

1368-1398 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

A city is more than its buildings. It is a living tapestry, shaped by the dreams and needs of its people.

Dear City of Vancouver Planning Department,

We submit this rezoning application with great anticipation and sincere appreciation for the possibilities that lie ahead at 1368 to 1398 West Broadway.

This letter is both a gesture of gratitude and a passionate appeal to embrace a future where urban planning becomes more than policy and process. It becomes a force for creating resilient, inclusive, and thriving communities.

At the core of our vision is a simple truth: a city is more than its buildings. It is a living tapestry, shaped by the dreams and needs of its people. As the Broadway Plan takes form, we are humbled to contribute to this generational transformation. Our proposal reflects a desire to act with intention, guided by sustainability, livability, and social equity.

We believe diversity is the foundation of any great city. This project introduces a thoughtful layering of urban life, offering a reimagined hospitality experience, a dedicated community space for seniors, and new dwellings. Vancouver is facing a

well-documented shortage of hotel rooms, and the solution lies not only in adding supply but in diversifying it. What we propose is a model that serves the city's hospitality "Missing Middle", a hotel that is well-designed, accessibly priced, and tailored to today's business and leisure travelers. In doing so, we expand the city's welcome, create meaningful employment, and build a vibrant community hub for everyone year-round.

Importantly, this vision does not stand alone. It is reinforced by a broader, coordinated effort to support the corridor's evolution. A companion initiative at 1795 West Broadway plays a supporting role in helping this site reach its full potential and allowing us to balance ambition with feasibility and deliver greater public benefit across both.

But this is about more than buildings or units. It is about legacy. It is about how we choose to build for future generations while honoring those who came before us. Our seniors, the quiet architects of our present, deserve recognition and

dedicated space. We are committed to providing a setting that acknowledges their contributions and supports their continued place in community life. At the same time, we recognize the need for more equitable housing options across Broadway, responding to the demand for inclusion and balance in our growing city.

In closing, we offer our deepest thanks for your vision, your dedication, and your stewardship of this city we all call home. Let us meet this moment not with hesitation, but with imagination. Together, we can shape a neighbourhood that reflects the best of what Vancouver can become, a community that is diverse, connected, and enduring.

With respect and commitment,

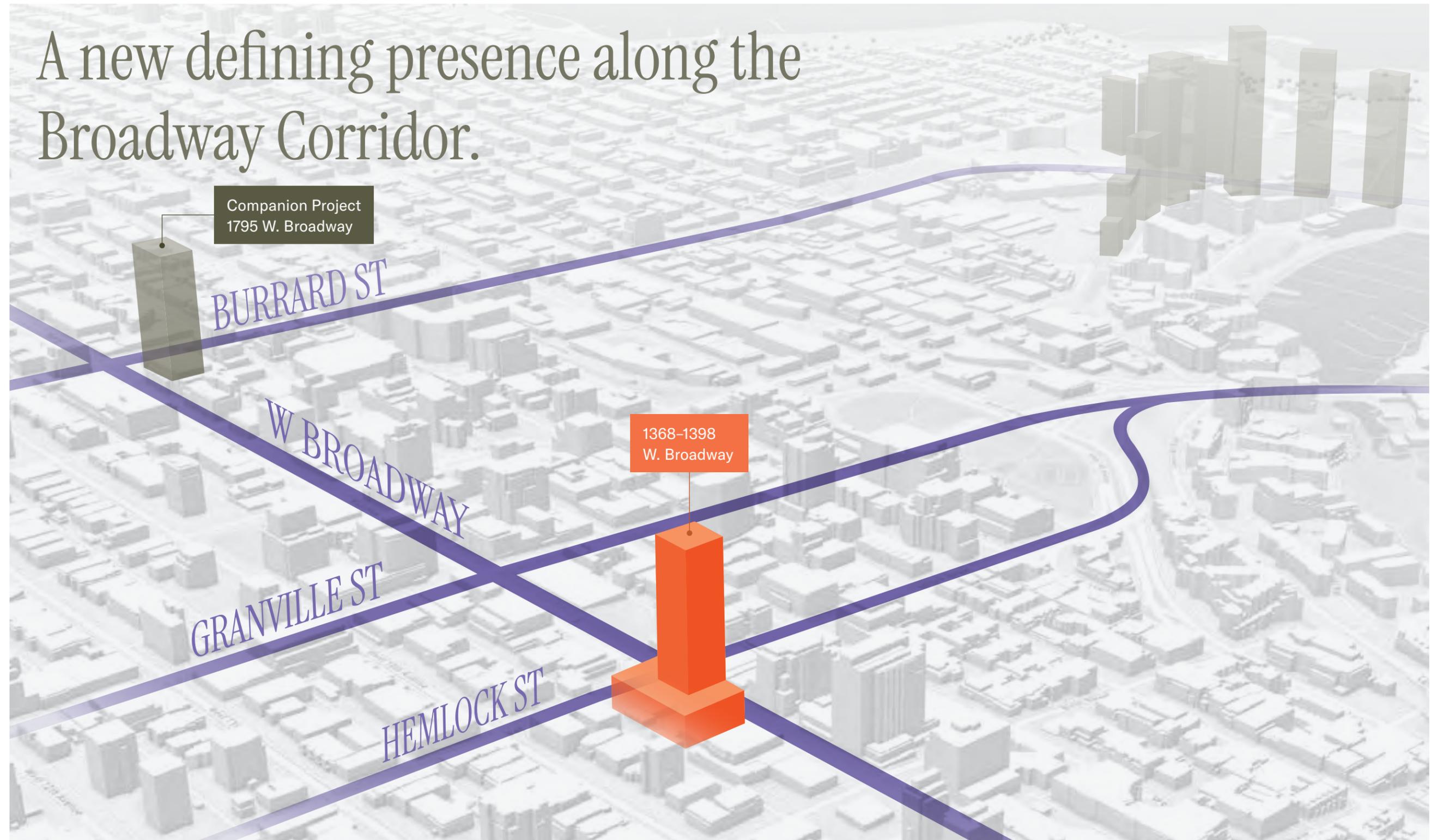
Concord Pacific

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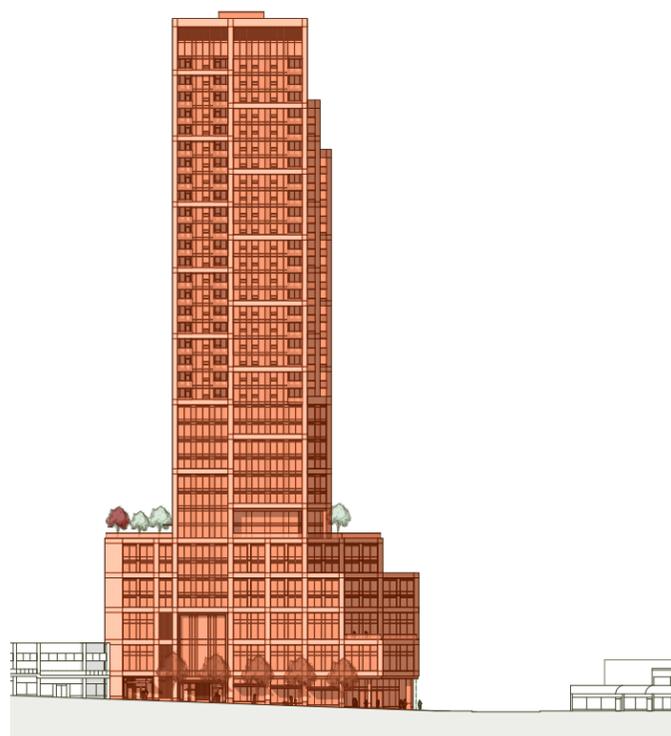
INTRODUCTION

A new defining presence along the Broadway Corridor.



EXECUTIVE SUMMARY

Shaped by a sense of civic responsibility and the enduring needs of our dynamic city, this project aims to forge a new path forward for the Broadway Corridor and Vancouver. Through new hotel spaces designed to serve Vancouver’s “Missing Middle” demographic, a 12,000-square-foot seniors community centre, a significant Privately Owned Public Open Space, and right-sized residential homes, we envision a transformative landmark offering for the area.



Vancouver is a city constantly in motion. Today, this dynamic energy is especially visible along the Broadway corridor, where infrastructure meets imagination. With the Broadway Subway driving new development opportunities, this part of the city is poised to become a hub of connection, culture, and community for years to come.

As this transformation unfolds, so does a broader civic responsibility. We’re being called to address a crucial need. The demand for accessible accommodations, meaningful homeownership options, and vibrant public spaces has never been clearer. Our proposal seeks to realize this vision—as part of a broader city-building effort that includes its companion site at 1795 West Broadway. With rapid transit at its core, this stretch of Broadway is ready to support a more complete urban experience, one that’s connected and equitable.

Located at 1368-1398 West Broadway (the “Hemlock Project”), at the core of the proposal is a hotel designed for Vancouver’s underserved “Missing Middle” offering well-designed, efficiently scaled rooms at attainable prices, for both leisure

and business travelers. In doing so, the project responds to the city’s ongoing hospitality shortage while contributing to long-term employment and neighbourhood vibrancy.

The development offers more than just square footage. It introduces a future landmark, one grounded in community. With 257 hotel rooms, a 12,000-square-foot seniors community centre, 172 thoughtfully designed strata homes, and over 4,000 square feet of animated Privately Owned Public Open Space with plenty of public art opportunities, the project brings a dynamic mix of uses to the heart of the corridor. These elements work together to create an open and inclusive space, welcoming residents, visitors, and neighbours alike.

As part of a broader city-building effort that includes its companion site at 1795 West Broadway which makes this project viable, this project plays an essential role in shaping a new chapter for the area. We approach this moment with conviction and optimism, ready to help realize the vision of Broadway as one of Vancouver’s most vital and inspiring streets.

Project Benefits



Transit-Oriented Development

Anchors a high-density, mixed-use hub steps away from Granville & Broadway Subway Station, maximizing public transit investment and urban mobility.



Hotel Supply Expansion

Adds 257 compact, high-quality hotel rooms to address the city's pressing shortage, specifically targeting Vancouver's Missing-Middle hospitality segment.



Community Hub Lounge

Introduces a 10,000-square-foot street-facing lobby lounge at Broadway and Hemlock, serving as a social and cultural anchor for both guests and the public.



A Place of Respect for Seniors

Provides a 12,000-square-foot seniors centre with outdoor terraces, designed for wellness, social connection, and dignity.



Job Creation

Generates significant construction and long-term hospitality employment, supporting local economic growth and workforce development.



Enhanced Public Space / POPS

Creates a more than 4,000-square-foot public space designed for gathering, respite, and the integration of public art at a prominent civic corner.



Civic Contribution through Land Setback

Offers a significant urban design gesture through additional setbacks to accommodate future infrastructure upgrades, including a future left-turn lane on Hemlock.



Equitable Market Housing Options

Delivers 172 market residential strata homes, supporting housing diversity and ownership opportunities.



COMMUNITY ENGAGEMENT & SUPPORT

LETTERS OF SUPPORT

We are anchored in the ideals of urban stewardship and collective purpose. Through intentional and collaborative public engagement, we actively consider the insights and considerations of key associations, groups, and individuals, ensuring they are a vital part of developing the future blueprints of our communities.

Since 2024, Concord Pacific has undertaken a proactive community consultation process in the lead-up to the rezoning application for the Hemlock Project, which has included engagement with tourism and economic development experts and other special 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.

In keeping with our commitment to maintaining an open and collaborative relationship with the public, we have received letters of endorsement from a series of community stakeholders in support of this application to date, which can be found herein.

As the planning process progresses, we will continue to engage with interested parties such as immediate neighbours, local stakeholder groups and community associations.

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

Letters from Supporters:

1. Destination Vancouver
2. BC Hotel Association
3. Downtown Vancouver BIA
4. Greater Vancouver Board of Trade
5. Seniors Services Society
6. South Granville Seniors Centre
7. Tourism Industry Association of BC
8. Destination BC
9. South Granville Business Improvement Association (SGBIA)



August 15, 2025

Destination Vancouver

Dear Development Services Team,

I am writing to share Destination Vancouver's support for the rezoning application submitted by Concord Pacific for their project on Broadway at Hemlock.

We understand Concord Pacific is exploring the potential to deliver a mixed-use building comprising hotel, strata residential, and retail uses (without residential displacement).

This project consists of approximately 170 stratified homes and 260 hotel rooms, along with new ground-oriented retail amenities, including restaurant uses, which will benefit those who live and work in the Broadway Corridor. Our understanding is that the proposed hotel is intended to be a mid-market property that caters to both leisure and business travelers.

The Broadway Plan encourages opportunities for new hotels, housing, employment and amenities along the Broadway Corridor. However, it does not yet consider a combination of hotel and housing uses. Concord has advised that to deliver this new hotel, market housing needs to be part of the development which in turn will support the long-term viability of hotel operations.

This project is a major investment in the future of the Broadway Corridor. This rezoning is a step towards addressing Vancouver's lack of new hotel inventory in the Broadway Plan area.

In consideration of the substantial need to increase Vancouver's hotel capacity, Destination Vancouver requests that Council approve this rezoning application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Royce Chwin".

Royce Chwin

President & CEO
Destination Vancouver



August 6, 2025

BC Hotel Association

Dear Mayor Sim, Councillors and City Planning Staff,

On behalf of the BC Hotel Association (BCHA), I would like to express support for Concord Pacific's proposal for a new hotel, retail and residential project in the Fairview area of Vancouver.

As the voice of BC's hotel and lodging sector, the BCHA is committed to advancing the industry through strong advocacy, collaboration, and a focus on future growth.

In April 2025, we released our Hotel Community Impact Assessment report produced in partnership with Destination Vancouver and a task force of community and industry experts including the City of Vancouver. This report included research that highlighted anticipated demand for 10,000 additional hotel rooms over the next 25 years—a 70% increase over today's numbers. If the supply gap is bridged, the economic benefits will be substantial:

- 5,450 direct local jobs created in hospitality and accommodations
- 5,000–8,000 indirect local jobs created in retail, recreation, transportation and services
- \$124.9 million in annual municipal tax revenue collected
- \$77.9 million in annual provincial tax revenue collected

Today, more than 90% of all Vancouver hotel rooms are located on the downtown peninsula, and we support Concord Pacific's proposal to add new hotel rooms along the Broadway Corridor. Not only is this location well served by shopping, restaurants and amenities, but this is also a transit-oriented location—steps to the 99 B-Line rapid bus and the future South Granville SkyTrain Station—providing convenient access to downtown and YVR.

Additionally, we understand Concord Pacific envisions this 257-room hotel to be a 'mid-tier' offering, which we wholeheartedly need and support. Nearly half of all hotel rooms in Vancouver are considered upscale or luxury and, like any market, we need to find a healthy balance. Our report recommends mid-market hotels design smaller, efficient rooms to help manage construction costs and ensure they are recoverable in a reasonable timeframe. To build the 10,000 hotel rooms Vancouver urgently needs by 2050 will require delivering hotels for a wide range of budgets across many neighbourhoods throughout the city. This proposal is an ideal example of a transit-friendly 'missing middle' hotel outside the downtown core.

Hotels are economic engines and social anchors. They support jobs, events, tourism, local businesses, and can enliven neighbourhoods. Hotels are integral in the development of complete communities, bringing life to streetscapes and enhancing architectural and social spaces.

Delivering much-needed new hotel stock in a short timeframe will require a coordinated effort among several groups in Vancouver. We hope we can count on the City to be a key partner in this common goal and we encourage Council to approve this proposal for hotel rooms, homes, retail shops and jobs.

Sincerely,

A handwritten signature in dark ink, appearing to read "Paul Hawes".

Paul Hawes

President & CEO
BC Hotel Association



June 18, 2025

Downtown Vancouver Business
Improvement Association

Dear Mayor, Council, and City of Vancouver Rezoning Staff,

On behalf of Downtown Van, I am writing to express our support for Concord Pacific's proposed redevelopment of 1368-1398 West Broadway. This project aims to stimulate economic growth in the Broadway Corridor through the development of a new, locally owned and operated hotel, while also creating new retail, community amenities, and residential housing for communities on major transit corridors connecting downtown to this growing neighbourhood.

Downtown Van is a non-profit organization representing 8,000 business and property owners within the 90-block central area of Vancouver's downtown core. Supporting our members and making downtown Vancouver a place where everyone feels welcome are at the heart of our mission.

Tourism is a vital economic driver for many of our members. A reliable flow of visitors is essential to sustaining and growing their operations. Unfortunately, Vancouver currently faces a significant shortfall in hotel room capacity, posing challenges for the broader tourism sector. In this context, Downtown Van strongly supports Concord Pacific's plan to deliver much-needed hotel rooms to the region.

The addition of 172 new homes and 257 hotel rooms will not only help meet Vancouver's increasing housing and accommodation needs but will also bring more customers into the area—benefiting independent retailers, restaurants, and service providers in the surrounding neighbourhood and the downtown core.

In addition to helping address the city's hotel shortage, this mixed-use development will generate employment opportunities both during construction and upon completion. It will support a localized workforce, enhance economic resilience, and advance the goals of the Broadway Plan by placing people close to jobs, retail, services, and amenities.

We believe this proposal is a thoughtful and timely response to the critical need for hotel accommodations, particularly in the Broadway Corridor, which experiences high demand due to its proximity to Vancouver General Hospital and other major employers.

Downtown Van looks forward to a speedy, favourable outcome to this development application.

Sincerely,

Jane Talbot

President & CEO
Downtown Van



June 16, 2025

Greater Vancouver Board of Trade

Dear Mayor Sim and Council,

On behalf of the Greater Vancouver Board of Trade, I am writing to express our continued support for projects that address Vancouver's critical hotel shortage while also expanding residential options.

Recently, we engaged with Concord Pacific to discuss innovative development opportunities in the Broadway Corridor. These discussions focused on creating mixed-use projects that combine residential and hotel uses to foster a synergistic relationship. This approach leverages housing to support the financial stability of the hotel component, ensuring a sustainable and mutually beneficial arrangement that will add 172 residential units and 257 hotel rooms to an industry currently under significant strain. Beyond addressing housing and hotel needs, the proposed inclusion of over 25,000 square feet of retail space, including restaurant uses in the lobby, and an 11,500 square foot purpose-built seniors centre offers significant community and economic benefits.

As Council is aware, Vancouver is experiencing a challenging hotel shortage. Destination Vancouver's Economic Analysis of Hotel Supply and Projected Demand in Metro Vancouver, 2023 to 2050 estimates that the economic impact of the region's hotel shortage could result in \$30.6 billion in foregone output, \$16.6 billion in lost GDP, more than 168,000 FTEs in missed employment, and \$7.5 billion in lost tax revenue across all three levels of government.

This reduced hotel capacity has led to lost revenue and diminished opportunities for the tourism sector, which was significantly affected during the COVID-19 pandemic. Existing hotels face increasing pressure, which is driving up room costs and risking Vancouver's appeal as a global destination.

The Greater Vancouver Board of Trade is proud of Vancouver's rich history as a host city for major national and international events, recognizing the substantial economic boost these events provide. Our Benchmarking Greater Vancouver report highlights the growth of our tourism and visitor economy, showing that Greater Vancouver has risen seven places in global rankings for tourism scale. The region now ranks 37th out of 156 cities for access to major sporting events, expos, and other host functions. However, the rising demand for hotel rooms from independent travelers, cruise visitors, convention delegates, and upcoming major sporting events, such as the FIFA World Cup next year, underscores the urgent need to expand hotel capacity. This expansion is essential ensure that Vancouver remains accessible to a diverse array of visitors and businesses in the coming years.

The city's hotel shortage and its economic toll are well-documented. We believe it is the time to consider unique and innovative solutions to address this critical challenge.

Sincerely,

A handwritten signature in black ink, appearing to read "Bridgitte", written in a cursive style.

Bridgitte Anderson

President and Chief Executive Officer
Greater Vancouver Board of Trade



July 25, 2025

Seniors Services Society

Dear Council Members and Planning Staff,

On behalf of the Seniors Services Society of BC, we are pleased to submit this letter in support of Concord Pacific's development proposal for 1368-1398 West Broadway.

We commend the applicant for incorporating significant community benefits into the proposal, including a new 11,500-square-foot purpose-built seniors centre, downsizer housing opportunities, neighbourhood-serving retail, and economic development through new hotel rooms and employment space—all steps from a major rapid transit hub.

The Seniors Services Society of BC has served vulnerable older adults across the province for over 40 years. Our mission is to support older adults to live as independently as possible by providing housing navigation, outreach, and support services. We work every day with seniors who are looking for secure, affordable, and appropriate housing in the communities they know and love. While our organization is not directly involved in this application, we have reviewed the proposal and believe it offers much-needed infrastructure and housing that aligns with our mission and the broader needs of an aging population.

We would like to highlight the following reasons for our support:

1. **Purpose-Built Seniors Centre:** The proposed 11,500-square-foot facility represents a major investment in social infrastructure. It would serve not only Fairview residents but older adults across Metro Vancouver, fostering social inclusion, reducing isolation, and supporting healthy aging.
2. **"Age in Place" Housing Options:** Many older adults are seeking opportunities to downsize while staying in their neighbourhoods. This development supports that goal by offering new housing options tailored to seniors, allowing

them to remain in a familiar environment close to transit, medical services, and amenities.

3. **Proximity to Transit and Healthcare:** The site's location—within walking distance of the future Broadway & Granville SkyTrain Station and Vancouver General Hospital—makes it ideal for seniors who rely on public transportation and access to medical services.
4. **Alignment with Broader Civic Goals:** This proposal supports several City of Vancouver objectives, including creating age-friendly communities, encouraging transit-oriented development, and expanding access to public amenities.
5. **Regional Impact:** With Metro Vancouver's seniors population expected to grow significantly in the coming decades, investments like this will help meet the increasing demand for age-friendly services and housing across the region.

In closing, we urge Council to support this application and recognize the long-term benefits it offers to seniors, their families, and the broader community. Projects like this are essential to building a more inclusive and equitable city for people of all ages.

Thank you for your attention and for considering our input.

Sincerely,

Alison Silgado

Chief Executive Officer
Seniors Services Society



June 23, 2025

South Granville Seniors Centre

Dear Mayor Sim, Councillors and
City of Vancouver Planning Staff,

I am writing in my capacity as the President of the South Granville Seniors Centre, to express our strong support for Concord Pacific's proposed redevelopment at the corner of West Broadway and Hemlock (1368-1398 West Broadway), which includes the provision of a new purpose-built seniors centre in addition to new housing suitable for seniors.

We recently had the opportunity to meet with Concord to discuss the proposal and appreciate their organizations' collaboration with the South Granville Seniors Centre, which is an important amenity for seniors living in the Broadway Corridor and across the City of Vancouver.

A new purpose-built centre within this development will have a lasting positive impact on the well-being of seniors in our community through the provision of modern, accessible space that directly meets the evolving needs of our 450 members and over 2,000 seniors we serve in the wider community.

The site's location is suitable for new housing and a seniors centre, in consideration of its walkable, transit-oriented location, within close proximity of the future Broadway subway station. This is critical to ensure that older adults, many of whom do not drive, can travel independently and safely to participate in programs and stay connected with others. This will also help to support our City's sustainability goals and affordability for future residents who may choose transit over vehicle ownership.

Our current facility is aging and is not well suited to the needs of seniors facing dementia and mobility challenges. The proposed 11,500 square foot dedicated seniors centre has been designed on a single level—an important feature for seniors who rely on mobility aids or have difficulty navigating stairs and

elevators. This enhanced accessibility will allow more people to participate comfortably and confidently in our activities. A larger, dedicated space also means we can expand our programming to meet growing demand, introduce new workshops and social opportunities, and establish a strong, visible identity for the South Granville Seniors Centre along the Broadway Corridor, reaching even more seniors across Vancouver.

Finally, I want to highlight the added benefit that the inclusion of new strata residential homes within the project provides. This creates an opportunity for older adults in our community who may wish to downsize and remain in the neighbourhood they know and love, while still being close to the South Granville Seniors' Centre, which is an important space for connection and interaction, as well as other essential amenities in the neighbourhood.

Our current facilities are aging and require renewal. Here we have an opportunity to secure a new purpose built seniors centre, while also generating new housing opportunities in a desirable, transit oriented location.

Once again, on behalf of the South Granville Seniors Centre, I strongly encourage the Mayor and Council to support this rezoning application, recognizing the generous benefits associated with it.

Yours sincerely,

Patrick Couling

Board President
South Granville Seniors Centre



July 23, 2025

South Granville Seniors Centre

Dear Mayor Sim and Members of Council,

On behalf of the South Granville Seniors Centre, I am writing to express our strong support for Concord Pacific's proposed development at 1368-1398 West Broadway. In particular, we wish to highlight the significant benefit that the inclusion of a new, purpose-built, 11,500-square-foot seniors centre will bring to our community.

South Granville Seniors Centre has proudly served seniors in Vancouver's Granville/Fairview community since 1983, operating from 1420 West 12th Avenue. While our current facility has allowed us to support countless seniors over the years, a new, purpose-built space will enable us to better meet the evolving needs of our members. Demand for our programs and services continues to grow, and our current facility limits our ability to expand and modernize the ways we support local seniors.

Concord Pacific's willingness to partner with us to deliver a purpose-built seniors centre as part of this mixed-use project demonstrates their genuine commitment to providing meaningful community amenities. A new centre will allow us to broaden our most popular programs, enhance outreach, and strengthen vital support services for seniors.

Today, we serve more than 450 members and over 2,000 seniors aged 55 and older each year, offering a safe, welcoming place to connect and participate in social, educational, and supportive programs that enhance quality of life. With Vancouver's senior population expected to grow significantly in the coming years, investing in modern, purpose-built infrastructure is essential to ensure we can continue meeting the community's evolving needs for decades to come.

In addition to the new seniors centre, we fully support the plans to deliver condominiums on this site, which will expand housing

options in the neighbourhood, especially for seniors who are looking to downsize and "age in place." The site's proximity to Vancouver General Hospital, public transportation, amenities, and services makes this development an ideal option for older adults, many of whom no longer drive or own a vehicle.

Once again, the South Granville Seniors Centre strongly supports this proposal, which aligns with the goals of the Broadway Plan by delivering new housing, hotel rooms, and employment opportunities, while also providing a much-needed facility for our Centre. We believe this is a forward-thinking investment that will benefit both seniors and the broader community.

We respectfully encourage Council to allow this application to proceed.

Sincerely,

Danna Garcia-Wigueras

Executive Director
South Granville Seniors Centre



August 1, 2025

Tourism Industry Association
of British Columbia (TIABC)

Dear Mayor Sim & Council,

On behalf of the Tourism Industry Association of British Columbia (TIABC), I am writing to express support for Concord Pacific's hotel, strata residential, and retail building at 1368–1398 West Broadway.

As the voice of British Columbia's tourism industry, TIABC advocates for the interests of our province's \$22+ billion visitor economy. The organization works to influence government policy and regulation on behalf of its business, education, sector association, and destination management organization members to empower BC's tourism industry to reach its full potential—economically, socially, culturally, and through the lens of sustainability.

To that end, we are excited to see Concord's proposal to introduce a new mid-market hotel for the Broadway Corridor to an undersupplied Vancouver market. The project is expected to offer approximately 250 turn-key hotel rooms and 170 stratified homes.

This project will not only create new opportunities for home ownership in the Broadway Corridor without displacing any residents, but it will also generate significant return for Vancouver's visitor economy by increasing hotel room supply and generating new employment in the industry.

Importantly, this project aims to address a critical need identified in MNP's Economic Analysis of Hotel Supply and Projected Demand in Metro Vancouver study, which forecasts the necessity for over 10,000 additional hotel rooms in the City of Vancouver by 2050. For the last several years, the number of hotel rooms has declined due to several overlapping factors, which poses the risk of our city losing not only its competitive edge, but billions in revenue as tourists go elsewhere.

This alignment with our city's future needs underscores the importance of these developments for both housing and tourism.

While this specific project falls outside of existing policy guidelines, it aligns with the City of Vancouver and the Province of British Columbia's policy objectives and presents an opportunity to generate new housing, workspace, and hotel rooms in the Broadway Corridor—mere steps from significant tourism drivers and employment hubs including Vancouver General Hospital and the University of British Columbia.

TIABC respectfully asks that City Council support this application. Please feel free to contact me if you have any questions or require further information.

A handwritten signature in blue ink, appearing to read "Walt Judas".

Walt Judas

CEO
TIABC



September 18, 2025

Vancouver, Coast & Mountains
Tourism Region and
Destination British Columbia

Dear Mayor Sim & Council,

On behalf of Destination British Columbia, I am writing to express our support for Concord Pacific's proposed mixed-use development at Broadway and Hemlock, which would deliver 260 much-needed mid-market hotel rooms in Vancouver, at a pivotal time for tourism.

Tourism is one of British Columbia's most important industries, contributing approximately CAD \$9.7 billion to the provincial GDP in 2023, and generating over \$22 billion in annual revenue. It also supports more than 125,000 jobs, helps sustain small businesses, and enhances quality of life for residents through arts, culture, recreation, dining, and gateway infrastructure.

In Vancouver, there is a documented shortage of hotel rooms: with about 13,000 hotel rooms city-wide, the city is projected to need 10,000 additional rooms by 2050 to keep pace with visitor demand. Without that new supply, Vancouver risks losing competitiveness, facing revenue loss for businesses reliant on tourism, and losing economic output, GDP share, and employment.

This proposal represents an important step forward. The central, transit-friendly location will serve both business and leisure travellers, support the success of the Broadway Plan, and create new employment opportunities along the corridor. By adding hotel rooms outside the downtown core, it diversifies Vancouver's visitor economy while also delivering housing and community amenities.

Although the proposal extends beyond current policy, it directly supports the City's broader objectives, which includes creating jobs and increasing hotel capacity near the future Broadway Subway. We respectfully urge Council to recognize these benefits and approve the application.

Destination BC appreciates the opportunity to support initiatives that align with our vision for a thriving, sustainable tourism industry in British Columbia. Should you have any questions, please do not hesitate to contact me at dayna.miller@destinationbc.ca.

Dayna Miller

General Manager
Vancouver, Coast & Mountains Tourism Region
Destination British Columbia



June 13, 2025

South Granville Business
Improvement Association

Dear Mayor Sim & Council,

I am writing on behalf of the South Granville Business Improvement Association (SGBIA) to express our support for Concord Pacific's proposal to renew the property at 1368-1398 West Broadway with new hotel, residential and retail uses. The proposed development is closely aligned with our efforts to promote growth and vibrancy in the neighbourhood by establishing South Granville as a go-to destination for dining, shopping, entertainment, and services.

The South Granville BIA is home to many local, independent businesses which make up the vibrant, walkable boutique shopping district of South Granville. Dependent upon a steady customer base, our 400+ members would greatly benefit from the increase in residents and visitors that will frequent the area through the addition of 257 hotel rooms and 172 homes put forth by Concord Pacific.

A new hotel in our district will support our members, and provide economic benefits to the broader region. This location is well positioned to accommodate a new hotel, considering its transit oriented location, and will appeal to both leisure and business travelers, bringing customers to our local businesses throughout the year and ensuring a steady flow of visitors who will contribute to the economic vitality of the Broadway Corridor and surrounding areas. Additionally, bringing new housing opportunities to the neighbourhood will increase the number of residents who choose to support our local businesses, generate consistent foot traffic around the area and promote the use of public transit.

Furthermore, it's important to highlight the positive impact this project will have on job creation. The development of new hotel rooms, retail and restaurant spaces is expected to generate new

employment opportunities, providing a significant boost to the local job market. The retail and restaurant spaces planned for the ground floor present great opportunities for businesses to move into an area of growing interest and vibrancy, attributed to the future improved transit connections of the Millennium Line Broadway extension in the neighbourhood.

While this project may not fully conform to the guidelines put forward in the Broadway Plan, we believe it represents an important opportunity to enhance the community. The combination of new homes, hotel rooms, and retail spaces will help address the need for housing and support tourism, all while creating jobs. We encourage Council to consider the significant long-term benefits of Concord Pacific's investment, including the positive impact on local businesses and the broader community. This project aligns with our mandate to make South Granville a vibrant, thriving destination for residents and visitors alike.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Ivy Haisell".

Ivy Haisell

Executive Director
SGBIA

PART I.
PLACE + CONTEXT

A blurred background of a city street at night. The scene is filled with bokeh lights in various colors, including warm yellows, oranges, and cool blues. On the right side, the profile of a person with long, dark hair is visible, looking towards the left. The overall atmosphere is romantic and cinematic.

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)

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.



8 storeys

**Pacific Laser Centre
1992**

1401 W Broadway
(Broadway × Hemlock)

9 storeys

**Prospect Centre
1993**

1788 W Broadway
(Broadway × Burrard)

8 storeys

**Pinnacle Living
2012**

2080 W Broadway
(Broadway × Arbutus)

21 storeys

**The Independent
2017**

285 E 10th Ave
(Broadway × Main)

39 storeys

**PCI Tower
2025**

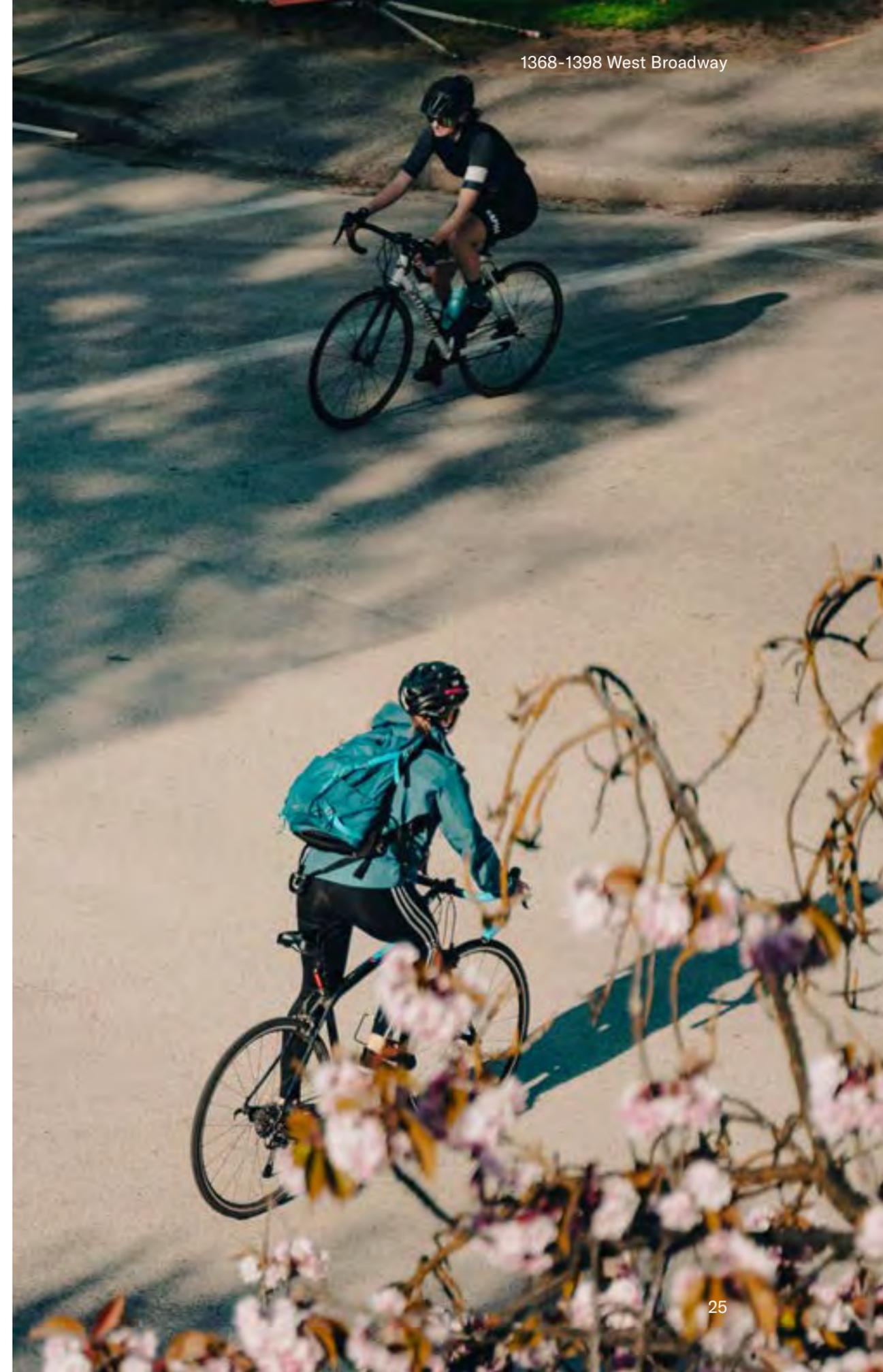
1477 W Broadway
(Broadway × Granville)



BROADWAY TODAY

Broadway, Vancouver's key East–West corridor, is an essential part of the city fabric and the 2nd 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

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.

A total of **8.6 km²** in the Broadway Plan area



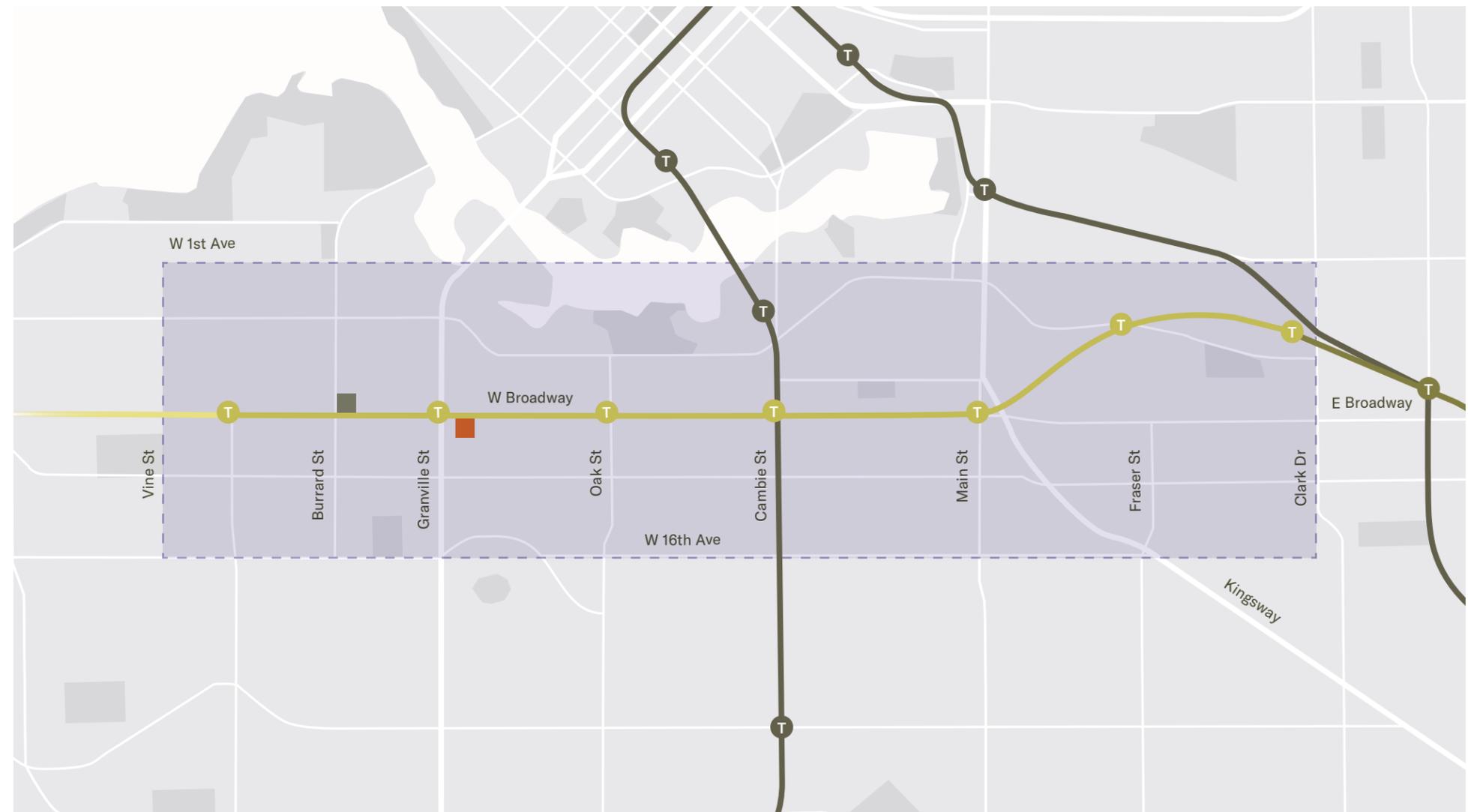
Larger in size than Downtown Vancouver (7.1 km²)



Larger in size than Downtown Calgary (6.0 km²)



Larger than half of Downtown Toronto (16.6 km²)



— Potential UBC Extension
 — Broadway Subway (Millennium Line Extension)
 — Existing Millennium Line
 — Canada Line & Expo Line
 ■ Hemlock Site
 ■ Companion Site 1795 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)



Source: Ministry of Transportation and Infrastructure

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

Hemlock Site

Companion Site 1795 W Broadway

Broadway Area

Potential UBC Extension

Broadway Subway (Millennium Line Extension)

Existing Millennium Line

Existing Canada Line & Expo Line

AAA Bike Network

South Granville Business District



Health Care District



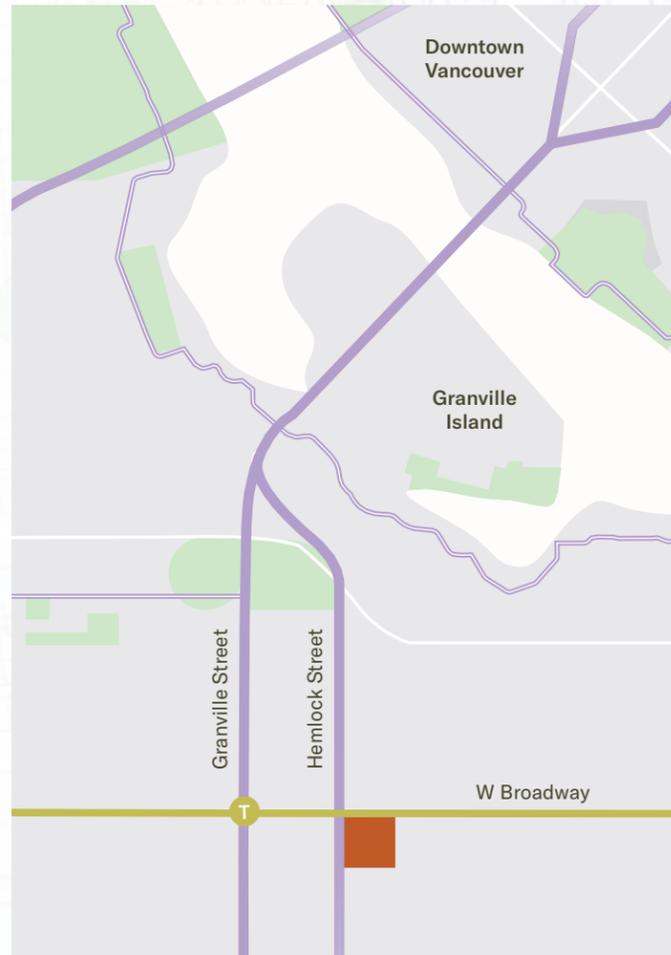
Vancouver City Hall



Mount Pleasant District



An abundance of public amenities and economic hubs are well within reach, including downtown, an amazing seawall network, Kitsilano Beach and Granville Island.



Source: City of Vancouver, *Shape Your City Photo Gallery*

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



A UNIQUE OPPORTUNITY

The Hemlock Project presents a unique opportunity to transform Vancouver's central confluence point—leveraging a crucial urban nexus to bring new possibilities forward. Rooted in a desire to address critical hospitality, residential, and community gathering shortages, this new mixed-use development opens pathways for generational impact.

The Broadway corridor is far more than a transportation route. It is Vancouver's central spine, an East-West connector that links a series of vibrant neighbourhoods, and more importantly, channels the city's momentum into a shared urban future. Along this corridor, 7 key intersections act as catalytic nodes activating the constant flow between downtown and the rest of Vancouver, where movement, commerce, and culture intersect with the city's long-term planning vision.

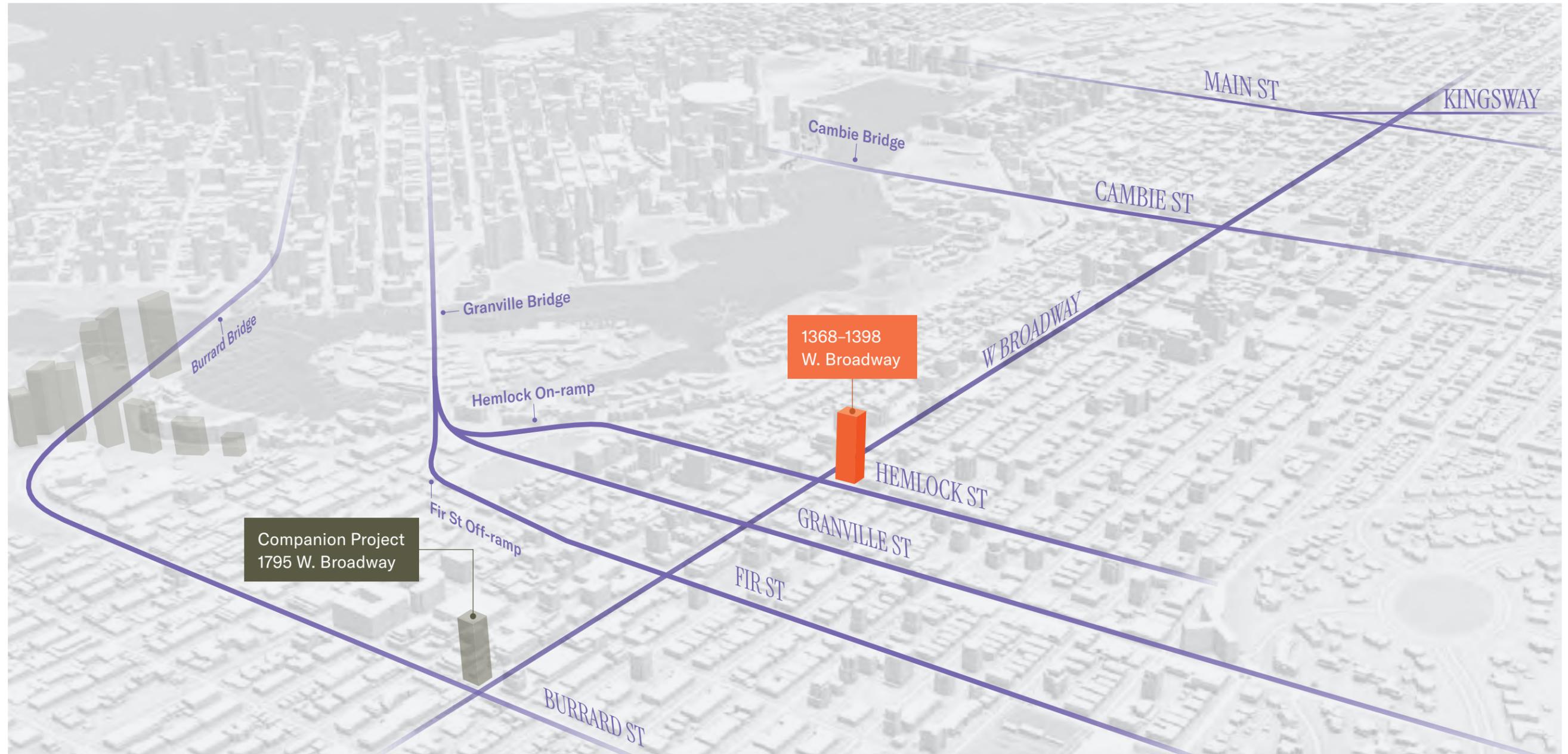
These intersections are not only hubs of local activity; they are strategic urban junctures where the city's infrastructure, economy, and community life converge. Each one is a point of activation that channels pedestrian energy, anchors employment, and invites architectural expression. With the introduction of the Broadway Subway, many of these intersections are now aligned with rapid transit stations,

positioning them to become high-density, transit-oriented urban centres in their own right.

Situated steps away from Granville & Broadway Subway Station and serving as a key feeder into the Granville Bridge, the Hemlock and West Broadway intersection holds a uniquely pivotal role. It bridges the dynamic flow of east-west transit with the vital north-south corridor that connects Downtown Vancouver to the rest of the city and region beyond.

This dual orientation makes Hemlock the perfect location for a new typology of mixed-use development, one that will not only fulfill policy goals but also address Vancouver's critical hotel shortage, introduce diverse residential offerings, and contribute to civic life through amenities and public space, elevating the Hemlock intersection into a model of integrated, future-facing urbanism.

7 Key Intersections on Broadway





1.2

CITY WIDE NEEDS



HOTEL SHORTAGE

By 2030, Vancouver will welcome an estimated **14 million** visitors annually – and yet the city only has **13,290** hotel rooms, with **23,292** rooms total in Metro Vancouver.

LIMITED HOTEL ROOM SUPPLY IN DOWNTOWN VANCOUVER

The Vancouver hotel room supply has reached an economic limit, which would create further compression—possibly increasing the Average Daily Rate (ADR) faster than what the baseline forecast assumes. According to Destination Vancouver, almost 1.2 million visitors would be deterred from visiting Vancouver by 2030.

Vancouver Visitors

Visitor From	2030 Visitors Based on Straight-Line Projected Growth
Canada	7,161,167
United States	2,735,114
New Zealand	88,437
Australia	528,779
United Kingdom	210,237
Germany	125,386
France	70,863
China	1,734,214
India	196,284
Japan	134,687
South Korea	91,360
Mexico	386,321
Brazil	67,390
Rest of World	484,801
Total	14,015,039

Increases in Travel & Tourism



↑ YVR annual traffic



↑ Cruise ship traffic



↑ Reactivated flights

Sources: STR, CBRE, Tourism Economics
Destination Vancouver, *Economic Analysis of Hotel Supply and Projected Demand in Metro Vancouver, 2023–2050*

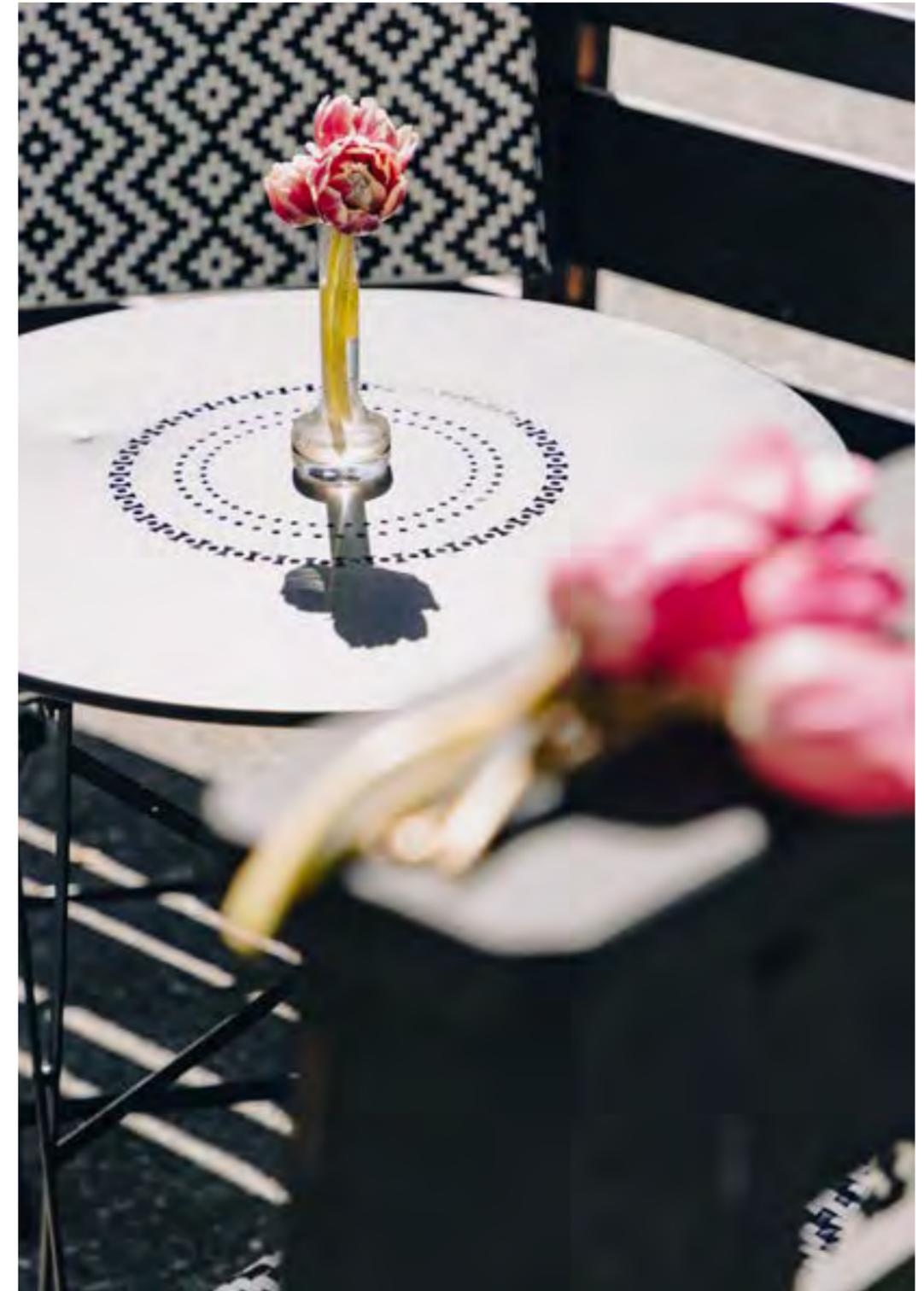
To date, only **1,155** additional hotel rooms are scheduled to be built before 2026 and only another **560** additional rooms by 2030.

New Hotel Construction, the City of Vancouver & Rest of Metro Vancouver, 2022–2030

	City of Vancouver			Rest of Metro Vancouver	
	Downtown Vancouver	Other Vancouver	Total Rooms	Additional Rooms	Total Rooms
2022			13,290		10,002
2023		270	13,560	124	10,126
2024	300		13,860	806	10,932
2025		585	14,445	207	11,139
2026			14,445	0	11,139
2027			14,445	200	11,339
2028	180		14,625	0	11,339
2029	95	95	14,815	200	11,539
2030	95	95	15,005	200	11,739
Total	670	1,045	1,715	1,737	

Information about hotels under construction or development is available to 2028. "Additional rooms" and "Total rooms" for 2029 and 2030 are projections based on growth from 2022 through 2028.

Source: Destination Vancouver, *Economic Analysis of Hotel Supply and Projected Demand in Metro Vancouver, 2023 to 2050*

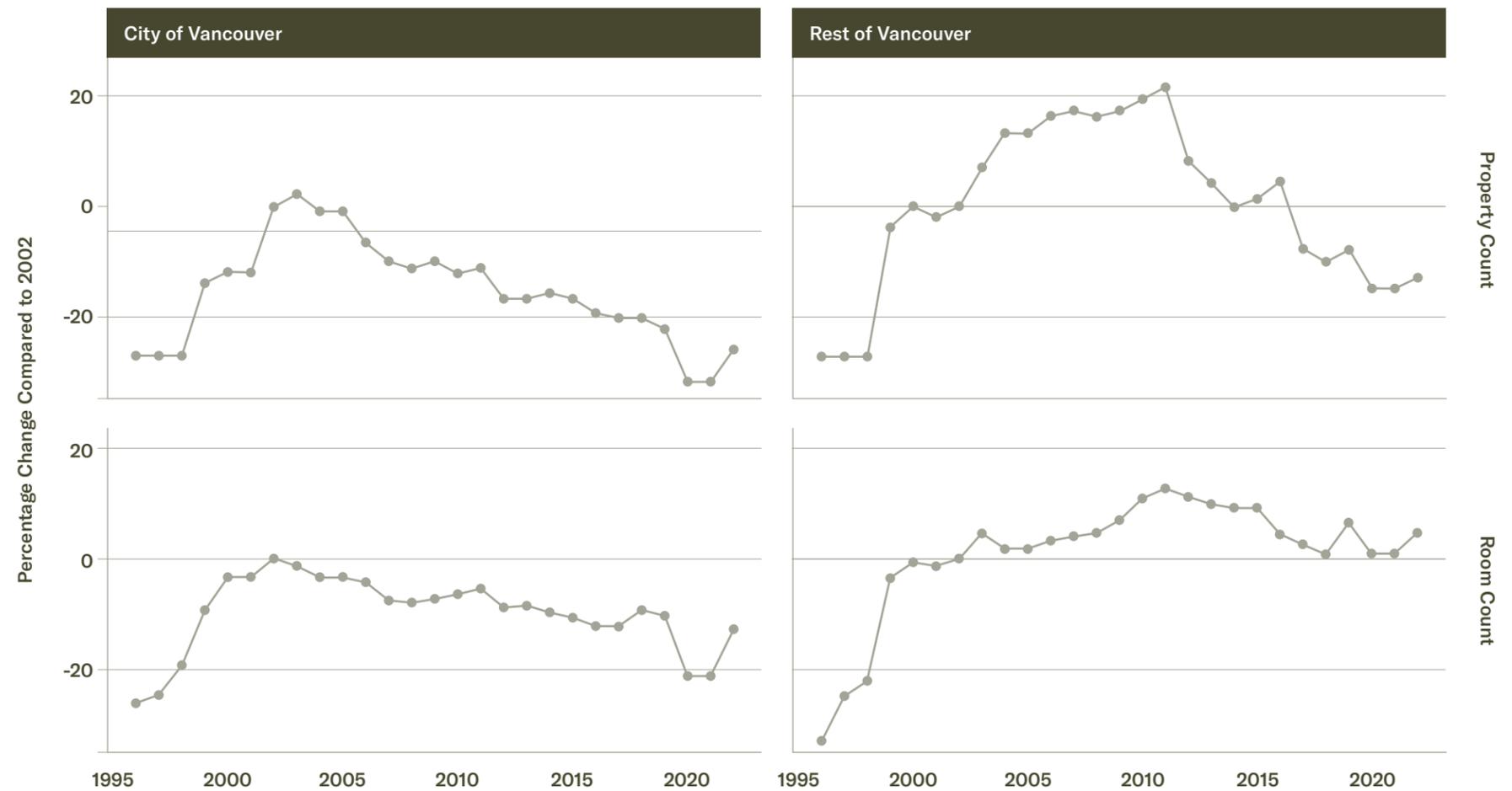


Vancouver has a significant hotel room shortage. There has been a loss of hotel properties and room counts in Vancouver. Meanwhile, the demand for hotel rooms has significantly out-grown the supply.

Hotel/Motel Rooms Available in City of Vancouver 2024

78 Properties
13,860 Rooms

Percentage Change in Hotel Properties & Room Counts, 1996–2024

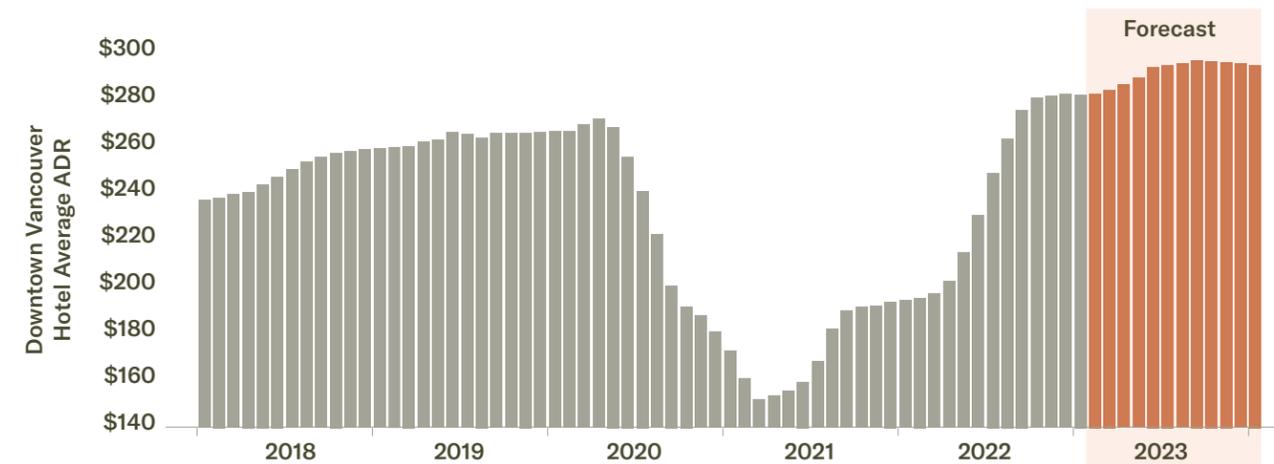


Source: Destination Vancouver, PKF

Due to supply shortage, hotel Average Daily Rates (ADRs) have been increasing. In response, the market provided a temporary solution: short term rentals such as Airbnb.

Airbnb Rates Stay Competitive vs. Hotel Rates

2024	
Hotel	
Annual Occupancy	~78%
Peak Occupancy (July–August)	~90%
Annual ADR (CA\$)	~\$285
Airbnb	
Annual Occupancy	~75%
Peak Occupancy (July–August)	~90%
Annual ADR (CA\$)	~\$190 (citywide average)



Short term rental rates continue to mirror hotel rates. When hotel ADRs climb, short-term rental rates escalate as well.

Source: Avison Young Report on Vancouver Hotel Market, 2024

In response to hotel room shortages, some landlords are turning long-term rentals into short-term rentals, contributing to rising residential rental rates.

1 hotel room created = 1 rental home freed up in the market

1

A rise in demand of short-term rentals: The success of short-term rentals have increased the investment return expectations of landlords, leading them to offer and capitalize on short-term accommodations.

2

Pressure to raise long-term rental rates: Seeing the higher rates for short-term rentals has incentivised landlords to raise long-term rents to match the income from short-term rentals.

3

Rental affordability is impacted: The pressure to raise long-term rental rates has dramatically decimated rental affordability and increased rental rates beyond what can be affordable for many long-term renters.

4

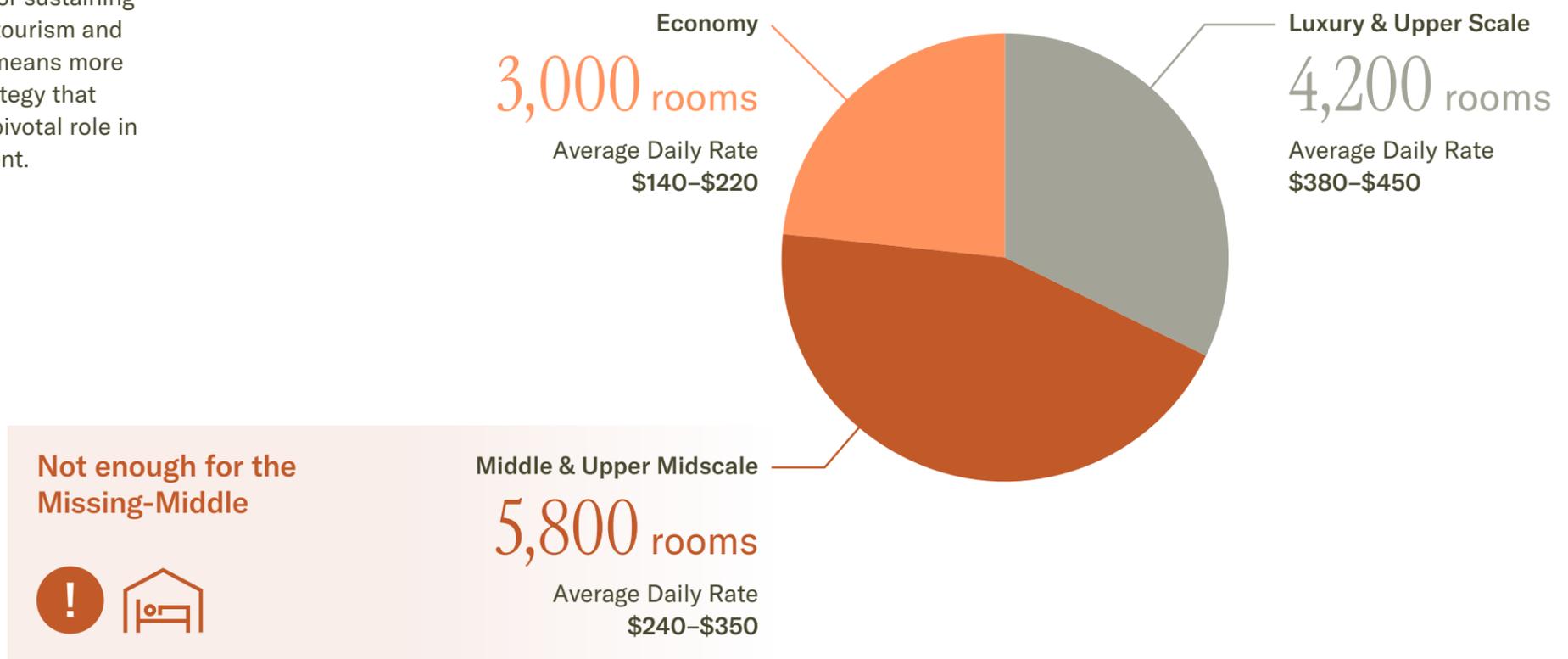
The housing affordability crisis is exacerbated: The decimation in rent affordability has intensified the shortage in rental stock and exacerbated the housing crisis.

Vancouver is a rapidly growing metropolitan city. To ensure that it continues to be accessible, it is essential to offer a range of accommodations that cater to a broad spectrum of visitors. **With Average Daily Rates (ADRs) increasing, midscale alternatives are needed.**

**Diverse accommodations:
Key to a Healthy and Sustainable Tourism
& Hospitality Industry in Vancouver**

Maintaining a balanced hotel room stock is crucial for sustaining the city’s economic growth and creating a healthy tourism and hospitality industry for the long run. More visitors means more economic activity, and as such, a city planning strategy that prioritizes a well-managed hotel sector can play a pivotal role in creating a thriving and welcoming urban environment.

**Hotel Rooms in
Downtown Vancouver**



Source: CoStar Report 2024, Downtown Vancouver Hospitality Submarket, Destination Vancouver Hotel Community Impact Assessment 2025

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.



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



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+



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



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

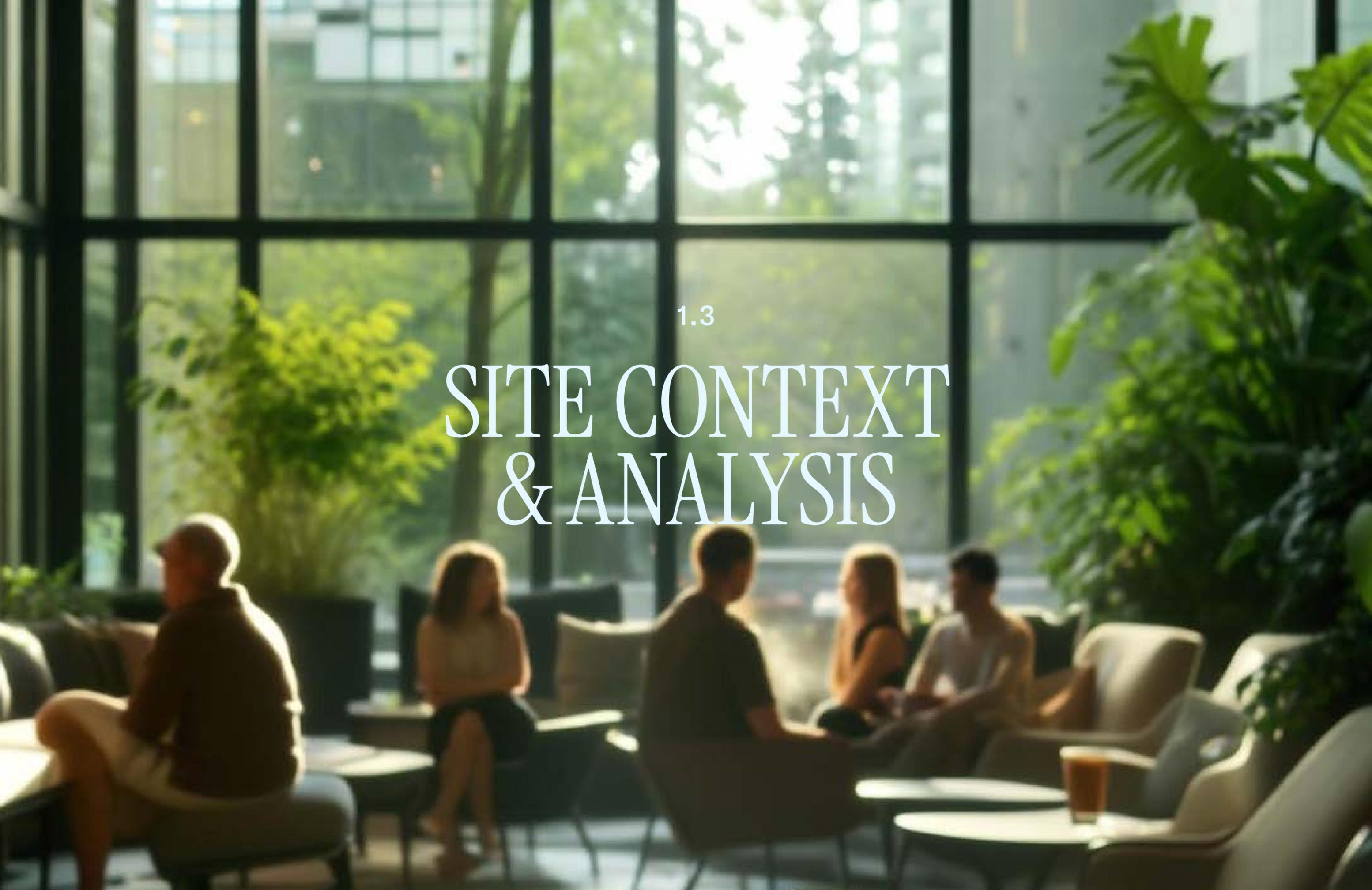
Community centres and cultural facilities for older persons are a critical requirement across the city.



Programs and Support for Vancouver's Seniors, City of Vancouver
 Engaging and supporting the aging population: Older Persons Strategic Framework, (2025), Council Report, City of Vancouver

1.3

SITE CONTEXT & ANALYSIS



Strategically positioned for transit

Legend

- Hemlock Site
- Companion Site
1795 W Broadway
- Connectivity Route
- Potential UBC Extension
- Broadway Subway
(Millennium Line Extension)
- Existing Millenium Line
- Existing Canada Line
- AAA Bike Network

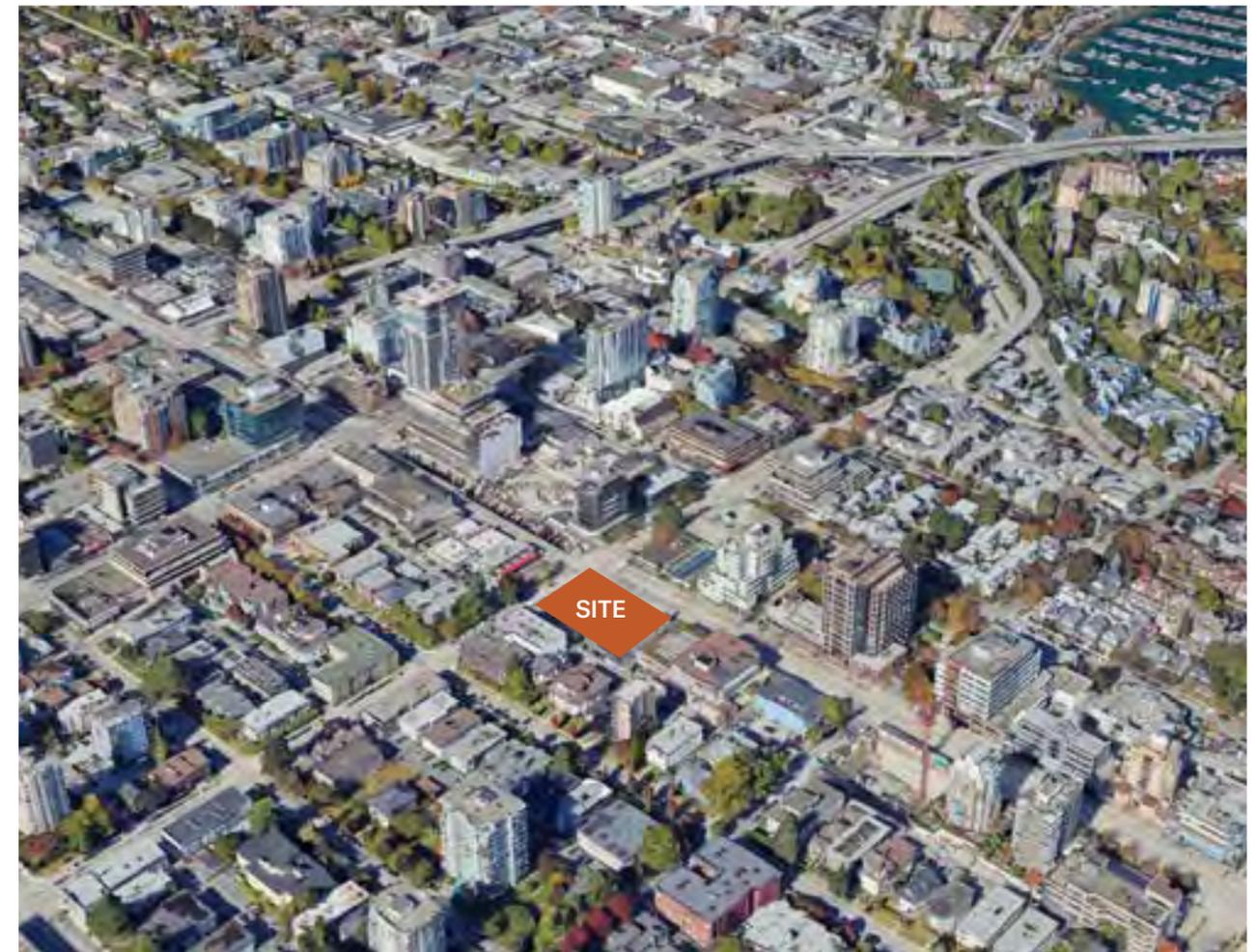


SITE & CONTEXT

Situated at the southeast corner of West Broadway and Hemlock Street, the project site occupies a strategic location within the Fairview neighbourhood. It falls within the “Broadway Shoulder Area West (FBSA)” as identified in the Broadway Plan, an area earmarked for thoughtful intensification in alignment with the city’s evolving transit-oriented growth strategy.

The site is currently zoned C-3A and is vacant, previously home to a decommissioned gas station and a one-storey commercial structure. There are no existing residential uses on the site.

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 thirteen storeys. Directly north, newer developments are predominantly mixed-use strata buildings with retail and services at grade. South and east across the lane lies a well-established RM-3 zone composed primarily of three-storey multi-family residential buildings.



Streetscapes & Major Developments

The property lies about 100m east of the Granville & Broadway Subway Station and one block from the South Granville shopping district on Granville Street. West Broadway functions as a major east-west arterial, and Hemlock provides a north-south link to Downtown via the Granville Bridge on-ramp, giving the site a high-profile, transit-oriented corner location.

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

- A 39-storey (407 ft) mixed-use project at West Broadway and Granville, integrating secured rental housing and commercial uses, currently under construction alongside the new transit infrastructure;
- A proposed 25-storey (265 ft) mixed-use tower at 1434 W. 8th Avenue, which was recently approved and anticipated to commence construction in 2025;
- A proposed 34-storey (380 ft) mixed-use tower at 1470 West Broadway, currently under rezoning review; and
- A 28-storey (285 ft) commercial-office and secured rental development at West Broadway and Birch Street, presently under construction.

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. WEST BROADWAY



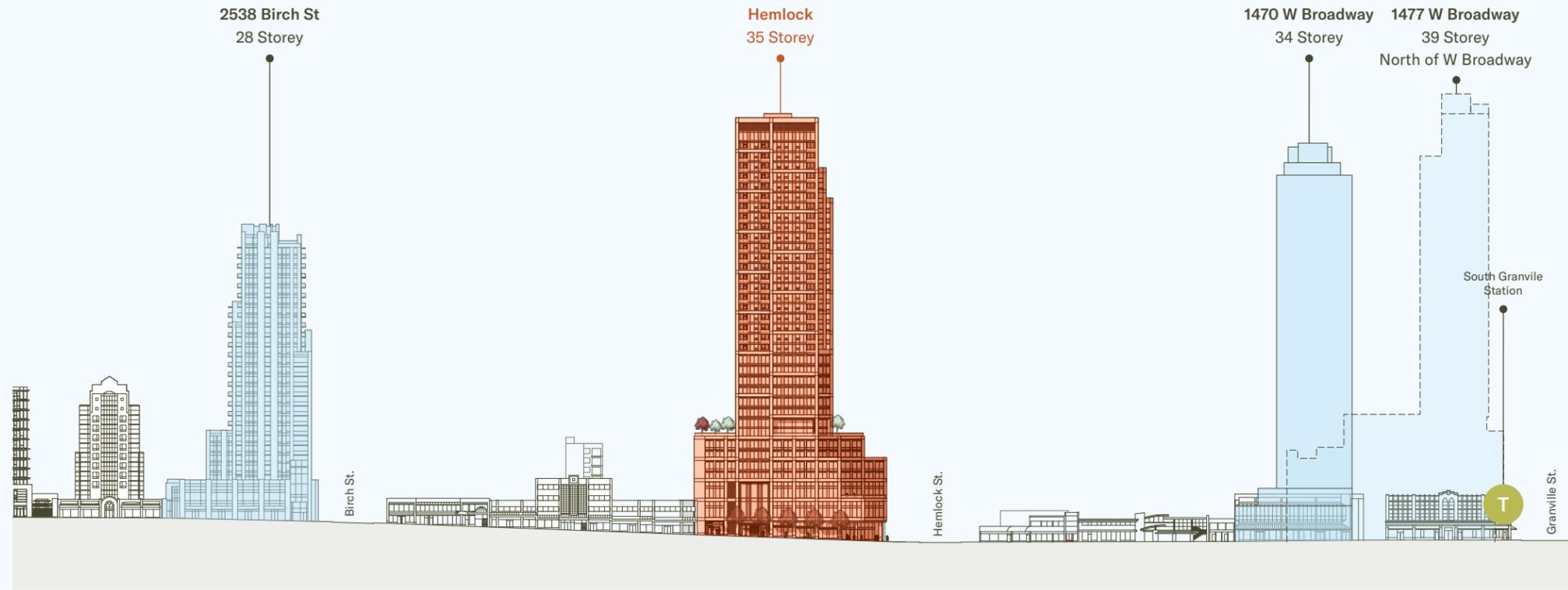
B. WEST BROADWAY



C. HEMLOCK STREET EAST SIDE



WEST BROADWAY STREETSCAPE



HEMLOCK STREETSCAPE



Existing Conditions

Civic Address

1368-1398 West Broadway, Vancouver, BC

Legal Description

Lot F Plan LMP110 and Lot 4 Pan 590, both of Block 352 DL 526

Lot Size (Consolidated)

25,000sqft [2,323m²]

Zoning

Existing C-3A

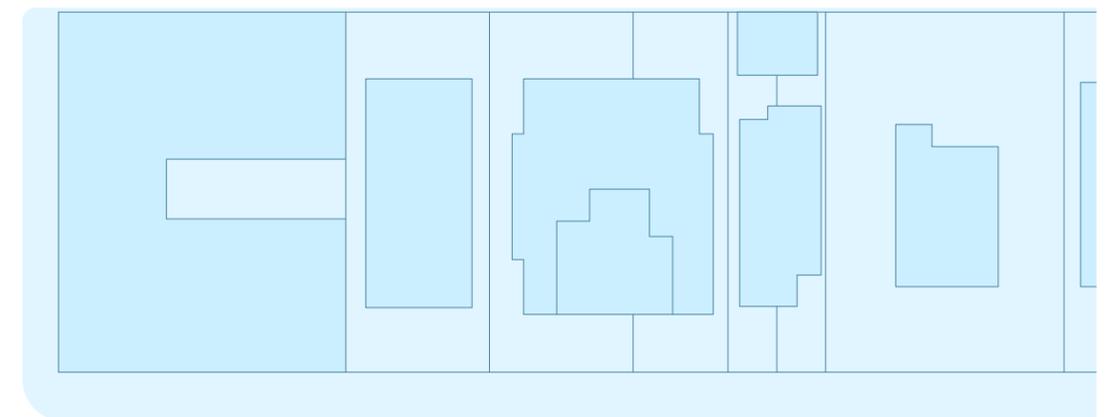
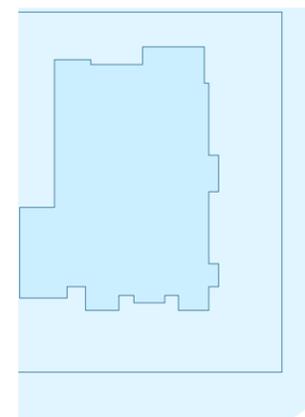
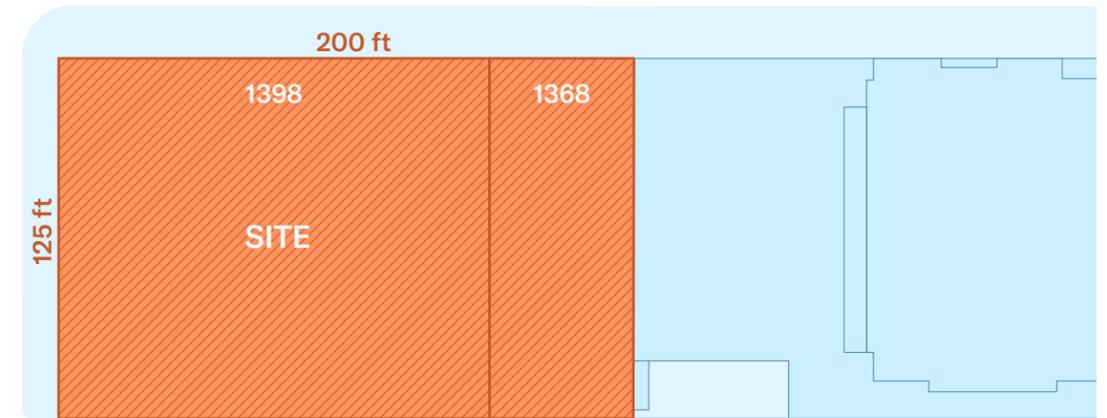
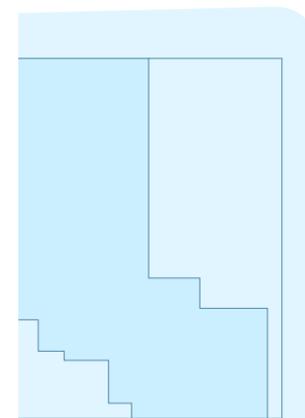
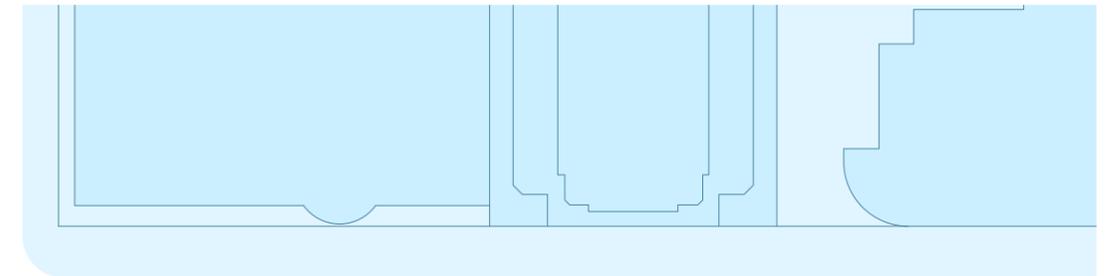
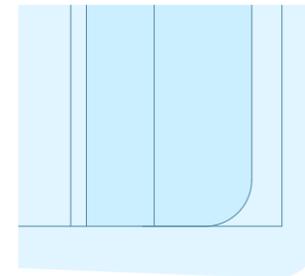
Proposed CD-1 (Site-specific, Broadway Plan-FBSA)

Current Use

Vacant (Former Gas Station)

Proposed Use

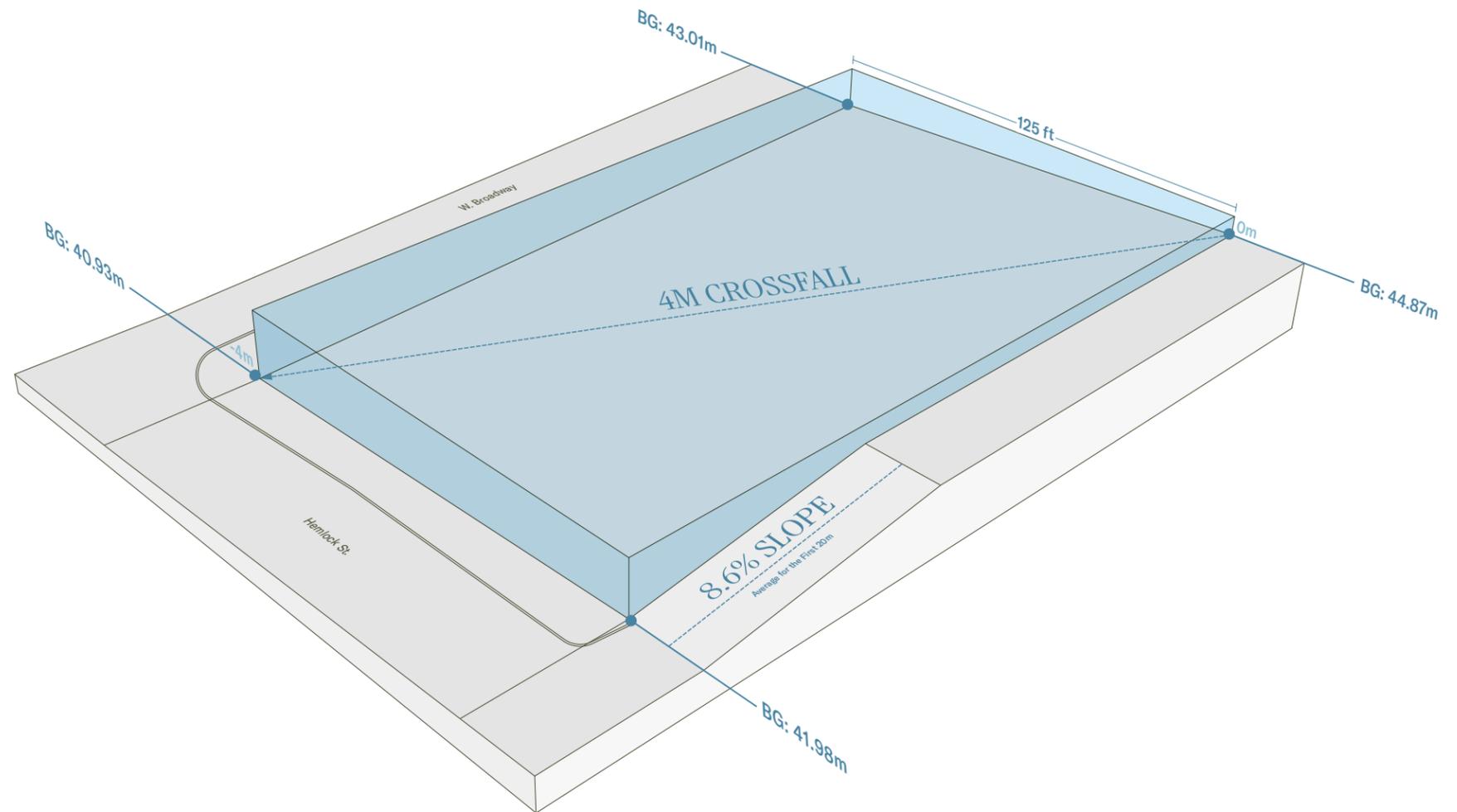
Mixed Commercial/Hotel + Seniors Centre + Strata Residential



Site Constraints

A defining characteristic of the parcel is its pronounced topography: the rear lane rises significantly above Broadway, with an elevation change of approximately 3.95 metres (13 feet) from the northwest to the southeast corner. Additionally, the rear lane ascends eastward from Hemlock Street with an average slope of 10% over the first 18 metres (60 feet), presenting both design challenges and opportunities.

This adds tremendous challenges for the project to accommodate multiple uses and associated loading needs in the rear lane.



PART II.
VISION + PROPOSAL



THE MISSION

By way of a visionary mixed-use development located steps away from Granville & Broadway Subway station, the Hemlock Project answers critical city needs while elevating a blossoming central node. Through thoughtful integration of hospitality, public spaces, seniors-focused amenities, and strata housing, it seeks to advance the Broadway Corridor into a vibrant urban forum.

Vancouver's hospitality sector is facing a critical challenge. As tourism surges and business travel returns, the city is experiencing a shortage of hotel rooms that could limit its economic vitality and international competitiveness. Many existing offerings are concentrated in the luxury enclave or consist of aging stock that no longer meets the expectations of today's travellers.

The Hemlock Project presents a timely and comprehensive response. Located at the southeast corner of Hemlock Street and West Broadway, the development occupies a highly connected site, steps away from Granville & Broadway Subway station and just steps from the Granville Bridge. It is conceived as a mixed-use, transit-oriented community that addresses multiple civic needs with clarity and care.

At the core of the proposal is a hotel concept designed to serve Vancouver's growing middle segment of travellers. These guests seek well-designed, centrally located accommodations that are

both refined and reasonably priced. The project introduces 257 compact, modern rooms that balance comfort, function, and urban efficiency. It aims to restore accessibility and choice within a hospitality landscape that has grown increasingly polarized.

The hotel is anchored by a 10,000 square foot lobby lounge that fronts both Broadway and Hemlock. More than an entrance, this space is envisioned as a dynamic and open public living room. It contributes to the social and cultural fabric of the neighbourhood while activating the pedestrian experience at one of the corridor's most prominent intersections. Through thoughtful programming, it supports Vancouver's vision of Broadway as a Great Street, animated, welcoming, and inclusive.

As Vancouver's population ages, the demand for dignified and inclusive gathering places for seniors has become increasingly urgent. The Hemlock Project includes a 12,000 square foot seniors centre located on the third floor, with access to expansive outdoor terraces. This centre is designed to welcome

seniors from across the city. Its accessible location and adaptable layout support wellness, reduce social isolation, and restore a sense of autonomy and connection.

Above the podium, the residential portion of the project introduces 172 new market strata homes. These homes offer ownership opportunities, contributing to a more balanced and diverse housing ecosystem. Residents will also benefit from shared wellness and co-working facilities, encouraging a sense of integrated and vertical community living.

The Hemlock Project is a thoughtful convergence of hospitality, housing, public realm, and social infrastructure, a true mixed-use development on the Great Street. It responds to today's challenges while anticipating the needs of tomorrow. It aligns with the Broadway Plan's call for complete and connected neighbourhoods and offers a built form of terracing transition from an animated public realm to the tower, rooted in civic purpose, inclusivity, and long-term urban resilience.





2.1

REZONING RATIONALE

POLICY CONTEXT

Applicable Policies & Guidelines

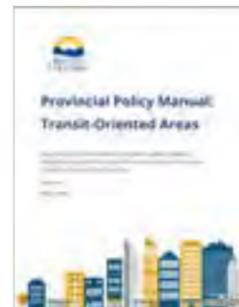
Broadway Plan
(2022)



Vancouver Plan
(2022)



Bill 47: Housing Statutes
(May 29, 2024)



Hotel Development Policy Update
(2025)



Room for Hotels: Updated Policy to Open Doors for New Hotel Developments (2025)



Housing Needs Report
(2022)



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



High-Density Housing for Families with Children Guidelines (1992)



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



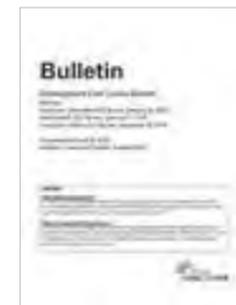
Green Buildings Policy for Rezoning
(2010, last amended 2022)



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
-  The Broadway Subway
-  Future UBC Extension
-  Hemlock Site
-  Companion Site
1795 W Broadway
-  Residential Areas
-  Centres



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

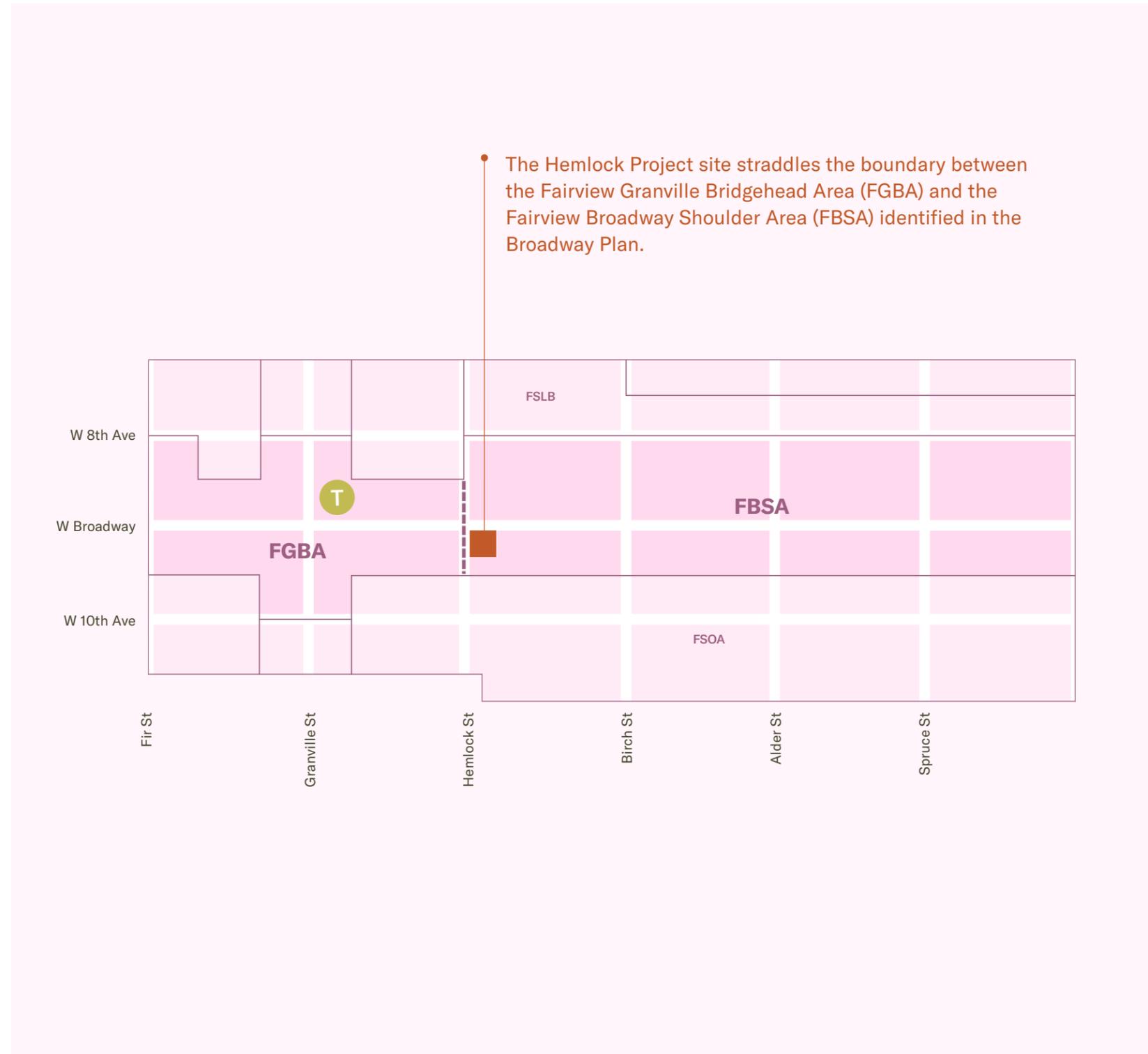
Broadway Plan & Broadway Plan Amendment (2024)

In March 2019, the City of Vancouver launched a planning process to create a comprehensive community plan for the area within 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, Hotel, Restaurant, Seniors Community Centre, Residential
Site Area	25,000 sqft
Height	35 storey
Net FSR	Hotel/Commercial: 5.83 Residential: 6.21 FSR excluding Seniors Centre: 12.04 Seniors Centre: 0.47
Site Converge	81.67%
Public Realm	4,000+ square feet, +16% of the Site



REZONING RATIONALE

A Building Rooted in Place, Shaped by City and Sky



35

storey mixed-use
building



257

hotel rooms



12,000

square foot seniors
centre



4,000+

square feet
of POPS



172

strata residential
units



12.04x

net FSR excluding
seniors centre

The Hemlock Project is not merely a response to policy but a considered composition of architecture, urbanism, and civic intention. Set on the southeast corner of West Broadway and Hemlock Street, within the Fairview neighbourhood's Broadway Shoulder Area West (FBSA), this proposal calls for a rezoning from C-3A to CD-1 to allow the development of a 35-storey mixed-use building. The program blends 257 hotel rooms, 172 strata residential units, and a 12,000 square foot seniors centre—a collective gesture to address Vancouver's pressing needs for hospitality, housing, and community infrastructure.

The proposal is for a 35-storey building comprising of a 28-storey tower rising over a 7-storey terracing podium, integrating a range of uses that reflect the diverse rhythms of city life. Hotel lounges, wellness amenities, cafes, and outdoor terraces activate the ground and second floors, establishing an animated street presence. Four floors of hotel rooms ascend through the podium, followed by six more within the lower levels of the tower. At the heart of the podium, on the third floor, a purpose-built seniors centre opens onto the city with dignity and clarity. It features a dedicated entrance off

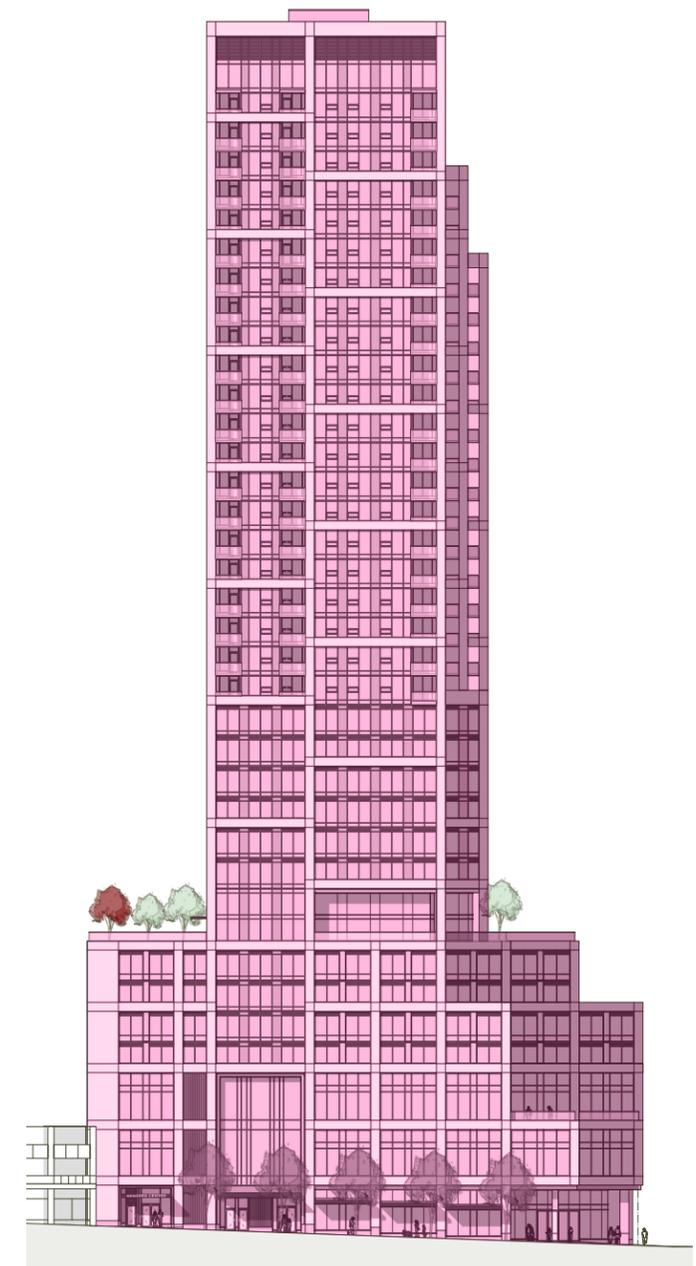
Broadway, and a secondary access from the rear lane complete with a HandyDart loading area—an essential, functional detail that underscores the centre's accessibility.

This layering of programs speaks not only to economic viability but to civic generosity. The building's density—12.51x Net FSR, of which 5.83x allocated to the hotel/commercial, 6.21x to residential, and 0.47x to the seniors centre—emerges from both policy alignment and the economic realities of hospitality construction.

A MIXED-USE FORM THAT REACHES NEW HEIGHTS

Crafting a Future of Connection, Meaning & Opportunity

This proposal advances a 35-storey mixed-use tower that leverages Broadway Plan allowances to achieve superior design, integrating setbacks, sculpted massing, and a stepped skyline to create an elegant, context-sensitive form. Anchored by a generous public realm and a 12,000-square-foot seniors community centre, it delivers meaningful civic benefit while activating the streetscape and reinforcing the vision of Broadway as a “Great Street.”



VARIANCES FROM FBSA

Variance from Plan Height

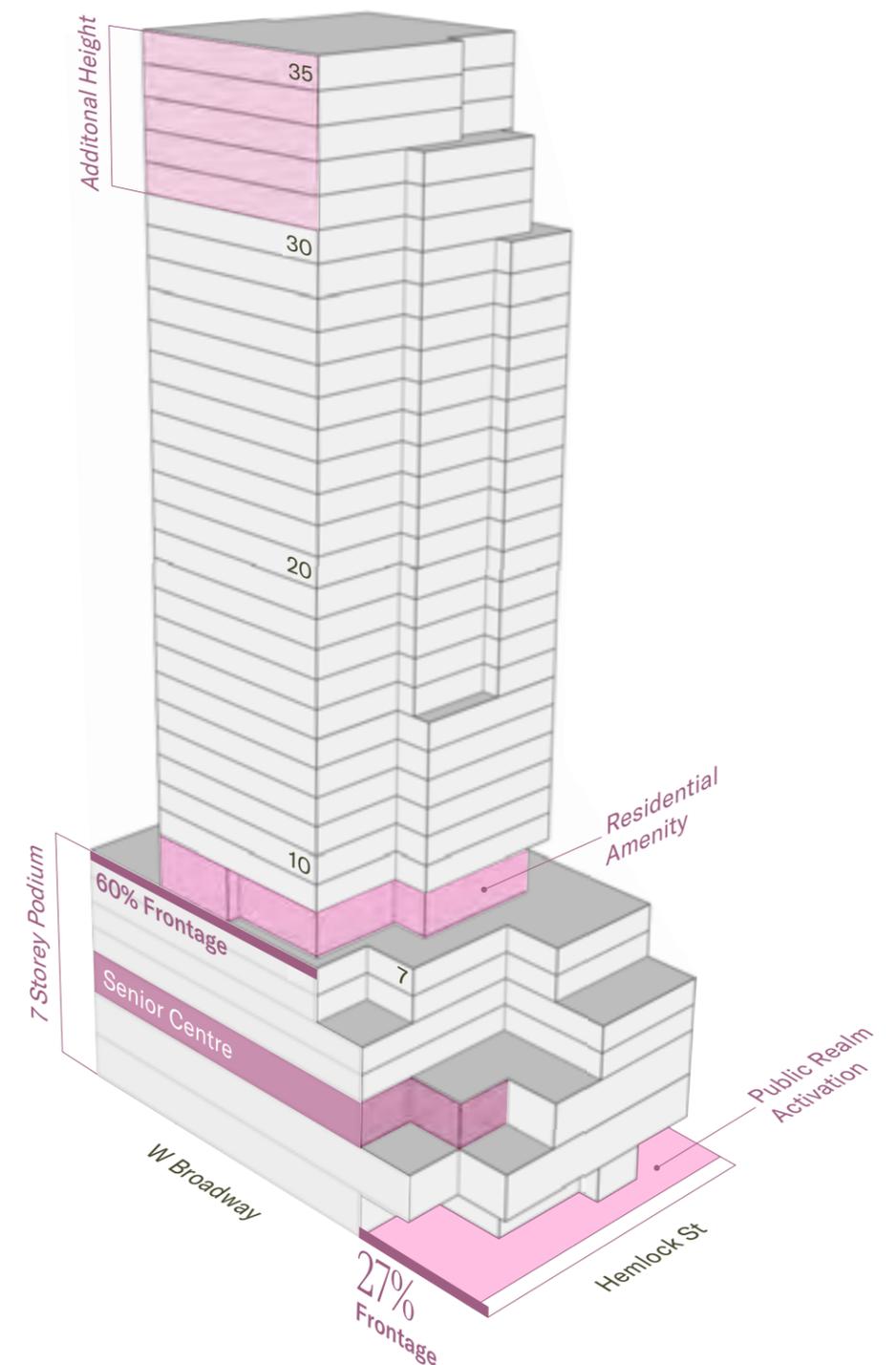
With the understanding that the Fairview Broadway South Area (FBSA) can support built forms up to 30 storeys for single-use developments, this proposal advances a mixed-use building of 35 storeys. The additional height is enabled by the Broadway Plan's Built Form Guidelines for mixed-use residential developments along Broadway (Plan Section 11.7.6), which allows for consideration of increased building height—generally up to six additional storeys—where such height achieves superior urban design outcomes.

The 200 feet wide site is twice the minimum 100ft width of a discretionary single tower site, and offers the spatial opportunity to integrate meaningful public open space. A prominent public open space is proposed at the corner of Broadway and Hemlock, occupying almost 27% of the frontage and extending southward along Hemlock. This corner activation not only provides generous open space but, when paired with the adjacent hotel lobby lounge, establishes a vibrant and animated public realm.

Enhanced setbacks along Hemlock further contribute to a highly walkable streetscape, improving pedestrian amenity and allowing street-level views toward the North Shore Mountains. These setbacks also increase solar access to the public realm, reinforcing the Plan's objective of transforming Broadway into a "Great Street." From an urban design perspective, the 35-storey height aligns with the evolving Broadway corridor. It offers a deliberate transition

from the 39-storey form at the northeast corner of Broadway and Granville. The tower is sculpted at the top to visually reinforce this stepped skyline condition, creating an elegant silhouette and reducing perceived massing.

The proposed 7-storey podium aligns with the podium height of a neighboring building while occupying only 63% of the frontage. It also integrates a 12,000 square foot seniors centre—a significant in-kind public benefit. Through careful massing, including stepping and articulation to highlight the POPS, the 7-storey terraced building form occupies less than 60% of the frontage provides a varied and animated street wall.



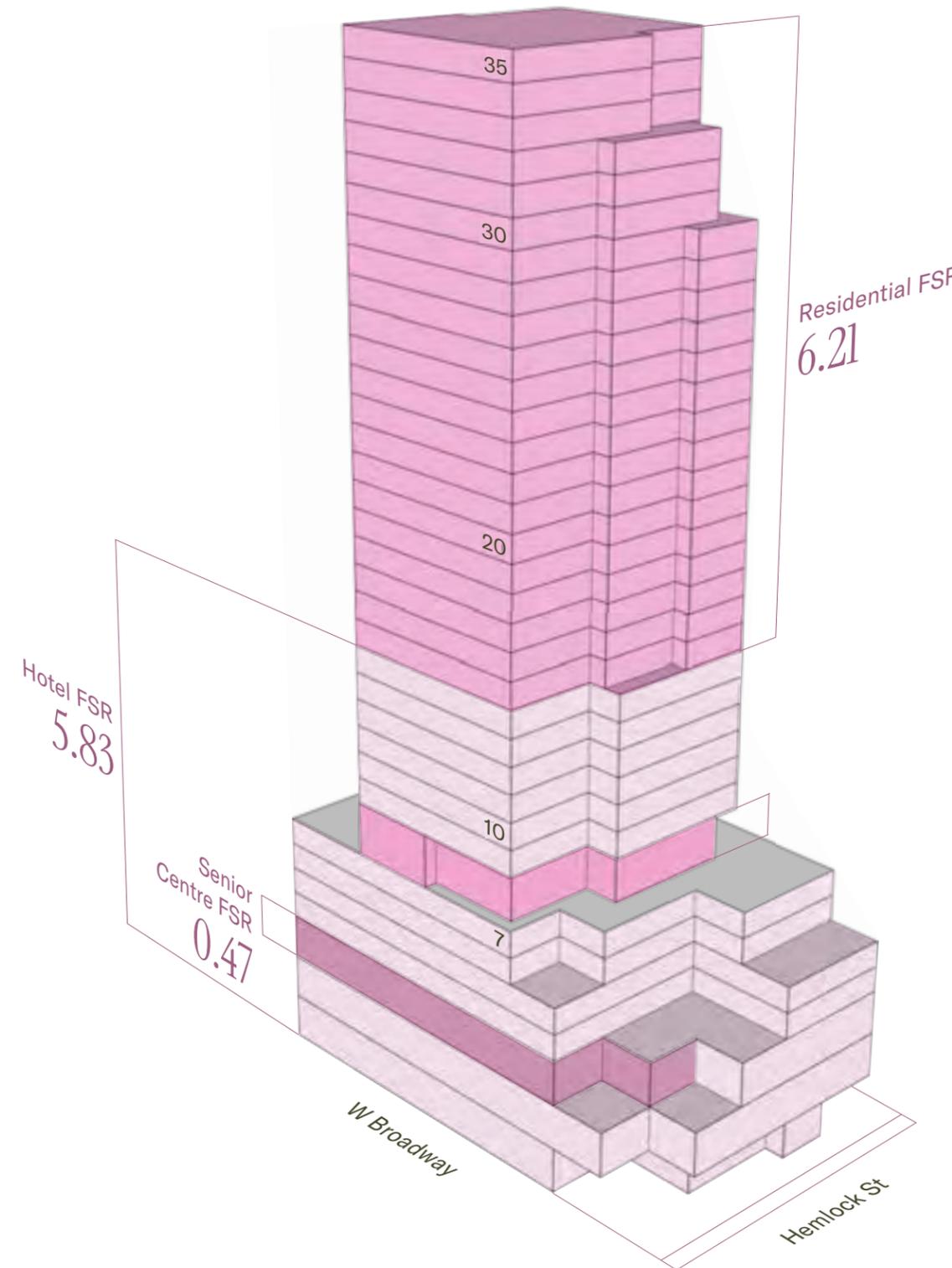
Variance from Plan Density

With additional height supportable under the Plan, the corresponding density is allocated across three synergistic programmatic components: hotel, seniors centre, and residential. The net proposed floor area is 29,052 square metres (312,709 square feet), resulting in a Net Floor Space Ratio (FSR) of 12.51.

The density allocation is as follows:

- Hotel: 5.83x
- Seniors Centre: 0.47x
- Strata Residential: 6.21x

This yields a nearly even split between non-residential (6.3x FSR) and residential (6.21x FSR) uses. The inclusion of a robust hotel program significantly contributes to the overall density while enhancing the mixed-use vibrancy of the precinct. The modest increase in residential FSR is essential to ensure the project's financial viability. Notably, the inclusion of the seniors centre as an in-kind community amenity strengthens the public value proposition and supports further consideration for the proposed height and density. While the FBSA guidelines may reference 30-storeys and 10.0 FSR, but this mixed-use composition demonstrates how densification can be balanced with broader urban goals providing for a vibrant and economically robust neighbourhood.



Variance from Tower Plate Size

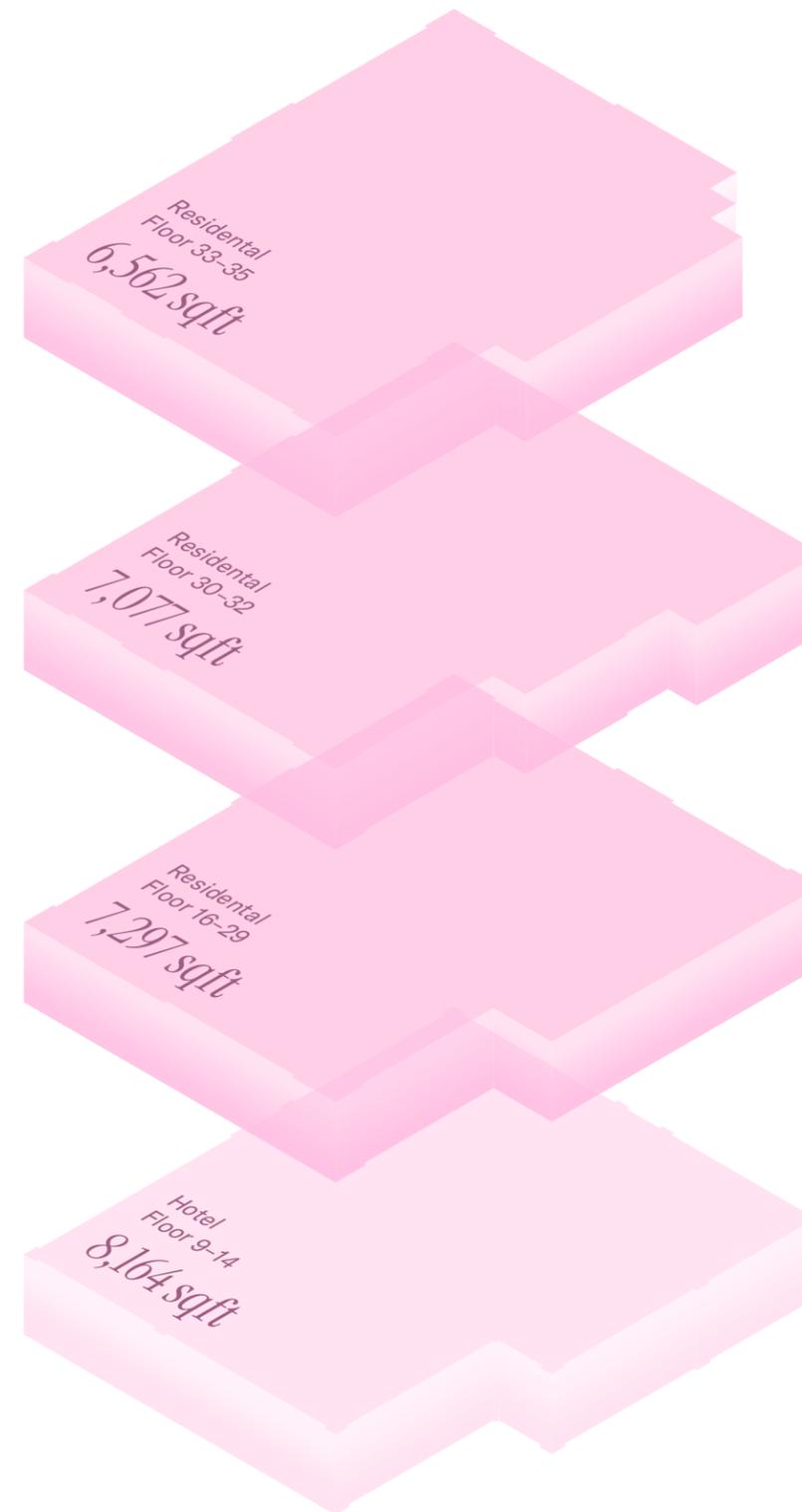
While the Broadway Plan recommends a maximum residential tower floor plate of 6,500 square feet, the proposed design strategically varies the plate size by use and height to balance livability, form, and performance:

- Hotel tower plates: approximately 8,164 square feet
- Residential tower plates: approximately 7,297 square feet, reducing to 6,562 square feet at the upper floors

The larger tower plates are earned through both functional and architectural merit. The hotel floors require broader plates for operational efficiency, while the residential floors benefit from slightly expanded layouts to improve unit livability.

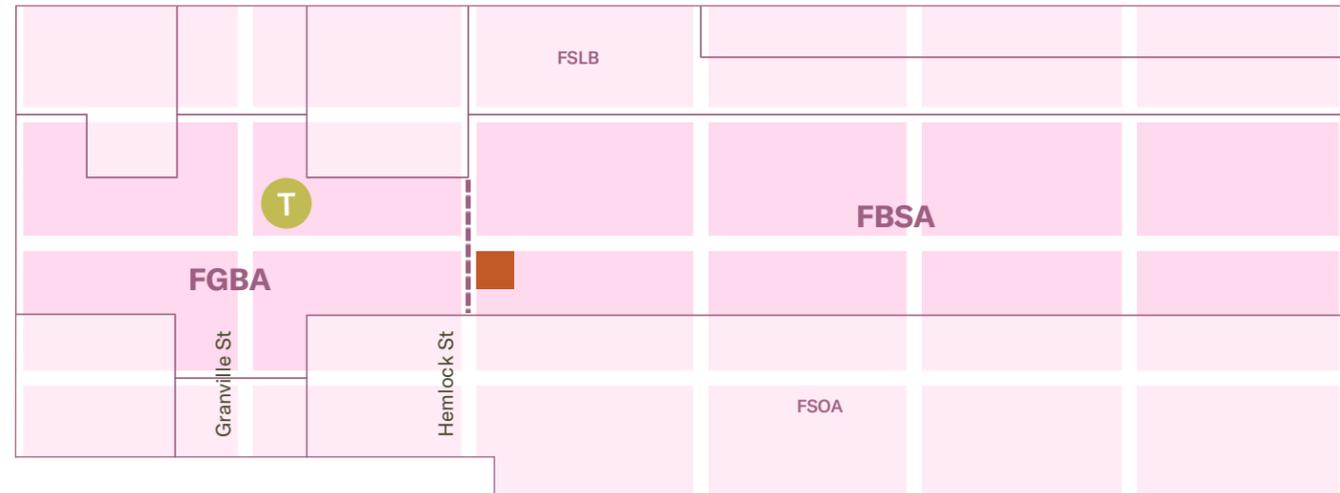
Critically, the tower massing employs a dynamic language of interlocking stepped forms, rather than a monolithic extrusion. This approach mitigates perceived bulk, introduces visual variety, and enhances skyline character. Tower separation guidelines are respected, with an 80-foot separation between potential future neighboring tower developments.

Altogether, the proposal reflects a considered and contextually responsive approach to height, density, and form, aligned with both the letter and spirit of the Broadway Plan while delivering clear public benefit and exceptional design quality.



Contextual Alignment with FGBA Urban Framework

Although this site lies just outside the formal boundary of the FGBA, it is located immediately east of it and shares critical urban conditions that justify a similar treatment in form and density. Hemlock Street, in particular, plays a strategic connective role—it links West Broadway directly to the Granville Bridge and the downtown peninsula. As a key arterial leading into the city core, Hemlock naturally assumes a gateway function, much like Granville Street itself.



URBAN CONTINUITY ACROSS THE STREET

The urban morphology and street interface conditions of this site mirror those of the FGBA directly to the west. The proposed massing, public realm activation, and programmatic mix of this development reinforces the emerging urban character envisioned for the FGBA. The proposal strengthens the FGBA framework by extending its scale, form, and public realm ambitions across Hemlock and Broadway, anchoring the southeast corner of Broadway and Hemlock in a cohesive urban gesture.



GRANVILLE BRIDGE GATEWAY

The site’s location on Hemlock grants it a role in shaping one of the most visible and symbolic gateways into Downtown Vancouver. As such, a more pronounced architectural expression through modest height increases, public realm generosity, and sculpted building form serves as an urban design signal for a gateway to downtown Vancouver.



SUPPORTING THE BROADER URBAN STRATEGY

The Broadway Plan envisions bold, transformative growth within walking distance of rapid transit. Although technically outside the FGBA boundary, this site falls within the Provincial 200 meter radius to the Broadway-Granville transit hub and will directly benefit from (and contribute to) the same high-capacity urban infrastructure. The project’s mixed-use composition with residential, hospitality, and public-serving components offers a varied program that aligns with the City’s aspirations for transit-oriented, complete communities.

2.2

PROPOSED DEVELOPMENT



PROJECT STATS

25,000 sqft

Site Area

257

Number of Hotel Rooms

172

Number of Strata Residential Units

12.51

Net FSR

12.04

Net FSR Excluding Seniors Centre

5.83

Hotel & Commercial FSR

6.21

Strata Residential FSR



Area and FSR

Category	Gross SF	Exempt Area SF	Net SF	Net FSR
Hotel-257 keys	147,705.92	2,121.16	149,826.98	5.83
Market Strata-172 units	165,462.93	10,133.21	155,239.72	6.21
Total Project Excluding Seniors Centre	313,168.85	12,254.37	300,914.48	12.04
Seniors Centre	12,058.10	263.44	11,794.66	0.47
Total Project	325,226.95	12,517.81	312,709.14	12.51

Strata Unit Mix

Strata Unit Mix	# of Units	% of Units
1 Bedroom/Studio	63	36.60%
2 Bedroom	92	53.50%
3 Bedroom	17	9.90%
Total Strata	172	100.00%

Project Typology

- Strata Residential
- Hotel + Commercial
- Seniors Centre
- Ground Floor Plaza



PROJECT RENDERINGS





View Looking North



View Looking Northeast



↑
View Looking South

→
Intersection of Broadway and Hemlock







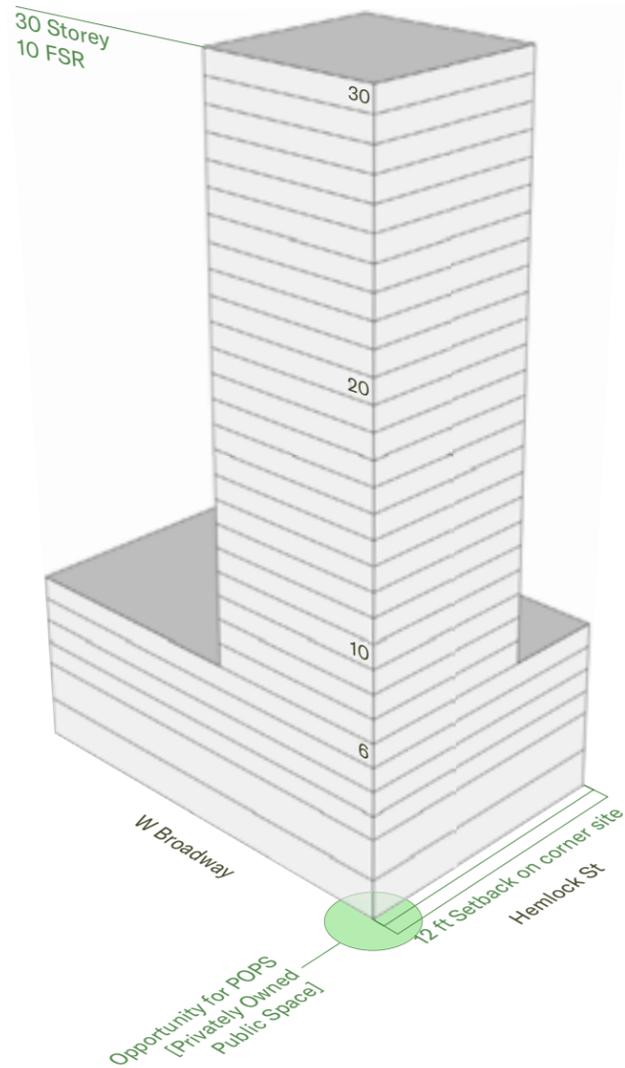
←
Front View of Hotel &
Residential Entrance

↑
Top View of Rooftop
Amenities & Green Roof

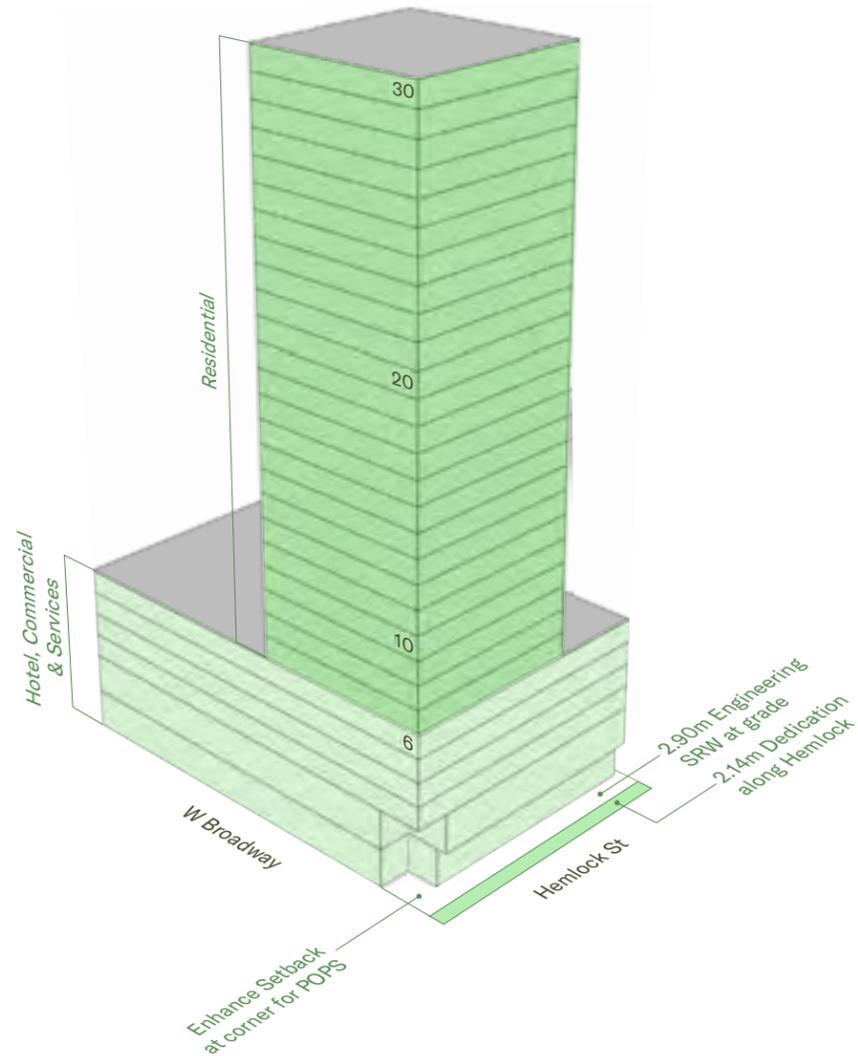
BUILDING FORM

The architectural form is a response to Vancouver's most enduring narratives—its topography, its skyline, and its evolving urban fabric.

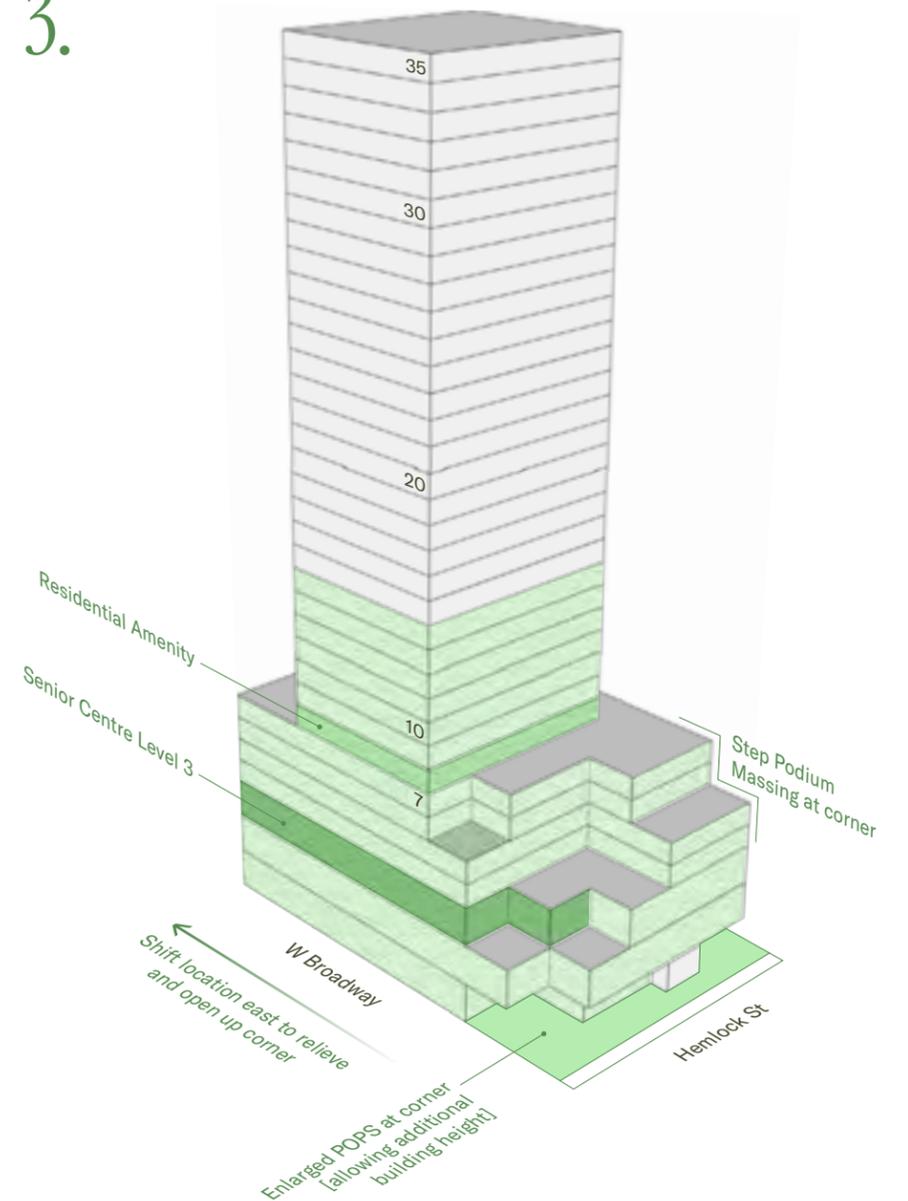
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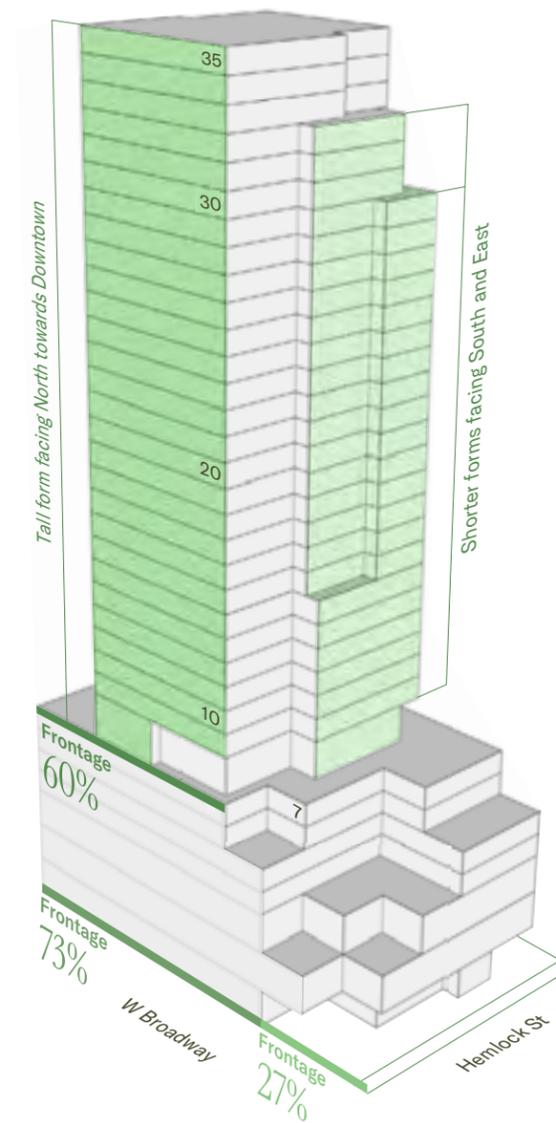


Instead of claiming the prominent corner, the tower steps eastward, away from Broadway and Hemlock, allowing a generous public space to anchor the intersection. This deliberate siting is reinforced through terraced podium forms that descend to meet the street, drawing natural light into the plaza while shaping rooftop terraces above.

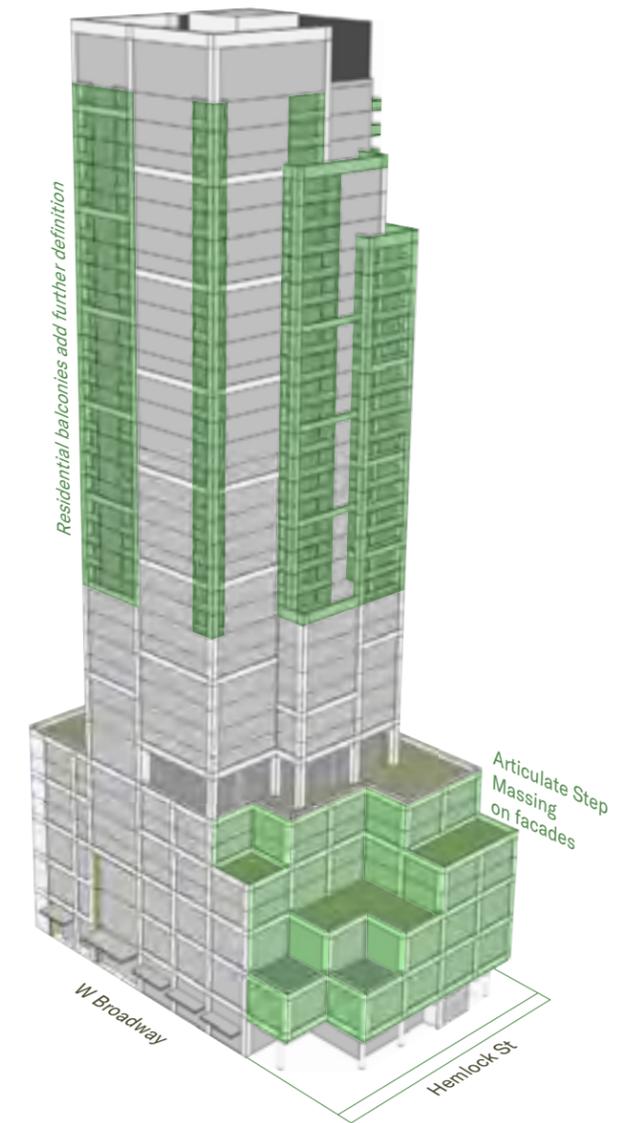
The stepped massing continues through the tower's upper reaches. Its highest elevations face north and east, gesturing toward Downtown's denser skyline, while the south and west are tapered downward to acknowledge the gentler grain of nearby residential neighbourhoods. The architectural silhouette is intentional, serving as a transitional shoulder to the 39-storey form at Broadway and Granville. Sculpting at the tower top reinforces this shift—an urban move that respects both the skyline and the street.

Materially, the design references Vancouver's layered vernacular—glass, steel, natural tones—composed to offer a balance of transparency and solidity. A street-facing hotel lounge blurs the boundary between public and private, inviting both neighbours and visitors into a space of shared activity and warmth.

Sculpt Top of Tower Using Stepped Massing



Proposed Built 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)



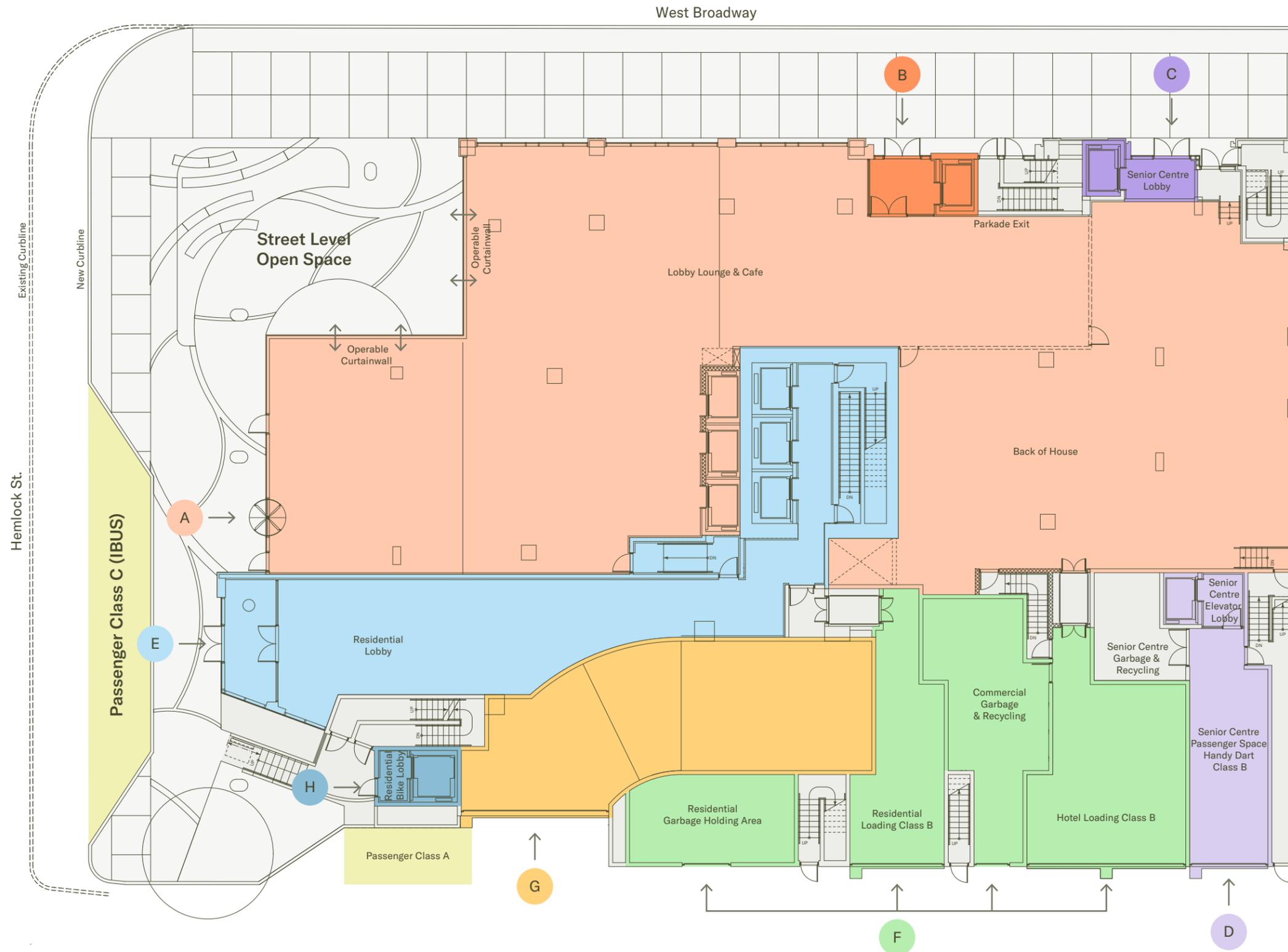
GROUND ACCESS

Passenger & Loading

Vehicle and loading access to the development is proposed via the rear lane on the south side of the site. The proposed development site plan includes:

- One Class A passenger space located west of the parkade ramp and south of the bicycle elevator;
- Three (3) Class B loading spaces for the hotel and residential
- One (1) Class B passenger space situated along the east edge of the site—the HandyDart space. This dual-use space intended to act as the Seniors Centre loading space as well.

In addition, the proposal includes a Class C (IBUS) passenger space in the form of a layby on Hemlock Street, immediately west of the site.



- A Primary Hotel Entrance
- B Secondary Hotel Entrance/
Fitness & Wellness Centre
Access
- C Primary Seniors Centre
Entrance
- D Seniors Centre HandyDart
Access
- E Residential Entrance
- F Access to Loading
& Garbage Pickup
- G Access to Parkade
- H Access to Residential
Off-Street Bicycle Spaces
on Level P5

Rear-Lane Constraints & Class C Passenger Space Feasibility

The Hemlock site offers approximately 61 metres of rear-lane frontage. However, the westernmost 18 metres are constrained by a 9.7% grade, rendering that segment unusable for loading or access. This reduces the effective frontage to 43 metres.

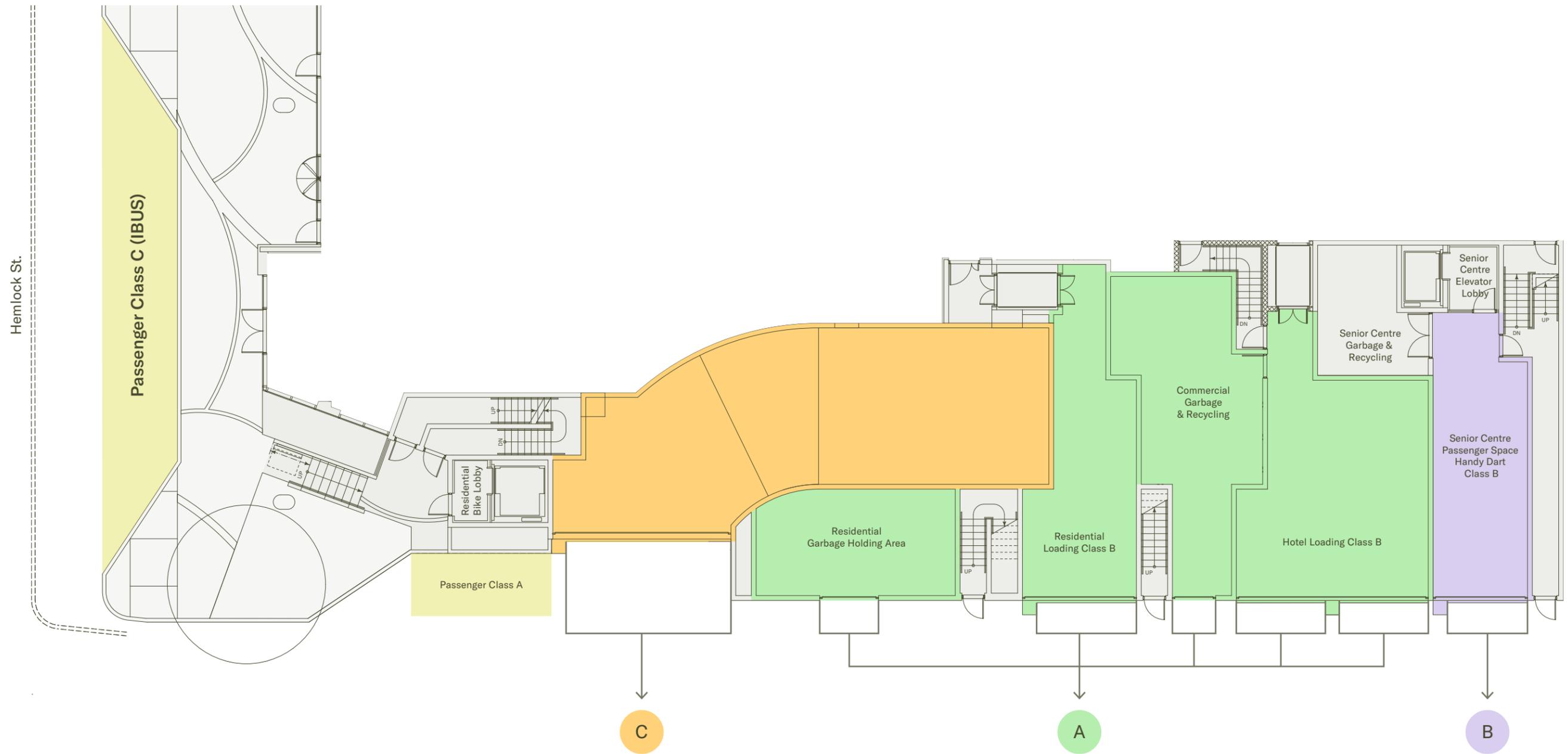
Within this usable span, several critical functions must be accommodated:

- A** Three (3) Class B loading spaces, occupying 10.2 m (excluding the 1.3 m side clearance required by bylaw),
- B** One (1) Class B passenger space (4.0 m), required by City Staff for the seniors centre,
- C** A 7.5 m parkade access ramp, widened from the bylaw minimum to support two-way traffic due to turning geometry.

These elements occupy ~21.7 m, leaving ~7.1 m for other ground-level requirements such as exit stairs, corridors, and fire egress paths—insufficient for life safety compliance. If a 14 m-long Class C (IBUS) passenger stall were added onsite, it would consume nearly all remaining frontage, and required maneuvering clearance and taper lengths would further reduce feasibility.

Given the slope, limited lane depth, and competing programmatic needs, a Class C passenger space cannot be feasibly accommodated onsite. The proposal is to locate this stall on Hemlock Street, along the west edge of the site, where adequate curb length, gentler slope, and improved accessibility allow for safe and compliant loading operations.





A Three (3) Class B loading spaces, occupying 10.2 m (excluding the 1.3 m side clearance required by bylaw)

B One (1) Class B passenger space (4.0 m), required by City Staff for the Seniors Centre

C A 7.5 m parkade access ramp, widened from the bylaw minimum to support two-way traffic due to turning geometry



Multiple Setbacks

Along Broadway, the building holds the line, maintaining the existing 5.5 metre (18-foot) setback from curb to face. On Hemlock, 4 sets of setbacks have been considered:

- Road-Widening: to accommodate the future planning of a new left-turning lane, a 3 metre setback
- Public realm Expansion: a 2.14 metre (7-foot) dedication is combined with an additional 2.4 metre (7-foot, 10-inch) building setback to offer a total of 4.54 metres (nearly 15 feet) of pedestrian space.
- A 2.9 metre (9.5-foot) Engineering Statutory Right of Way supports essential underground services,
- Rear lane: a setback of 0.9 metres (3 feet) increases to 3.0 metres (10 feet) above the second floor, ensuring access to light and air.

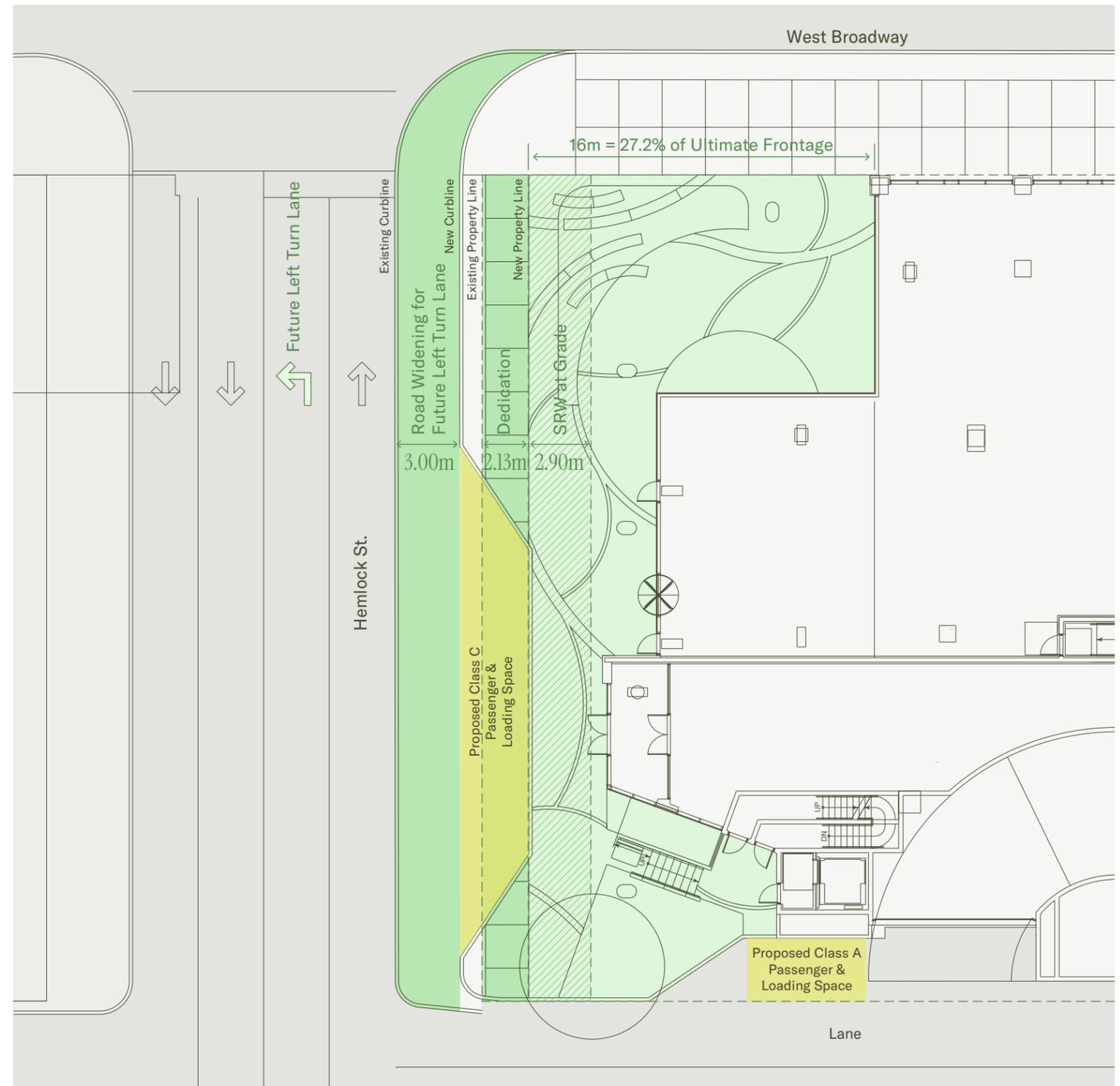
Rationale for On-Street Layby on Hemlock

To better align with the evolving needs of rideshare services, taxis, and smaller hotel travel groups, and in recognition of the site's geometric constraints and multiple required setbacks, a Class C passenger loading area (layby) is proposed along Hemlock Street, at the west edge of the site.

Accommodating a Class C passenger stall on-site would significantly reduce usable rear-lane frontage. After allocating space for three (3) Class B loading spaces, a City-required Class B passenger stall, and a widened 7.5 m parkade access ramp (needed to support two-way movement), only ~7 m remains for essential building functions. These include fire egress paths, exit stairs, and corridor circulation. Incorporating a 14 m Class C passenger space, with additional turning clearances and taper lengths, would make a code-compliant layout virtually impossible.

Moreover, the proposed hotel is envisioned as a mid-scale offering targeted toward business and transient travellers instead of tour groups typically associated with coach buses. Demand for a large, off-street Class C passenger stall is therefore expected to be minimal and easily managed through curbside operations. Hotel guests will also benefit from proximity to the Granville & Broadway Subway Station, located just one block away, ensuring high transit accessibility without dependency on large vehicle drop-offs. If hotel guests were forced to unload in the rear lane that has a more than 8% incline, it would significantly hurt the guest experience and instantly make this hotel unworkable.

While the City typically requires passenger spaces to be located off-street, the applicant is requesting an exemption in this instance. The proposed Hemlock layby offers a safe, accessible, and practical alternative that maintains critical life-safety requirements while supporting contemporary patterns of urban mobility.



What the city desires is a more thoughtful shared oasis that invites you in with open arms. With the rapid growth of the Broadway Corridor, our proposal answers the call through a well-considered public space designed for cultural expression, placemaking, and reflection.



PUBLIC REALM

A Wide-Reaching Civic Gesture at a Human Scale

Redefining the Public Realm

Positioned at the intersection of Broadway and Hemlock, where the urban grid meets the slope of the land, a generous public plaza takes form. This is not an incidental patch of leftover space but a carefully framed urban room, an expansive corner for gathering, expression, and calm accessible to everyone. It is a civic gesture at a human scale.

Textured paving arcs gently across the plaza, softened by layers of planting that round the corner with grace. A sculptural water feature introduces movement and sound, creating a quiet, contemplative presence amid the activity of the corridor. With western and southern exposures, this plaza is bathed in sunlight throughout the day, becoming a natural point of gathering and delight.

This plaza is scaled not only for visual impact, but for use: to sit, to linger, to watch the city unfold. A series of integrated seating

areas accommodates both solitary rest and casual conversation. The ground plane flows directly into the hotel's street-facing lounge, allowing the boundaries between public and private to blur, and inviting guests and neighbours into shared experience.

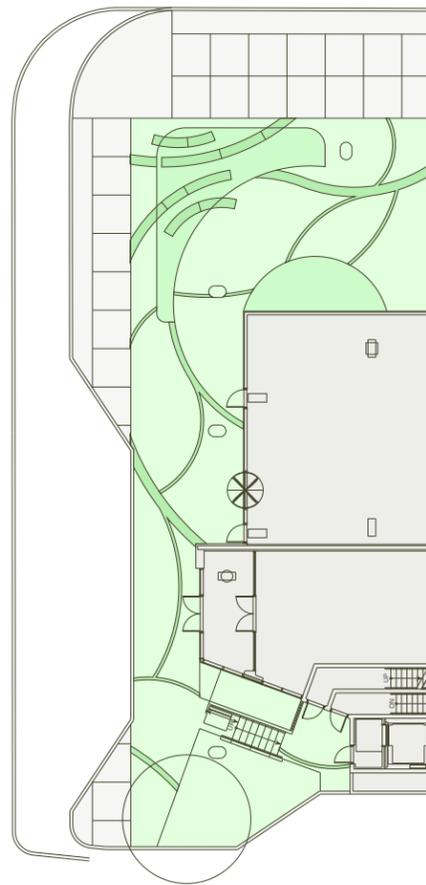
As the Broadway corridor grows more dense and complex, such spaces take on new significance. The plaza helps fulfill the Broadway Plan's aspiration for a "complete, connected network of public spaces" that nurture social connection, cultural expression, and community well-being. It is a place of welcome, made resilient through quality, intent, and care.

With opportunities for embedded public art and ambient lighting, this plaza will do more than connect. It becomes a moment of civic identity, anchoring the Hemlock project in the life of the street and contributing to the broader story of Broadway as a truly great urban avenue.



A Public Realm Guided by the Rhythm of Water

Creating a civic corner grounded
in the identity of the land



The Hemlock Project's corner plaza is a threshold between past and present, city and stream, structure and story. Reflecting the curved flow of the site's old creeks now buried in time, the public realm's design offers water features, flowing paths, and spaces for rainwater to gather and be reclaimed by the landscape. The result is a space to pause and reflect, as you would at a riverbed.

At the Hemlock Project, the design of the public realm is rooted in the land's deeper hydrological memory. Situated at the corner of West Broadway and Hemlock Street, the site lies along the historic path of Vancouver's long-buried creeks, including portions of Choklit Creek and other seasonal flows.

These were all part of a vast system of hydrological corridors that connected upland forest to False Creek and English Bay. Now, they are a whisper of memory in the land, imprinted in the soil, underground currents, and the gentle sloping of the terrain.

With this echo of the past in mind, a water feature anchors the public realm at this corner, functioning as both a contemplative element and a symbolic gesture to the site's hidden watershed. Its form echoes the movement of creeks, meandering, reflective, and ever adaptive. The gentle flow and soft edge of the water feature contrast with the surrounding hardscape, inviting pause and offering a sensory counterpoint within the urban rhythm. These past corridors are also expressed through subtle shifts in ground plane materials, directional paving cues, and planting arrangements that evoke the flow and rhythm of movement over time. Gently curved paths and textures create an intuitive, organic movement through the plaza, guiding visitors across the site in ways that reflect natural water patterns rather than strict

urban grids. This contrast enhances the civic identity of the corner and grounds it in the memory of the land. This visual and physical continuity culminates in an additional public plaza that supports the residential tower, creating a seamless experience across different urban functions. Together, these spaces stitch a narrative of memory and motion into the fabric of the neighbourhood, celebrating the past while shaping a dynamic and inclusive future.

Planting and material selections for the site draw inspiration from riparian zones and existing planting communities, emphasizing native species and soft, absorptive textures. Rainwater is directed towards connected soft landscape surfaces and integrated into the landscape in a way that celebrates water as a resource rather than a runoff challenge. With these nature-based design movements combined, these elements turn the public realm into a place of reflection, both literal and conceptual whilst also celebrating water collection techniques. The Hemlock Project's corner plaza is not only an entrance but also a threshold between past and present, city and stream, structure and story, guiding movement and drawing users toward the broader network of interconnected spaces of the Broadway Corridor.

Vancouver's Old Streams



-  Hemlock 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



A Gathering Point of Light, Rhythm & Stories

Textured paving arcs gently across the plaza, softened by layers of planting that round the corner with grace. A sculptural water feature introduces movement and sound, creating a quiet, contemplative presence amid the activity of the corridor. With western and southern exposures, this plaza is bathed in sunlight throughout the day, becoming a natural point of gathering and delight.

- | | | | |
|---|---------------------------|----|--------------------------------------|
| 1 | Sculptural Entry Elements | 7 | Terraced Planters |
| 2 | Shallow Water Features | 8 | Outdoor Dining Spill Out (Removable) |
| 3 | Outdoor Public Plaza | 9 | Custom Metal Planters |
| 4 | Hotel Entry | 10 | Architectural Entry Features |
| 5 | Residential Entry | 11 | Bike Racks |
| 6 | Timber Bench Seating | | |





A NEW HOTEL EXPERIENCE

Hospitality designed for the city's "Missing Middle"

To us, hospitality is measured not simply in where you sleep for the night, but in the simple rituals that come together to form the joy of travel. The Hemlock Project seeks to provide a truly grounded hotel experience for the city's middle sector—those who value simple pleasures and a fondly remembered stay in one of the city's most electric neighbourhoods.



Approaching the hotel
from Granville Station

There is a growing call in Vancouver’s shifting hospitality landscape, a yearning for something more grounded, more experiential, and more attuned to the rhythm of city life. Not a luxury tower in the traditional sense, nor a budget stopover, but something in between. This proposal seeks to provide a lifestyle hotel for the city’s “Missing Middle”, one that is culture-rich, experience-rich, and priced within reach.

Tailored to today’s quintessential urban guest, the hotel rooms themselves are intentionally right-sized, thoughtfully robust yet comfortable, and designed for travellers who value experience over excess. The nearly 10,000 square foot lobby lounge is

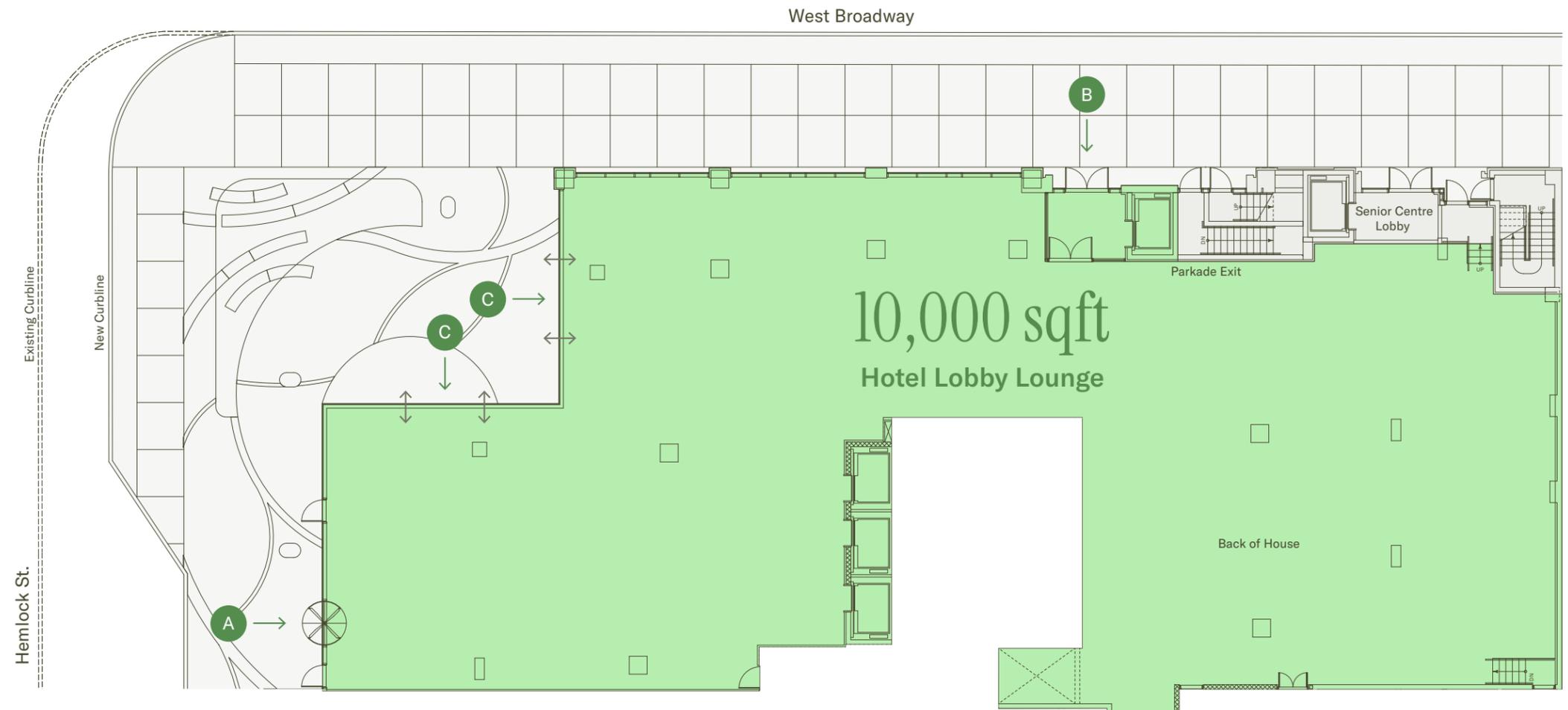
designed to be the city’s living room. Light-filled, warm, and open to the street, it’s a space where neighbours and travellers meet without pretense. Mornings begin with coffee and quiet focus, while evenings hum with conversation and connection.

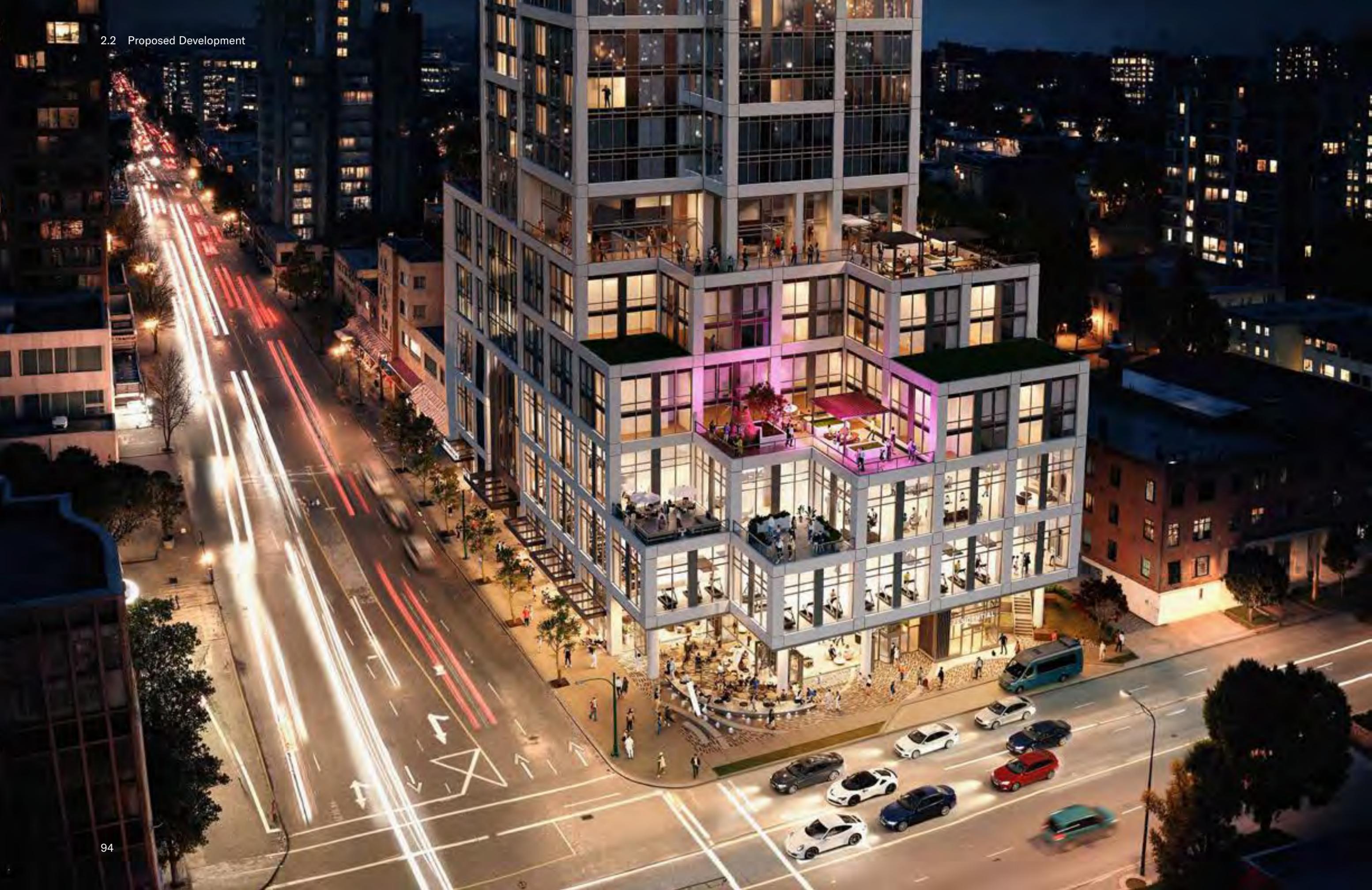
Adding another layer of the hotel experience are the multiple layers of vibrant outdoor terrace offer sweeping views of the city skyline and surrounding mountains, reconnecting visitors with the elemental beauty that defines our city. A rare offering in Vancouver’s current hospitality market, it is ideal for casual gatherings, morning meditation, or an evening breeze under the sky.

Each element of the hotel is composed around intentional living, wellbeing, community, and clarity of design. Together, they create a sense of rhythm and calm that lingers well beyond check-out.

This hotel doesn’t just fill a market gap, it redefines the experience of staying in the city. It listens to the street and offers something meaningful in return: a place that flows in unison and breathes with the city around it.

- A** Primary Hotel Entrance
- B** Secondary Hotel Entrance/Fitness & Wellness Centre Access
- C** Operable Curtainwall

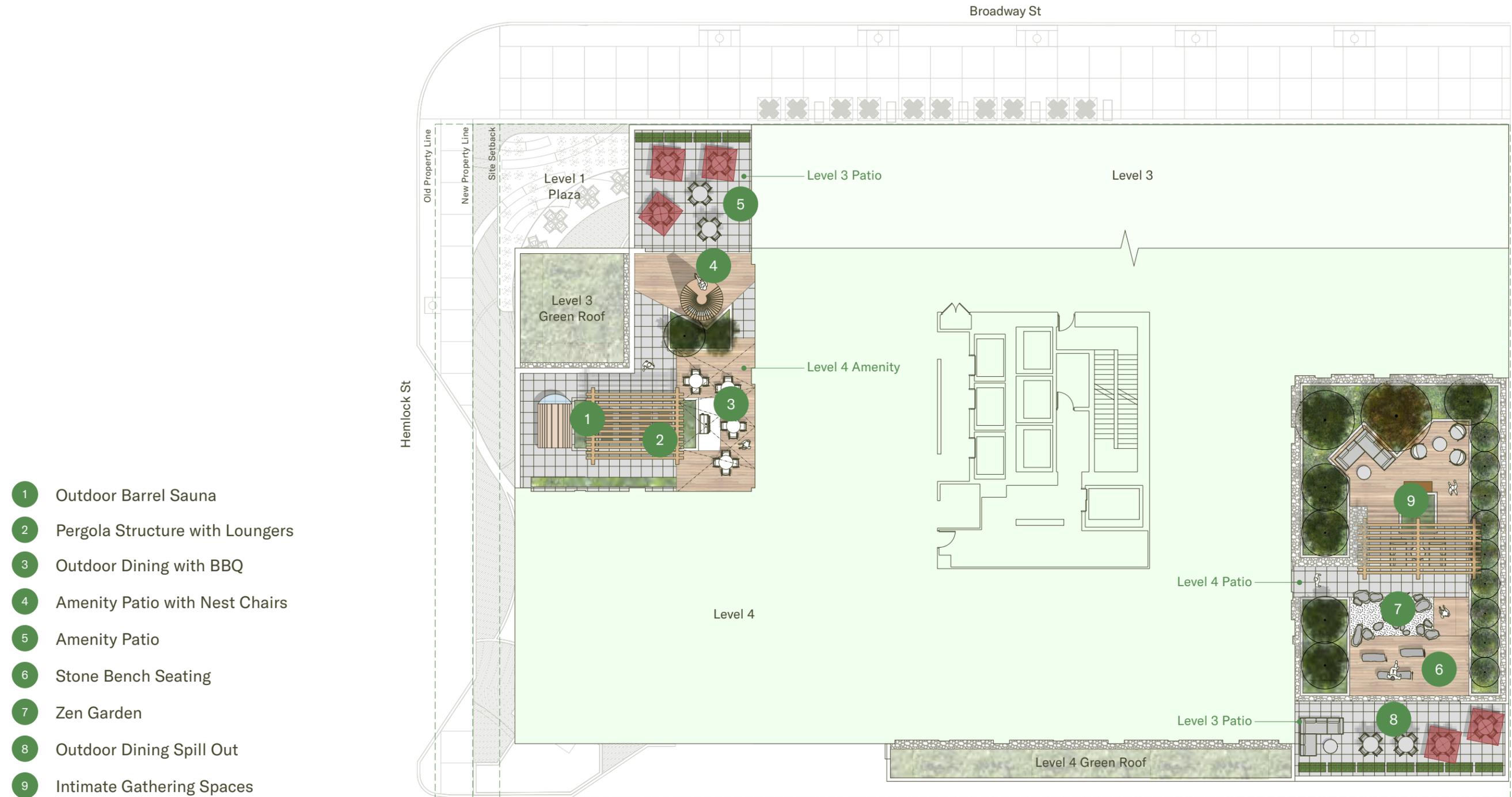






↑
Hotel Lobby Lounge

Hotel Amenity Space







NEW PURPOSE-BUILT SENIORS COMMUNITY CENTRE

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 Members¹

120

New Members²

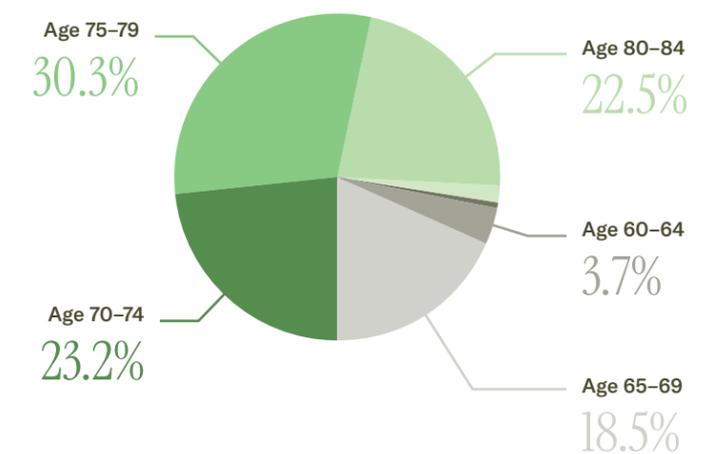
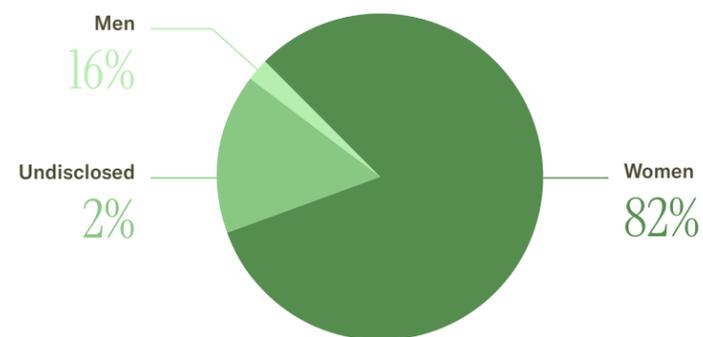
11

Average New Members per month²

750

Local Residents Served²

Demographics of SGSC



¹ As of March 31, 2025

² April 1, 2024-March 31, 2025

Bringing the South Granville Seniors Centre's Mission Forward

As part of this responsibility, our proposal at Hemlock Project includes the contribution of a 12,000-square-foot community centre space dedicated to seniors across the city.

Positioned directly on Broadway, across from the Granville & Broadway Subway 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 centre 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.

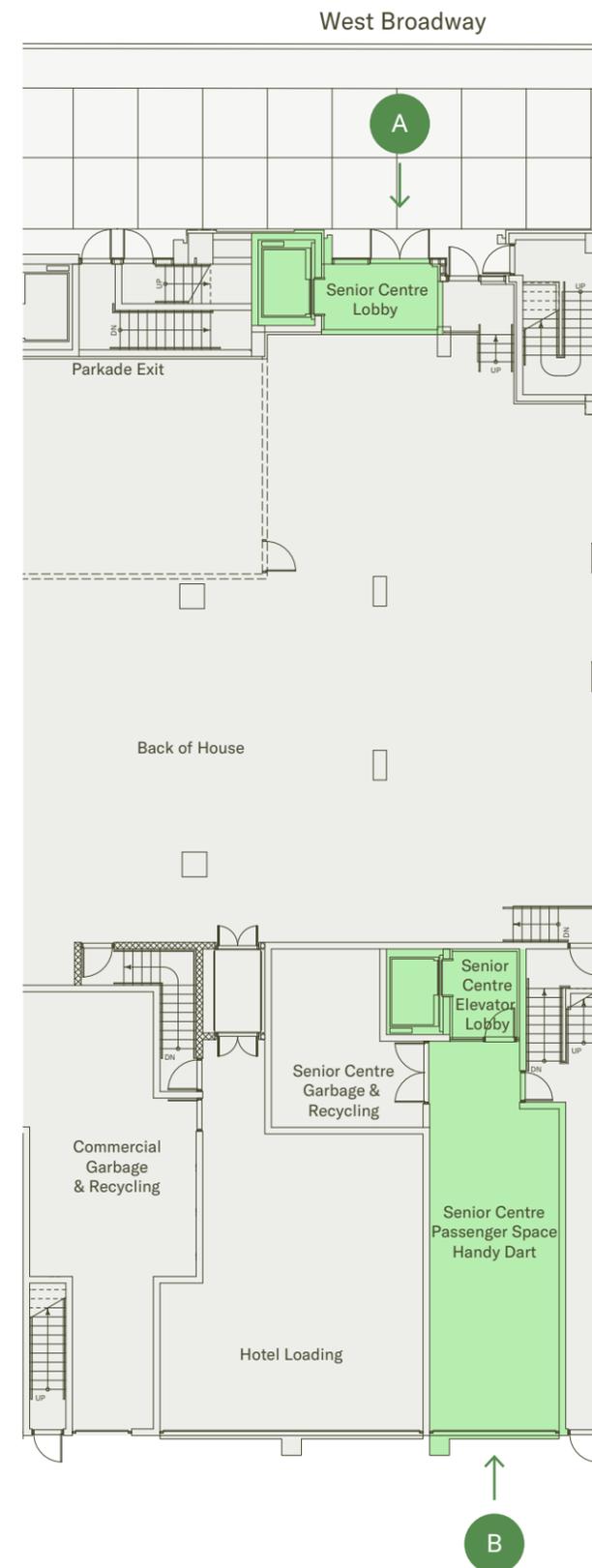
The proposed seniors' centre satisfies the Bylaw's Class B loading requirement through a shared Class B passenger space, designed in direct response to City staff's request to support HandyDart operations. This approach not only meets all dimensional and operational standards but also provides a passenger 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.



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



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.



Seniors Centre Dining Room

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.

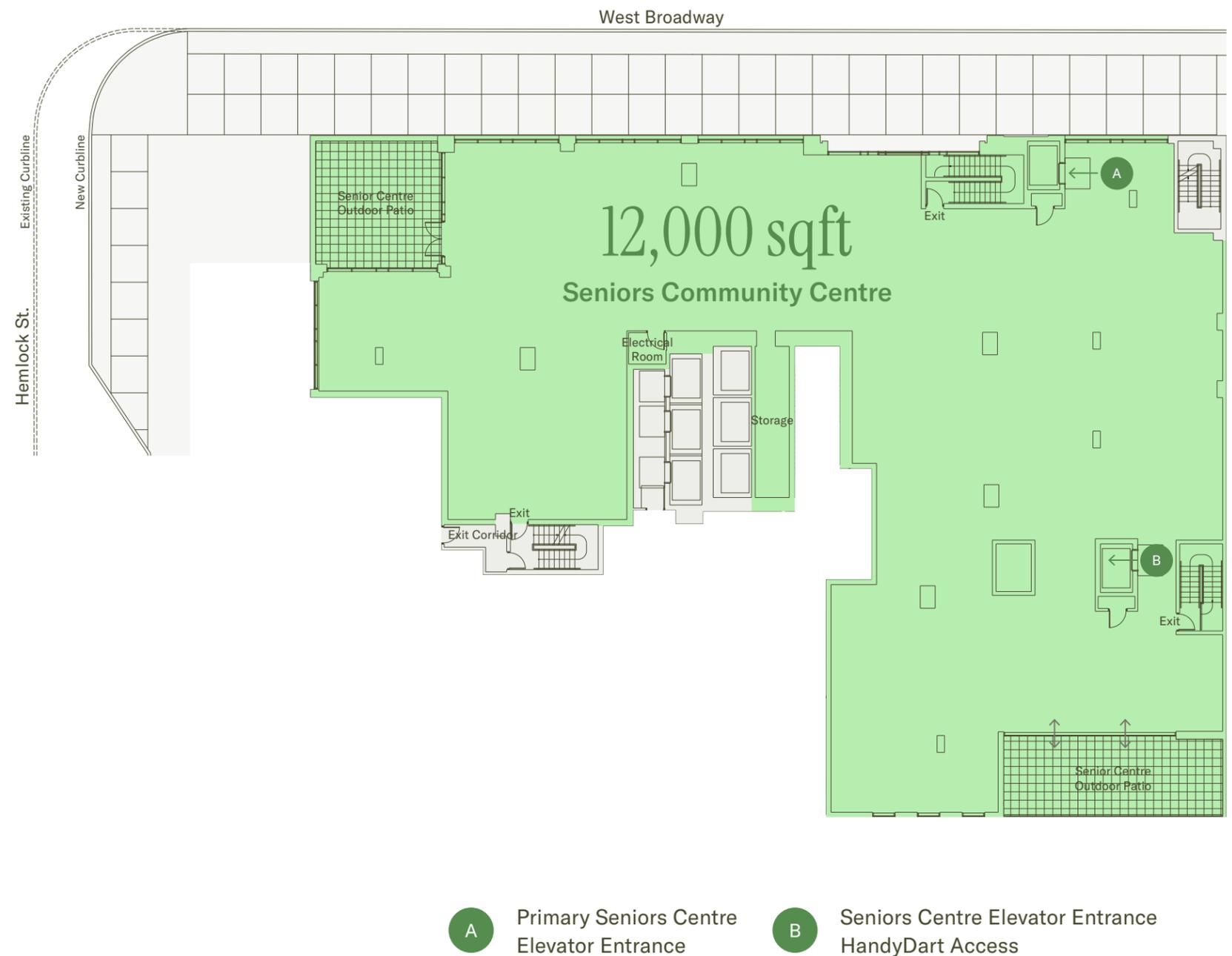
Large outdoor terraces wrap the building, offering sun, fresh air, and long views across the neighbourhood. These are not just patios. They are part of the architecture’s way of saying: you belong here. Landscaped with care and shaped to feel safe and accessible, they offer space for rest, for movement, for quiet time in the company of others or alone. Most importantly, the overall terracing architecture is also a 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.





Seniors Centre Ground Floor Entrance



Seniors Centre Third Floor Patio



EQUITABLE STRATA HOUSING

Expanding Choice through Ownership

By providing 172 new market strata homes to the Broadway corridor, the Hemlock Project supports the principle of housing equity. It ensures that homeownership becomes part of the broader investment into a more diverse, inclusive, and complete Vancouver.

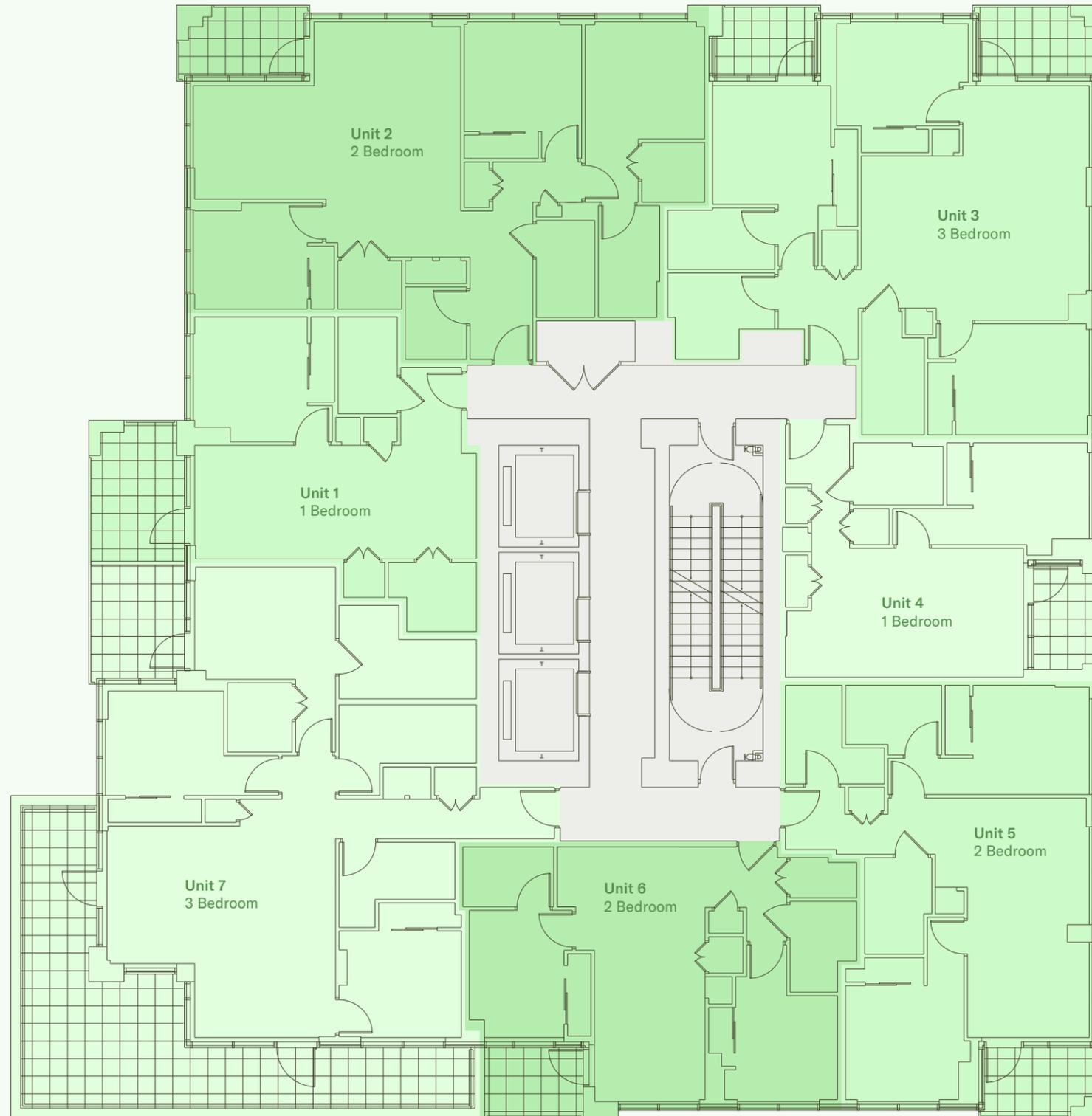
Housing diversity is fundamental to building resilient and inclusive communities. As Vancouver continues to grow and evolve, the need for a broader spectrum of housing choices becomes increasingly important. This includes not only a range of affordability levels, but also a variety of forms and tenures that support residents at different stages of life. The Hemlock Project contributes meaningfully to this diversity by introducing 172 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.

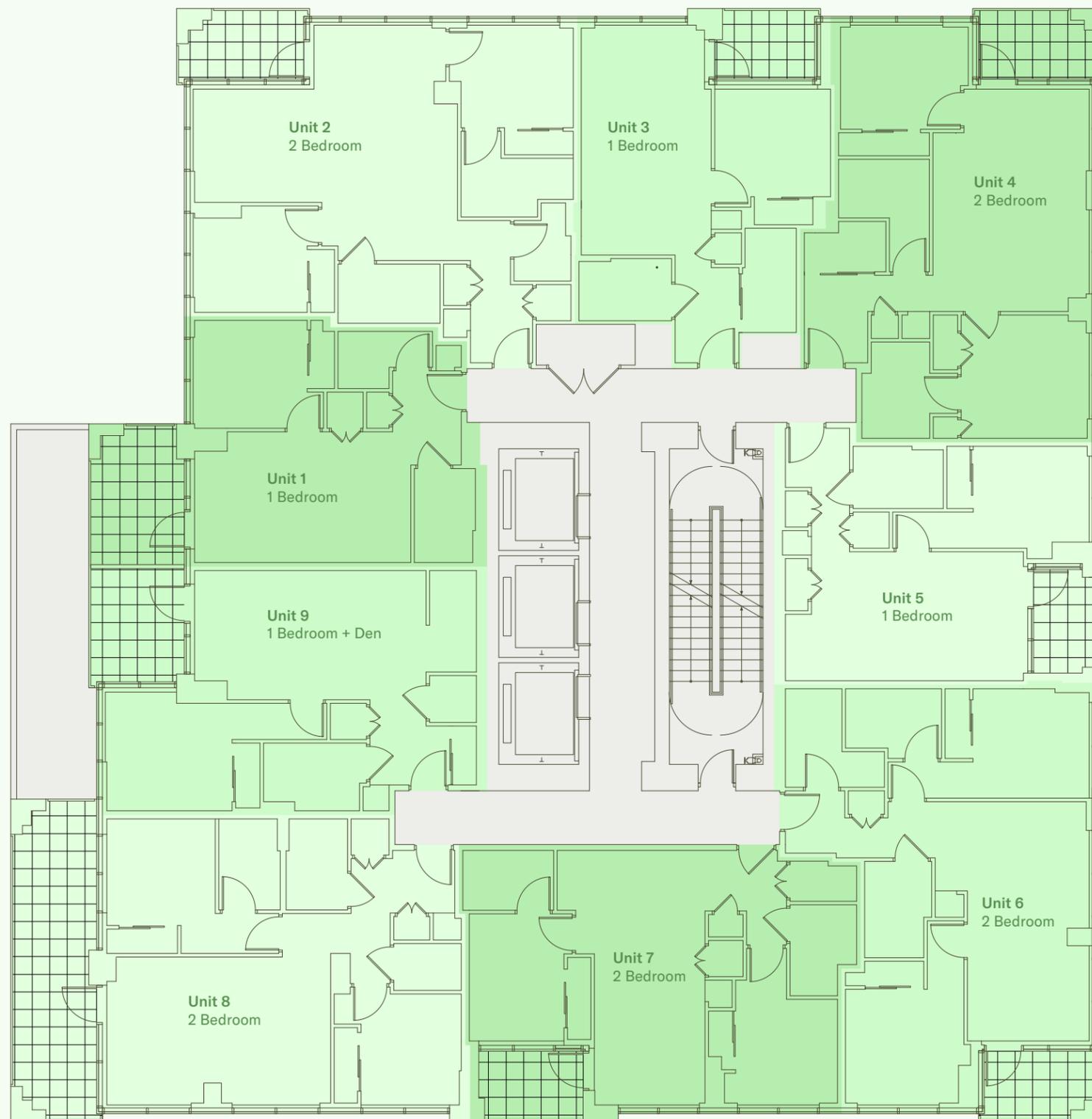
Providing ownership opportunities in a transit-oriented, amenity-rich location allows residents to invest not only in property, but also in community. These homes offer the permanence and stability that ownership brings, enabling individuals and families to stay, grow, and contribute meaningfully to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



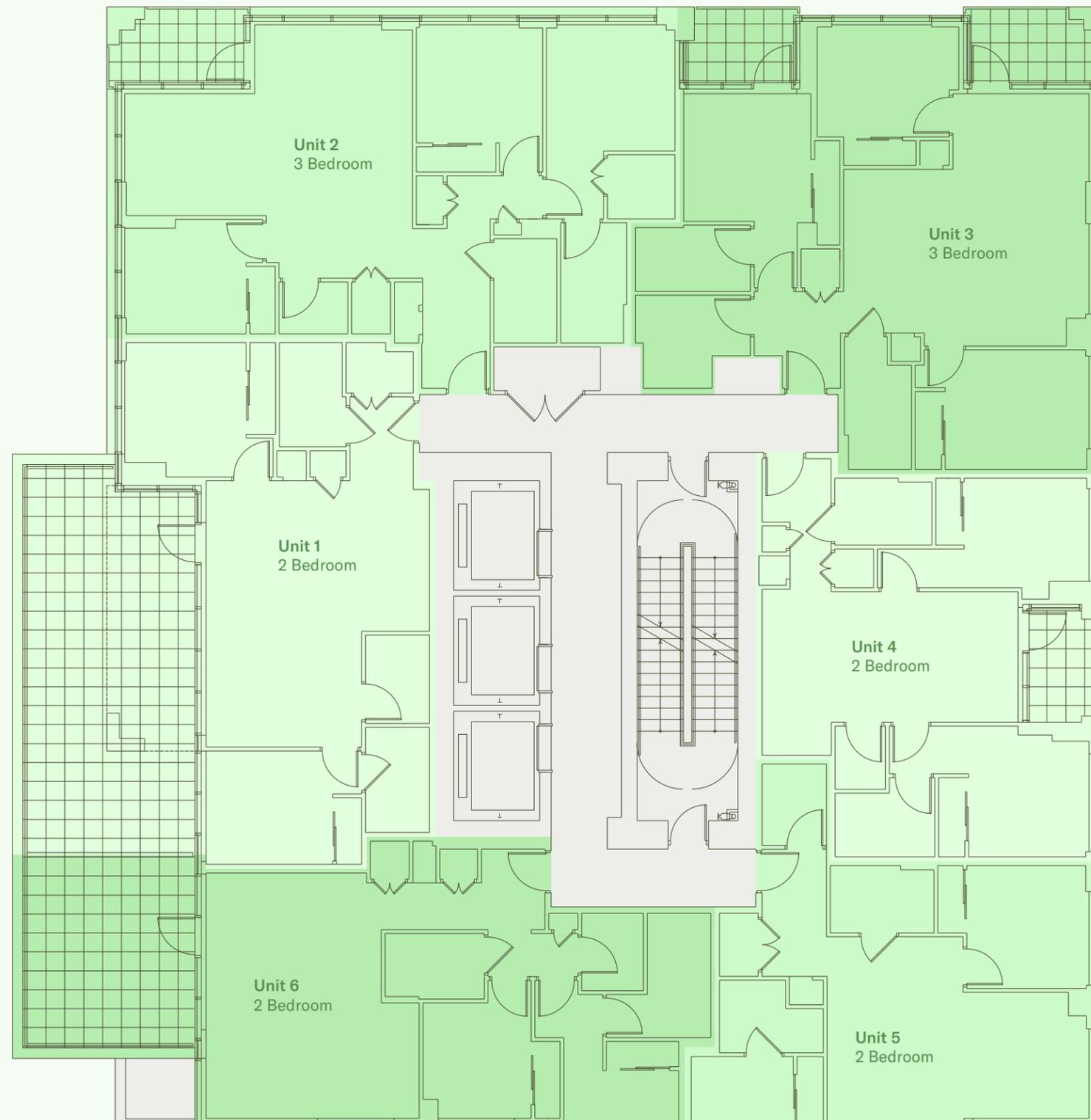
Residential Floors 16-29



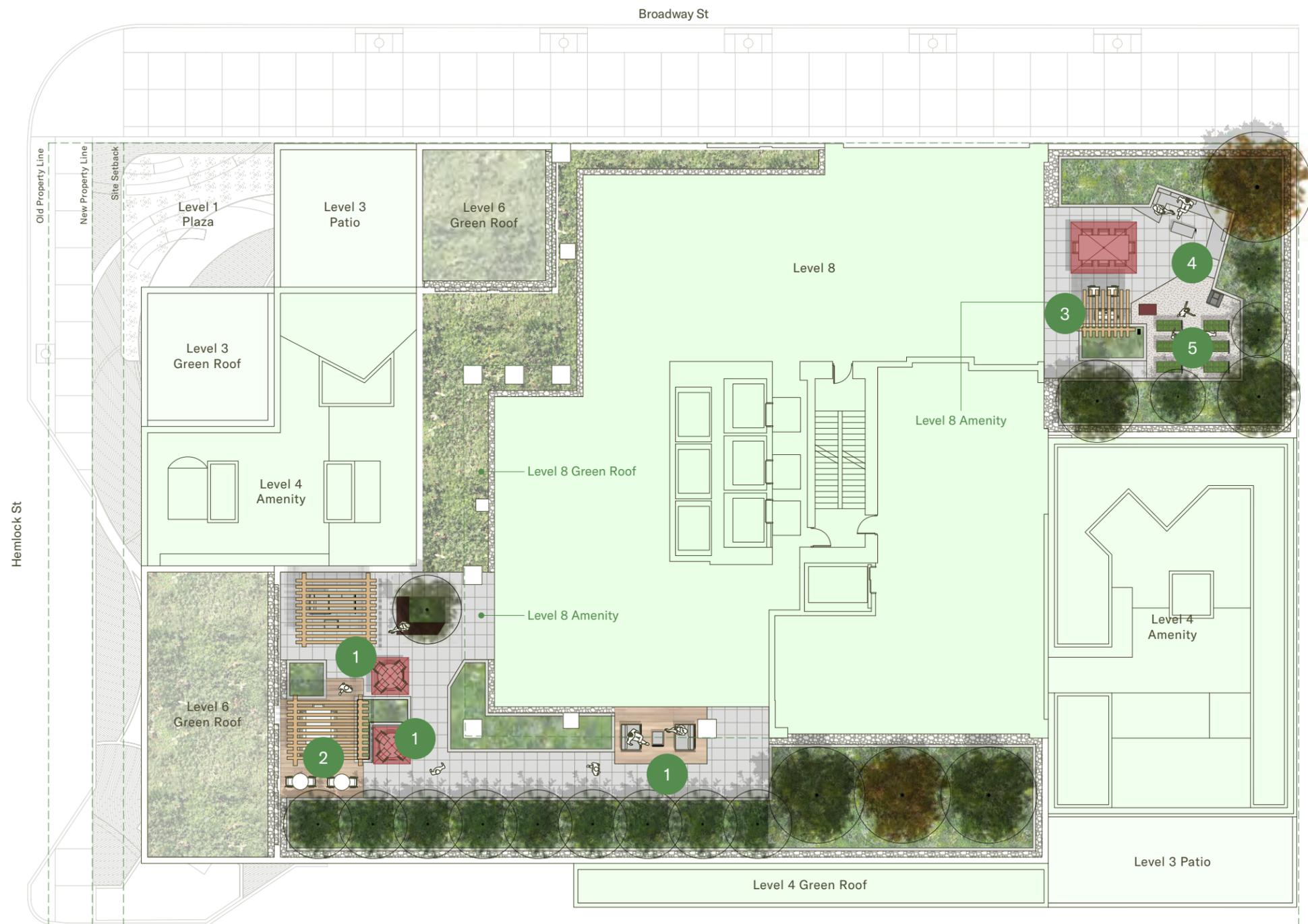
Residential Floors 30-32



Residential Floors 33-35



Residential Amenity Space



- 1 Intimate Gathering Spaces
- 2 Dining Area with Pergola Structure
- 3 Outdoor Dining with BBQ
- 4 Lounge Area with Coffee Table
- 5 Urban Agriculture Area





SUSTAINABLE DESIGN STRATEGY

The Hemlock 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 modeled vs. 129.5 kWh/m² limit
 - Thermal Energy Demand Intensity (TEDI): 24.4 modeled vs. 25.2 kWh/m² limit
 - Greenhouse Gas Intensity (GHGI): 1.4 modeled vs. 3.5 kgCO₂/m² limit

Key strategies include:

- Window-Wall Ratio of approximately 40%–45%
- Modernized heating & cooling systems complete with occupant sensors and controls
- Energy recovery ventilators (72–85% effective)
- Centralized air-sourced heat pump systems with electric/gas backup
- Low-flow fixtures reducing peak water use by 23% over VBBL limits



Embodied Carbon

- Targeted reduction through material choices and early life-cycle analysis.
- Achieves a 13% reduction in embodied carbon intensity compared to the benchmark:
 - 349.66 kg CO₂e/m² vs. 400 kg CO₂e/m² limit
- Design compliant with Absolute 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 8th floor.
- Wildfire Smoke: airtight envelope, use of energy recovery ventilators with MERV 13 filters; positively pressurized corridors.
- Extreme Rainfall: Green roofs and soft landscape to manage onsite filtration and drainage; mechanical and 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.

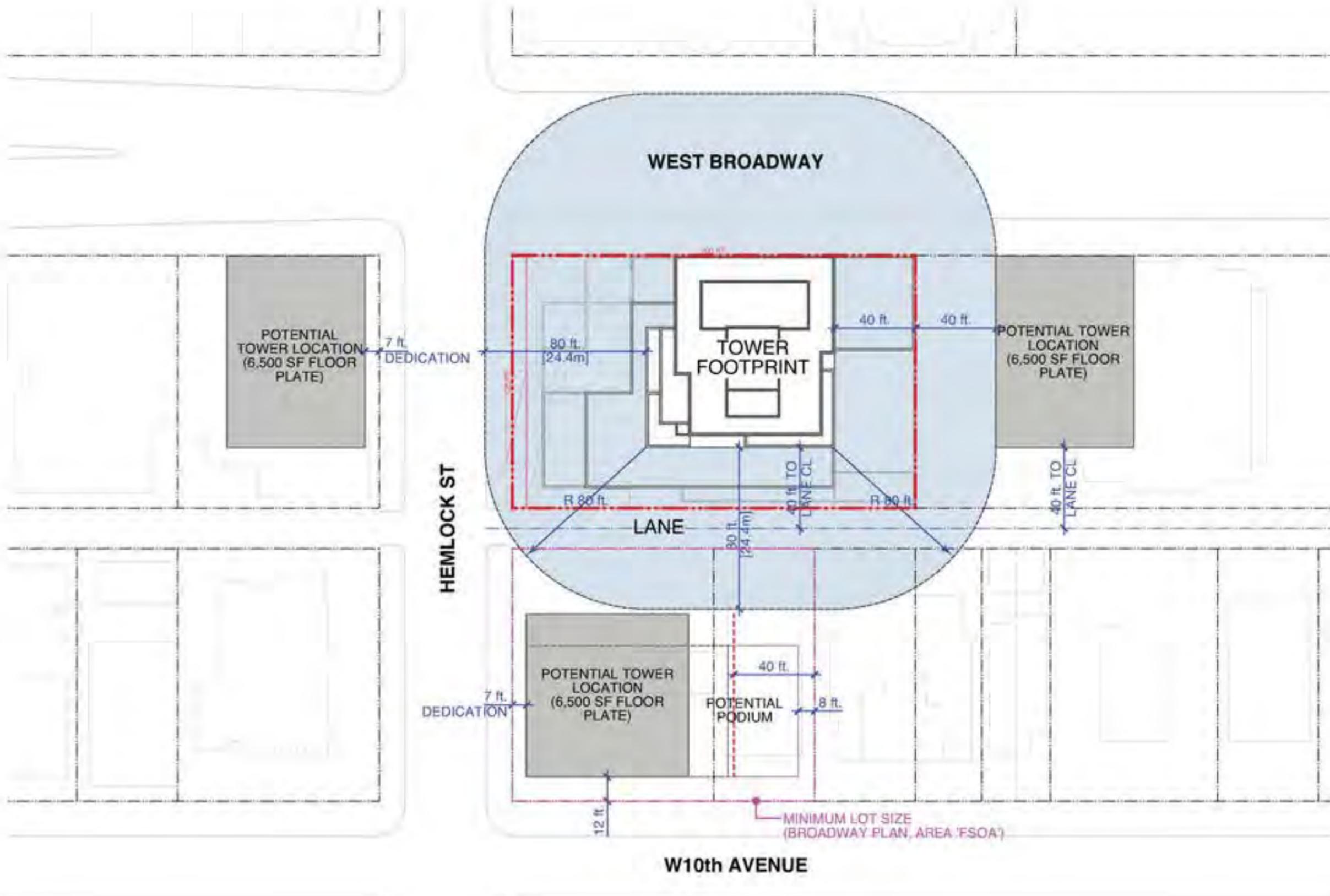
A person is sitting on a large, dark rock in the foreground, looking out over a body of water. The water is shimmering with golden light from the setting sun, creating a bokeh effect. The sky is a soft, pale blue. The overall mood is serene and contemplative.

2.3

ARCHITECTURAL DRAWINGS



ISSUE/REVISION
1 07/08/2025 ISSUED FOR REZONING



PROJECT
1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

**TOWER
SEPARATION
DIAGRAM**

JOB NO. 18-05
DRAWN KT
DATE 28 JUL 2025
SCALE 1" = 50'-0"
CHECKED WTL

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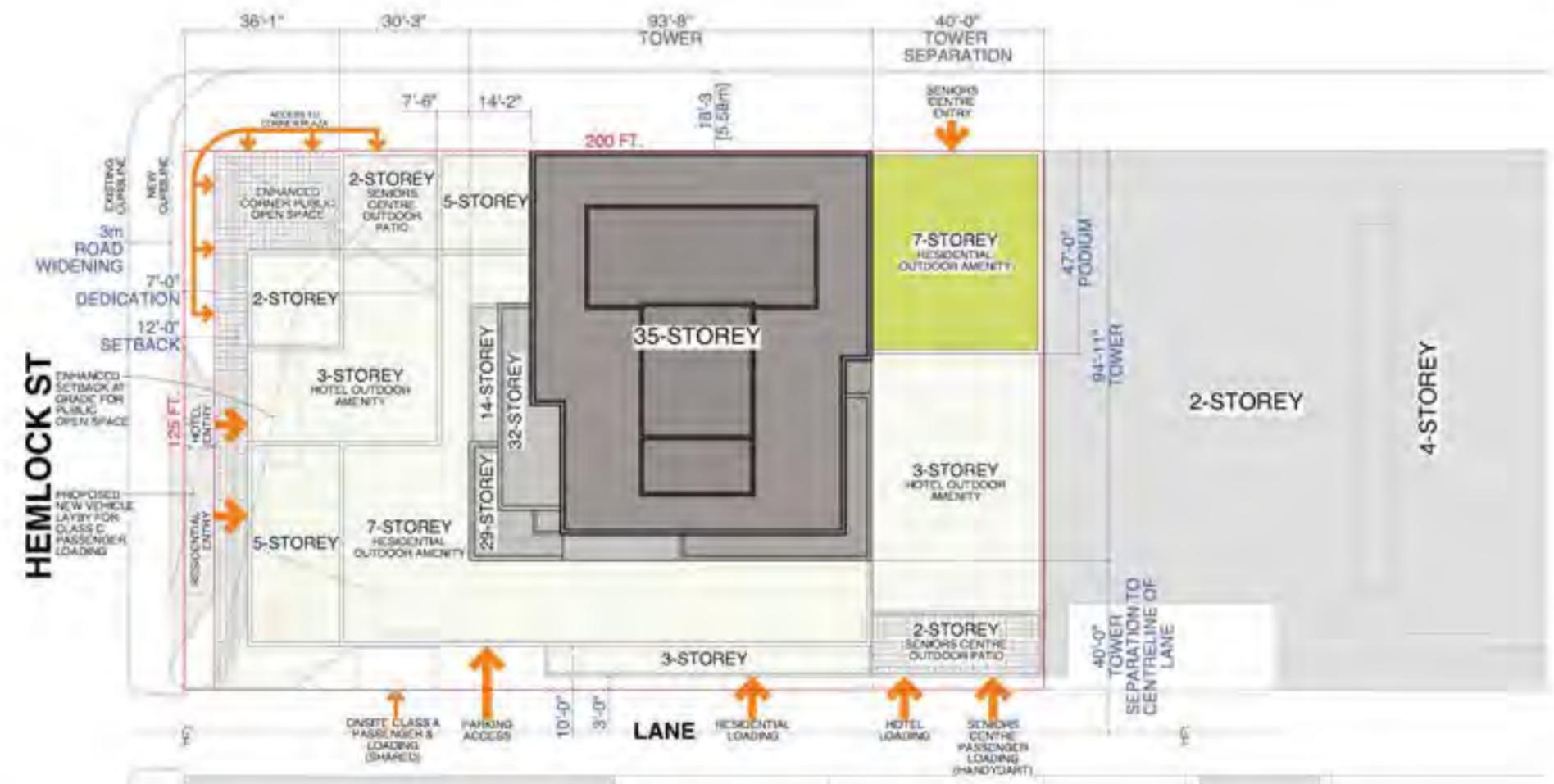
DRAWING NO.:



← TO GRANVILLE STREET

WEST BROADWAY

TO BIRCH STREET →



Scale: 1" = 10'-0"



1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

SITE PLAN

Rev No:	18-05
Issue:	K1
Date:	28 JUL 2025
Scale:	1/16" = 1'-0"
Author:	WTL
Check:	
Drawn:	
Reviewed:	

A1.0

Scale: 1/8" = 1'-0" (Horizontal)
1/16" = 1'-0" (Vertical)
1/32" = 1'-0" (Diagonal)

1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

PROJECT
DATA

Date:	1945
Issue:	K1
Date:	28 JUL 2025
Scale:	
Author:	WTL

SITE INFORMATION

Civic Address	1368 - 1398 West Broadway, Vancouver, BC
Legal Description	Lot F Plan LMP110 (ent), Lot 4 Plan 690 8th of Block 542 District Lot 548
Zoning	Existing: C-SA Proposed: C3-1 (Site Specific) (Broadway Plan - Broadway Shoulder Area West (B3A))
Use	Existing: Vacant (Former Gas Station) Proposed: Mixed Hotel + Senior Centre + Residential (Mixed)
Lot Size / Corner/Block	25,000 SF (2,302 SM)
Density	Allowable: 5.5 FSR (Base) (In Street) + 1.0 FSR (Additional) (In Hotel) Proposed: 12.51 FSR (Gross) (12.51 FSR Net)
Building Height	Allowable: Up to 30 Storeys Proposed: 35 Storeys (6,402-47' (173.1m) above Interpolated Base Surface) Total Building Height including Mechanical Systems (Clear) (Maximum): @ 407'-4" (124.2m) above Interpolated Base Surface

AREA SUMMARY

	Gross Hotel Commercial	Gross Hotel	Gross Senior Ctr	Gross Residential	Exempt Area	Net Residential	Net Building
Ground Floor	10,500.64 SF	644.71 SF	675.53 SF	3,231.94 SF	467.20 SF (C)	3,231.94 SF	14,280.02 SF
Intermediate Sub-Floor	488.62 SF	82.56 SF	0.00 SF	372.27 SF	0.00 SF	372.27 SF	1,794.75 SF
2nd Floor	11,307.53 SF	6,885.21 SF	141.88 SF	374.91 SF	0.00 SF	374.91 SF	20,666.33 SF
3rd Floor	911.85 SF	7,543.87 SF	11,594.88 SF	303.21 SF	0.00 SF	303.21 SF	19,724.43 SF
4th Floor	0.00 SF	14,884.91 SF	0.00 SF	303.21 SF	0.00 SF	303.21 SF	15,288.14 SF
5th Floor	0.00 SF	14,964.93 SF	0.00 SF	303.21 SF	0.00 SF	303.21 SF	15,268.14 SF
6th Floor	0.00 SF	13,487.24 SF	0.00 SF	303.21 SF	0.00 SF	303.21 SF	13,800.45 SF
7th Floor	0.00 SF	13,487.24 SF	0.00 SF	303.21 SF	0.00 SF	303.21 SF	13,800.45 SF
8th Floor (Residential Amenity)	0.00 SF	2,230.34 SF	0.00 SF	5,701.32 SF	6,170.26 SF	646.42 SF	1,151.40 SF
9th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
10th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
11th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
12th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
13th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
14th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
15th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
16th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
17th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
18th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
19th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
20th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
21st Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
22nd Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
23rd Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
24th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
25th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
26th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
27th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
28th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
29th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
30th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
31st Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
32nd Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
33rd Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
34th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
35th Floor	0.00 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
Roof - Mechanical	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
Roof - Trenches/Mechanical Room	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
Gross Floor Area	24,826.84 SF	122,894.48 SF	12,054.10 SF	185,462.93 SF	12,817.77 SF	155,329.72 SF	312,709.18 SF
GROSS BUILDING AREA (Commercial + Senior Ctr + Hotel + Residential)	24,826.84 SF	122,894.48 SF	12,054.10 SF	185,462.93 SF	12,817.77 SF	155,329.72 SF	312,709.18 SF

Hotel Commercial FSR (Gross)	0.99 FSR	24,826.84 SF	(8,307.98 SM)
Hotel FSR (Gross)	4.91 FSR	122,894.48 SF	(11,414.67 SM)
Senior Residential FSR (Gross)	0.82 FSR	12,054.10 SF	(13,170.01 SM)
Senior Centre FSR (Gross)	0.48 FSR	12,054.10 SF	(1,120.23 SM)
FSR without Senior Centre	12.03 Net		
COMBINED FSR	12.51 Net		

HOTEL ROOM SUMMARY

Room Type	MEGRN	URBAN	LEISURE	
4th Floor	15	15	1	
5th Floor	15	15	1	
6th Floor	15	25	1	
7th Floor	15	20	1	
8th Floor (Residential Amenity)	-	-	-	
9th Floor	8	9	1	
10th Floor	8	9	1	
11th Floor	8	9	1	
12th Floor	8	9	1	
13th Floor	8	9	1	
14th Floor	8	9	1	
Total Rooms	98	127	52	257
	38.1%	49.4%	20.5%	

* (See 4th) rooms reserved for on-site residents (18 Rooms)

RESIDENTIAL UNIT SUMMARY - 35-Storey

Unit Type (Storey)	STUDIO	1-BR	2-BR	3-BR	
10th Floor	0	1	4	0	
11th Floor	0	1	4	0	
12th Floor	0	4	0	0	
13th Floor	0	4	0	0	
14th Floor	0	4	0	0	
15th Floor	0	4	0	0	
16th Floor	0	4	0	0	
17th Floor	0	4	0	0	
18th Floor	0	4	0	0	
19th Floor	0	4	0	0	
20th Floor	0	4	0	0	
21st Floor	0	4	0	0	
22nd Floor	0	4	0	0	
23rd Floor	0	4	0	0	
24th Floor	0	4	0	0	
25th Floor	0	4	0	0	
26th Floor	0	4	0	0	
27th Floor	0	4	0	0	
28th Floor	0	4	0	0	
29th Floor	0	4	0	0	
30th Floor	0	4	0	0	
31st Floor	0	4	0	0	
32nd Floor	0	4	0	0	
33rd Floor	0	4	0	0	
34th Floor	0	4	0	0	
35th Floor	0	4	0	0	
Total Units (Gross)	0	53	32	17	172
	0.0%	30.8%	18.6%	9.9%	
Breakdown: 10% (max)					

Max 3 Hotel Residential Amenity @ 1.3 SM (13 SF) Unit - 3,231 SF
Max 3 Senior Residential Amenity @ 2.5 SM (21.3 SF) Unit - 3,698 SF

OFF-STREET PARKING SPACE

Car Parking - Non-Residential Use			required / allowed	proposed
Senior Centre (VPL 4.1.1 & 4.2.3)	max: 1 space / 115 SM GFA	81,130.24 SM	no maximum / 10 max	10
Hotel + Hotel Commercial (VPL 4.1.1 & 4.2.3)	max: 1 space / 115 SM GFA	81,130.24 SM	no maximum / 10 max	10
Total Non-Residential Parking Spaces				20
Accessible Parking Space - Senior Centre	min: 1 space, max 2.4 / 1,000 SM GFA	81,130.24 SM		1
Accessible Parking Space - Hotel + Hotel Commercial	min: 1 space, max 2.4 / 1,000 SM GFA	81,130.24 SM		1
Small Car Space	max: 25% of parking spaces provided			5

Car Parking - Residential			required / allowed	proposed
Multiple Dwelling (VPL 4.1.1)	no maximum			160
Total Residential Parking Spaces				160
Accessible Parking Space	min: 1 space, max 1.0 DM Dwelling Unit	31,720 Units		7
Residential Visitor Parking Space	min: 0.05, max: 0.15 Dwelling Unit	31,720 Units	3 min / 0.7 max	3
Small Car Space	max: 25% of parking spaces provided			47
Total Onsite Parking Provided				213

OFF-STREET BICYCLE SPACE

Commercial Bicycle Spaces - Class A			required / allowed	proposed
Senior Centre (VPL 4.2.3.1)	1000SM GFA	81,130.24 SM	2	2
Hotel (VPL 4.2.3.2)	1000 Sleeping Units	3,231 Rooms	2	15
Total Commercial Bicycle Spaces - Class A				17
Vertical Space (if max 30% of required)			3	1
Overhead Space (if min 5% of required)			1	1
Lockers (if min 10% of required)			1	2

Commercial Bicycle Spaces - Class B			required / allowed	proposed
Senior Centre (VPL 4.2.3.1)	min: 1 space per 1,000SM	81,130.24 SM	8	6
Hotel (VPL 4.2.3.2)	min: 8 spaces		8	9
Total Commercial Bicycle Spaces - Class B				12

Residential Bicycle Spaces - Class A			required / allowed	proposed
Multiple Dwelling (VPL 4.2.1.2)	1 Space for each 100 SM	363 Units	36	37
2.5 Space for each 100 SM	363 Units	3176 Units	378	378
Total Residential Bicycle Spaces - Class A				414
Vertical Space (if max 30% of required)			112	101
Overhead Space (if min 5% of required)			18	18
Lockers (if min 10% of required)			27	37

Residential Bicycle Spaces - Class B			required / allowed	proposed
Multiple Dwelling (VPL 4.2.1.2)	min: 2 for first 20 units, 1/20 units thereafter		10	10
Total Residential Bicycle Spaces - Class B				10

OFF-STREET LOADING SPACE

Loading Space - Commercial			required / allowed	proposed
Hotel (VPL 4.2.3)	2 Class A for 250 to 500 Sleeping Units	0.257 Units	2 (A)	2 (A)
	2 Class B for 75 to 250 Sleeping Units	0.257 Units	2 (B)	2 (B)
Senior Centre (VPL 4.2.3)	1 Class B for each 2,000 SM GFA	81,130.24 SM	1 (B)	1 (B) Shared
Total Commercial Loading Spaces			2 (A) + 2 (B)	2 (A) + 2 (B)

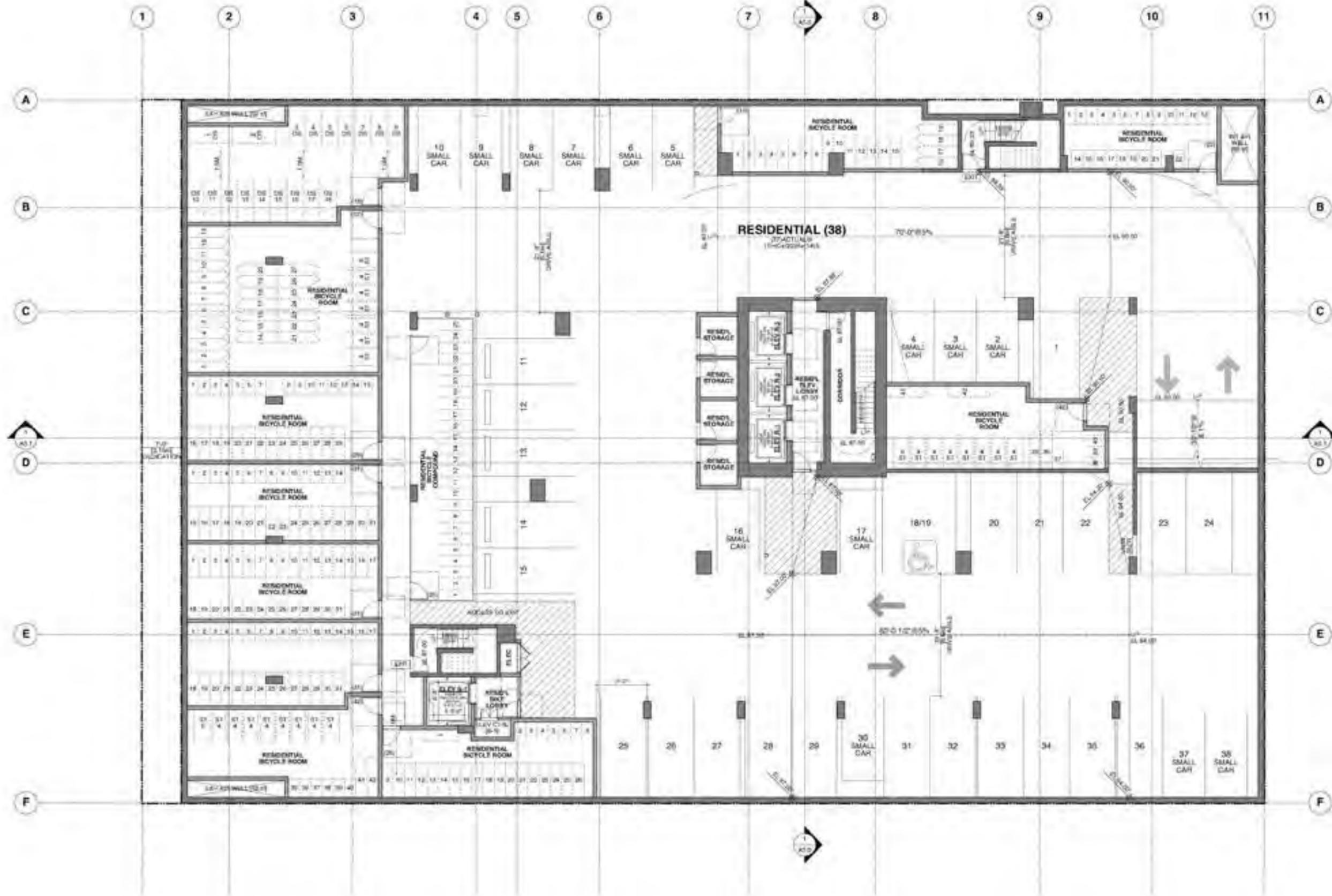
Loading Space - Residential			required / allowed	proposed
Dwelling Unit - Class B (VPL 4.2.1.1)	1 Class A for 50-299 Dwelling Units	0.172 Units	1 (A)	1 (A) Shared
	1 Class B for 100-299 Dwelling Units	0.172 Units	1 (B)	1 (B)
Total Residential Loading Spaces			1 (A) + 1 (B)	1 (A) + 1 (B)

OFF-STREET PASSENGER SPACE

Dwelling (VPL 7.3.1)			required / allowed	proposed
	1 Class A for 10 to 125 Units, plus 1/150 additional Units	0.172 Units	2 (A)	8 (A) Shared
Hotel (VPL 7.2.1.2)				
	180 Class A up to 200 Sleeping Units, plus 175 additional Units	0.257 Units	8 (A)	8 (A) Shared
	1 Class C for every 200 Sleeping Units, up to maximum 400 Units	0.257 Units	1 (C)	1 (C)
Total Passenger Spaces			7 (A) + 1 (B)	8 (A) + 1 (B)

PROJECT SUMMARY - 35-Storey

	# of Units	Gross SF	Exempt Area SF	Net SF	Net FSR
Hotel - Mixed	98	24,826.84 SF	0.00 SF	24,826.84 SF	0.99 FSR
Hotel - Leisure	127	122,894.48 SF	0.00 SF	122,894.48 SF	4.91 FSR
Hotel - Leisure	32	12,054.10 SF	0.00 SF	12,054.	



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

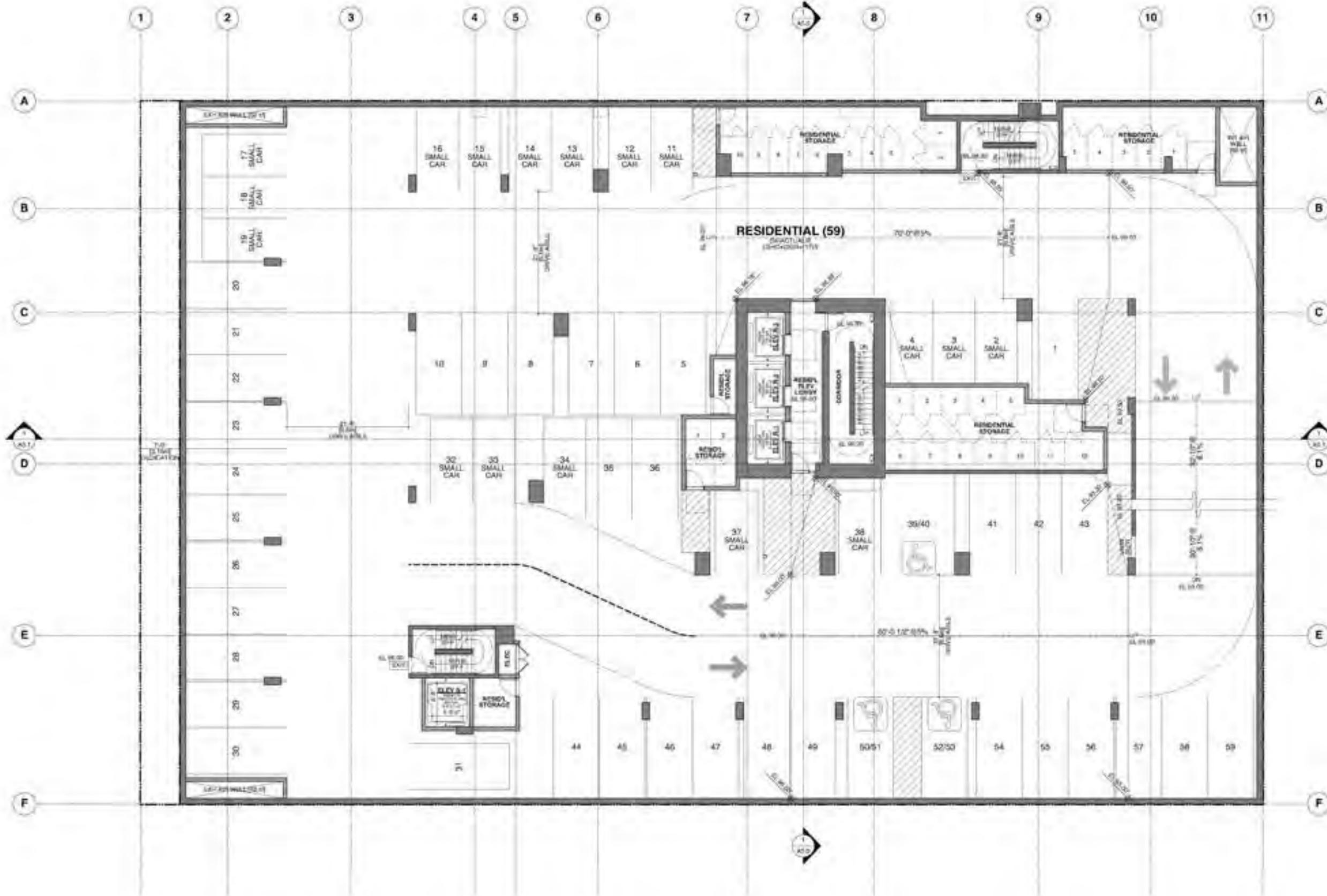


1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

**PARKING P5
FLOOR PLAN**

DATE: 18-05
PROJECT: K1
DATE: 28 JUL 2024
SCALE: 1/8" = 1'-0"
DRAWN: WTL

W. T. LEUNG ARCHITECTS INC.
1000 WEST BROADWAY, SUITE 1000, VANCOUVER, BC V6C 2E1
TEL: 604-681-1111 FAX: 604-681-1112
WWW.WTLEUNG.COM



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

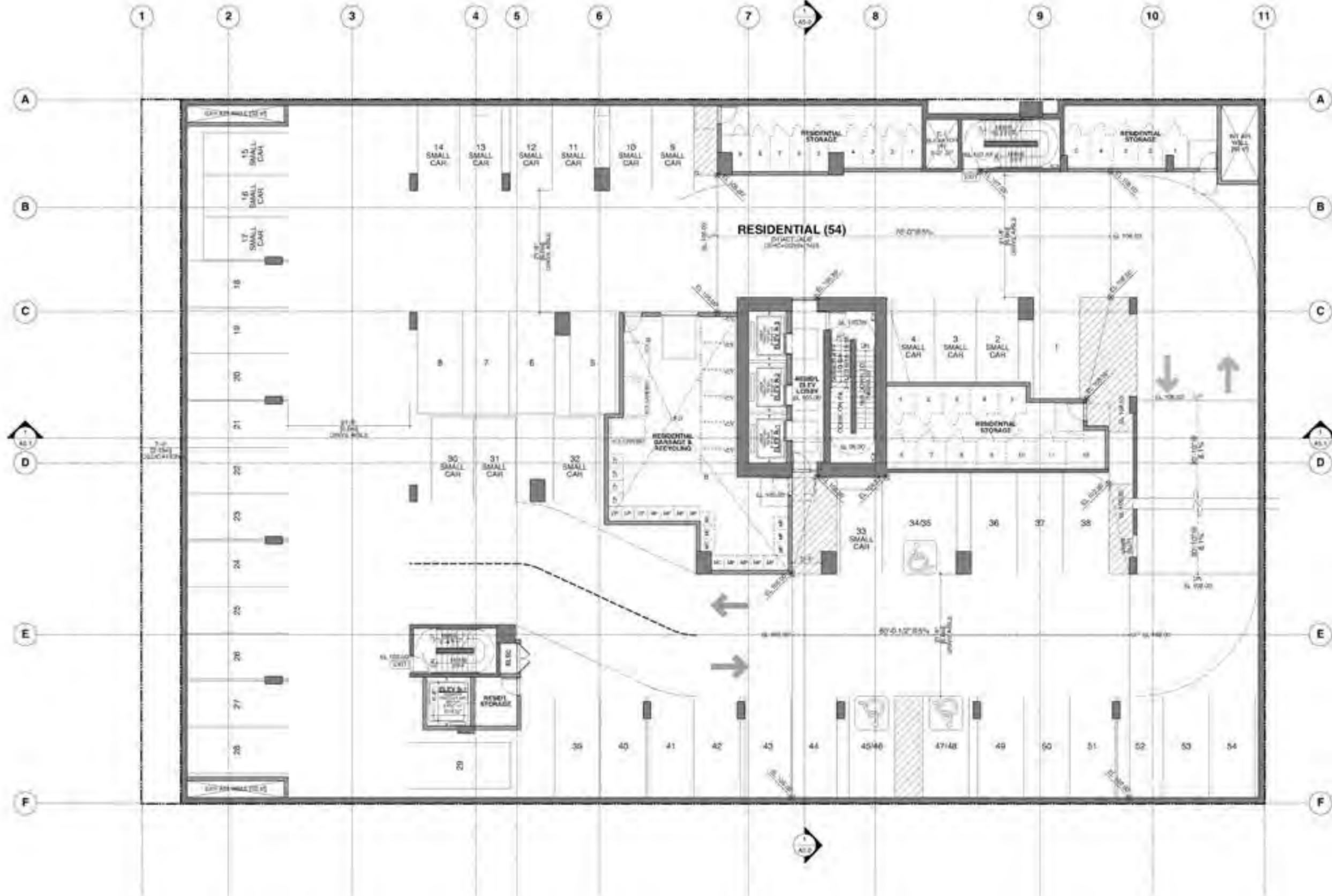
North Arrow



1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

**PARKING P4
FLOOR PLAN**

DATE	18-05
NO.	K1
DATE	28 JUL 2025
SCALE	1/8" = 1'-0"
DESIGNER	WTL

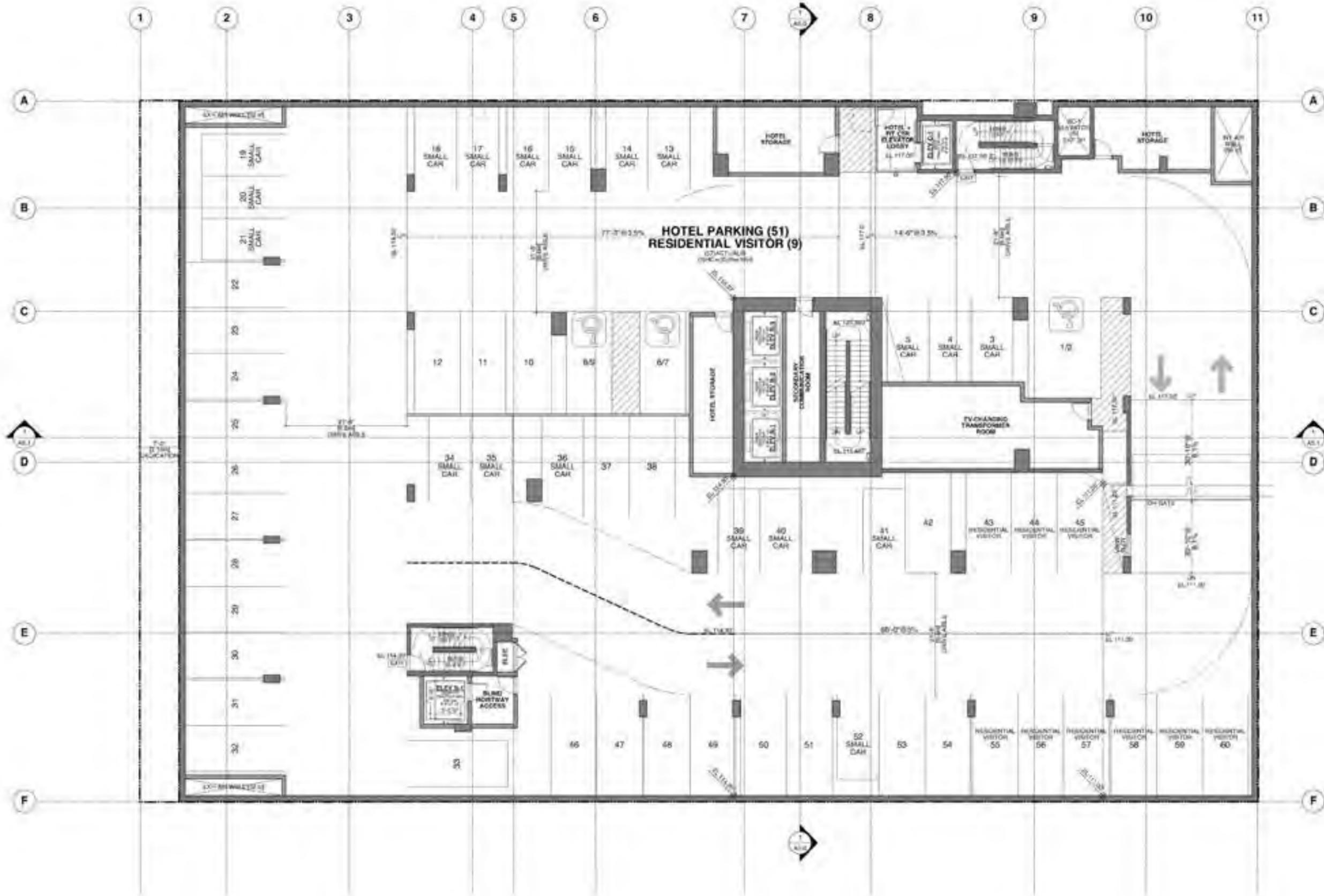


1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

**PARKING P3
FLOOR PLAN**

DATE	18-05
REVISION	K7
DATE	28 JUL 2025
SCALE	1/8" = 1'-0"
DESIGNER	WTL

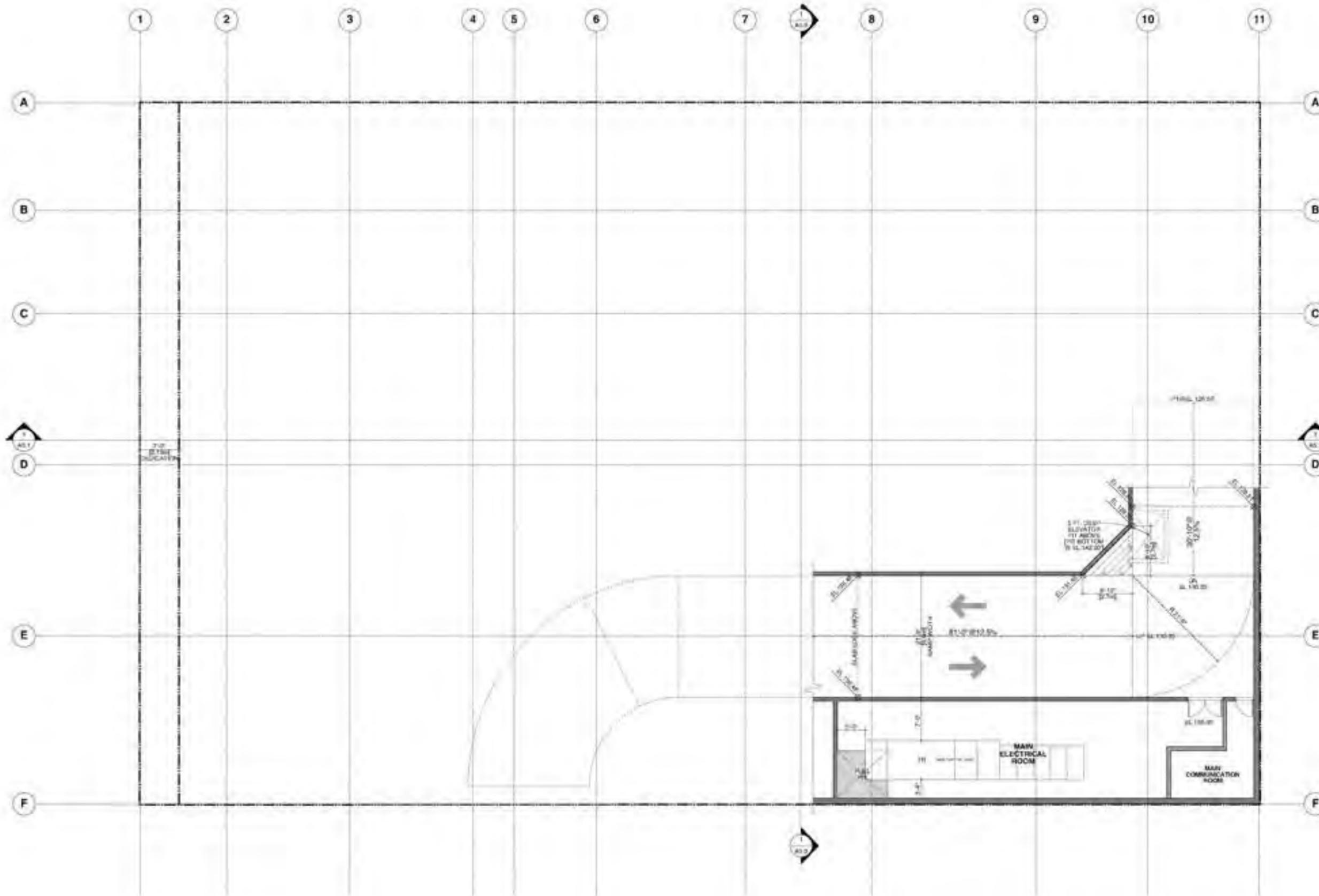
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1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

**PARKING P2
FLOOR PLAN**

DATE:	18-05
DESIGNER:	KT
DATE:	28 JUL 2025
SCALE:	1/8" = 1'-0"
DESIGNER:	WTL



DATE: 28 JUL 2025

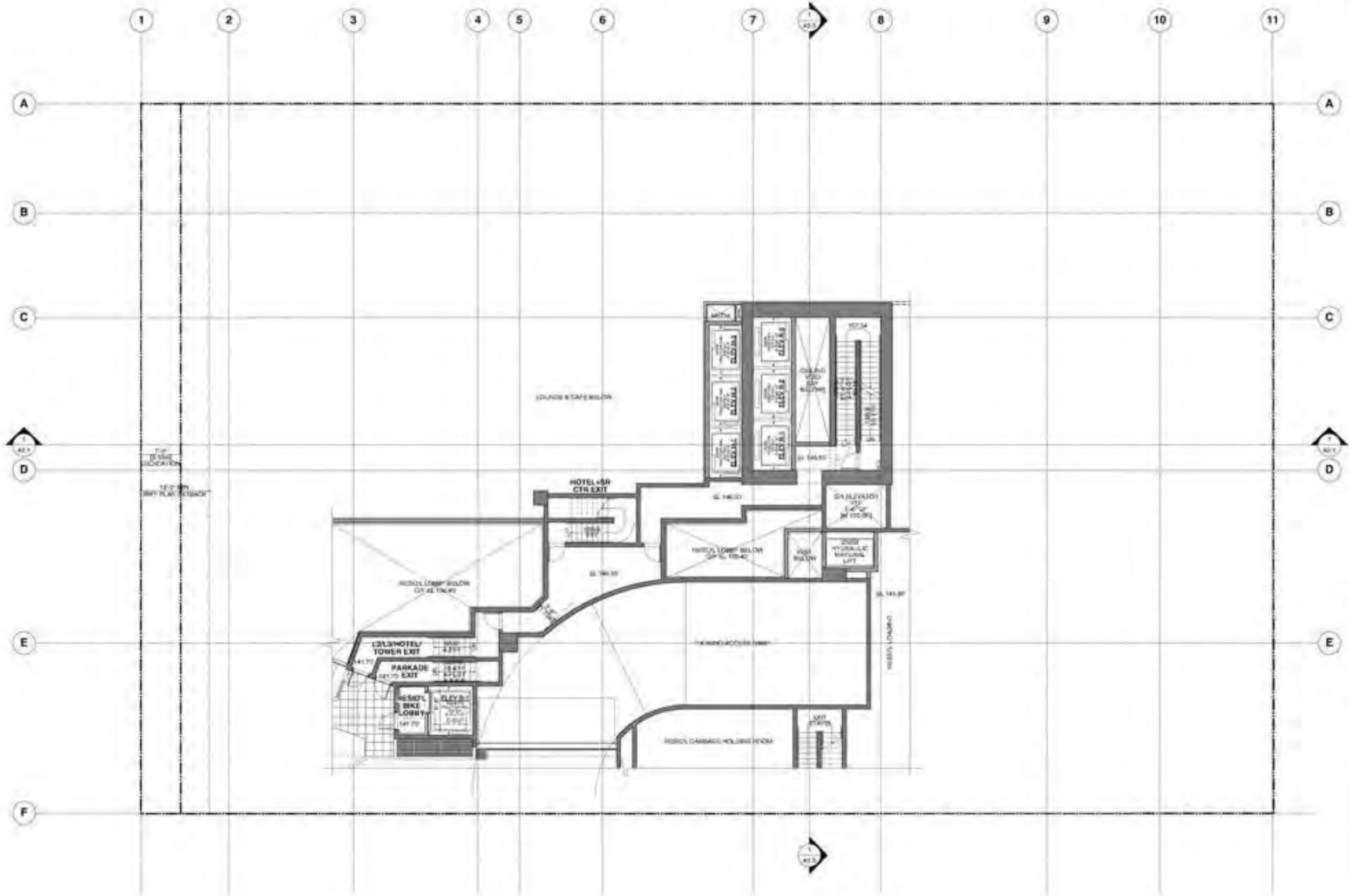


1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

INTERMEDIATE
PARKING ACCESS

DATE: 18-05
DRAWN: KT
DATE: 28 JUL 2025
SCALE: 1/8" = 1'-0"
DESIGNER: WTL

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



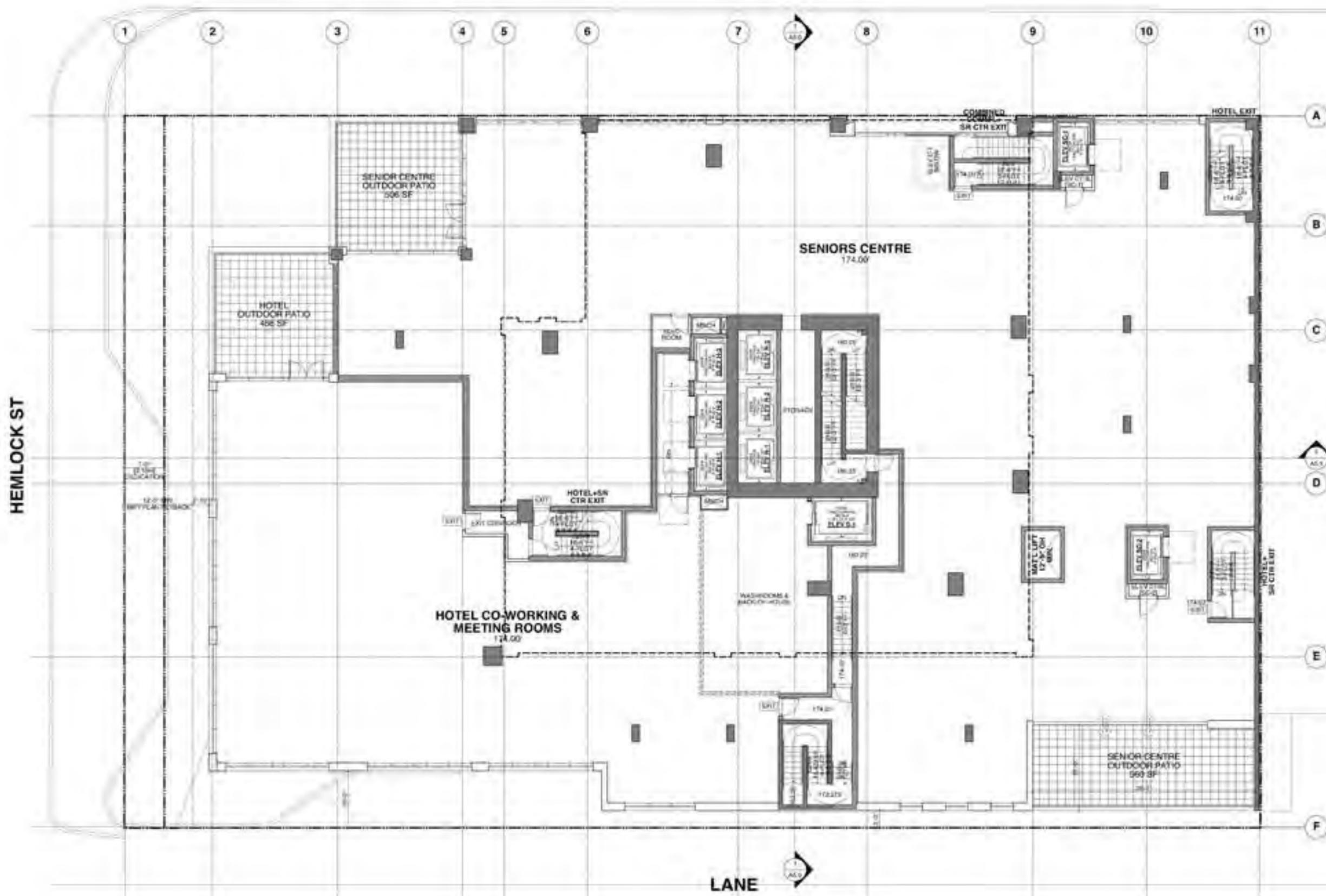
1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

**INTERMEDIATE
EXIT LEVEL**

DATE	18-05
NO.	K7
DATE	28 JUL 2025
SCALE	1/8" = 1'-0"
DESIGNER	WTL

WEST BROADWAY

Scale: 1/8" = 1'-0" (See Schedule)
 Project: 1368 - 1398 West Broadway + 1398 West Broadway
 Drawing No: 1368 - 1398 West Broadway - 3rd Floor Plan



HEMLOCK ST



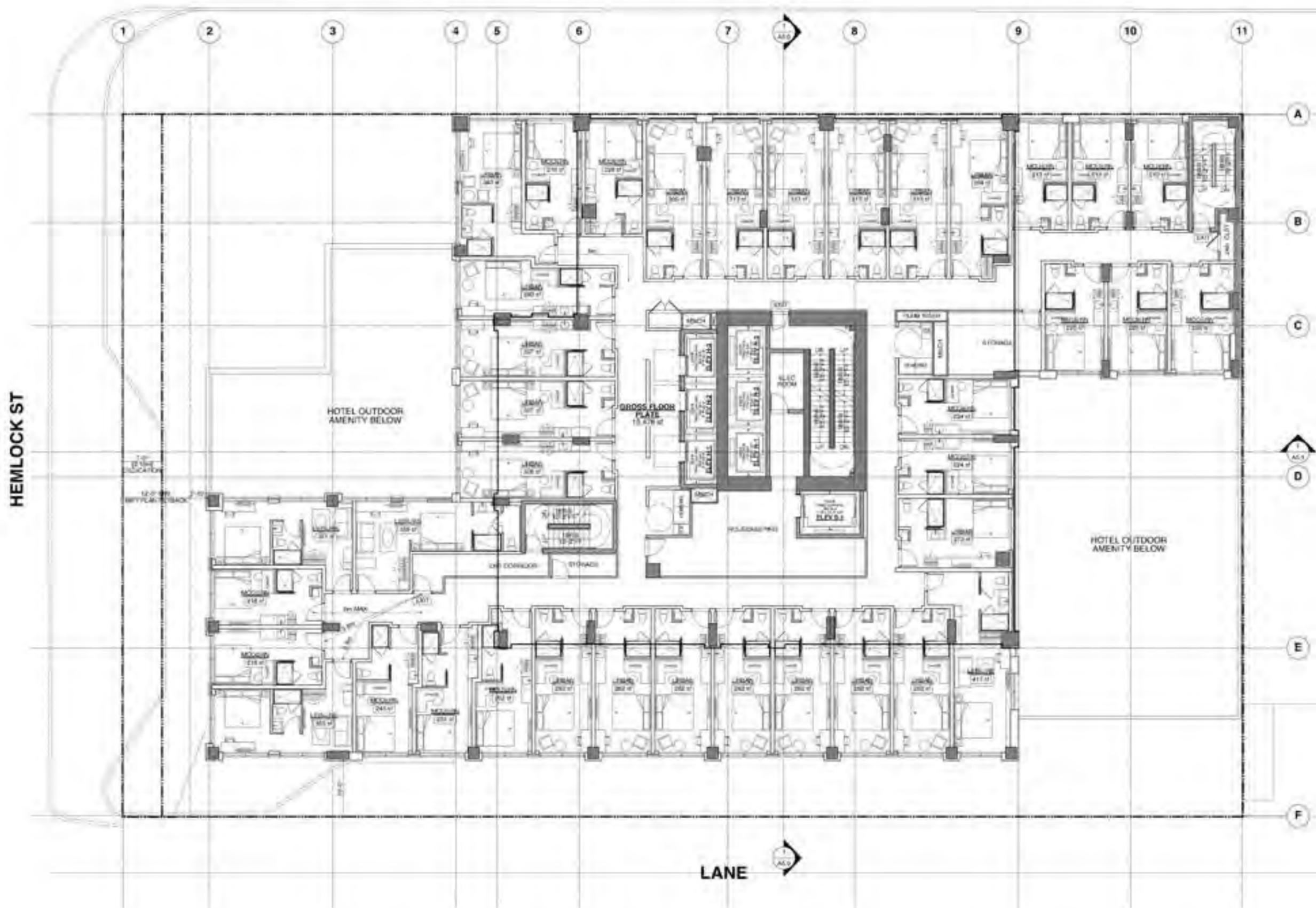
1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

3rd FLOOR PLAN
[SENIORS CENTRE]

DATE	18-05
REVISION	K1
DATE	28 JUL 2025
SCALE	1/8" = 1'-0"
DESIGNER	WTL

WEST BROADWAY

Scale: 1/8" = 1'-0" (See Schedule)
 Project: 1368 - 1398 West Broadway, 4 Levels, 1/12/22
 Drawing No: 1368 - 1398 West Broadway - 5th Floor



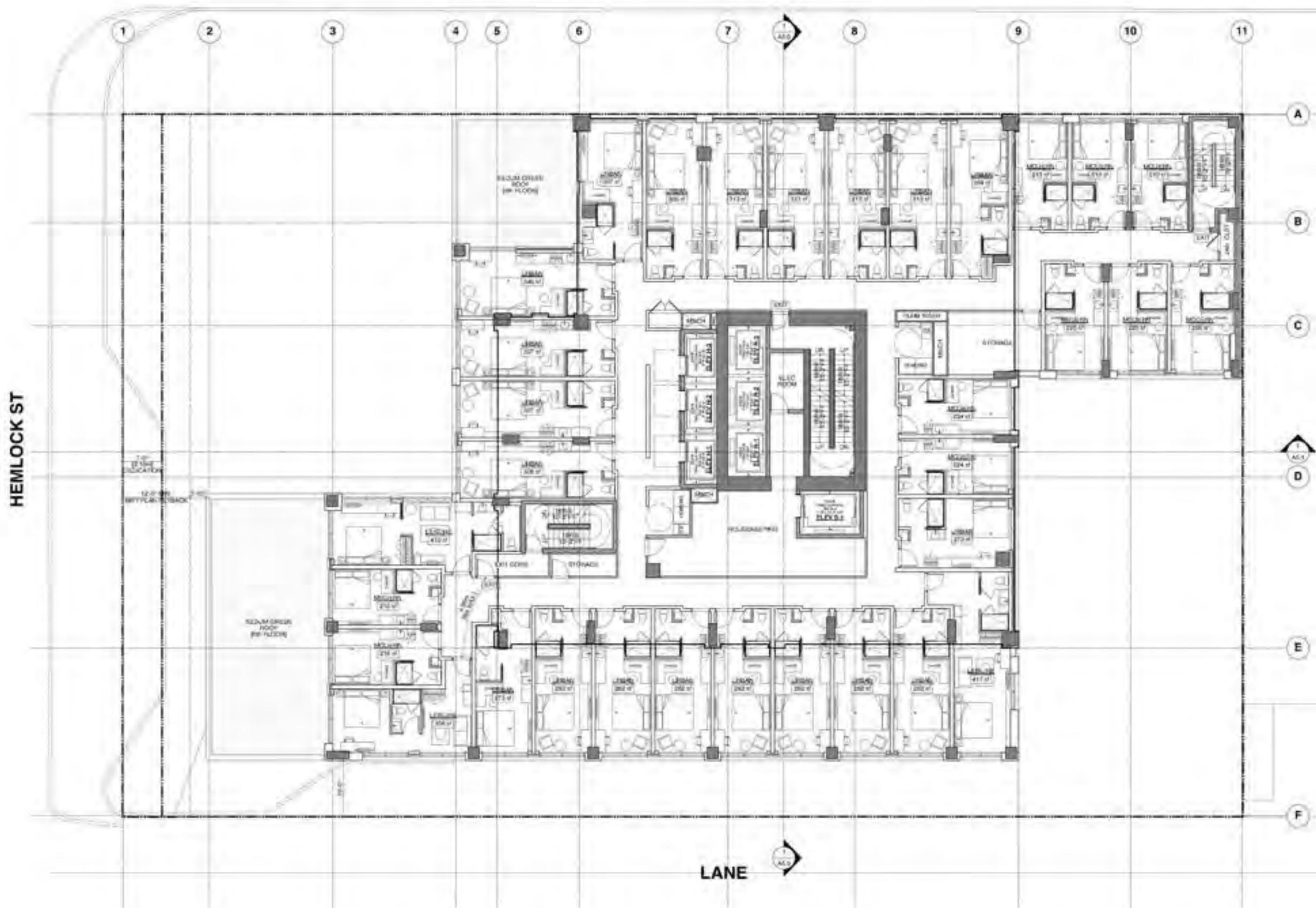
1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

5th FLOOR PLAN

DATE	18-05
REVISION	K1
DATE	28 JUL 2025
SCALE	1/8" = 1'-0"
DESIGNER	WTL

WEST BROADWAY

Scale: 1/8" = 1'-0" (See Drawing)
Project: 1368 - 1398 West Broadway, 4 Levels, V12.02.2
Drawing No: 1368 - 1398 - 060 - 000



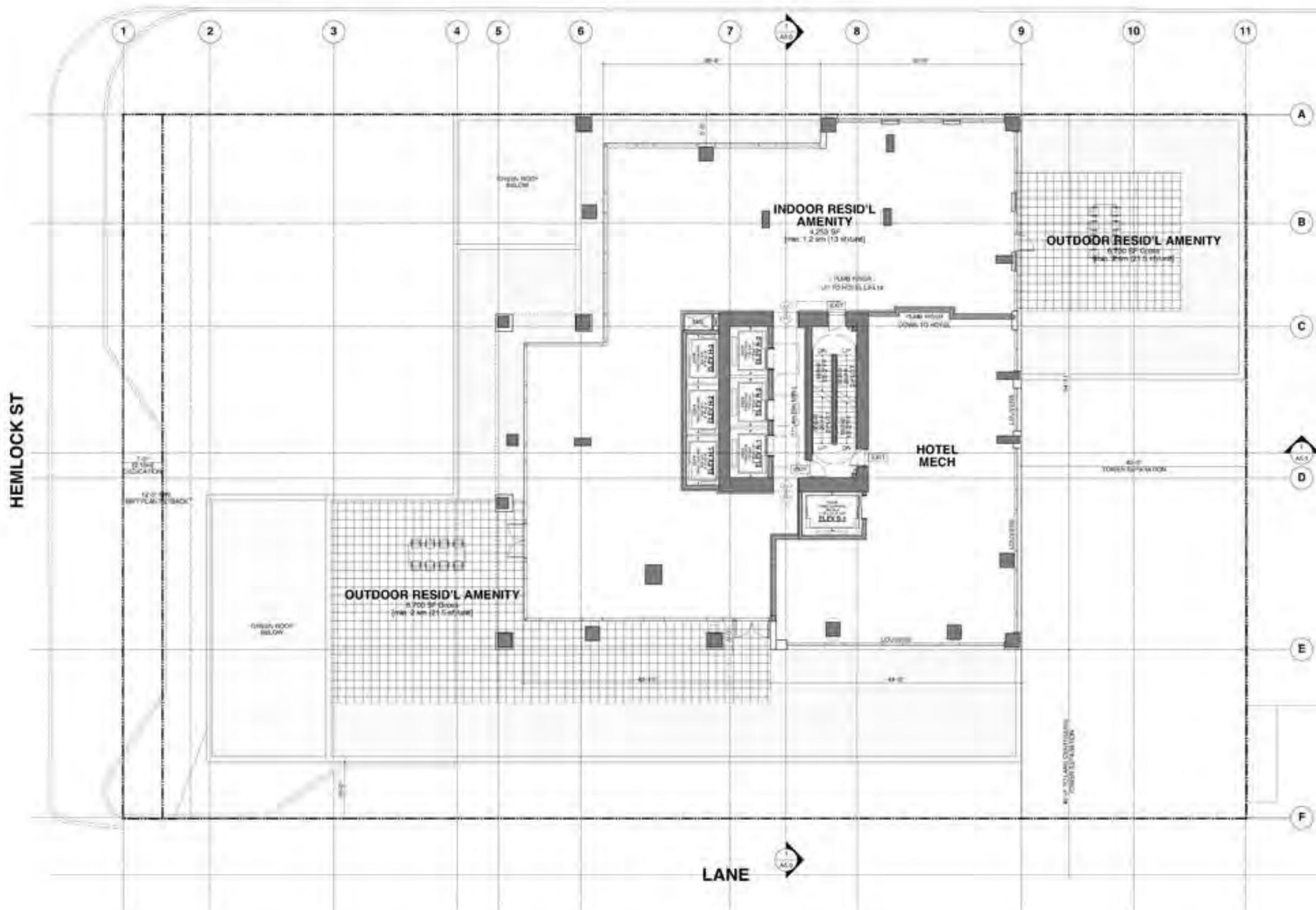
1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

6th & 7th FLOOR
PLAN

DATE	18-05
REVISION	K1
DATE	28 JUL 2025
SCALE	1/8" = 1'-0"
DESIGNER	WTL

WEST BROADWAY

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



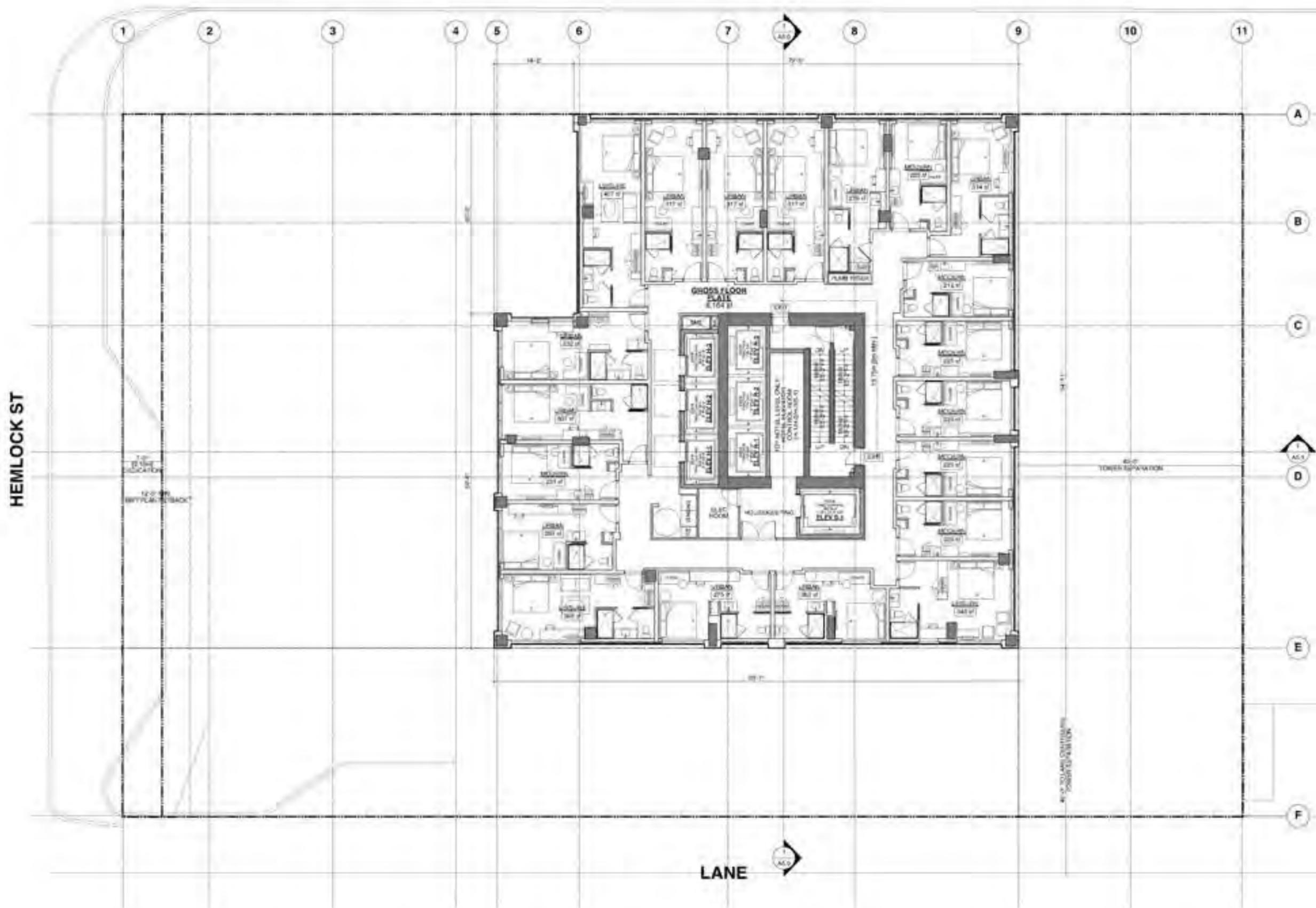
1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

8th FLOOR
PLAN

DATE	18-05
NO.	K1
DATE	28 JUL 2025
SCALE	1/8" = 1'-0"
DESIGNER	WTL

WEST BROADWAY

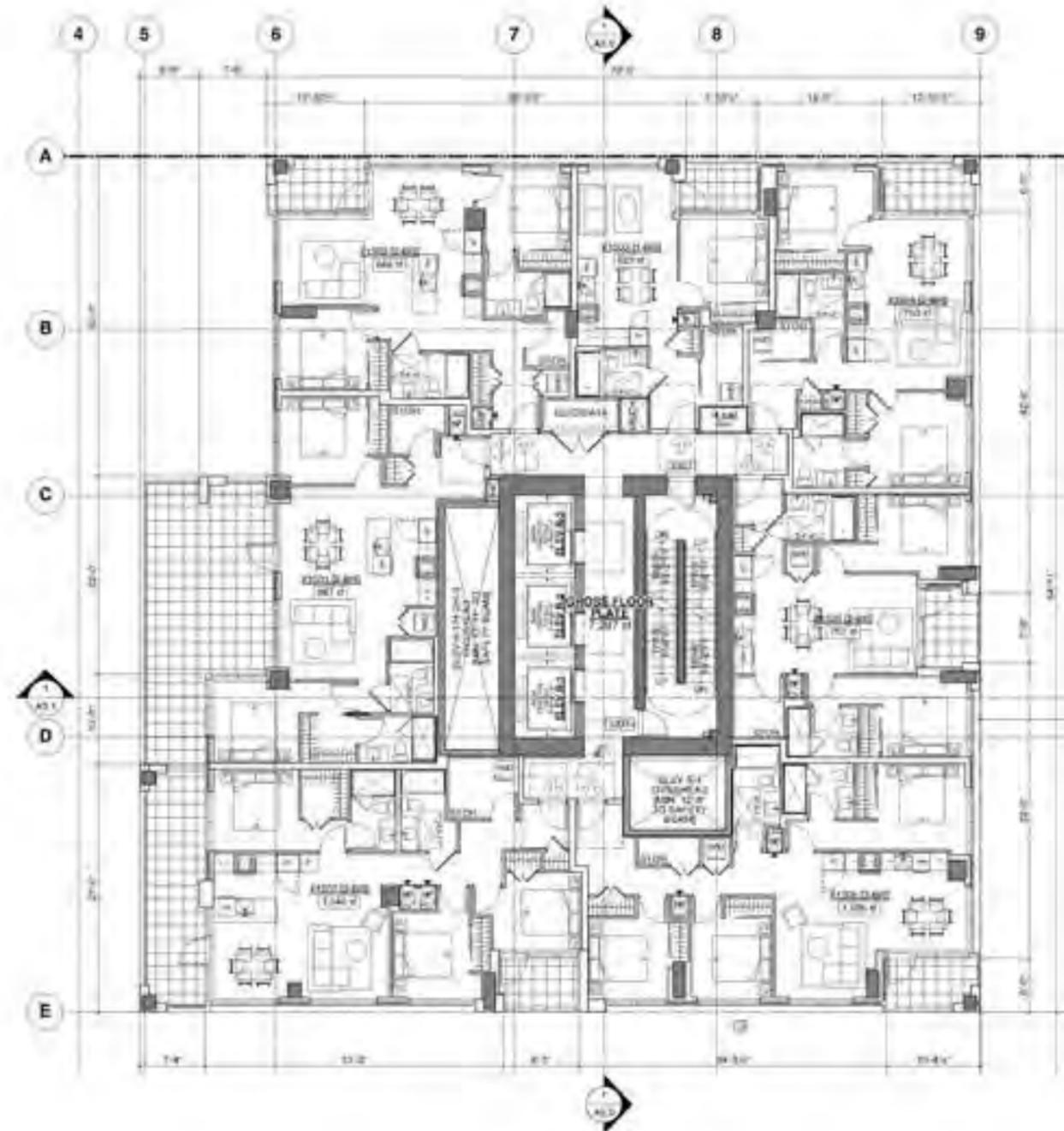
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 Project: 1368 - 1398 West Broadway, 4 Levels, V12.02.2
 Discipline: 10 - 11 - 12 - 13 - 14 - 15 - 16 - 17 - 18 - 19 - 20



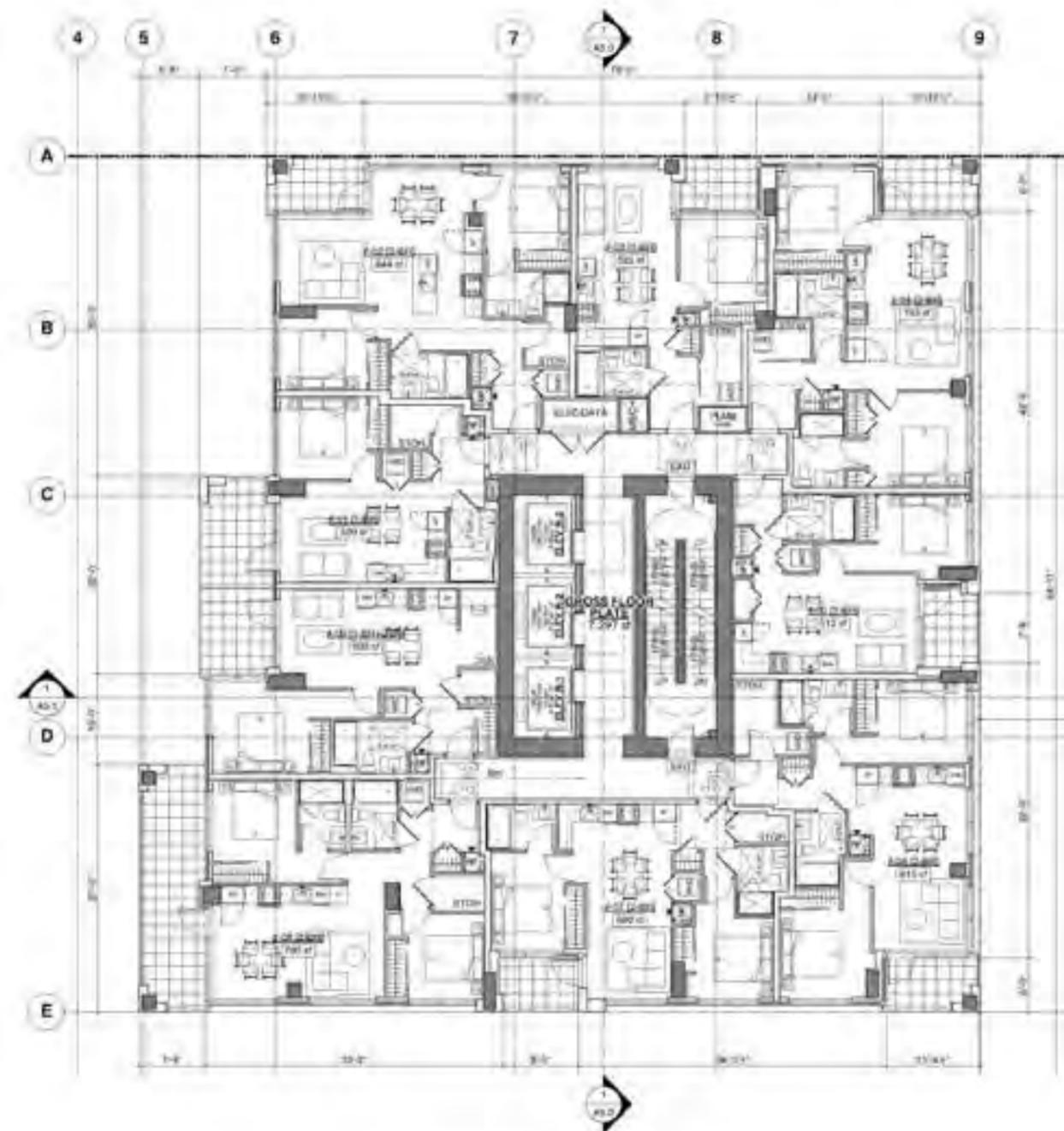
1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

9th-14th FLOOR
PLAN [HOTEL]

DATE	18-05
REVISION	K1
DATE	28 JUL 2025
SCALE	1/8" = 1'-0"
DESIGNER	WTL



1 15th FLOOR PLAN
7 UNITS @
1x 1-BR / 4x 2-BR / 2x 3-BR



2 TYPICAL TOWER FLOOR PLAN - 16/F-28/F
9 UNITS PER FLOOR @
4x 1-BR / 5x 2-BR

NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR FINISHES AND MATERIALS.

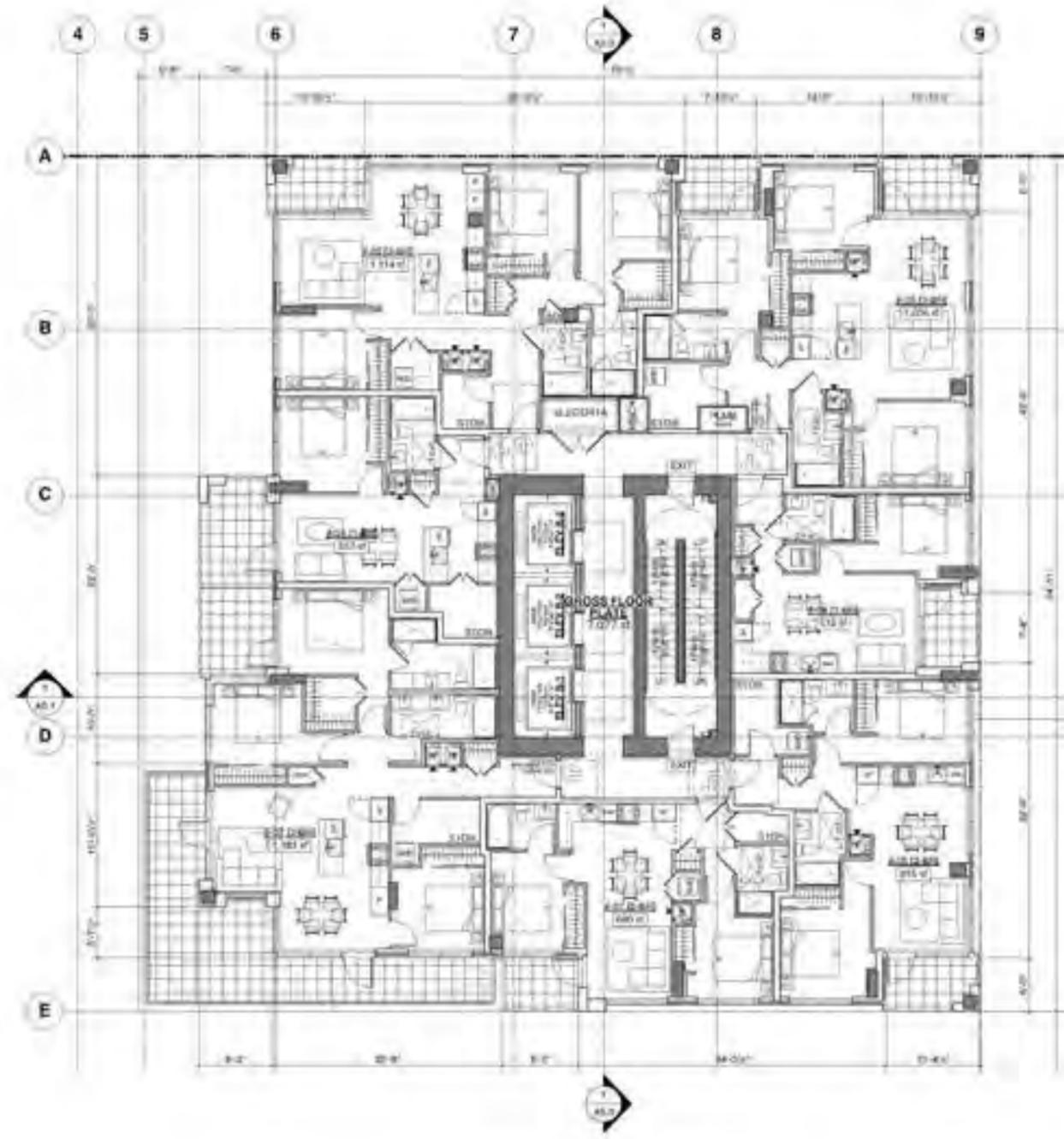


1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

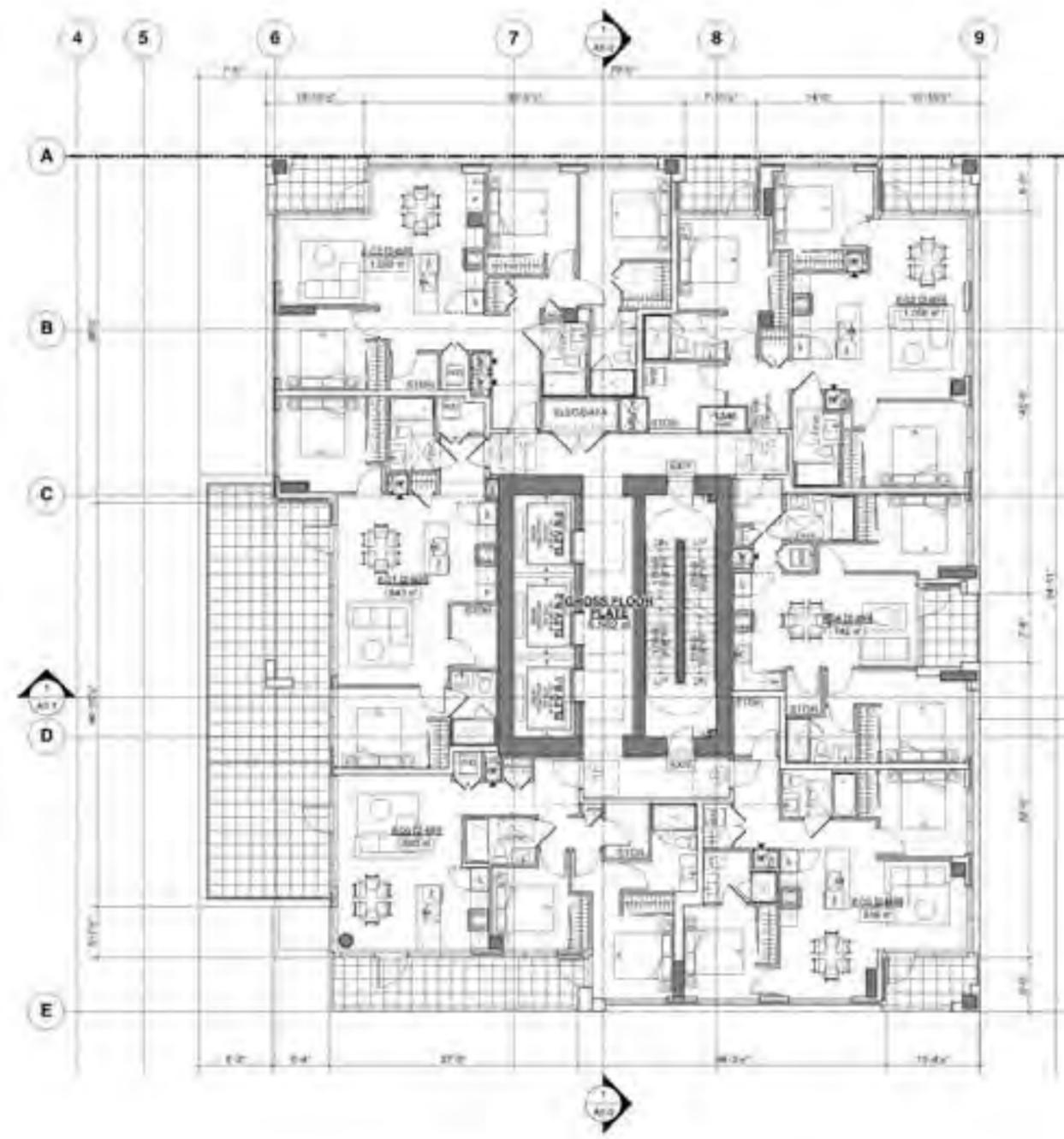
TOWER FLOOR
PLANS
[RESIDENTIAL]

DATE:	12-03
SCALE:	AS SHOWN
REV:	28 JUL 2025
BY:	WTL
CHECKED:	WTL

Scale: ASB, 1/4" = 1'-0"
Title: Tower Floor Plans - Residential
Project: 1368 - 1398 West Broadway @ Hemlock St



1 30th to 32nd FLOOR PLAN
7 UNITS @
1x 1-BR / 2x 2-BR / 3x 3-BR



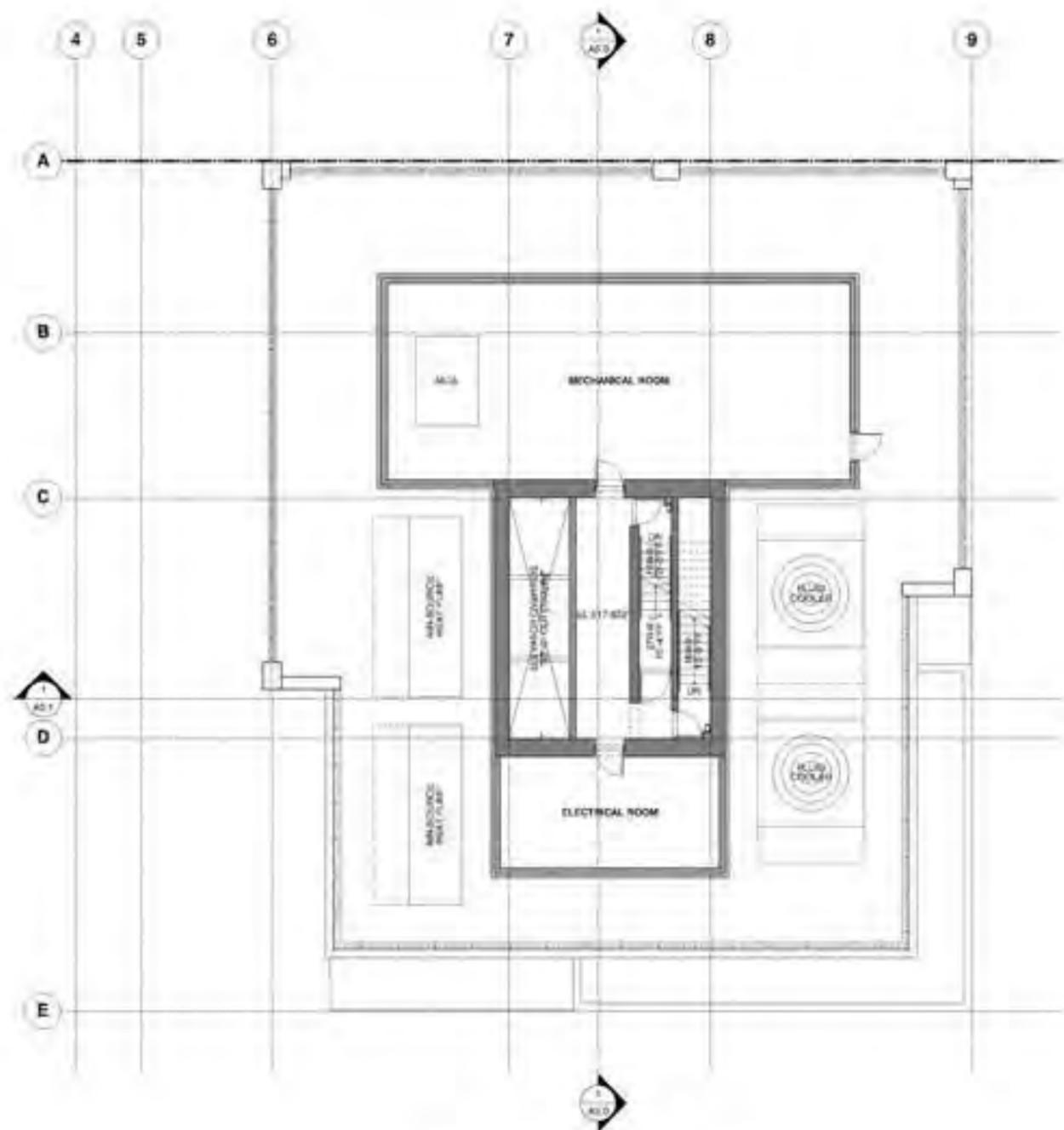
2 33rd to 35th FLOOR PLAN
6 UNITS PER FLOOR @
4x 2-BR / 2x 3-BR



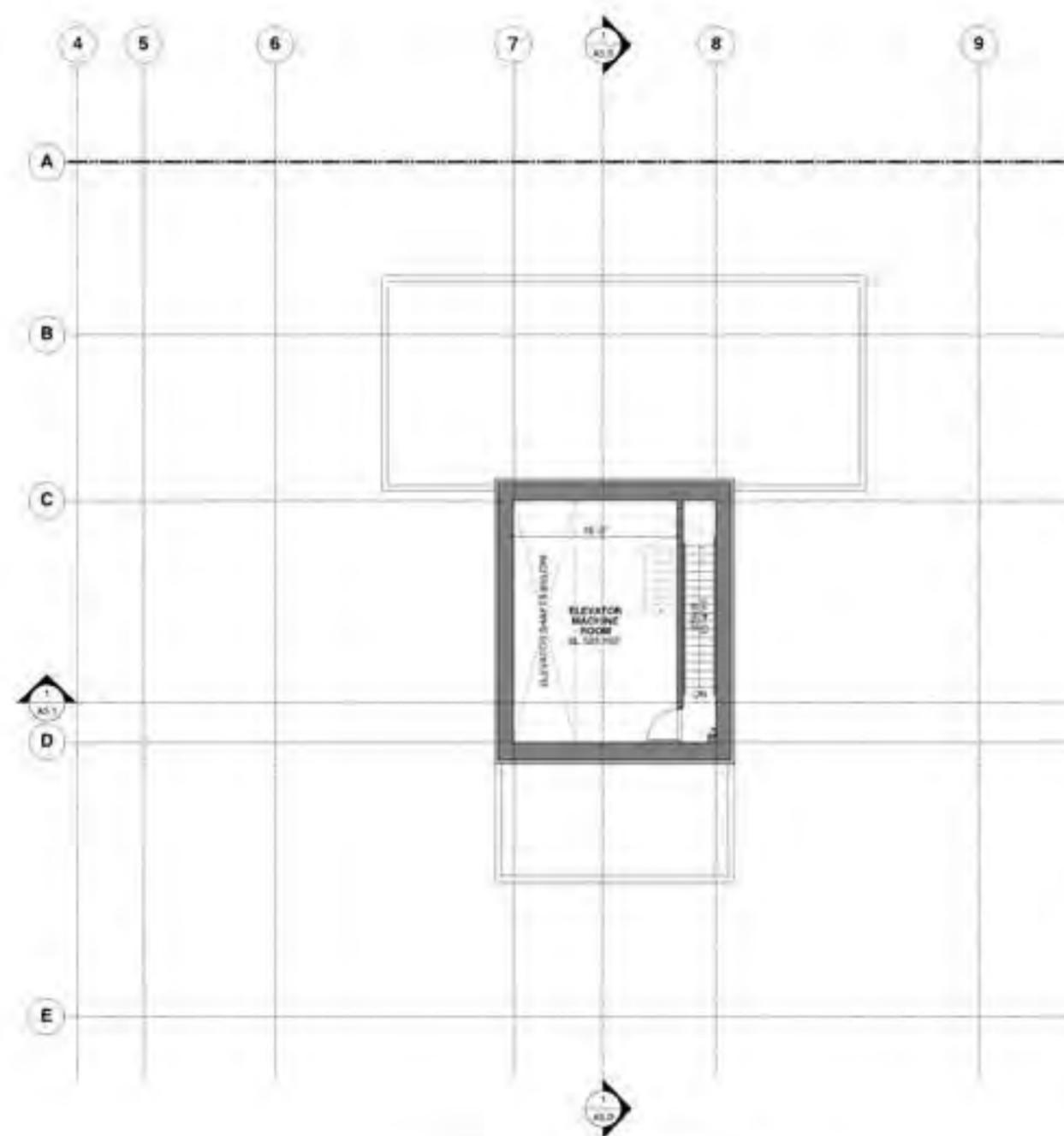
1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

**TOWER FLOOR
PLANS
[RESIDENTIAL]**

DATE	10/05
REVISION	K1
DATE	28 JUL 2025
SCALE	1/8" = 1'-0"
DESIGNER	WTL



1 ROOFTOP MECHANICAL FLOOR PLAN



2 ELEVATOR MACHINE ROOM FLOOR PLAN

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



1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

TOWER FLOOR
PLANS

Proj. No.	18-05
Sheet	K1
Date	28 JUL 2025
Scale	1/8" = 1'-0"
Author	WTL

Arch. No. 171 West Broadway
1368 - 1398 West Broadway + Levels, 1/12/22
Drawing No. 101 of 101 - 1368 - 1398 West Broadway

Scale:
1" = 20'-0"

1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

NORTH & WEST
ELEVATIONS

DATE: 15-06
DRAWN: KT
DATE: 28 JUL 2025
SCALE: 1" = 20'-0"
PROJECT: WTL
PROJECT LOCATION: 1368 - 1398 West Broadway + Levels, 1/12/22
DRAWING NO.: 101 of 101 - 1368 - 1398 West Broadway



WEST BROADWAY (NORTH) ELEVATION



HEMLOCK STREET (WEST) ELEVATION

Arch. No. 171 West Broadway
1368 - 1398 West Broadway + Details V12.02
Exposure No. 171 West Broadway V12.02

Scale:
1" = 20'-0"

1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

SOUTH & EAST
ELEVATIONS

Arch. No.	171-06
Sheet	K1
Date	28 JUL 2025
Scale	1" = 20'-0"
Author	WTL



LANE (SOUTH) ELEVATION



EAST ELEVATION

1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

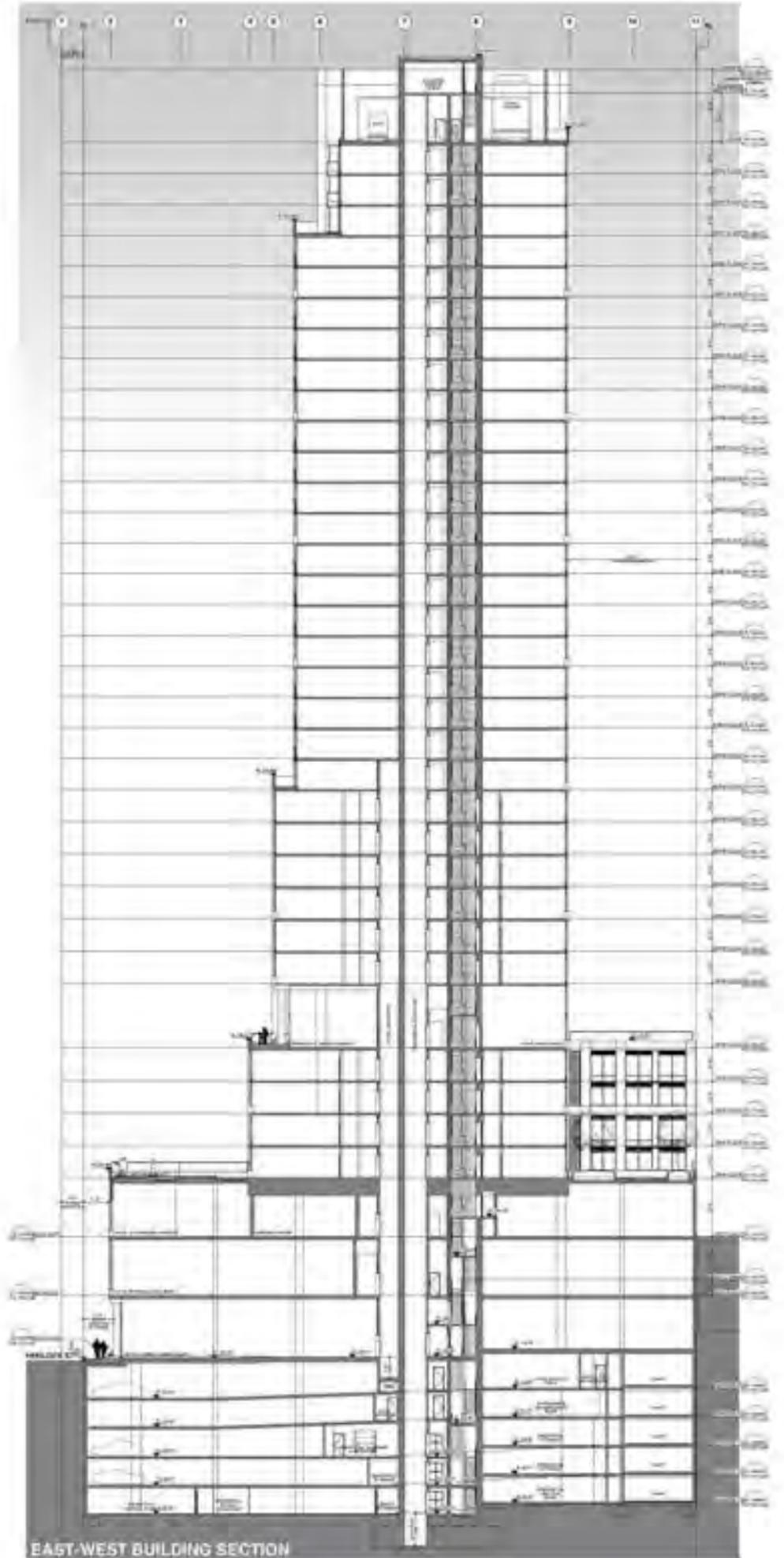
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1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

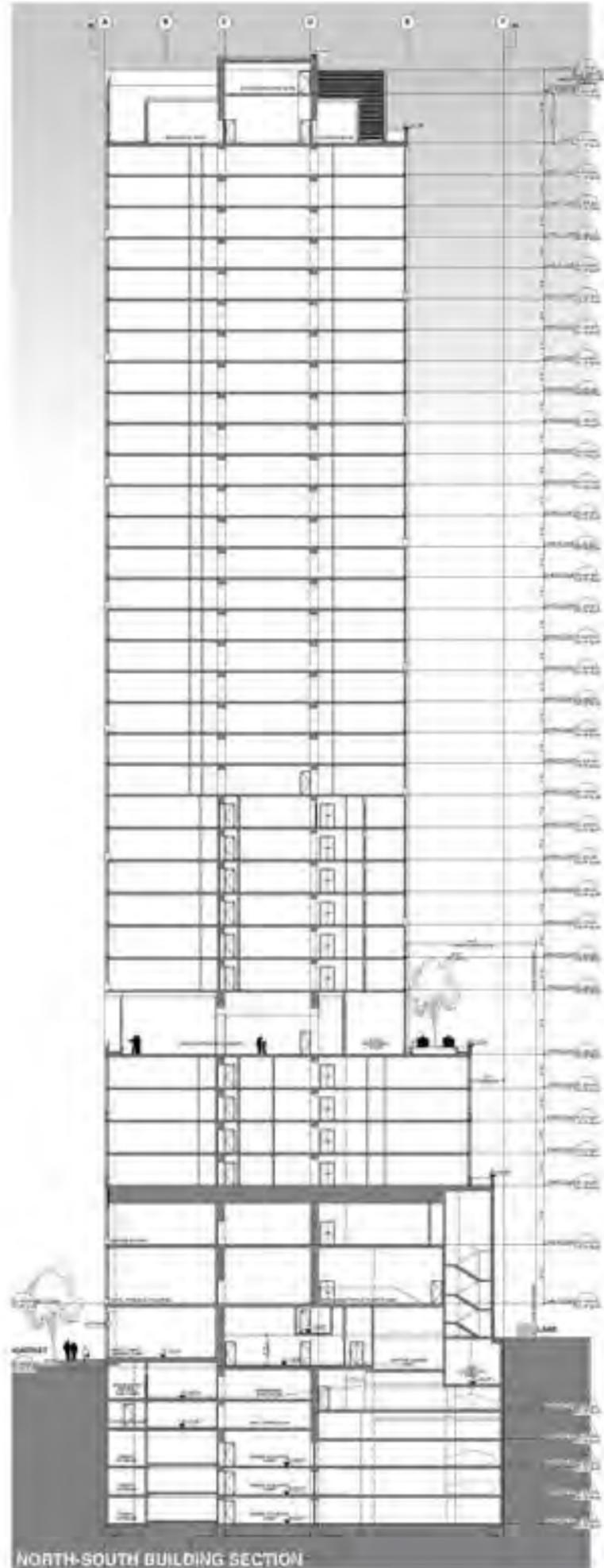
**BUILDING
SECTIONS**

DATE: 19-06
DRAWN: KT
DATE: 28 JUL 2021
SCALE: 1/8" = 1'-0"
DESIGNER: WTL

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EAST-WEST BUILDING SECTION



NORTH-SOUTH BUILDING SECTION

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1	2025-07-28	ISSUED FOR REZONING



PROJECT NAME
 CONCORD BROADWAY AND HEMLOCK

CIVIC ADDRESS
 1368 - 1398 WEST BROADWAY, VANCOUVER, BC

LEGAL ADDRESS
 AS ABOVE

DRAWING CONTENTS

L0.00	COVER
L0.01	PRECEDENTS L1 PLAZA
L0.02	PRECEDENTS HOTEL AMENITY
L0.03	PRECEDENTS RESIDENTIAL AMENITY
L1.01	LAYOUT AND MATERIALS PLAN L1
L1.02	LAYOUT AND MATERIALS PLAN L3/L4
L3.03	LAYOUT AND MATERIALS PLAN L6/L7/L8
L2.01	GRADING PLAN L1
L2.02	GRADING PLAN L3/L4
L2.03	GRADING PLAN L6/L7/L8
L3.01	REPRESENTATIVE PLANTING LIST
L4.01	SECTIONS - L1
L4.02	SECTIONS - L4
L4.03	SECTIONS - L4
L4.04	SECTIONS - L8
L4.05	SECTIONS - L8

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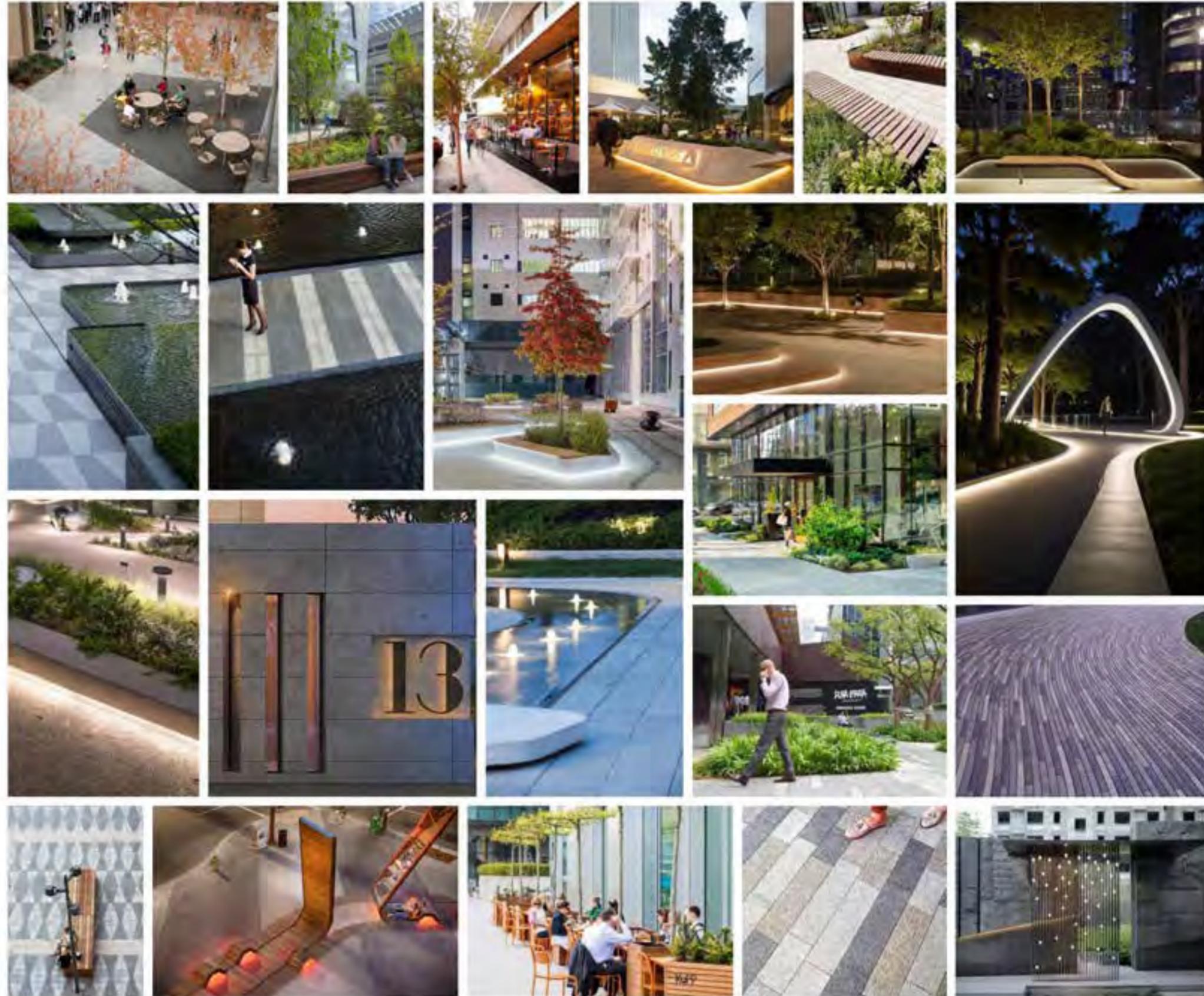
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DATE	2025-07-28
FILE NAME	25057 PLAN.dwg
PLOTTED	2025-07-28
DRAWN	KI
REVIEWED	AE/GB

DRAWING

L0.00

GROUND FLOOR PLAZA



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PRECEDENTS L1 PLAZA

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NORTH	SCALE
	NTS

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DATE	2025-07-28
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DRAWING

L0.01

HOTEL AMENITY SPACE



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PRECEDENTS HOTEL AMENITY

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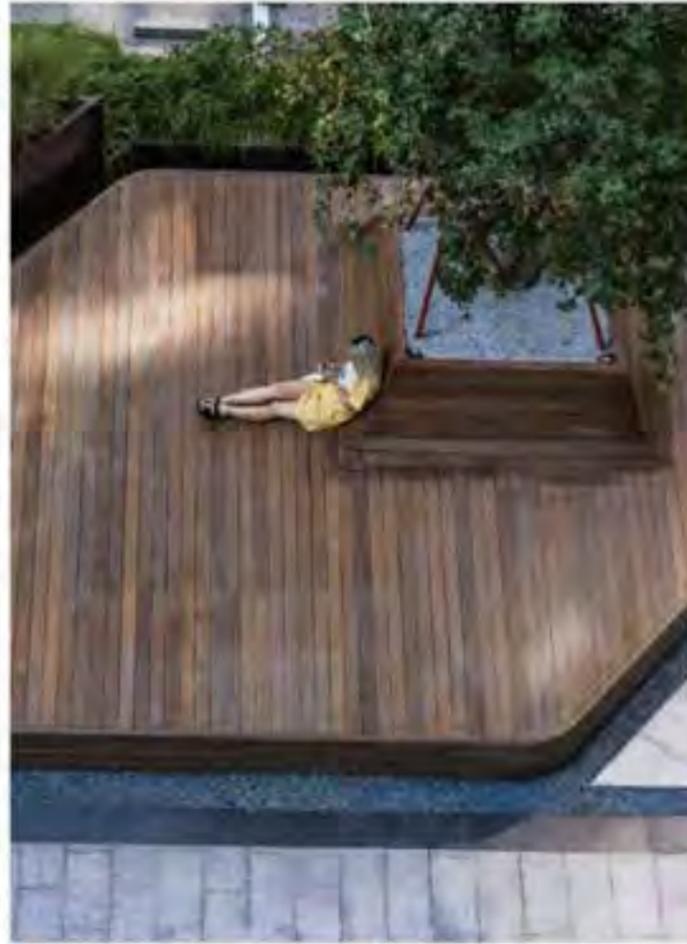
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DATE	2025-07-28
FILE NAME	25057 PLAN.vwx
PLOTTED	2025-07-28
DRAWN	KI
REVIEWED	AE/GB

DRAWING

L0.02

RESIDENTIAL AMENITY SPACE



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PRECEDENTS
RESIDENTIAL AMENITY

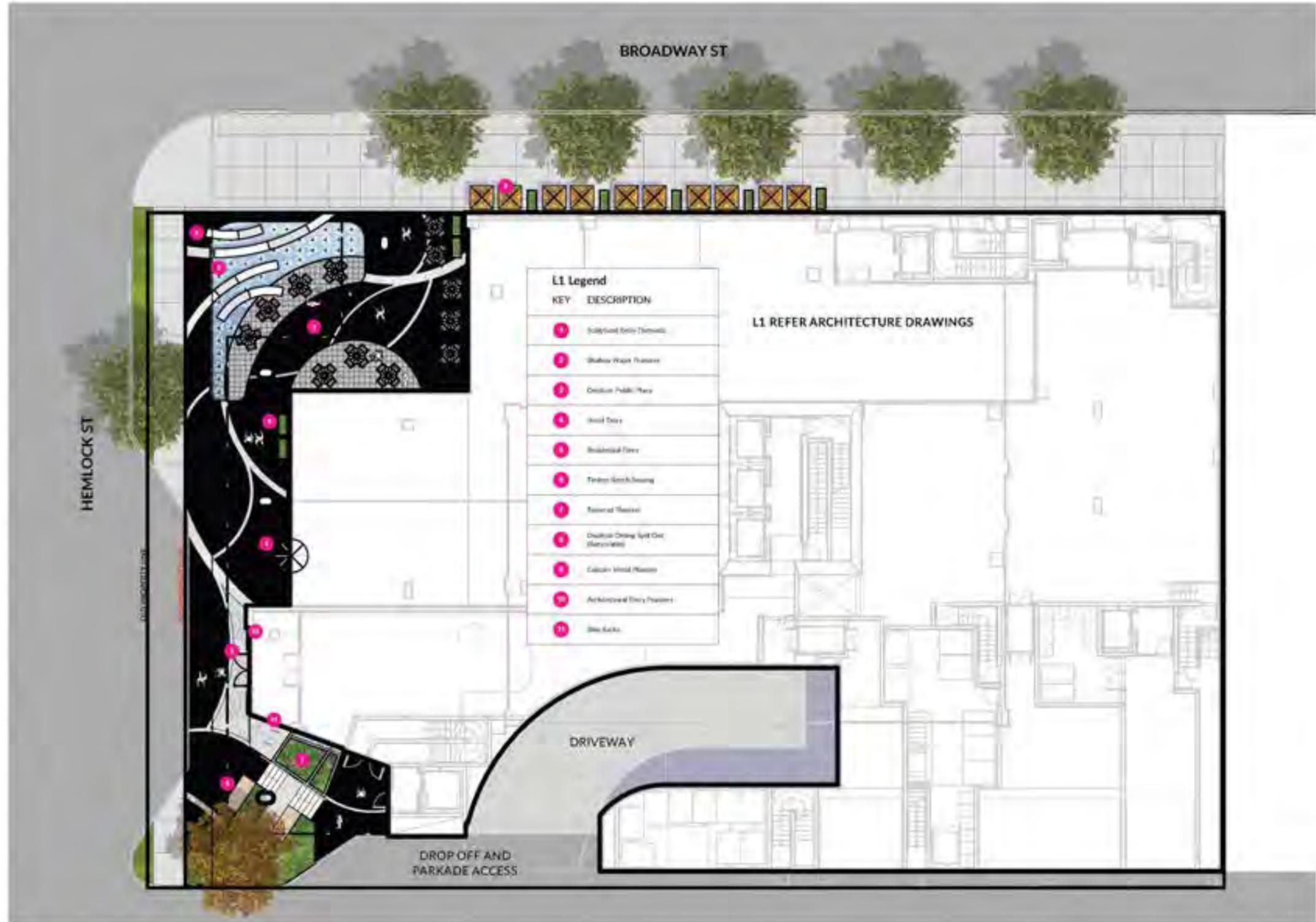
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NORTH	SCALE
	NTS

PROJECT NO.	25057
DATE	2025-07-28
FILE NAME	25057 PLAN.vwx
PLOTTED	2025-07-28
DRAWN	KI
REVIEWED	AE/GB

DRAWING

L0.03



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LAYOUT AND MATERIALS PLAN L1

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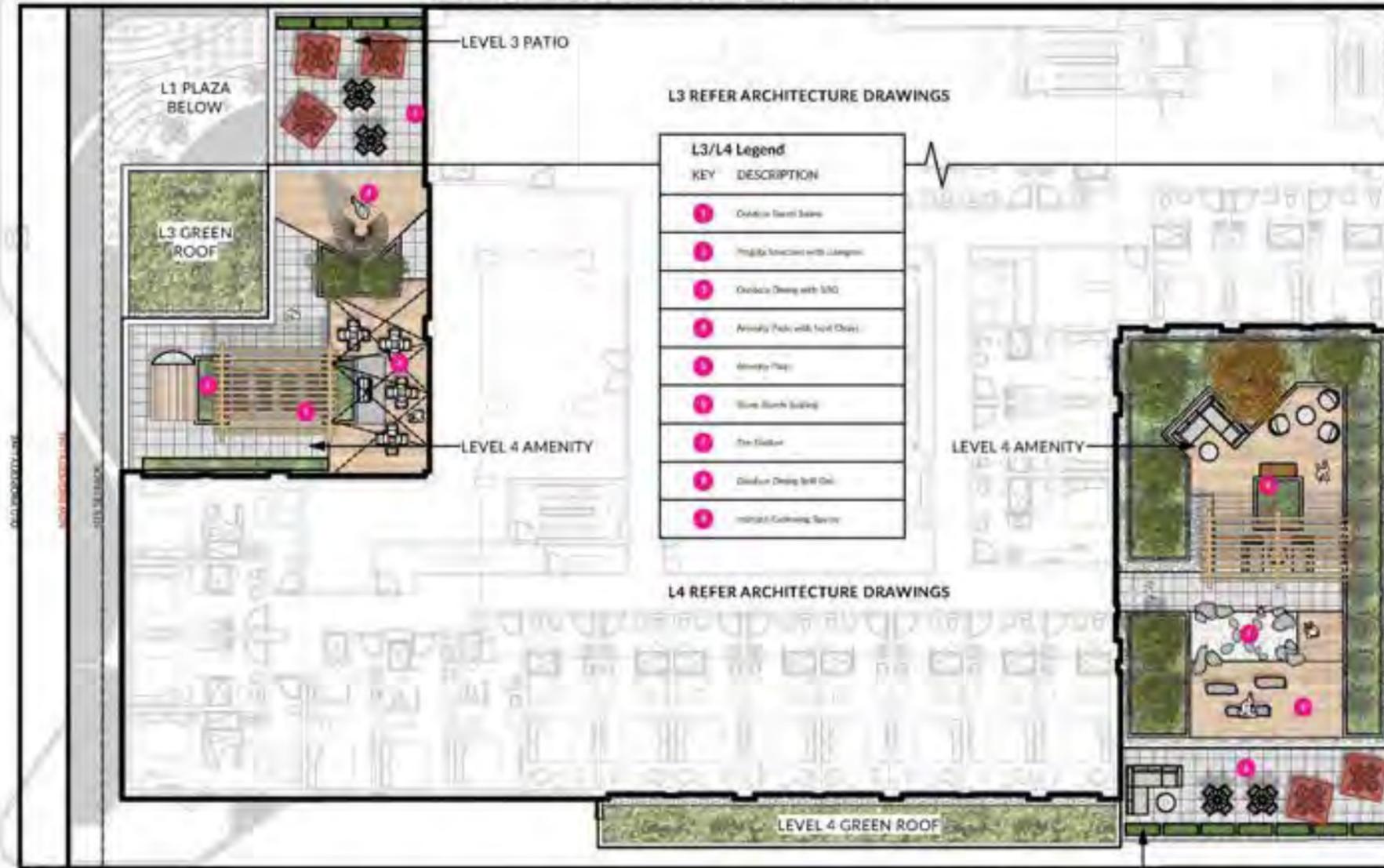
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DATE	2025-07-28
FILE NAME	25057 PLAN.vsw
PLOTTED	2025-07-28
DRAWN	KI
REVIEWED	AE/GB

DRAWING
L1.01

BROADWAY ST

HEMLOCK ST



L3 REFER ARCHITECTURE DRAWINGS

L3/L4 Legend	
KEY	DESCRIPTION
1	Outdoor Seating Tables
2	Planters/Seatings with Loungers
3	Outdoor Dining with BBQ
4	Amenity Pods with Seating
5	Amenity Pods
6	Work Bench Seating
7	Fire Station
8	Outdoor Dining with Bar
9	Outdoor Seating Tables

L4 REFER ARCHITECTURE DRAWINGS

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DRAWING TITLE

LAYOUT AND MATERIALS PLAN L3/L4

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NORTH



SCALE

1:250

PROJECT NO. 25057

DATE 2025-07-28

FILE NAME 25057 PLAN.rvt

PLOTTED 2025-07-28

DRAWN KI REVIEWED AE/GB

DRAWING

L1.02

BROADWAY ST

HEMLOCK ST



PWL

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**LAYOUT AND MATERIALS PLAN
L6/L7/L8**

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NORTH



SCALE

1:250

PROJECT NO. 25057

DATE 2025-07-28

FILE NAME 25057 PLAN.rvt

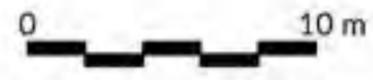
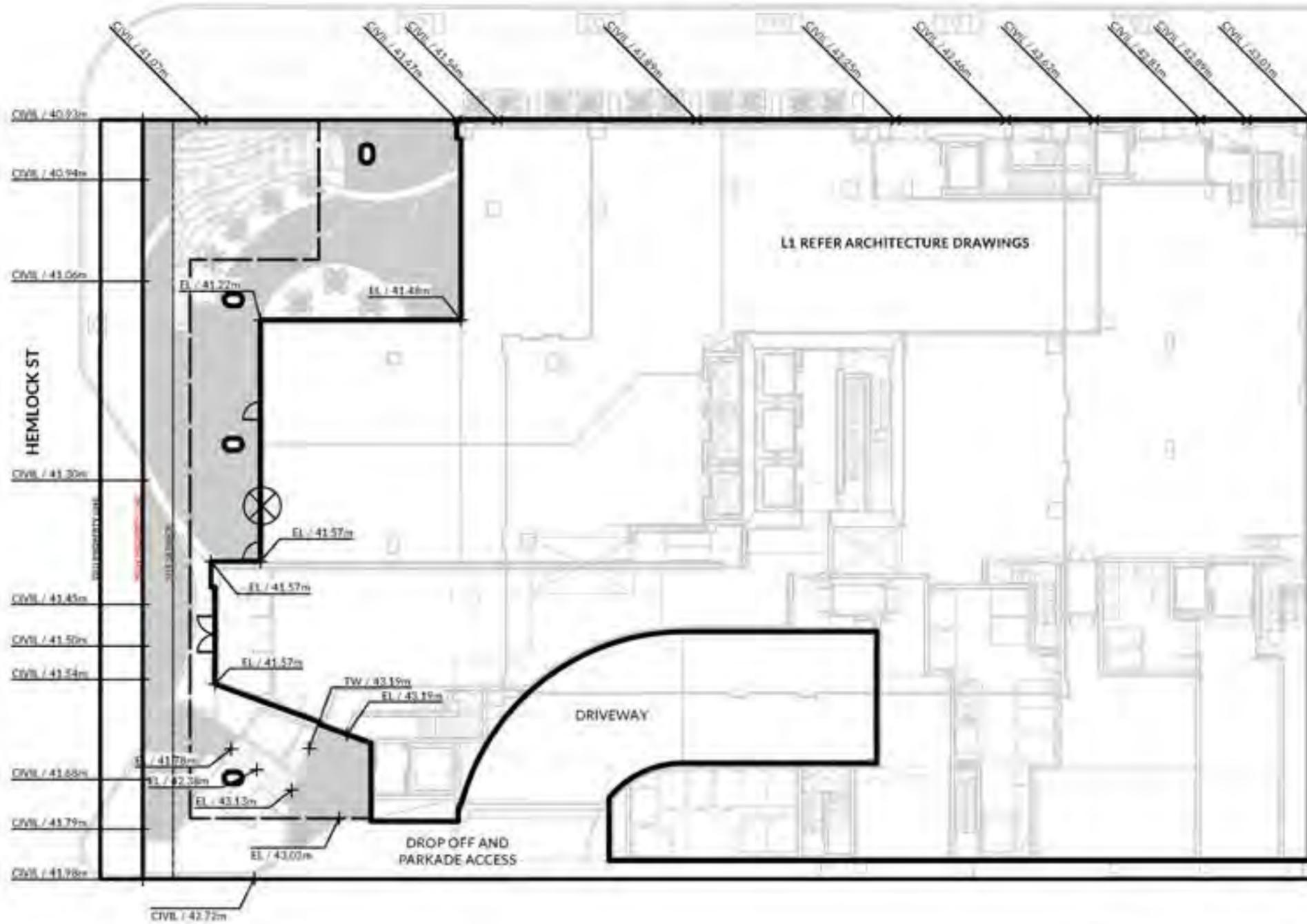
PLOTTED 2025-07-28

DRAWN KI REVIEWED AE/GB

DRAWING

L1.03

BROADWAY ST



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DRAWING TITLE
GRADING PLAN L1

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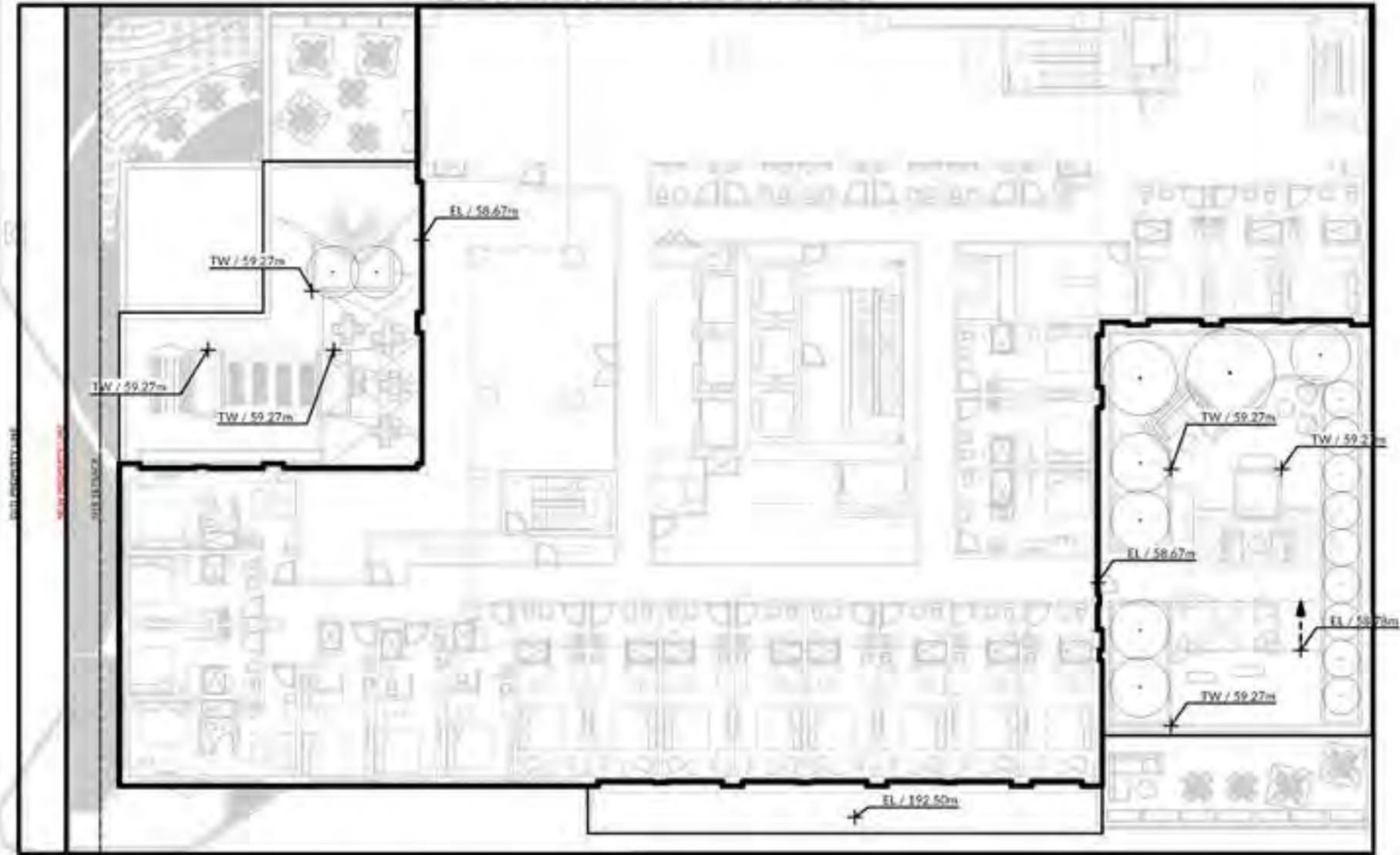
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PROJECT NO.	25057
DATE	2025-07-28
FILE NAME	25057 PLAN.dwg
PLOTTED	2025-07-28
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REVIEWED	AE/CB

DRAWING
L2.01

BROADWAY ST

HEMLOCK ST



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GRADING PLAN L3/L4

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NORTH



SCALE

1:250

PROJECT NO. 25057

DATE 2025-07-28

FILE NAME 25057 PLAN.vwx

PLOTTED 2025-07-28

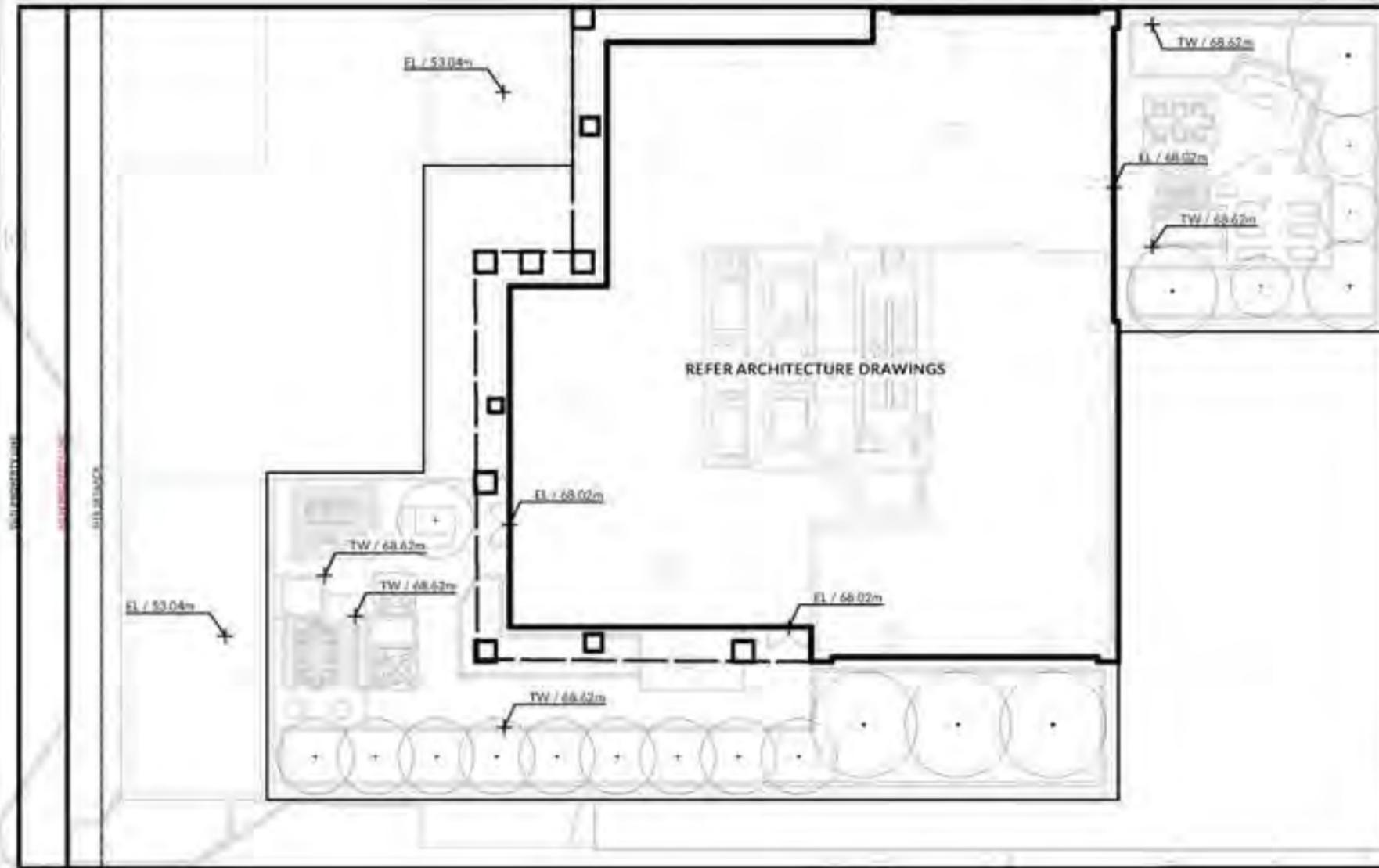
DRAWN KI REVIEWED AE/CB

DRAWING

L2.02

BROADWAY ST

HEMLOCK ST



PWL

PARTNERSHIP

2th Floor, East Astoric House
 1101 West Pender St, Vancouver, BC V6E 2V2
 T 604.688.6111

www.pwlpartnership.com

REVISIONS AND ISSUES

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

PROJECT

CONCORD BROADWAY AND HEMLOCK

ADDRESS

1368 - 1398 WEST BROADWAY,
 VANCOUVER, BC

AS ABOVE

DRAWING TITLE

**GRADING PLAN
 L6/L7/L8**

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NORTH



SCALE

1:250

PROJECT NO.	25057
DATE	2025-07-28
FILE NAME	25057 PLAN.dwg
PLOTTED	2025-07-28
DRAWN	KI
REVIEWED	AE/GB

DRAWING

L2.03

ID	Qty	Botanical Name	Common Name	Scheduled Size Spacing	Remarks
Plant List 25057 CONCORD BROADWAY AND HEMLOCK					
Shrubs					
001	1	<i>Coronilla varia</i>	Wormwood	100cm (39")	Well established, sunny grass
002	1	<i>Geum triflorum</i>	Wild	100cm (39")	Well established, sunny grass
003	1	<i>Chamaenerion</i>	Yellow Star	100cm (39")	Well established, sunny grass
004	1	<i>Penstemon</i>	Penstemon	100cm (39")	Well established, sunny grass
005	1	<i>Salix purpurea</i>	Salix Purpurea	100cm (39")	Well established
006	1	<i>Salix purpurea</i>	Salix Purpurea	100cm (39")	Well established
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100	1	<i>Salix purpurea</i>	Salix Purpurea	100cm (39")	Well established

SHRUBS



TREES



GROUND COVER



PERENNIALS



ORNAMENTAL GRASSES



AQUATIC PLANTS



FERNS



PWL PARTNERSHIP

5th Floor, East Asiatik House
1201 West Pender St, Vancouver, BC V6E 2V2
T 604.688.6111

www.pwlpartnership.com

REVISIONS AND ISSUES

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

PROJECT
CONCORD BROADWAY AND HEMLOCK

ADDRESS
1368 - 1398 WEST BROADWAY,
VANCOUVER, BC
AS ABOVE

DRAWING TITLE
REPRESENTATIVE
PLANTING LIST

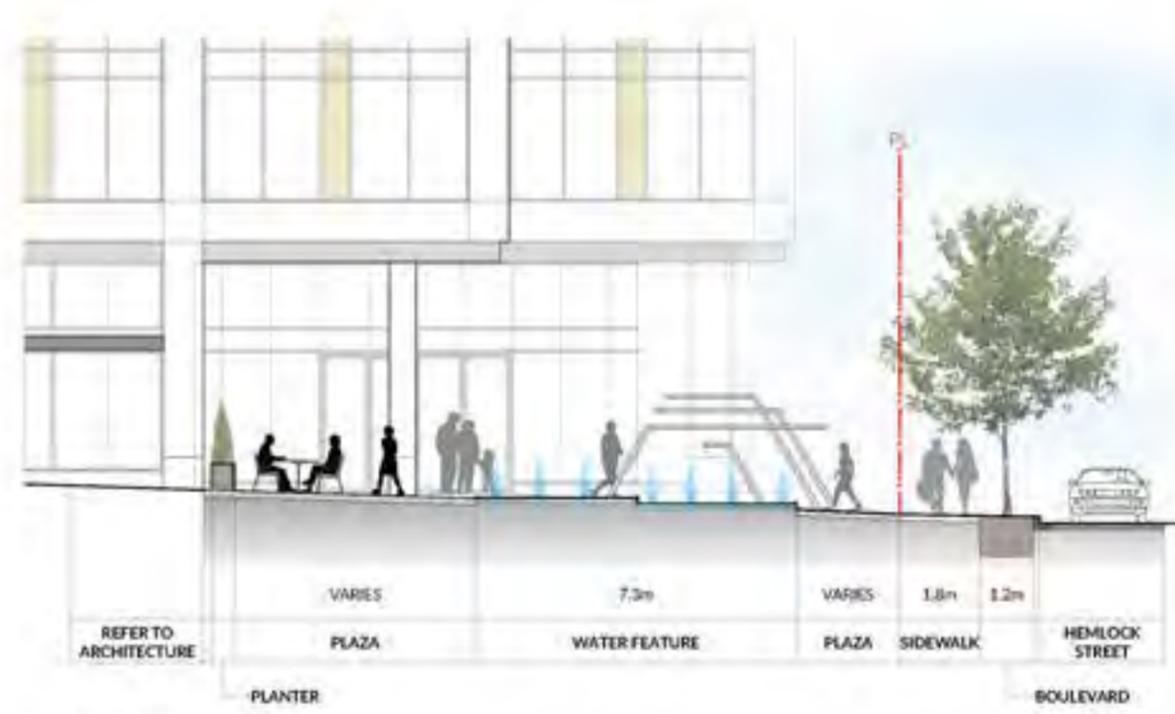
Copyright, All rights reserved. Reproduction is strictly prohibited. This drawing is an instrument of service in the province of the City of Vancouver and shall be used in accordance with the provisions of the Act.

NORTH		SCALE	
		NTS	
PROJECT NO.	25057	DATE	2025-07-28
FILE NAME	25057 PLAN.vwx	PLOTTED	2025-07-28
DRAWN	KI	REVIEWED	AE/GB

DRAWING
L3.01



KEY PLAN: L1
Scale: 1:250



1 Section 1
Scale: 1:75

PWL PARTNERSHIP

300 Pine, East Austin, Texas
1201 West Parkway Dr, Vancouver, BC V6E 2V2
T 604-688-6112
www.pwlpartnership.com

PROJECT NO: 25017
DATE: 2025-07-28
DRAWN BY: [Name]
CHECKED BY: [Name]

CONCORD BROADWAY AND HEMLOCK

1368 - 1398 WEST BROADWAY, VANCOUVER, BC

SECTIONS - L1

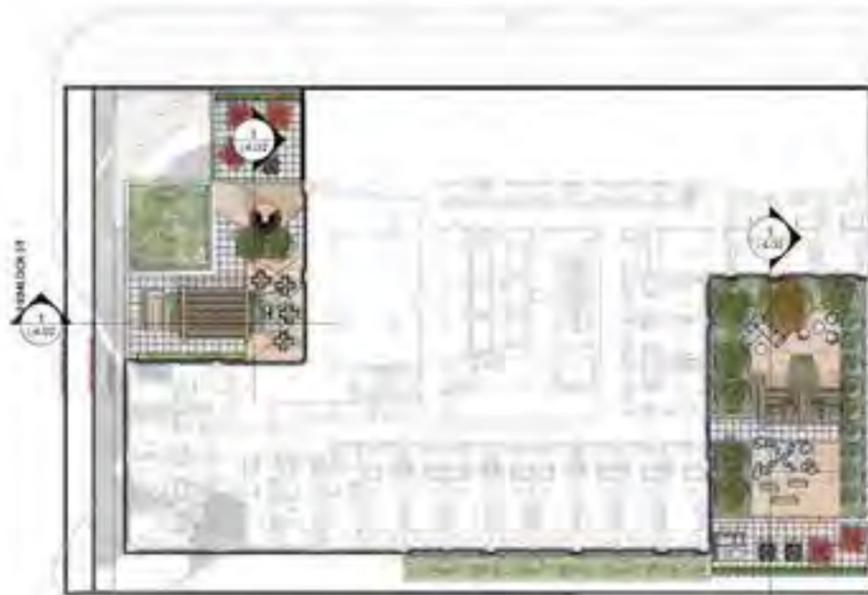


PROJECT NO	25017
DATE	2025-07-28
FILE NAME	25017 SECTIONS.rvt
ISSUED	2025-07-28
DRAWN BY	ASG/WT
CHECKED BY	JL/CR

L4.01



2 Section 2
Scale: 1:75



KEY PLAN: L4
Scale: 1:250



1 Section 1
Scale: 1:50



2 Section 2
Scale: 1:50

CONCORD BROADWAY AND HEMLOCK

PROJECT NO. 25017
1368 - 1398 WEST BROADWAY, VANCOUVER, BC

SECTIONS - L4



PROJECT NO.	25017
DATE	2023-07-28
FILE NAME	25017_SECTION02.dwg
PLANNED	2023-07-28
DRAWN	ABG/VT
REVIEWED	JL/CR



KEY PLAN: L4
Scale: 1:250



PWL PARTNERSHIP

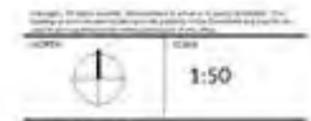
300 West Broadway, Suite 200
1001 West Broadway St, Vancouver, BC V6E 2V2
Tel: 604-681-4111
www.pwlpark.com

PROJECT NO: 25017
DATE: 2025-07-28
DRAWN BY: JESSICA MONTAGNA

CONCORD BROADWAY AND HEMLOCK

1308 - 1398 WEST BROADWAY, VANCOUVER, BC

SECTIONS - L4



PROJECT NO:	25017
DATE:	2025-07-28
FILE NAME:	25017 SECTIONS.rvt
ISSUED:	2025-07-28
DRAWN BY:	JSM/VT
CHECKED BY:	JSM/VT

L4.03



KEY PLAN: L8
Scale: 1:250



1 Section 1
Scale: 1:50



2 Section 2
Scale: 1:50

PWL PARTNERSHIP

201 Place East 100th Street
1201 West Fossil St. Vancouver BC V6E 2V2
T 604-681-1111
www.pwlparkpartnership.com

NO. 2473 SECTION 1
S. 2024-0716 - HARBOR SQUARE

CONCORD BROADWAY AND HEMLOCK

1348 - 1398 WEST BROADWAY,
VANCOUVER, BC

SECTIONS - L8

PROJECT NO. 25027
DATE 2025-07-28
FILE NAME 25027 SECTIONS.LWS
PURPOSE 2025-07-28
DRAWN: 636/90 REVISED: JZ/CR
DATE



PROJECT NO.	25027
DATE	2025-07-28
FILE NAME	25027 SECTIONS.LWS
PURPOSE	2025-07-28
DRAWN	636/90 REVISED: JZ/CR
DATE	

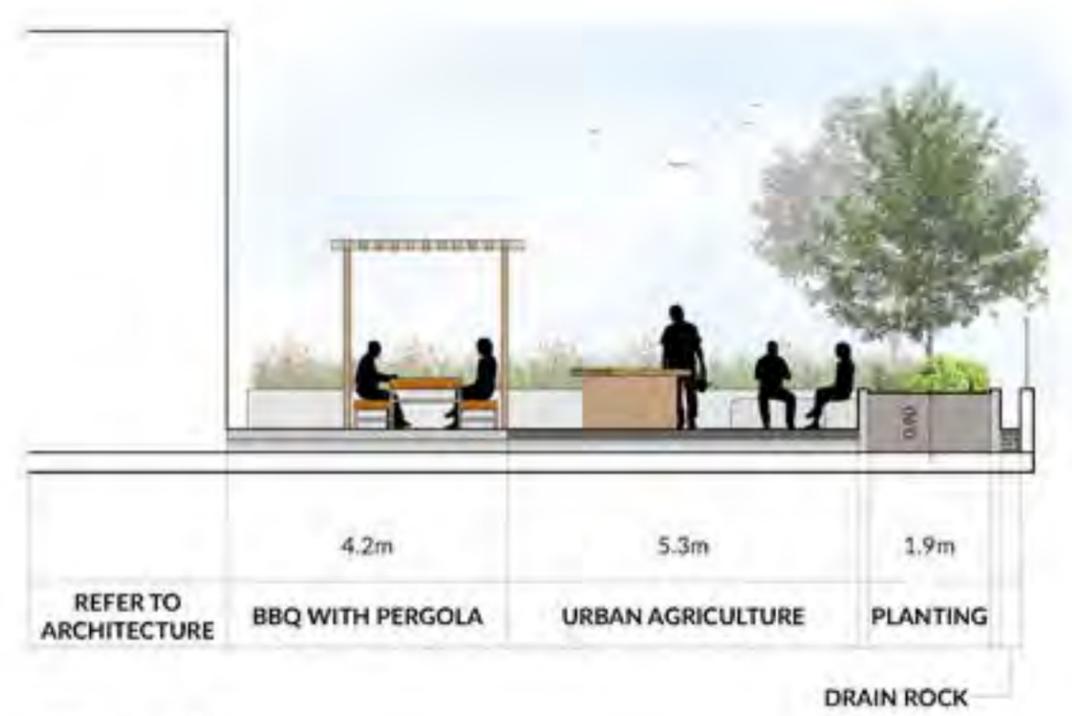
L4.04



KEY PLAN: L8
Scale: 1:250



Section 1
Scale: 1:50

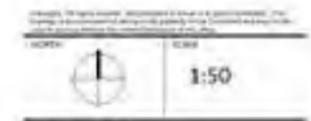


Section 2
Scale: 1:50

**CONCORD
BROADWAY AND
HEMLOCK**

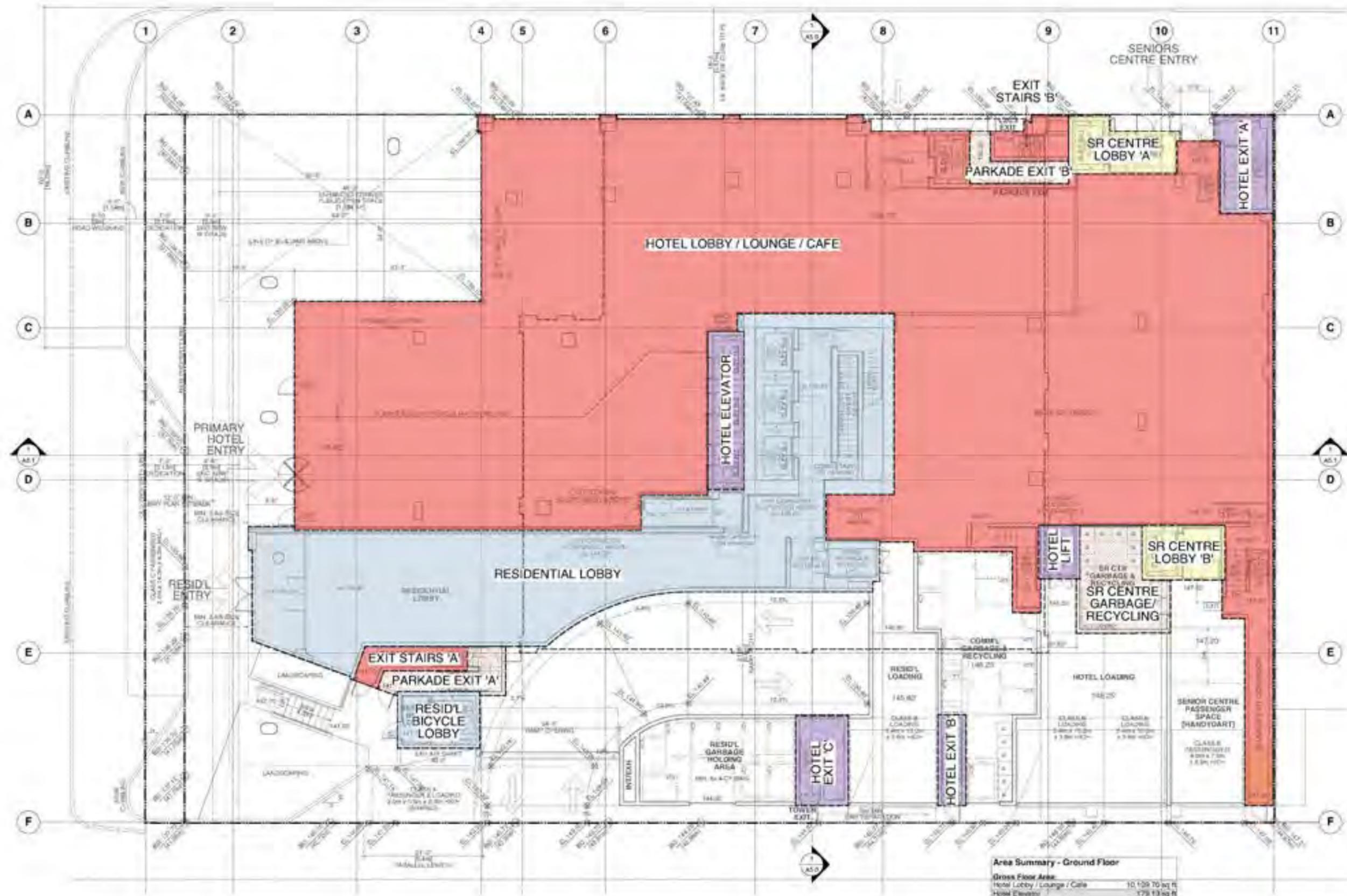
1368 - 1395 WEST BROADWAY,
VANCOUVER, BC

SECTIONS - L8



PROJECT NO	25017
DATE	2023-07-28
FILE NAME	25017 SECTIONS
ISSUE NO	2023-07-28
DESIGN	ABC/ST
REVISION	28/08

Scale: 1/8" = 1'-0" (See Appendix)
Drawing No. 2024-001-001-001-001
Project No. 2024-001-001-001-001



Area Summary - Ground Floor

Gross Floor Area	
Hotel Lobby / Lounge / Cafe	10,109.70 sq ft
Hotel Elevator	179.13 sq ft
Residential Lobby	2,866.11 sq ft
Senior Centre Lobby 'A'	165.32 sq ft
Senior Centre Lobby 'B'	141.78 sq ft
Senior Centre Garbage & Recycling	293.44 sq ft
Exit Stairs 'A'	30.00 sq ft
Exit Stairs 'B'	34.18 sq ft
Residential Bicycle Lobby	145.83 sq ft
Parkade Exit 'A'	114.53 sq ft
Parkade Exit 'B'	89.23 sq ft
Hotel Lift	88.27 sq ft
Hotel Exit 'A'	196.74 sq ft
Hotel Exit 'B'	80.42 sq ft
Hotel Exit 'C'	145.50 sq ft
Gross Ground Floor Area	14,747.25 sq ft

Exemptions

Parkade Exit 'A'	114.53 sq ft
Parkade Exit 'B'	89.23 sq ft
Senior Centre Garbage & Recycling	293.44 sq ft
Total Exempt Area	497.20 sq ft
Net FSR Area	14,250.04 sq ft
Gross Hotel Commercial Area	10,500.64 sq ft
Gross Hotel Area	844.17 sq ft
Gross Senior Centre	370.53 sq ft
Gross Residential Area	3,031.94 sq ft

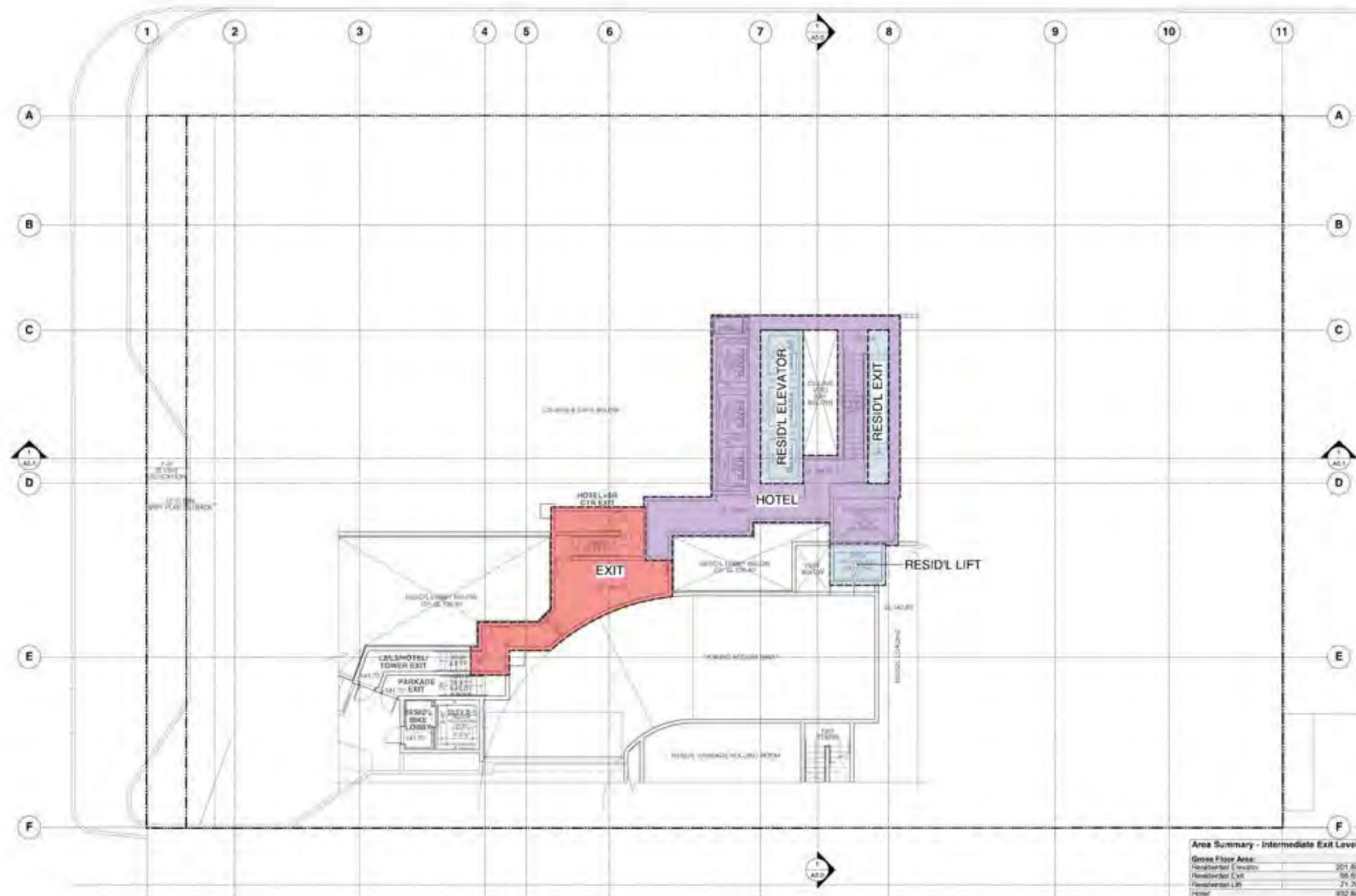
1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

**GROUND FLOOR
FSR OVERLAY**

DATE: 18-05
DRAWN: KT
DATE: 28 JUL 2025
SCALE: 1/8" = 1'-0"
PROJECT: WTL

FSR-1

West 1368 - 1398 West Broadway
Vacant, 1368 - 1398 West Broadway - Level 1/2/3/4
Application for the FSR, Building and Fire Code



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

North Arrow



1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

**INTERMEDIATE
EXIT LEVEL
FSR OVERLAY**

Area Summary - Intermediate Exit Level	
Gross Floor Area:	
Residential Exempt	201.88 sq ft
Residential Exit	98.63 sq ft
Residential Lift	21.20 sq ft
Hotel	932.85 sq ft
Exit	459.62 sq ft
Gross Int. Exit Level Floor Area	1,794.75 sq ft
Exemptions:	
Total Exempt Area	3.00 sq ft
Net FSR Area	1,794.75 sq ft
Gross Hotel Commercial Area	459.62 sq ft
Gross Hotel Area	932.85 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	372.27 sq ft

Job No: 18-05
Issue: K1
Date: 28 JUL 2025
Scale: 1/8" = 1'-0"
Author: WTL

FSR-2

Scale: 1/8" = 1'-0"
 Project: 1368 - 1398 West Broadway
 Drawing: 2nd Floor FSR Overlay + Details, 15/2/25
 Date: 28 Jul 2025



Area Summary - 2nd Floor

Gross Floor Area:	
Hotel Fitness & Wellness	13,367.53 sq ft
Hotel	8,996.01 sq ft
Hotel Lift	141.88 sq ft
Residential Elevator	303.21 sq ft
Residential Lift	71.70 sq ft
Senior Centre A	75.41 sq ft
Senior Centre B	68.47 sq ft
Gross 2nd Floor Area	20,880.33 sq ft
Exemptions:	
Total Exempt Area	0.00 sq ft
Net FSR Area	20,880.33 sq ft
Area Breakdown:	
Gross Hotel Commercial Area	13,367.53 sq ft
Gross Hotel Area	8,996.01 sq ft
Gross Senior Centre	141.88 sq ft
Gross Residential Area	374.91 sq ft

1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

**2nd FLOOR
FSR OVERLAY**

DATE: 18-05
 DRAWN: KT
 DATE: 28 JUL 2025
 SCALE: 1/8" = 1'-0"
 DRAWN: WTL

FSR-3



DATE: 28 JUL 2025
SCALE: 1/8" = 1'-0"



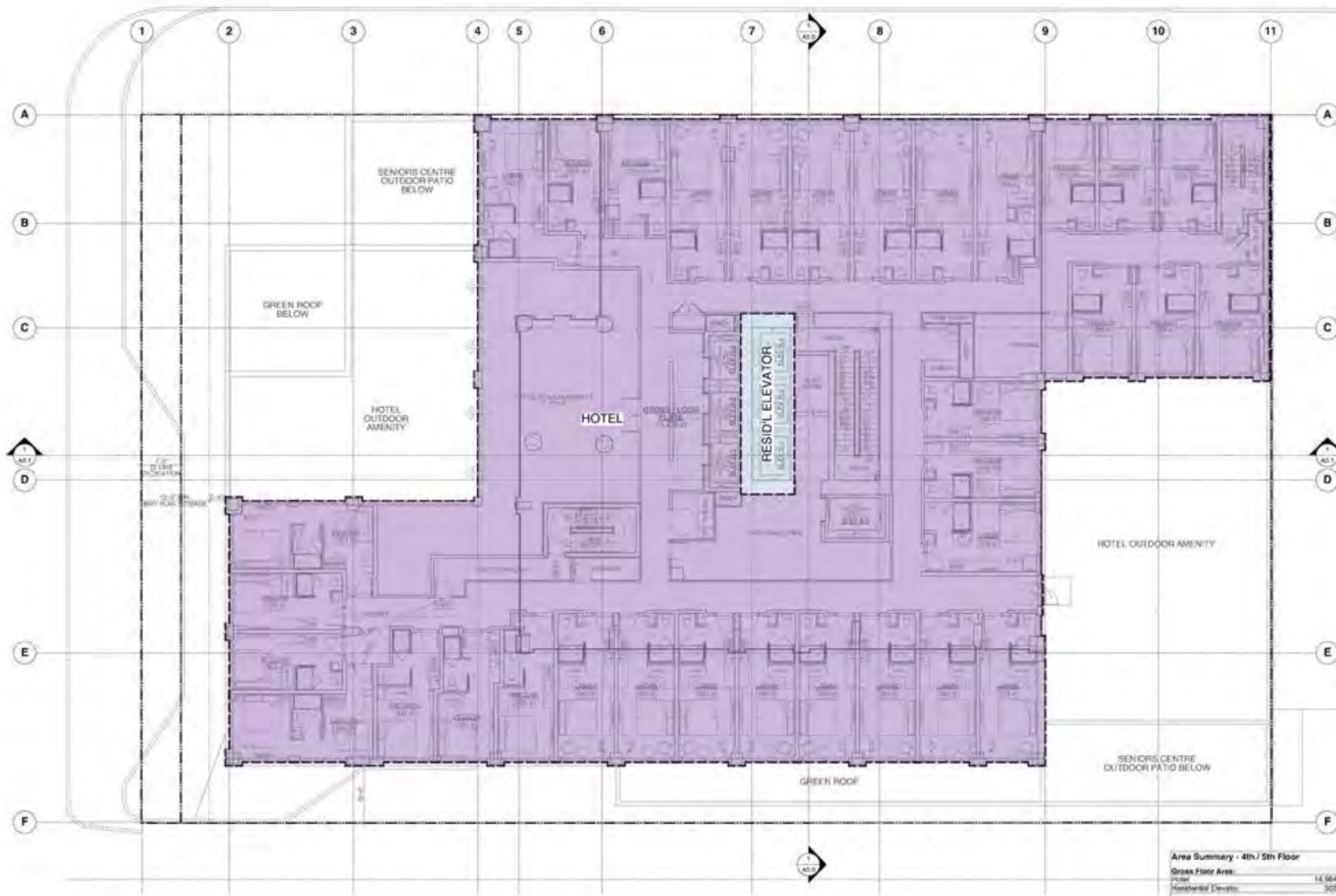
1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

**3rd FLOOR
FSR OVERLAY**

Area Summary - 3rd Floor	
Gross Floor Area:	
Hotel	7,307.19 sq ft
Hotel Lift	74.90 sq ft
Hotel Cor	161.76 sq ft
Senior Centre	11,345.89 sq ft
Residential Elevator	303.21 sq ft
Exit A	198.07 sq ft
Exit B	201.48 sq ft
Exit C	151.50 sq ft
Gross 3rd Floor Area	18,794.42 sq ft
Exemptions:	
Total Exempt Area	0.00 sq ft
Net FSR Area	18,794.42 sq ft
Gross Hotel Commercial Area	511.65 sq ft
Gross Hotel Area	7,543.87 sq ft
Gross Senior Centre	11,345.89 sq ft
Gross Residential Area	303.21 sq ft

Job No: 18-05
Issue: K1
Date: 28 JUL 2025
Scale: 1/8" = 1'-0"
Author: WTL

FSR-4



1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

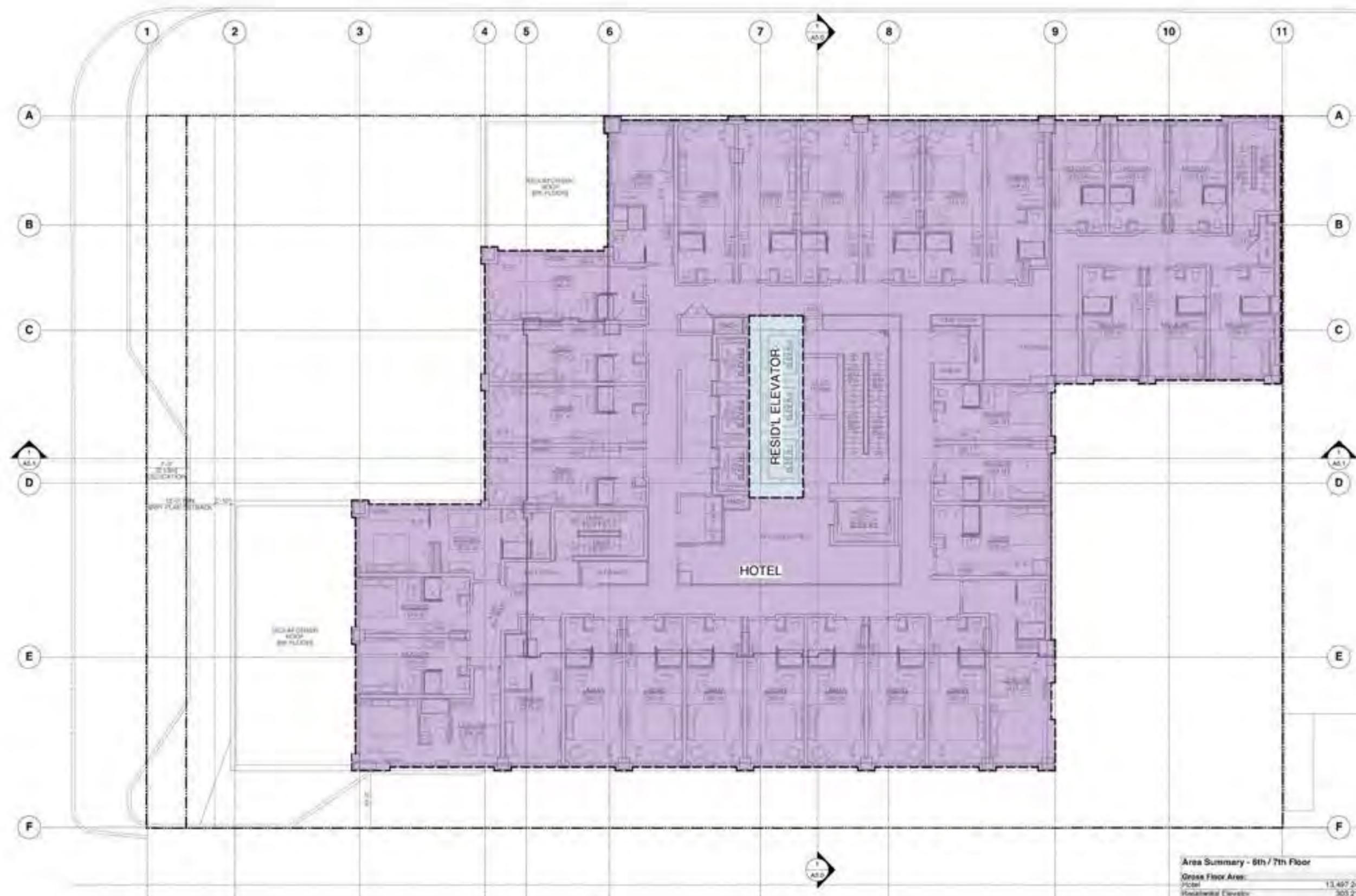
4th & 5th FLOOR
FSR OVERLAY

Area Summary - 4th / 5th Floor	
Gross Floor Area:	
Hotel	14,964.93 sq ft
Residential Elevator	303.21 sq ft
Gross 4th / 5th Floor Area (per floor)	15,268.13 sq ft
Exemptions:	
Total Exempt Area	0.00 sq ft
Net FSR Area	15,268.13 sq ft
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	14,964.93 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	303.21 sq ft

DATE: 18-05
PROJECT: K7
DATE: 28 JUL 2025
SCALE: 1/8" = 1'-0"
DRAWN: WTL
PROJECT LOCATION: 1368-1398 West Broadway, Vancouver, BC V6B 5C6
PROJECT NUMBER: 1368-1398 West Broadway
PROJECT NAME: 1368-1398 West Broadway

FSR-5

West 305, P.O. Box 3000,
Vancouver, British Columbia • Canada V6Z 2S1
Telephone (604) 731-8711, Fax (604) 681-7902



DATE: 28 JUL 2025
SCALE: 1/8" = 1'-0"



1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

**6th & 7th FLOOR
FSR OVERLAY**

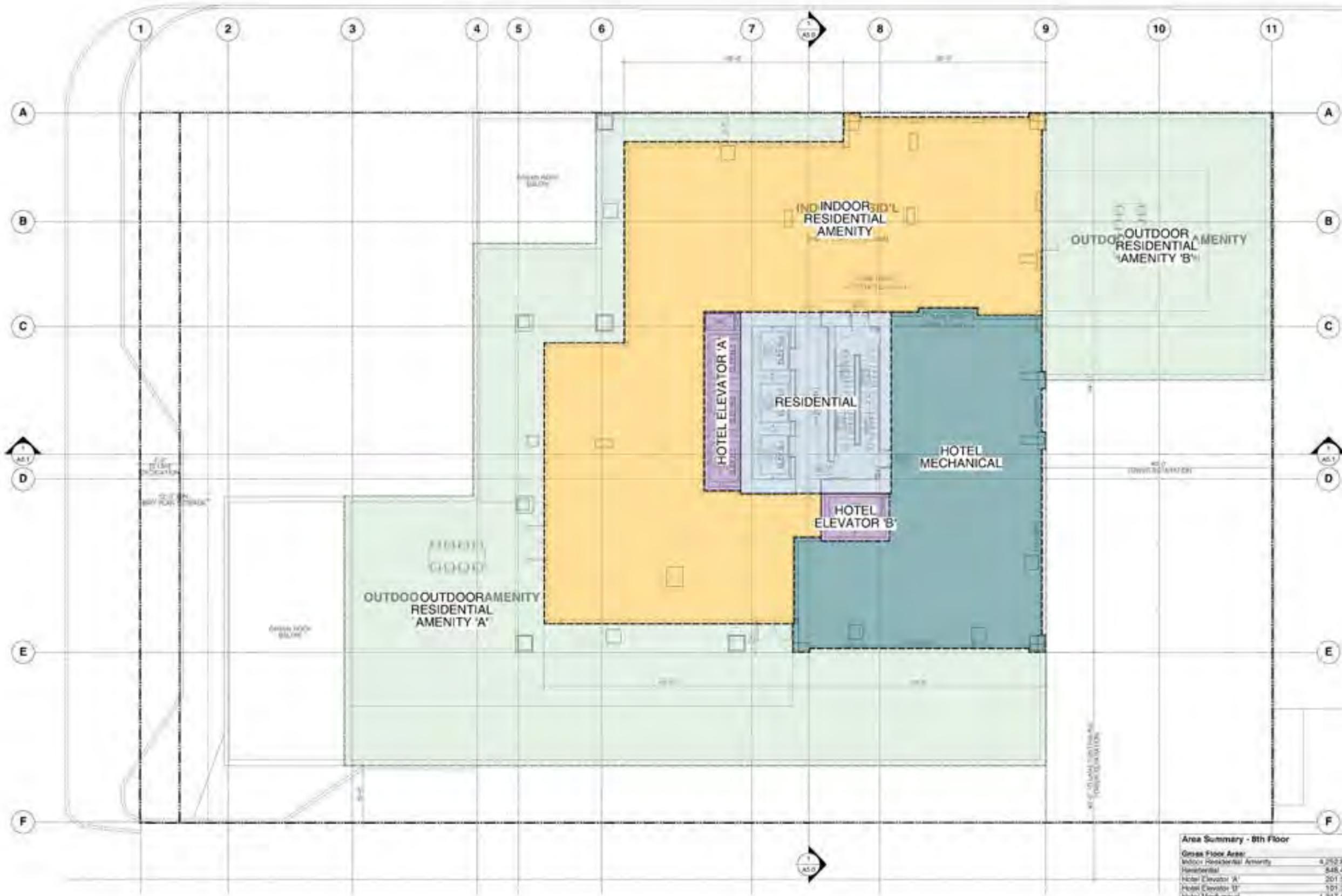
Area Summary - 6th / 7th Floor	
Gross Floor Area:	
Hotel	13,497.24 sq ft
Residential Elevator	303.21 sq ft
Gross 6th / 7th Floor Area (per Floor)	13,800.45 sq ft
Exemptions:	
Total Exempt Area	0.00 sq ft
Net FSR Area	13,800.45 sq ft
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	13,497.24 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	303.21 sq ft

Job No: 18-05
 Drawn: KT
 Date: 28 JUL 2025
 Scale: 1/8" = 1'-0"
 Designer: WTL
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FSR-6

Scale: 1/8" = 1'-0" (Not to Scale)
Drawing: 8th Floor Overlay + Details, 15/2025
Project: 1368 - 1398 West Broadway @ Hemlock St

DATE: 28 JUL 2025
SCALE: 1/8" = 1'-0"



1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

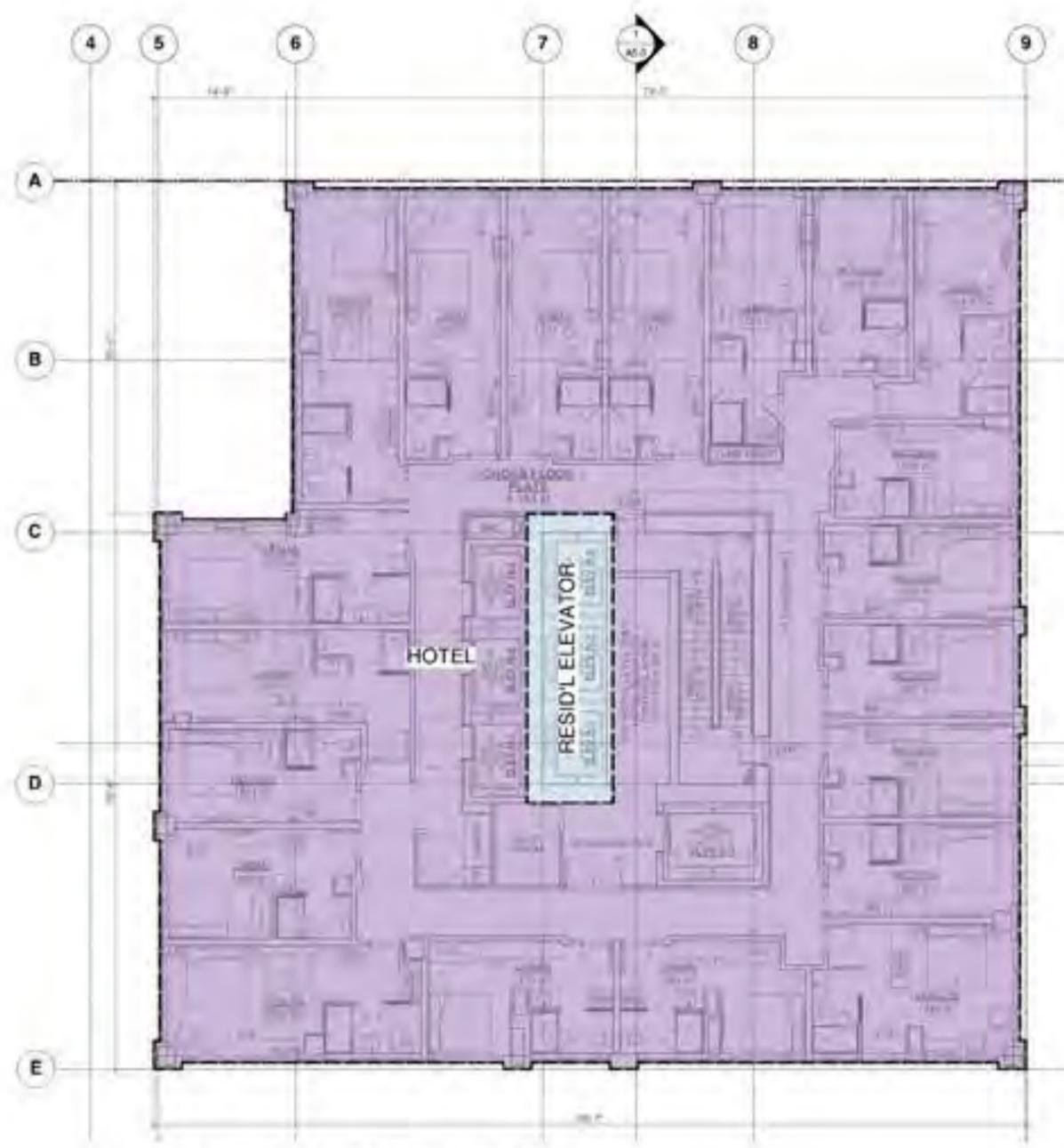
8th FLOOR
FSR OVERLAY

Area Summary - 8th Floor	
Gross Floor Area:	
Indoor Residential Amenity	4,252.86 sq ft
Residential	848.45 sq ft
Hotel Elevator A	201.59 sq ft
Hotel Elevator B	101.35 sq ft
Hotel Mechanical	1,317.40 sq ft
Gross 8th Floor Area	7,321.65 sq ft
Exemptions:	
Indoor Residential Amenity	4,252.86 sq ft
Hotel Mechanical	1,317.40 sq ft
Total Exempt Area	5,570.27 sq ft
Net FSR Area	1,751.39 sq ft
Area Summary - 8th Floor Outdoor Space	
Gross Outdoor Area:	
Outdoor Residential Amenity A	4,803.40 sq ft
Outdoor Residential Amenity B	1,896.56 sq ft
Gross 8th Floor Outdoor Area	6,700.07 sq ft
Area Summary - 8th Floor Outdoor Space (continued)	
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	2,220.34 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	5,101.32 sq ft

DATE: 28 JUL 2025
SCALE: 1/8" = 1'-0"
DRAWN: WTL
PROJECT: 1368 - 1398 WEST BROADWAY @ HEMLOCK ST
DATE: 28 JUL 2025
SCALE: 1/8" = 1'-0"
DRAWN: WTL
PROJECT: 1368 - 1398 WEST BROADWAY @ HEMLOCK ST

FSR-7

West 101, 111, West Broadway,
Vancouver, British Columbia + Canada V6Z 2E1
Telephone: (604) 778-8777, Fax: (604) 681-7182



1 9th TO 14th FLOOR [HOTEL] FSR OVERLAY

Area Summary - 9th to 14th Floor	
Gross Floor Area:	
Hotel	7,878.15 sq ft
Residential Elevator	283.40 sq ft
Gross 9th / 14th Floor Area (per Floor)	8,161.55 sq ft
Exemptions:	
Total Exempt Area	0.00 sq ft
Net FSR Area	8,161.55 sq ft
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	7,878.15 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	283.40 sq ft



2 15th FLOOR [RESIDENTIAL] FSR OVERLAY

Area Summary - 15th Floor	
Gross Floor Area:	
Residential	7,301.13 sq ft
Hotel Elevator 'A'	190.69 sq ft
Hotel Elevator 'B'	105.36 sq ft
Gross 15th Floor Area	7,597.18 sq ft
Exemptions:	
Storage ST-01	31.25 sq ft
Storage ST-02	26.35 sq ft
Storage ST-03	28.44 sq ft
Storage ST-04	17.35 sq ft
Storage ST-05	37.98 sq ft
Storage ST-06	35.73 sq ft
Total Exempt Area	177.17 sq ft
Net FSR Area	7,420.01 sq ft
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	296.05 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	7,301.13 sq ft

Area Summary - 15th Floor Outdoor Space	
Gross Outdoor Area:	
Patio-01	106.33 sq ft
Patio-02	400.60 sq ft
Open Balcony OB-01	65.52 sq ft
Open Balcony OB-02	49.81 sq ft
Open Balcony OB-03	65.90 sq ft
Open Balcony OB-04	52.14 sq ft
Open Balcony OB-05	62.50 sq ft
Open Balcony OB-06	52.50 sq ft
Gross 15th Floor Outdoor Area	946.42 sq ft
Gross Patio Area	506.93 sq ft
Gross Outdoor Balcony Area	439.49 sq ft



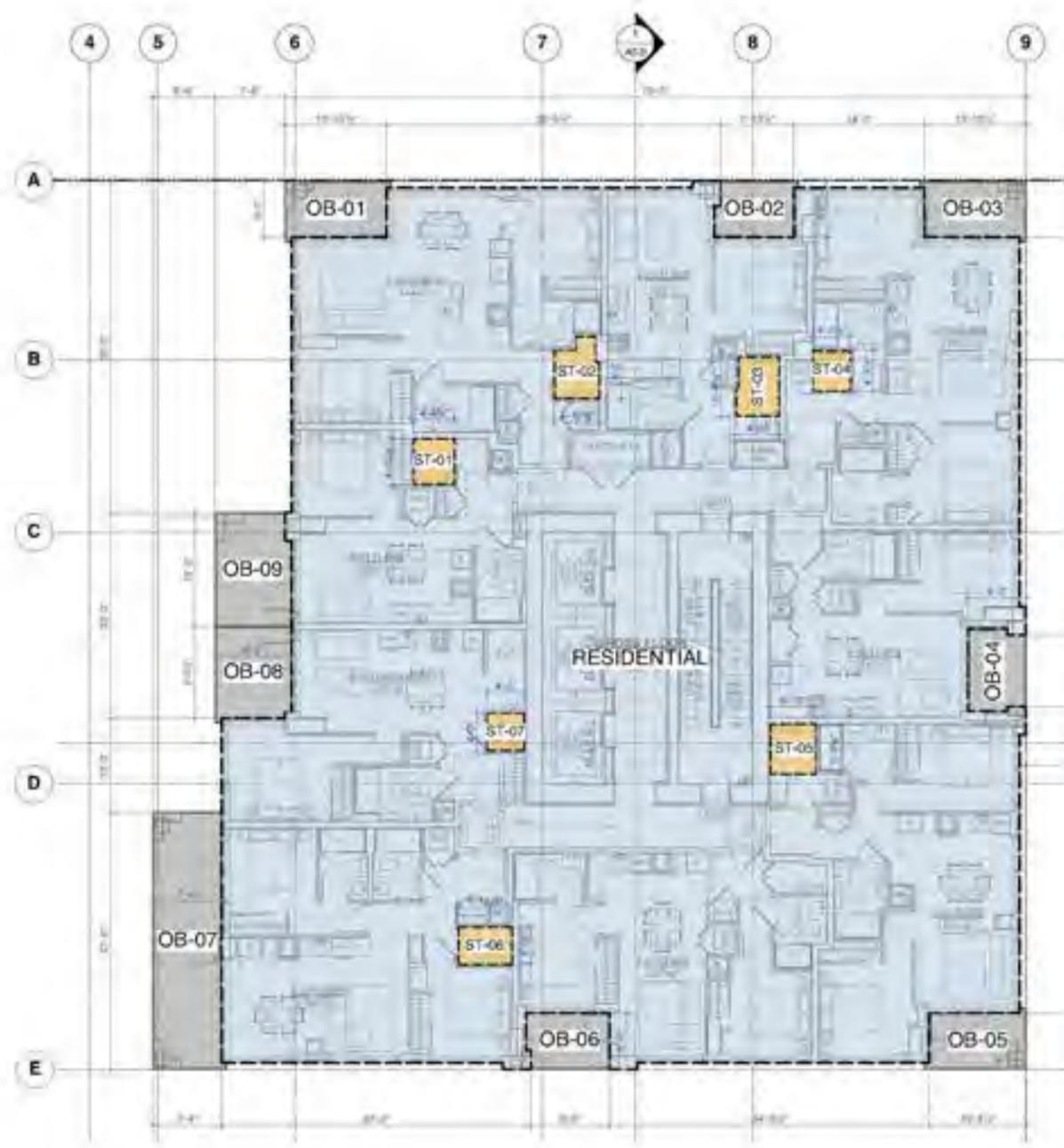
1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

TOWER FLOORS
FSR OVERLAY

Job No: 18-05
Issue: K1
Date: 28 JUL 2025
Scale: 1/8" = 1'-0"
Author: WTL

W. T. LEUNG ARCHITECTS INC.
101-1111 West Broadway, Vancouver, BC V6E 2V6
Tel: (604) 778-8777 Fax: (604) 681-7182
www.wtleung.com

Scale: 1/8" = 1'-0" (Horizontal)
1/16" = 1'-0" (Vertical)
Drawing No: 16-17-01-01 (Rev. 10/2024)



1 16th TO 29th FLOOR [RESIDENTIAL] FSR OVERLAY

2 30th TO 32nd FLOOR [RESIDENTIAL] FSR OVERLAY

Area Summary - 16th to 29th Floor	
Gross Floor Area:	7,207.18 sq ft
Residential:	7,207.18 sq ft
Gross 16th to 29th Floor Area (per floor):	7,207.18 sq ft
Exemptions:	
Storage ST-01	21.32 sq ft
Storage ST-02	27.79 sq ft
Storage ST-03	26.44 sq ft
Storage ST-04	17.35 sq ft
Storage ST-05	25.88 sq ft
Storage ST-06	23.08 sq ft
Storage ST-07	18.00 sq ft
Total Exempt Area:	189.78 sq ft
Net FSR Area:	7,137.41 sq ft
Gross Hotel/Commercial Area:	0.00 sq ft
Gross Hotel Area:	0.00 sq ft
Gross Senior Centre:	0.00 sq ft
Gross Residential Area:	7,207.18 sq ft

Area Summary - 16th Floor Outdoor Space	
Gross Outdoor Area:	
Open Balcony OB-01	65.92 sq ft
Open Balcony OB-02	49.81 sq ft
Open Balcony OB-03	65.92 sq ft
Open Balcony OB-04	52.14 sq ft
Open Balcony OB-05	62.90 sq ft
Open Balcony OB-06	52.50 sq ft
Open Balcony OB-07	202.00 sq ft
Open Balcony OB-08	93.79 sq ft
Open Balcony OB-09	97.36 sq ft
Gross 16th to 29th Floor Outdoor Area (per floor):	726.75 sq ft
Gross Patio Area:	0.00 sq ft
Gross Outdoor Balcony Area:	726.75 sq ft

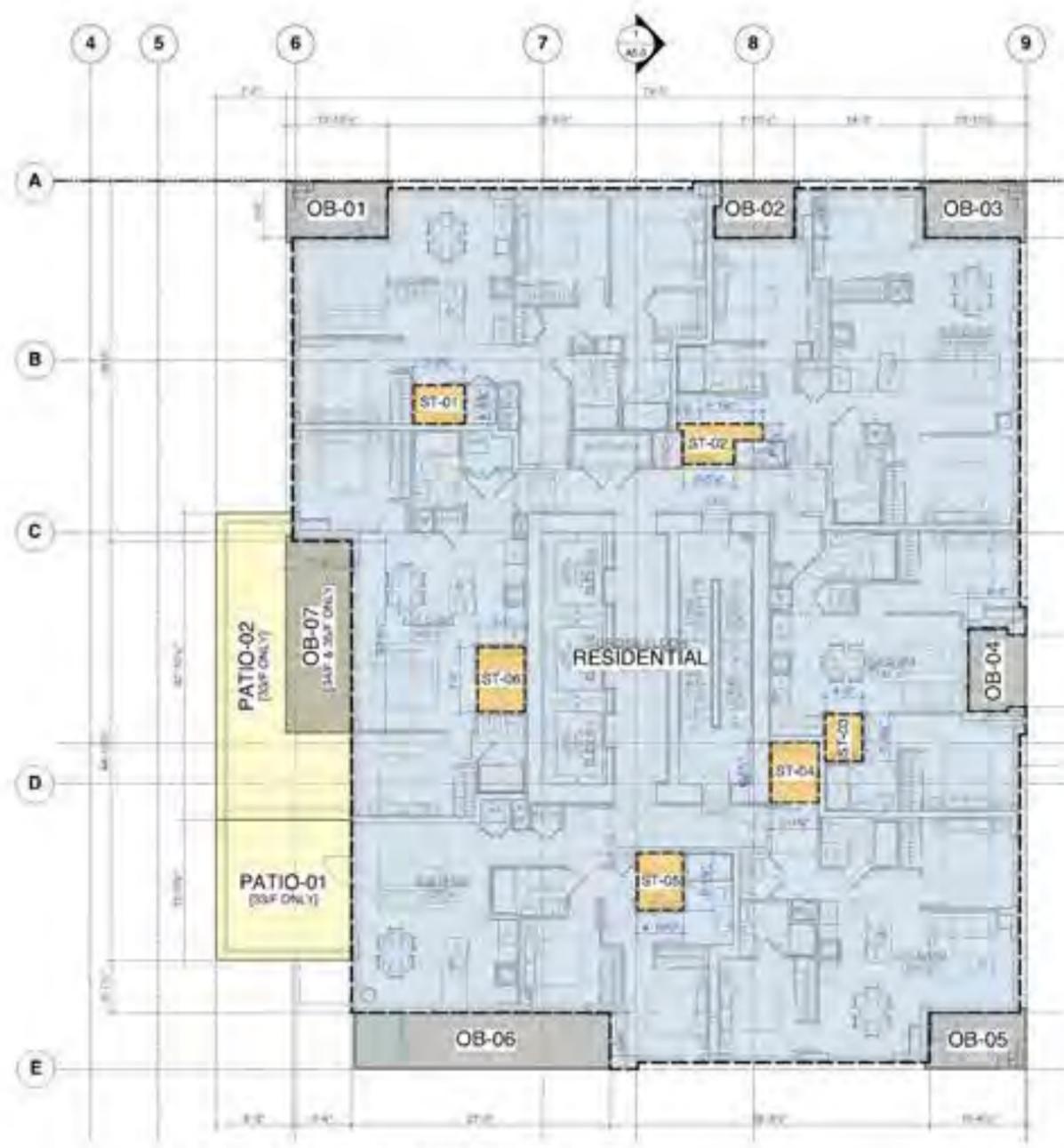
Area Summary - 30th to 32nd Floor	
Gross Floor Area:	7,077.11 sq ft
Residential:	7,077.11 sq ft
Gross 30th to 32nd Floor Area (per floor):	7,077.11 sq ft
Exemptions:	
Storage ST-01	32.31 sq ft
Storage ST-02	26.97 sq ft
Storage ST-03	25.88 sq ft
Storage ST-04	33.14 sq ft
Storage ST-05	39.71 sq ft
Total Exempt Area:	188.00 sq ft
Net FSR Area:	6,889.11 sq ft
Gross Hotel/Commercial Area:	0.00 sq ft
Gross Hotel Area:	0.00 sq ft
Gross Senior Centre:	0.00 sq ft
Gross Residential Area:	7,077.11 sq ft

Area Summary - 30th to 32nd Floor Outdoor Space	
Gross Outdoor Area:	
Patio-01 (30F Only)	426.85 sq ft
Open Balcony OB-01	65.92 sq ft
Open Balcony OB-02	49.81 sq ft
Open Balcony OB-03	65.92 sq ft
Open Balcony OB-04	52.14 sq ft
Open Balcony OB-05	62.90 sq ft
Open Balcony OB-06 (30F Only)	57.50 sq ft
Open Balcony OB-07 (31F & 32F Only)	194.50 sq ft
Open Balcony OB-08	93.79 sq ft
Open Balcony OB-09	97.36 sq ft
Gross 30th Floor Outdoor Area:	966.91 sq ft
Gross 31st & 32nd Floor Outdoor Area (per floor):	638.75 sq ft
Gross Patio Area:	0.00 sq ft
Gross Outdoor Balcony Area:	638.75 sq ft

TOWER FLOORS
FSR OVERLAY

DATE: 18-05
SCALE: K1
DATE: 28 JUL 2025
SCALE: 1/8" = 1'-0"
DRAWN: WTL

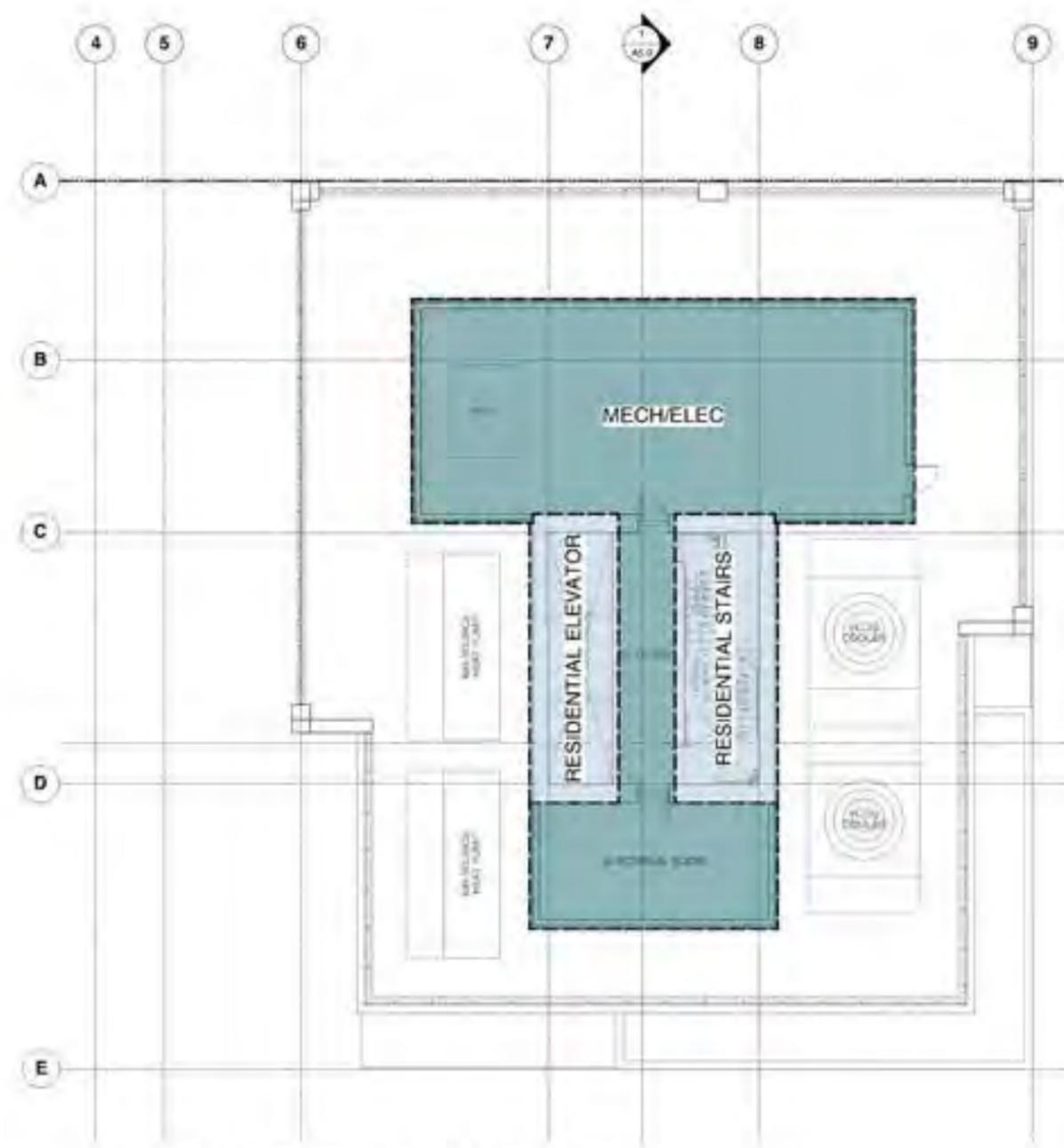
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Vancouver, British Columbia • Canada V6Z 2L7
Telephone: (604) 778-8777, Fax: (604) 778-7507



1 33rd to 35th FLOOR (RESIDENTIAL) FSR OVERLAY

Area Summary - 33rd to 35th Floor	
Gross Floor Area:	
Residential	6,381.77 sq ft
Gross 33rd to 35th Floor Area (per floor) 6,381.77 sq ft	
Exemptions:	
Storage ST-01	22.53 sq ft
Storage ST-02	28.97 sq ft
Storage ST-03	20.04 sq ft
Storage ST-04	33.01 sq ft
Storage ST-05	30.06 sq ft
Storage ST-06	32.58 sq ft
Total Exempt Area	178.19 sq ft
Net FSR Area	6,381.87 sq ft
Gross Hotel/Commercial Area	0.00 sq ft
Gross Hotel Area	0.00 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	6,381.77 sq ft

Area Summary - 33rd to 35th Floor Outdoor Space	
Gross Outdoor Area:	
Patio-01 (30/F Only)	217.95 sq ft
Patio-02 (30/F Only)	457.23 sq ft
Open Balcony OB-01	65.92 sq ft
Open Balcony OB-02	49.81 sq ft
Open Balcony OB-03	65.92 sq ft
Open Balcony OB-04	52.14 sq ft
Open Balcony OB-05	62.92 sq ft
Open Balcony OB-06	164.50 sq ft
Open Balcony OB-07 (34/F & 35/F Only)	144.01 sq ft
Gross 33rd Floor Outdoor Area	1,136.39 sq ft
Gross 34th & 35th Floor Outdoor Area (per floor)	905.21 sq ft



2 ROOFTOP MECHANICAL FSR OVERLAY

Area Summary - Rooftop Mechanical	
Gross Floor Area:	
Residential Elevator	295.38 sq ft
Residential Stairs	338.75 sq ft
Mech / Elec	1,815.03 sq ft
Gross Rooftop Mechanical Floor Area 2,449.16 sq ft	
Exemptions:	
Mech / Elec	1,815.03 sq ft
Total Exempt Area	1,815.03 sq ft
Net FSR Area	633.33 sq ft
Gross Hotel/Commercial Area	0.00 sq ft
Gross Hotel Area	0.00 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	2,449.16 sq ft

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

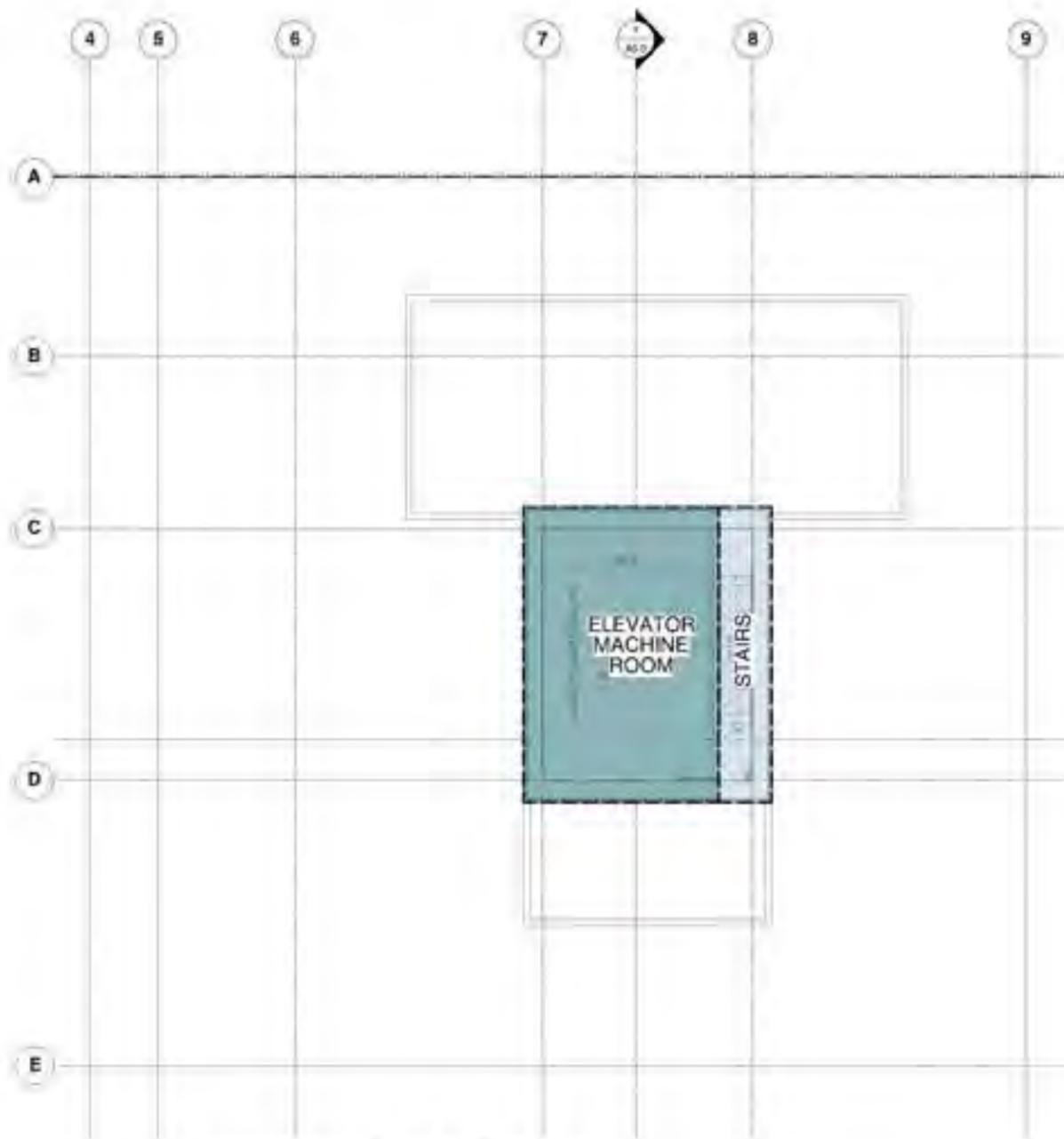


1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

TOWER FLOORS
FSR OVERLAY

Job No: 18-05
Draw: K1
Date: 28 JUL 2025
Scale: 1/8" = 1'-0"
Author: WTL

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1 ELEVATOR MACHINE ROOM FSR OVERLAY

Area Summary - Elevator Machine Room	
Gross Floor Area:	
Elevator Machine Room	660.52 sq ft
Stairs	178.97 sq ft
Gross Elevator Machine Room Floor Area: 839.50 sq ft	
Exemptions:	
Elevator Machine Room	660.52 sq ft
Total Exempt Area: 660.52 sq ft	
Net FSR Area: 178.97 sq ft	
Gross Hotel Commercial Area: 0.00 sq ft	
Gross Hotel Area: 0.00 sq ft	
Gross Senior Centre: 0.00 sq ft	
Gross Residential Area: 839.50 sq ft	



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**TOWER FLOORS
FSR OVERLAY**

Job No.	18-05
Phase	R3
Date	28 JUL 2025
Scale	1/8" = 1'-0"
Client	WTL

