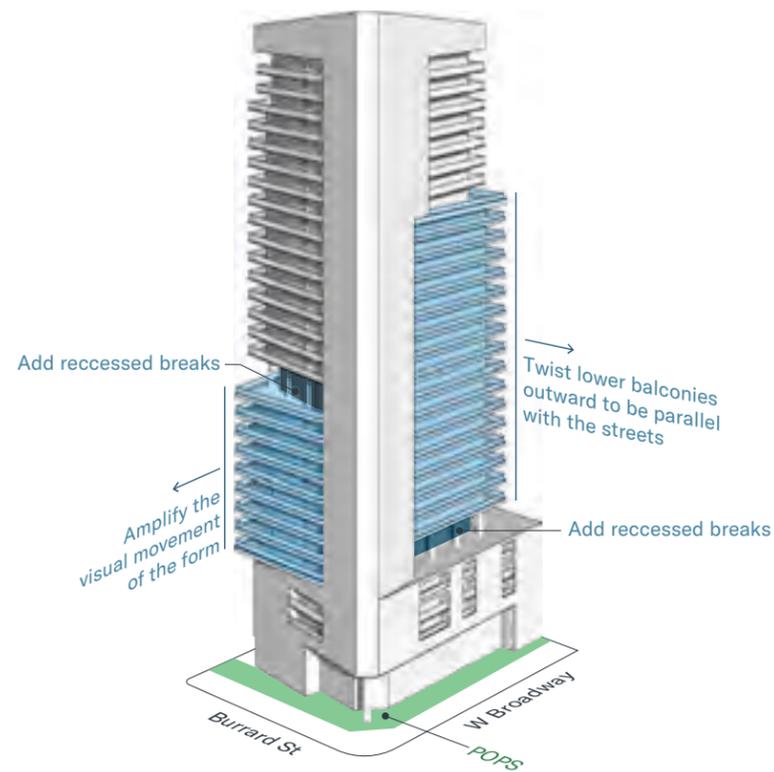
Above, the tower is designed to be elegant and slender. Its vertical lines are clean and continuous, contrasted by the dynamic horizontal lines of the balcony slab edges. These elements reduce visual weight while introducing movement and variation. The tower's proportions are carefully calibrated to maximize openness, while responding to the city's tower separation requirements.

The form of 1795 West Broadway reflects a commitment to balance between visibility and humility, between scale and sensitivity, between individual expression and urban cohesion. The interplay between the public plaza, the twisting of the tower, and the layered massing of the podium results in a building that does more than occupy space. It engages with the city around it, inviting people in, opening views out, and contributing to the ongoing evolution of Vancouver's urban form.

4.



5.



## Final Form



# SHADOW STUDY

Spring  
Equinox



10am PDT (UTC-07:00)



12pm PDT (UTC-07:00)



2pm PDT (UTC-07:00)



4pm PDT (UTC-07:00)

# Fall Equinox



10am PDT (UTC-07:00)



12pm PDT (UTC-07:00)



2pm PDT (UTC-07:00)



4pm PDT (UTC-07:00)

# GROUND ACCESS

- A** Residential Entrance on Burrard Street: Located along the Burrard Street frontage, the residential entrance offers an elegant point of arrival. Framed by refined landscaping and architectural, the entry sequence creates a strong urban presence while maintaining privacy and comfort for residents, clearly separated from the commercial activity along Broadway.
- B** Class A Passenger and Bicycle Access: Class A Passenger access is conveniently located near the residential lobby, offering safe pickup/drop-off for residents. Adjacent to this, secure off-street access to underground bicycle storage is provided directly from Burrard Street, supporting sustainable transportation goals.

- C** Commercial Retail Frontage on West Broadway: The full Broadway frontage is activated by a contiguous retail space, perfectly positioned for a neighborhood café or alike. These entries engage the public realm, support walkability, and align with the City's Broadway Plan vision of a vibrant, continuous Great Street.
- D** Pedestrian Access to Commercial Parkade and Visitor Stalls: Clearly marked access points along Broadway connect directly to commercial parking and visitor stalls, promoting accessibility and ease of use for non-residential users.
- E** Parkade Access from Lane: Vehicular access to underground parking is located discreetly off the rear lane, keeping vehicular movement off the primary pedestrian frontages.

Ground access has been carefully designed to ensure a clear and intuitive experience for residents, visitors, and the public. The site's dual frontages on Burrard Street and West Broadway are leveraged to separate uses, reduce conflict, and enhance the functionality of this mixed-use development.

- F** Loading and Waste Management: Service functions are efficiently consolidated at the rear, with dedicated Class A and Class B loading bays accessible from the lane. This ensures essential operational needs are met without disrupting the public realm or introducing unnecessary conflicts with pedestrians or cyclists.

Altogether, the ground floor layout reflects a high level of design integration—prioritizing safety, serviceability, and vibrancy. It creates a clear and legible pattern that supports commercial success, residential comfort, and civic character.





- A Residential Entrance
- B Access to Residential Off-street Bicycle Spaces on Level P7
- C Commercial Retail Frontage
- D Pedestrian Access to Commercial Parkade & Visitor Stalls
- E Access to Parkade
- F Access to Loading & Garbage Pickup

# Multiple Setbacks

Along Burrard Street, the building responds to two layers of dedication:

- A 2.13 metre (7 feet) prior dedication has already been completed as part of an earlier street-widening initiative.
- An additional 3.0 metre (10 feet) road dedication is provided along the current property line on Burrard as well as a corner cut to accommodate future civic upgrades, pedestrian movement, and transit expansion.
- Beyond these dedications, the building steps further back to create an enhanced public realm, approximately 4,000 square feet privately-owned public space that serves as a civic threshold. This setback allows for landscape features, seating, and light infiltration while reinforcing the corner as a moment of pause and arrival.

Along West Broadway, the project offers a particularly generous gesture:

- A 4.24 metre setback from the property line establishes a broad and accessible sidewalk zone. This proposal provides a 30-foot setback, significantly more than City’s requirement of 18 feet from back of the curb—it is a spatial contribution to the city’s ambition for an expanded and people-focused Broadway corridor.
- This additional width allows for smooth pedestrian flow, street tree planting, outdoor seating, and other public realm elements. It also supports the long-term function of Broadway as a major east-west transit spine.
- A Statutory Right-of-Way (SRW) at grade ensures clear pedestrian access and integrates the plaza corner into the broader streetscape.

Together, the dedications and setbacks deliver a finely tuned balance between city-building responsibilities and architectural intent. They make space for people—prioritizing walkability, openness, and comfort—and ensure that the building supports the evolution of this critical urban corridor.





# POPS & PUBLIC ART

The public realm at 1795 West Broadway is conceived not simply as a margin between building and street, but as a civic foreground that echoes the rhythms of nature and urban life. Located at the northeast corner of Burrard Street and West Broadway, one of Vancouver’s most prominent intersections, the plaza establishes a landmark presence through form, material, and memory.

Continuing the design language introduced by its companion project at Hemlock and Broadway, this public space is defined by a generous setback. It includes approximately 4.24 metres

along Broadway and 3.0 metres along Burrard, in addition to a prior 2.13-metre road dedication. The resulting plaza is more than a widened sidewalk. It is a 4,200 square feet—more than 25% of the site area—carefully composed public room that blends movement with pause, commerce with culture, and memory with modernity.

A curvilinear paving pattern sets the tone for the space, softening the gridded geometry of the city and introducing a natural rhythm to the ground plane. This gesture is rooted in the site’s pre-urban condition. Long before the streetcar and



storefronts, this land was part of a layered hydrological system. Tatlow Creek, Arbutus Creek, and Bridge Street Creek all once flowed through the area, linking upland forests to the shores of False Creek and English Bay. Though now buried beneath streets and infrastructure, these streams remain etched in the topography and collective memory of the land.

The design translates this history into form. The paving arcs suggest the flow of water. They invite pedestrians into and across the plaza in quiet emulation of old creekbeds. Alongside them, the sculptural benches, leaflike in shape, merge utility and metaphor. They offer rest, contemplation, and gathering while alluding to the canopy of Vancouver’s native tree cover. These benches soften the plaza’s hardscape and anchor its identity in the natural world.

Trees, layered plantings, and permeable surfaces reinforce the landscape narrative while supporting urban resilience. Lighting is thoughtfully integrated, recessed along pathways and embedded into furniture and planters. The result is a calm, ambient glow that shifts with time and season, reinforcing the space’s continuity from day to night.

The plaza extends into the building through active commercial frontages designed to encourage permeability between indoors and outdoors. Glazed façades and recessed entries allow programs such as cafés, retail, and galleries to spill outward. This animation supports the emergence of a lively street corner. The public realm in this way supports not only pause and gathering, but also opportunity and exchange.

As with its Hemlock counterpart, this plaza fulfills a broader ambition of the Broadway Plan. It contributes to a connected series of public spaces that nurture social life, cultural expression, and ecological awareness. It is not a leftover, but a leading edge. A space that welcomes the city in, reflects the history beneath, and sets a new tone for how buildings and streets can speak to one another with grace, intelligence, and care.

With future opportunities for integrated public art, the plaza holds potential as a cultural anchor. It becomes an emblem of place that offers both meaning and memory for the neighbourhood and the city beyond.



- |                                |                                       |                                 |
|--------------------------------|---------------------------------------|---------------------------------|
| 1 Outdoor Seating/Dining       | 4 Decorative Paving with Street Names | 7 Custom Timber Bench Seating 3 |
| 2 Custom Planters              | 5 Custom Timber Bench Seating 2       | 8 Proposed Art Location         |
| 3 Custom Timber Bench/Planters | 6 Entry Planting                      | 9 Feature Tree in Planter       |



↑ Retail Space and Public Plaza      → Corner-cut Dedication



# A Public Realm Guided by the Rhythm of Water

## Echoes of Water

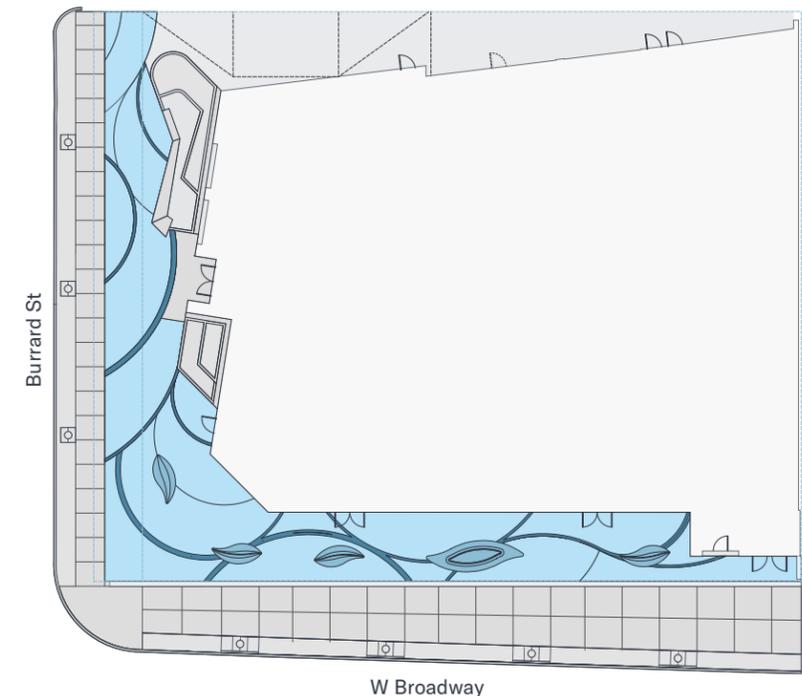
The design of the public realm at 1795 West Broadway draws inspiration from Vancouver's forgotten natural history, specifically the intricate network of creeks and streams that once shaped this part of the city before the modern grid took hold.

This intersection, where Burrard meets Broadway, sits within a landscape once shaped by the flows of Tatlow Creek, Arbutus Creek, and nearby Bridge Street Creek. These waterways were part of a vast system of hydrological corridors that connected upland forests to False Creek and English Bay. Though long buried beneath pavement and pipe, these waterways leave a ghost imprint on the land, visible in soil memory, underground currents, and the gentle sloping of terrain. The curved paving patterns introduced in the corner plaza intentionally evoke these lost watercourses. Drawing from the same organic geometries and historical cues, the design here references past movement corridors—both natural and man-made—through fluid paving patterns and layered planting that trace former pathways. Instead of an orthogonal or gridded hardscape, the surface features arcs and flowing lines, recalling the movement of water across the land. These curves soften the public space, guide pedestrians organically into the site, and help distinguish the plaza from the rigid urban fabric that surrounds it.

More than an aesthetic decision, this pattern tells a story. It reflects the land's hydrological past, acknowledges Indigenous knowledge of watershed and terrain, and reveals the quiet persistence of nature beneath the surface of the city. This approach creates a layer of cultural landscape design, tying memory to place and offering a moment of reflection in an otherwise bustling urban corridor.

The planting, material palette, and stormwater strategy of the plaza build on this concept. Textures and vegetation are indicative of riparian environments, while rainwater is directed to connected soft landscape surfaces that echo and mimic the previous existence of creek beds. These strategies provide a narrative richness to the public realm, while also represent hardiness and resilience through species selection and planting locations.

The public space at 1795 West Broadway becomes more than a transition zone, offering large flexible common areas for the public to gather and experience the site's history. The proposed landscape will serve as a contemporary tributary, a place where urban form and natural memory converge, and where the layered histories of Vancouver's landscape are invited to quietly resurface.



# Vancouver's Old Streams



-  Burrard Site
-  Original Shoreline
-  Rivers & Streams
-  Educated Guess of Waterways

Source: Vancouver's Old Streams, 1978, Vancouver Public Aquarium Association; editor, Sharon J. Proctor; designer, Greg Davies; captions and new photographs by Sharon Proctor; old photographs courtesy of the Vancouver City Archives



# NEW PURPOSE BUILT SENIORS CENTRE SPACE

Public Benefit—Contribution Via Collaboration with Hemlock Project

At the heart of every city are its elders, the stewards of history, wisdom, and continuity. Vancouver’s seniors are not only residents but quiet architects of the city we enjoy today. As we shape a more connected and inclusive future, we believe growth must honour those who have contributed so much to the fabric of our communities.

## South Granville Seniors Centre (SGSC)

Founded in 1983, the South Granville Seniors Centre is a non-profit drop-in community centre that serves adults aged 55 and older in the Granville/Fairview neighbourhood. The South Granville Seniors Centre is an important resource for local seniors that supports well-being through friendship, diversity, and individual worth. Serving over 450 members and reaching more than 2,000 seniors, the centre has long been considered the community’s heart and living room. The existing South Granville Seniors Centre facilities, which are located at 1420 West 12th Avenue, are aging and not suited to the needs of seniors facing dementia and mobility challenges. This project presents an opportunity to renew the South Granville Seniors aging facilities, providing a new, permanent hub for seniors from across the City of Vancouver.

# The Soul of SGSC

Over the past fiscal year, South Granville Seniors Centre proudly delivered a diverse range of wellness, recreational, educational, multi-cultural, and food programs to over 1000 seniors. By offering these programs and support, the Centre helps seniors live healthy, active and independent lives.

SGSC is a place where people come together to connect, build friendships, and share meaningful moments. It's a space that nurtures belonging, and encourages everyone to stay involved. At its core, SGSC is a strong, caring community, that will continue to grow futher.



386

Total Members<sup>1</sup>

120

New Members<sup>2</sup>

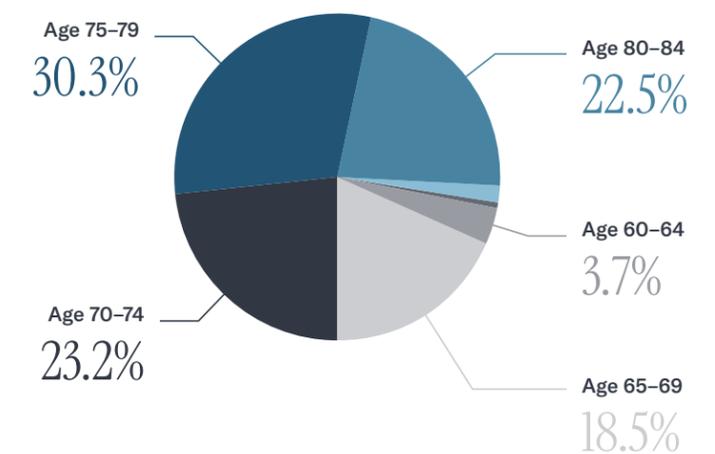
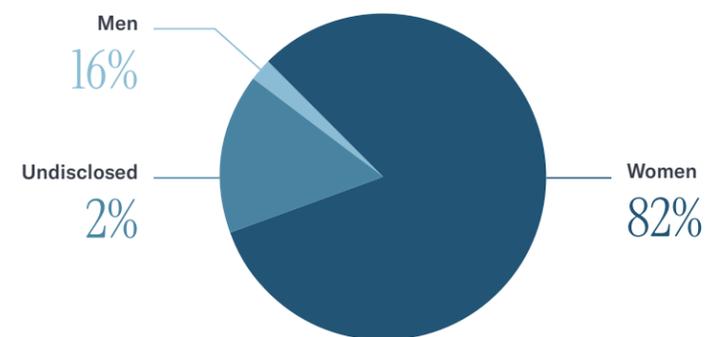
11

Average New Members per month<sup>2</sup>

750

Local Residents Served<sup>2</sup>

## Demographics of SGSC



<sup>1</sup> As of March 31, 2025

<sup>2</sup> April 1, 2024-March 31, 2025

# Bringing the South Granville Seniors Centre's Mission Forward

As part of this responsibility, our proposal at 1795 West Broadway includes a contribution towards the creation of a 12,000-square-foot community centre space—at 1368 West Broadway (Companion Project)—dedicated to seniors across the city. Positioned directly on Broadway, across from a future SkyTrain station and served by multiple rapid bus routes, the centre offers unmatched accessibility, inviting seniors from all backgrounds and neighbourhoods to gather, connect, and thrive.

This is more than an amenity. It is a civic space, one designed for wellness programs, cultural events, social connection, and reflection. Its prominent location ensures it is not hidden away but placed with intention, signaling that seniors belong at the heart of urban life. The welcoming elements also extend to the

start of this experiential center where a private lobby entrance has been thoughtfully located right on Broadway, and a dedicated HandyDart loading space has also been created in the back lane providing convenient and dignified access for the seniors.

In an era where livability must include all generations, the Seniors Community Centre is a tangible expression of social equity, respect, and gratitude. It reflects what it means to be a responsible corporate citizen, to build not only with ambition, but with care.

This is a space to honour legacy, foster connection, and ensure that Vancouver continues to be a city for everyone at every stage of life.



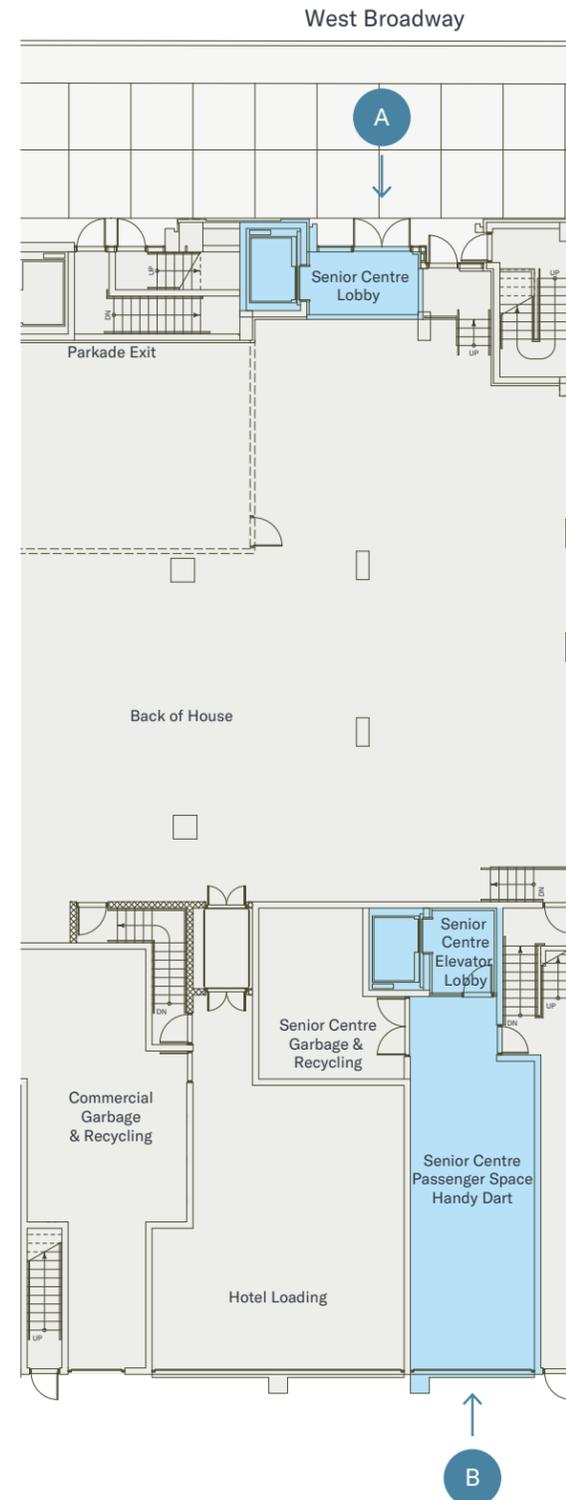
# Hemlock Site: Seniors Centre Access

The proposed seniors' centre satisfies the Bylaw's Class B loading requirement through a shared Class B passenger space, designed in direct response to City staff's request to support HandyDart operations. This approach not only meets all dimensional and operational standards but also provides a passenger space not otherwise required under the Bylaw. Given the low anticipated service demands and limited frontage, and with a loading coordinator and management protocols in place, the shared-use solution offers a practical, efficient, and policy-consistent outcome that balances site constraints with the City's operational objectives.

- A Primary Seniors Centre Entrance
- B Seniors Centre HandyDart Access



## GROUND ACCESS



## A Space for Aging with Dignity, Community, & Light

An ongoing urban initiative in coordination with the City of Vancouver, the Hemlock Project's seniors community centre is designed with meaning and gratitude to our city's elder community. With great attention to detail both inside and out, it's a social hub designed for accessibility, recreation, and versatility, harmonizing with the cadence of its guests.



Tucked into the third floor of the Hemlock Project is a space designed with deep intention—a 12,000 square foot seniors centre that brings older adults into the core of the city’s civic life. It’s not a leftover space. It’s a place that’s been purposefully imagined to feel open, welcoming, and alive.

Large outdoor terraces wrap the building, offering sun, fresh air, and long views across the neighbourhood. These are not just patios. They are part of the architecture’s way of saying: you belong here. Landscaped with care and shaped to feel safe and accessible, they offer space for rest, for movement, for quiet time in the company of others or alone. Most importantly, the overall terracing architecture is also symbolic of the current generation to celebrate those steps taken by our seniors in this community. Functionally the outdoor patio also creates a fabulous opportunity of passive participation of dynamic street activities stimulating the mind and body towards a total wellness experience.

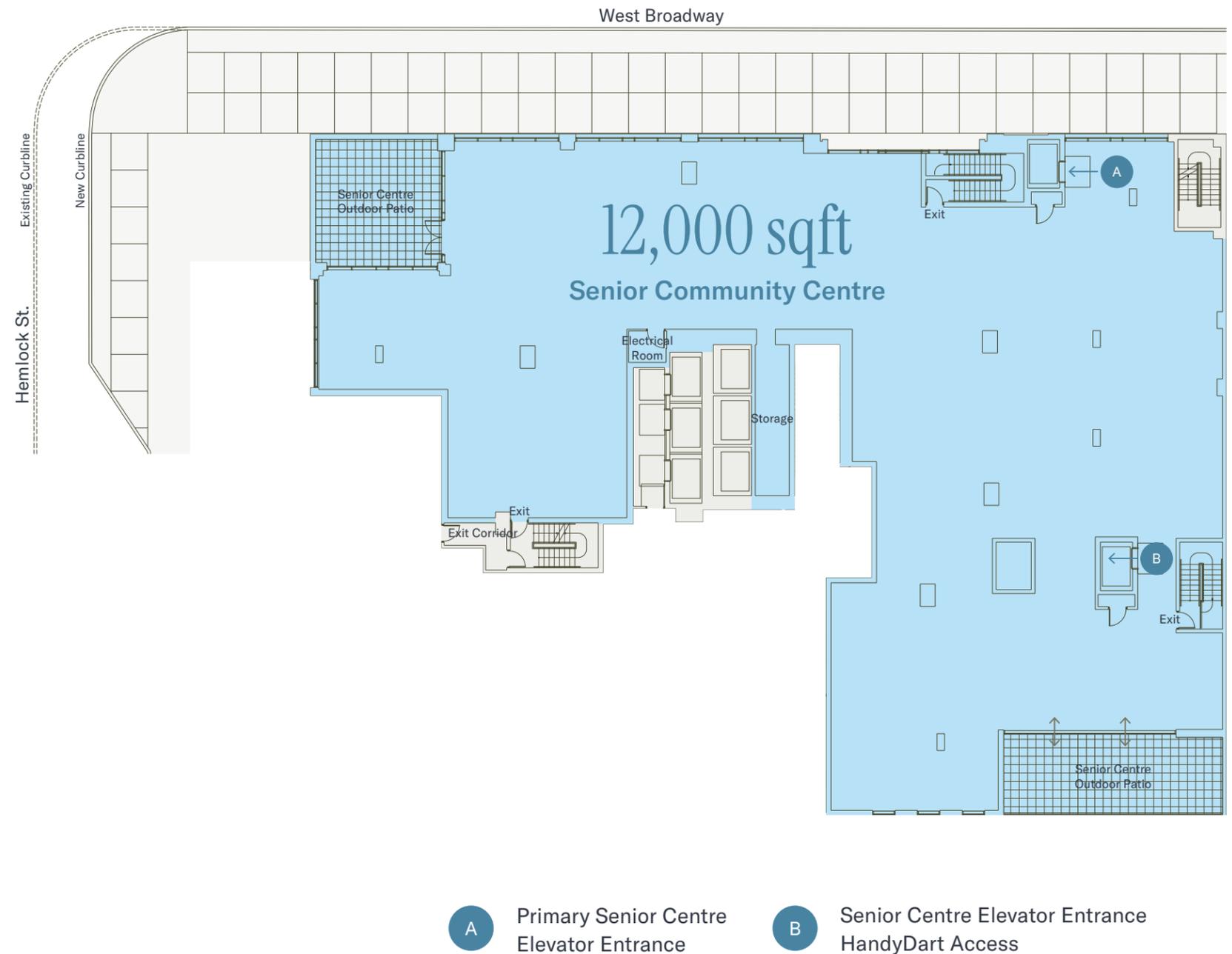
Inside, the layout is intended to allow flexibility over time. Some days the space might host a fitness class or a cultural event. Other times, it might serve as a reading lounge, a gathering place, or a hub for digital access and learning. It’s not about fitting seniors into a program. It’s about building something that adapts to their needs, interests, and rhythms.

A key part of this space is how people arrive. There’s a dedicated entrance along Broadway, giving the centre its own identity on the street. It feels public and grounded, with its own front door and lobby. Around the back, there’s a second entrance designed for ease of access via HandyDart, with its own dedicated drop-off and elevator. That kind of care in arrival design matters and it sets the tone for the experience inside.

The vision for the centre is not static. It will continue to take shape in collaboration with the City and a future operating partner with experience in seniors’ programming. The goal is to ensure that what’s built here will be meaningful, relevant, and responsive.

As part of the project’s community contribution, the seniors centre stands as more than just square footage. It’s a civic offering. A space for belonging. A quiet but confident addition to the city’s social fabric. A place where aging feels connected to the life of the street, the rhythms of the neighbourhood, and the broader story of Vancouver itself.

## HEMLOCK SITE—LEVEL 3





↑ Hemlock—Companion Site  
Seniors Centre Ground Floor Entrance

→ Hemlock—Companion Site  
Seniors Centre Third Floor Patio



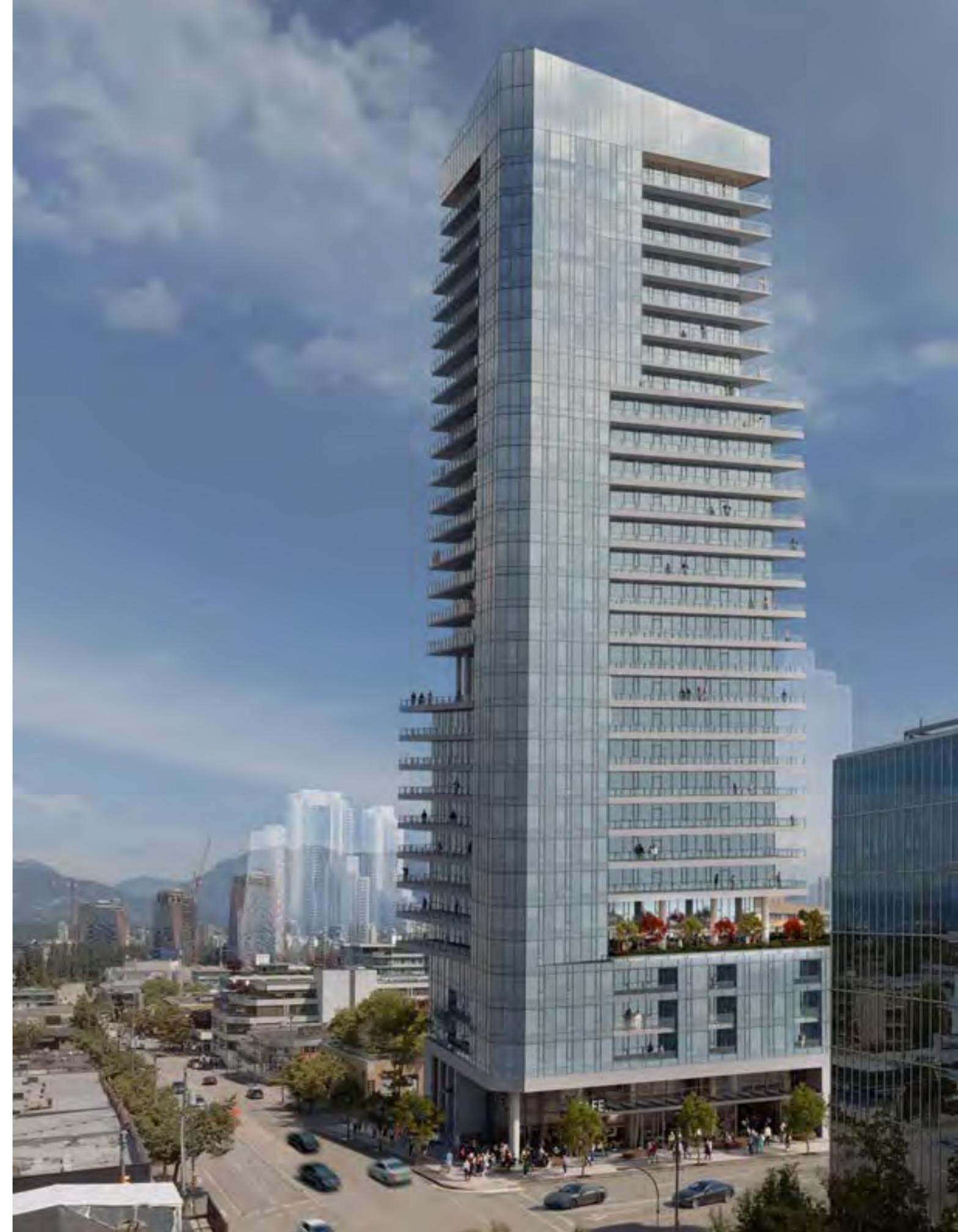
# HOUSING

Housing diversity is fundamental to building resilient and inclusive communities. As Vancouver continues to grow and evolve, the need for a broader spectrum of housing choices becomes increasingly important. This includes not only a range of affordability levels, but also a variety of forms and tenures that support residents at different stages of life.

1795 West Broadway contributes meaningfully to this diversity by introducing 239 new market strata homes into the Broadway corridor. While the area is well supported by a strong rental foundation, the addition of ownership housing enhances the neighbourhood's long-term vitality. It reflects the principle that complete communities are those that offer both rental and ownership options, giving residents the opportunity to make choices that reflect their goals and needs.

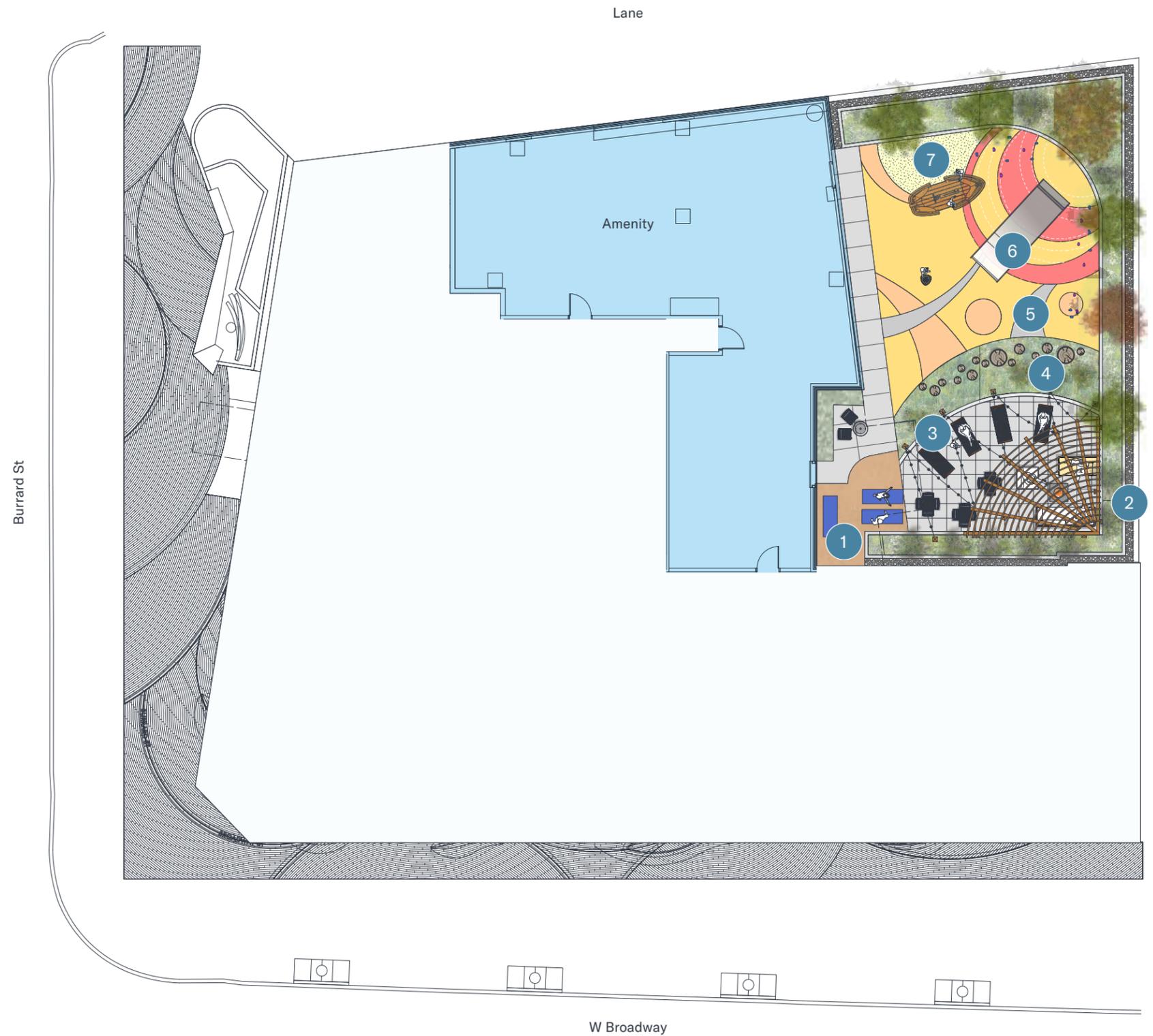
Providing ownership opportunities in a transit-oriented, amenity-rich location allows residents to invest not only in property, but also in community. These homes offer the permanence and stability that ownership brings, enabling individuals and families to stay, grow, and contribute meaningfully to the life of the neighbourhood over time.

By creating strata housing in a central and connected location, this project supports the principle of housing equity. It ensures that homeownership is not limited to specific areas, but becomes part of the broader vision for a diverse, inclusive, and complete Vancouver.



# Residential Amenity Space Level 2

- 1 Yoga/Stretching Area
- 2 Custom Pergola Structure
- 3 Outdoor Lounge Furniture
- 4 Play Stepping Stones
- 5 Children's Play Area
- 6 Play Slide
- 7 Sand Play Area





Level 2 Outdoor Amenity Space

# Residential Amenity Space Level 5

- 1 Seating with High Table
- 2 Custom Pergola Structure
- 3 BBQ Kitchen
- 4 Dining Area
- 5 Coniferous Privacy Screen





# SUSTAINABLE DESIGN STRATEGY

The Burrard Project will be designed to meet the City of Vancouver's Green Building Policy for Rezonings (April 2025 update), with a comprehensive strategy that incorporates energy efficiency, reduced embodied carbon, climate resilience, and future-ready design.



## Energy & Emissions Performance

- Designed to meet the 2025 Vancouver Building By-law limits.
- Preliminary energy model was completed to assess the proposed design. Modeled whole-building energy and emission performance significantly exceeds performance limits:
  - Total Energy Use Intensity (TEUI): 84.6 kWh/m<sup>2</sup> (vs. 129.5 limit)
  - Thermal Energy Demand Intensity (TEDI): 24.4 kWh/m<sup>2</sup> (vs. 25.2 limit)
  - Greenhouse Gas Intensity (GHGI): 1.4 kg CO<sub>2</sub>/m<sup>2</sup> (vs. 3.5 limit)

### Key strategies include:

- Window-Wall Ratio of approximately 40%–45%.
- Modernized heating & cooling system with hybrid electric/gas backup.
- High-efficiency Energy recovery ventilators ERVs (72–85% effective).
- Low-flow plumbing fixtures, reducing peak water use by 23%.



## Embodied Carbon

- Targeted reduction through material choices and early life-cycle analysis.
- Achieves a 13% reduction from the benchmark:
  - 349.66 kg CO<sub>2e</sub>/m<sup>2</sup> (vs. 400 limit)
- Targeted compliance with the Absolute Emissions Pathway under VBBL 2025.



## Resilience & Climate Adaptation

- Warming Temperature & Extreme heat: Use of high-performance glazing with a low solar heat gain coefficient; passive cooling through green roofs; dedicated cooling refuge on 2nd floor.
- Wildfire smoke: Airtight envelope, use of Energy Recovery Ventilators with MERV 13 filters; positively pressurized corridors.
- Extreme rainfall: Green roofs & soft landscape to manage onsite filtration and drainage; mechanical & electrical rooms located and designed to minimize risks to service from flooding; use of back flow prevention valves and water detection sensors at below-grade levels.



## Commissioning & Energy Metering

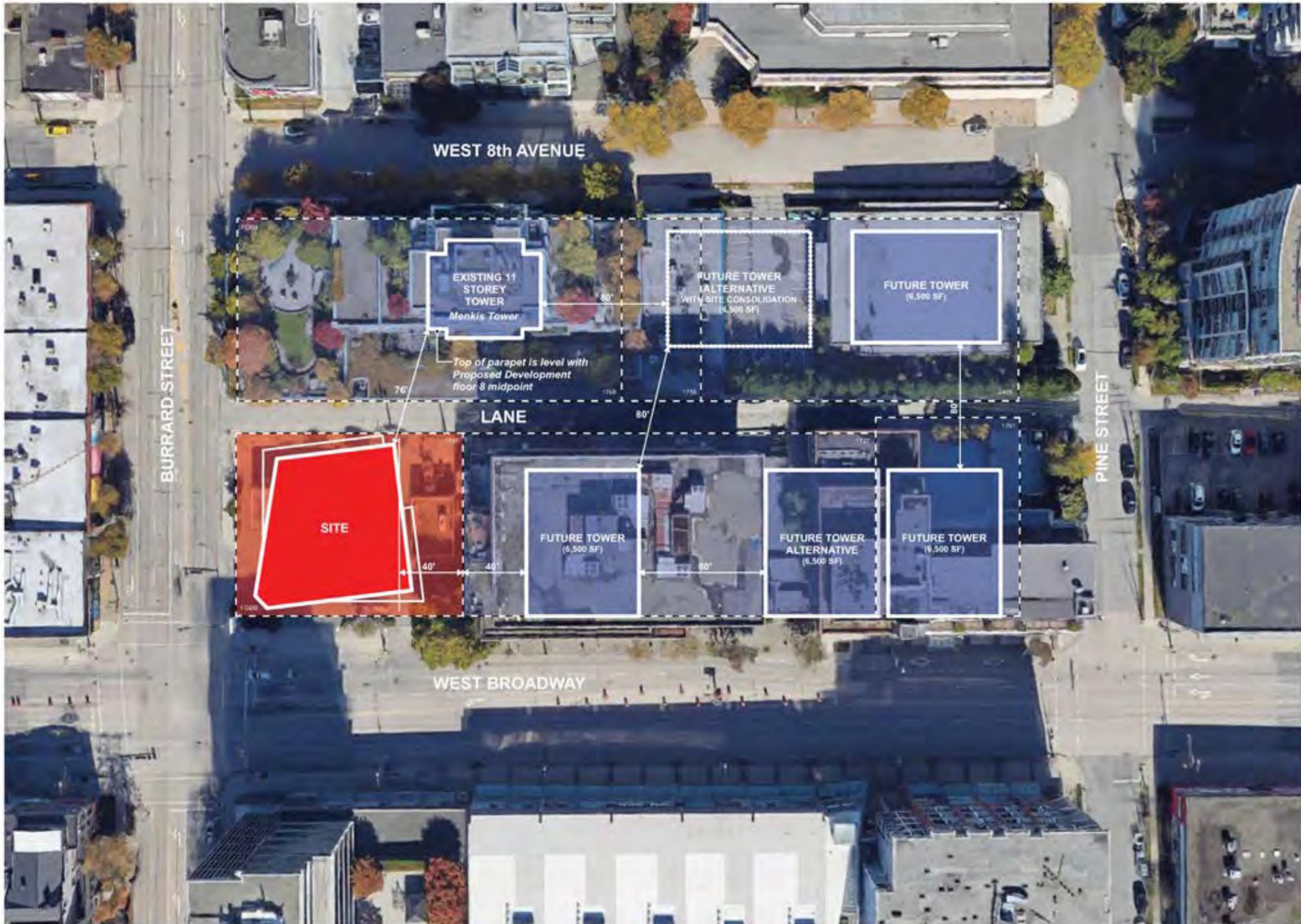
- An enhanced commission process will be implemented for all building energy system;
- The project will include building metering and sub-metering of all major energy uses as required by the Green Building Policy for Rezoning.



2.3

# ARCHITECTURAL DRAWINGS





NORTH

ISSUE/REVISION  
B 2025-07-28 Iss for Rezoning

PROJECT  
**1795 W. BROADWAY  
@ BURRARD ST**

BURRARD ST

**Tower Separation**

JOB NO. BRO 12-06

DRAWN LL

DATE July 28, 2025

SCALE N/A

CHECKED

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DRAWING NO.:

**A0.7**



Legend:  
 1. 2023-08-08    In-situ (Existing/Current)  
 2. 2023-08-08    In-situ (New)

Project:  
**1795 W. BROADWAY  
 @ BURRARD ST**

BURRARD ST

Site Plan

Job No: BRO 18-06

Client: LL

Date: July 28, 2023

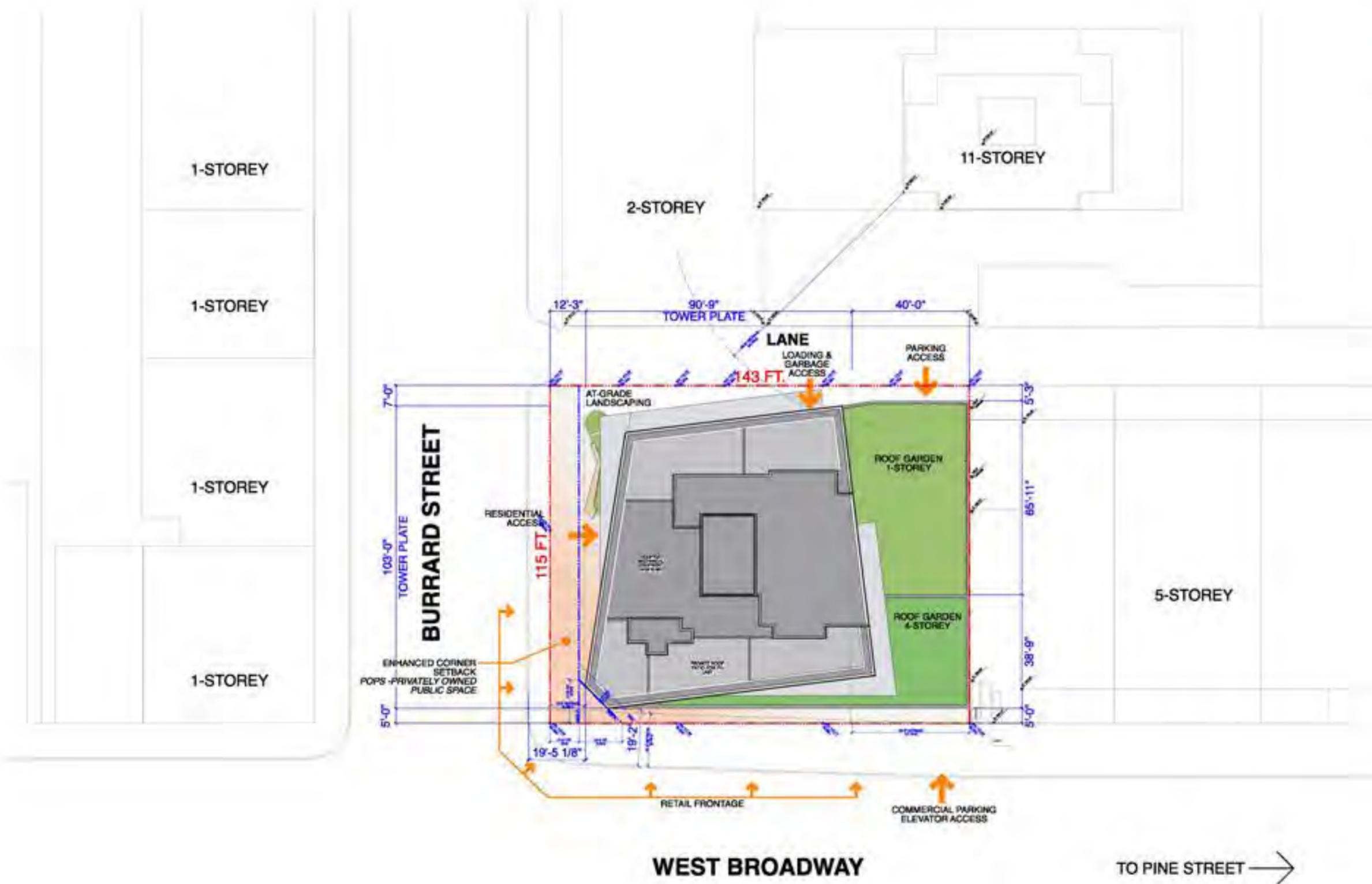
Scale: 1/16" = 1'-0"

Drawn by:

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Revised by:

**A1.0**



## SITE INFORMATION

|                                   |  |                   |                      |
|-----------------------------------|--|-------------------|----------------------|
| Civic Address                     | 1795 West Broadway, Vancouver, BC  |                   |                      |
| Legal Description                 | Lots 18 and 19, Except Part on Explanatory Plan 18862A, and Lot 20, Except Parts on Explanatory Plans 14054 and 18862A, All of Block 328 District Lot 526 Group 1, New Westminster District Plan 590 |                   |                      |
| Zoning                            | Existing: C-3A<br>Proposed: CD-1 Site Specific (Broadway Plan - Granville / Burrard Slopes Area B) FG8B-Policy   |                   |                      |
| Use                               | Existing: Commercial<br>Proposed: Mixed Commercial & Multi-Family Strata Residential   |                   |                      |
| Lot Size (Consolidated)           | 16,445 SF  | (1,528 SM)        |                      |
| Density                           | Permitted: 10.0 FSR, 30 Storeys, MARKET RENTAL & 20% BELOW-MARKET RENTAL;<br>8.5 FSR, 30 Storeys, MARKET RENTAL; or 5.5 FSR, 20 Storeys, STRATA<br>Proposed: 13.1 FSR NET (With Density Transfer)    |                   |                      |
| Floor Plate                       | Max recommendation: 6,500 SF (603.87 SM)<br>Proposed: 7,600 SF (706.06 SM)   |                   |                      |
| Height                            | Geodetic Height Building Height from 115.83' (35.3 M) (interpolated grade from 4 site corners)   |                   |                      |
| -elevator overhead                | 454.00 FT  | (138.38 M)        | 338.17 FT (103.07 M) |
| -roof parapet (top of 30 storeys) | 449.75 FT  | (137.08 M)        | 333.92 FT (101.78 M) |
| Underground Parking               | 7 Levels   |                   |                      |
| Tower Setbacks                    | Front (Broadway)   | 19.17 FT (5.84 M) | from back of curb    |
|                                   | Side West (Burrard)  | 19.42 FT (5.92 M) | from back of curb    |
|                                   | Rear (Lane)  | 6.92 FT (2.11 M)  | tower                |
|                                   | Side East  | 0 FT (0.00 M)     | podium               |

## AREA SUMMARY

|                              | Gross Commercial  | Gross Residential   | Exempt Area       |                 |                   | Net Area            |
|------------------------------|-------------------|---------------------|-------------------|-----------------|-------------------|---------------------|
|                              |                   |                     | Storage           | Enclosed Balc   | Amenity           |                     |
| Ground Floor                 | 4,519.9 SF        | 2,870.5 SF          |                   |                 |                   | 7,390.3 SF          |
| 1.5 Floor                    |                   | 1,397.6 SF          |                   |                 |                   | 1,397.6 SF          |
| 2nd Floor                    |                   | 8,197.9 SF          | 251.9 SF          | 108.9 SF        | 2,194.1 SF        | 6,643.0 SF          |
| 3rd Floor                    |                   | 9,396.2 SF          | 356.3 SF          | 242.6 SF        |                   | 8,797.4 SF          |
| 4th Floor                    |                   | 9,563.1 SF          | 356.7 SF          | 356.5 SF        |                   | 8,849.9 SF          |
| 5th Floor                    |                   | 6,991.2 SF          | 194.7 SF          | 0.0 SF          | 1,354.0 SF        | 5,442.6 SF          |
| 6th Floor                    |                   | 6,987.8 SF          | 220.4 SF          | 0.0 SF          |                   | 6,767.4 SF          |
| 7th Floor                    |                   | 7,599.1 SF          | 276.0 SF          | 0.0 SF          |                   | 7,323.2 SF          |
| 8th Floor                    |                   | 7,599.1 SF          | 276.0 SF          | 0.0 SF          |                   | 7,323.2 SF          |
| 9th Floor                    |                   | 7,599.1 SF          | 276.0 SF          | 0.0 SF          |                   | 7,323.2 SF          |
| 10th Floor                   |                   | 7,599.1 SF          | 276.0 SF          | 0.0 SF          |                   | 7,323.2 SF          |
| 11th Floor                   |                   | 7,599.1 SF          | 276.0 SF          | 0.0 SF          |                   | 7,323.2 SF          |
| 12th Floor                   |                   | 7,599.1 SF          | 276.0 SF          | 0.0 SF          |                   | 7,323.2 SF          |
| 13th Floor                   |                   | 6,642.0 SF          | 217.6 SF          | 0.0 SF          |                   | 6,624.2 SF          |
| 14th Floor                   |                   | 6,783.6 SF          | 210.4 SF          | 126.2 SF        |                   | 6,447.0 SF          |
| 15th Floor                   |                   | 7,427.8 SF          | 271.7 SF          | 0.0 SF          |                   | 7,156.2 SF          |
| 16th Floor                   |                   | 7,427.8 SF          | 271.7 SF          | 0.0 SF          |                   | 7,156.2 SF          |
| 17th Floor                   |                   | 7,427.8 SF          | 271.7 SF          | 0.0 SF          |                   | 7,156.2 SF          |
| 18th Floor                   |                   | 7,427.8 SF          | 271.7 SF          | 0.0 SF          |                   | 7,156.2 SF          |
| 19th Floor                   |                   | 7,427.8 SF          | 271.7 SF          | 0.0 SF          |                   | 7,156.2 SF          |
| 20th Floor                   |                   | 7,427.8 SF          | 271.7 SF          | 0.0 SF          |                   | 7,156.2 SF          |
| 21th Floor                   |                   | 7,427.8 SF          | 271.7 SF          | 0.0 SF          |                   | 7,156.2 SF          |
| 22th Floor                   |                   | 7,427.8 SF          | 271.7 SF          | 0.0 SF          |                   | 7,156.2 SF          |
| 23th Floor                   |                   | 7,035.8 SF          | 254.1 SF          | 0.0 SF          |                   | 6,781.7 SF          |
| 24th Floor                   |                   | 7,035.8 SF          | 254.1 SF          | 0.0 SF          |                   | 6,781.7 SF          |
| 25th Floor                   |                   | 7,035.8 SF          | 254.1 SF          | 0.0 SF          |                   | 6,781.7 SF          |
| 26th Floor                   |                   | 7,035.8 SF          | 254.1 SF          | 0.0 SF          |                   | 6,781.7 SF          |
| 27th Floor                   |                   | 7,035.8 SF          | 254.1 SF          | 0.0 SF          |                   | 6,781.7 SF          |
| 28th Floor                   |                   | 6,673.3 SF          | 184.7 SF          | 0.0 SF          |                   | 6,488.6 SF          |
| 29th Floor                   |                   | 6,673.3 SF          | 184.7 SF          | 0.0 SF          |                   | 6,488.6 SF          |
| 30th Floor                   |                   | 6,673.3 SF          | 152.2 SF          | 0.0 SF          |                   | 6,521.1 SF          |
| Roof                         |                   | 2,993.3 SF          | 0.0 SF            | 0.0 SF          |                   | 2,993.3 SF          |
| <b>Total Building Area</b>   | <b>4,519.9 SF</b> | <b>223,229.7 SF</b> | <b>7,429.4 SF</b> | <b>834.1 SF</b> | <b>3,548.0 SF</b> | <b>215,938.0 SF</b> |
| <b>Net FSR</b>               |                   |                     |                   |                 |                   |                     |
| FSR Commercial               | 0.3 FSR           | 4,519.9 SF          |                   |                 |                   |                     |
| FSR Strata Residential       | 12.9 FSR          | 211,418.1 SF        |                   |                 |                   |                     |
| <b>Proposed Combined FSR</b> | <b>13.1 FSR</b>   | <b>215,938.0 SF</b> |                   |                 |                   |                     |

**PARKING ANALYSIS**

**7 Levels of Underground Parking**

|  |                                       | Required/Allowed | Proposed |
|--|---------------------------------------|------------------|----------|
| <b>Car Parking Commercial</b>              |                                       |                  |          |
| Number of Stalls per Section 4.1.1 & 4.2.5 | min. 0 to max. 1/115 SM gross         | 0 to 4 (max.)    | 3        |
| HC Stalls per Section 4.1.4(b)             | 1/first 500SM + 0.4/additional 1000SM | 1 (min.)         | 1        |
| Small Car Stalls (max. 25%)                |                                       | 1 (max.)         | 0        |
| EV-Charging Ready per 4.11.2               | 45% of Stalls Provided                | 2                |          |
| EV-Charging Level 2 min.                   | greater of 5% or 2 stalls             | 2                |          |
| <b>Total Stalls (Commercial)</b>           |                                       | 4                | 3        |

**Car Parking Residential**

|                                    |   |           |     |                               |
|------------------------------------|---|-----------|-----|-------------------------------|
| Number of Stalls per Section 4.1.1 | No requirement except HC & Visitor      |           | 126 | (not incl. HC)(per developer) |
| Number of Units                    | 239 units                               |           |     |                               |
| HC Stalls per Section 4.1.4        | 1/first 7units + 0.034/additional units | 79 (min.) | 9   |                               |
| Small Car Stalls (max. 25%)        |   | 32 (max.) | 29  |                               |
| Visitor Stalls per Section 4.1.3   | min. 0.05 to max. 0.1 stalls/unit       | 12 (min.) | 12  | (4 small car visitor)         |
| <b>Total Stalls (Residential)</b>  |   | 21        | 147 |                               |

per Section 4.11.1 Resid'l stalls, excluding visitor parking, 100% min Level 2 EV-Charging Ready  
\*Every first and 10th accessible space must be van accessible

|  |    |     |
|--|----|-----|
| <b>Gross Parking Stalls (Commercial+Residential)</b> | 21 | 150 |
|--|----|-----|

**Bicycle Parking Commercial**

|                                |                 |   |   |
|--------------------------------|-----------------|---|---|
| Retail Section 6.2.5.1 Class A | 1/340 SM gross  | 1 | 1 |
| Retail Section 6.2.5.1 Class B | 6/1000 SM gross | 0 | 0 |

**Bicycle Parking Residential**

|                         |                               |           |     |
|-------------------------|-------------------------------|-----------|-----|
| Section 6.2.1.2 Class A | 1.5 per Unit < 65 SM          | 108 units | 162 |
| Section 6.2.1.2 Class A | 2.5 per Unit > 65 SM < 105 SM | 125 units | 313 |
| Section 6.2.1.2 Class A | 3 per Unit > 105 SM           | 6 units   | 18  |
| <b>Total Class A</b>    |                               |           | 493 |

**Class A Bicycle stall types as per VPBL 6.3.13 & 6.3.13A**

|   |     |                               |
|---|-----|-------------------------------|
| min. 55% horizontal Bicycle Stalls (VPBL 6.3.13)                          | 271 | 1, lockers, oversize, regular |
| max. 60% stacked Bicycle Stalls (or 30% vert & 30% stacked) (VPBL 6.3.13) | 296 | 279                           |
| min. 10% Bicycle Lockers (VPBL 6.3.13A)                                   | 49  | 52                            |
| min. 5% oversize Bicycle Stalls (VPBL 6.3.9)                              | 25  | 25                            |
| regular horizontal Bicycle Stalls   |     | 138                           |

NOTE: Each two class A bicycle stall must have electrical outlet (VPBL 6.3.21)

|                                |  |    |    |
|--------------------------------|--|----|----|
| <b>Section 6.2.1.2 Class B</b> | 2/first 20 Units + 1/additional 20 Units | 13 | 13 |
|--------------------------------|--|----|----|

**Loading Space Commercial**

|                              |           |  |
|------------------------------|-----------|--|
| Retail Section 5.2.6 Class B | 1 Class B |  |
|------------------------------|-----------|--|

**Loading Space Residential**

|   |           |   |
|---|-----------|---|
| Residential Section 5.2.1 Class A           | 1 Class A |   |
| Residential Section 5.2.1 Class B           | 1 Class B |   |
| Residential Section 7.2.1 Class A Passenger | 2 Class A |   |
| <b>Total Loading Spaces</b>                 | 5         | 4 |

REVISION:  
6/10/2022 10:10 AM by [Name]

PROJECT  
**1795 W. BROADWAY  
@ BURRARD ST**

BURRARD ST

**Project Data  
Parking Analysis**

|         |               |
|---------|---------------|
| JOB NO. | SHD 18-06     |
| DRAWN   | LL            |
| DATE    | July 28, 2022 |
| SCALE   | N/A           |

CHECKED:

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DRAWING NO.

**A1.2.**

**RESIDENTIAL UNIT SUMMARY**

| Unit Type                       | STUDIO   | 1-BR              | 2-BR         | 3-BR      | Total      | Balcony Area     |
|---------------------------------|----------|-------------------|--------------|-----------|------------|------------------|
| 1st Floor                       | 0        | 0                 | 0            | 0         | 0          |                  |
| 2nd Floor                       | 0        | 6                 | 2            | 0         | 8          | 364.76           |
| 3rd Floor                       | 0        | 7                 | 4            | 0         | 11         | 445.80           |
| 4th Floor                       | 0        | 7                 | 4            | 0         | 11         | 292.58           |
| 5th Floor                       | 0        | 2                 | 4            | 0         | 6          | 961.62           |
| 6th Floor                       | 0        | 3                 | 5            | 0         | 8          | 1,130.41         |
| 7th Floor                       | 0        | 4                 | 4            | 1         | 9          | 1,669.61         |
| 8th Floor                       | 0        | 4                 | 4            | 1         | 9          | 1,669.61         |
| 9th Floor                       | 0        | 4                 | 4            | 1         | 9          | 1,669.61         |
| 10th Floor                      | 0        | 4                 | 4            | 1         | 9          | 1,669.61         |
| 11th Floor                      | 0        | 4                 | 4            | 1         | 9          | 1,669.61         |
| 12th Floor                      | 0        | 4                 | 4            | 1         | 9          | 1,669.61         |
| 13th Floor                      | 0        | 2                 | 4            | 1         | 7          | 789.03           |
| 14th Floor                      | 0        | 2                 | 4            | 1         | 7          | 789.03           |
| 15th Floor                      | 0        | 3                 | 3            | 1         | 7          | 1,551.65         |
| 16th Floor                      | 0        | 3                 | 3            | 1         | 7          | 1,551.65         |
| 17th Floor                      | 0        | 3                 | 3            | 1         | 7          | 1,551.65         |
| 18th Floor                      | 0        | 3                 | 3            | 1         | 7          | 1,551.65         |
| 19th Floor                      | 0        | 3                 | 3            | 1         | 7          | 1,551.65         |
| 20th Floor                      | 0        | 3                 | 3            | 1         | 7          | 1,551.65         |
| 21st Floor                      | 0        | 3                 | 3            | 1         | 7          | 1,551.65         |
| 22nd Floor                      | 0        | 3                 | 3            | 1         | 7          | 1,551.65         |
| 23rd Floor                      | 0        | 3                 | 5            | 0         | 8          | 1,318.42         |
| 24th Floor                      | 0        | 3                 | 5            | 0         | 8          | 1,318.42         |
| 25th Floor                      | 0        | 3                 | 5            | 0         | 8          | 1,318.42         |
| 26th Floor                      | 0        | 3                 | 5            | 0         | 8          | 1,318.42         |
| 27th Floor                      | 0        | 3                 | 5            | 0         | 8          | 1,318.42         |
| 28th Floor                      | 0        | 0                 | 2            | 3         | 5          | 1,197.70         |
| 29th Floor                      | 0        | 0                 | 2            | 3         | 5          | 1,197.70         |
| 30th Floor                      | 0        | 0                 | 3            | 2         | 5          | 1,197.70         |
| <b>Total Strata Residential</b> | <b>0</b> | <b>108</b>        | <b>107</b>   | <b>24</b> | <b>239</b> | <b>37,389.31</b> |
|                                 | 0.0%     | 45.2%             | 44.8%        | 10.0%     |            |                  |
|                                 |          | 45.2%             | 54.8%        |           |            |                  |
|                                 |          | Studio/1Bed Units | Family Units |           |            |                  |

| Amenity  | Required | Provided |
|--|----------|----------|
| Required Indoor Resid1 Amenity @ 13 SF/Unit    | 3,107 SF | 5,549 SF |
| Required Outdoor Resid1 Amenity @ 21.5 SF/Unit | 5,136 SF | 5,212 SF |

| Open Balcony                              | Required | Provided     |
|---|----------|--------------|
| FSR Residential Net Area                  |          | 211,412.1 SF |
| Maximum Balcony Area Allowed (12% of FSR) |          | 25,369 SF    |
| Provided Balcony Area (18%)               |          | 37,389 SF    |

| Unit #             | Unit Type | Gross Area | Storage | Net Area | Unit #                                      | Unit Type | Gross Area | Storage | Net Area |
|--------------------|-----------|------------|---------|----------|---|-----------|------------|---------|----------|
| <b>Floor 2</b>     |           |            |         |          |   |           |            |         |          |
| 201                | 2 BDR     | 901.9      | 25.5    | 876.5    | 1301  | 2 BDR     | 973.6      | 37.7    | 935.8    |
| 202                | 1 BDR     | 602.8      | 32.9    | 570.0    | 1302  | 2 BDR     | 1,010.3    | 25.5    | 984.8    |
| 203                | 1 BDR     | 608.4      | 31.0    | 567.4    | 1303  | 2 BDR     | 830.4      | 37.3    | 793.1    |
| 204                | 1 BDR     | 612.5      | 28.9    | 583.5    | 1304  | 3 BDR     | 926.4      | 27.5    | 898.9    |
| 205                | 1 BDR     | 610.7      | 39.3    | 571.4    | 1305  | 1 BDR     | 483.7      | 24.0    | 459.7    |
| 206                | 1 BDR     | 629.0      | 29.9    | 599.2    | 1306  | 1 BDR     | 509.8      | 25.0    | 484.8    |
| 207                | 2 BDR     | 904.3      | 28.4    | 874.8    | 1307  | 2 BDR     | 1,007.5    | 40.7    | 966.8    |
| 208                | 1 BDR     | 533.5      | 24.9    | 508.6    | <b>Floor 14</b>                             |           |            |         |          |
| <b>Floor 3</b>     |           |            |         |          |   |           |            |         |          |
| 301                | 2 BDR     | 901.5      | 25.5    | 876.0    | 1401  | 2 BDR     | 911.5      | 40.9    | 870.6    |
| 302                | 1 BDR     | 593.4      | 29.6    | 563.8    | 1402  | 2 BDR     | 1,023.8    | 25.5    | 998.4    |
| 303                | 2 BDR     | 951.8      | 35.4    | 916.5    | 1403  | 2 BDR     | 830.4      | 37.3    | 793.1    |
| 304                | 2 BDR     | 851.2      | 39.5    | 811.7    | 1404  | 3 BDR     | 926.4      | 27.5    | 898.9    |
| 305                | 1 BDR     | 602.9      | 32.9    | 570.0    | 1405  | 1 BDR     | 483.7      | 24.0    | 459.7    |
| 306                | 1 BDR     | 608.4      | 31.0    | 567.4    | 1406  | 1 BDR     | 512.4      | 28.5    | 483.9    |
| 307                | 1 BDR     | 612.5      | 28.9    | 583.5    | 1407  | 2 BDR     | 924.4      | 26.7    | 967.8    |
| 308                | 1 BDR     | 610.7      | 39.3    | 571.4    | <b>Floor 15-22</b>                          |           |            |         |          |
| 309                | 1 BDR     | 629.2      | 29.9    | 599.3    | 1501  | 2 BDR     | 875.7      | 26.3    | 849.4    |
| 310                | 2 BDR     | 904.0      | 29.4    | 874.6    | 1502  | 1 BDR     | 551.8      | 40.2    | 511.6    |
| 311                | 1 BDR     | 533.5      | 24.9    | 508.6    | 1503  | 2 BDR     | 875.5      | 40.1    | 835.3    |
| <b>Floor 4</b>     |           |            |         |          |   |           |            |         |          |
| 401                | 2 BDR     | 883.6      | 25.9    | 857.7    | 1504  | 1 BDR     | 601.0      | 28.3    | 572.7    |
| 402                | 1 BDR     | 593.4      | 29.6    | 563.8    | 1505  | 3 BDR     | 926.4      | 27.5    | 898.9    |
| 403                | 2 BDR     | 951.8      | 35.4    | 916.5    | 1506  | 1 BDR     | 483.7      | 24.1    | 459.7    |
| 404                | 2 BDR     | 850.6      | 39.5    | 811.1    | 1507  | 1 BDR     | 551.7      | 29.8    | 522.0    |
| 405                | 1 BDR     | 602.8      | 32.9    | 570.0    | 1508  | 2 BDR     | 886.4      | 29.4    | 858.9    |
| 406                | 1 BDR     | 608.4      | 31.0    | 567.4    | 1509  | 1 BDR     | 567.4      | 26.0    | 541.4    |
| 407                | 1 BDR     | 612.5      | 28.9    | 583.5    | <b>Floor 23-27</b>                          |           |            |         |          |
| 408                | 1 BDR     | 610.7      | 39.3    | 571.4    | 2301  | 2 BDR     | 877.8      | 26.3    | 851.4    |
| 409                | 1 BDR     | 629.0      | 29.9    | 599.2    | 2302  | 1 BDR     | 551.7      | 40.2    | 511.5    |
| 410                | 2 BDR     | 972.3      | 28.4    | 942.8    | 2303  | 2 BDR     | 872.7      | 40.1    | 832.6    |
| 411                | 1 BDR     | 651.7      | 24.9    | 626.8    | 2304  | 1 BDR     | 576.4      | 29.4    | 547.1    |
| <b>Floor 5</b>     |           |            |         |          |   |           |            |         |          |
| 501                | 2 BDR     | 862.9      | 31.8    | 831.1    | 2305  | 2 BDR     | 772.3      | 25.1    | 747.2    |
| 502                | 1 BDR     | 507.1      | 30.6    | 476.6    | 2306  | 2 BDR     | 800.8      | 37.6    | 763.2    |
| 503                | 2 BDR     | 860.2      | 39.5    | 820.7    | 2307  | 2 BDR     | 913.4      | 29.4    | 884.0    |
| 504                | 2 BDR     | 825.7      | 37.3    | 788.4    | 2308  | 1 BDR     | 967.4      | 26.0    | 941.4    |
| 505                | 2 BDR     | 885.3      | 29.4    | 855.9    | <b>Floor 28-29</b>                          |           |            |         |          |
| 506                | 1 BDR     | 571.0      | 26.0    | 544.9    | 2801  | 3 BDR     | 1,395.6    | 39.3    | 1,356.4  |
| <b>Floor 6</b>     |           |            |         |          |   |           |            |         |          |
| 601                | 2 BDR     | 862.9      | 31.8    | 831.1    | 2802  | 1 BDR     | 1,293.6    | 38.0    | 1,255.6  |
| 602                | 1 BDR     | 507.1      | 30.6    | 476.6    | 2803  | 2 BDR     | 1,110.2    | 30.3    | 1,079.9  |
| 603                | 2 BDR     | 860.2      | 39.5    | 820.7    | 2804  | 2 BDR     | 801.5      | 37.6    | 763.9    |
| 604                | 2 BDR     | 825.7      | 37.3    | 788.4    | 2805  | 2 BDR     | 986.0      | 39.5    | 948.5    |
| 605                | 2 BDR     | 781.4      | 25.8    | 755.7    | <b>Floor 30</b>                             |           |            |         |          |
| 606                | 1 BDR     | 582.2      | 0.0     | 582.2    | 3001  | 3 BDR     | 1,389.4    | 32.1    | 1,500.8  |
| 607                | 2 BDR     | 872.2      | 29.4    | 842.8    | Roof access                                 |           | 143.3      |         |          |
| 608                | 1 BDR     | 571.0      | 26.0    | 544.9    | 3002  | 3 BDR     | 1,336.9    | 30.3    | 1,436.8  |
| <b>Floor 7-12</b>  |           |            |         |          |   |           |            |         |          |
| 701                | 2 BDR     | 862.9      | 31.8    | 831.1    | Roof access                                 |           | 130.1      |         |          |
| 702                | 1 BDR     | 507.1      | 30.6    | 476.6    | 3003  | 2 BDR     | 904.1      | 27.4    | 980.7    |
| 703                | 2 BDR     | 860.2      | 39.5    | 820.7    | Roof access                                 |           | 104.0      |         |          |
| 704                | 2 BDR     | 825.7      | 37.3    | 788.4    | 3004  | 2 BDR     | 810.0      | 32.4    | 874.0    |
| 705                | 3 BDR     | 926.4      | 27.5    | 898.9    | Roof access                                 |           | 96.4       |         |          |
| 706                | 1 BDR     | 483.7      | 24.0    | 459.7    | 3005  | 2 BDR     | 1,085.4    | 30.0    | 1,163.6  |
| 707                | 1 BDR     | 551.7      | 29.8    | 522.0    | Roof access                                 |           | 108.1      |         |          |
| 708                | 2 BDR     | 885.3      | 29.4    | 855.9    | <b>Average Gross Unit Area by Unit Type</b> |           |            |         |          |
| 709                | 1 BDR     | 571.0      | 26.0    | 544.9    | 1-Bdr                                       | 556 SF    | [51.6 SM]  |         |          |
| <b>Floor 13</b>    |           |            |         |          |   |           |            |         |          |
| <b>Floor 14</b>    |           |            |         |          |   |           |            |         |          |
| <b>Floor 15-22</b> |           |            |         |          |   |           |            |         |          |
| <b>Floor 23-27</b> |           |            |         |          |   |           |            |         |          |
| <b>Floor 28-29</b> |           |            |         |          |   |           |            |         |          |
| <b>Floor 30</b>    |           |            |         |          |   |           |            |         |          |

| Unit Type | Gross Area | Net Area  |
|-----------|------------|-----------|
| 1-Bdr     | 556 SF     | [51.6 SM] |
| 2-Bdr     | 878 SF     | [81.6 SM] |
| 3-Bdr     | 1059 SF    | [98.4 SM] |

REVISION  
6/20/2020-28 See for Remarks

PROJECT  
**1795 W. BROADWAY  
@ BARRARD ST**

BARRARD ST

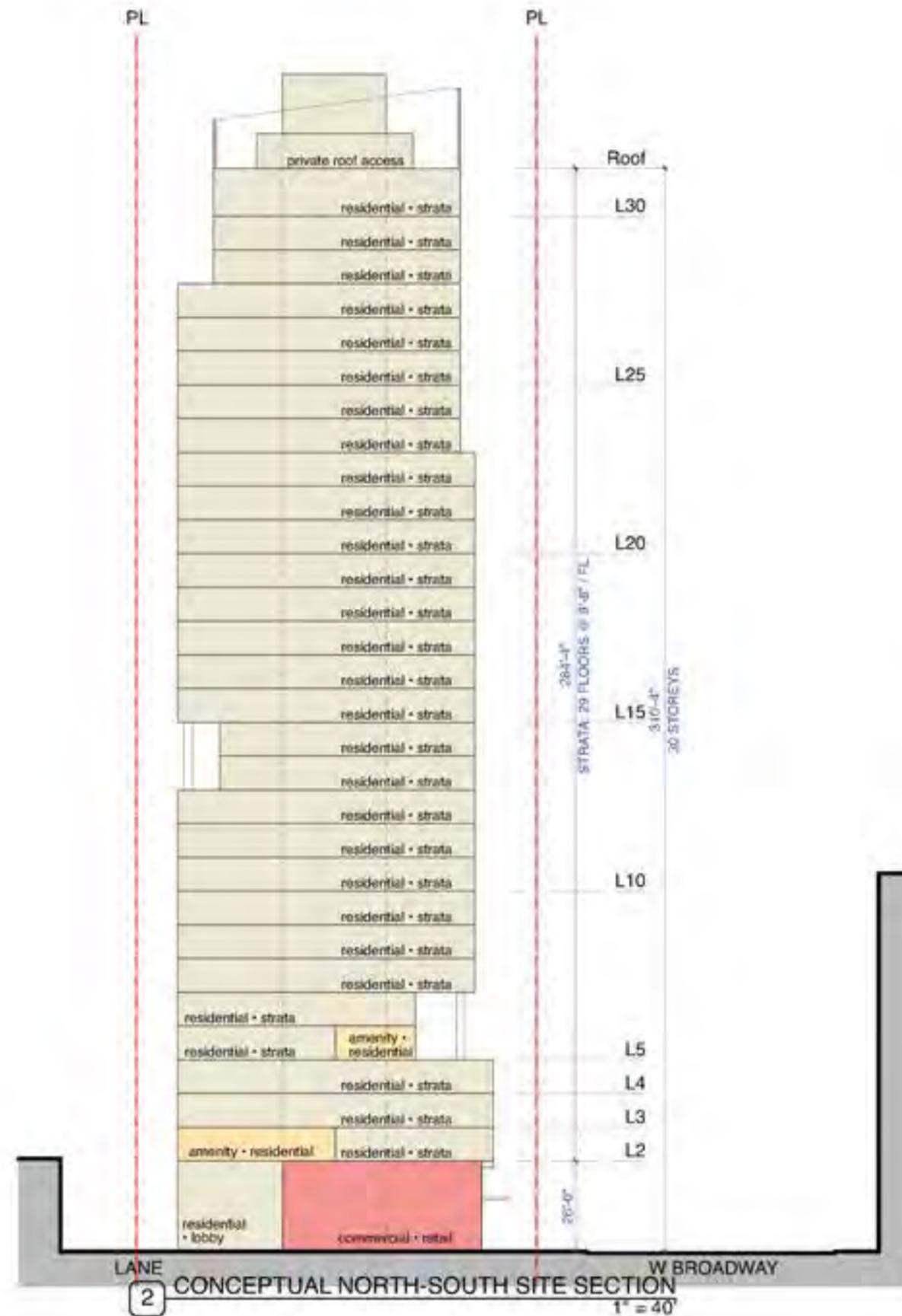
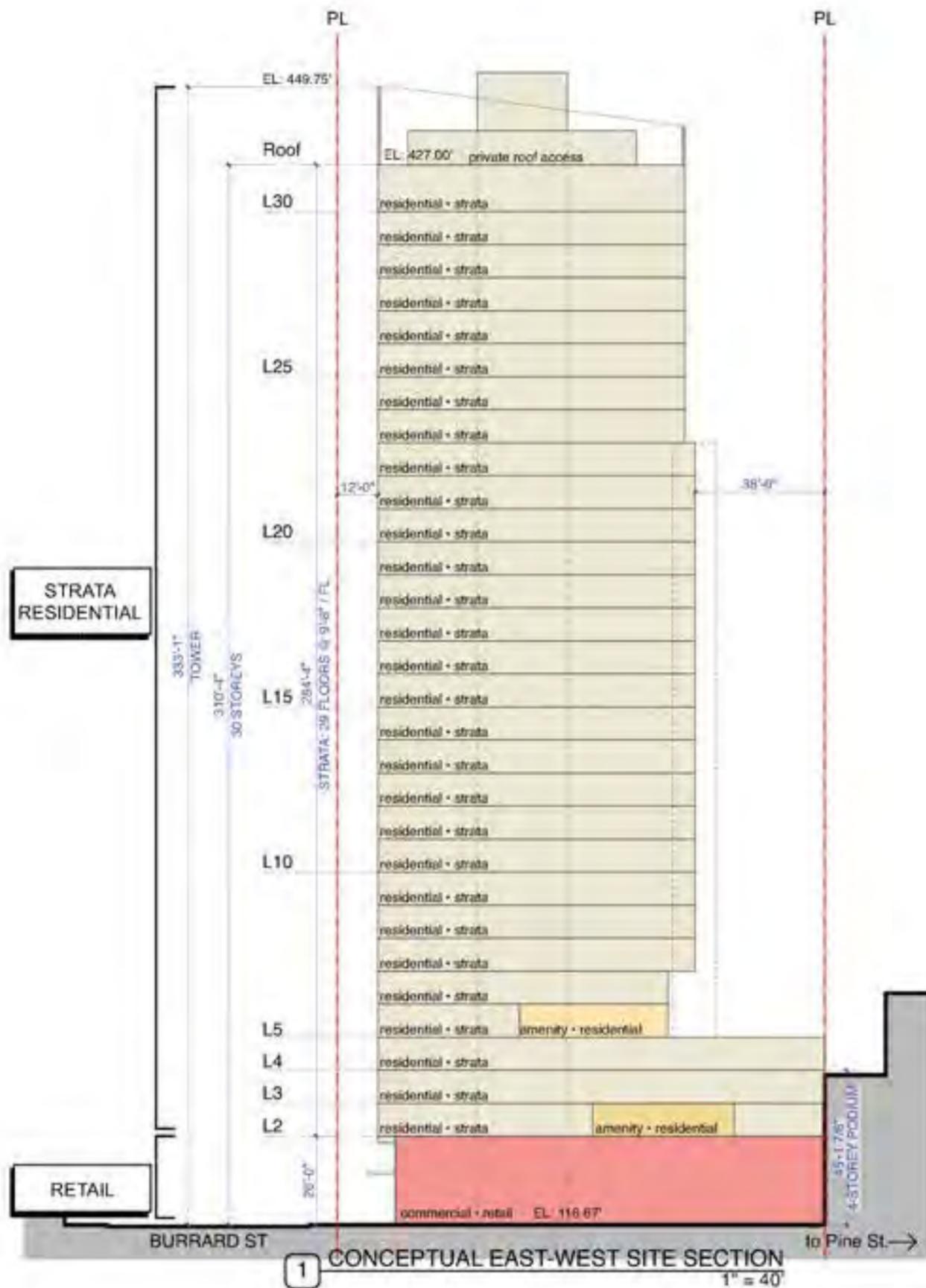
**Project Data  
Residential Unit  
Summary**

|         |               |
|---------|---------------|
| Job No. | BRO 13-06     |
| Drawn   | LL            |
| Date    | July 28, 2020 |
| Scale   | N/A           |
| Checked |               |

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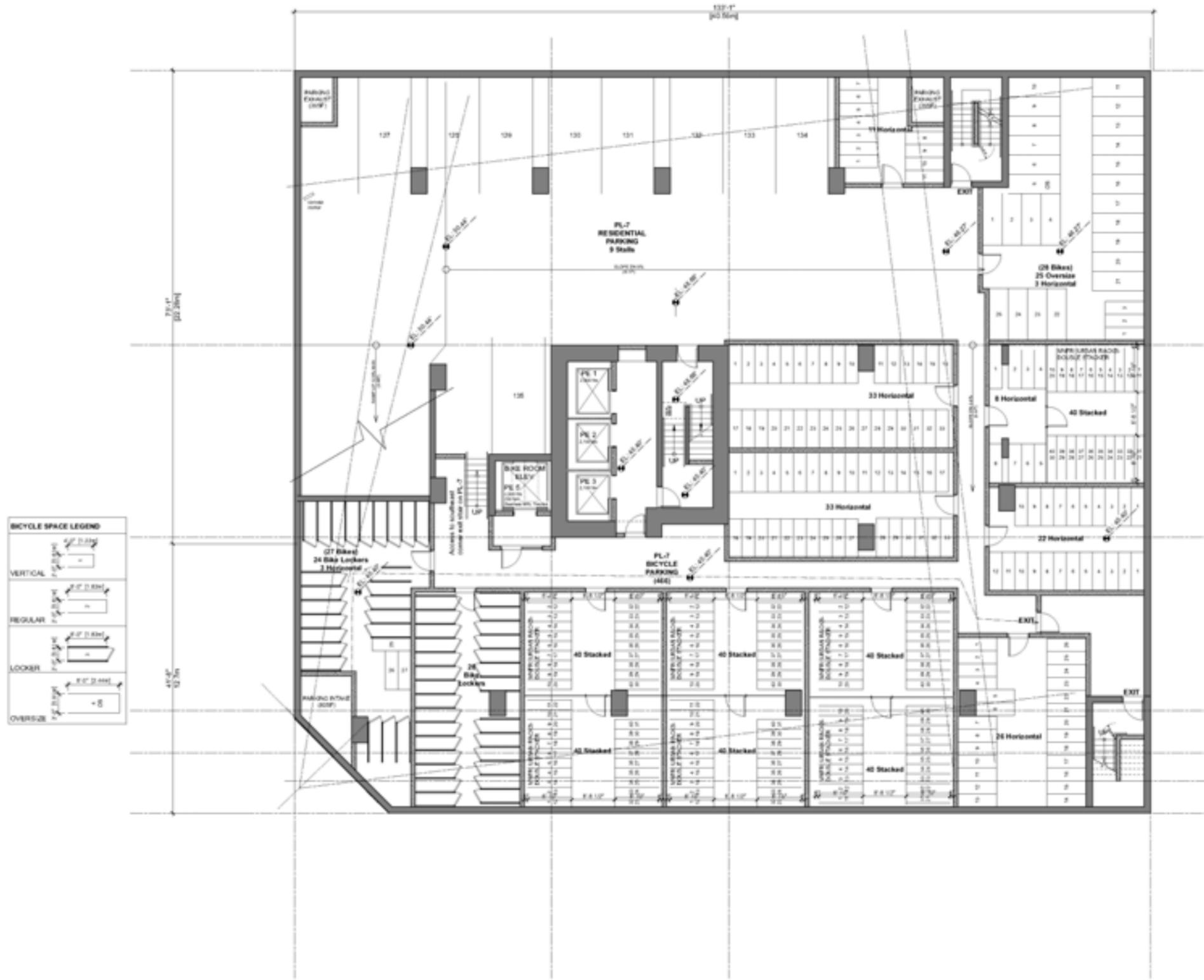
DRAWING NO.

**A1.3.**





DATE REVISION  
A 2024-06-26 Issued for Planning/Consult  
B 2024-07-28 Issued for Planning



PROJECT  
**1795 W. BROADWAY  
@ BURRARD ST**

BURRARD ST

**PL-7**

DATE: **BRO 18-06**

DESIGN: **LL**

DATE: **July 28, 2025**

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

DATE: **07/28/25**

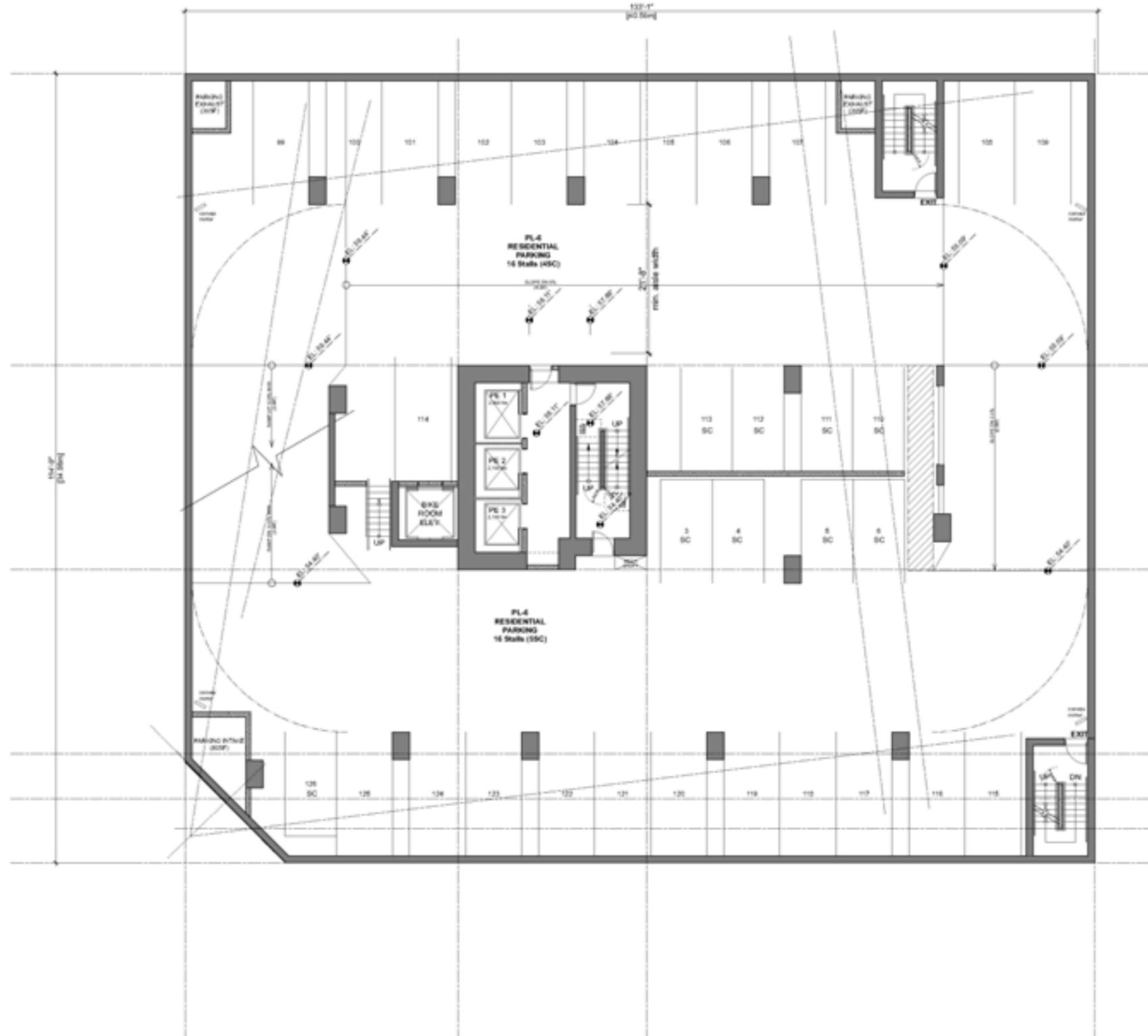
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DRAWING NO.

**A3.0**



REVISIONS  
 1. 2024-06-26 Issued for Planning/Design  
 2. 2024-07-28 Issued for Planning



PROJECT  
**1795 W. BROADWAY  
 @ BURRARD ST**

BURRARD ST

**PL-6 & PL-5**

JOB NO. **BRO 18-06**

DESIGN **LL**

DATE **July 28, 2025**

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

DATE PLOTTED

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PROJECT  
**1795 W. BROADWAY  
 @ BURRARD ST**

BURRARD ST

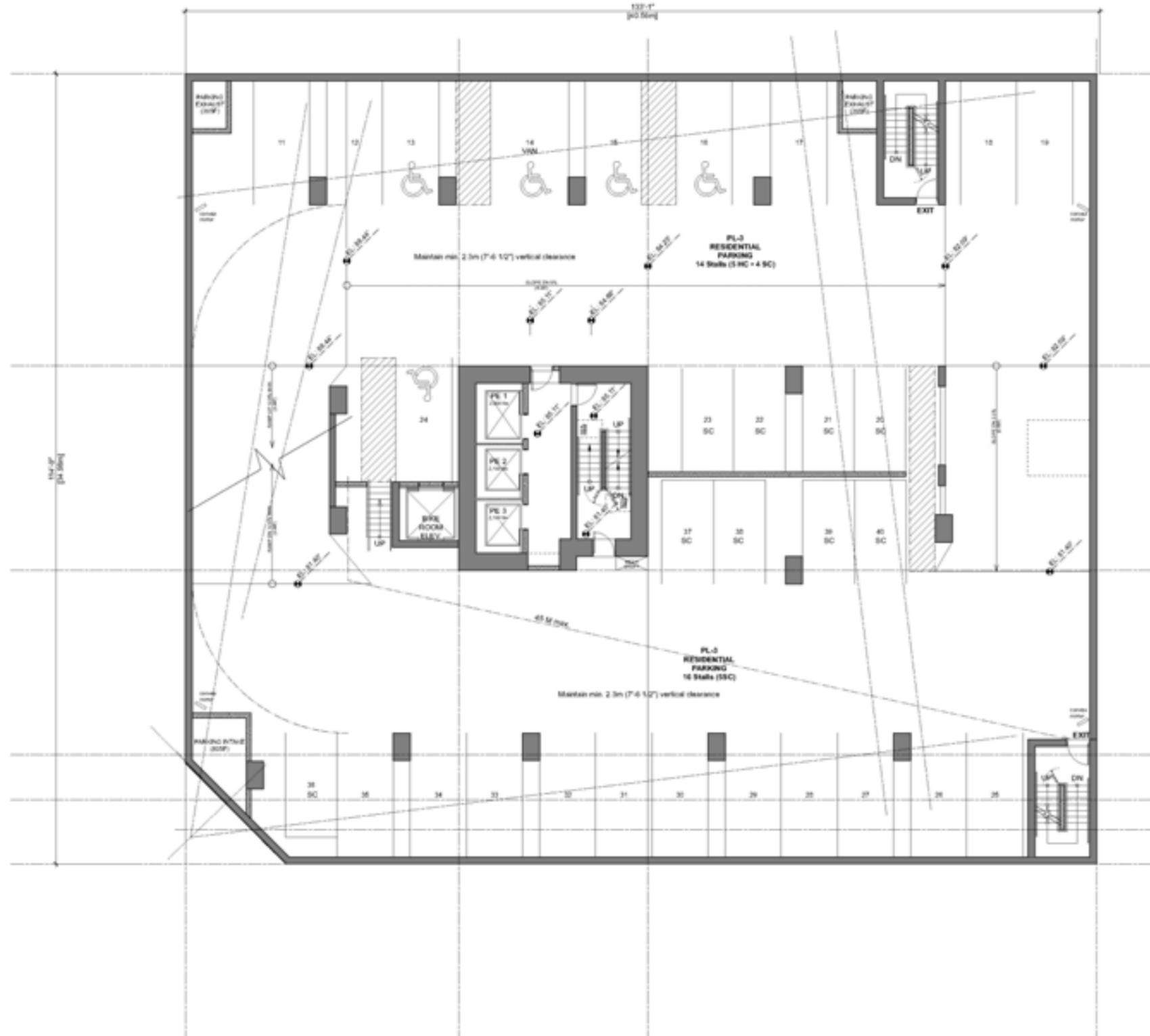
**PL-4**

DATE: **BRO 18-06**  
 DRAWN: **LL**  
 DATE: **July 28, 2025**  
 SCALE: **1/8" = 1'-0"**  
 DRAWING NO.:  
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**A3.2**



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PROJECT  
**1795 W. BROADWAY  
 @ BURRARD ST**

BURRARD ST

**PL-3**

JOB NO. **BRO 18-06**

DESIGN **LL**

DATE **July 28, 2025**

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

DATE PLOTTED

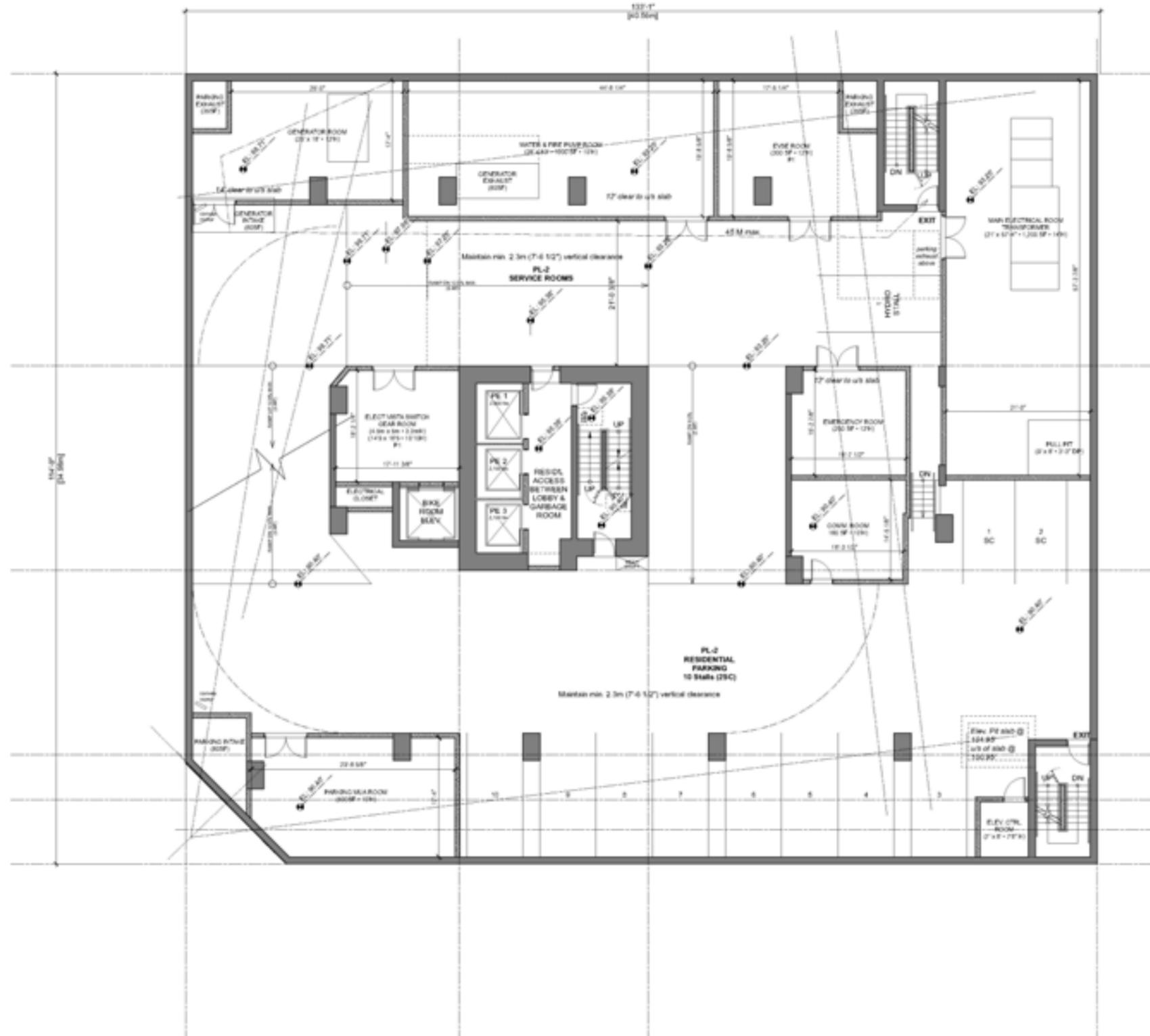
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DATE PLOTTED

**A3.3**



DATE REVISION  
A 2023-06-26 Issued for Planning/Consult  
B 2023-07-28 Issued for Planning



PROJECT  
**1795 W. BROADWAY  
@ BURRARD ST**

BURRARD ST

**PL-2**

JOB NO. **BRO 18-06**

DESIGN **LL**

DATE **July 28, 2023**

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

DATE PLOTTED

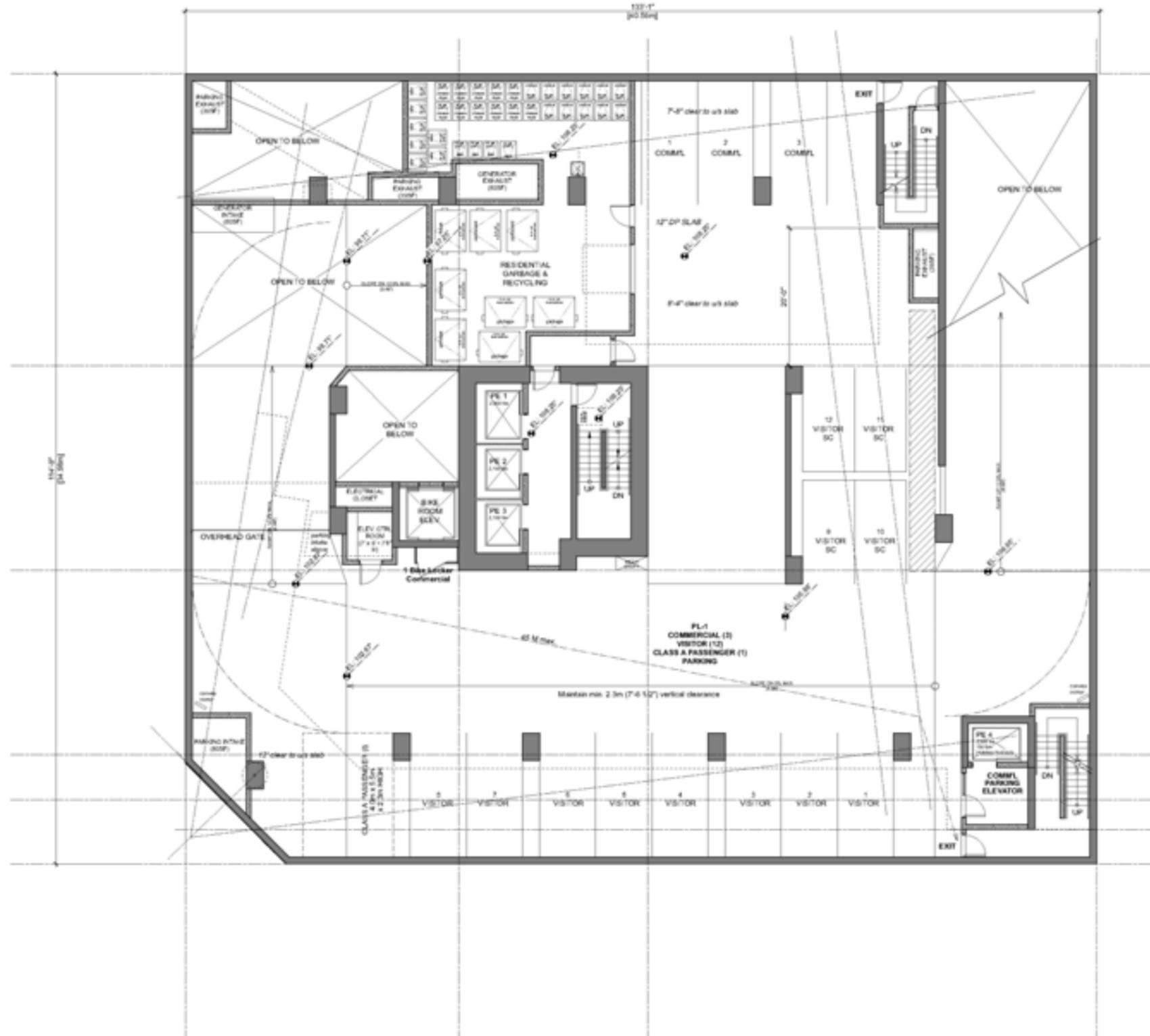
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DRAWING NO.

**A3.4**



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A. 2024-06-26 Issued for Planning Approval  
B. 2024-07-28 Issued for Planning



PROJECT  
**1795 W. BROADWAY  
@ BURRARD ST**

BURRARD ST

**PL-1**

JOB NO. **BRO 18-06**

DESIGN **LL**

DATE **July 28, 2025**

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

DATE PLOTTED

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DATE PLOTTED

**A3.5**



Legend:  
 - 1/8" = 1'-0" (Not to Scale)  
 - 1/8" = 1'-0" (Not to Scale)

# BURRARD STREET



1795 W. BROADWAY  
@ BURRARD ST

BURRARD ST

Ground

Project: BRO 18-06

Level: LL

Date: July 28, 2025

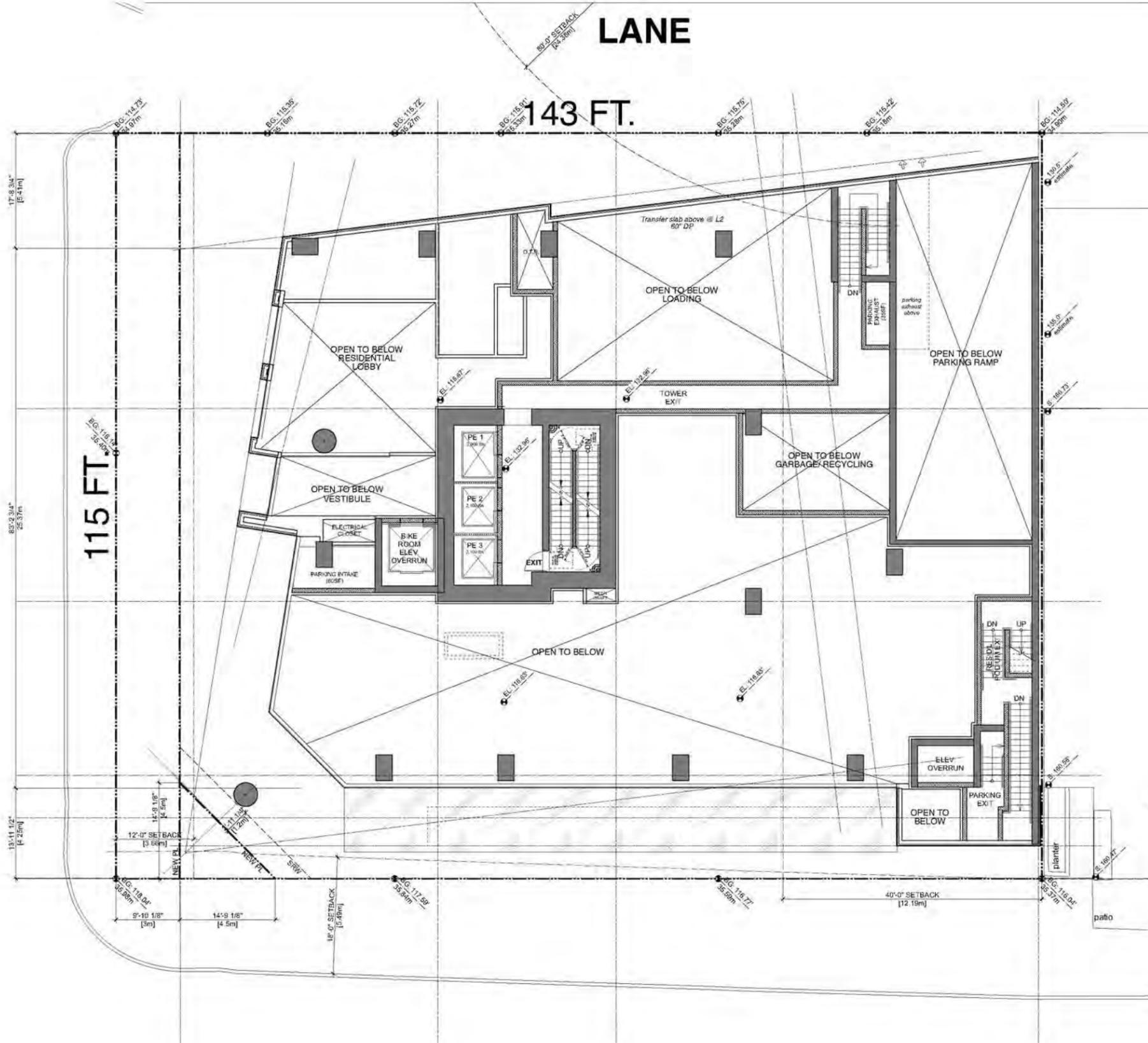
Scale: 1/8" = 1'-0"

Notes:  
 1. This drawing is for informational purposes only. It is not to be used for construction without the approval of the architect.  
 2. All dimensions are in feet and inches unless otherwise specified.  
 3. See other drawings for details.



ISSUE/REVISION  
A. 2025-06-16 Use for Planning/Enquiry  
B. 2025-07-28 Use for Planning

BURRARD STREET



PROJECT  
**1795 W. BROADWAY  
@ BURRARD ST**

BURRARD ST

FL 1.5

JOB NO: BRO 18-06

DRAWN: LL

DATE: July 28, 2025

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

CHECKED:

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DRAWING NO.:

A3.7



Legend:  
 - 100' x 10' - 10' x 10' (10' x 10' grid)  
 - 100' x 10' - 10' x 10' (10' x 10' grid)

**BURRARD STREET**



**1795 W. BROADWAY  
@ BURRARD ST**

BURRARD ST

**FL 2  
Amenity &  
Residential Strata**

Project: BRO 18-06

Level: LL

Date: July 28, 2025

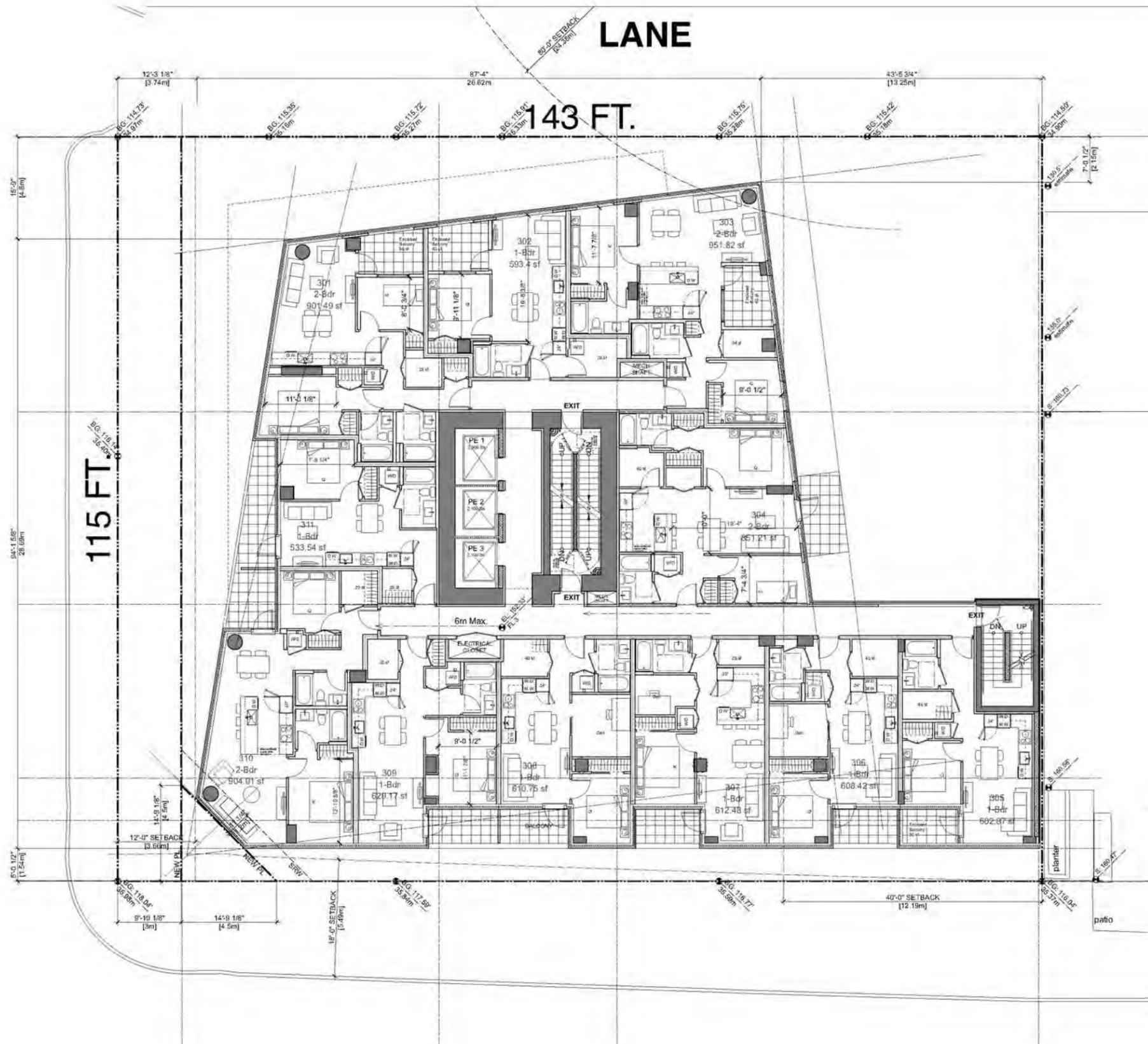
Scale: 1/8" = 1'-0"

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 2. All dimensions are in feet and inches, unless otherwise specified.  
 3. See details for construction notes.



ISSUE/REVISION  
A. 2025-06-16 Use for Planning/Enquiry  
B. 2025-07-28 Use for Rezoning

**BURRARD STREET**



PROJECT  
**1795 W. BROADWAY  
@ BURRARD ST**

BURRARD ST

**FL 3  
Residential Strata**

JOB NO: **BRO 18-06**

DRAWN: **LL**

DATE: **July 28, 2025**

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B. 2025-07-28 Use for Resolving

BURRARD STREET



PROJECT  
**1795 W. BROADWAY  
@ BURRARD ST**

BURRARD ST

**FL 4  
Residential Strata**

JOB NO. **BRO 18-06**

DRAWN **LL**

DATE **July 28, 2025**

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

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DRAWING NO.



Legend:  
 + 200 mm  
 + 250 mm  
 + 300 mm

# BURRARD STREET



1795 W. BROADWAY  
@ BURRARD ST

BURRARD ST

**FL 5**  
Amenity &  
Residential Strata

Project: BRO 18-06

Level: LL

Date: July 28, 2025

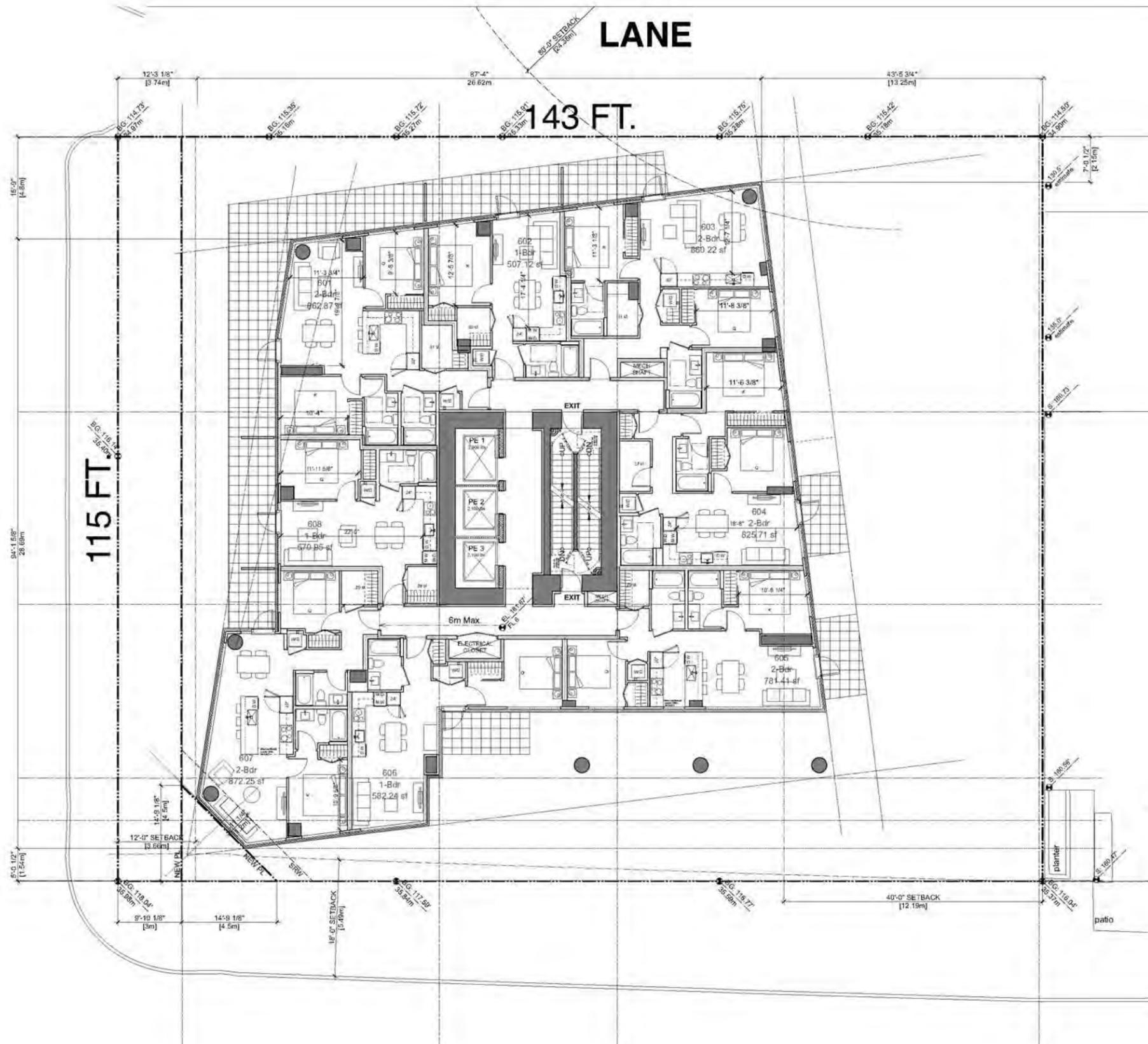
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B. 2025-07-28 Use for Resolving

# BURRARD STREET



PROJECT  
**1795 W. BROADWAY  
@ BURRARD ST**

BURRARD ST

**FL 6  
Residential Strata**

JOB NO. **BRO 18-06**

DRAWN **LL**

DATE **July 28, 2025**

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

CHECKED

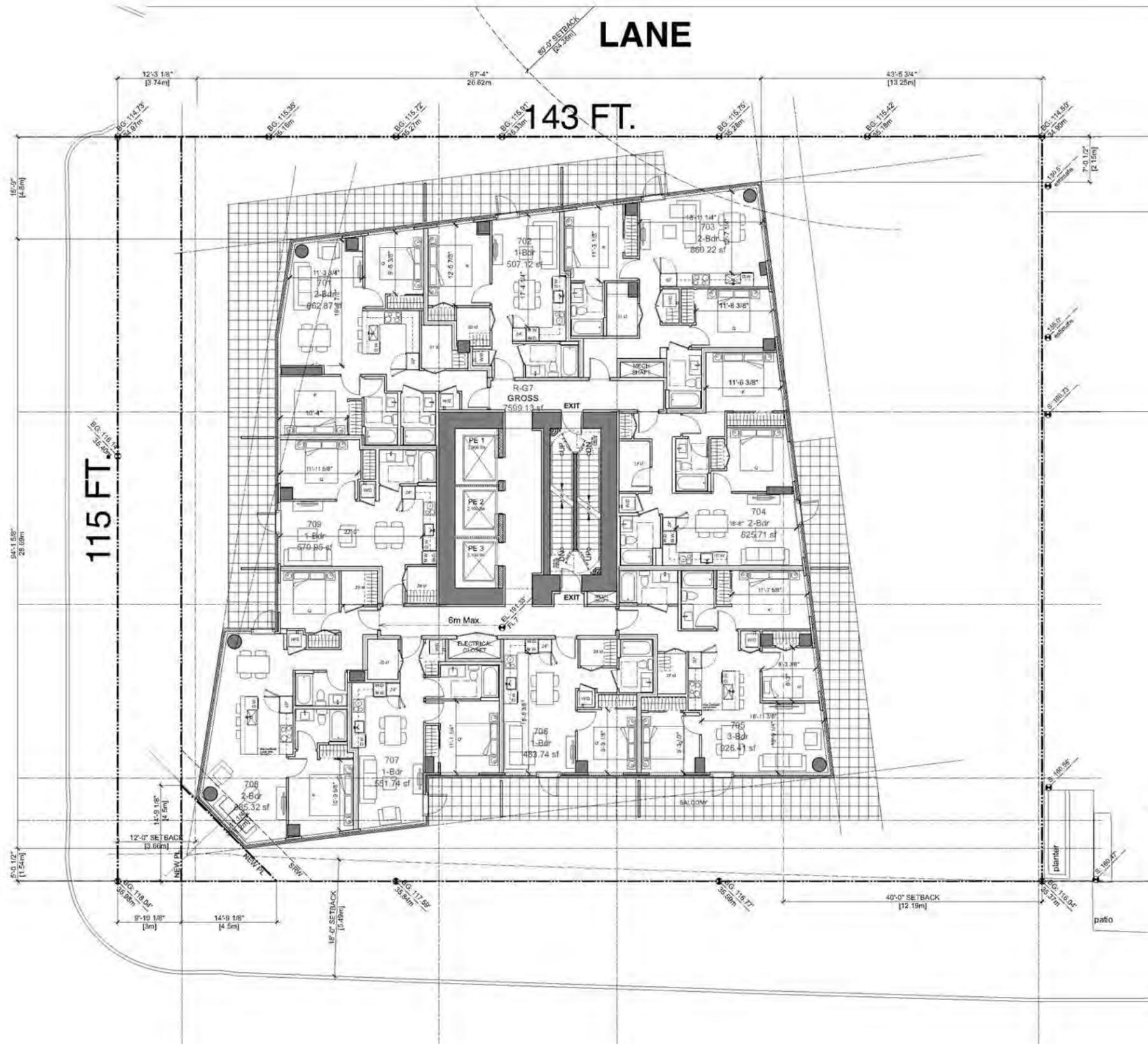
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# BURRARD STREET



PROJECT  
**1795 W. BROADWAY  
@ BURRARD ST**

BURRARD ST

**FL 7-12  
Residential Strata**

JOB NO: BRO 18-06

DRWR: LL

DATE: July 28, 2025

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

CHECKED:

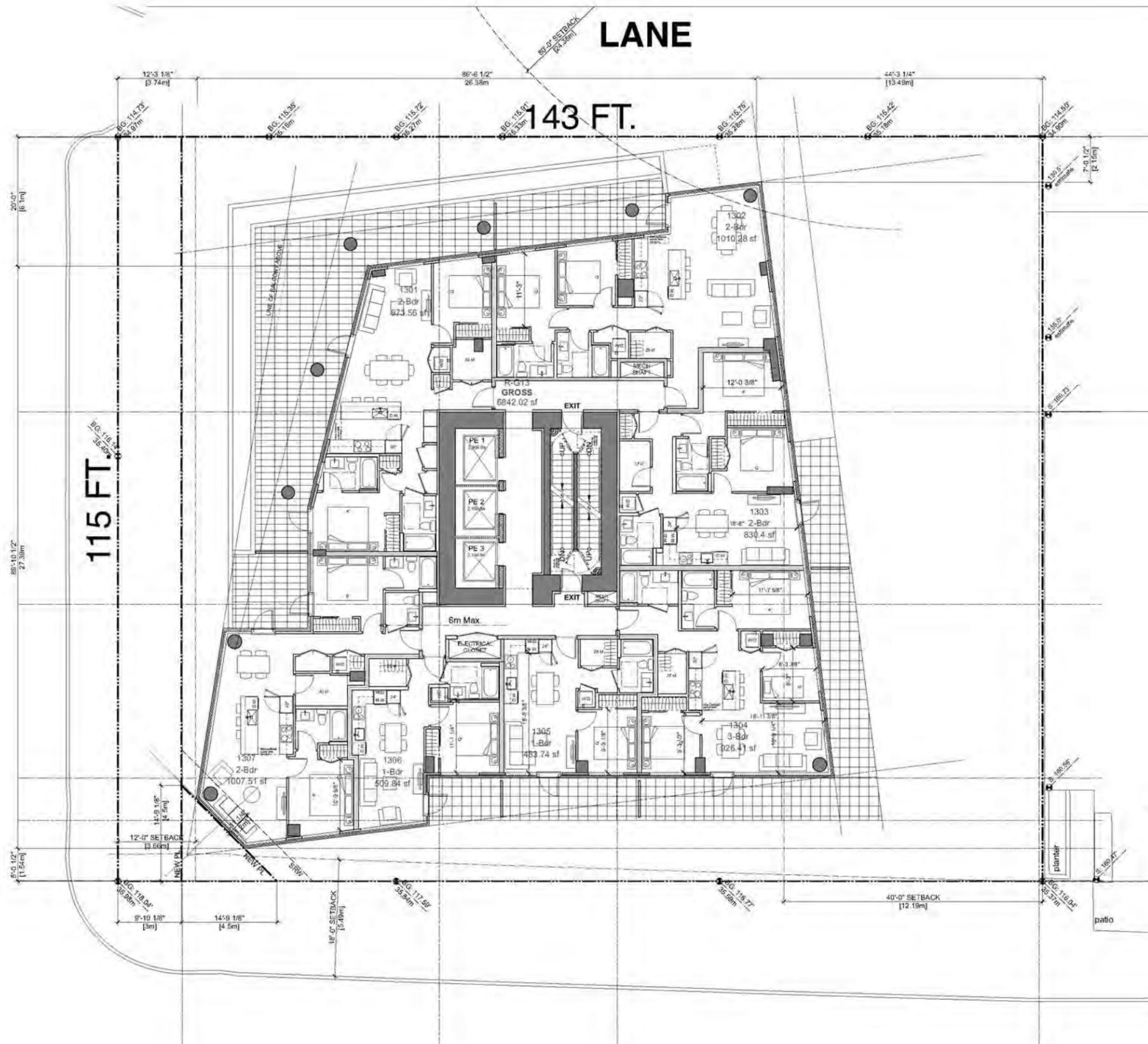
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DATE: 07/28/25



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B. 2023-07-28 Use for Resolving

# BURRARD STREET



PROJECT  
**1795 W. BROADWAY  
@ BURRARD ST**

BURRARD ST

**FL 13  
Residential Strata**

JOB NO: **BRO 18-06**

DRAWN: **LL**

DATE: **July 28, 2025**

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

CHECKED:

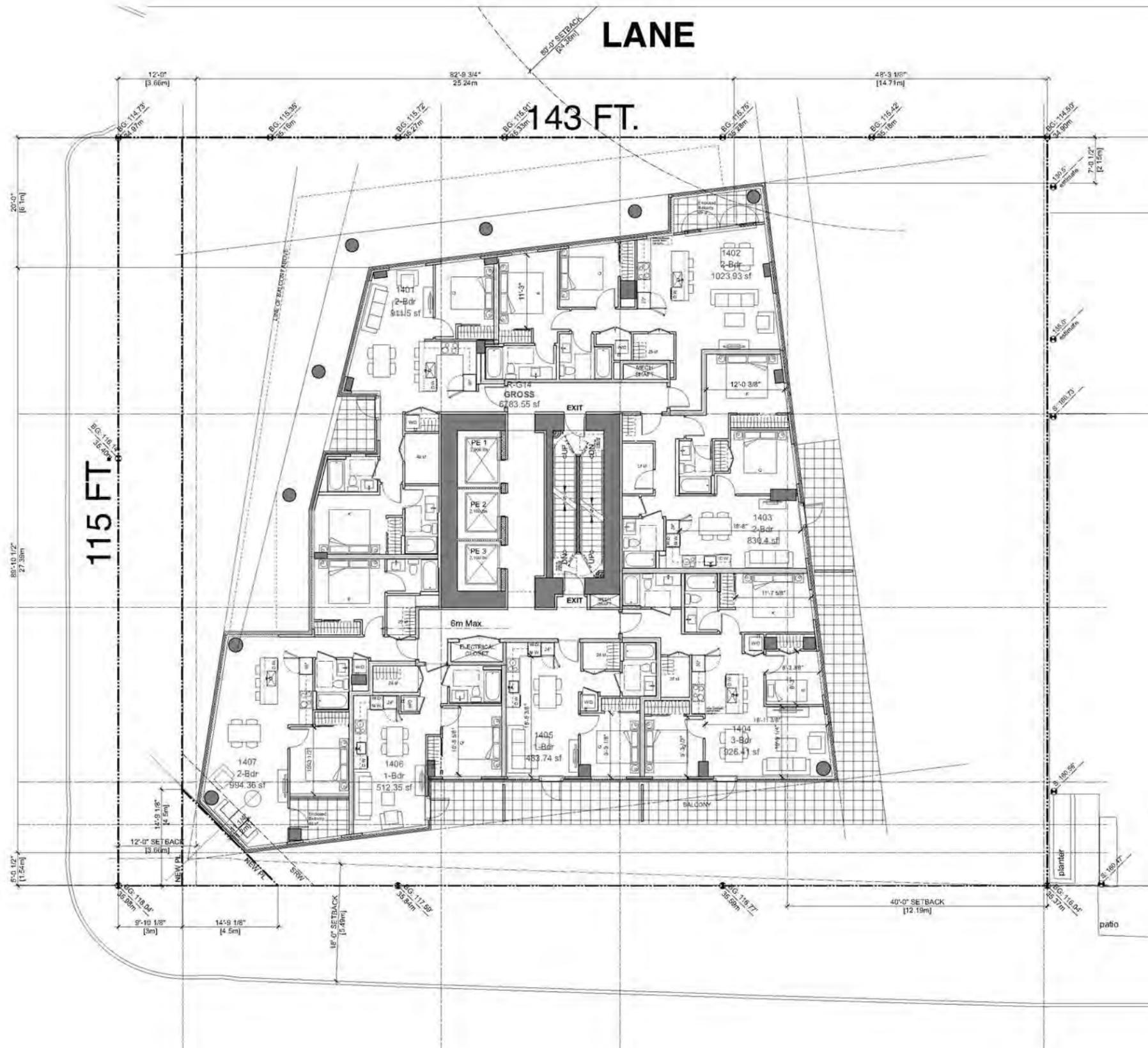
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B. 2025-07-28 Use for Rezoning

# BURRARD STREET



PROJECT  
**1795 W. BROADWAY  
@ BURRARD ST**

BURRARD ST

**FL 14  
Residential Strata**

JOB NO: BRO 18-06

DRAWN: LL

DATE: July 28, 2025

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

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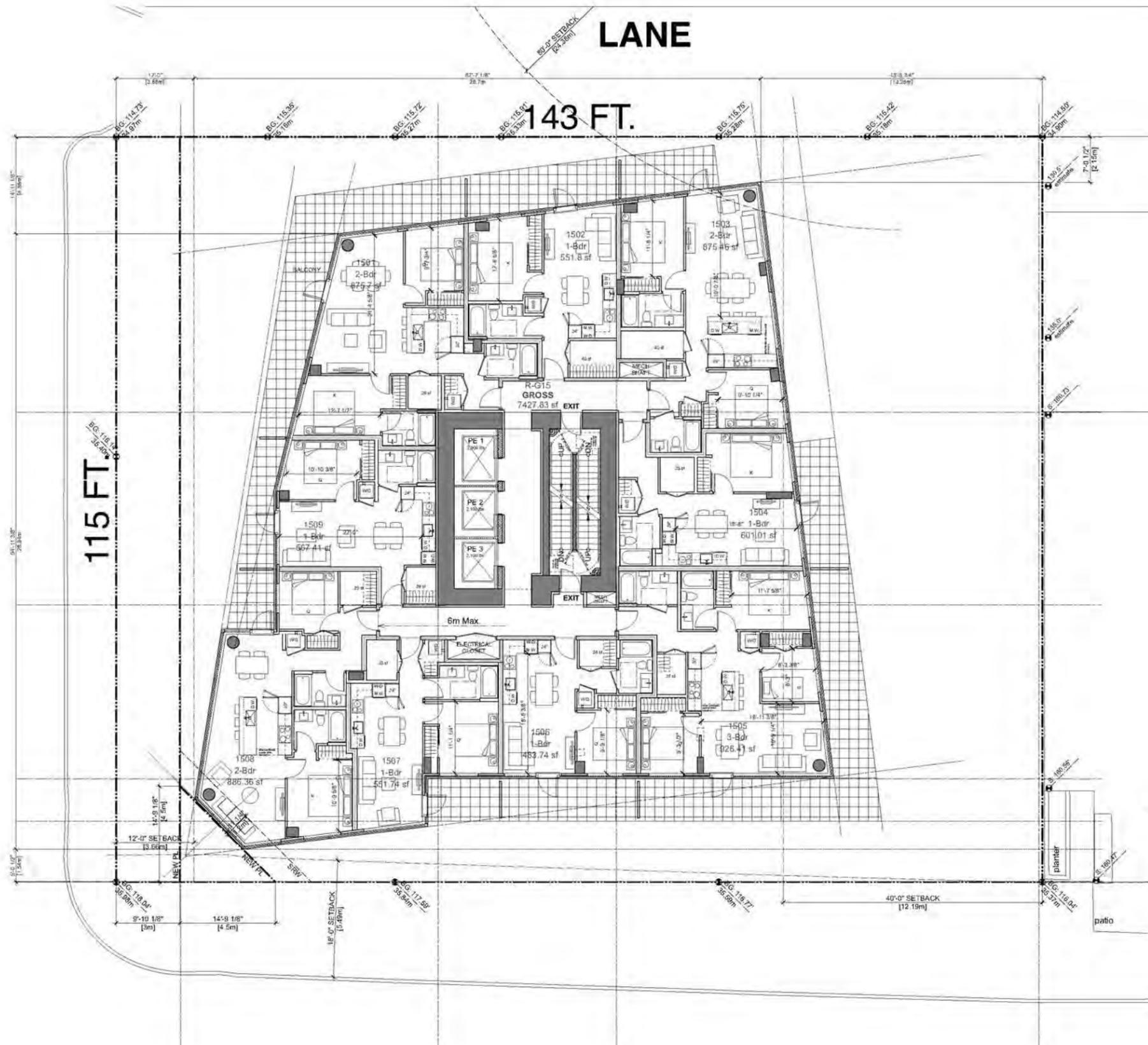
DRAWING NO.:

**A3.15**



ISSUE/REVISION  
A. 2023-06-16 Use for Planning/Enquiry  
B. 2023-07-28 Use for Rezoning

# BURRARD STREET



PROJECT  
**1795 W. BROADWAY  
@ BURRARD ST**

BURRARD ST

**FL 15-22  
Residential Strata**

JOB NO. **BRO 18-06**

DRAWN **LL**

DATE **July 28, 2025**

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

CHECKED

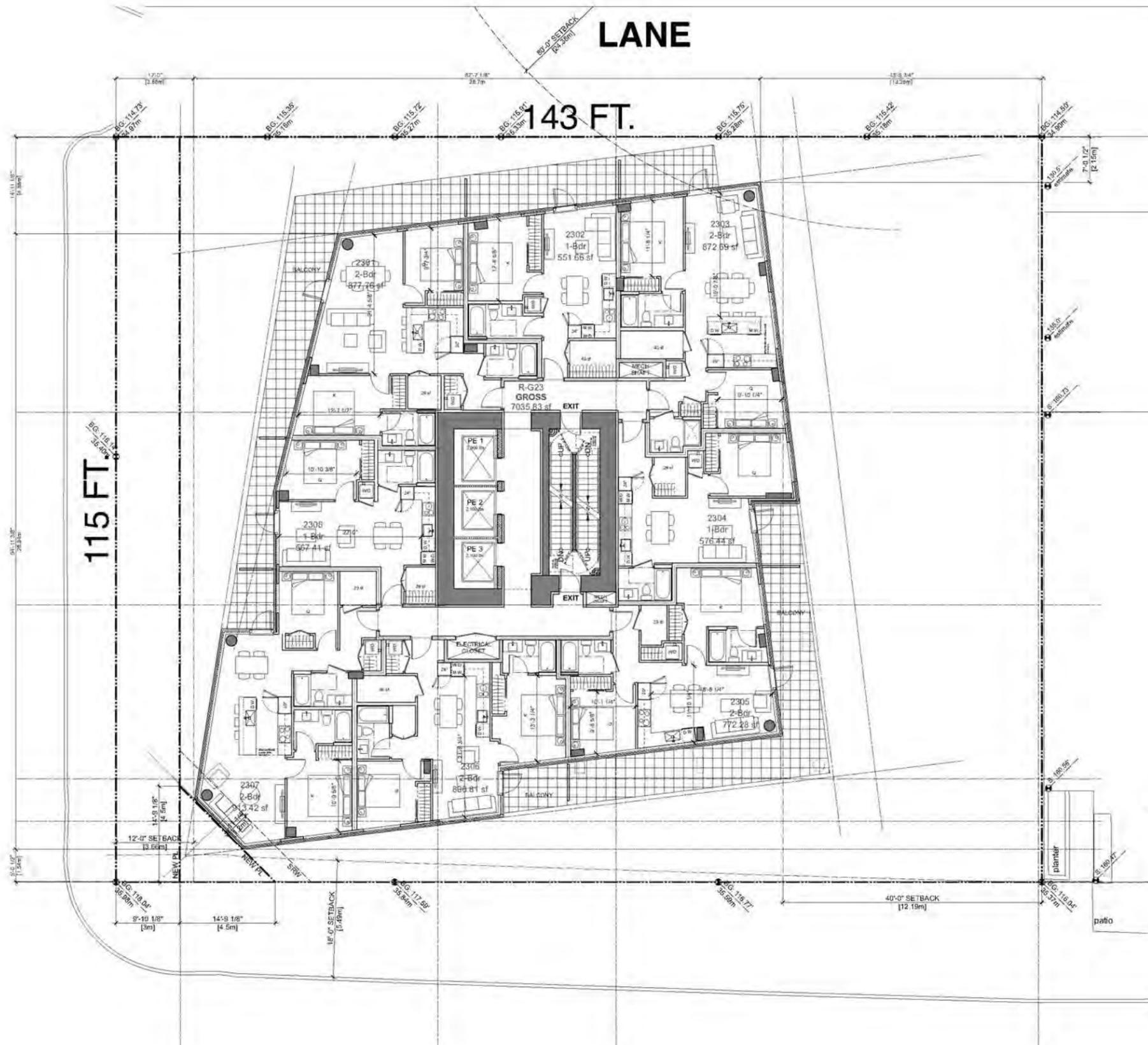
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DRAWING NO.



ISSUE/REVISION  
A. 2025-06-06 Use for Planning Enquiry  
B. 2025-07-28 Use for Rezoning

# BURRARD STREET



PROJECT  
**1795 W. BROADWAY  
@ BURRARD ST**

BURRARD ST

**FL 23-27  
Residential Strata**

JOB NO: **BRO 18-06**

DRSW: **LL**

DATE: **July 28, 2025**

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

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B. 2025-07-28 Use for Rezoning

# BURRARD STREET



PROJECT  
**1795 W. BROADWAY  
@ BURRARD ST**

BURRARD ST

**FL 28-29  
Residential Strata**

JOB NO. **BRO 18-06**

DRAWN **LL**

DATE **July 28, 2025**

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

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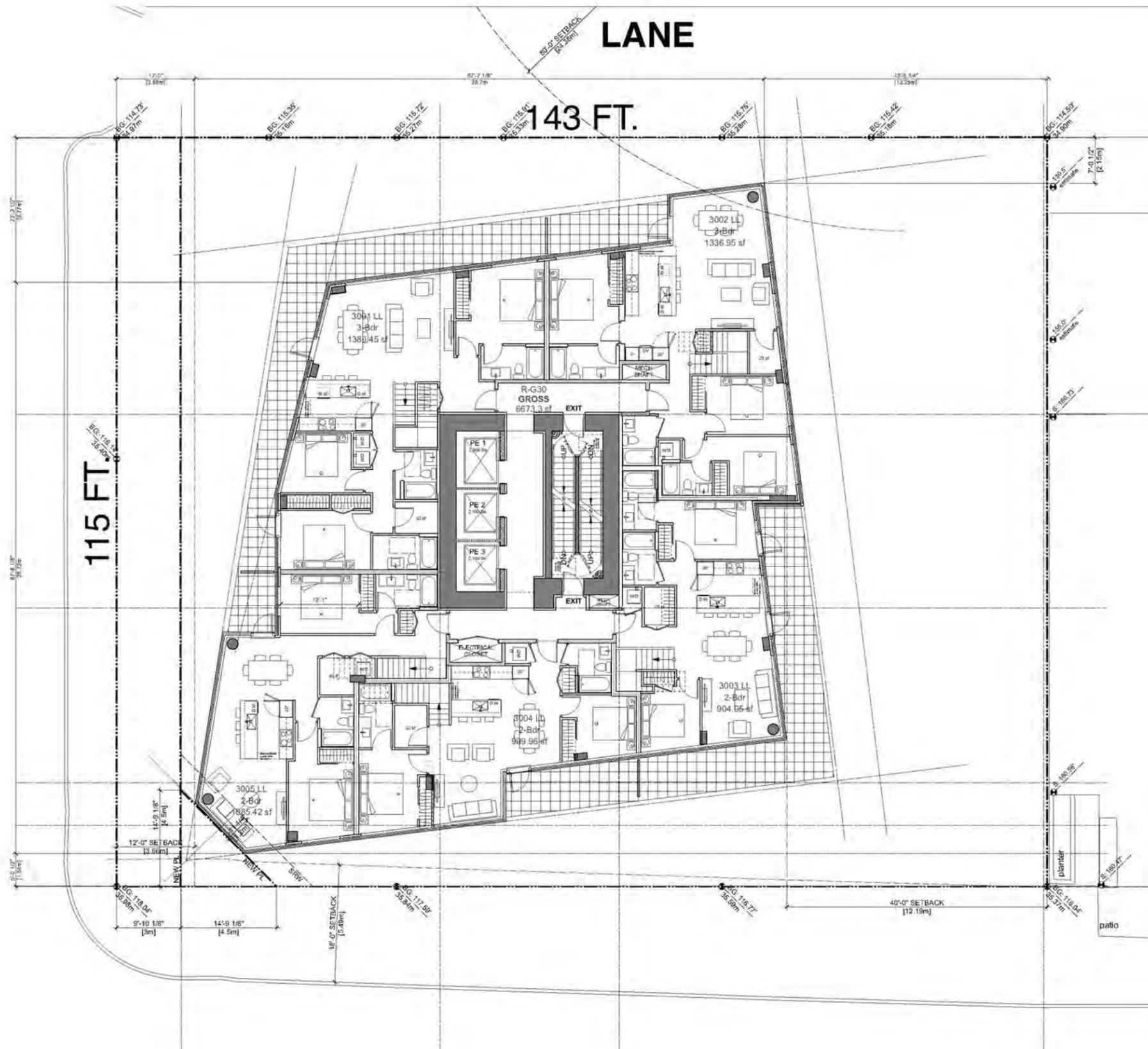
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A. 2025-06-26 Use for Planning Enquiry  
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BURRARD STREET



PROJECT  
**1795 W. BROADWAY  
@ BURRARD ST**

BURRARD ST

**FL 30  
Residential Strata**

JOB NO: BRO 18-06

DRAWN: LL

DATE: July 28, 2025

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

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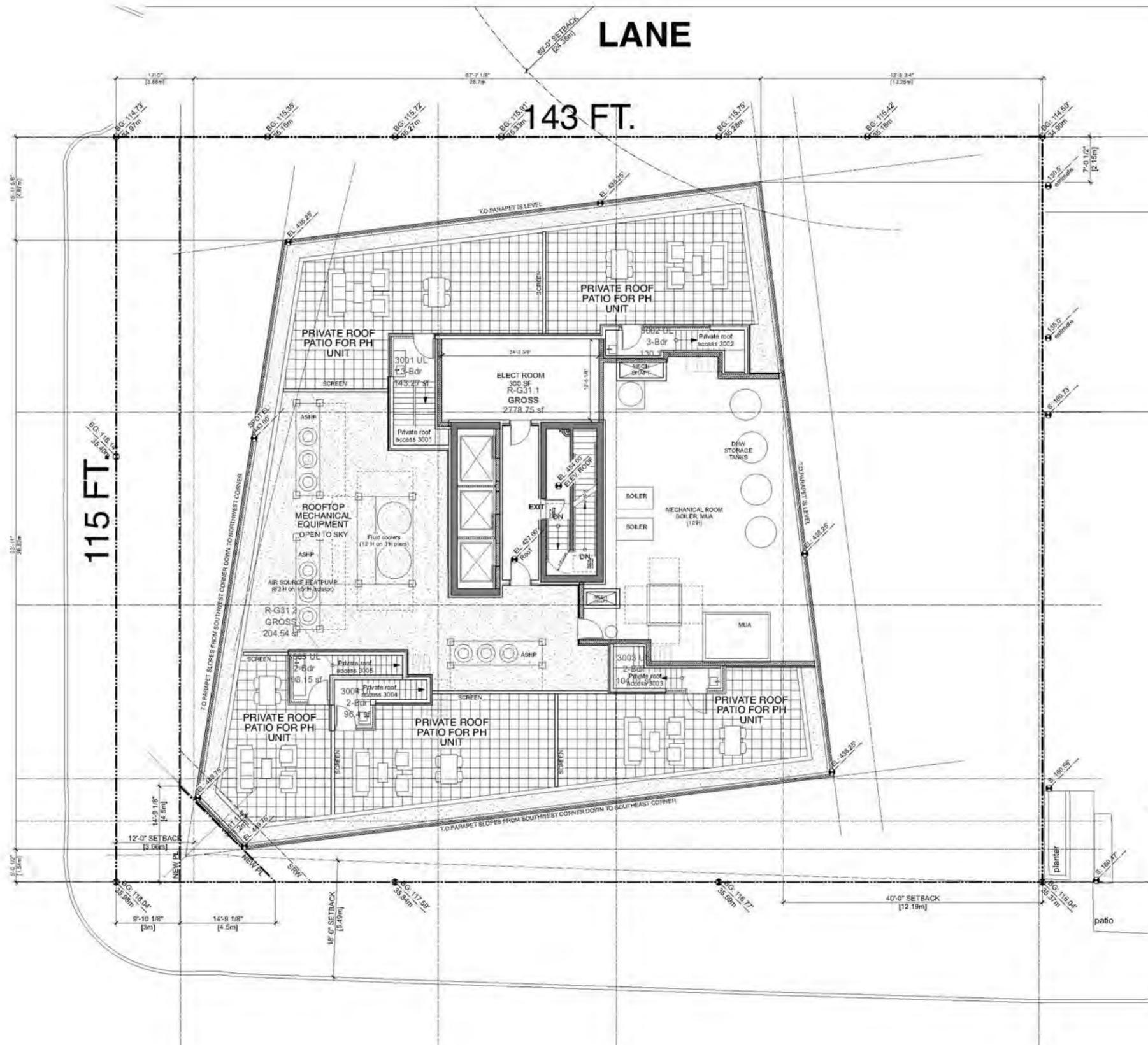
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**A3.19**



ISSUE DESCRIPTION  
A. 2023-06-06 Use for Planning/Enquiry  
B. 2023-07-28 Use for Rezoning

BURRARD STREET



PROJECT  
**1795 W. BROADWAY  
@ BURRARD ST**

BURRARD ST

Roof

JOB NO. **BRO 18-06**

DRAWN **LL**

DATE **July 28, 2025**

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

CHECKED

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DRAWING NO.

**A3.20**

PROJECT  
**1795 W. BROADWAY  
@ BURREARD ST**

BURREARD ST

**Elevations  
West & South**

Drawn: BRO 16-06  
Checked: LL  
Date: July 28, 2025  
Scale: 1/16" = 1'-0"

Notes:  
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**1795 W. BROADWAY  
@ BURREARD ST**

BURREARD ST

**Elevations  
East & North**

Project: BRO 16-06

Client: LL

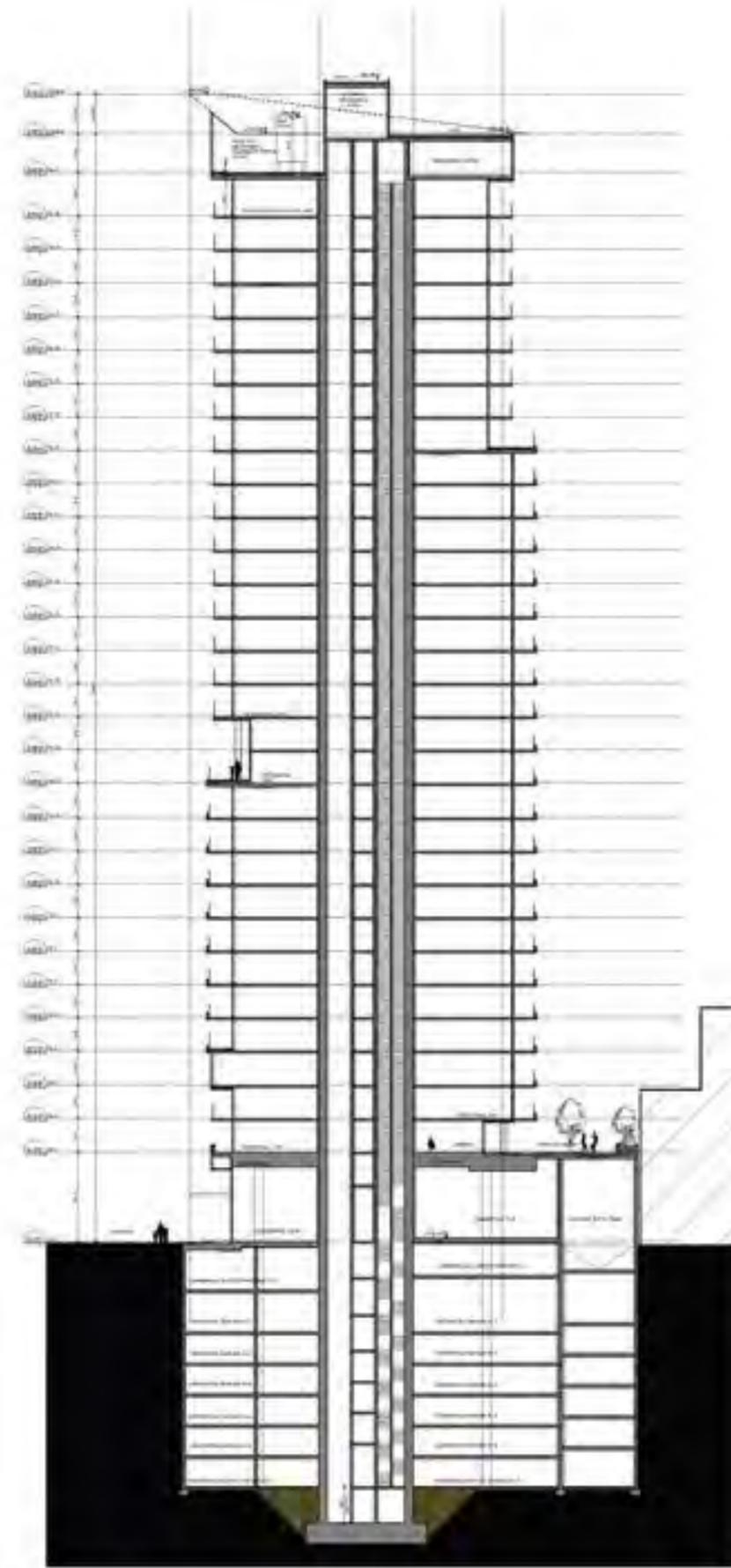
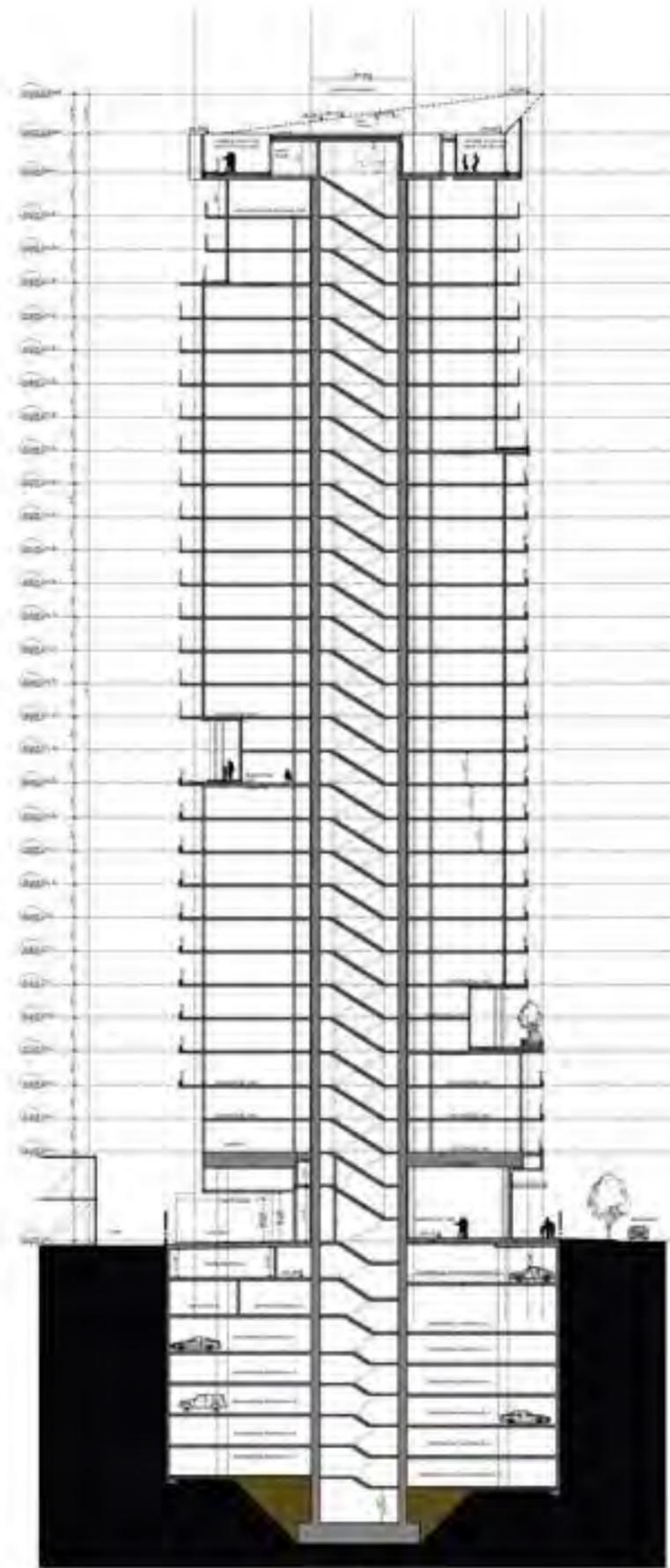
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Drawn by: [Name]





1795 W. BROADWAY  
@ BURRARD ST

BURRARD ST

Sections

|             |               |
|-------------|---------------|
| NO.         | BRO 18-00     |
| DATE        | LL            |
| DATE        | July 28, 2023 |
| SCALE       | 1/250         |
| PROJECT     |               |
| DESIGNED BY |               |
| CHECKED BY  |               |
| DATE        |               |

### REVISIONS AND ISSUES

| NO. | DATE       | DESCRIPTION         |
|-----|------------|---------------------|
| 1   | 2025-07-28 | ISSUED FOR REZONING |

**PROJECT NAME**  
Broadway and Burrard

**CIVIC ADDRESS**  
1795 W Broadway

**LEGAL ADDRESS**

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| L0.03 | PRECEDENTS L5                |
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### PROJECT

**Broadway and Burrard**

### ADDRESS

**1795 W Broadway**

### DRAWING TITLE

**COVER**

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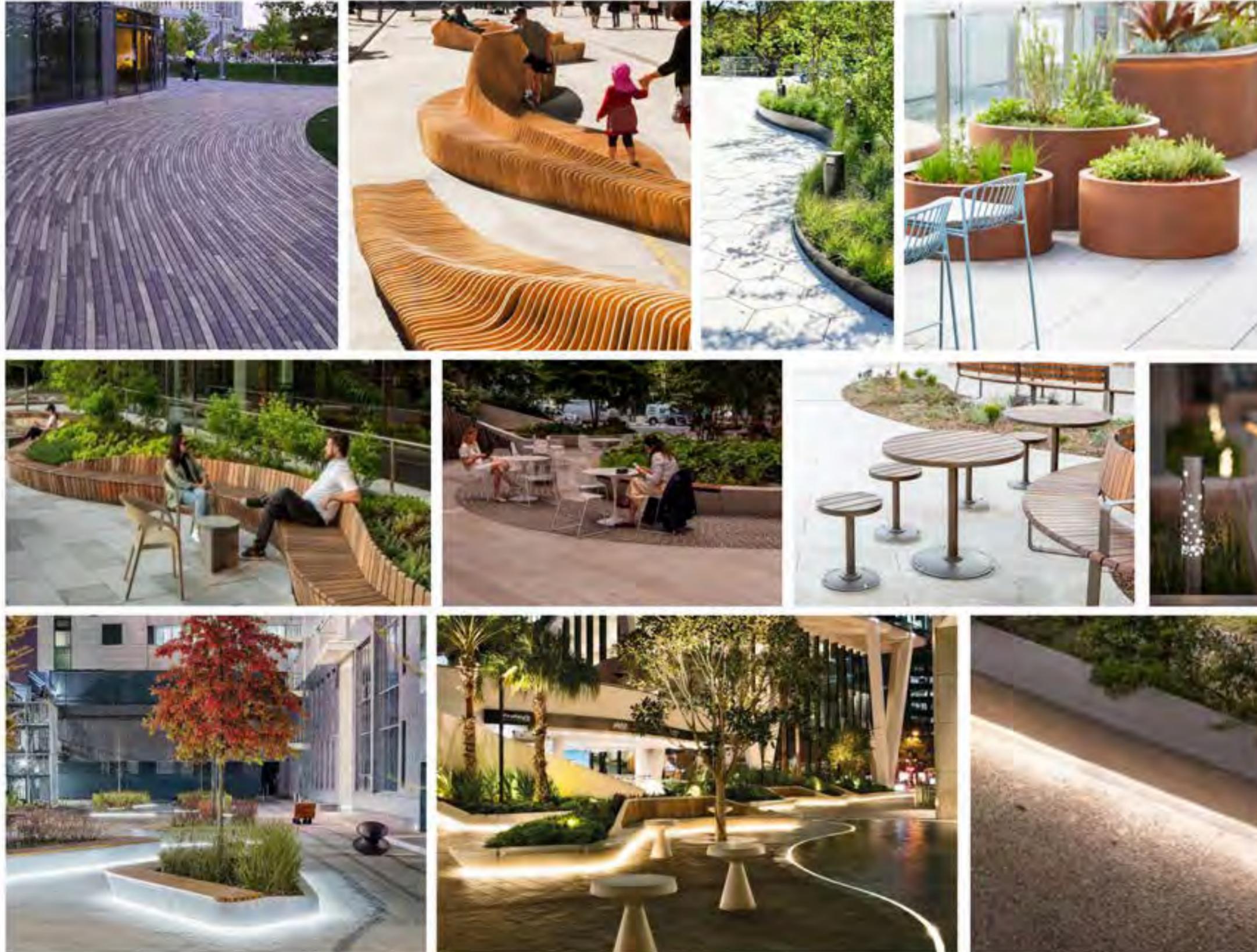
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| REVIEWED    | GB             |

### DRAWING

# L0.00

**GROUND LEVEL PLAZA**



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PROJECT

**Broadway and Burrard**

ADDRESS

1795 W Broadway

DRAWING TITLE

**PRECEDENTS L1**

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| FILE NAME   | 25056 PLAN.vrx |
| PLOTTED     | 2025-07-28     |
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DRAWING

**L0.01**

**L2 CHILDREN'S PLAY AREA**



**L2 EXERCISE AREA / LOUNGE**



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PROJECT

Broadway and Burrard

ADDRESS

1795 W Broadway

DRAWING TITLE

PRECEDENTS L2

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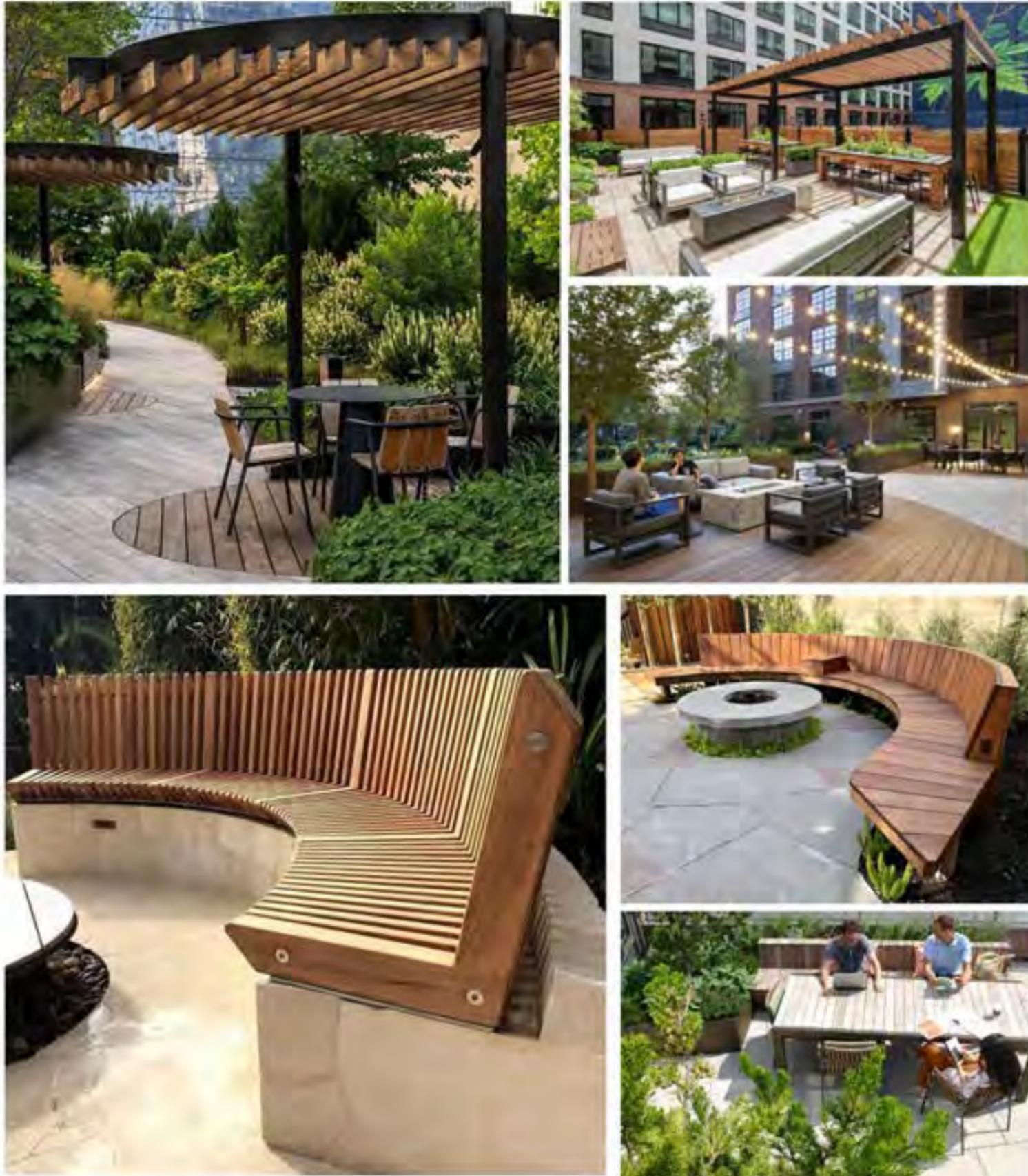
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| PLOTTED     | 2025-07-28      |
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DRAWING

**L0.02**

L5 AMENITY AREA



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PROJECT

Broadway and Burrard

ADDRESS

1795 W Broadway

DRAWING TITLE

PRECEDENTS L5

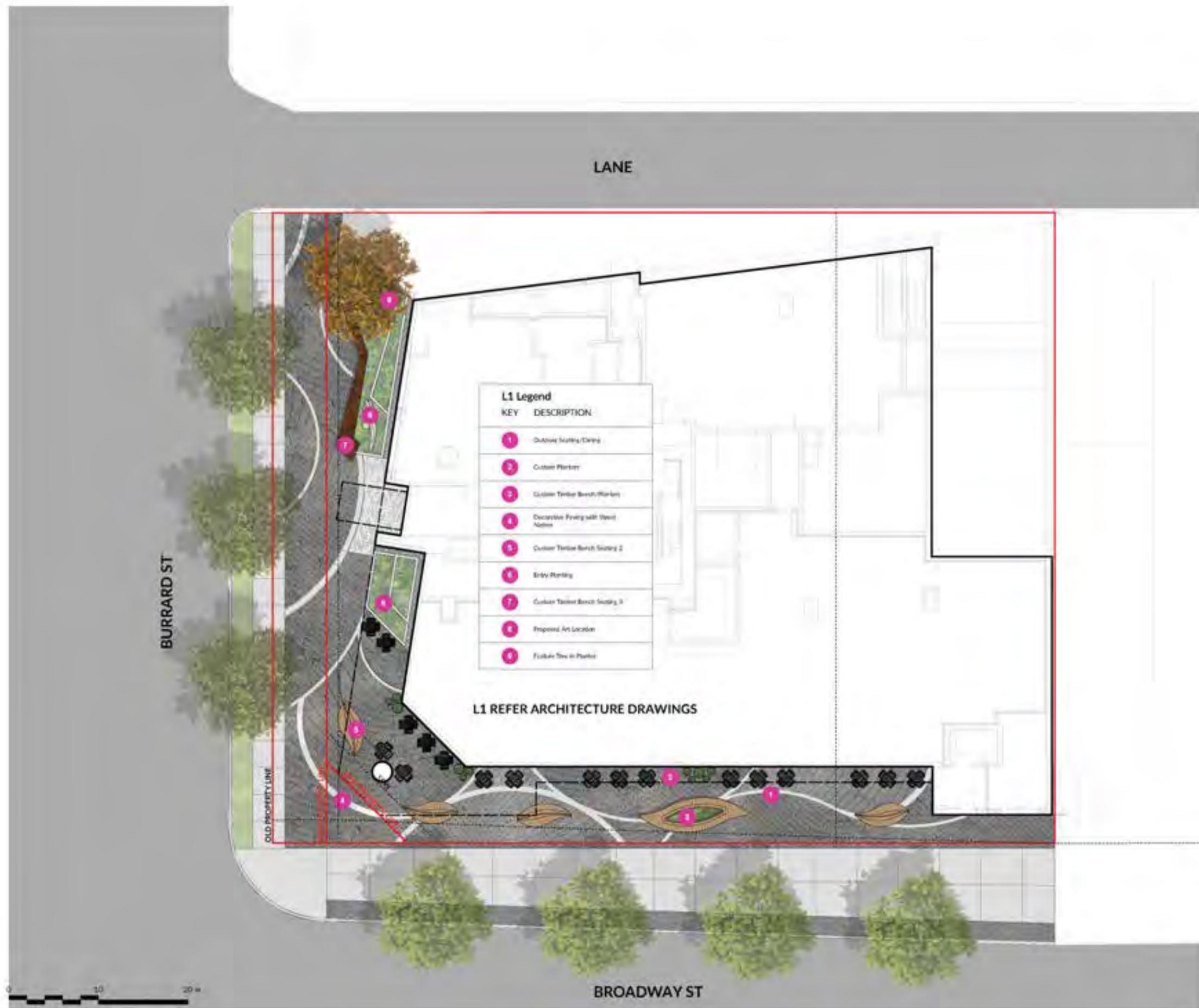
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| PLOTTED     | 2025-07-28     |
| DRAWN       | AE / LB        |
| REVIEWED    | GB             |

DRAWING

# L0.03



**L1 Legend**

| KEY | DESCRIPTION                          |
|-----|--------------------------------------|
| 1   | Outdoor Seating/Tables               |
| 2   | Outdoor Planters                     |
| 3   | Custom Timber Bench/Planters         |
| 4   | Decorative Fencing with Glass Panels |
| 5   | Custom Timber Bench Seating 2        |
| 6   | Entry Planting                       |
| 7   | Custom Timber Bench Seating 3        |
| 8   | Proposed Art Location                |
| 9   | Future Tree in Planter               |

L1 REFER ARCHITECTURE DRAWINGS

PROJECT  
 Broadway and Burrard

ADDRESS  
 1795 W Broadway

DATE  
 2025-07-28

### LAYOUT AND MATERIALS PLAN L1

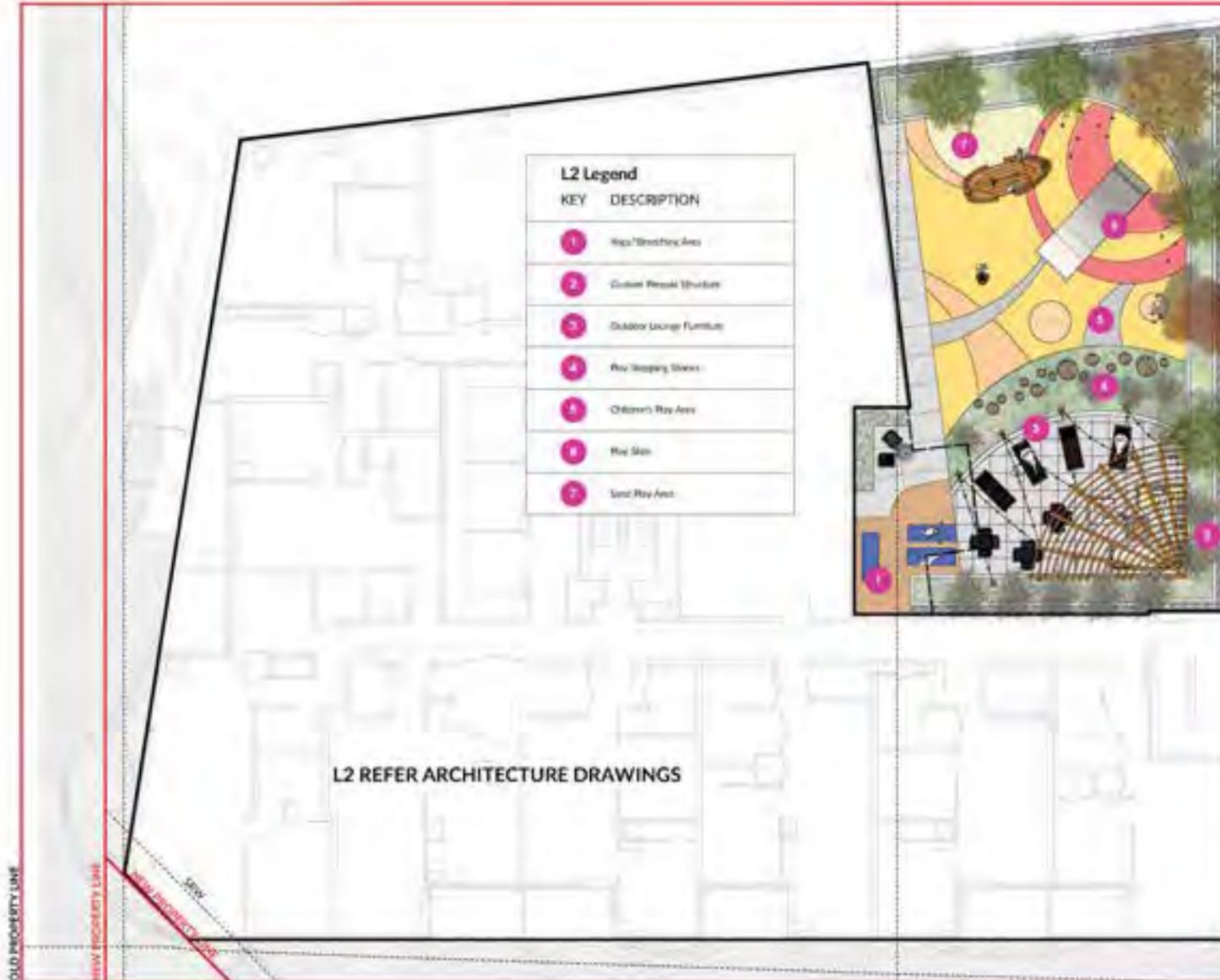
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| NO. | DATE       | DESCRIPTION       |
|-----|------------|-------------------|
| 1   | 2025-07-28 | LAYOUT FOR RECORD |

# L1.01

LANE

BURRARD ST



L2 REFER ARCHITECTURE DRAWINGS

BROADWAY ST

PROJECT  
 Broadway and Burrard

ADDRESS  
 1795 W Broadway

DATE  
 2025.07.28

### LAYOUT AND MATERIALS PLAN L2

SCALE  
 1:100

| NO. | DATE       | DESCRIPTION        |
|-----|------------|--------------------|
| 1   | 2025.07.28 | ISSUED FOR PERMITS |

# L1.02



LANE

BURRARD ST



L5 REFER ARCHITECTURE DRAWINGS

PROJECT  
 Broadway and Burrard

ADDRESS  
 1795 W Broadway

DATE  
 LAYOUT AND MATERIALS PLAN L5

SCALE  
 1:100

|             |                                 |
|-------------|---------------------------------|
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| DATE        | 2025-07-28                      |
| REVISION    | 2505A PLAN L5                   |
| CLIENT      | 2025-07-28                      |
| DESIGNER    | AE / LB / [unintelligible] / GB |

BROADWAY ST

# L1.03

NOTE:  
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BURRARD ST



REFER ARCHITECTURE DRAWINGS

OLD PROPERTY LINE

NEW PROPERTY LINE

BROADWAY ST

PROJECT  
Broadway and Burrard

ADDRESS  
1790 W Broadway

DATE  
2025-07-28  
LAYOUT AND MATERIALS PLAN  
ROOFTOP

CLIENT  
PWL PARTNERSHIP

SCALE  
1:100

PROJECT NO. 2505A  
DATE 2025-07-28  
DRAWN BY 2505A-PLAN-001  
CHECKED BY 2505A-07-28  
DESIGNER AE 118 ARCHITECT CB

L1.04



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### PROJECT

Broadway and Burrard

### ADDRESS

1795 W Broadway

### DRAWING TITLE

REPRESENTATIVE PLANT LIST

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|  | Scale |

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### DRAWING

# L2.01

| ID                        | Qty | Botanical Name                                    | Common Name           | Scheduled Size Specimen | Remarks    |
|---------------------------|-----|---|-----------------------|-------------------------|------------|
| <b>Trees</b>              |     |   |                       |                         |            |
| <b>Shrubs</b>             |     |   |                       |                         |            |
| 026                       |     | <i>Cornus sericea</i> 'Kelseyii'                  | Amelanchier           | 42 gal                  | 75cm (24") |
| 024                       |     | <i>Gaultheria shallon</i>                         | Salal                 | 42 gal                  | 75cm (24") |
| 027                       |     | <i>Oemleria cerasiformis</i>                      | Amelanchier           | 42 gal                  | 80cm (26") |
| 028                       |     | <i>Rosa nootkana</i>                              | Wild rose             | 42 gal                  | 75cm (24") |
| 029                       |     | <i>Salix purpurea</i> 'Nana'                      | Willow Purple Dwarf   | 42 gal                  | 75cm (24") |
| 030                       |     | <i>Skimmia japonica</i>                           | Japanese Sassafras    | 42 gal                  | 80cm (26") |
| 031                       |     | <i>Spiraea douglasii</i>                          | Douglas' Spiraea      | 42 gal                  | 75cm (24") |
| 032                       |     | <i>Vaccinium ovatum</i>                           | Evergreen Huckleberry | 42 gal                  | 75cm (24") |
| <b>Ground Cover</b>       |     |   |                       |                         |            |
| 033                       |     | <i>Arctostaphylos uva-ursi</i>                    | Arctostaphylos        | 42 gal                  | 18cm (6")  |
| 034                       |     | <i>Fragaria chiloensis</i>                        | Strawberry            | 42 gal                  | 18cm (6")  |
| 035                       |     | <i>Mahonia nervosa</i>                            | Shrub 'Oregon Grape'  | 42 gal                  | 40cm (16") |
| 036                       |     | <i>Mahonia repens</i>                             | Shrub 'Oregon Grape'  | 42 gal                  | 40cm (16") |
| <b>Perennials</b>         |     |   |                       |                         |            |
| 037                       |     | <i>Achillea millefolium</i>                       | Yarrow                | 42 gal                  | 75cm (24") |
| 038                       |     | <i>Aquilegia formosa</i>                          | Shrub 'Oregon Grape'  | 42 gal                  | 75cm (24") |
| 039                       |     | <i>Echinacea purpurea</i>                         | Shrub 'Oregon Grape'  | 42 gal                  | 75cm (24") |
| 040                       |     | <i>Iris versicolor</i>                            | Shrub 'Oregon Grape'  | 42 gal                  | 75cm (24") |
| 041                       |     | <i>Polygonatum biflorum</i>                       | Shrub 'Oregon Grape'  | 42 gal                  | 75cm (24") |
| <b>Ornamental Grasses</b> |     |   |                       |                         |            |
| 042                       |     | <i>Calamagrostis x acutiflora</i> 'Karl Foerster' | Shrub 'Oregon Grape'  | 42 gal                  | 75cm (24") |
| 043                       |     | <i>Pennisetum alopecuroides</i> 'Hamelin'         | Shrub 'Oregon Grape'  | 42 gal                  | 75cm (24") |
| 044                       |     | <i>Carex elata</i> 'Aurea'                        | Shrub 'Oregon Grape'  | 42 gal                  | 75cm (24") |
| 045                       |     | <i>Carex obnupta</i>                              | Shrub 'Oregon Grape'  | 42 gal                  | 75cm (24") |
| 046                       |     | <i>Juncus effusus</i>                             | Shrub 'Oregon Grape'  | 42 gal                  | 75cm (24") |
| 047                       |     | <i>Blechnum spicant</i>                           | Shrub 'Oregon Grape'  | 42 gal                  | 75cm (24") |
| 048                       |     | <i>Polystichum munitum</i>                        | Shrub 'Oregon Grape'  | 42 gal                  | 75cm (24") |

### SHRUBS



*Cornus sericea 'Kelseyii'*



*Gaultheria shallon*



*Oemleria cerasiformis*



*Rosa nootkana*



*Salix purpurea 'Nana'*



*Skimmia japonica*



*Spiraea douglasii*



*Vaccinium ovatum*

### TREES



*Acer palmatum 'Green'*



*Amelanchier alnifolia*



*Carpinus caroliniana 'Columnaris'*



*Styrax japonica*

### GROUND COVER



*Arctostaphylos uva-ursi*



*Fragaria chiloensis*



*Mahonia nervosa*



*Mahonia repens*

### PERENNIALS



*Achillea millefolium*



*Aquilegia formosa*



*Echinacea purpurea*



*Iris versicolor*



*Polygonatum biflorum*

### ORNAMENTAL GRASSES



*Calamagrostis x acutiflora 'Karl Foerster'*



*Pennisetum alopecuroides 'Hamelin'*

### AQUATIC PLANTS



*Carex elata 'Aurea'*



*Carex obnupta*



*Juncus effusus*

### FERNS



*Blechnum spicant*



*Polystichum munitum*

LANE



# PWL

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### REVISIONS AND ISSUES

| NO. | DATE       | DESCRIPTION         |
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### PROJECT

Broadway and Burrard

### ADDRESS

1795 W Broadway

### DRAWING TITLE

GRADING PLAN L1

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### NORTH



### SCALE

1:200

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### DRAWING

# L3.01

LANE

BURRARD ST



BROADWAY ST



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### ADDRESS

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### DRAWING TITLE

GRADING PLAN L2

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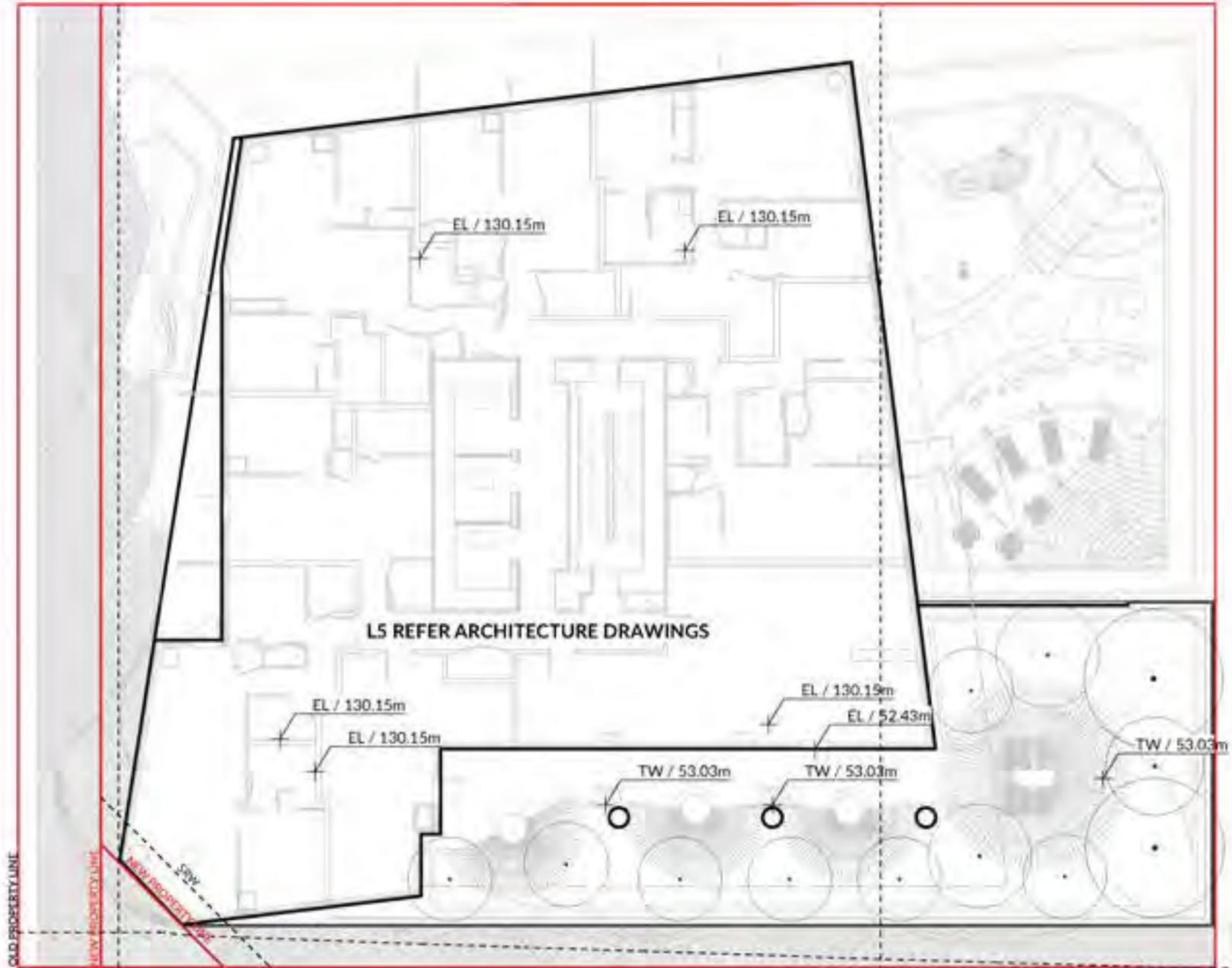
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### DRAWING

# L3.02

LANE

BURRARD ST



BROADWAY ST

# PWL

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### PROJECT

Broadway and Burrard

### ADDRESS

1795 W Broadway

### DRAWING TITLE

GRADING PLAN L5

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DRAWING

# L3.03

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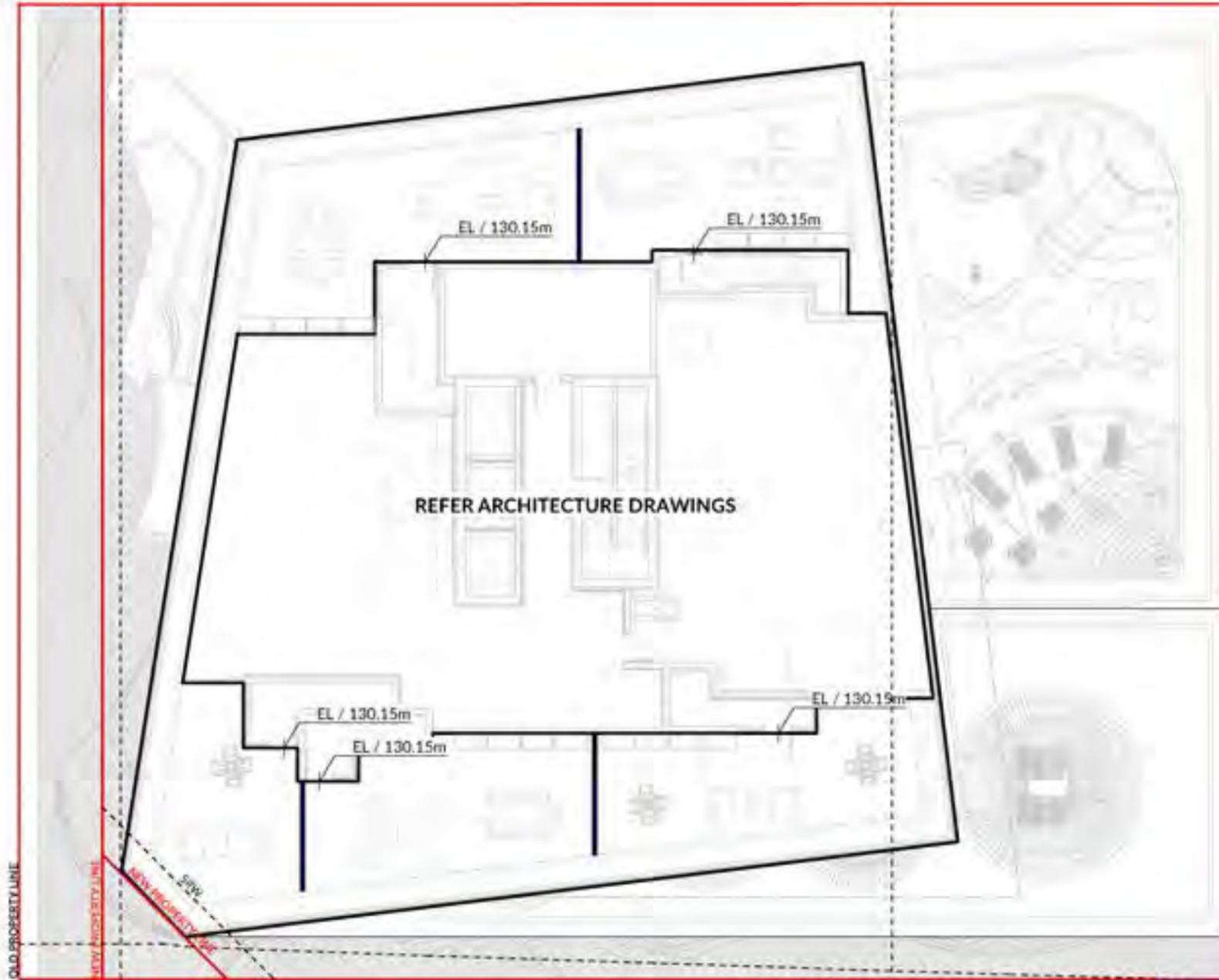
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BURRARD ST



**PROJECT**

Broadway and Burrard

**ADDRESS**

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**DRAWING TITLE**

GRADING ROOFTOP

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**NORTH**



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|             |                |
|-------------|----------------|
| PROJECT NO. | 25056          |
| DATE        | 2025-07-28     |
| FILE NAME   | 25056 PLAN.vbx |
| PLOTTED     | 2025-07-28     |
| DRAWN       | AE / LB        |
| REVIEWED    | GB             |

**DRAWING**

# L3.04



BROADWAY ST



**KEY PLAN: L1**  
Scale: 1:500



**1 BROADWAY ST SECTION**  
Scale: 1:100



**2 HEMLOCK ST SECTION**  
Scale: 1:100

# PWL

## PARTNERSHIP

5th Floor, East Atrium 1604m  
1201 West Pender St, Vancouver BC V6E 2V5  
T 604.686.4111  
www.pwlparkside.com

PROJECT NO. 2025-07-28  
DATE 2025-07-28  
SCALE 1:100

### BURRARD AND BROADWAY

CIVIC ADDRESS  
LEGAL ADDRESS

### SECTIONS

SCALE  
1:100

|             |            |
|-------------|------------|
| PROJECT NO. | 2025-07-28 |
| DATE        | 2025-07-28 |
| FILE NAME   | 2025-07-28 |
| PROJECT     | 2025-07-28 |
| DRAWN       | AS / LB    |
| REVIEWED    | CB         |

# L4.01



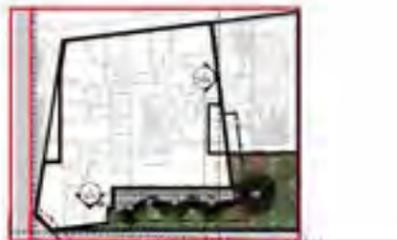
KEY PLAN: L2  
Scale: 1:500



1 LEVEL 2 SECTION 1  
Scale: 1:100



2 LEVEL 2 SECTION 2  
Scale: 1:100



KEY PLAN: L5  
Scale: 1:500



3 LEVEL 5 SECTION 1  
Scale: 1:100

**BARRARD AND BROADWAY**

CIVIC ADDRESS  
LEGAL ADDRESS

**SECTIONS**

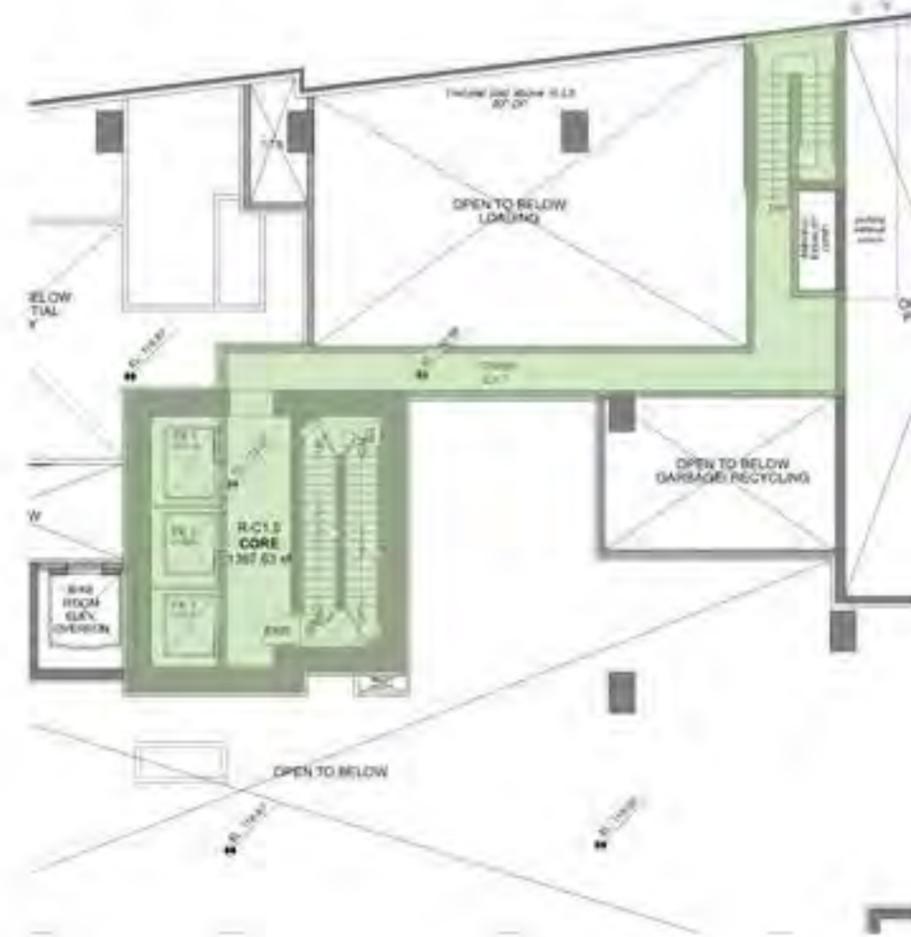
Scale: 1:100

|             |            |
|-------------|------------|
| PROJECT NO. | 0000       |
| DATE        | 2025-07-28 |
| BY          | 2025-07-28 |
| CHECKED     | 2025-07-28 |
| DESIGNED    | AP / LB    |
| REVISED     | GB         |



| Area Summary - Level 1  |            |
|-------------------------|------------|
| Unit Mix                | 3 Units    |
| Unit Area               | 0.0 sf     |
| Unit Area               | 0.0 sf     |
| Core / Circulation Area |            |
| R-C1.1 CORE             | 3065.65 sf |
| R-C1.2 CORE             | 121.4 sf   |
| R-C1.3 CORE             | 82.4 sf    |
| Total                   | 2,873.5 sf |
| Assembly Exception      | 0.0 sf     |
| Storage Exception       | 0.0 sf     |
| Wall Exception          | 0.0 sf     |
| Open Balcony            | 0.0 sf     |
| Roof Deck/Patio         | 0.0 sf     |
| Commercial              |            |
| C-C1.1 CORE             | 7,811.0 sf |
| Total                   | 4,813.5 sf |
| Total Gross Area        | 7,687.0 sf |
| Total Exceptions        | 0.0 sf     |
| Total Net FSR Area      | 7,687.0 sf |
| Total Deck Area         | 0.0 sf     |

| Area Summary - Level 1.5 |            |
|--------------------------|------------|
| Unit Mix                 | 3 Units    |
| Unit Area                | 0.0 sf     |
| Unit Area                | 0.0 sf     |
| Core / Circulation Area  |            |
| R-C1.1 CORE              | 1,107.0 sf |
| Total                    | 1,107.0 sf |
| Assembly Exception       | 0.0 sf     |
| Storage Exception        | 0.0 sf     |
| Wall Exception           | 0.0 sf     |
| Open Balcony             | 0.0 sf     |
| Roof Deck/Patio          | 0.0 sf     |
| Commercial               |            |
| Total                    | 0.0 sf     |
| Total Gross Area         | 1,107.0 sf |
| Total Exceptions         | 0.0 sf     |
| Total Net FSR Area       | 1,107.0 sf |
| Total Deck Area          | 0.0 sf     |



1795 W. BROADWAY  
@ BURRARD ST

BURRARD ST

FL 1 & 1.5  
FSR

PROJECT: BRD 18-06

DATE: LL

DATE: July 28, 2020

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

PROJECT:

THIS DOCUMENT IS THE PROPERTY OF W.T. LEUNG ARCHITECTS INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF W.T. LEUNG ARCHITECTS INC.

FSR 1



**Area Summary - Level 2**

|                                |         |                      |
|--------------------------------|---------|----------------------|
| Unit Mix                       | 1-Bdr   | 7 Units              |
|                                | 2-Bdr   | 11 Units             |
| <b>Total</b>                   |         | <b>18 Units</b>      |
| <b>Unit Area</b>               |         |                      |
| 201                            | 2-Bdr   | 801.8 sq ft          |
| 202                            | 1-Bdr   | 502.8 sq ft          |
| 203                            | 2-Bdr   | 812.8 sq ft          |
| 204                            | 2-Bdr   | 812.8 sq ft          |
| 205                            | 1-Bdr   | 608.2 sq ft          |
| 206                            | 1-Bdr   | 612.2 sq ft          |
| 207                            | 1-Bdr   | 617.7 sq ft          |
| 208                            | 1-Bdr   | 623.2 sq ft          |
| 209                            | 2-Bdr   | 808.9 sq ft          |
| 210                            | 1-Bdr   | 533.8 sq ft          |
| <b>Total</b>                   |         | <b>7,782.2 sq ft</b> |
| <b>Core / Circulation Area</b> |         |                      |
| R-C2                           | CORE    | 1500.2 sq ft         |
| <b>Total</b>                   |         | <b>1,500.2 sq ft</b> |
| <b>Amenity Exemption</b>       |         |                      |
| AZ                             | Amnity  | 88.8 sq ft           |
| <b>Total</b>                   |         | <b>88.8 sq ft</b>    |
| <b>Storage Exemption</b>       |         |                      |
| 201-ST                         | STORAGE | 25.8 sq ft           |
| 202-ST                         | STORAGE | 39.8 sq ft           |
| 203-ST                         | STORAGE | 36.4 sq ft           |
| 204-ST                         | STORAGE | 38.9 sq ft           |
| 205-ST                         | STORAGE | 32.5 sq ft           |
| 206-ST                         | STORAGE | 41.2 sq ft           |
| 207-ST                         | STORAGE | 38.3 sq ft           |
| 208-ST                         | STORAGE | 39.3 sq ft           |
| 209-ST                         | STORAGE | 39.9 sq ft           |
| 210-ST                         | STORAGE | 36.4 sq ft           |
| 211-ST                         | STORAGE | 34.8 sq ft           |
| <b>Total</b>                   |         | <b>386.3 sq ft</b>   |

**Wall Exemption**

|                                   |             |                      |
|-----------------------------------|-------------|----------------------|
| <b>Total</b>                      |             | <b>88.8 sq ft</b>    |
| <b>Enclosed Balcony Exemption</b> |             |                      |
| 201-EB                            | Encl. Balc. | 64.7 sq ft           |
| 202-EB                            | Encl. Balc. | 47.7 sq ft           |
| 203-EB                            | Encl. Balc. | 44.2 sq ft           |
| 204-EB                            | Encl. Balc. | 45.9 sq ft           |
| <b>Total</b>                      |             | <b>202.5 sq ft</b>   |
| <b>Open Balcony</b>               |             |                      |
| 204-B                             | Balc.       | 51.1 sq ft           |
| 204-E                             | Balc.       | 51.1 sq ft           |
| 207-B                             | Balc.       | 50.9 sq ft           |
| 208-B                             | Balc.       | 54.3 sq ft           |
| 209-B                             | Balc.       | 55.3 sq ft           |
| 210-B                             | Balc.       | 47.7 sq ft           |
| 211-B                             | Balc.       | 50.8 sq ft           |
| <b>Total</b>                      |             | <b>462.8 sq ft</b>   |
| <b>Roof Deck - Private</b>        |             |                      |
| <b>Total</b>                      |             | <b>88.8 sq ft</b>    |
| <b>Total Gross Area</b>           |             | <b>8,282.4 sq ft</b> |
| <b>Total Exemption</b>            |             | <b>88.8 sq ft</b>    |
| <b>Total Net FSR Area</b>         |             | <b>8,193.6 sq ft</b> |
| <b>Total Unit Area</b>            |             | <b>7,782.2 sq ft</b> |



**Area Summary - Level 2**

|                                |         |                      |
|--------------------------------|---------|----------------------|
| Unit Mix                       | 1-Bdr   | 5 Units              |
|                                | 2-Bdr   | 3 Units              |
| <b>Total</b>                   |         | <b>8 Units</b>       |
| <b>Unit Area</b>               |         |                      |
| 201                            | 2-Bdr   | 801.8 sq ft          |
| 202                            | 1-Bdr   | 502.8 sq ft          |
| 203                            | 1-Bdr   | 608.2 sq ft          |
| 204                            | 1-Bdr   | 612.2 sq ft          |
| 205                            | 1-Bdr   | 617.7 sq ft          |
| 206                            | 1-Bdr   | 623.2 sq ft          |
| 207                            | 2-Bdr   | 808.9 sq ft          |
| 208                            | 1-Bdr   | 533.8 sq ft          |
| <b>Total</b>                   |         | <b>5,408.2 sq ft</b> |
| <b>Core / Circulation Area</b> |         |                      |
| R-C3                           | CORE    | 1596.2 sq ft         |
| <b>Total</b>                   |         | <b>1,596.2 sq ft</b> |
| <b>Amenity Exemption</b>       |         |                      |
| AZ                             | Amnity  | 788.1 sq ft          |
| <b>Total</b>                   |         | <b>7,802.4 sq ft</b> |
| <b>Storage Exemption</b>       |         |                      |
| 201-ST                         | STORAGE | 25.8 sq ft           |
| 202-ST                         | STORAGE | 39.8 sq ft           |
| 203-ST                         | STORAGE | 36.4 sq ft           |
| 204-ST                         | STORAGE | 38.9 sq ft           |
| 205-ST                         | STORAGE | 32.5 sq ft           |
| 206-ST                         | STORAGE | 41.2 sq ft           |
| 207-ST                         | STORAGE | 38.3 sq ft           |
| 208-ST                         | STORAGE | 39.3 sq ft           |
| 209-ST                         | STORAGE | 39.9 sq ft           |
| 210-ST                         | STORAGE | 36.4 sq ft           |
| 211-ST                         | STORAGE | 34.8 sq ft           |
| <b>Total</b>                   |         | <b>386.3 sq ft</b>   |

**Wall Exemption**

|                                   |             |                      |
|-----------------------------------|-------------|----------------------|
| <b>Total</b>                      |             | <b>88.8 sq ft</b>    |
| <b>Enclosed Balcony Exemption</b> |             |                      |
| 201-EB                            | Encl. Balc. | 64.7 sq ft           |
| 202-EB                            | Encl. Balc. | 47.7 sq ft           |
| <b>Total</b>                      |             | <b>112.4 sq ft</b>   |
| <b>Open Balcony</b>               |             |                      |
| 203-B                             | Balc.       | 51.1 sq ft           |
| 204-B                             | Balc.       | 51.1 sq ft           |
| 205-B                             | Balc.       | 50.9 sq ft           |
| 206-B                             | Balc.       | 54.3 sq ft           |
| 207-B                             | Balc.       | 55.3 sq ft           |
| 208-B                             | Balc.       | 47.7 sq ft           |
| 209-B                             | Balc.       | 50.8 sq ft           |
| <b>Total</b>                      |             | <b>376.2 sq ft</b>   |
| <b>Roof Deck - Private</b>        |             |                      |
| <b>Total</b>                      |             | <b>88.8 sq ft</b>    |
| <b>Total Gross Area</b>           |             | <b>8,193.6 sq ft</b> |
| <b>Total Exemption</b>            |             | <b>2,880.6 sq ft</b> |
| <b>Total Net FSR Area</b>         |             | <b>5,313.0 sq ft</b> |
| <b>Total Unit Area</b>            |             | <b>5,408.2 sq ft</b> |

1795 W. BROADWAY  
@ BURRARD ST

BURRARD ST

FL 2 & 3  
FSR

BRD 18-06

LL

July 28, 2025

18" x 12"

FSR 2

| Area Summary - Level 4  |         |                      |
|-------------------------|---------|----------------------|
| Unit Mix                | 1-Bdr   | 7 Units              |
|                         | 2-Bdr   | 4 Units              |
| <b>Total</b>            |         | <b>11 Units</b>      |
| Unit Area               |         |                      |
| 401                     | 2-Bdr   | 882.8 sq ft          |
| 402                     | 1-Bdr   | 502.4 sq ft          |
| 403                     | 2-Bdr   | 861.4 sq ft          |
| 404                     | 2-Bdr   | 853.4 sq ft          |
| 405                     | 1-Bdr   | 602.5 sq ft          |
| 406                     | 1-Bdr   | 628.1 sq ft          |
| 407                     | 1-Bdr   | 612.3 sq ft          |
| 408                     | 1-Bdr   | 610.7 sq ft          |
| 409                     | 1-Bdr   | 629.6 sq ft          |
| 410                     | 2-Bdr   | 877.1 sq ft          |
| 411                     | 1-Bdr   | 631.7 sq ft          |
| <b>Total</b>            |         | <b>7,867.8 sq ft</b> |
| Core / Circulation Area | R-C4    | 1,096.2 sq ft        |
| <b>Total</b>            |         | <b>1,388.2 sq ft</b> |
| Amenity Exception       |         | 8.9 sq ft            |
| <b>Total</b>            |         | <b>8.9 sq ft</b>     |
| Storage Exemption       |         |                      |
| 401-ST                  | STORAGE | 25.9 sq ft           |
| 402-ST                  | STORAGE | 36.4 sq ft           |
| 403-ST                  | STORAGE | 36.4 sq ft           |
| 404-ST                  | STORAGE | 38.9 sq ft           |
| 406-ST                  | STORAGE | 32.5 sq ft           |
| 408-ST                  | STORAGE | 41.0 sq ft           |
| 407-ST                  | STORAGE | 38.3 sq ft           |
| 408-ST                  | STORAGE | 39.3 sq ft           |
| 410-ST                  | STORAGE | 39.9 sq ft           |
| 411-ST                  | STORAGE | 34.4 sq ft           |
| 411-ST                  | STORAGE | 24.9 sq ft           |
| <b>Total</b>            |         | <b>386.7 sq ft</b>   |

|                            |             |                      |
|----------------------------|-------------|----------------------|
| Wall Exemption             |             | 8.9 sq ft            |
| <b>Total</b>               |             | <b>8.9 sq ft</b>     |
| Enclosed Balcony Exemption |             |                      |
| 401-EB                     | Encl. Balc. | 61.7 sq ft           |
| 402-EB                     | Encl. Balc. | 67.7 sq ft           |
| 403-EB                     | Encl. Balc. | 81.8 sq ft           |
| 404-EB                     | Encl. Balc. | 66.2 sq ft           |
| 405-EB                     | Encl. Balc. | 61.3 sq ft           |
| 406-EB                     | Encl. Balc. | 61.3 sq ft           |
| 407-EB                     | Encl. Balc. | 61.3 sq ft           |
| 408-EB                     | Encl. Balc. | 61.3 sq ft           |
| 409-EB                     | Encl. Balc. | 61.3 sq ft           |
| 410-EB                     | Encl. Balc. | 61.3 sq ft           |
| 411-EB                     | Encl. Balc. | 61.3 sq ft           |
| <b>Total</b>               |             | <b>586.3 sq ft</b>   |
| Open Balcony               |             |                      |
| 401-B                      | Balc.       | 81.0 sq ft           |
| 402-A                      | Balc.       | 81.1 sq ft           |
| 403-B                      | Balc.       | 81.0 sq ft           |
| 404-B                      | Balc.       | 81.0 sq ft           |
| 405-B                      | Balc.       | 81.0 sq ft           |
| 406-B                      | Balc.       | 81.0 sq ft           |
| 407-B                      | Balc.       | 81.0 sq ft           |
| 408-B                      | Balc.       | 81.0 sq ft           |
| 409-B                      | Balc.       | 81.0 sq ft           |
| 410-B                      | Balc.       | 81.0 sq ft           |
| 411-B                      | Balc.       | 81.0 sq ft           |
| <b>Total</b>               |             | <b>808.8 sq ft</b>   |
| Roof Deck - Private        |             | 8.9 sq ft            |
| <b>Total</b>               |             | <b>8.9 sq ft</b>     |
| <b>Total Gross Area</b>    |             | <b>9,863.3 sq ft</b> |
| <b>Total Exemptions</b>    |             | <b>118.2 sq ft</b>   |
| <b>Total Net FSR Area</b>  |             | <b>3,889.9 sq ft</b> |
| <b>Total Unit Area</b>     |             | <b>7,867.8 sq ft</b> |

| Area Summary - Level 5     |         |                      |
|----------------------------|---------|----------------------|
| Unit Mix                   | 1-Bdr   | 2 Units              |
|                            | 2-Bdr   | 2 Units              |
| <b>Total</b>               |         | <b>4 Units</b>       |
| Unit Area                  |         |                      |
| 501                        | 2-Bdr   | 862.9 sq ft          |
| 502                        | 1-Bdr   | 507.1 sq ft          |
| 503                        | 2-Bdr   | 860.7 sq ft          |
| 504                        | 2-Bdr   | 853.9 sq ft          |
| 505                        | 2-Bdr   | 863.3 sq ft          |
| 506                        | 1-Bdr   | 671.3 sq ft          |
| <b>Total</b>               |         | <b>4,819.2 sq ft</b> |
| Core / Circulation Area    | R-C4    | 1,125.0 sq ft        |
| <b>Total</b>               |         | <b>1,125.0 sq ft</b> |
| Amenity Exception          |         | 882.5 sq ft          |
| AS 1                       | Amenity | 882.5 sq ft          |
| AS 2                       | Amenity | 401.47 sq ft         |
| <b>Total</b>               |         | <b>1,284.0 sq ft</b> |
| Storage Exemption          |         |                      |
| 501-ST                     | STORAGE | 21.4 sq ft           |
| 502-ST                     | STORAGE | 38.8 sq ft           |
| 503-ST                     | STORAGE | 38.8 sq ft           |
| 504-ST                     | STORAGE | 37.3 sq ft           |
| 505-ST                     | STORAGE | 38.8 sq ft           |
| 506-ST                     | STORAGE | 38.8 sq ft           |
| <b>Total</b>               |         | <b>196.7 sq ft</b>   |
| Wall Exemption             |         | 8.9 sq ft            |
| <b>Total</b>               |         | <b>8.9 sq ft</b>     |
| Enclosed Balcony Exemption |         | 8.9 sq ft            |
| <b>Total</b>               |         | <b>8.9 sq ft</b>     |
| Open Balcony               |         |                      |
| 501-B                      | Balc.   | 133.1 sq ft          |
| 502-B                      | Balc.   | 133.1 sq ft          |
| 503-B                      | Balc.   | 133.1 sq ft          |
| 504-B                      | Balc.   | 133.1 sq ft          |
| 505-B                      | Balc.   | 133.1 sq ft          |
| 506-B                      | Balc.   | 133.1 sq ft          |
| <b>Total</b>               |         | <b>798.6 sq ft</b>   |
| Roof Deck - Private        |         | 8.9 sq ft            |
| <b>Total</b>               |         | <b>8.9 sq ft</b>     |
| <b>Total Gross Area</b>    |         | <b>6,893.2 sq ft</b> |
| <b>Total Exemptions</b>    |         | <b>1,548.8 sq ft</b> |
| <b>Total Net FSR Area</b>  |         | <b>3,442.4 sq ft</b> |
| <b>Total Unit Area</b>     |         | <b>4,819.2 sq ft</b> |

Scale: 1/8" = 1'-0" (Not to Scale)  
 Vertical: 1/8" = 1'-0" (Not to Scale)  
 Horizontal: 1/8" = 1'-0" (Not to Scale)



1795 W. BROADWAY @ BURRARD ST

BURRARD ST

ROOF GARDEN  
 OUTDOOR AMENITY  
 4-STORY  
 REFER TO LANDSCAPE DRAWINGS

FL 4 & 5  
 FSR

Project: BRD 18-06

Scale: LL

Date: July 28, 2025

Sheet: 18"X12"

Notes:  
 1. All dimensions are to the center of the wall unless otherwise specified.  
 2. Refer to all other drawings for details.  
 3. All work shall conform to the applicable building codes.

FSR 3



**Area Summary - Level 6**

|                                   |         |                   |
|-----------------------------------|---------|-------------------|
| Unit No.                          | 1-Bay   | 3 Units           |
|                                   | 2-Bay   | 3 Units           |
| <b>Total</b>                      |         | <b>6 Units</b>    |
| <b>Unit Area</b>                  |         |                   |
| 601                               | 2-Bay   | 802.9 sf          |
| 602                               | 1-Bay   | 507.12 sf         |
| 603                               | 2-Bay   | 802.9 sf          |
| 604                               | 2-Bay   | 825.1 sf          |
| 605                               | 2-Bay   | 793.4 sf          |
| 606                               | 1-Bay   | 507.2 sf          |
| 607                               | 2-Bay   | 817.5 sf          |
| 608                               | 1-Bay   | 511.0 sf          |
| <b>Total</b>                      |         | <b>5,862.8 sf</b> |
| <b>Core / Circulation Area</b>    |         |                   |
| R-C                               | CORE    | 1,028.2 sf        |
| <b>Total</b>                      |         | <b>1,125.8 sf</b> |
| <b>Amenity Exemption</b>          |         | <b>0.0 sf</b>     |
| <b>Storage Exemption</b>          |         |                   |
| 601-ST                            | STORAGE | 30.56 sf          |
| 602-ST                            | STORAGE | 30.56 sf          |
| 603-ST                            | STORAGE | 30.56 sf          |
| 604-ST                            | STORAGE | 37.50 sf          |
| 605-ST                            | STORAGE | 35.8 sf           |
| 607-ST                            | STORAGE | 39.4 sf           |
| 608-ST                            | STORAGE | 25.79 sf          |
| <b>Total</b>                      |         | <b>225.4 sf</b>   |
| <b>Wall Exemption</b>             |         | <b>0.0 sf</b>     |
| <b>Enclosed Balcony Exemption</b> |         | <b>0.0 sf</b>     |
| <b>Open Balcony</b>               |         |                   |
| 601-B                             | Balc    | 430.67 sf         |
| 602-B                             | Balc    | 136.09 sf         |
| 603-B                             | Balc    | 183.72 sf         |
| 604-B                             | Balc    | 144.1 sf          |
| 605-B                             | Balc    | 81.04 sf          |
| 606-B                             | Balc    | 57.75 sf          |
| 607-B                             | Balc    | 87.75 sf          |
| 608-B                             | Balc    | 87.75 sf          |
| <b>Total</b>                      |         | <b>1,168.4 sf</b> |
| <b>Roof Deck - Private</b>        |         | <b>0.0 sf</b>     |
| <b>Total Gross Area</b>           |         | <b>4,887.8 sf</b> |
| <b>Total Exemptions</b>           |         | <b>225.4 sf</b>   |
| <b>Total Net FSR Area</b>         |         | <b>4,702.4 sf</b> |
| <b>Total Unit Area</b>            |         | <b>3,862.8 sf</b> |

**Area Summary - Level 7-12**

|                                   |         |                   |
|-----------------------------------|---------|-------------------|
| Unit No.                          | 1-Bay   | 4 Units           |
|                                   | 2-Bay   | 4 Units           |
|                                   | 3-Bay   | 1 Unit            |
| <b>Total</b>                      |         | <b>9 Units</b>    |
| <b>Unit Area</b>                  |         |                   |
| 701                               | 2-Bay   | 802.9 sf          |
| 702                               | 1-Bay   | 507.12 sf         |
| 703                               | 2-Bay   | 802.9 sf          |
| 704                               | 2-Bay   | 825.1 sf          |
| 705                               | 2-Bay   | 793.4 sf          |
| 706                               | 1-Bay   | 507.2 sf          |
| 707                               | 2-Bay   | 817.5 sf          |
| 708                               | 2-Bay   | 802.9 sf          |
| 709                               | 1-Bay   | 511.0 sf          |
| <b>Total</b>                      |         | <b>6,478.1 sf</b> |
| <b>Core / Circulation Area</b>    |         |                   |
| R-C                               | CORE    | 1,125.8 sf        |
| <b>Total</b>                      |         | <b>1,125.8 sf</b> |
| <b>Amenity Exemption</b>          |         | <b>0.0 sf</b>     |
| <b>Storage Exemption</b>          |         |                   |
| 701-ST                            | STORAGE | 30.56 sf          |
| 702-ST                            | STORAGE | 30.56 sf          |
| 703-ST                            | STORAGE | 30.56 sf          |
| 704-ST                            | STORAGE | 37.50 sf          |
| 705-ST                            | STORAGE | 35.8 sf           |
| 706-ST                            | STORAGE | 39.4 sf           |
| 707-ST                            | STORAGE | 25.79 sf          |
| 708-ST                            | STORAGE | 39.4 sf           |
| 709-ST                            | STORAGE | 25.79 sf          |
| <b>Total</b>                      |         | <b>278.8 sf</b>   |
| <b>Wall Exemption</b>             |         | <b>0.0 sf</b>     |
| <b>Enclosed Balcony Exemption</b> |         | <b>0.0 sf</b>     |
| <b>Open Balcony</b>               |         |                   |
| 701-B                             | Balc    | 430.67 sf         |
| 702-B                             | Balc    | 136.09 sf         |
| 703-B                             | Balc    | 183.72 sf         |
| 704-B                             | Balc    | 144.1 sf          |
| 705-B                             | Balc    | 81.04 sf          |
| 706-B                             | Balc    | 57.75 sf          |
| 707-B                             | Balc    | 87.75 sf          |
| 708-B                             | Balc    | 87.75 sf          |
| 709-B                             | Balc    | 87.75 sf          |
| <b>Total</b>                      |         | <b>1,689.8 sf</b> |
| <b>Roof Deck - Private</b>        |         | <b>0.0 sf</b>     |
| <b>Total Gross Area</b>           |         | <b>7,888.1 sf</b> |
| <b>Total Exemptions</b>           |         | <b>278.8 sf</b>   |
| <b>Total Net FSR Area</b>         |         | <b>7,215.2 sf</b> |
| <b>Total Unit Area</b>            |         | <b>6,478.1 sf</b> |



**1795 W. BROADWAY**  
**@ BURRARD ST**

BURRARD ST

**FL 6 & 7-12**  
**FSR**

Project: BRD 18-06

Client: LL

Date: July 28, 2020

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

Notes:  
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**FSR 4**



**Area Summary - Level 13**

|                            |            |                   |
|----------------------------|------------|-------------------|
| Unit Mix                   | 1-Bdr      | 2 Units           |
|                            | 2-Bdr      | 4 Units           |
|                            | 3-Bdr      | 1 Unit            |
| <b>Total</b>               |            | <b>7 Units</b>    |
| Unit Area                  | 2-Bdr      | 873.6 sf          |
|                            | 3-Bdr      | 1,240.5 sf        |
|                            | 4-Bdr      | 630.4 sf          |
|                            | 5-Bdr      | 356.4 sf          |
|                            | 6-Bdr      | 102.7 sf          |
|                            | 7-Bdr      | 300.0 sf          |
|                            | 8-Bdr      | 1,207.8 sf        |
| <b>Total</b>               |            | <b>5,741.7 sf</b> |
| Core / Circulation Area    | R-C13 CORE | 1100.9 sf         |
| <b>Total</b>               |            | <b>6,842.6 sf</b> |
| Amenity Exemption          |            | 0.0 sf            |
| Storage Exemption          |            | 37.7 sf           |
| 1301-ST STORAGE            |            | 37.7 sf           |
| 1302-ST STORAGE            |            | 35.5 sf           |
| 1303-ST STORAGE            |            | 37.5 sf           |
| 1304-ST STORAGE            |            | 37.5 sf           |
| 1305-ST STORAGE            |            | 34.0 sf           |
| 1306-ST STORAGE            |            | 35.9 sf           |
| 1307-ST STORAGE            |            | 30.7 sf           |
| <b>Total</b>               |            | <b>217.8 sf</b>   |
| Wall Exemption             |            | 3.3 sf            |
| Enclosed Balcony Exemption |            | 0.0 sf            |
| Open Balcony               |            | 768.0 sf          |
| 1302-B Balc                |            | 218.0 sf          |
| 1303-B Balc                |            | 182.7 sf          |
| 1304-B Balc                |            | 136.0 sf          |
| 1305-B Balc                |            | 71.7 sf           |
| <b>Total</b>               |            | <b>768.0 sf</b>   |
| Rooftop Deck Private       |            | 1,148.3 sf        |
| 1301-RD Rooftop Deck       |            | 806.0 sf          |
| 1302-RD Rooftop Deck       |            | 208.0 sf          |
| 1307-RD Rooftop Deck       |            | 134.3 sf          |
| <b>Total</b>               |            | <b>1,148.3 sf</b> |
| <b>Total Gross Area</b>    |            | <b>8,603.9 sf</b> |
| <b>Total Exemption</b>     |            | <b>217.8 sf</b>   |
| <b>Total Net FSR Area</b>  |            | <b>8,386.1 sf</b> |
| <b>Total Unit Area</b>     |            | <b>5,741.7 sf</b> |



**Area Summary - Level 14**

|                            |            |                   |
|----------------------------|------------|-------------------|
| Unit Mix                   | 1-Bdr      | 2 Units           |
|                            | 2-Bdr      | 4 Units           |
|                            | 3-Bdr      | 1 Unit            |
| <b>Total</b>               |            | <b>7 Units</b>    |
| Unit Area                  | 2-Bdr      | 807.9 sf          |
|                            | 3-Bdr      | 1,023.9 sf        |
|                            | 4-Bdr      | 630.4 sf          |
|                            | 5-Bdr      | 356.4 sf          |
|                            | 6-Bdr      | 102.7 sf          |
|                            | 7-Bdr      | 300.0 sf          |
|                            | 8-Bdr      | 1,207.8 sf        |
| <b>Total</b>               |            | <b>5,827.4 sf</b> |
| Core / Circulation Area    | R-C14 CORE | 1101.1 sf         |
| <b>Total</b>               |            | <b>6,928.5 sf</b> |
| Amenity Exemption          |            | 0.0 sf            |
| Storage Exemption          |            | 46.9 sf           |
| 1401-ST STORAGE            |            | 46.9 sf           |
| 1402-ST STORAGE            |            | 25.3 sf           |
| 1403-ST STORAGE            |            | 37.5 sf           |
| 1404-ST STORAGE            |            | 37.5 sf           |
| 1405-ST STORAGE            |            | 34.0 sf           |
| 1406-ST STORAGE            |            | 35.9 sf           |
| 1407-ST STORAGE            |            | 30.7 sf           |
| <b>Total</b>               |            | <b>219.4 sf</b>   |
| Wall Exemption             |            | 0.0 sf            |
| Enclosed Balcony Exemption |            | 0.0 sf            |
| Open Balcony               |            | 768.0 sf          |
| 1402-B Balc                |            | 218.0 sf          |
| 1403-B Balc                |            | 182.7 sf          |
| 1404-B Balc                |            | 136.0 sf          |
| 1405-B Balc                |            | 71.7 sf           |
| <b>Total</b>               |            | <b>768.0 sf</b>   |
| Rooftop Deck Private       |            | 1,148.3 sf        |
| 1401-RD Rooftop Deck       |            | 806.0 sf          |
| 1402-RD Rooftop Deck       |            | 208.0 sf          |
| 1407-RD Rooftop Deck       |            | 134.3 sf          |
| <b>Total</b>               |            | <b>1,148.3 sf</b> |
| <b>Total Gross Area</b>    |            | <b>8,705.8 sf</b> |
| <b>Total Exemption</b>     |            | <b>219.4 sf</b>   |
| <b>Total Net FSR Area</b>  |            | <b>8,486.4 sf</b> |
| <b>Total Unit Area</b>     |            | <b>5,827.4 sf</b> |



**1795 W. BROADWAY**  
**@ BURRARD ST**

BURRARD ST

**FL 13 & 14**  
**FSR**

Project: BRD 18-06

Scale: LL

Date: July 28, 2020

Sheet: 18" x 11" (2)

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**FSR 5**



**Area Summary - Level 15-22**

| Unit No.     | 1-Br      | 2-Br      | 3-Br      | 4-Br      |
|--------------|-----------|-----------|-----------|-----------|
| 1501         | 1         | 2         | 3         | 4         |
| 1502         | 1         | 2         | 3         | 4         |
| 1503         | 1         | 2         | 3         | 4         |
| 1504         | 1         | 2         | 3         | 4         |
| 1505         | 1         | 2         | 3         | 4         |
| 1506         | 1         | 2         | 3         | 4         |
| 1507         | 1         | 2         | 3         | 4         |
| 1508         | 1         | 2         | 3         | 4         |
| 1509         | 1         | 2         | 3         | 4         |
| 1510         | 1         | 2         | 3         | 4         |
| <b>Total</b> | <b>10</b> | <b>20</b> | <b>30</b> | <b>40</b> |

| Unit Area    | 1-Br           | 2-Br           | 3-Br           | 4-Br            |
|--------------|----------------|----------------|----------------|-----------------|
| 1501         | 273.7          | 551.8          | 872.4          | 1301.2          |
| 1502         | 273.7          | 551.8          | 872.4          | 1301.2          |
| 1503         | 273.7          | 551.8          | 872.4          | 1301.2          |
| 1504         | 273.7          | 551.8          | 872.4          | 1301.2          |
| 1505         | 273.7          | 551.8          | 872.4          | 1301.2          |
| 1506         | 273.7          | 551.8          | 872.4          | 1301.2          |
| 1507         | 273.7          | 551.8          | 872.4          | 1301.2          |
| 1508         | 273.7          | 551.8          | 872.4          | 1301.2          |
| 1509         | 273.7          | 551.8          | 872.4          | 1301.2          |
| 1510         | 273.7          | 551.8          | 872.4          | 1301.2          |
| <b>Total</b> | <b>2,737.0</b> | <b>5,518.0</b> | <b>8,724.0</b> | <b>13,012.0</b> |

| Core / Circulation Area | R-C15          | Core           |
|-------------------------|----------------|----------------|
| 1501-22                 | 1,100.7        | 1,100.7        |
| <b>Total</b>            | <b>1,100.7</b> | <b>1,100.7</b> |

| Area                    | Value        |
|-------------------------|--------------|
| Accessibility Exemption | 5.8          |
| Storage Exemption       | 26.3         |
| 1501-ST STORAGE         | 26.3         |
| 1502-ST STORAGE         | 40.1         |
| 1503-ST STORAGE         | 40.1         |
| 1504-ST STORAGE         | 38.3         |
| 1505-ST STORAGE         | 37.5         |
| 1506-ST STORAGE         | 34.1         |
| 1507-ST STORAGE         | 30.8         |
| 1508-ST STORAGE         | 29.4         |
| 1509-ST STORAGE         | 26.3         |
| <b>Total</b>            | <b>271.7</b> |

| Area           | Value      |
|----------------|------------|
| Wall Exemption | 3.8        |
| <b>Total</b>   | <b>3.8</b> |

| Area                       | Value      |
|----------------------------|------------|
| Enclosed Balcony Exemption | 0.0        |
| <b>Total</b>               | <b>0.0</b> |

| Area         | Value          |
|--------------|----------------|
| Open Balcony | 28.0           |
| 1501-B       | 28.0           |
| 1502-B       | 130.5          |
| 1503-B       | 91.97          |
| 1504-B       | 126.52         |
| 1505-B       | 138.95         |
| 1506-B       | 136.35         |
| 1507-B       | 71.68          |
| 1508-B       | 84.38          |
| 1509-B       | 59.74          |
| 1510-B       | 30.16          |
| <b>Total</b> | <b>1,091.7</b> |

| Area                | Value      |
|---------------------|------------|
| Roof Deck - Private | 0.0        |
| <b>Total</b>        | <b>0.0</b> |

| Area               | Value   |
|--------------------|---------|
| Total Gross Area   | 7,428.9 |
| Total Exemptions   | 371.7   |
| Total Net FSR Area | 7,057.2 |
| Total Unit Area    | 8,718.8 |



**Area Summary - Level 23-27**

| Unit No.     | 1-Br      | 2-Br      | 3-Br      | 4-Br      |
|--------------|-----------|-----------|-----------|-----------|
| 2301         | 1         | 2         | 3         | 4         |
| 2302         | 1         | 2         | 3         | 4         |
| 2303         | 1         | 2         | 3         | 4         |
| 2304         | 1         | 2         | 3         | 4         |
| 2305         | 1         | 2         | 3         | 4         |
| 2306         | 1         | 2         | 3         | 4         |
| 2307         | 1         | 2         | 3         | 4         |
| 2308         | 1         | 2         | 3         | 4         |
| 2309         | 1         | 2         | 3         | 4         |
| 2310         | 1         | 2         | 3         | 4         |
| <b>Total</b> | <b>10</b> | <b>20</b> | <b>30</b> | <b>40</b> |

| Unit Area    | 1-Br           | 2-Br           | 3-Br           | 4-Br            |
|--------------|----------------|----------------|----------------|-----------------|
| 2301         | 273.7          | 551.8          | 872.4          | 1301.2          |
| 2302         | 273.7          | 551.8          | 872.4          | 1301.2          |
| 2303         | 273.7          | 551.8          | 872.4          | 1301.2          |
| 2304         | 273.7          | 551.8          | 872.4          | 1301.2          |
| 2305         | 273.7          | 551.8          | 872.4          | 1301.2          |
| 2306         | 273.7          | 551.8          | 872.4          | 1301.2          |
| 2307         | 273.7          | 551.8          | 872.4          | 1301.2          |
| 2308         | 273.7          | 551.8          | 872.4          | 1301.2          |
| 2309         | 273.7          | 551.8          | 872.4          | 1301.2          |
| 2310         | 273.7          | 551.8          | 872.4          | 1301.2          |
| <b>Total</b> | <b>2,737.0</b> | <b>5,518.0</b> | <b>8,724.0</b> | <b>13,012.0</b> |

| Core / Circulation Area | R-C23          | Core           |
|-------------------------|----------------|----------------|
| 2301-27                 | 1,100.7        | 1,100.7        |
| <b>Total</b>            | <b>1,100.7</b> | <b>1,100.7</b> |

| Area                    | Value        |
|-------------------------|--------------|
| Accessibility Exemption | 5.8          |
| Storage Exemption       | 26.3         |
| 2301-ST STORAGE         | 26.3         |
| 2302-ST STORAGE         | 40.1         |
| 2303-ST STORAGE         | 40.1         |
| 2304-ST STORAGE         | 38.3         |
| 2305-ST STORAGE         | 37.5         |
| 2306-ST STORAGE         | 34.1         |
| 2307-ST STORAGE         | 30.8         |
| 2308-ST STORAGE         | 29.4         |
| 2309-ST STORAGE         | 26.3         |
| <b>Total</b>            | <b>271.7</b> |

| Area           | Value      |
|----------------|------------|
| Wall Exemption | 3.8        |
| <b>Total</b>   | <b>3.8</b> |

| Area                       | Value      |
|----------------------------|------------|
| Enclosed Balcony Exemption | 0.0        |
| <b>Total</b>               | <b>0.0</b> |

| Area         | Value          |
|--------------|----------------|
| Open Balcony | 28.0           |
| 2301-B       | 28.0           |
| 2302-B       | 130.5          |
| 2303-B       | 91.97          |
| 2304-B       | 126.52         |
| 2305-B       | 138.95         |
| 2306-B       | 136.35         |
| 2307-B       | 71.68          |
| 2308-B       | 84.38          |
| 2309-B       | 59.74          |
| 2310-B       | 30.16          |
| <b>Total</b> | <b>1,091.7</b> |

| Area                | Value      |
|---------------------|------------|
| Roof Deck - Private | 0.0        |
| <b>Total</b>        | <b>0.0</b> |

| Area               | Value   |
|--------------------|---------|
| Total Gross Area   | 7,428.9 |
| Total Exemptions   | 371.7   |
| Total Net FSR Area | 7,057.2 |
| Total Unit Area    | 8,718.8 |

**1795 W. BROADWAY**  
**@ BURRARD ST**

BURRARD ST

**FL 15-22 & 23-27**  
**FSR**

BRD 18-06

LL

July 28, 2025

18" x 11"

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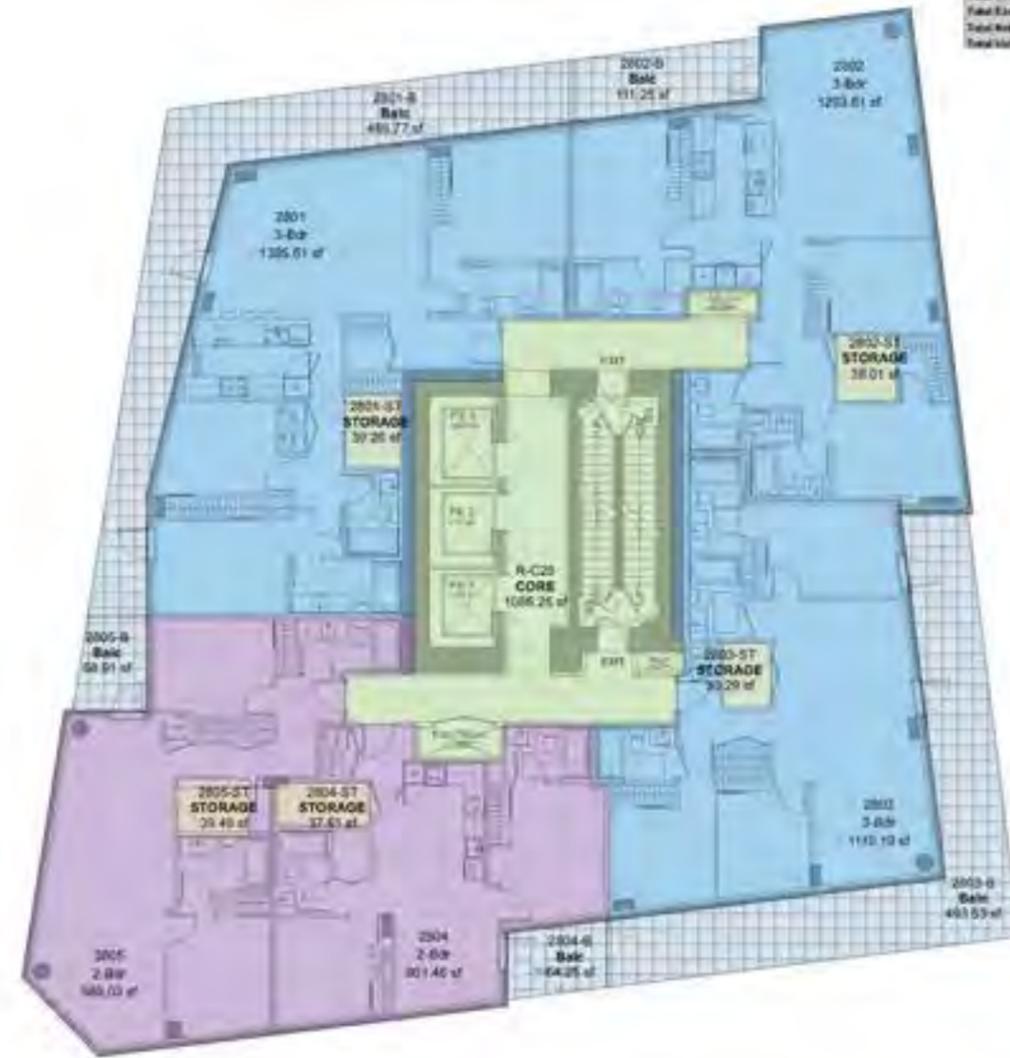


**Area Summary - Level 28-29**

| Unit No.                   | 2-Bdr     | 3-Bdr  | 4-Bdr  |
|----------------------------|-----------|--------|--------|
| Total                      | 1         | 1      | 1      |
| Unit Area                  | 2,800     | 3,200  | 3,200  |
| 2801                       | 2,800     | 3,200  | 3,200  |
| 2802                       | 2,800     | 3,200  | 3,200  |
| 2803                       | 2,800     | 3,200  | 3,200  |
| 2804                       | 2,800     | 3,200  | 3,200  |
| 2805                       | 2,800     | 3,200  | 3,200  |
| Total                      | 14,000    | 16,000 | 16,000 |
| Core / Circulation Area    | 1,000     |        |        |
| R-COR CORE                 | 1,000     |        |        |
| Total                      | 15,000    |        |        |
| Assembly Exception         | 0.0       |        |        |
| Total                      | 15,000    |        |        |
| Storage Exception          | 100.0     |        |        |
| 2801-ST STORAGE            | 30.0      |        |        |
| 2802-ST STORAGE            | 30.0      |        |        |
| 2803-ST STORAGE            | 30.0      |        |        |
| 2804-ST STORAGE            | 30.0      |        |        |
| 2805-ST STORAGE            | 30.0      |        |        |
| Total                      | 150.0     |        |        |
| Wall Exception             | 0.0       |        |        |
| Total                      | 15,000    |        |        |
| Enclosed Balcony Exception | 0.0       |        |        |
| Total                      | 15,000    |        |        |
| Open Balcony               | 1,000     |        |        |
| 2801-B Balc                | 111.25    |        |        |
| 2802-B Balc                | 111.25    |        |        |
| 2803-B Balc                | 111.25    |        |        |
| 2804-B Balc                | 111.25    |        |        |
| 2805-B Balc                | 111.25    |        |        |
| Total                      | 556.25    |        |        |
| Roof Deck - Private        | 0.0       |        |        |
| Total                      | 15,000    |        |        |
| Total Gross Area           | 16,556.25 |        |        |
| Total Exception            | 150.0     |        |        |
| Total Net FSR Area         | 16,406.25 |        |        |
| Total Unit Area            | 16,556.25 |        |        |

**Area Summary - Level 30**

| Unit No.                   | 2-Bdr     | 3-Bdr  | 4-Bdr  |
|----------------------------|-----------|--------|--------|
| Total                      | 1         | 1      | 1      |
| Unit Area                  | 2,800     | 3,200  | 3,200  |
| 3001 LL                    | 2,800     | 3,200  | 3,200  |
| 3002 LL                    | 2,800     | 3,200  | 3,200  |
| 3003 LL                    | 2,800     | 3,200  | 3,200  |
| 3004 LL                    | 2,800     | 3,200  | 3,200  |
| 3005 LL                    | 2,800     | 3,200  | 3,200  |
| Total                      | 14,000    | 16,000 | 16,000 |
| Core / Circulation Area    | 1,000     |        |        |
| R-COR CORE                 | 1,000     |        |        |
| Total                      | 15,000    |        |        |
| Assembly Exception         | 0.0       |        |        |
| Total                      | 15,000    |        |        |
| Storage Exception          | 100.0     |        |        |
| 3001-ST STORAGE            | 32.15     |        |        |
| 3002-ST STORAGE            | 32.15     |        |        |
| 3003-ST STORAGE            | 32.15     |        |        |
| 3004-ST STORAGE            | 32.15     |        |        |
| 3005-ST STORAGE            | 32.15     |        |        |
| Total                      | 160.6     |        |        |
| Wall Exception             | 0.0       |        |        |
| Total                      | 15,000    |        |        |
| Enclosed Balcony Exception | 0.0       |        |        |
| Total                      | 15,000    |        |        |
| Open Balcony               | 1,000     |        |        |
| 3001-B Balc                | 111.25    |        |        |
| 3002-B Balc                | 111.25    |        |        |
| 3003-B Balc                | 111.25    |        |        |
| 3004-B Balc                | 111.25    |        |        |
| 3005-B Balc                | 111.25    |        |        |
| Total                      | 556.25    |        |        |
| Roof Deck - Private        | 0.0       |        |        |
| Total                      | 15,000    |        |        |
| Total Gross Area           | 16,556.25 |        |        |
| Total Exception            | 160.6     |        |        |
| Total Net FSR Area         | 16,395.65 |        |        |
| Total Unit Area            | 16,556.25 |        |        |



**1795 W. BROADWAY  
@ BURRARD ST**

BURRARD ST

**FL 28-29 & 30  
FSR**

PROJECT: BRD 18-06

DATE: LL

DATE: July 28, 2025

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

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**FSR 7**

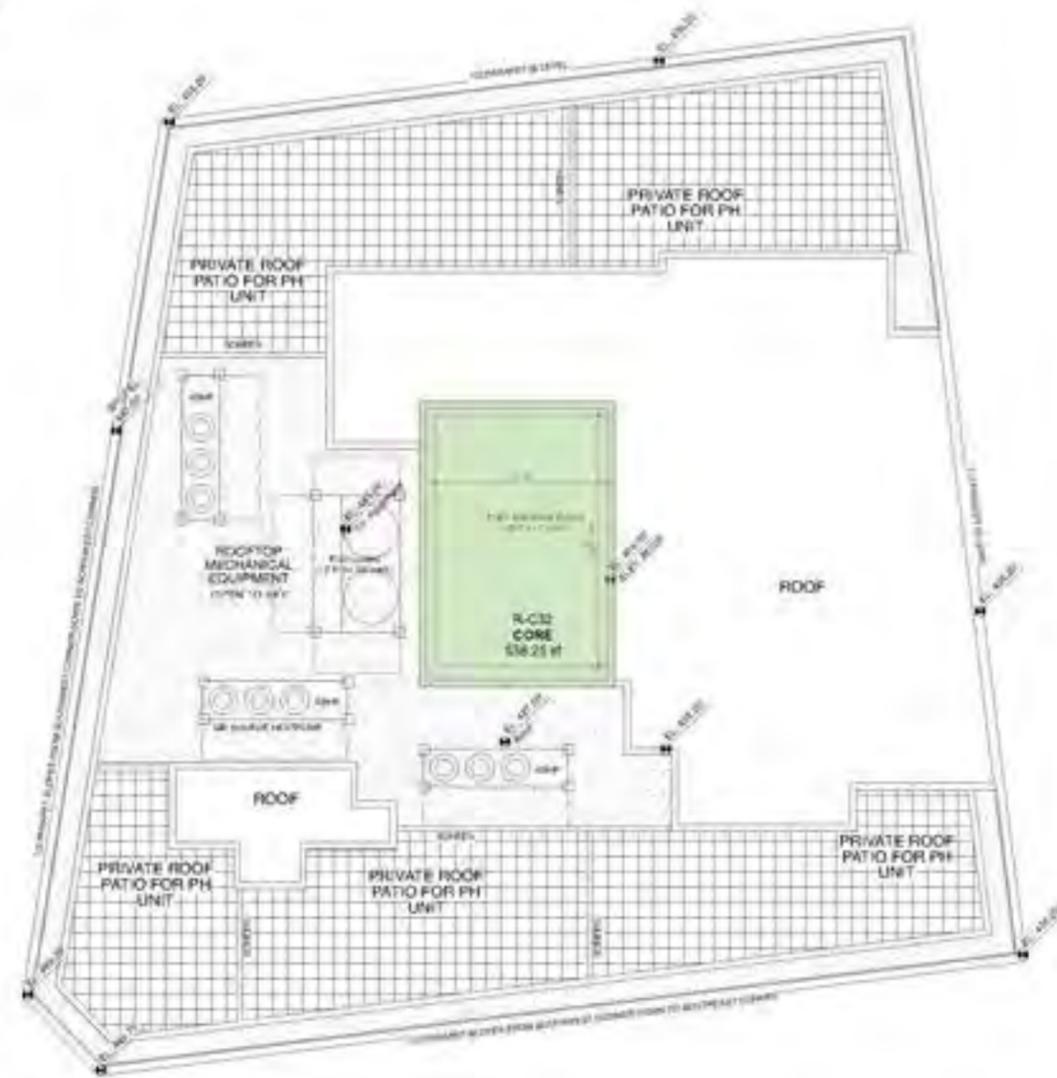


**Area Summary - Level 31 Roof**

|                                   |           |                |
|-----------------------------------|-----------|----------------|
| Unit No.                          | 2.8k      | 3 Units        |
| Total                             | 1.8k      | 1.0k           |
| <b>Unit Area</b>                  |           |                |
| 3001 U2                           | 2.8k      | 143.3 sq ft    |
| 3002 U3                           | 3.8k      | 192.1 sq ft    |
| 3003 U1                           | 2.8k      | 154.2 sq ft    |
| 3004 U1                           | 2.8k      | 96.4 sq ft     |
| 3005 U2                           | 2.8k      | 158.1 sq ft    |
| Total                             | 7.8k      | 584.1 sq ft    |
| <b>Core / Circulation Area</b>    |           |                |
| R-C31                             | CONC      | 2401.37 sq ft  |
| Total                             |           | 2,401.37 sq ft |
| <b>Assembly Exemption</b>         |           |                |
| Total                             |           | 0.0 sq ft      |
| <b>Storage Exemption</b>          |           |                |
| Total                             |           | 0.0 sq ft      |
| <b>Wall Exemption</b>             |           |                |
| Total                             |           | 0.0 sq ft      |
| <b>Enclosed Balcony Exemption</b> |           |                |
| Total                             |           | 0.0 sq ft      |
| <b>Open Balcony</b>               |           |                |
| Total                             |           | 0.0 sq ft      |
| <b>Roof Deck - Private</b>        |           |                |
| 3001 RD                           | Roof Deck | 633.5 sq ft    |
| 3002 RD                           | Roof Deck | 618.5 sq ft    |
| 3003 RD                           | Roof Deck | 591.3 sq ft    |
| 3004 RD                           | Roof Deck | 308.2 sq ft    |
| 3005 RD                           | Roof Deck | 545.5 sq ft    |
| Total                             |           | 2,497.0 sq ft  |
| <b>Total Gross Area</b>           |           |                |
| Total Exemptions                  |           | 0.0 sq ft      |
| Total Net FSR Area                |           | 1,898.5 sq ft  |
| Total Unit Area                   |           | 584.1 sq ft    |

**Area Summary - Level 32 Roof**

|                                   |           |              |
|-----------------------------------|-----------|--------------|
| Unit No.                          | 0 Units   |              |
| Total                             | 0.0k      |              |
| <b>Unit Area</b>                  |           |              |
| Total                             | 0.0 sq ft |              |
| <b>Core / Circulation Area</b>    |           |              |
| R-C32                             | CONC      | 634.25 sq ft |
| Total                             |           | 634.25 sq ft |
| <b>Assembly Exemption</b>         |           |              |
| Total                             |           | 0.0 sq ft    |
| <b>Storage Exemption</b>          |           |              |
| Total                             |           | 0.0 sq ft    |
| <b>Wall Exemption</b>             |           |              |
| Total                             |           | 0.0 sq ft    |
| <b>Enclosed Balcony Exemption</b> |           |              |
| Total                             |           | 0.0 sq ft    |
| <b>Open Balcony</b>               |           |              |
| Total                             |           | 0.0 sq ft    |
| <b>Roof Deck - Private</b>        |           |              |
| Total                             |           | 0.0 sq ft    |
| <b>Total Gross Area</b>           |           |              |
| Total Exemptions                  |           | 0.0 sq ft    |
| Total Net FSR Area                |           | 634.25 sq ft |
| Total Unit Area                   |           | 0.0 sq ft    |



**1795 W. BROADWAY @ BURRARD ST**

BURRARD ST

**Roof FSR**

BRD 18-06

LL

July 28, 2020

1/8"=1'-0"

**FSR 8**

