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The proposed project is located in the heart of Vancouver's West End neighbourhood, at 1056 Burnaby Street, between Thurlow and Burrard Streets. The site is currently occupied by a three-storey residential building containing 23 residential units.

The adjacent site, 1030 Burnaby Street, houses an existing building – Twin Arms. Twin Arms is a 215-suite non-profit-sponsored senior apartment building in Vancouver for low-income Seniors.

The main goal for the proposed residential project is to create a thoughtful, cohesive and integrated community environment. The proposed development will provide new jobs and expand housing affordability in the neighbourhood.

The proposed residential building is designed to create a healthy, productive and supportive environment for people by maximizing access to a variety of facilities.

The intent of the overall massing is to deliver privacy and security to all residents, as well as provide opportunities for residents to enjoy quality public and private open space.

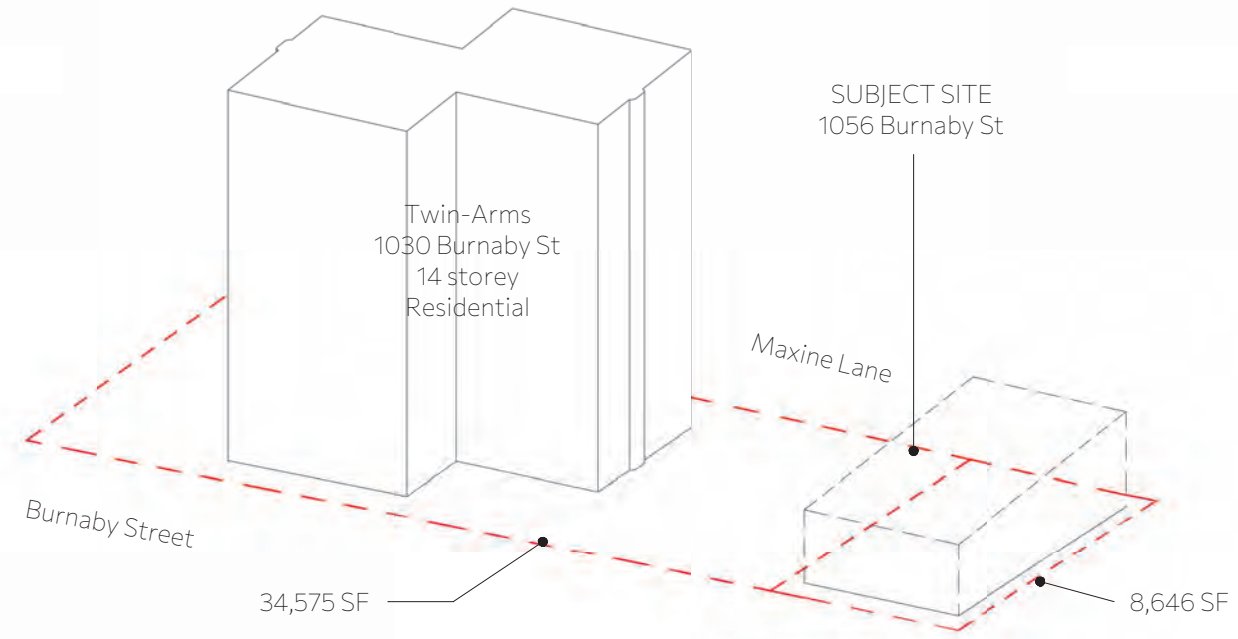
Site Subdivision

The existing conditions contains two sites: 1030 Burnaby Street and 1056 Burnaby Street. The project intent is to subdivide and combine 1030 Burnaby St with 1056 Burnaby St to create a larger parcel for 1056 Burnaby Street (the subject site).

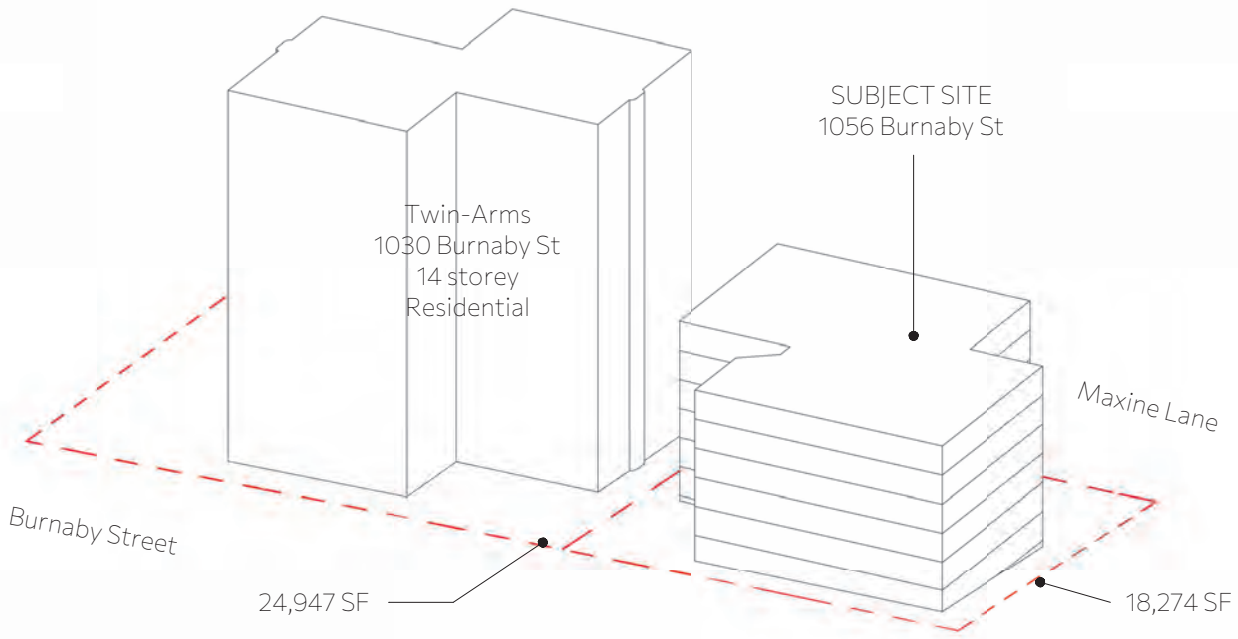
1056 Burnaby Street is currently occupied by a three-storey residential building containing 23 residential units. The existing site area is 8,646 SF.

The adjacent site, 1030 Burnaby Street, houses an existing building – Twin Arms. Twin Arms is a 215-suite non-profit-sponsored senior apartment building in Vancouver for low-income Seniors. The existing site area is 34,575 SF.

The proposed subdivision provides a larger parcel for the subject site at 1056 Burnaby Street. The subdivision allows for a 6-storey residential building.



EXISTING PROPERTY LINES



PROPOSED PROPERTY LINES

Project Team

Owner 1056 Burnaby St

Wellington Society
1399 Fountain Way #101,
Vancouver, BC V6H 3T2



Owner 1030 Burnaby St

Society for Christian Care of the Elderly
1030 Burnaby Street,
Vancouver, BC V6E 1N8



Architect

GWA Architecture Inc.
110 Cambie St. #301,
Vancouver, BC V6B 2M8



Project Team - Consultants

Landscape

Durante Kreuk
102 - 1637 W 5th Ave,
Vancouver, BC V6J 1N5



Sustainability/ Envelope Consultant

BC Building Science
611 Bent Ct,
New Westminster, BC V3M 1V3



Structural

Weiler Smith Bowers
118 - 3855 Henning Dr,
Burnaby, BC V5C 6N3



Mechanical

Rocky Point
502 - 211 E Georgia St,
Vancouver, BC V6A 1Z6



Electrical

Nemetz
2009 W 4th Ave W,
Vancouver, BC V6J 1N3



Civil

Creus
610 - East Tower, 221 Esp W,
North Vancouver, BC V7M 3J3



Code Consultant

Pontem Group
309 - 63 W 6th Ave,
Vancouver, BC V5Y 1K2



Geotechnical

Geopacific
1779 W 75th Ave,
Vancouver, BC V6P 3T1



Arborist

Davey Resource Group
200 - 8208 Swenson Way,
Delta, BC V4G 1J6



Transportation

Step One Mobility
318 - 511 W 7th Ave
Vancouver, BC V5Z 4R2



Rezoning Intent

GWA Architecture and The Wellington Society are applying to the City of Vancouver to rezone the property located at 1056 Burnaby from RM5-A to CD-1.

The *West End Rezoning Policy (2024)* outlines requirements for the densification of the West End community. Rezoning proposals with 100% secured rental housing are permitted by the policy, provided at least 20% of the new project's residential floor area is *secured below-market rental (BMR)*.

Since the existing lot at 1056 Burnaby Street contains 23 existing rental units, therefore, the number of below market rental units will match it.

The proposed residential building will create new residential units and workspaces for the West End neighbourhood.

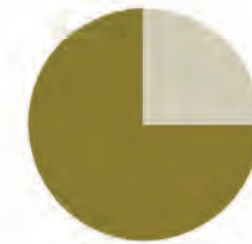
The proposed residential building is consistent with the core principles and objectives of the *West End Community Plan (2023)*, including:

- *Achieve a green, environmentally sustainable urban pattern.*
- *Support a range of affordable housing options to meet the diverse needs of the community.*
- *Foster a robust, resilient economy.*
- *Protect and enhance public open spaces...and green linkages.*
- *Foster resilient, sustainable, safe and healthy communities.*

Guidance provided by appropriate land use regulations in addition to City policies, strategies, and plans, has a wide-ranging impact on the West End community. We believe our project proposal will benefit the community through evaluation of City policies, flexible strategies, and to further the development of City-led plans.

Rezoning Summary

ZONING RM-5A	PERMITTED RM-5A	WEST END COMMUNITY PLAN & WEST END - TOWER FORM, SITING AND SETBACKS	ALLOWED CD-1
USES	Outright Cultural and Recreational Institutional Service Dwelling Conditional Office Parking Retail Utility and Communication	Rezoning's considered for applications that include Residential uses.	Dwelling 100% Secured Rental Housing 80% Maximum Residential FSR, Market Rental Housing 20% Minimum Residential FSR, Below-Market Rental Housing
SITE AREA	Not Applicable	Not Applicable	1,605.20 m2 (17,278 ft2)
FRONTAGE	Not Applicable	Minimum 39.6 m (130 ft)	40.228 m (132 ft)
HEIGHT	Outright: 18.3 m (60 ft) Discretionary: 58 m (190 ft)	91.4 m (300 ft)	96.32 m (316 ft); 36 storeys
SETBACKS	Thurlow: 6.0 m (20 ft) Front Yard: 3.7 m (12 ft) Side Yard: 2.1 m (7 ft) Rear Yard: 2.1 m (7 ft)	Thurlow: 3.7 m (12 ft) Harwood: 3.7 m (12 ft) Side Yard: 12.2 m (40 ft) Rear Yard: 3.7 m (12 ft)	Thurlow: 3.7 m (12 ft) Harwood: 3.7 m (12 ft) Side Yard: 12.2 m (40 ft) Rear Yard: 3.7 m (12 ft)
FSR	Outright: 1.00 Discretionary: 2.20	Established through rezoning	13.10
FLOOR PLATE	Not Applicable	Tower: 511 m2 (5,500 ft2) Base: 588 m2 (6,325 ft2)	Tower: 613 m2 (6,600 ft2) Base: 706 m2 (7,590 ft2)
HORIZONTAL ANGLE OF DAYLIGHT	One angle of 50 degrees over 24.0 m or Two angles with sum of 70 degrees	Not Applicable	Provided (40 ft setback from East P/L)



100% rental housing with a minimum share of 20% below-market rented housing or to match existing rental units, whichever is more.

LEGAL ADDRESS:	Lot 7, Plan 92 & Lot 2 Plan 14172 Block 12 District Lot 185 New Westminster	
CIVIC ADDRESS:	1056 Burnaby Street, Vancouver, BC	
ZONING:	Existing RM-5A	Proposed CD -1
SITE AREA:	8,645 SF (803.61 SM)	18,274 SF (1,697.7 SM)
SITE DIMENSIONS:	65' 11 3/4" x 131' 0"	139' 6" x 131' 0"
REGULATIONS	Required / Allowed	Proposed
USES:	Residential	Residential
MINIMUM FRONTAGE:	130' (39.6 m)	139' 6" (42.52 m)
SETBACKS:	12' 0" (3.7 m)	12' 0" (3.7 m)
FRONT YARD:	6' 10 1/2" (2.1 m)	12' 0" (3.7 m)
REAR YARD:	6' 10 1/2" (2.1 m)	12' 0" (3.7 m)
EAST SIDE YARD:	6' 10 1/2" (2.1 m)	12' 0" (3.7 m)
WEST SIDE YARD:		
BUILDING HEIGHT:	36 storeys (96.32m)	6 storeys (20.3m)
LOT COVERAGE:	50%	55%
DENSITY:	max 2.2 FSR (per RM-5A)	3.24 FSR

GROSS FLOOR AREA (GFA)

1056 - GFA AREA - BY TYPE			
Name	Area SF	Area M2	
Balcony	5,347.56 SF	496.81 m²	
Bike Room	3,261.77 SF	303.03 m²	
Bulk Storages	4,345.66 SF	403.73 m²	
Circulation	10,118.77 SF	940.06 m²	
Indoor Amenity	1,837.30 SF	170.69 m²	
Outdoor Rooftop Amenity	3,598.25 SF	334.29 m²	
Parking	15,169.20 SF	1,409.26 m²	
Residential	50,060.43 SF	4,650.77 m²	
Services	2,057.82 SF	191.18 m²	
Terraces	364.84 SF	33.89 m²	
Grand total	96,161.61 SF	8,933.71 m²	

1056 - GFA AREA - BY LEVEL			
Name	Area SF	Area M2	
P2			
Bulk Storages	2,386.51 SF	221.71 m²	
Circulation	548.54 SF	50.96 m²	
Parking	13,078.60 SF	1,215.04 m²	
Services	688.25 SF	63.94 m²	
	16,701.90 SF	1,551.66 m²	
P1			
Bike Room	3,261.77 SF	303.03 m²	
Bulk Storages	1,747.28 SF	162.33 m²	
Circulation	2,000.72 SF	185.87 m²	
Indoor Amenity	1,015.46 SF	94.34 m²	
Parking	2,090.60 SF	194.22 m²	
Residential	2,871.27 SF	266.75 m²	
Services	1,369.57 SF	127.24 m²	
Terraces	364.84 SF	33.89 m²	
	14,721.51 SF	1,367.67 m²	
Ground Level			
Balcony	1,432.81 SF	133.11 m²	
Bulk Storages	30.74 SF	2.86 m²	
Circulation	1,745.44 SF	162.16 m²	
Indoor Amenity	428.88 SF	39.66 m²	
Indoor Amenity	7,614.31 SF	707.39 m²	
Residential	11,250.19 SF	1,045.18 m²	
Level 2			
Balcony	880.09 SF	81.76 m²	
Bulk Storages	50.13 SF	4.66 m²	
Circulation	1,294.29 SF	120.24 m²	
Residential	8,599.41 SF	798.91 m²	
	10,823.91 SF	1,005.57 m²	
Level 3			
Balcony	925.59 SF	85.99 m²	
Bulk Storages	50.13 SF	4.66 m²	
Circulation	1,296.93 SF	120.49 m²	
Residential	8,594.85 SF	798.49 m²	
	10,867.50 SF	1,009.62 m²	
Level 4			
Balcony	925.59 SF	85.99 m²	
Bulk Storages	50.13 SF	4.66 m²	
Circulation	1,294.29 SF	120.24 m²	
Residential	8,597.50 SF	798.73 m²	
	10,867.50 SF	1,009.62 m²	
Level 5			
Balcony	925.59 SF	85.99 m²	
Bulk Storages	50.13 SF	4.66 m²	
Circulation	1,294.29 SF	120.24 m²	
Residential	8,597.50 SF	798.73 m²	
	10,867.50 SF	1,009.62 m²	
Level 6			
Balcony	257.93 SF	23.96 m²	
Circulation	640.21 SF	59.48 m²	
Indoor Amenity	394.96 SF	36.69 m²	
Outdoor Rooftop Amenity	3,598.25 SF	334.29 m²	
Residential	5,167.46 SF	480.07 m²	
	10,058.82 SF	934.49 m²	
Terraces	364.84 SF	33.89 m²	
	96,161.61 SF	8,933.71 m²	

1056 - GFA AREA - BY LEVEL			
Name	Area SF	Area M2	
P2			
Bulk Storages	2,386.51 SF	221.71 m²	
Circulation	548.54 SF	50.96 m²	
Parking	13,078.60 SF	1,215.04 m²	
Services	688.25 SF	63.94 m²	
	16,701.90 SF	1,551.66 m²	
P1			
Bike Room	3,261.77 SF	303.03 m²	
Bulk Storages	1,747.28 SF	162.33 m²	
Circulation	2,000.72 SF	185.87 m²	
Indoor Amenity	1,015.46 SF	94.34 m²	
Parking	2,090.60 SF	194.22 m²	
Residential	2,871.27 SF	266.75 m²	
Services	1,369.57 SF	127.24 m²	
Terraces	364.84 SF	33.89 m²	
	14,721.51 SF	1,367.67 m²	
Ground Level			
Balcony	1,432.81 SF	133.11 m²	
Bulk Storages	30.74 SF	2.86 m²	
Circulation	1,745.44 SF	162.16 m²	
Indoor Amenity	428.88 SF	39.66 m²	
Indoor Amenity	7,614.31 SF	707.39 m²	
Residential	11,250.19 SF	1,045.18 m²	
Level 2			
Balcony	880.09 SF	81.76 m²	
Bulk Storages	50.13 SF	4.66 m²	
Circulation	1,294.29 SF	120.24 m²	
Residential	8,599.41 SF	798.91 m²	
	10,823.91 SF	1,005.57 m²	
Level 3			
Balcony	925.59 SF	85.99 m²	
Bulk Storages	50.13 SF	4.66 m²	
Circulation	1,296.93 SF	120.49 m²	
Residential	8,594.85 SF	798.49 m²	
	10,867.50 SF	1,009.62 m²	
Level 4			
Balcony	925.59 SF	85.99 m²	
Bulk Storages	50.13 SF	4.66 m²	
Circulation	1,294.29 SF	120.24 m²	
Residential	8,597.50 SF	798.73 m²	
	10,867.50 SF	1,009.62 m²	
Level 5			
Balcony	925.59 SF	85.99 m²	
Bulk Storages	50.13 SF	4.66 m²	
Circulation	1,294.29 SF	120.24 m²	
Residential	8,597.50 SF	798.73 m²	
	10,867.50 SF	1,009.62 m²	
Level 6			
Balcony	257.93 SF	23.96 m²	
Circulation	640.21 SF	59.48 m²	
Indoor Amenity	394.96 SF	36.69 m²	
Outdoor Rooftop Amenity	3,598.25 SF	334.29 m²	
Residential	5,167.46 SF	480.07 m²	
	10,058.82 SF	934.49 m²	
Terraces	364.84 SF	33.89 m²	
	96,161.61 SF	8,933.71 m²	

1056 - GFA - AMENITY & SERVICES			
Name	Area SF	Area M2	
Bike Room	3,261.77 SF	303.03 m²	
Bulk Storage	3,951.01 SF	367.06 m²	
Indoor Amenity	1,837.30 SF	170.69 m²	
Outdoor Rooftop Amenity	3,598.25 SF	334.29 m²	
Parking	13,078.60 SF	1,215.04 m²	
Parking Ramp	2,057.82 SF	191.18 m²	
Services	394.65 SF	36.69 m²	
Storage	364.84 SF	33.89 m²	
Grand total	30,634.84 SF	2,846.07 m²	

RESIDENTIAL BULK STORAGE

1056 - BULK STORAGES		
Name	Area SF	Count
P2		
Bulk Storages	8	
Bulk Storages	12	
Bulk Storages	22	
P1		
Bulk Storages	40	
Grand total	82	

8 Bulk Storage Units are located in residential units 116, 208, 217, 308, 317, 408, 417, 517.

FLOOR SPACE RATIO (FSR)

1056 - FSR AREA - BY TYPE				
Name	Area SF	Area M2	FSR	
Circulation	9,127.11 SF	847.94 m²	0.50	
Residential	50,060.43 SF	4,650.77 m²	2.74	
Grand total	59,187.54 SF	5,498.70 m²	3.24	

1056 - FSR AREA - BY LEVEL				
Name	Area SF	Area M2	FSR	
P1				
Circulation	1,557.59 SF	144.70 m²	0.09	
Residential	2,871.27 SF	266.75 m²	0.16	
	4,428.86 SF	411.45 m²	0.24	
Ground Level				
Circulation	1,745.44 SF	162.16 m²	0.10	
Residential	7,614.31 SF	707.39 m²	0.42	
	9,359.75 SF	869.55 m²	0.51	
Level 2				
Circulation	1,294.29 SF	120.24 m²	0.07	
Residential	8,599.41 SF	798.91 m²	0.47	
	9,893.69 SF	919.15 m²	0.54	
Level 3				
Circulation	1,296.93 SF	120.49 m²	0.07	
Residential	8,594.85 SF	798.49 m²	0.47	
	9,891.78 SF	918.98 m²	0.54	
Level 4				
Circulation	1,294.29 SF	120.24 m²	0.07	
Residential	8,597.50 SF	798.73 m²	0.47	
	9,891.78 SF	918.98 m²	0.54	
Level 5				
Circulation	1,296.93 SF	120.62 m²	0.07	
Residential	8,615.64 SF	800.42 m²	0.47	
	9,912.57 SF	921.04 m²	0.54	
Level 6				
Circulation	640.21 SF	59.48 m²	0.04	
Residential	5,167.46 SF	480.07 m²	0.28	
	5,807.68 SF	539.55 m²	0.32	
Grand total	59,187.54 SF	5,498.70 m²	3.24	

1056 - FSR AREA - EXCLUSIONS BY TYPE				
Name	Area SF	Area M2	FSR	
Balcony	5,347.56 SF	496.81 m²	0.29	
Bike Room	3,261.77 SF	303.03 m²	0.18	
Bulk Storages	4,345.66 SF	403.73 m²	0.24	
Circulation	991.67 SF	92.13 m²	0.05	
Indoor Amenity	1,837.30 SF	170.69 m²	0.10	
Outdoor Rooftop Amenity	3,598.25 SF	334.29 m²	0.20	
Parking	15,169.20 SF	1,409.26 m²	0.83	
Services	2,057.82 SF	191.18 m²	0.11	
Terraces	364.84 SF	33.89 m²	0.02	
Grand total	36,974.08 SF	3,435.00 m²	2.02	

1056 - FSR AREA - EXCLUSIONS BY LEVEL				
Name	Area SF	Area M2	FSR	
P2				
Bulk Storage	1,991.87 SF	185.05 m²	0.11	
Circulation	548.54 SF	50.96 m²	0.03	
Parking	13,078.60 SF	1,215.04 m²	0.72	
Services	688.25 SF	63.94 m²	0.04	
Storage	394.65 SF	36.69 m²	0.02	
	16,701.90 SF	1,551.66 m²	0.91	
P1				
Bike Room	3,261.77 SF	303.03 m²	0.18	
Bulk Storage	1,747.28 SF	162.33 m²	0.10	
Circulation	443.13 SF	41.17 m²	0.02	
Indoor Amenity	1,015.46 SF	94.34 m²	0.06	
Parking Ramp	2,090.60 SF	194.22 m²	0.11	
Services	1,369.57 SF	127.24 m²	0.07	
Terraces	364.84 SF	33.89 m²	0.02	
	10,292.65 SF	956.22 m²	0.56	
Ground Level				
Balcony	1,135.1 SF	105.55 m²	0.01	
Bulk Storage	30.74 SF	2.86 m²	0.00	
Indoor Amenity	428.88 SF	39.66 m²	0.02	
Juliet Balcony	87.62 SF	8.14 m²	0.00	
Terraces	1,231.68 SF	114.43 m²	0.07	
	1,890.43 SF	175.63 m²	0.10	
Level 2				
Balcony	745.06 SF	69.22 m²	0.04	
Bulk Storage	50.13 SF	4.66 m²	0.00	
Juliet Balcony	135.03 SF	12.55 m²	0.01	
	930.22 SF	86.42 m²	0.05	
Level 3				
Balcony	802.71 SF	74.57 m²	0.04	
Bulk Storage	50.13 SF	4.66 m²	0.00	
Juliet Balcony	122.88 SF	11.42 m²	0.01	
	975.72 SF	90.65 m²	0.05	
Level 4				
Balcony	802.71 SF	74.57 m²	0.04	

OFF STREET PARKING SPACES (SECTION 4)			
	Description	Required	Provided
Off-Street Parking Spaces		Min. 8 Spaces	41 Spaces
Regular Parking Spaces (4.1.1)	No minimum required	0 Spaces	32 Spaces
Regular Parking Spaces (4.2)	Max. 2 spaces per dwelling unit allowed	0 Spaces	
Residential Visitor use (4.1.3a)	Min. 0.05 spaces per dwelling unit Max. 0.1 spaces per dwelling unit	Min. 0.05 = 4.4 Max. 0.1 = 8.8	4 Spaces
Residential Accessible use (4.1.4.a)	Min. 1 space for the first 7 units and 0.034 spaces for each additional dwelling unit.	Min. = 3.82	5 Spaces
TDM Plan (4.1.6a)	Required by being in a transit oriented area	Required at DP Stage	Provisions for TDM Plan B are made. TDM Plan B will be provided at the DP Stage

OFF STREET LOADING SPACES (SECTION 5)			
	Description	Required	Provided
Class A		1 Space	1 Space
Dwelling Use (5.2.1)	At least one space for 50 to 299 dwelling units	1 Space	1 Space
Class B		0 Spaces	0 Spaces
Dwelling Use (5.2.1)	No requirements for less than 100 dwelling units	0 Spaces	0 Spaces
Class C		0 Spaces	0 Spaces
Dwelling Use (5.2.1)	No Requirement	0 Spaces	0 Spaces

OFF STREET BICYCLE SPACES (SECTION 6)			
	Description	Required	Provided
Class A		160 Spaces	209 Spaces
Multiple Dwelling or three or more dwelling units in a Mixed-Use Residential Building (6.2.1.2)	A minimum of 1.5 spaces for every dwelling unit under 65 m ² A minimum of 2.5 spaces for every dwelling unit over 65 m ² and under 105 m ² A minimum of 3 spaces for every dwelling unit over 105 m ²	1.5 x 65 = 97.5 Spaces 2.5 x 25 = 62.5 Spaces 0 Spaces	209 Spaces
Class B		5 Spaces	6 Spaces
Multiple Dwelling or three or more dwelling units in a Mixed-Use Residential Building (6.2.1.2)	A minimum of 2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units.	2 + 3 = 5 Spaces	

TDM Plan B will be provided at the DP Submission.
Bike Parking requirements including TDM Impact is below:

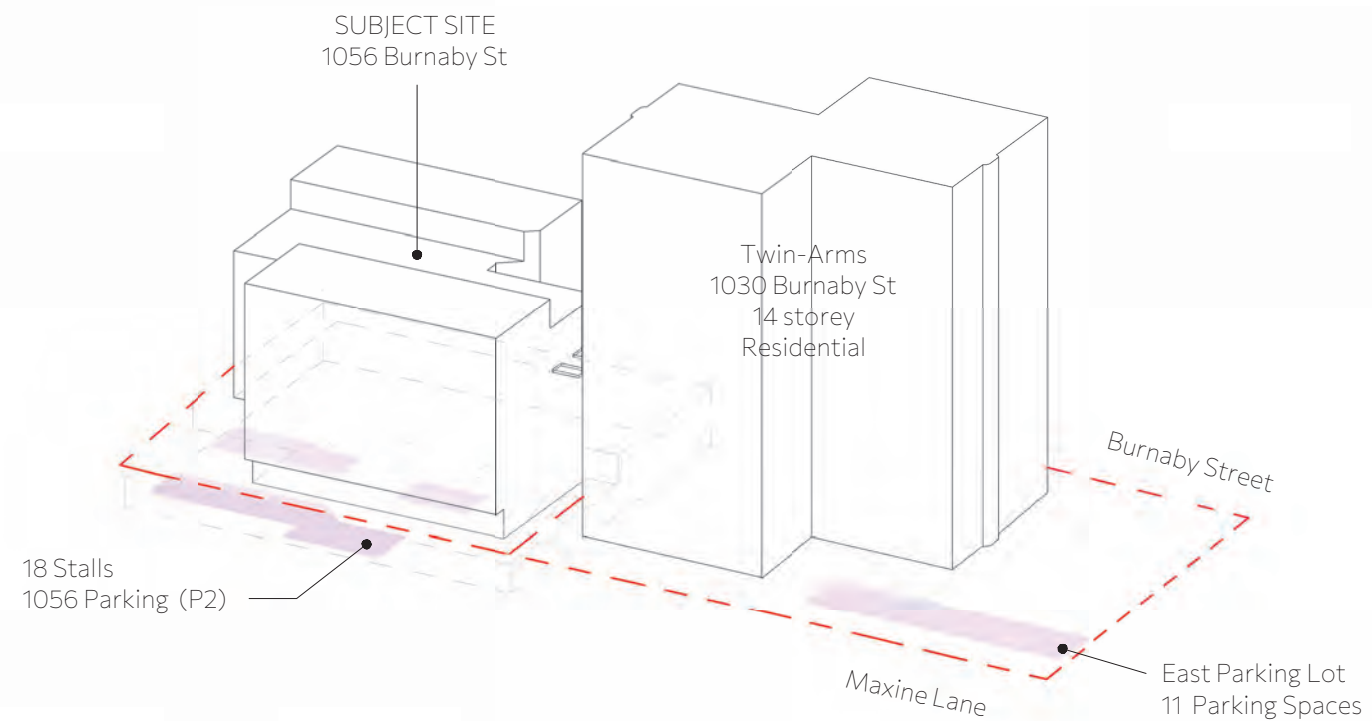
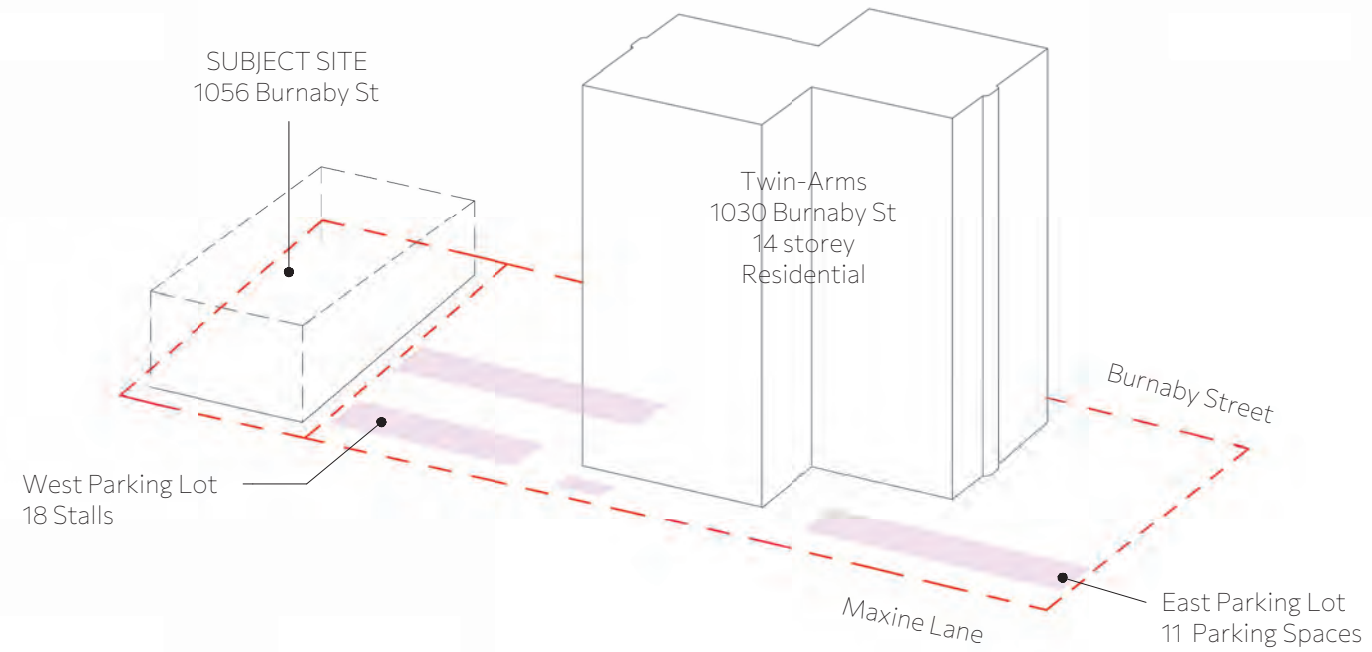
	Required (Stalls)	Provided (Stalls)
Total Class A Stalls	160 x 1.3 = 208	209
Oversize Stalls	min. 21	21
Double Tier Stalls	max. 60% (125 stalls)	94
Horizontal Stalls	-	35
Vertical Stalls	max. 30% (62 stalls)	15
Lockers	min. 20% (42 stalls)	44

OFF STREET PASSENGER SPACES (SECTION 7)			
	Description	Required	Provided
Class A		1 Space	1 Space
Dwelling (7.2.1)	At least one space for any development with 50 to 125 dwelling units, plus one space for every additional 150 units	1 Space	1 Space
Class B		0 Spaces	0 Spaces
Dwelling (7.2.1)	No Requirement	0 Spaces	0 Spaces
Class C		0 Spaces	0 Spaces
Dwelling (7.2.1)	No Requirement	0 Spaces	0 Spaces

Parking Relocation

The existing site located at 1030 Burnaby St contains 18 parking spaces at grade which will be affected.

After subdividing 1030 Burnaby St and 1056 Burnaby St, the existing 18 parking spaces will be captured in the total below-grade parking of the new proposed building.



Applicable Policies and Guidelines

The *West End Rezoning Policy* (2024) provides guidance for the intensification of the West End.

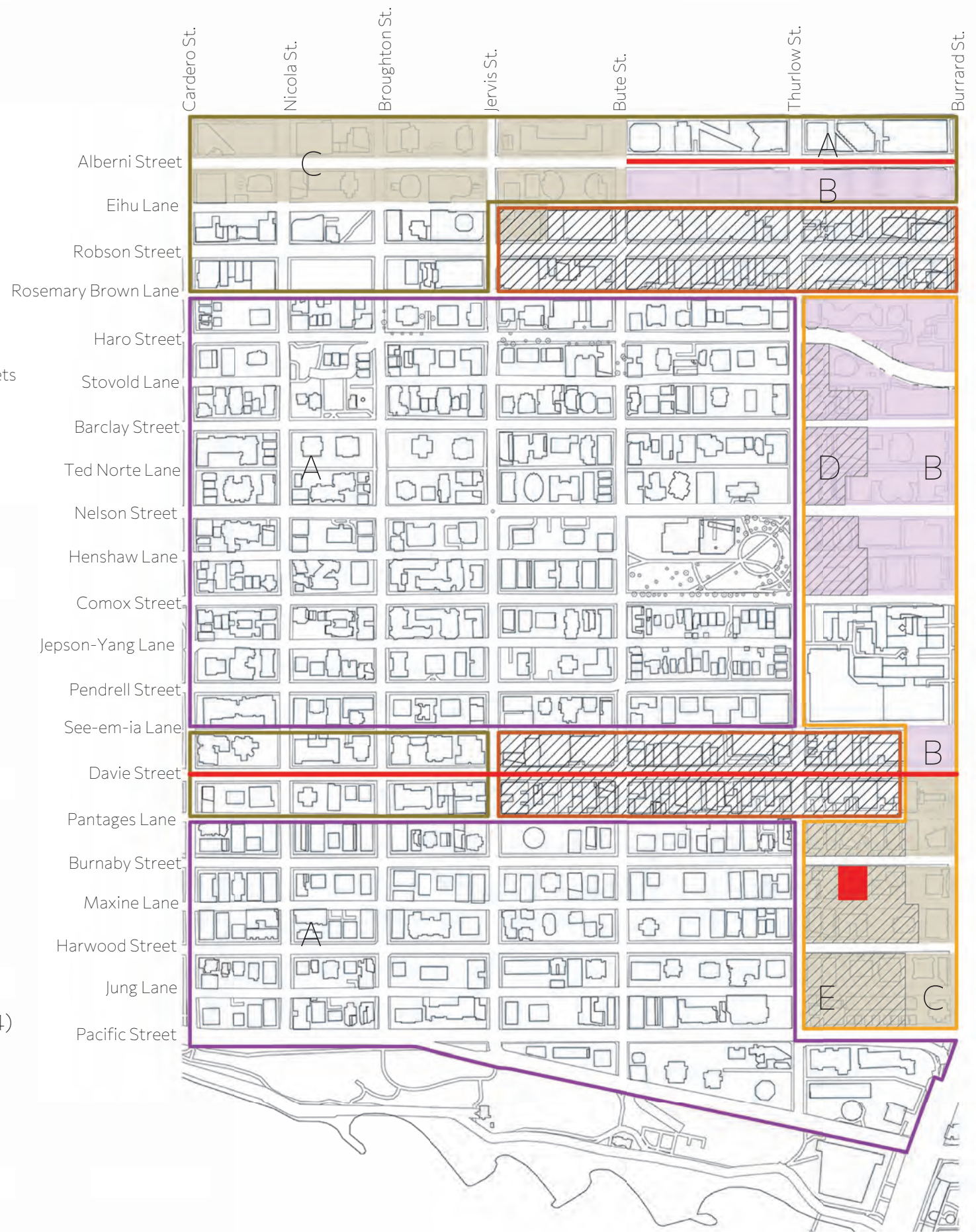
There are six (6) *West End Rezoning Policy Areas* highlighted in the policy, including *Area E*, where our site is located.

In *Area E*, rezoning applications are permitted for higher density development “that include 100% of residential floor area as secured rental housing with a minimum of 20% of the total floor area as below-market rental housing, or replace existing market rental units one-for-one with below-market rental units ” (2024).

The *West End Community Plan* (2023) provides *Built Form Principles*, which influences the proposed residential project’s form.

Please see complete list of applicable policies and guidelines, as follows:

- *West End Community Plan* (including West End Public Benefits Strategy) (2013)
- *Rezoning Policy for the West End* (2013, last amended 2024)
- *Vancouver Plan* (2022)
- *Transit-Oriented Areas (TOA) Designation By-law* (2024)
- *Transit-Oriented Areas (TOA) Rezoning Policy* (2024)
- *West End – Tower Form, Siting, and Setbacks Bulletin* (2017, last amended 2023)
- *Housing Needs Report* (2022)
- *Housing Vancouver Strategy* (2017)
- *Tenant Relocation and Protection Policy and Guidelines* (2015, last amended 2019)
- *Rental Housing Stock Official Development Plan* (2021)
- *Rental Incentive Programs Bulletin* (2012, last amended 2024)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *High-Density Housing for Families with Children Guidelines* (1992, last amended 2022)
- *Community Amenity Contributions Policy for Rezonings* (1999, last amended 2024)
- *Green Buildings Policy for Rezonings* (2010, last amended 2023)
- *Urban Forest Strategy* (2016, last amended 2018)
- *Development Cost Levy By-law and Development Cost Levies Information Bulletin* (2018, last amended 2024)



Form of Development

The proposed residential building's form is based on CD-1 guidelines, *West End Community Plan* and *West End - Tower Form, Siting and Setbacks*.

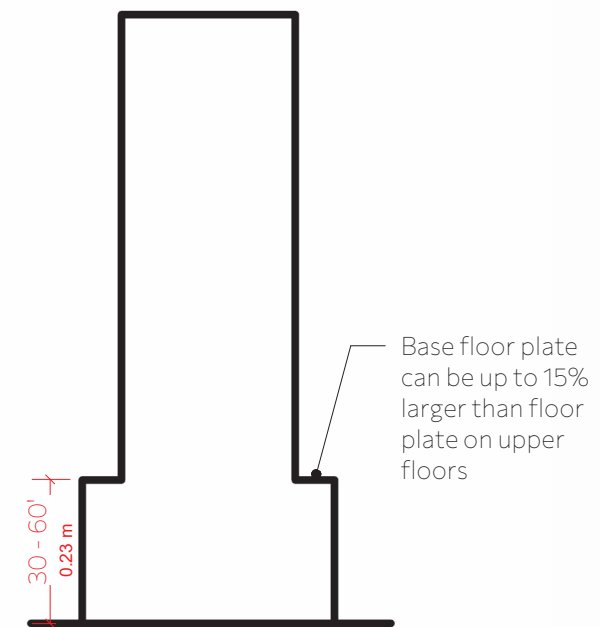
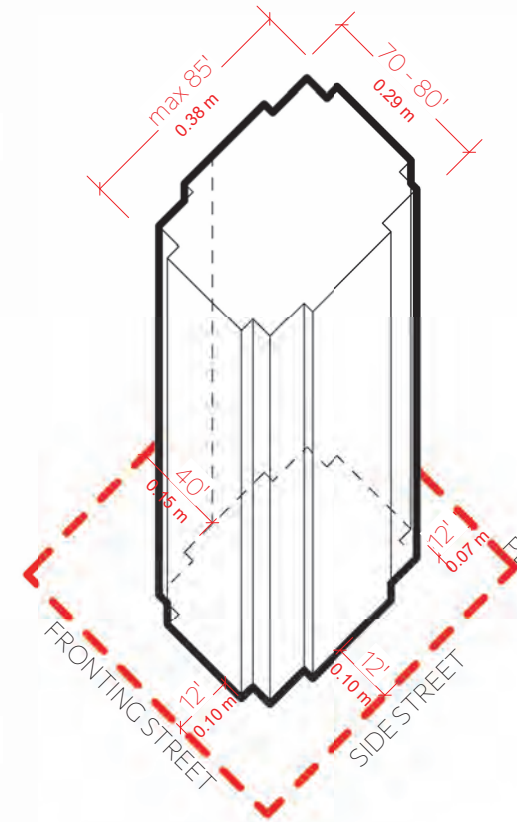
The project is designed to meet the requirements outlined in the *Rezoning Summary* on Sheet B1.04 of this document.

Historic development in the West End has shaped a strong vision for utilizing *simple building mass*. Notable existing examples of *simple building mass* includes historic mansions, stone apartments, and concrete towers.

Due to the high density of development in the West End, a variety of building typologies (towers, mid-rise, low-rise, single-family houses), and site configurations, new proposed projects are visible from many vantage points. In turn, all visible walls (not just those facing the street) need to be carefully detailed to ensure all faces of the building are in harmony.

For the proposed residential building, we looked at mirroring the form of the neighbouring building (1030 Burnaby St), which provides an opportunity to create quality public and private open space.

The proposed project achieves desirable open space through carefully detailed balconies and terraces. These open spaces are key to a successful high-density development with high liveability benefits.



100% Rental Housing & Unit Mix

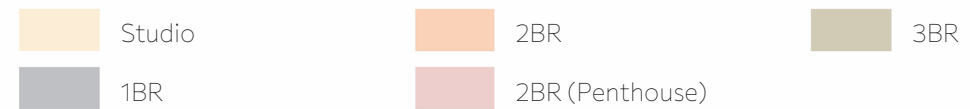
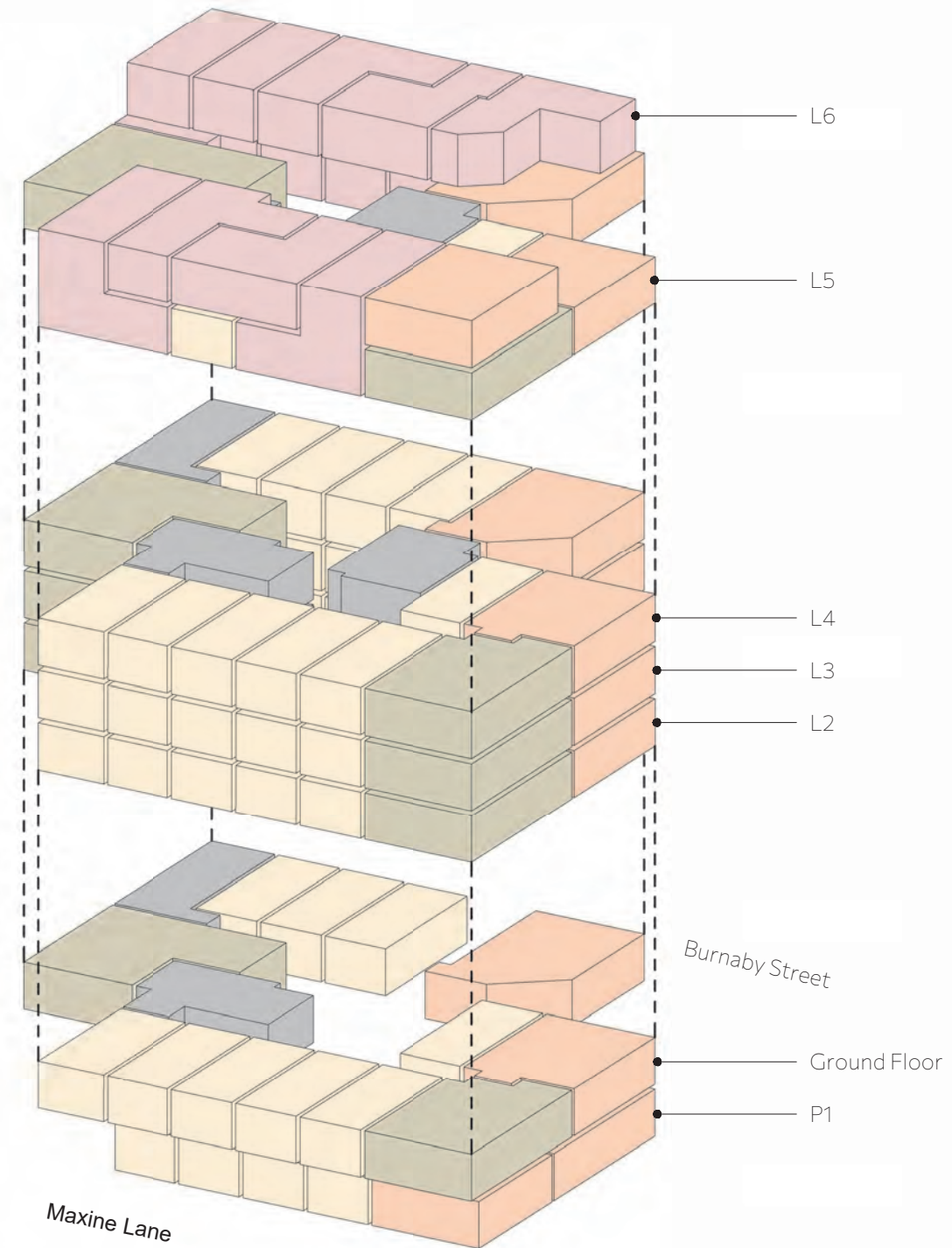
Rental Housing Stock Official Development Plan (2021) highlights the City’s “concerns about preserving the existing rental housing stock because it continues to be some of the most affordable and secure rental housing in the city”. The adopted plan ensures all new residential projects contain at least 35% (of all housing units) family units (defined by two or more bedrooms).

The proposed project complies with the *West End Rezoning Policy*, which requires 100% secured rental housing with a minimum of 20% secured housing for below-market rental housing (BMR).

The proposed project includes 100% guaranteed rentals, of which 35% are family units.

The proposed project contains a total of 90 units, which meets the one-to-one replacement ratio of the existing 23 units. The overall unit mix includes:

45 Studios	50%	
13 One-Bedroom Units	14.4%	
13 Two-Bedroom Units	14.4%	} 35.6%
10 Three-Bedroom Units	11.2%	
9 Penthouse Units	10%	
90 Total Units	100%	



Sustainability Strategy

The proposed project's sustainability strategy is guided by documents *Green Buildings Policy for Rezoning* (2024) and *Bulletin Green Buildings Policy for Rezoning – Process and Requirements* (2025).

The proposed project must complete the following requirements for *Reporting Green and Resilient Building Measures* including:

- *Embodied Carbon Design Report*
- *Resilient Buildings Planning Worksheet*

The proposed project demonstrates an understanding and identification of hazards and risks associated with the development, as well as mitigation and resilient strategies to deliver a successful and liveable building to the community.

The results of the *Embodied Carbon Design Report* confirms that the proposed design meets the embodied carbon limit.

The *Resilient Building Planning Worksheet* identifies areas of risk that are addressed and resolved in the project's design including:

- extreme heat
- poor air quality
- extreme rainfall related flooding
- warmer summer temperatures.

The proposed project utilizes low-e coating on glazing and providing large balcony overhangs to shade glazing below.

The cladding design is comprised of a high-efficiency opaque building envelope to mitigate heat exchange between interiors and exterior, and a continuous air barrier to block uncontrolled air exchange.

Operable windows and doors provide natural ventilation, and some level of mechanical cooling in occupied interior spaces is present.

The proposed project will potentially use a high-efficiency irrigation system with rain sensors to combat hot summers, as well as planting more drought-tolerant or heat-resilient species of planting. Trees will be planted to create shade canopies where applicable and possible.

The proposed project will provide direct mechanical ventilation for all occupied spaces to eliminate necessity of natural ventilation during poor air conditions.

The project will use high-efficiency filters on all fresh air systems supplied to suites and amenity areas. There is an added provision of indoor amenity space for times when outdoor air quality reaches unsafe levels.

To address extreme rainfall related flooding, rainwater management systems are designed per applicable Vancouver RWM policy.

Drainage systems to be designed such that flooding occurs overland away from the building wherever possible. Storm drainage is designed to VBL and RWM Policy requirements.

Landscaping will be designed with higher ratio of planted areas vs. lawn areas where possible. Planting shrubs, groundcovers, and perennials whose roots will help stabilize soils and minimize damage from flooding and erosion will be considered where reasonable. Soil depths will be maximized where possible to allow softscape areas to infiltrate and store rainwater in an extreme event.

The proposed project implements passive cooling measures along with active mechanical cooling to mitigate the impacts from warmer future temperatures.

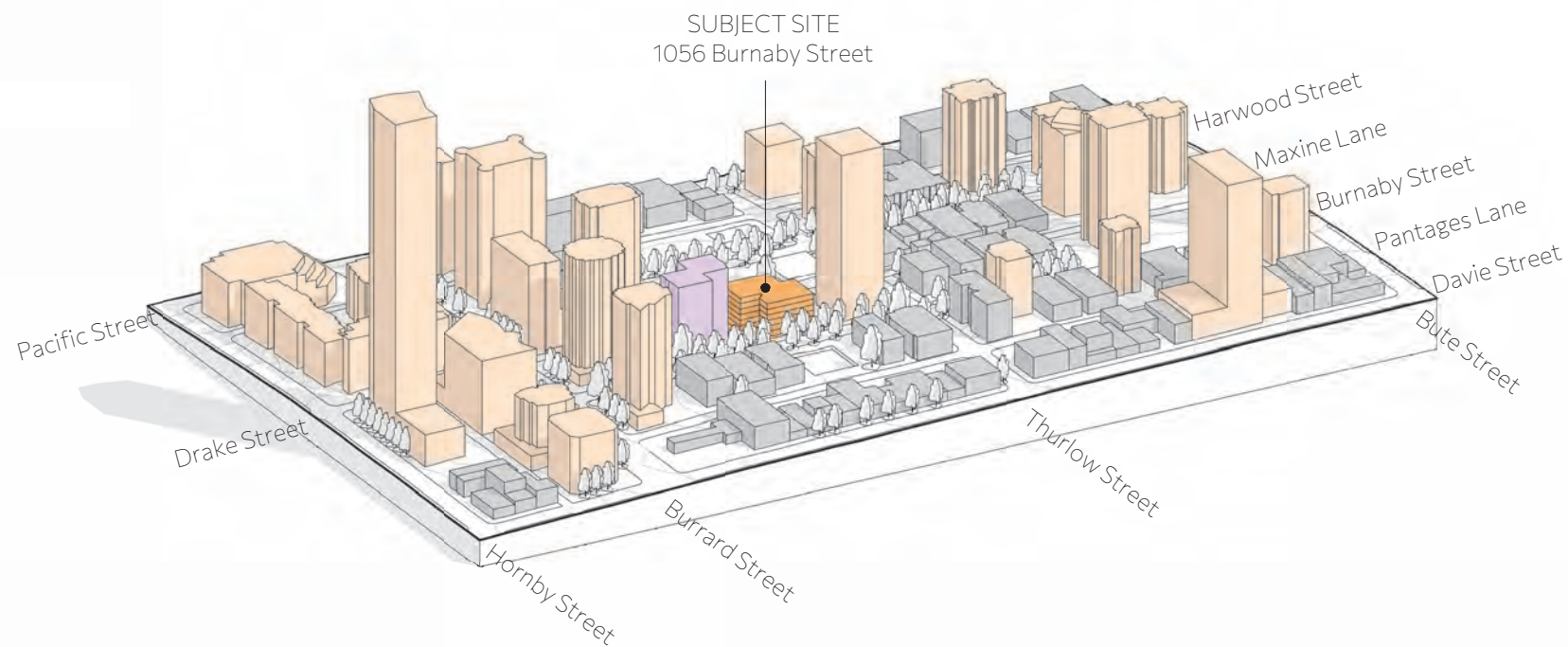
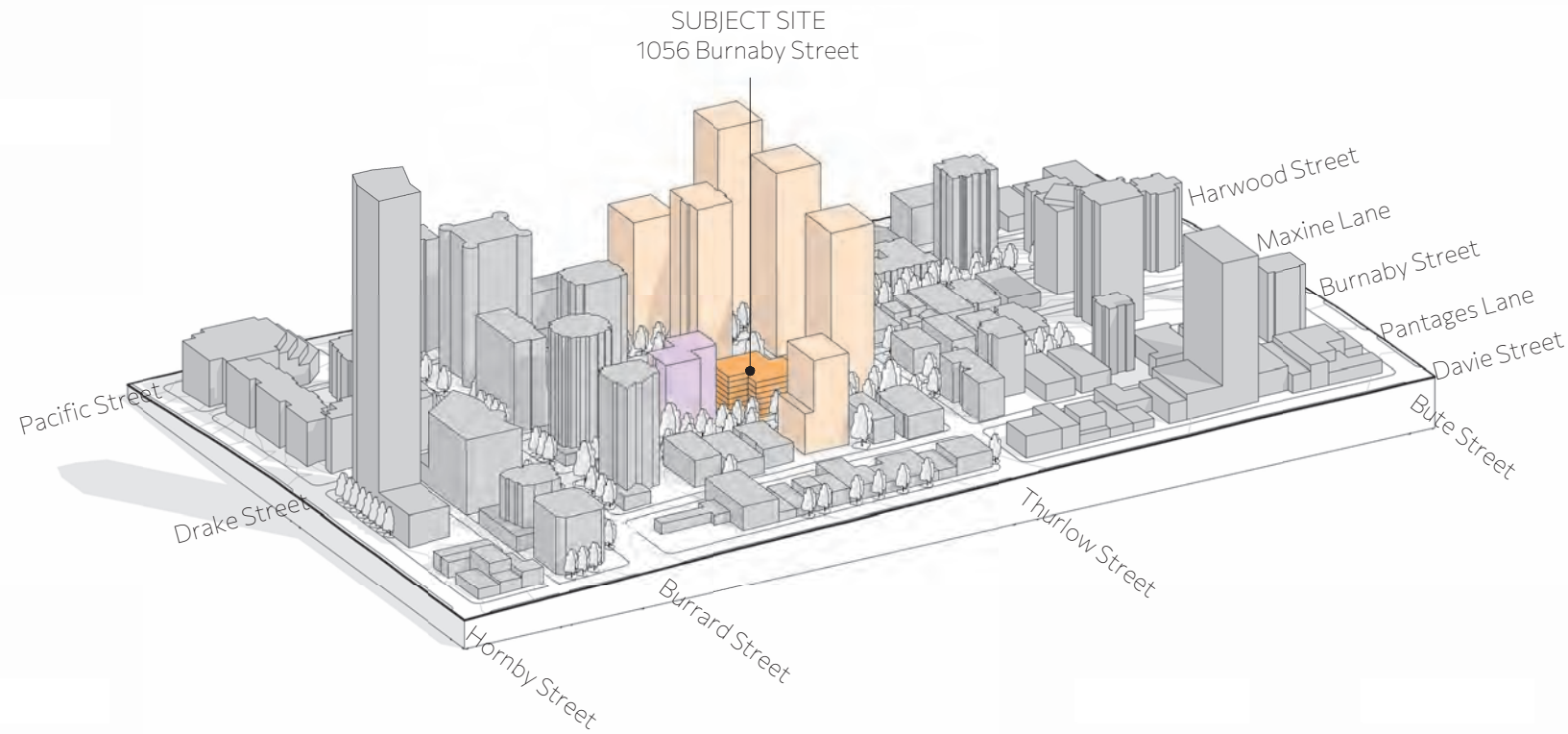
Site Context

The proposed project is located in the heart of Vancouver's West End neighbourhood, at 1056 Burnaby Street, between Thurlow and Burrard Streets. The site is currently occupied by a three-storey residential building containing 23 residential units.

1056 Burnaby is conveniently located one block from Davie Village, and west of Burrard Street. The proposed project is easily accessed by public transit with routes along Davie, Burrard and Pacific Streets.

The West End is comprised of a variety of building typologies ranging from two-story homes, low-rise and mid-rise condominiums, to towering 30-story rental buildings.

The West End is home to several world-class facilities including St. Paul's Hospital and Vancouver Aquatic Centre, as well as established landscapes including Stanley Park, nearby beaches and False Creek.

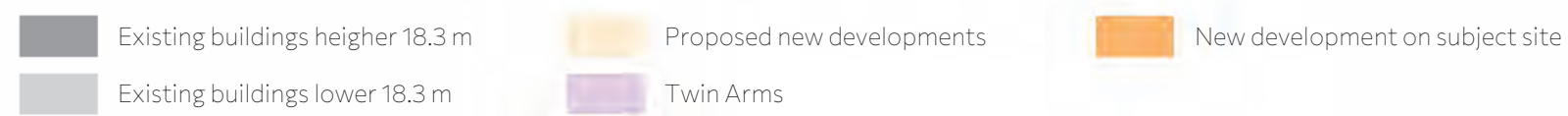
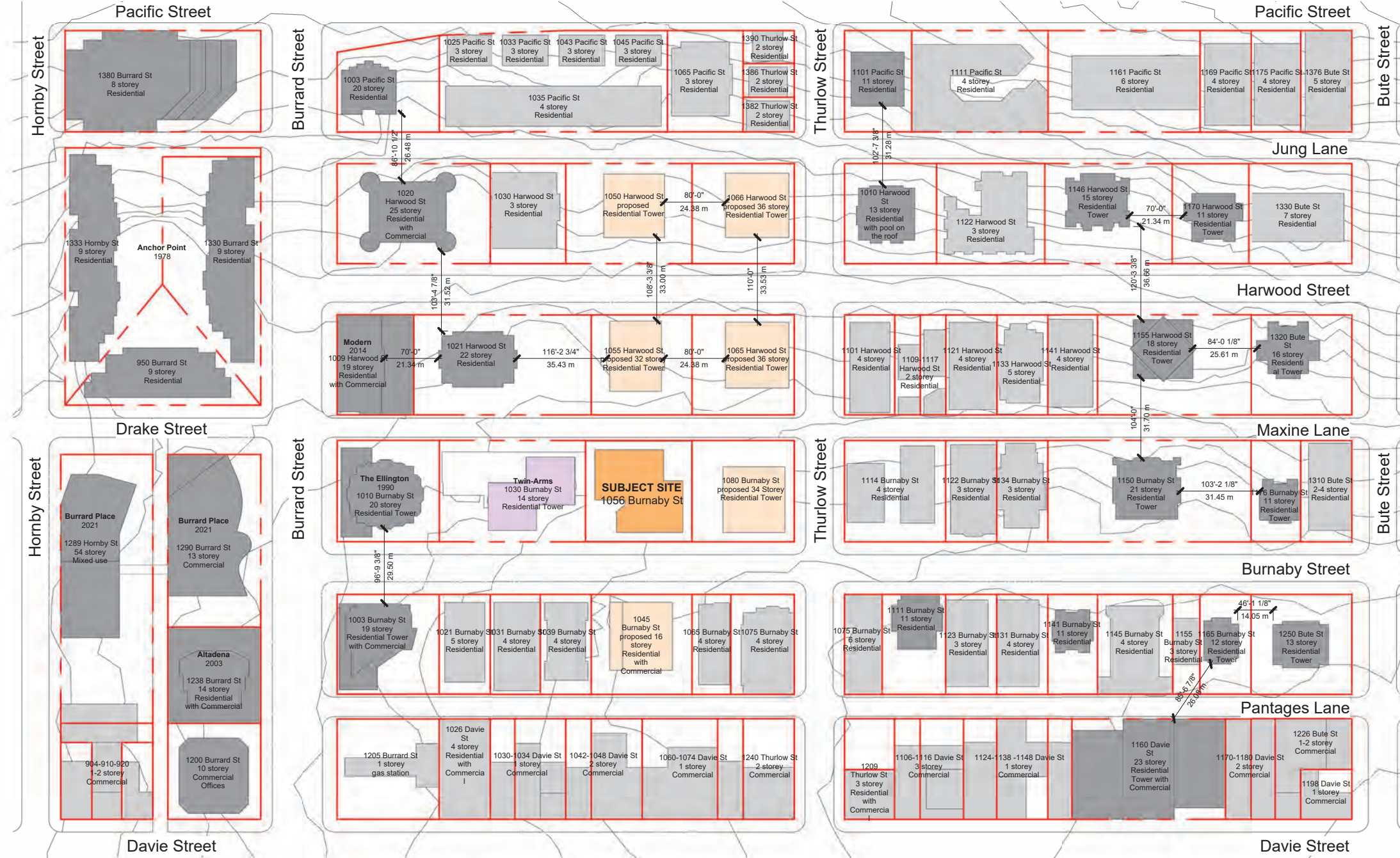


Context Map

The location and shape of the proposed residential building is limited by the following parameters required by CD-1 zoning: property size, required setbacks, including maximum width, depth, and floor area.

The proposed residential building must be located within the 12-foot setbacks from Thurlow Street and Maxine Lane, as well as the width of the street right-of-way (WIDTH), provide over 80 feet (24 m) between existing and future development.

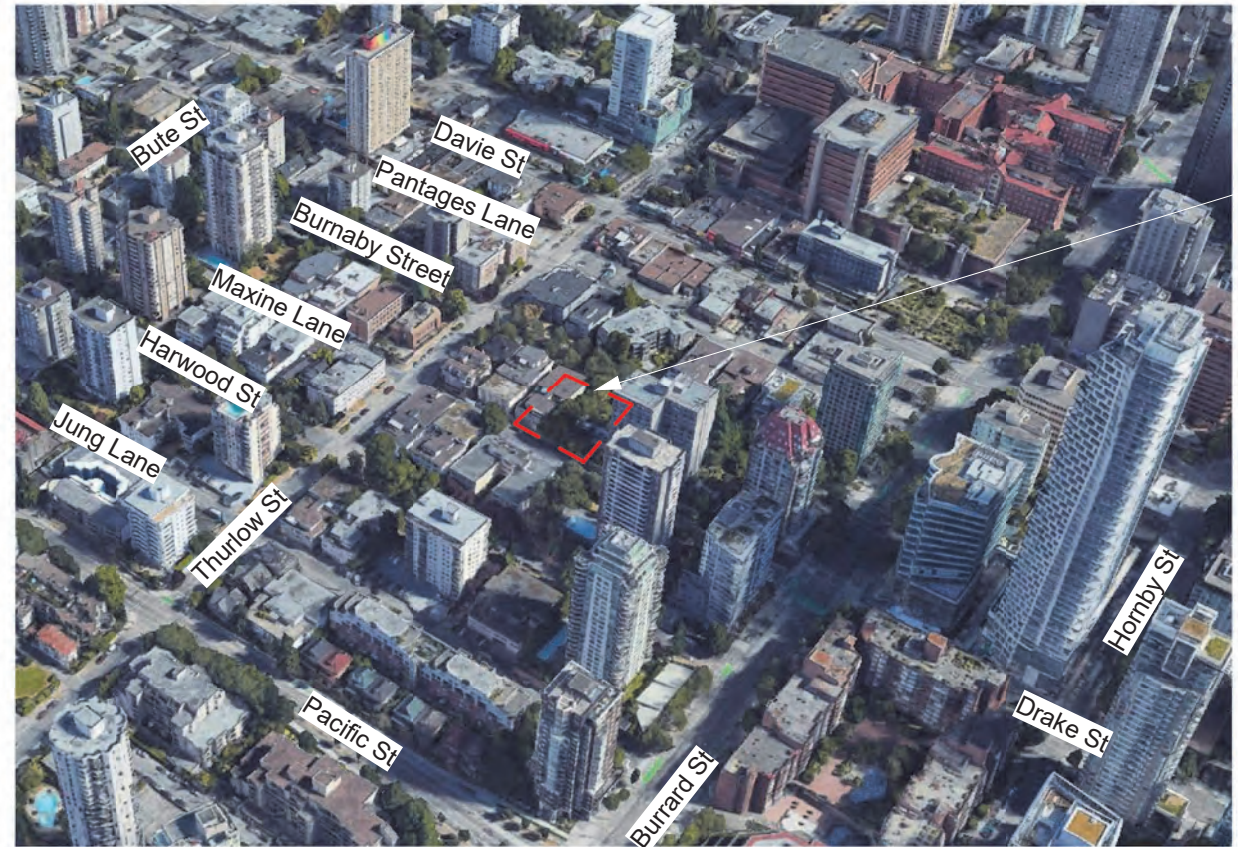
The proposed residential building is required to be located at least 40 feet from the centreline of a vehicular street, and 40 feet from the eastern boundary of the site. Future development to the north, south, and east will require similar 40-foot setbacks to provide at least 80 feet (24 m) between towers.



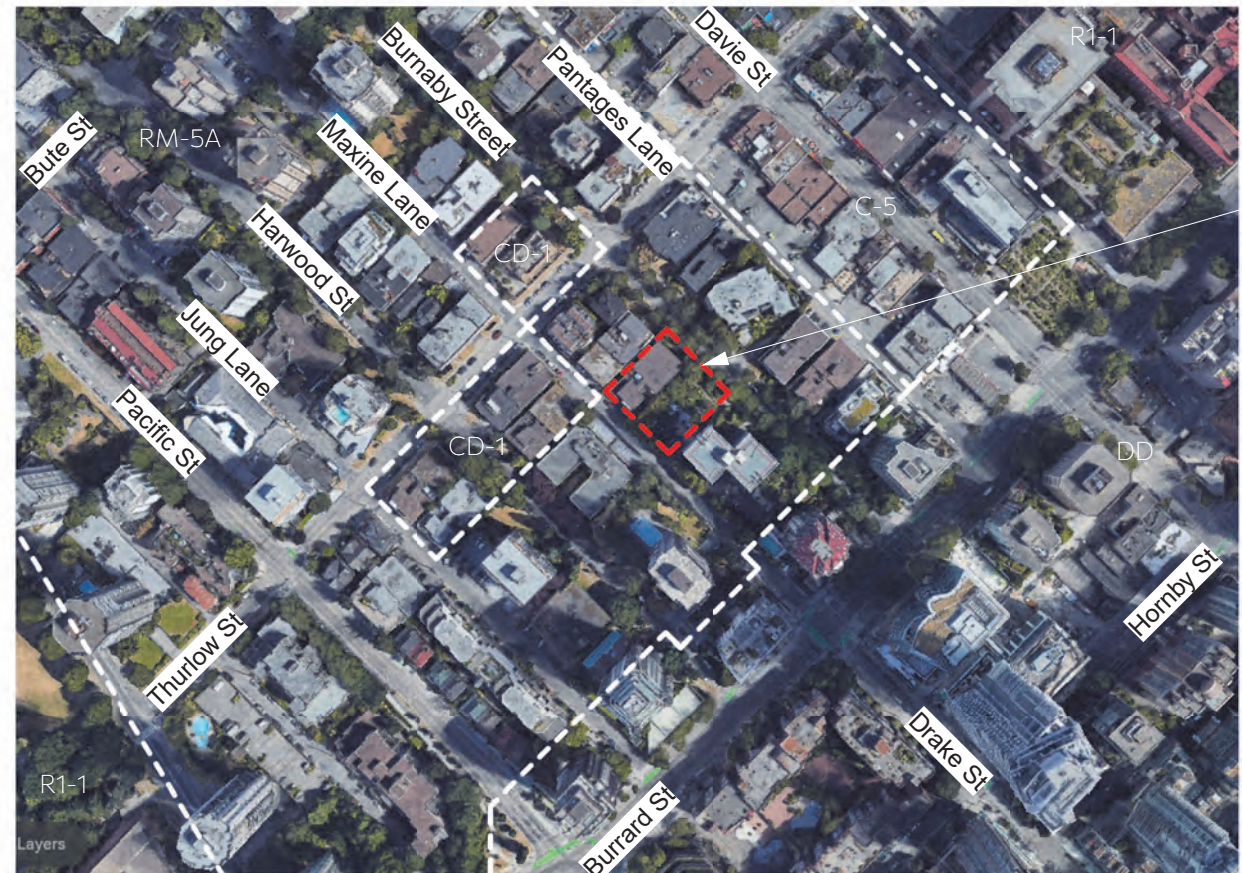
Site Location

The subject site is located at 1056 Burnaby.

Please refer to aerial views of proposed site location with reference to adjacent streets, main corridors, existing buildings, and existing zoning.



SUBJECT SITE



SUBJECT SITE

The basic view cone shown here identifies the building height limits for site 1030 Burnaby Street.

As per *Basic View Cone Building Height Limits*, there are no view cones applied to site 1056 Burnaby Street.





CITY OF VANCOUVER

Planning, Urban Design & Sustainability

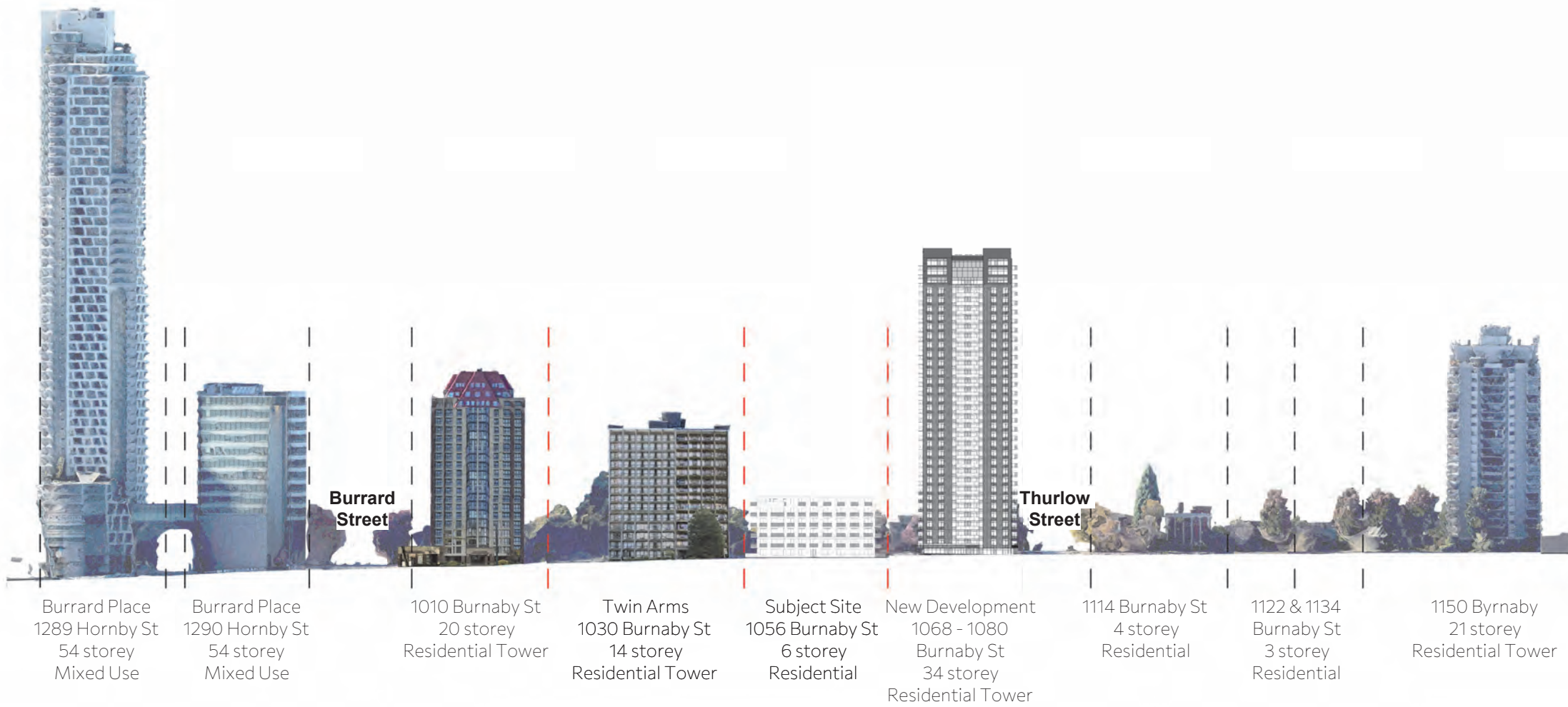
BASIC VIEW CONE BUILDING HEIGHT LIMITS
1030 Burnaby St

The attached View Cone Illustration indicates the approximate height of the most restrictive View Cone(s) above your site. Only the geodetic heights listed above should be considered definitive. *As building grades can change, the heights from grade listed above are estimated. All parts of the development must be located below this height, including mechanical and other rooftop appearances. The heights noted on the attached illustration supersede any previous advice supplied for this site.

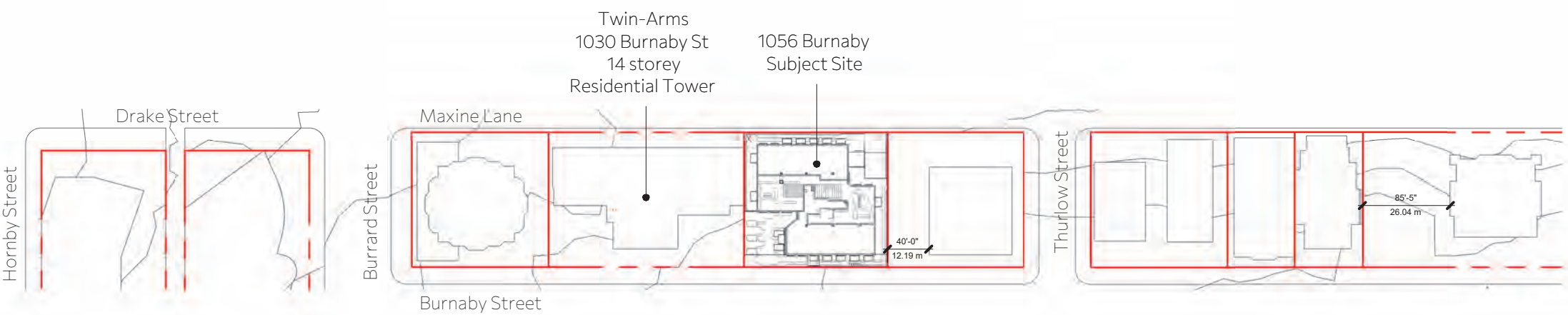
Site IDs:
008477426

View cones limiting the site:
12.1.3 - Granville Bridge

Streetscapes & Context Photo



1 Streetscape Elevation - Proposed
B3.05 SCALE: 1 : 1600



2 Site Plan - Along Burnaby
B3.05 SCALE: 1 : 1600



1030 Burnaby St | 1068 Burnaby St



1031 Burnaby St | 1010 Burnaby St









1289 Hornby St | 1039 Burnaby St

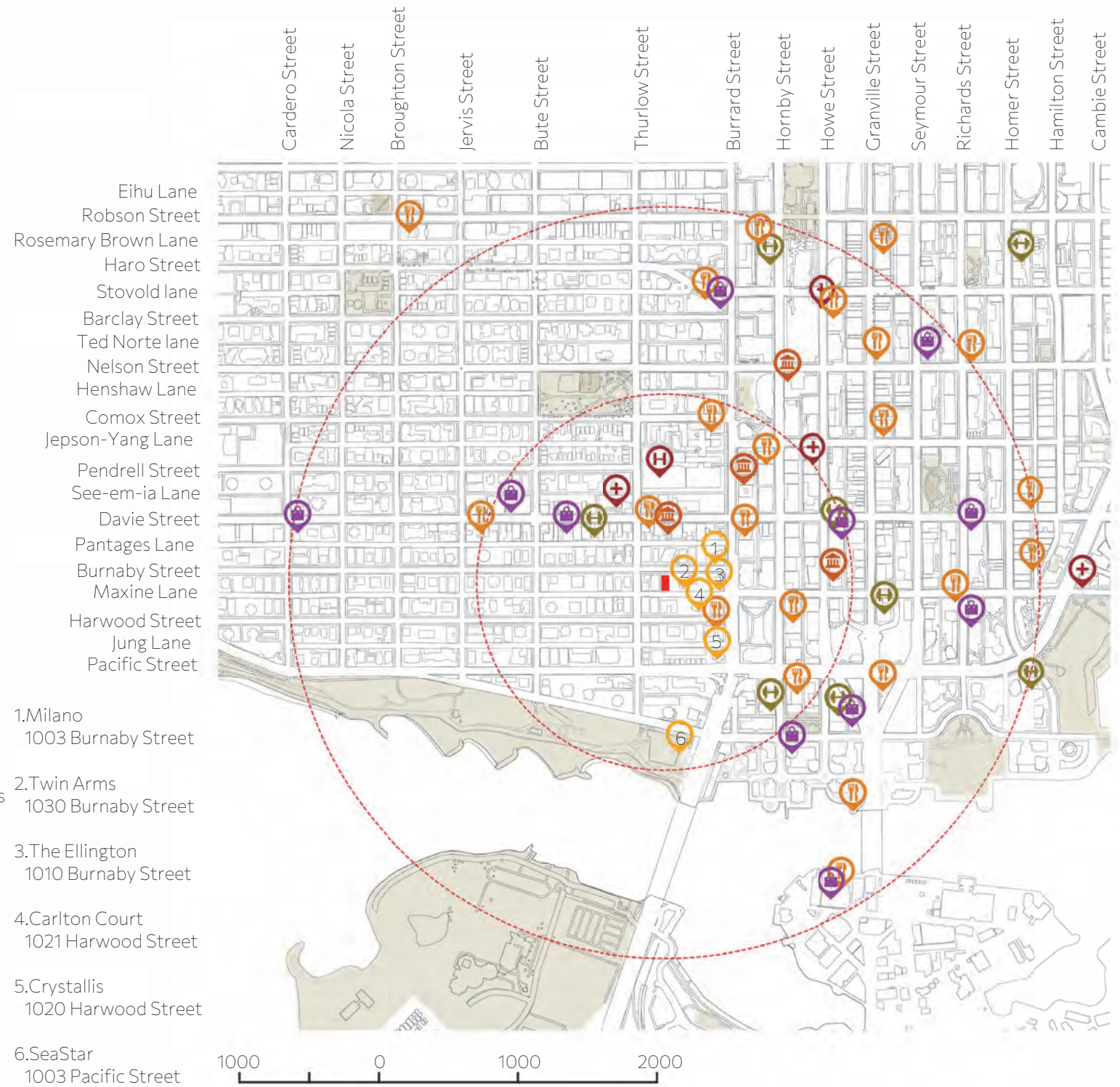
Neighbourhood Amenities and Services

The *West End Community Plan (2023)* outlines the community context of the West End neighbourhood:

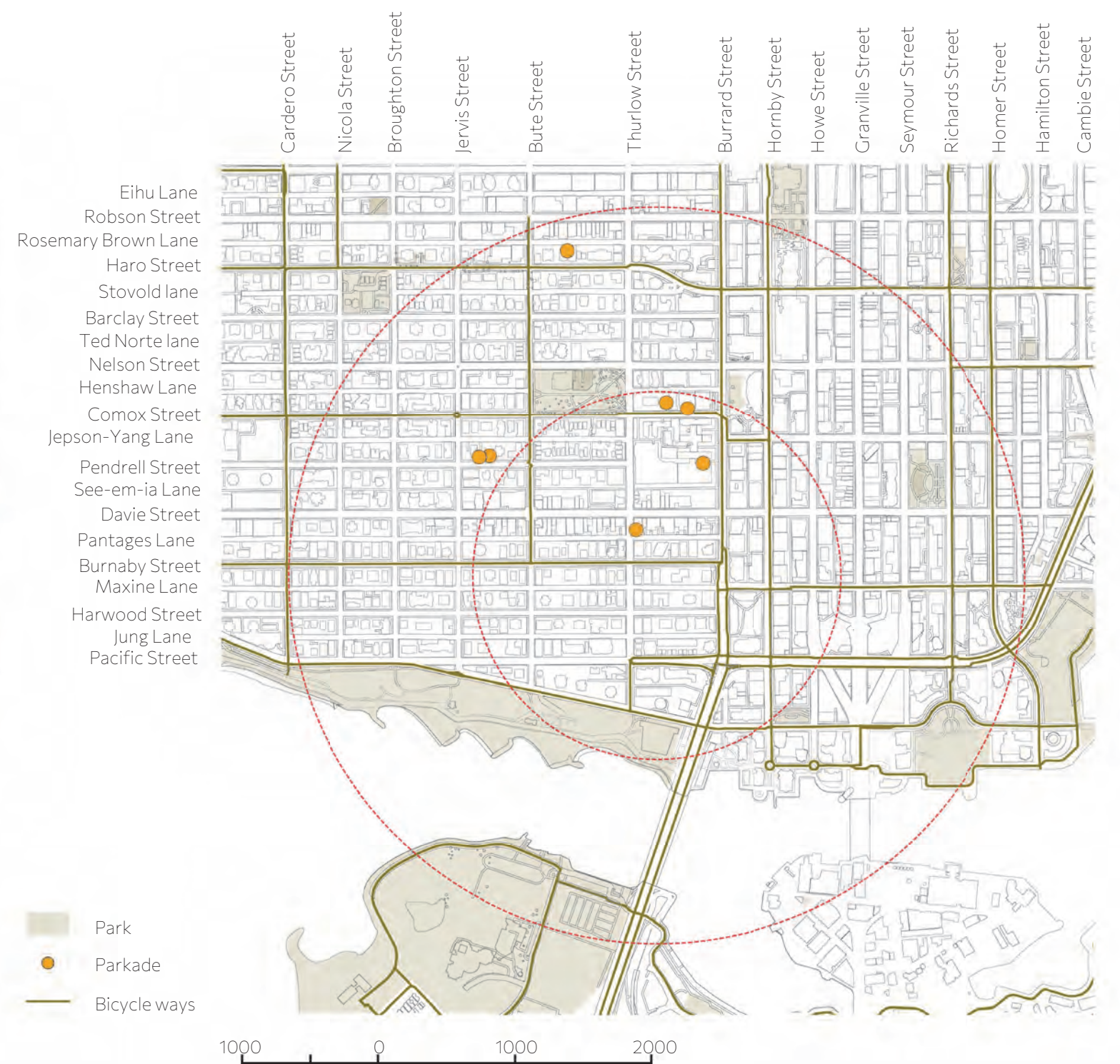
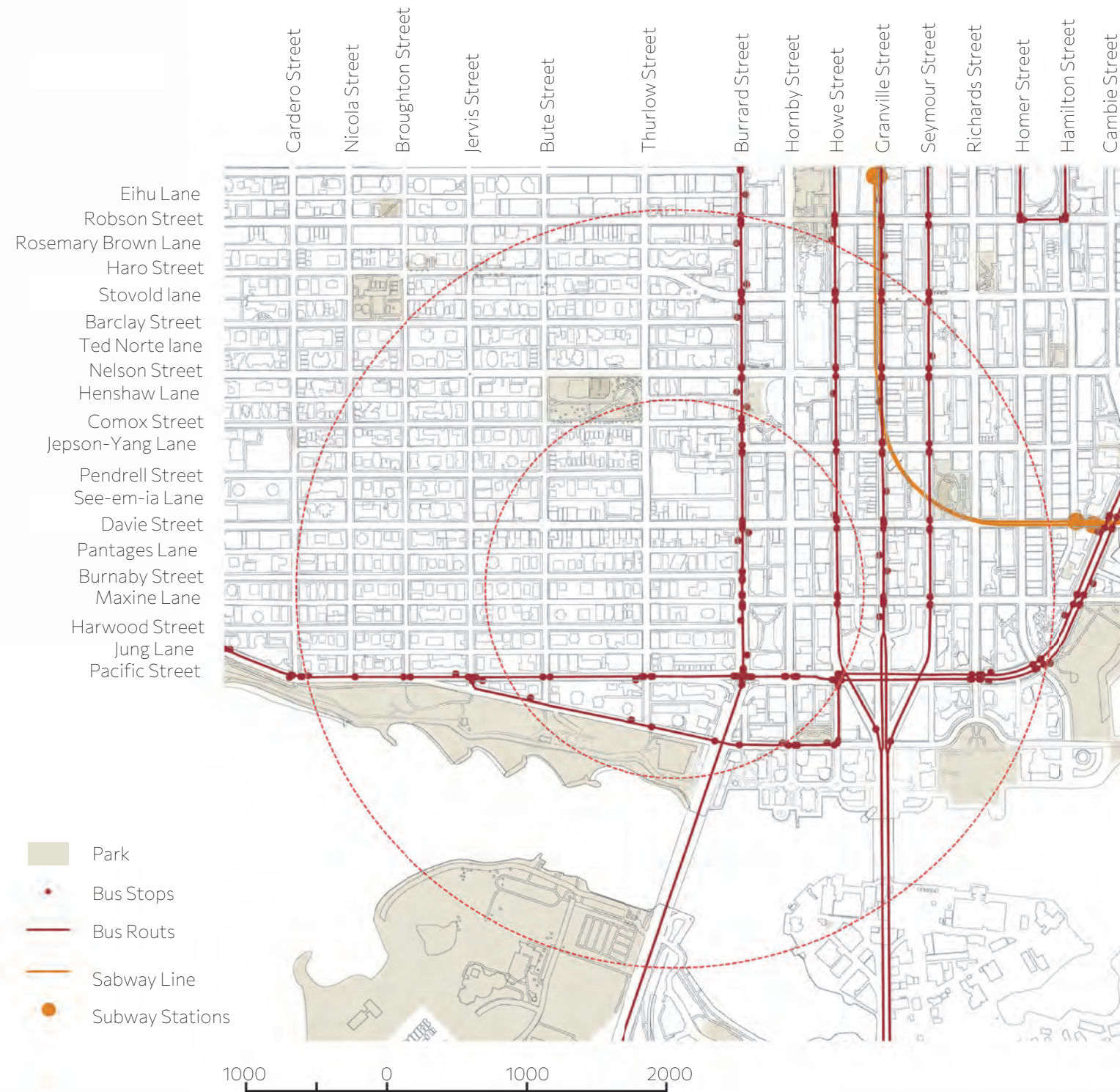
The West End is a vibrant, diverse, walkable, and densely populated community surrounded by world-class parks and beaches, as well as Vancouver's downtown and Central Business District. It comprises 204 hectares, making up 35% of the downtown peninsula (not including Stanley Park). There are 112 city blocks in the West End. The West End is situated between West Georgia Street, Burrard Street, Stanley Park and English Bay. It includes the Davie Village – traditionally Nelson Park, looking east a hub for the city's lesbian, gay, bisexual, transgender, and queer (LGBTQ) community – and Denman Street, which together provide local shopping, services and restaurants. This area also has high-end retail on Robson and Alberni Streets. The green, leafy residential streets and the diversity of building forms and architectural styles are defining elements of the West End's distinctive character. The community has around 45,000 residents, 23,000 jobs, and millions of annual visitors.

There are several public spaces and facilities, which serve the West End community including: the Seawall, West End Community Centre, Joe Fortes Library, Qmunity, Aquatic Centre, and Barclay Heritage Square. Preservation of these places are critical to ensuring liveability in the West End.

-  Public Services
 -  Grocery Stores
 -  Food Catering Services
 -  Sport Facilities
 -  Medical Services
 -  Neighboring Buildings
1. Milano
1003 Burnaby Street
 2. Twin Arms
1030 Burnaby Street
 3. The Ellington
1010 Burnaby Street
 4. Carlton Court
1021 Harwood Street
 5. Crystallis
1020 Harwood Street
 6. SeaStar
1003 Pacific Street



Accessibility of Public Transport & Bikeways





The main goal for the proposed residential project is to create a thoughtful, cohesive and integrated community environment. The proposed development will expand housing affordability in the neighbourhood.

The proposed residential building is designed to create a healthy, productive and supportive environment for people by maximising access to a variety of private and public facilities.

The proposed project includes a shared rooftop playground, gym, barbecue area, co-working space, and extensive bicycle parking. One of the main features of the unit floor plans is that each apartment has private access to a balcony or terrace. The building design delivers accessible natural light and fresh air to each unit.

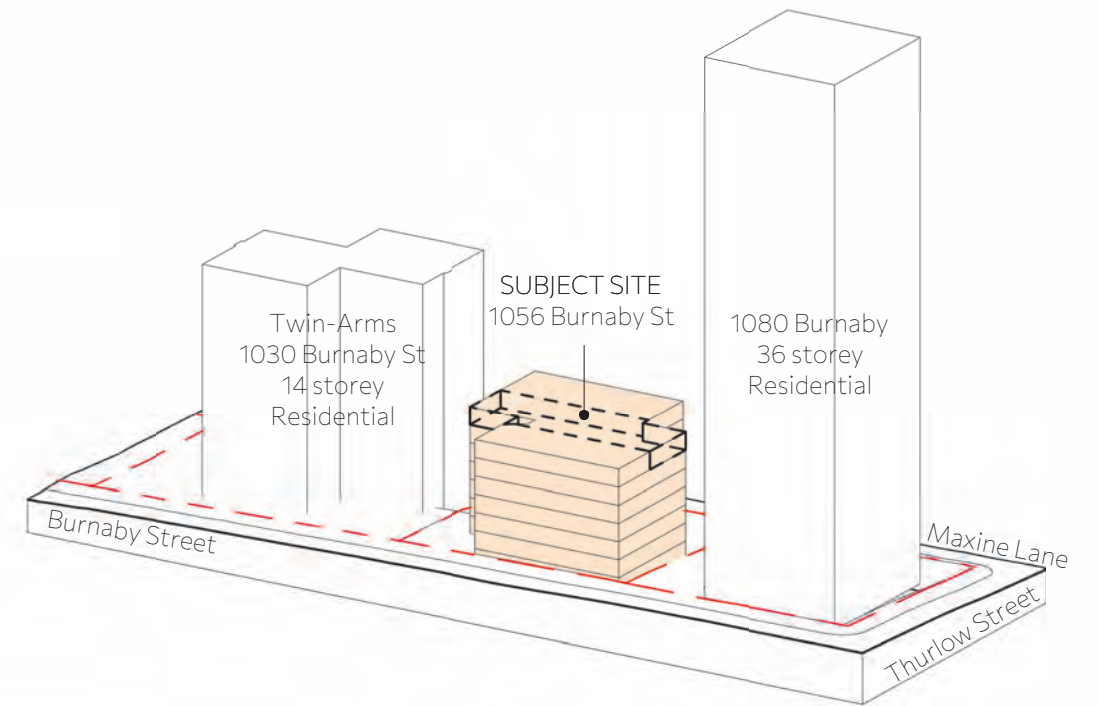
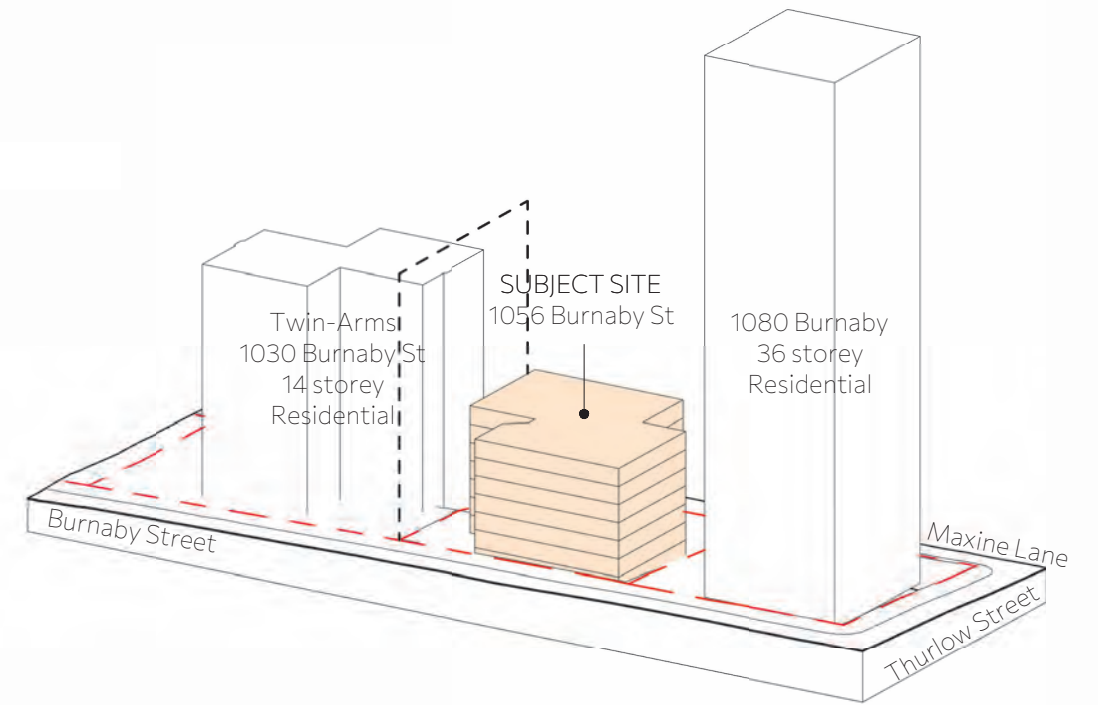
All balconies are designed to preserve the privacy of the residents via the shape of the floor plan and achieved using perforated screens, which also provides solar shading.

A distinctive feature of the proposed residential building is that the townhouses (two-storey unit) are located on the roof. The two-storey units have direct access to the roof, which provides safe and private space for families with children.

The building is designed to be highly accessible and adaptable, as it is equipped with elevators and designed according to the principles of a barrier-free environment.

Massing

For the proposed residential building, the form of the new building mirrors the neighbouring building (1030 Burnaby St). The intent of the overall massing is to deliver privacy and security to all residents, as well as provide opportunities for residents to enjoy quality public and private open space. Shared open space is key to a successful high-density development with high livability benefits.



Balcony and Terrace Design

The balconies are designed to preserve the privacy of the residents via the zig-zag shape of the floor plan. Privacy is achieved using perforated screens, which also provides solar shading.



Neighbouring West End Character



Landscaped Entries



Private Outdoor Amenity Spaces



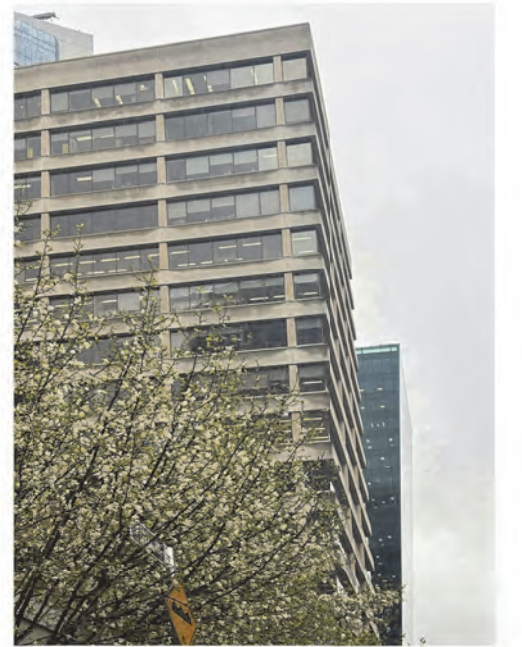
Micro Gardens



Large Historical Street Trees



Street Tree Growth



Ribbon Windows



Prominent Balconies



Blue, Green Glass Varieties



Concrete and Glass Facades



Brick Facades



Building Height Variation



Modular Design

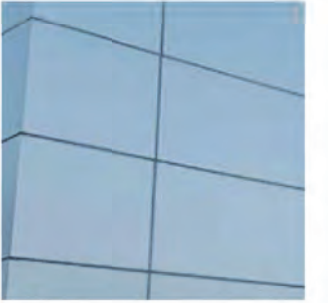
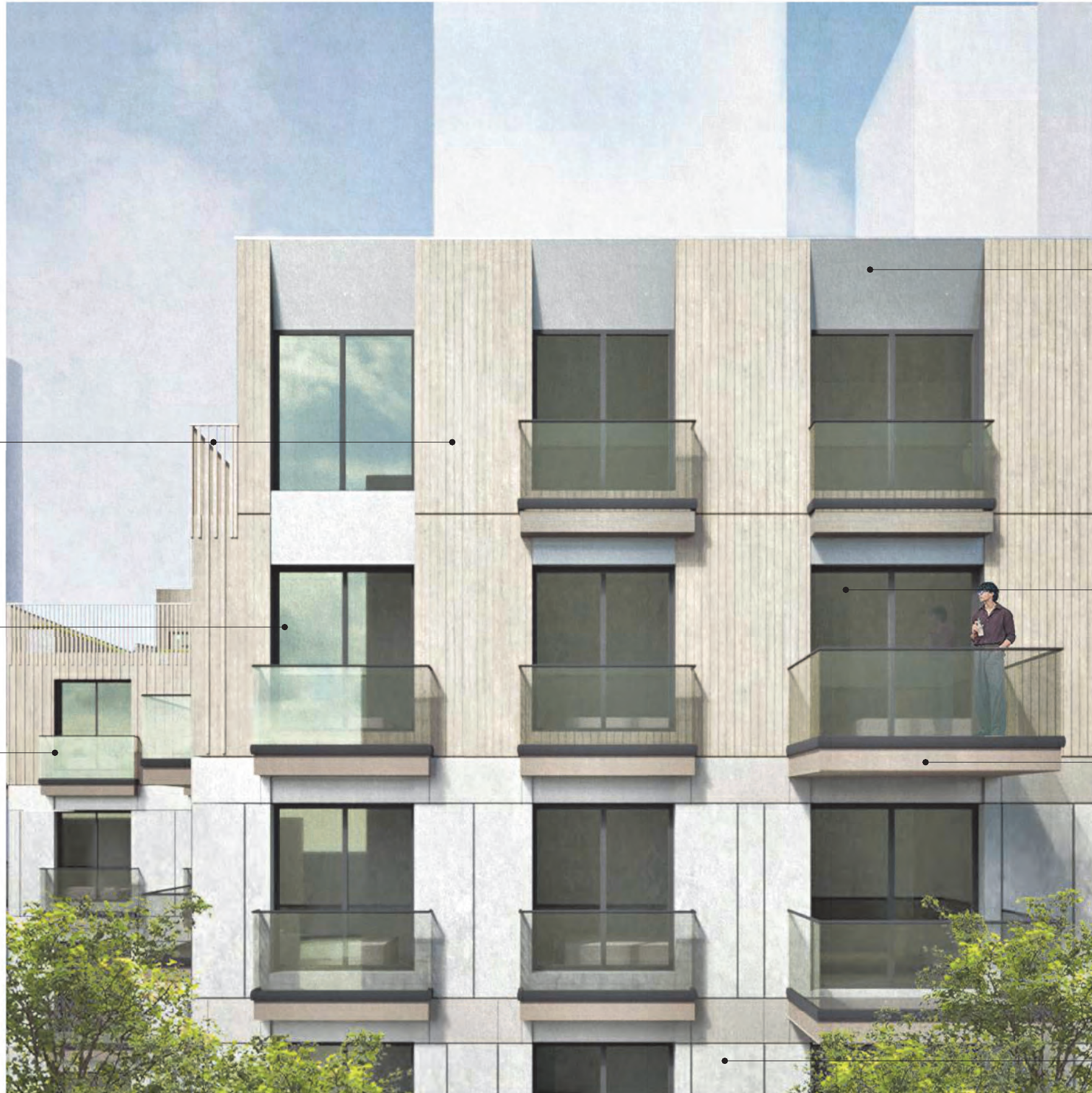
Materiality



Open-joint Aluminum Cladding 8" Link&Lock, Tongue & Groove Planks Woodgrains-Beechwood

Dark Window Frames

Glass Railing

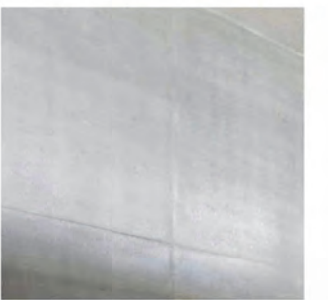


Aluminium Composite Panels



Low Emissivity Glass

Beige Metal/Wood texture on soffit



Glass Fiber Reinforced Concrete

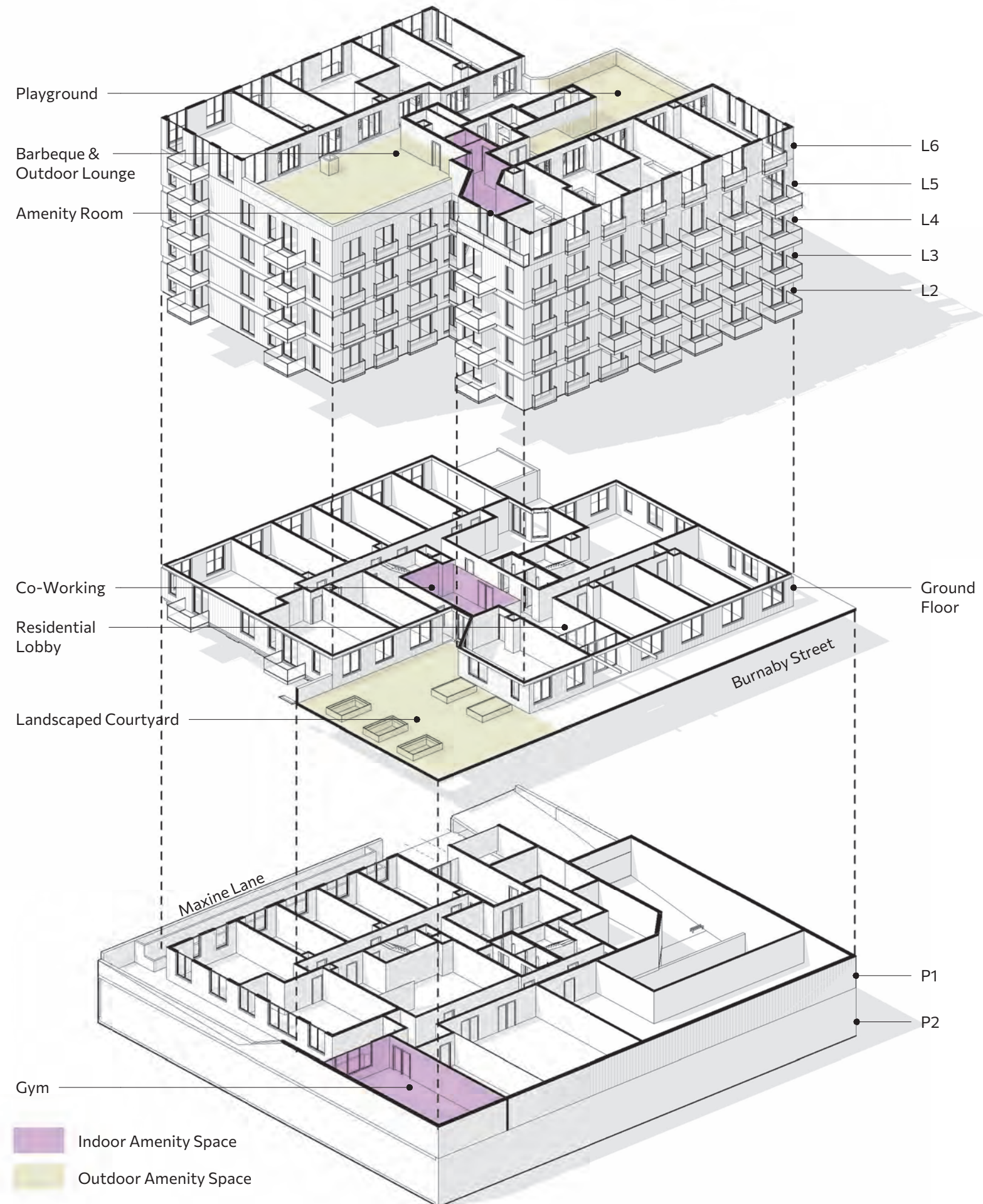


Ecosystem of Shared Spaces

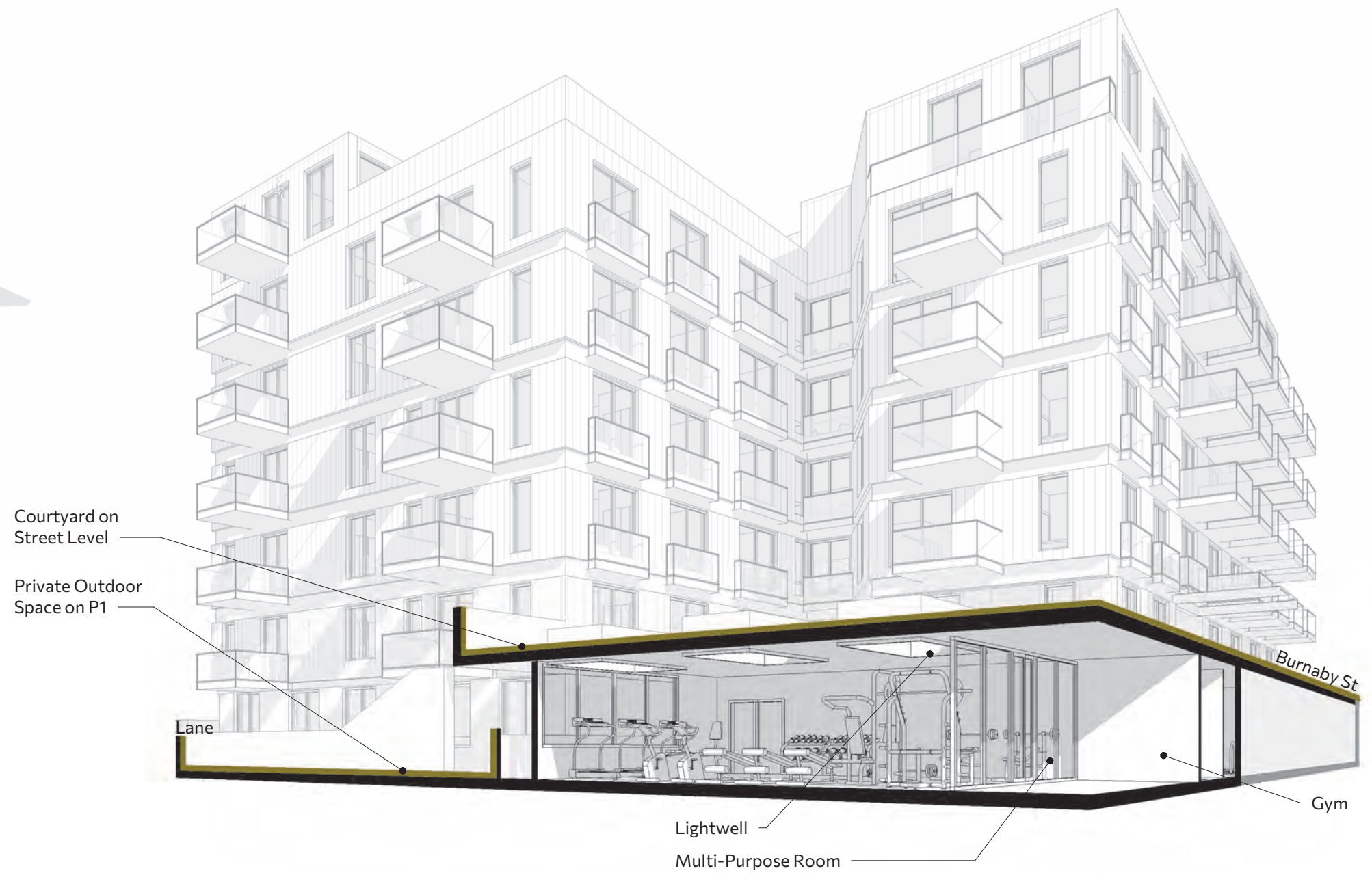
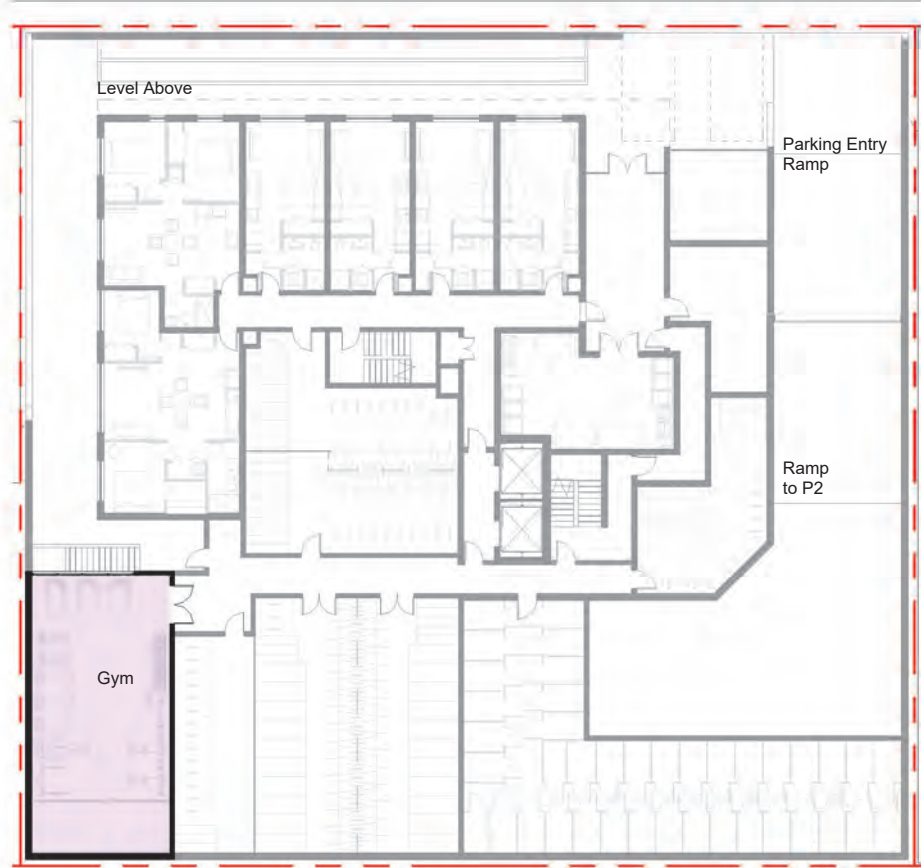
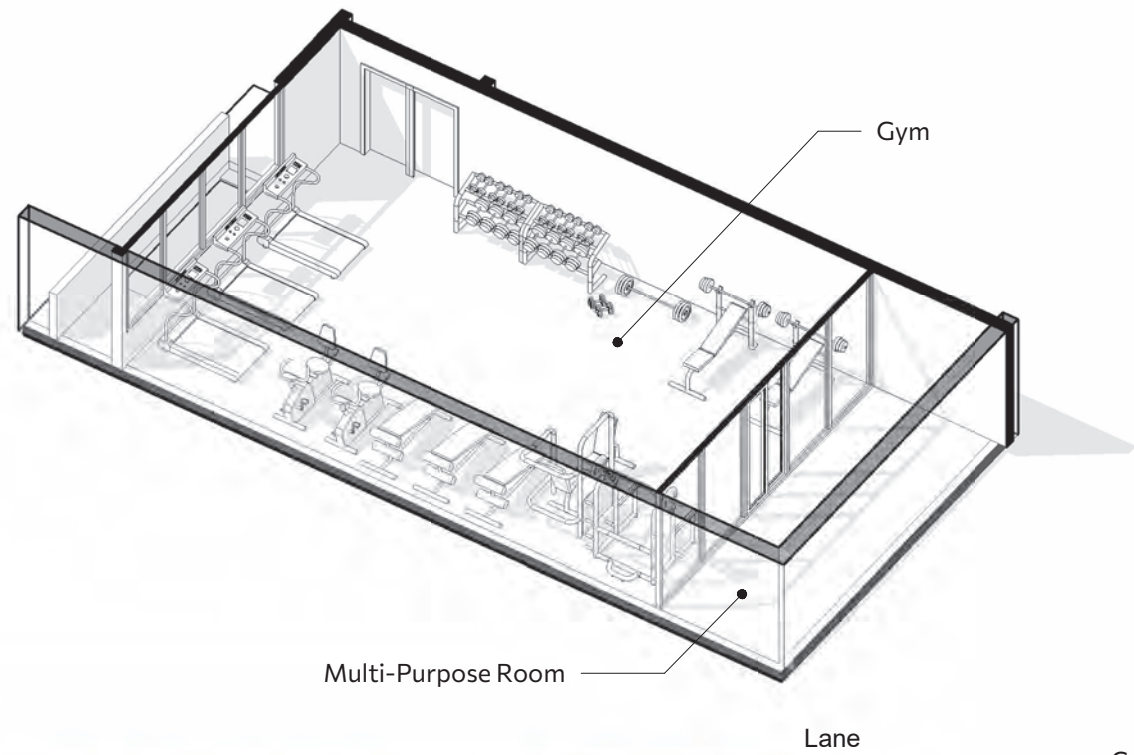
Shared space is important because it builds community, strengthens social ties and reduces isolation. It also improves physical and psychological well-being by giving people access to green spaces, parks and recreational areas.

The proposed project contains three (3) levels containing distinct amenity areas:

- **P1** (Below Grade)
- **L1** (Ground Floor)
- **L6** (Rooftop)



P1 Level Amenity Space



Examples of Lightwell



1 P1 - Amenity
B5.02 SCALE: 1" = 30'-0"

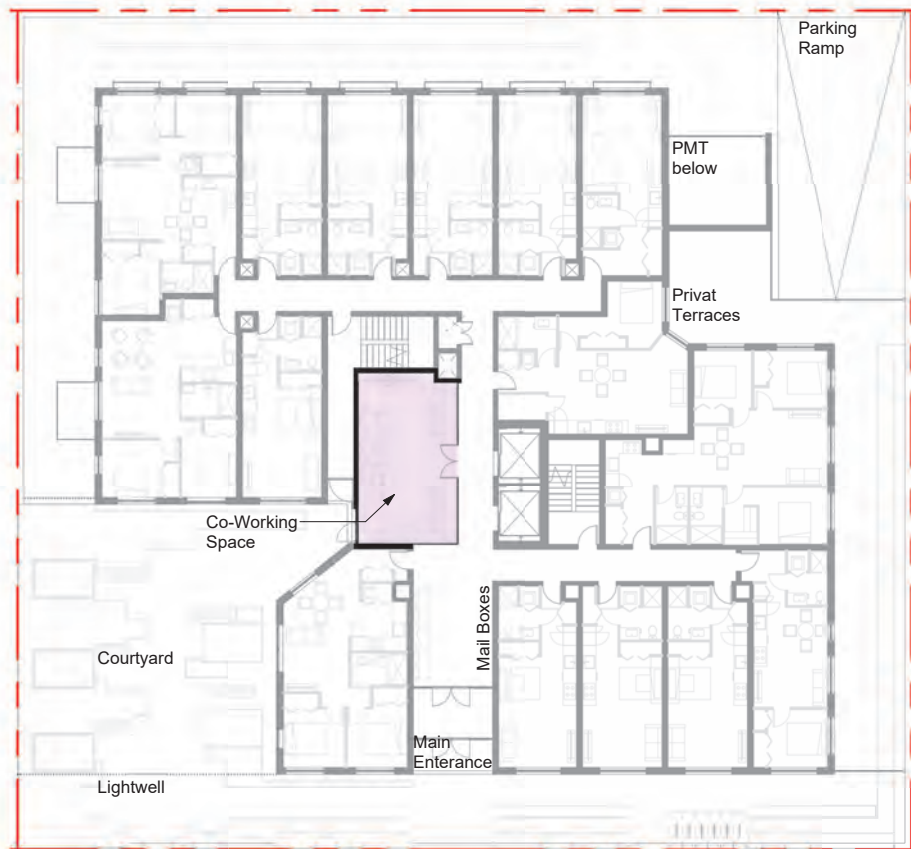
Burnaby Street

Ground Floor Amenity Space

The courtyard is designed to unite the building residents and create a common functional space with the neighbouring residential building. Shared open space is key to a successful high-density development with high liveability benefits.

A co-working space is located adjacent to the building's main lobby, with access to the courtyard. The inclusion of a co-working space provides an opportunity for residents to connect on personal, professional and entrepreneurial levels.

The courtyard is designed with large, raised planters to accommodate skylights that filter natural light into the shared gym space below. The extension of the courtyard to the parking level provides another level of connection between functional common space and the residential portion of the proposed building.



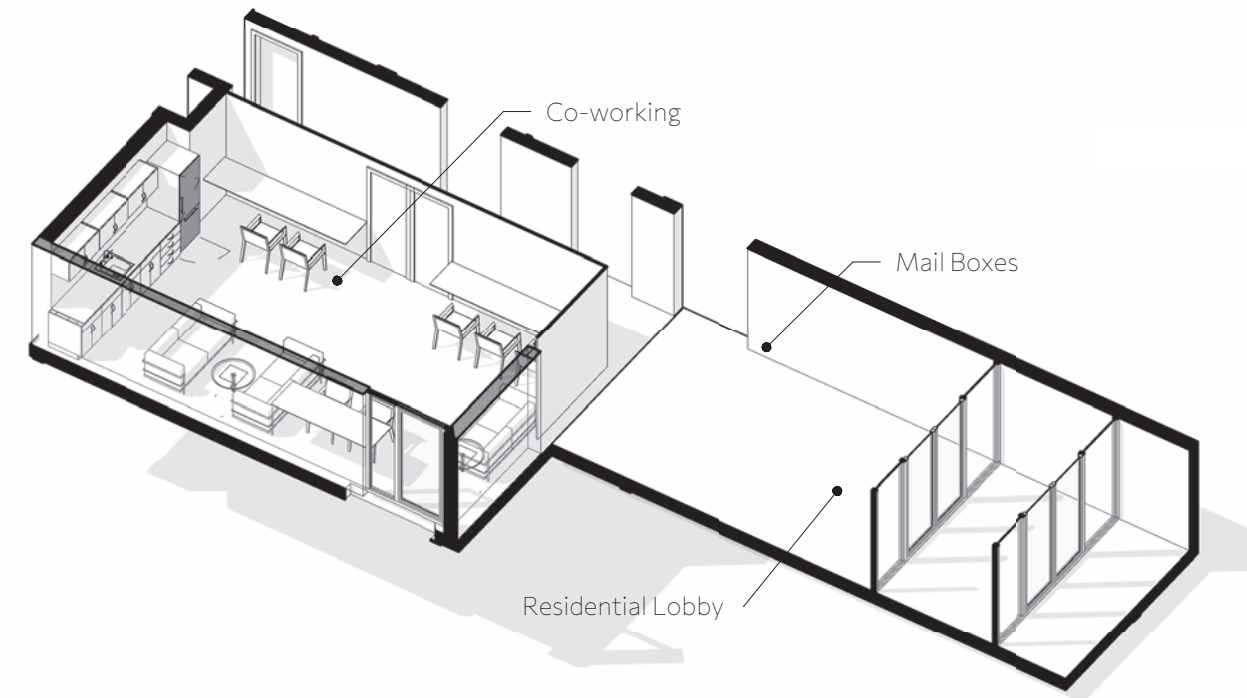
1030 Burnaby St
14-storey
Residential

Twin Arms
Entrance

Lightwell

Courtyard

Co-working



1 **Ground Floor - Amenity**
B5.03 SCALE: 1" = 30'-0"

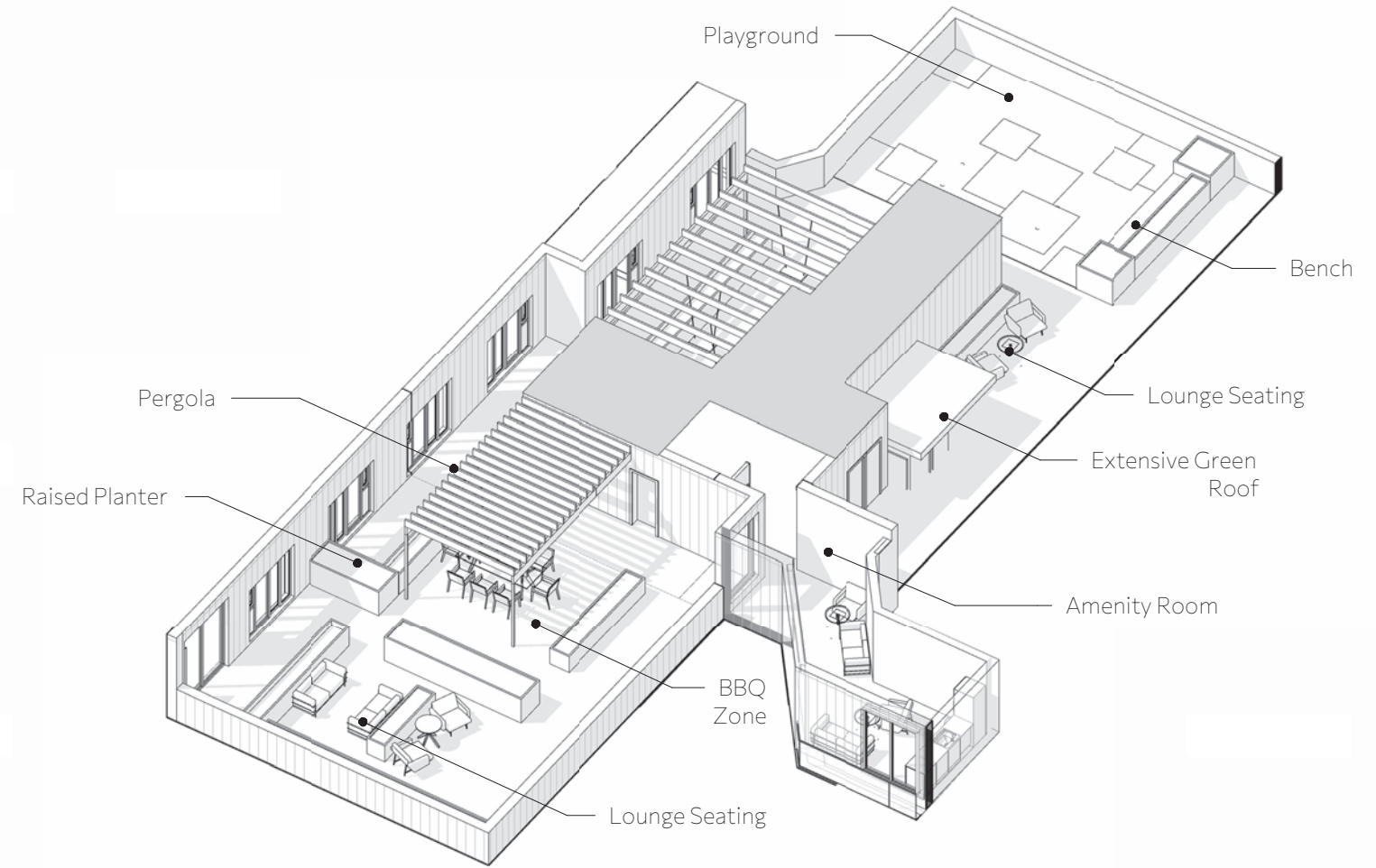
Rooftop Amenity Space

The proposed rooftop amenity area serves as a common place where people can gather, relax, socialize and engage in shared activities.

This space fosters a sense of community and provides opportunities for interaction between residents, as well as offering panoramic views and opportunities for outdoor recreation.

The roof is equipped with everything residents need and will be an important point of attraction for both singles and families.

There are two barbecue areas on the roof (open-air and enclosed), which permits residents to use the amenity area during all seasons.



- Lounge Seating
- Amenity Room
- Planting

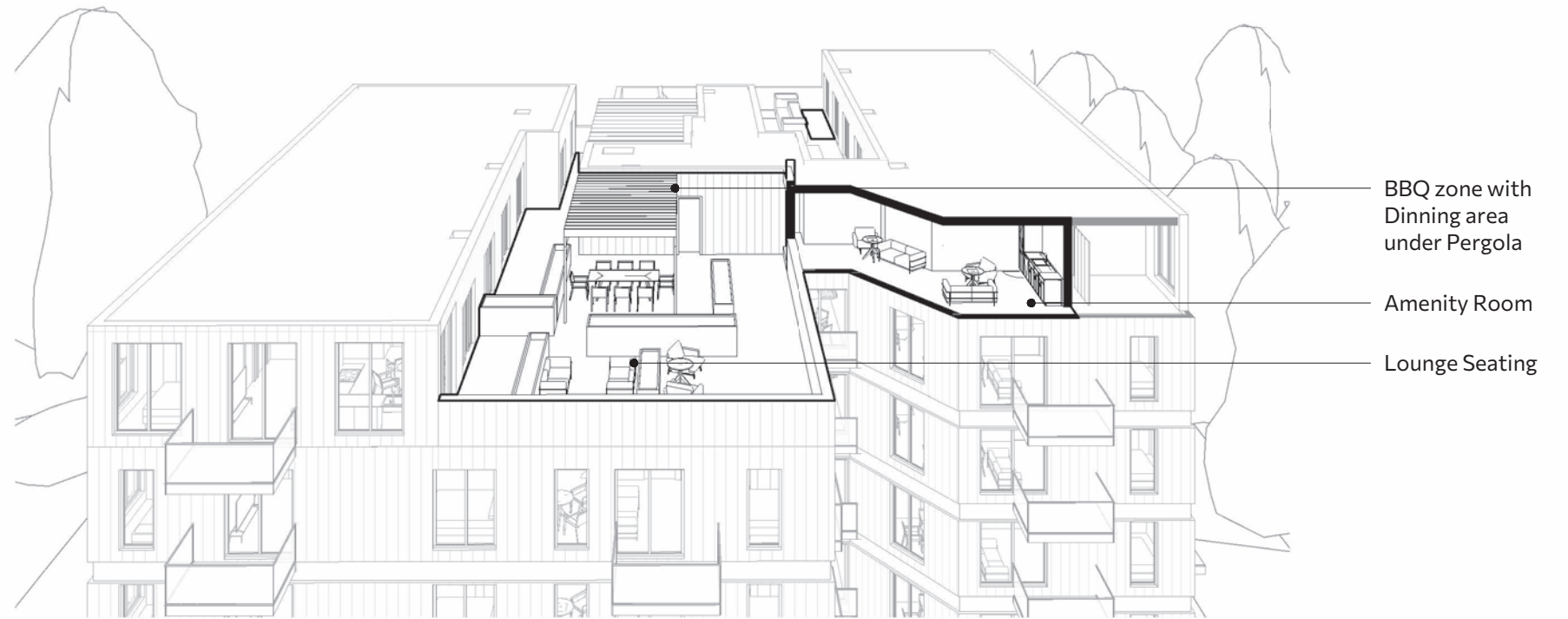
1 Level 6 - Rooftop & Amenity
 B5.04 SCALE: 1" = 30'-0"

Rooftop Amenity Space

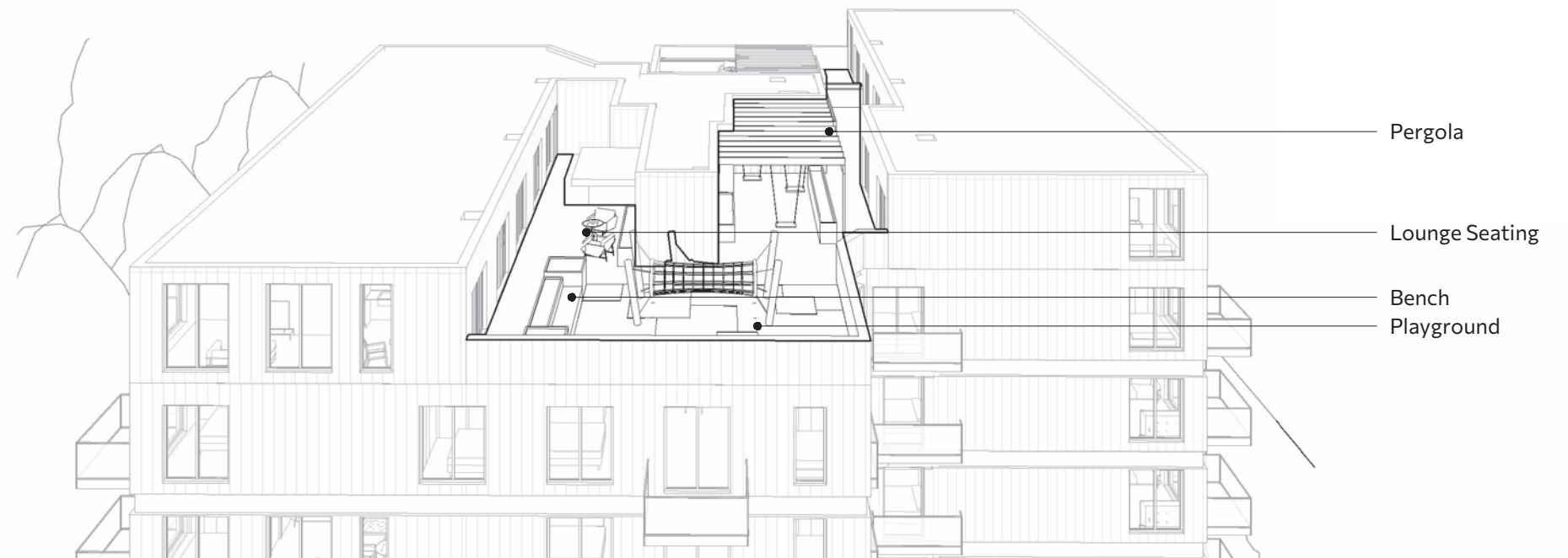
For families with children there is a children's playground, which is safely separated from the main barbecue area by recreational swings and building access (elevator vestibule and stairwell).

In addition to the barbecue areas, there are two other recreation areas on the roof: intimate social lounges that are surrounded by greenery, and an area for children.

The combination of shared amenities on the rooftop provides an opportunity for multiple generations and all family units to gather, relax and play.



- Lounge Seating
- Amenity Room
- Planting

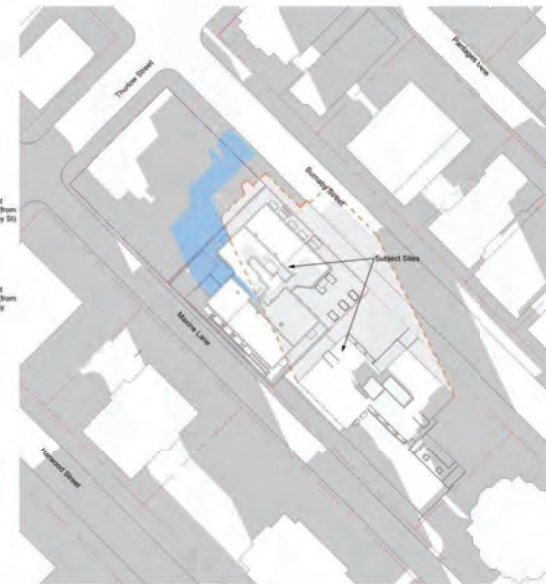


6 Level 6 - Rooftop & Amenity
B5.04.1 SCALE: 1" = 30'-0"

SHADOW STUDIES



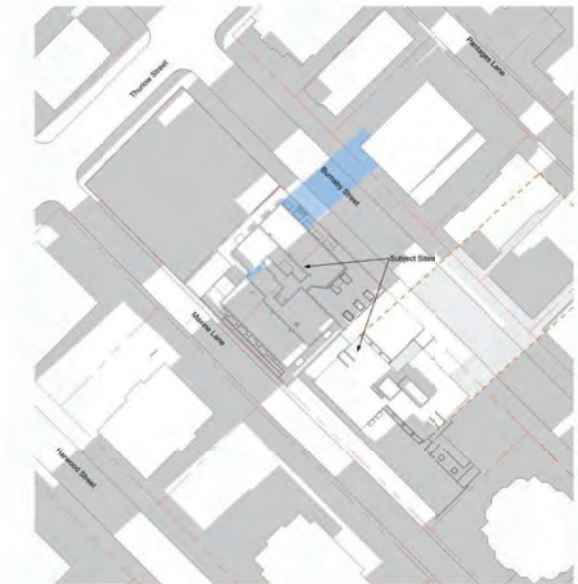
1 **March 21st - 10 am**
RZ0.08 SCALE: 1" = 80'-0"



2 **March 21st - 12 pm**
RZ0.08 SCALE: 1" = 80'-0"



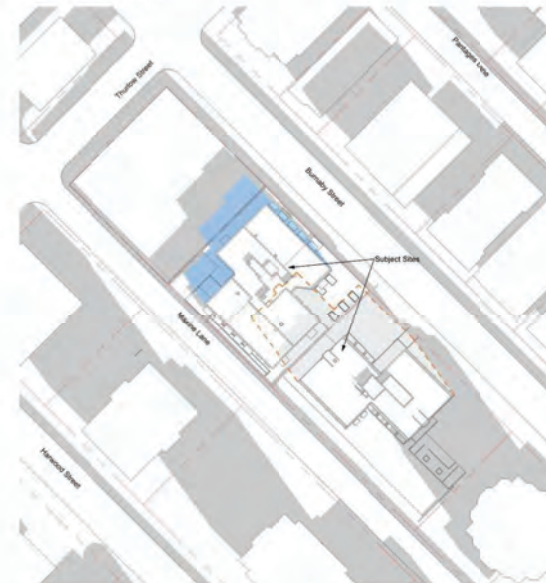
3 **March 21st - 2 pm**
RZ0.08 SCALE: 1" = 80'-0"



4 **March 21st - 4 pm**
RZ0.08 SCALE: 1" = 80'-0"



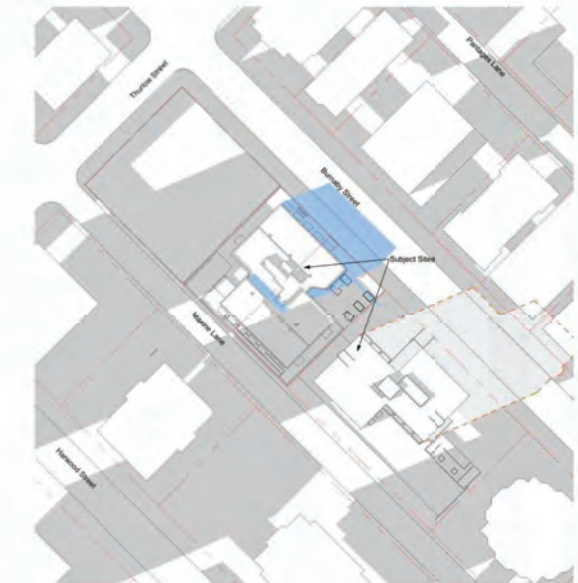
5 **June 21st - 10 am**
RZ0.08 SCALE: 1" = 80'-0"



6 **June 21st - 12 pm**
RZ0.08 SCALE: 1" = 80'-0"



7 **June 21st - 2 pm**
RZ0.08 SCALE: 1" = 80'-0"



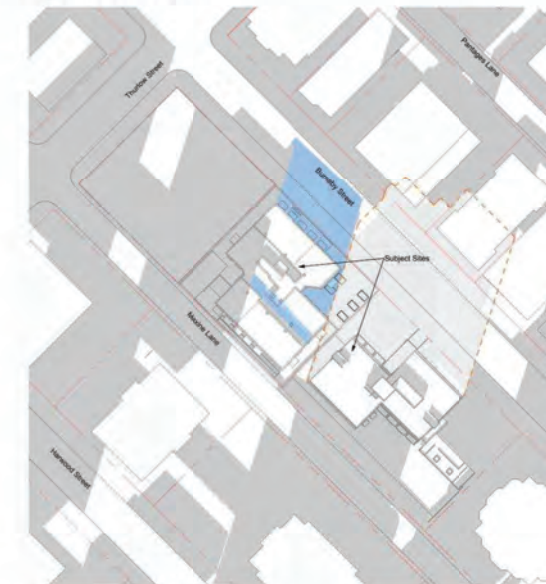
8 **June 21st - 4 pm**
RZ0.08 SCALE: 1" = 80'-0"



9 **September 21st - 10 am**
RZ0.08 SCALE: 1" = 80'-0"



10 **September 21st - 12 pm**
RZ0.08 SCALE: 1" = 80'-0"

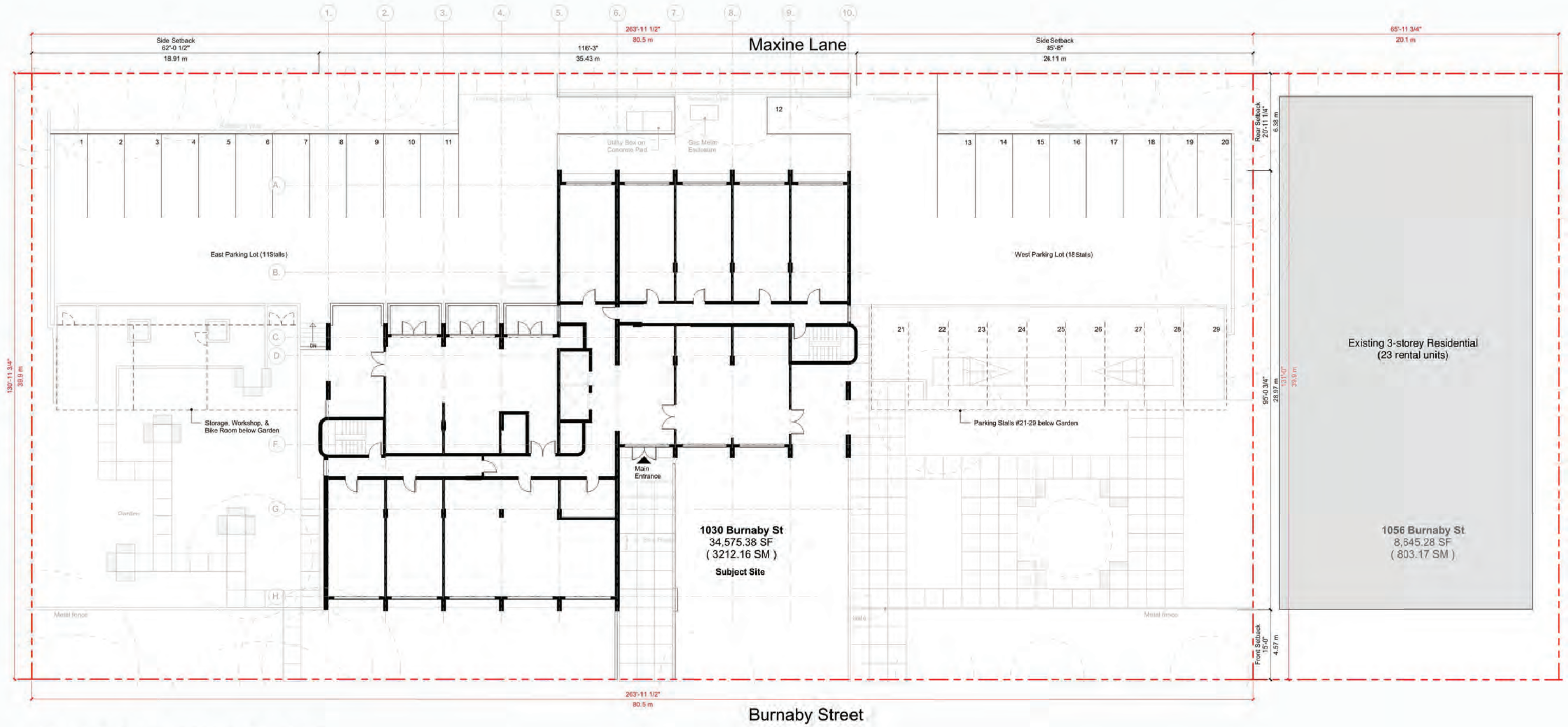


11 **September 21st - 2 pm**
RZ0.08 SCALE: 1" = 80'-0"



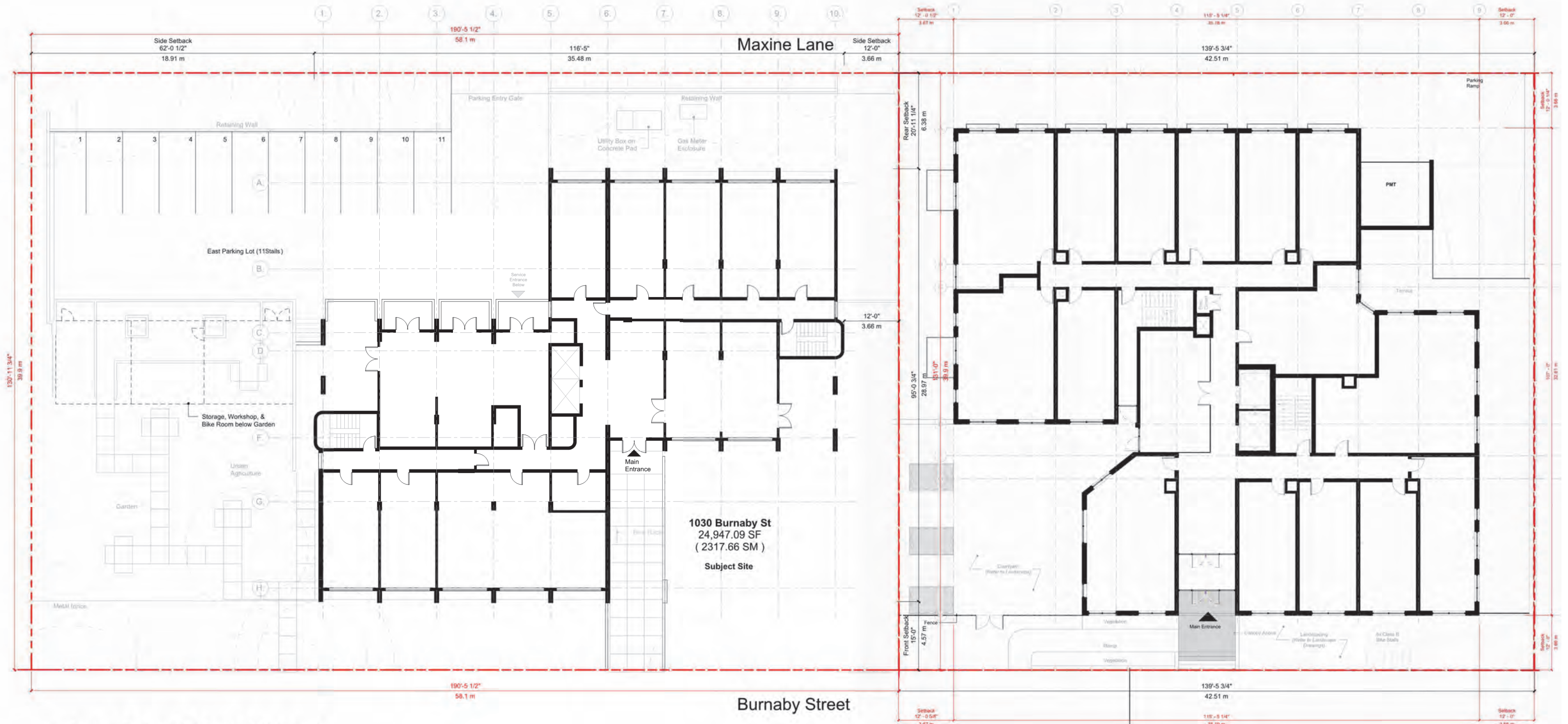
12 **September 21st - 4 pm**
RZ0.08 SCALE: 1" = 80'-0"

SITE PLAN | EXISTING



1 Existing Site Plan - 1030 Burnaby St (Twin Arms)
SCALE: 3/32" = 1'-0"

SITE PLAN | PROPOSED

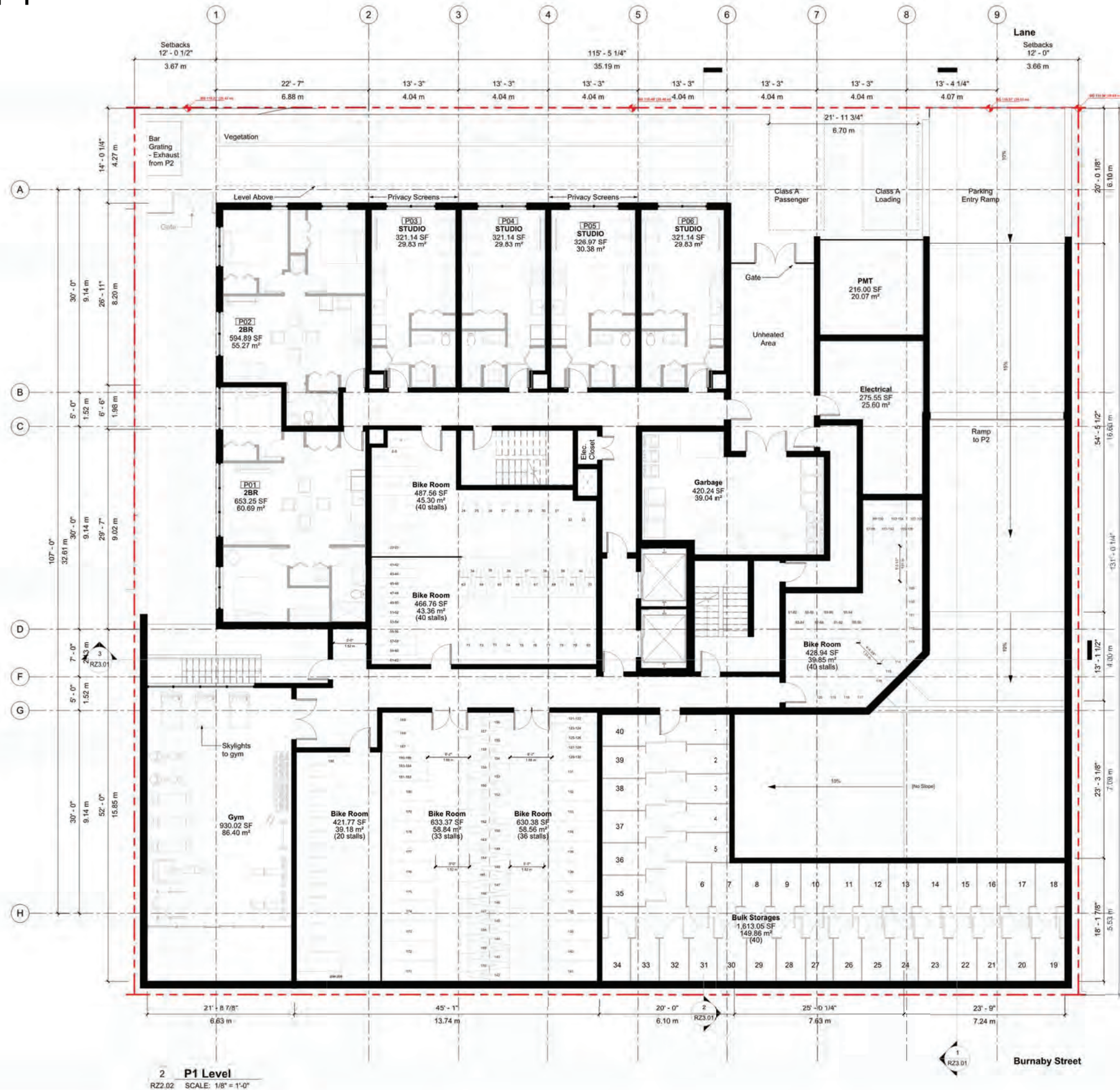


1 Proposed Site Plan - 1030 Burnaby St (Twin Arms)
SCALE: 3/32" = 1'-0"

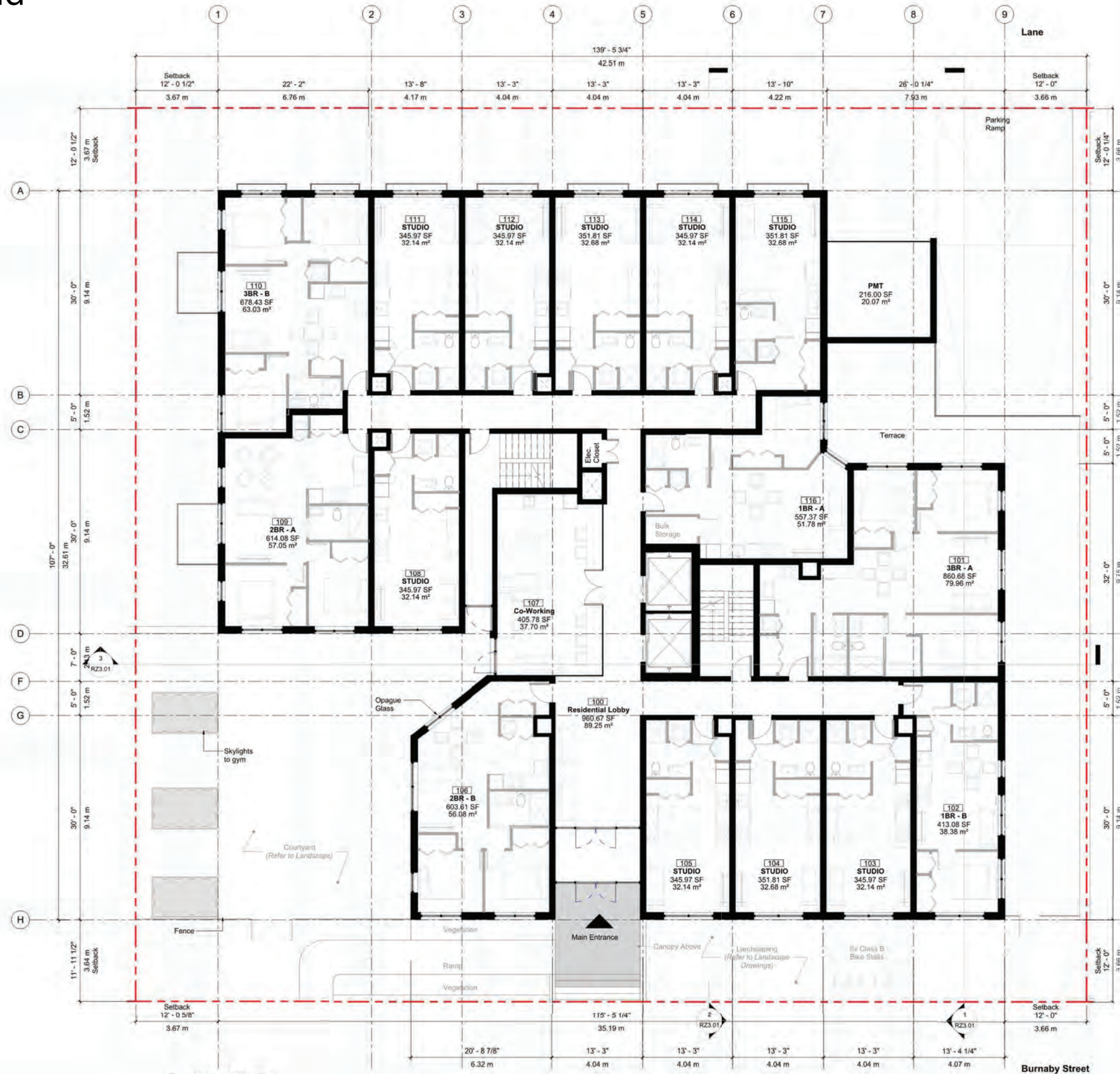
FLOOR PLAN | Level P2



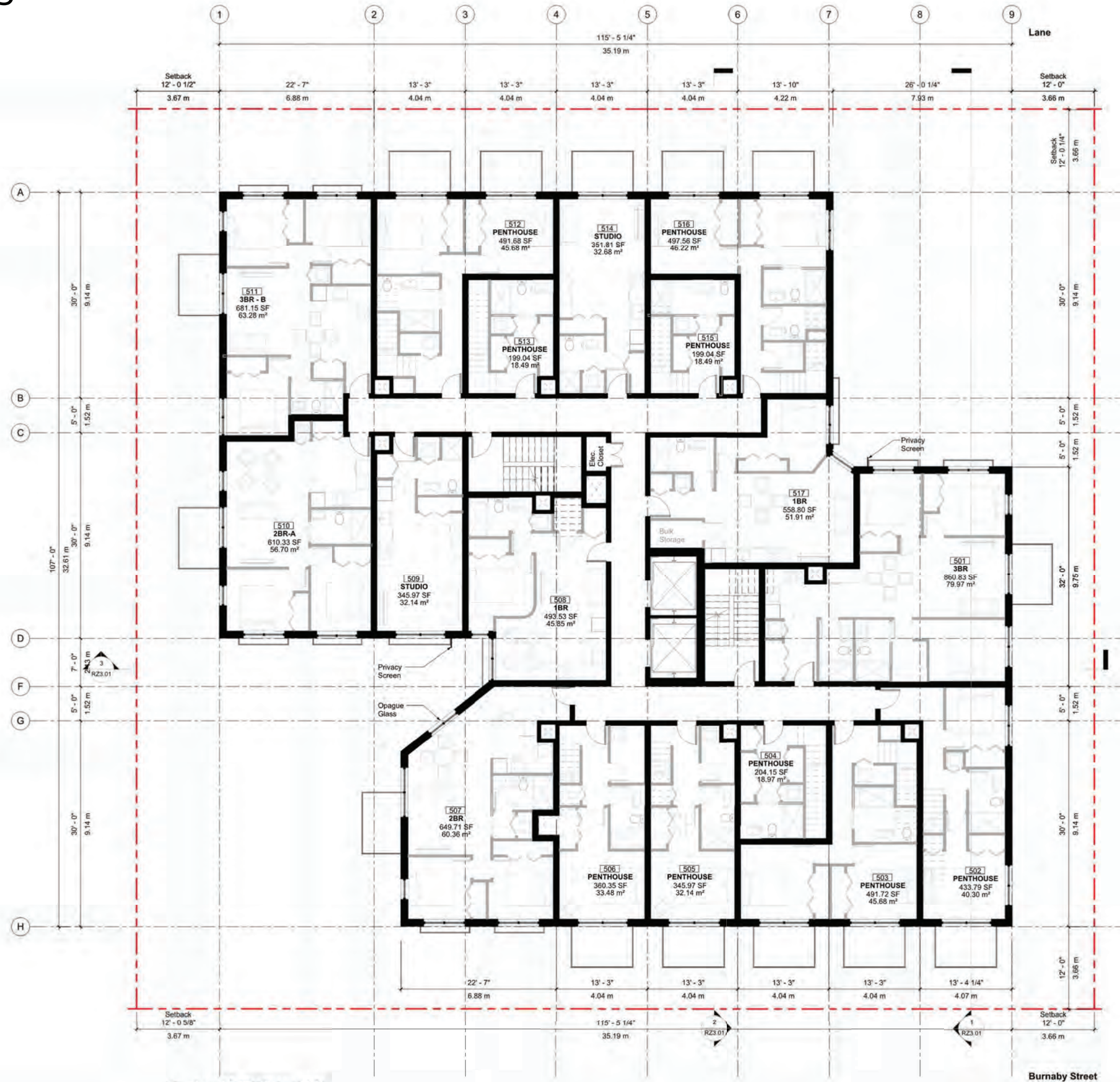
FLOOR PLAN | Level P1



FLOOR PLAN | Ground

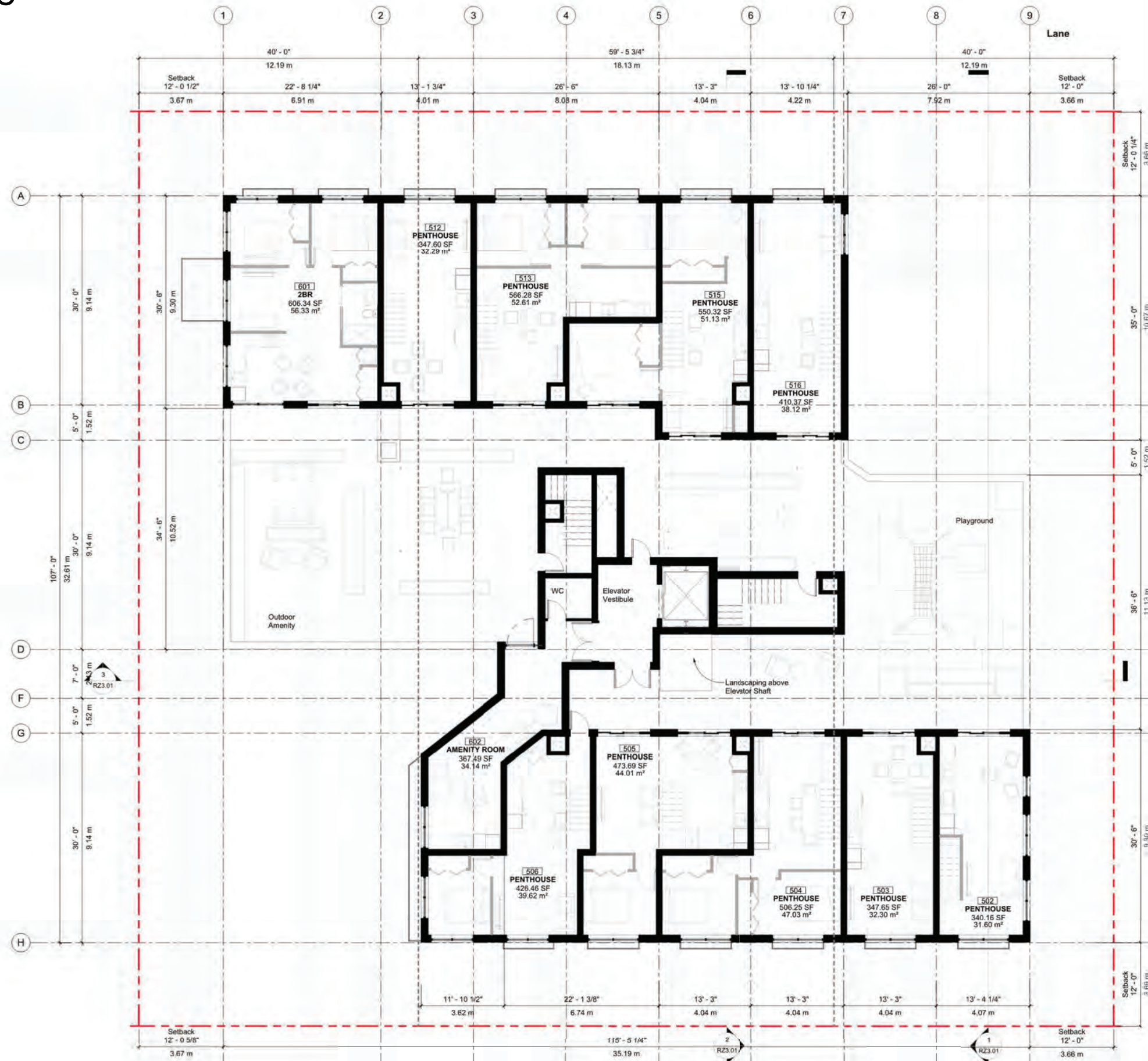


FLOOR PLAN | Level 5

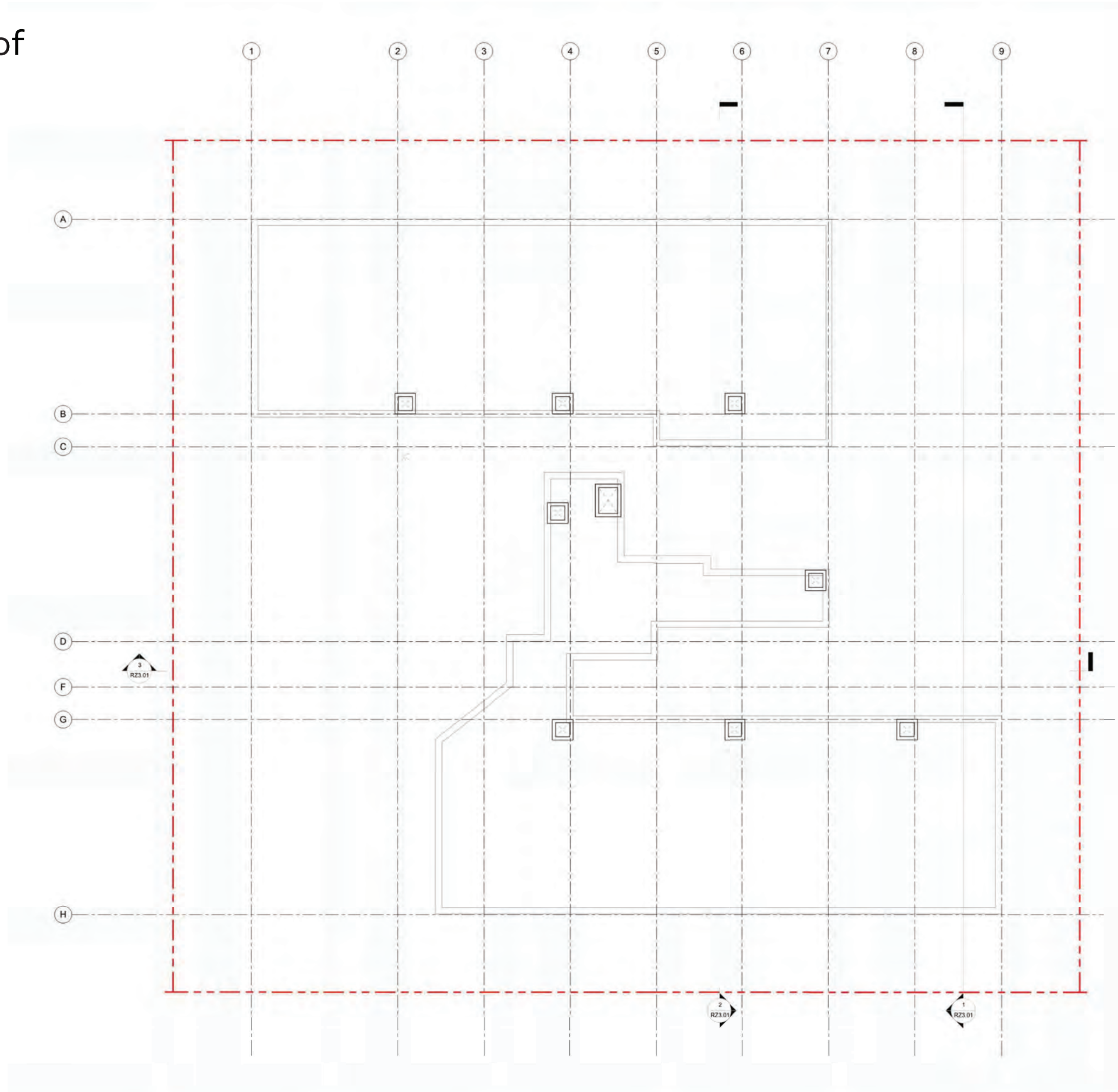


1 Level 5 (Penthouse L1)
R22.05 SCALE: 1/8" = 1'-0"

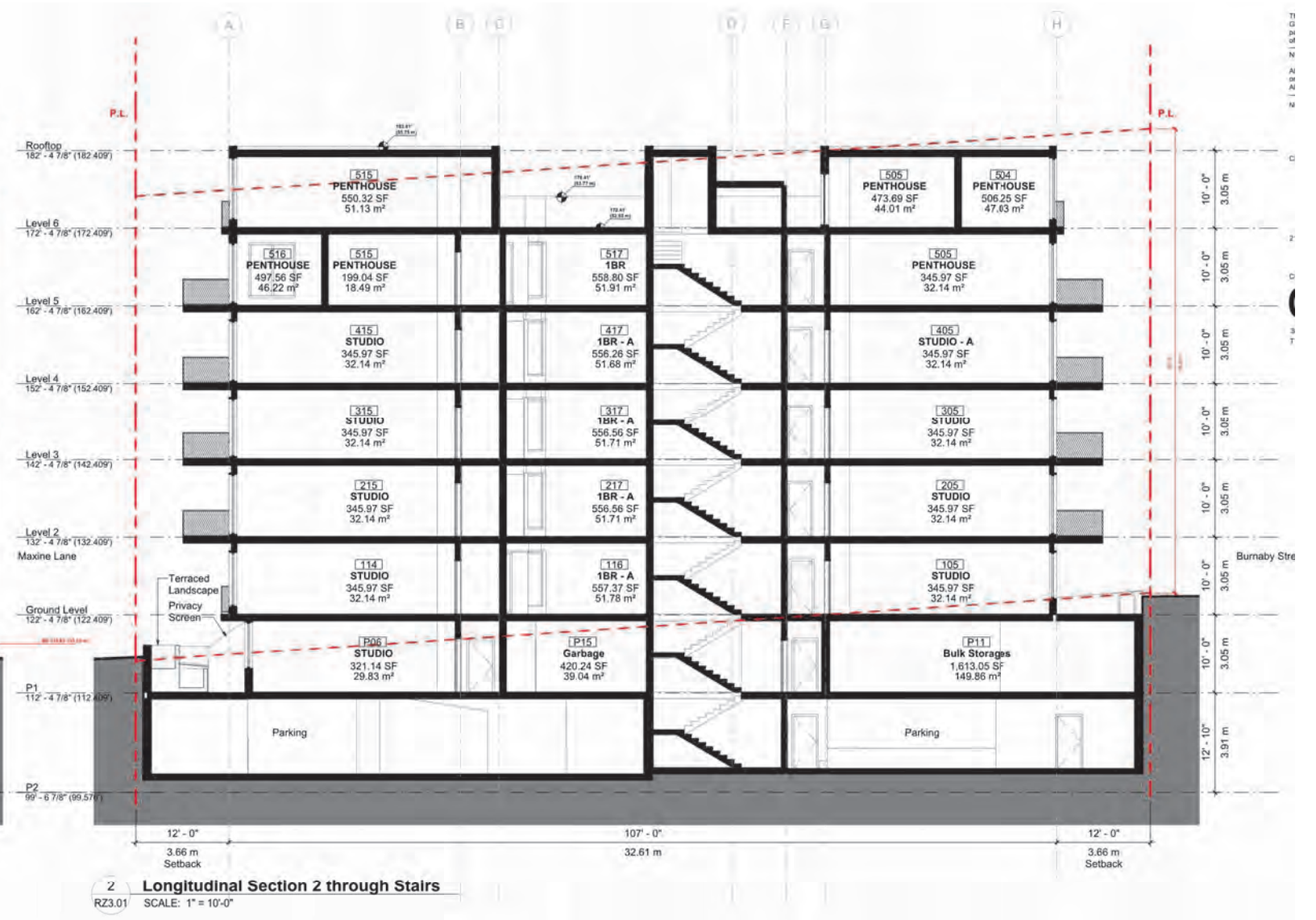
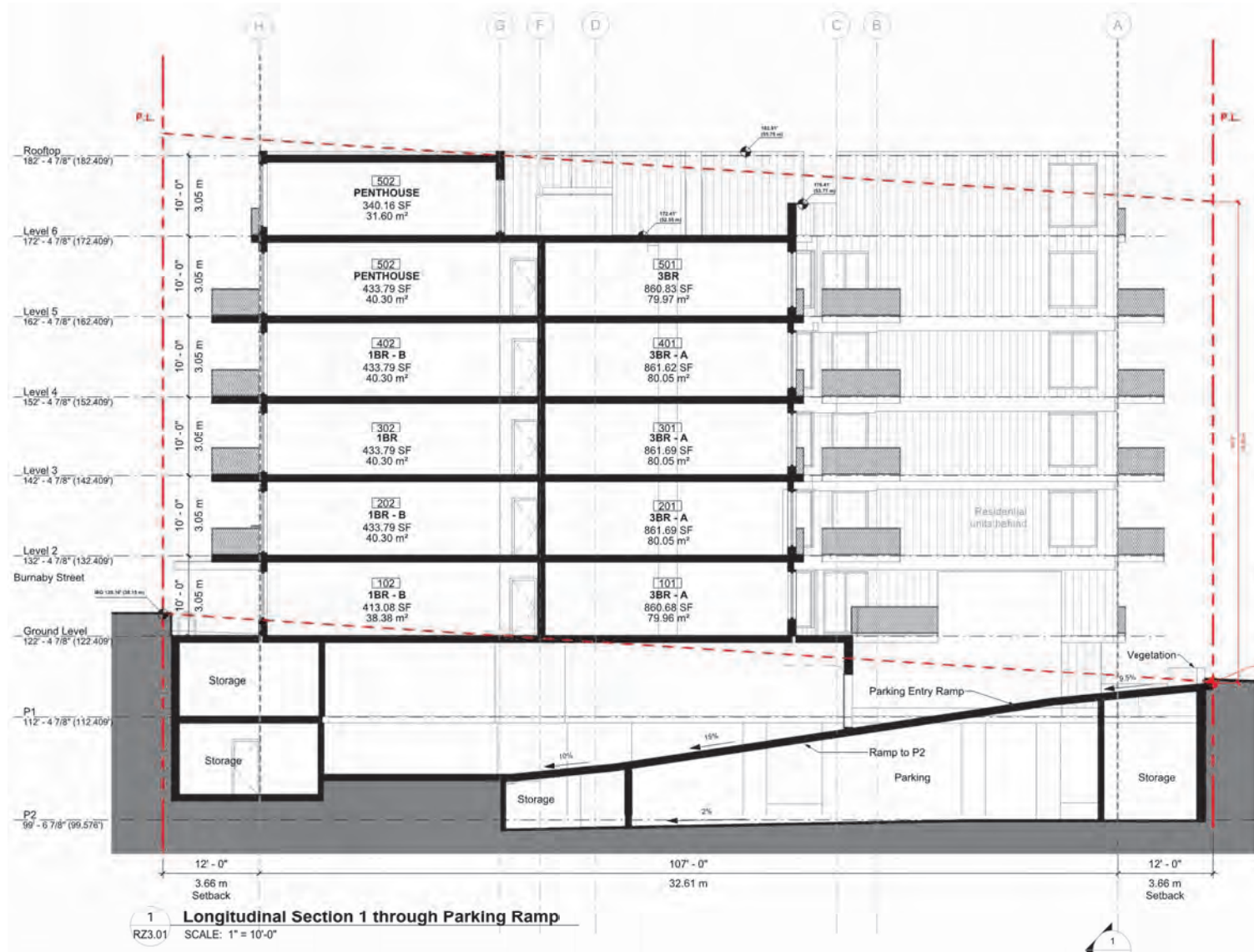
FLOOR PLAN | Level 6



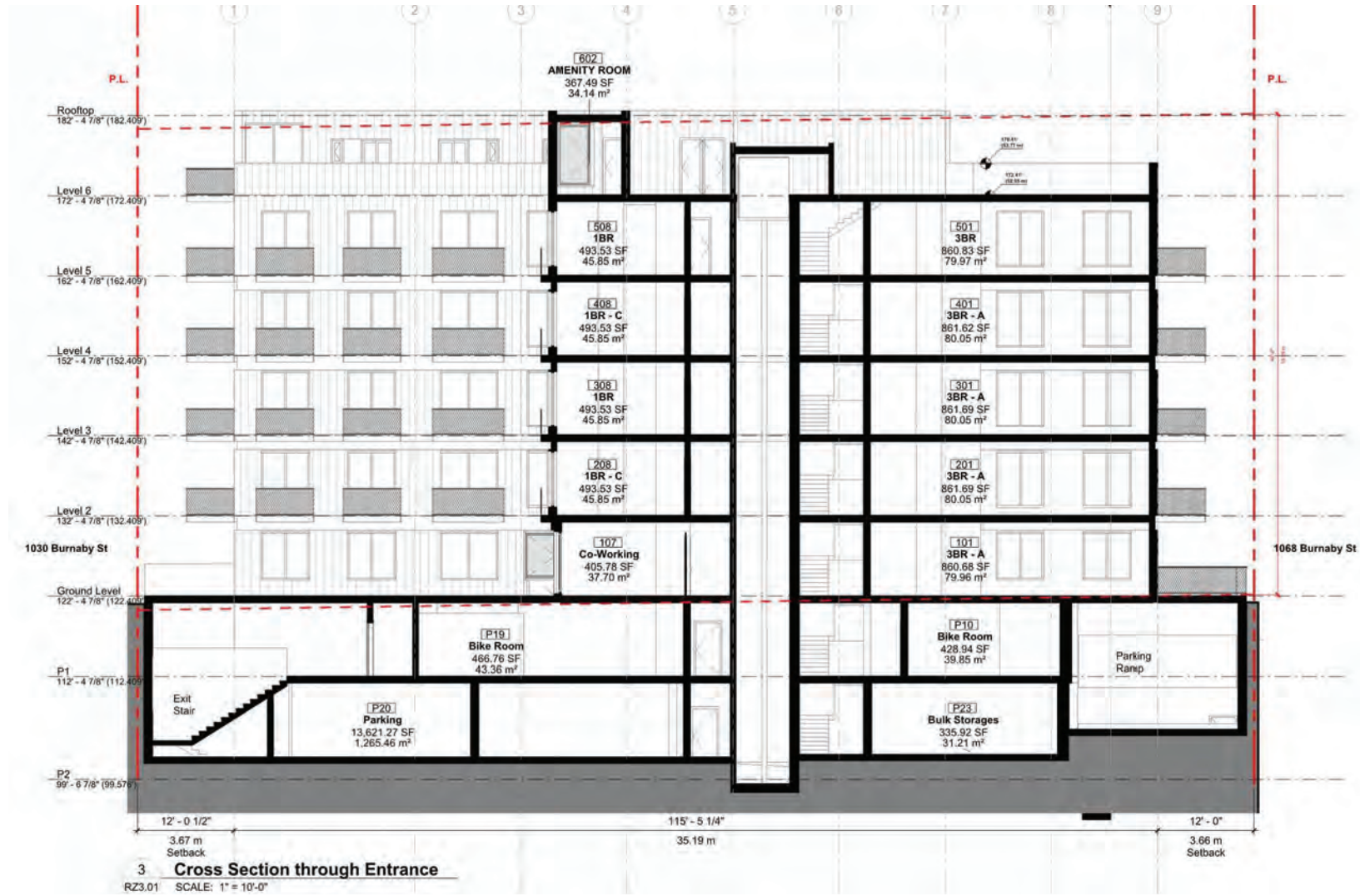
FLOOR PLAN | Roof



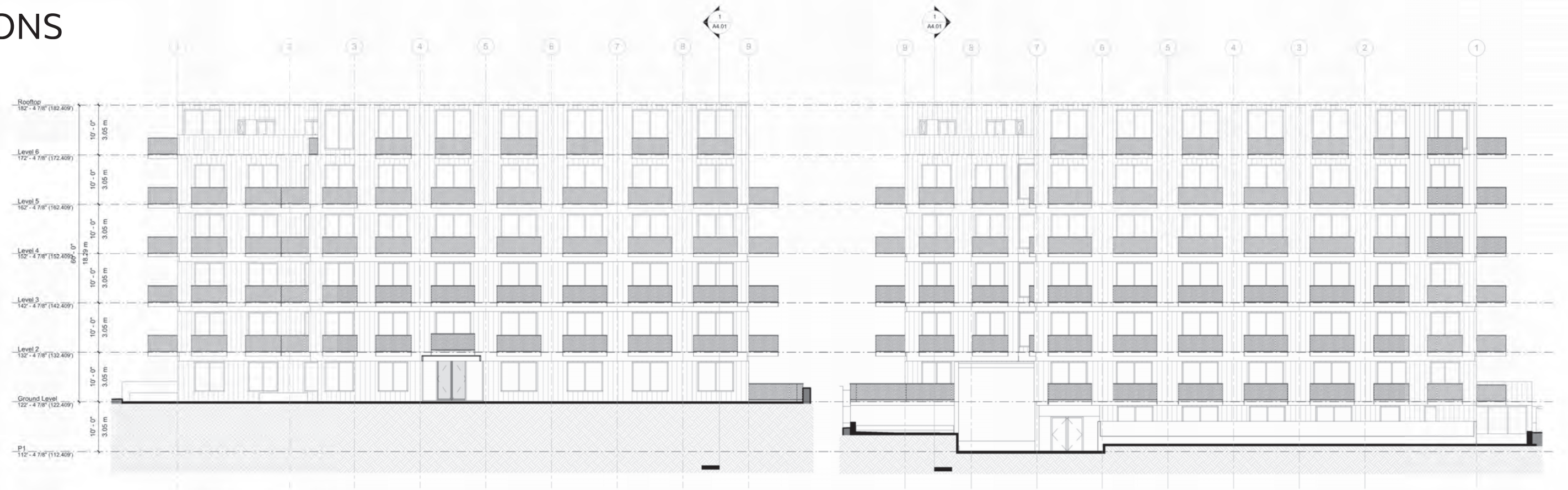
SECTIONS



SECTIONS

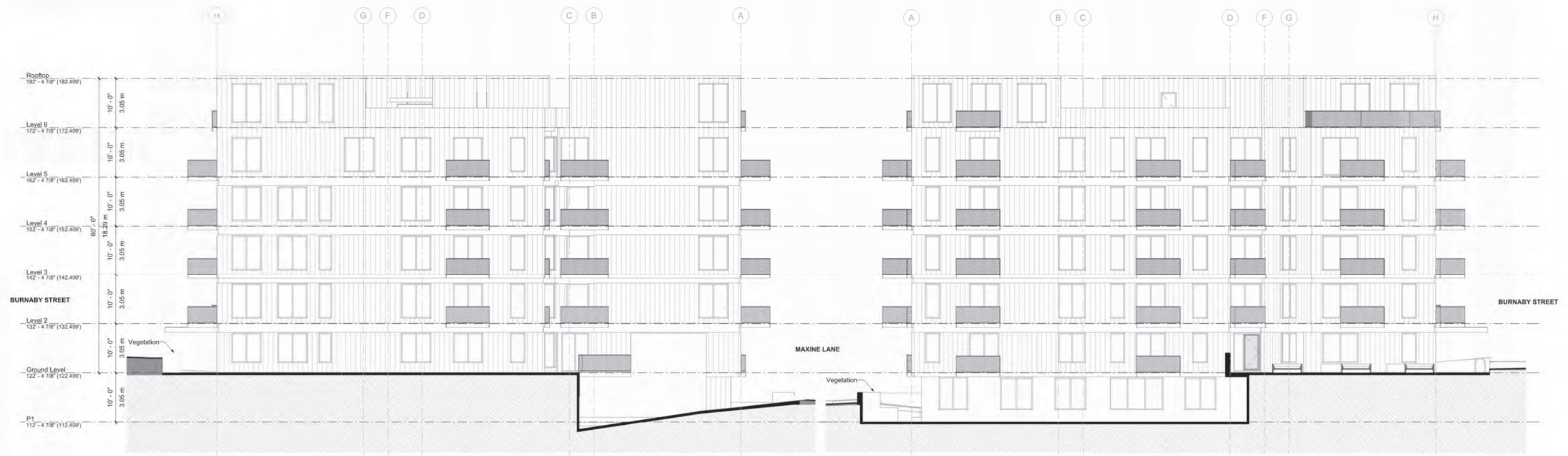


ELEVATIONS



1 North Elevation (Burnaby St)
RZ4.01 SCALE: 1" = 10'-0"

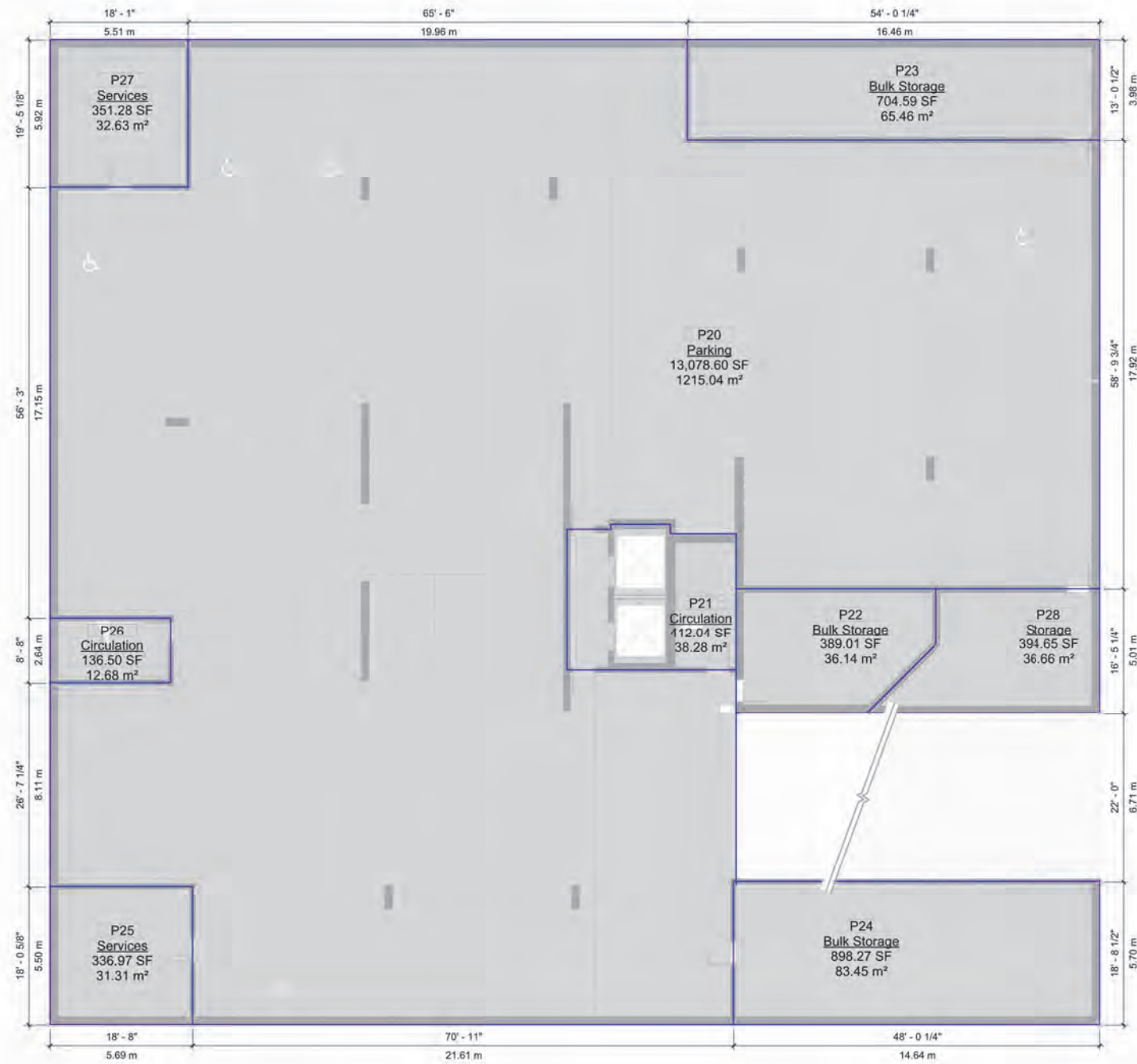
2 South Elevation (Laneway)
RZ4.01 SCALE: 1" = 10'-0"



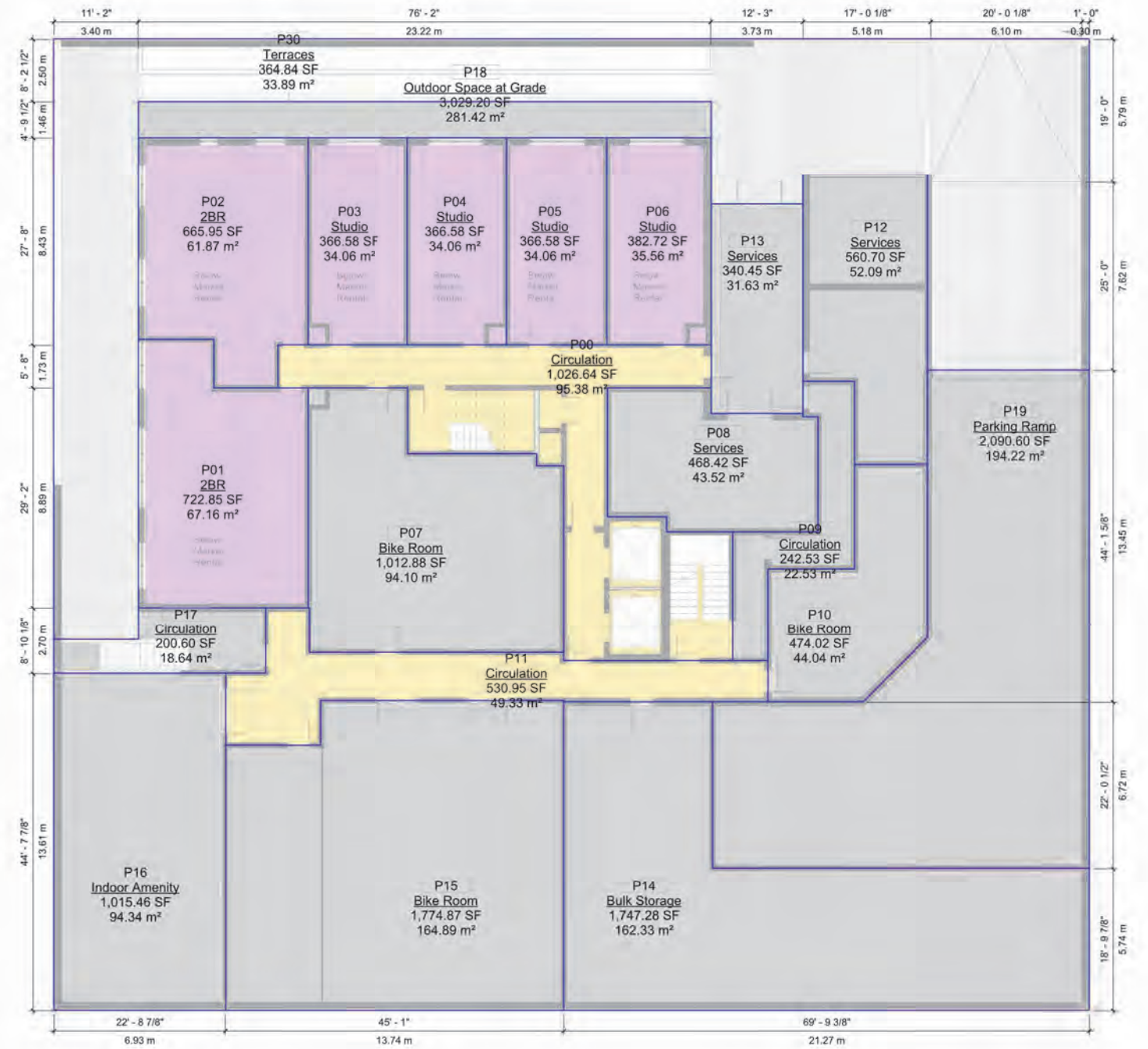
3 West Elevation
RZ4.01 SCALE: 1" = 10'-0"

4 East Elevation
RZ4.01 SCALE: 1" = 10'-0"

FSR OVERLAY | Level P2 & P1



1 FSR - P2
R25.01 SCALE: 1" = 10'-0"



2 FSR - P1
R25.01 SCALE: 1" = 10'-0"

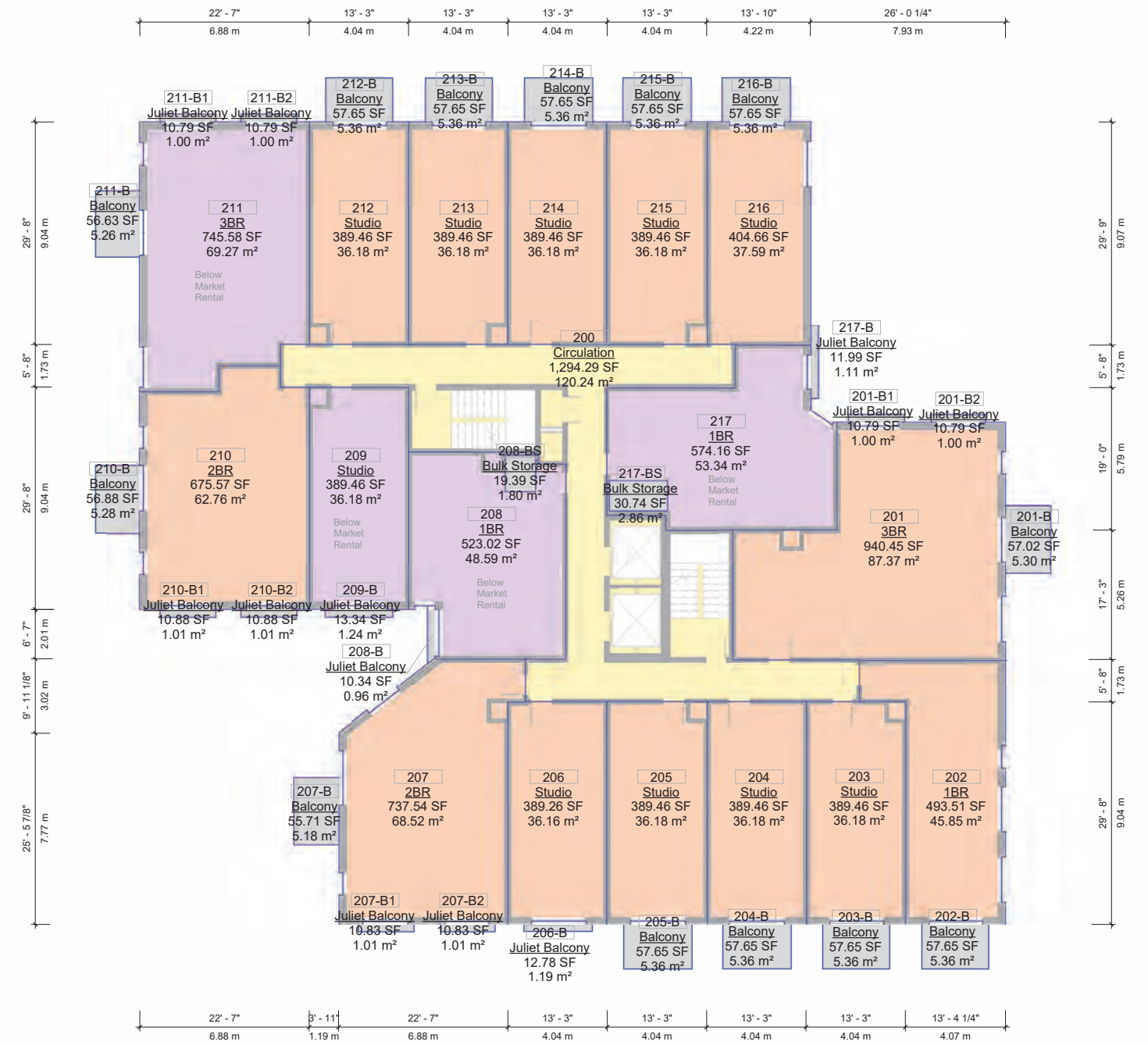
LEGEND - FSR & GFA Inclusions

- FSR Exclusions
- FSR Inclusions**
- Below Market Rental (BMR)
- Market Rental (MR)
- Circulation

FSR OVERLAY | Level 1 & 2



1 FSR - L1
RZ5.02

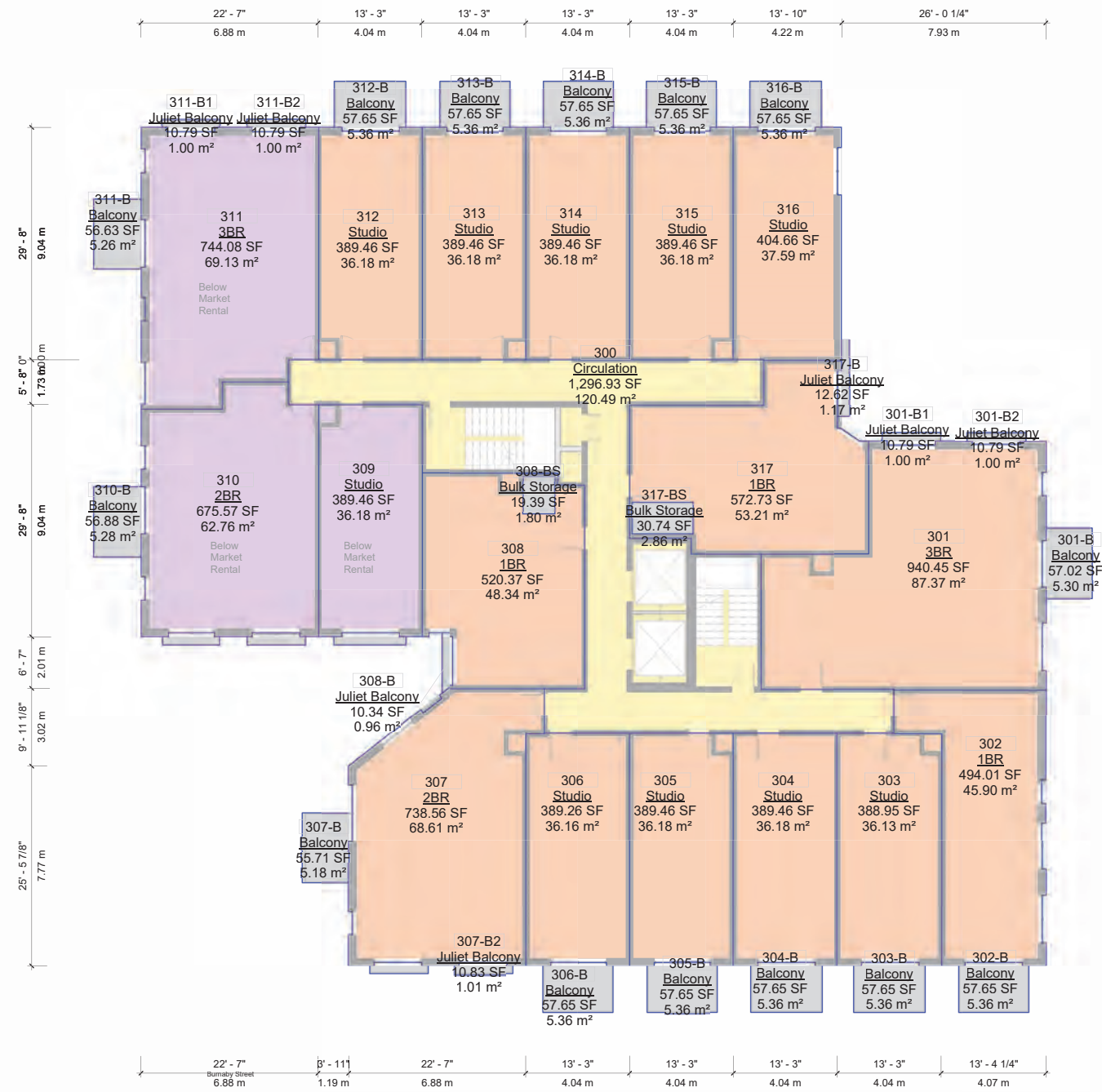


2 FSR - L2
RZ5.02

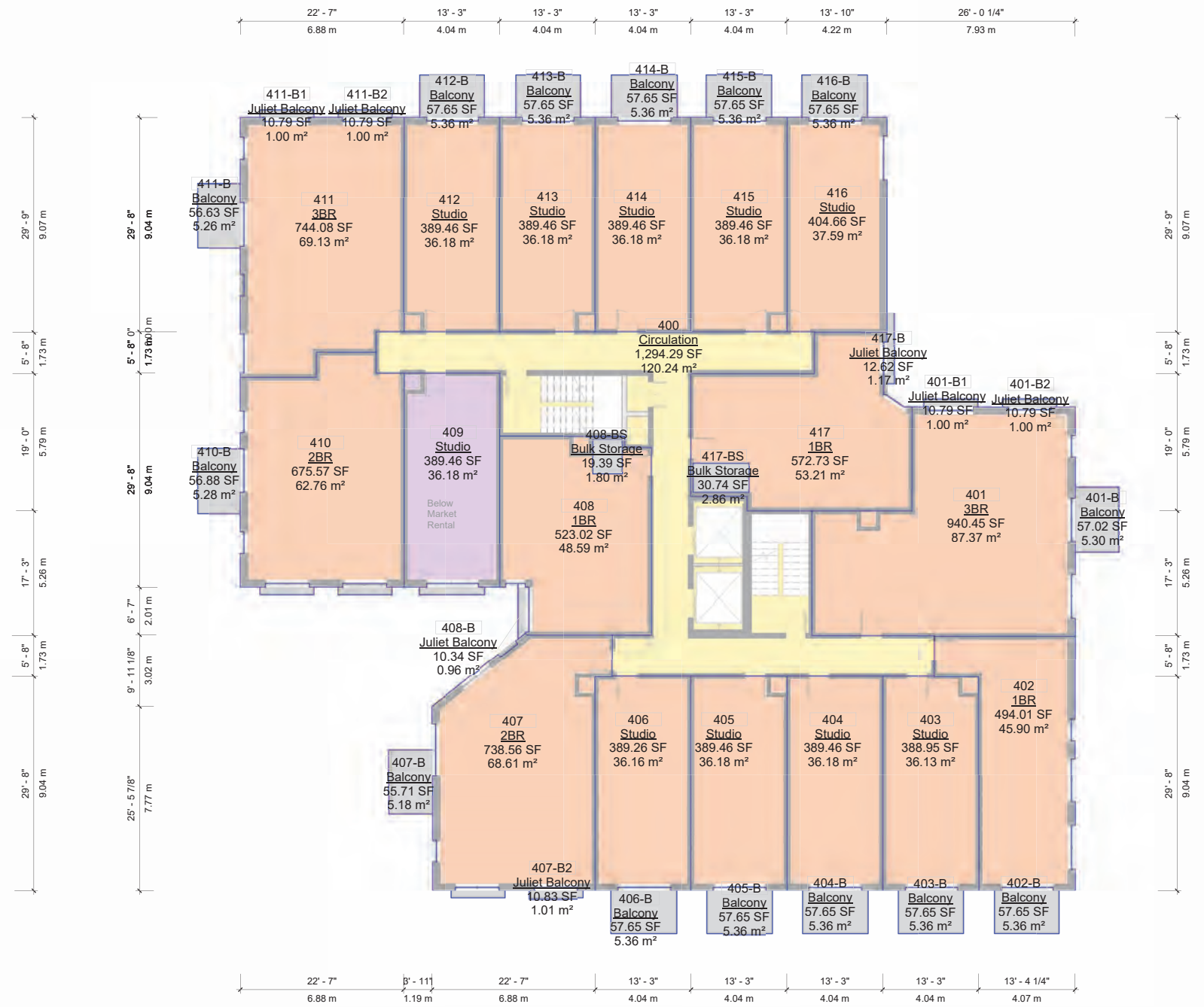
LEGEND - FSR & GFA Inclusions

- FSR Exclusions
- FSR Inclusions**
- Below Market Rental (BMR)
- Market Rental (MR)
- Circulation

FSR OVERLAY | Level 3 & 4



1 FSR - L3

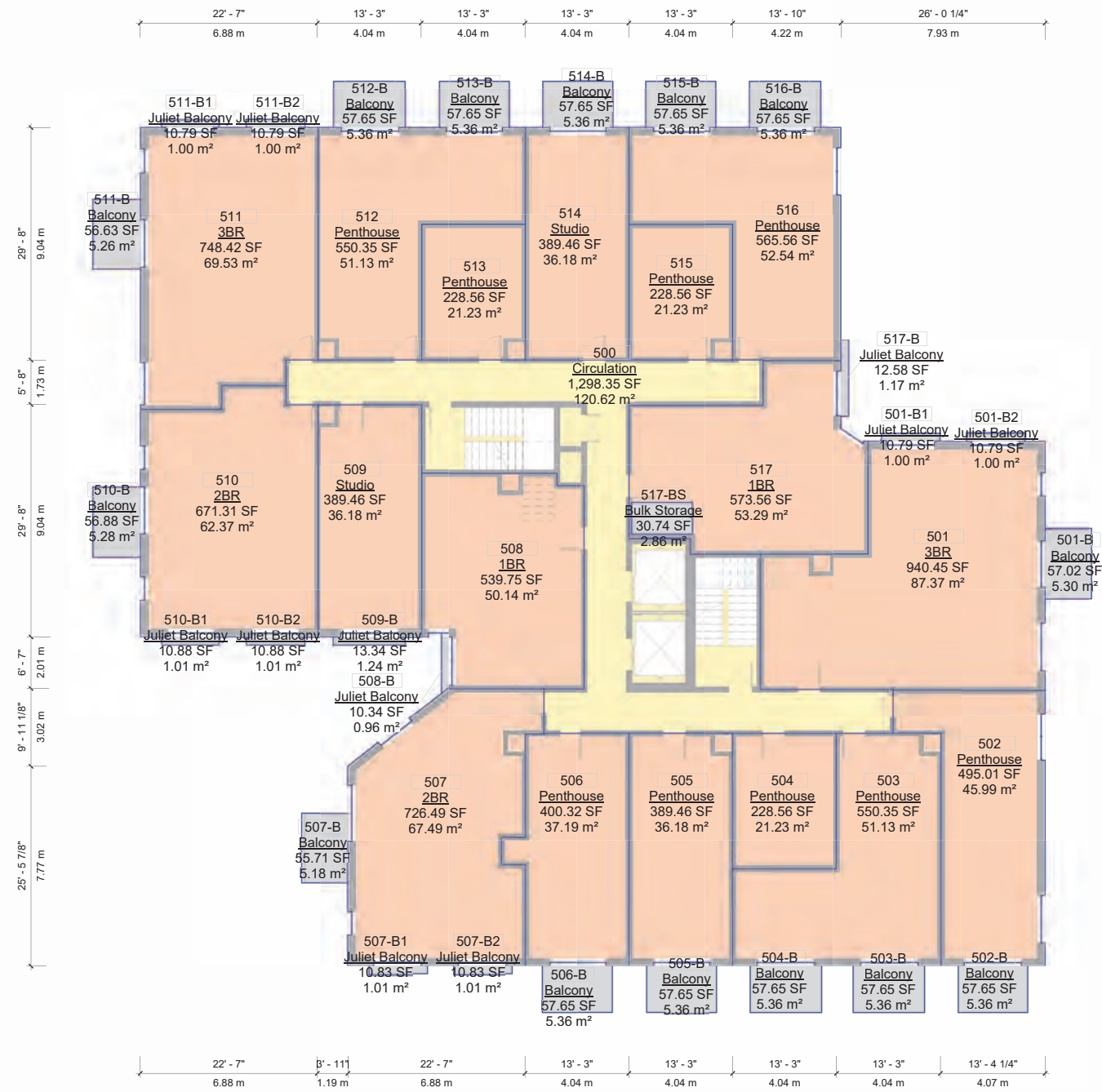


2 FSR - L4

LEGEND - FSR & GFA Inclusions

- FSR Exclusions
- FSR Inclusions**
- Below Market Rental (BMR)
- Market Rental (MR)
- Circulation

FSR OVERLAY | Level 5 & 6



1 FSR - L5
 RZ5.04



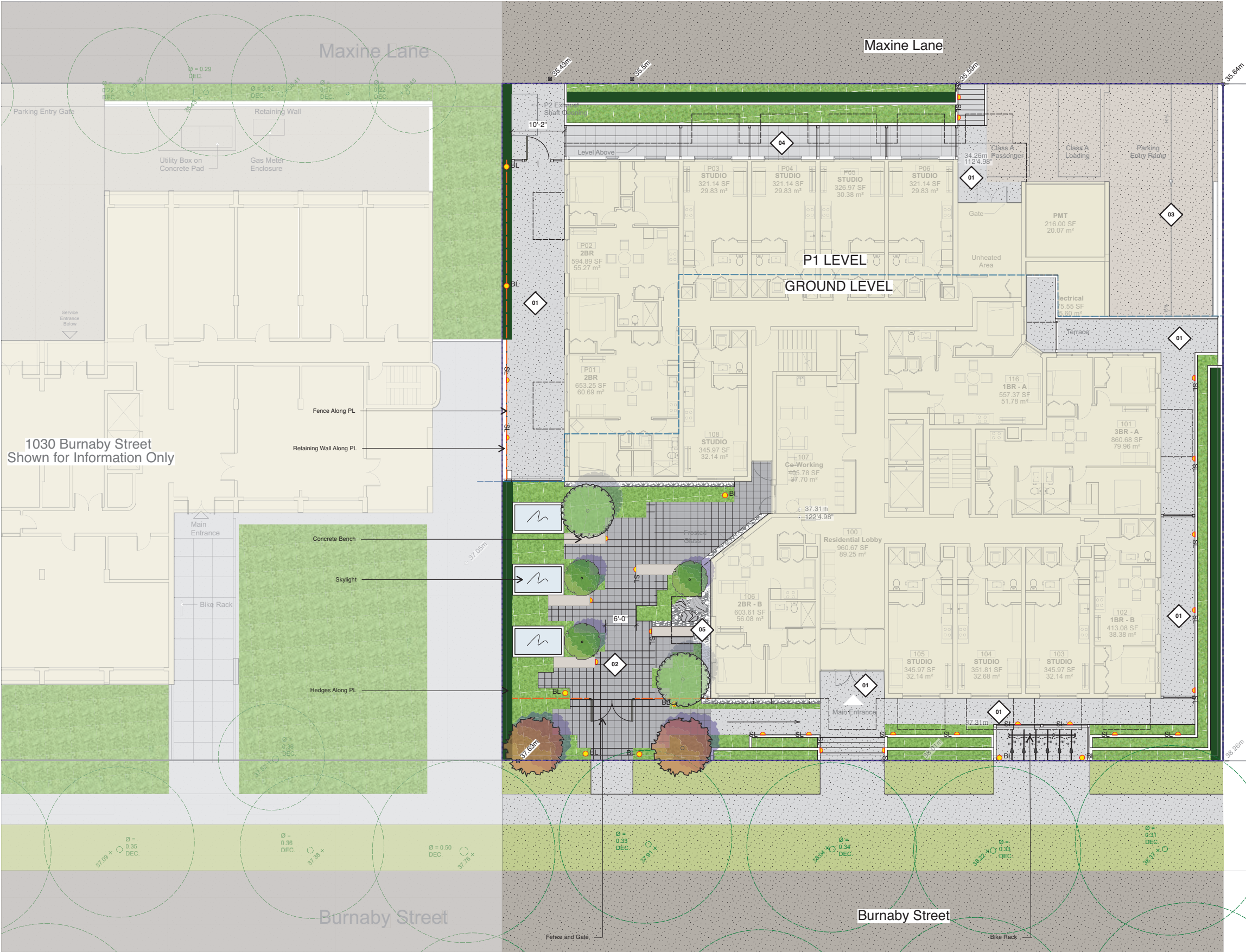
2 FSR - L6
 RZ5.04

LEGEND - FSR & GFA Inclusions

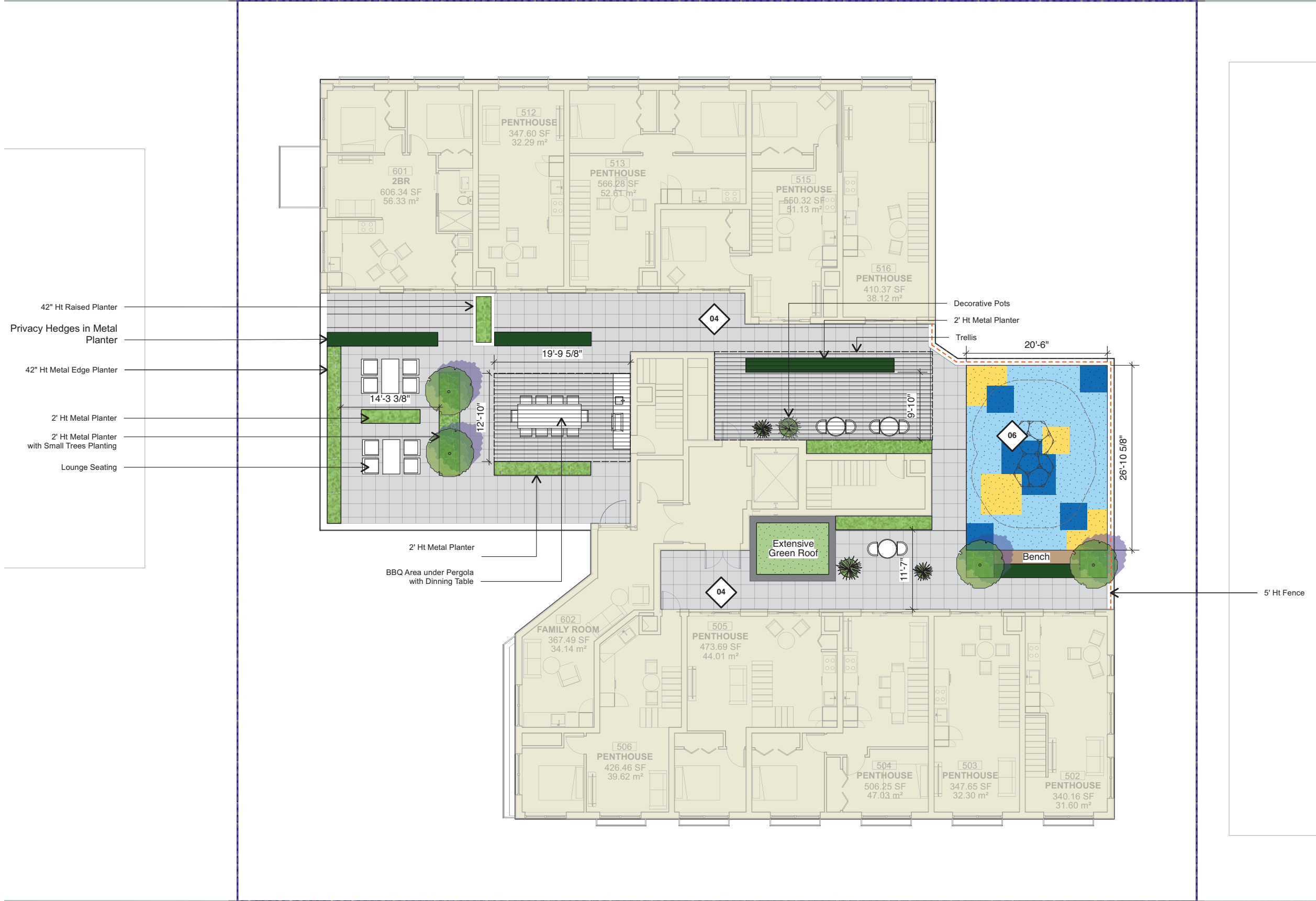
- FSR Exclusions
- FSR Inclusions**
- Below Market Rental (BMR)
- Market Rental (MR)
- Circulation

Landscape Drawings - 1056 Burnaby St

LANDSCAPE PLANS | Ground Floor Plan



LANDSCAPE PLANS | Roof Plan



1030 Burnaby Street, Vancouver - Rezoning Booklet



8.0 Introduction - 1030 Burnaby Street

- 8.0.1 Rezoning Intent
- 8.0.2 Project Statistics
- 8.0.3 Parking Summary

8.2 Site Analysis

- 8.2.1 Context Plan
- 8.2.2 Site Context Photos

8.3 Architectural Drawings - 1030 Burnaby St

Rezoning Intent

GWA Architecture and The Wellington Society are applying to the City of Vancouver to rezone the property located at 1030 Burnaby Street to subdivide the existing conditions - which contains two sites: 1030 Burnaby Street and 1056 Burnaby Street.

The project intent is to subdivide the sites to create a larger parcel for 1056 Burnaby Street.

1030 Burnaby Street houses an existing building – Twin Arms.

Twin Arms is a 215-suite non-profit-sponsored senior apartment building in Vancouver for low-income Seniors.

The existing site area is 34,575 SF.

The proposed subdivision provides a larger parcel for the new development located at 1056 Burnaby Street.

Project Statistics

LEGAL ADDRESS:	Lot 2, Block 12 Plan 14172 District Lot 185 New Westminster 1030 Burnaby Street, Vancouver, BC		
CIVIC ADDRESS:	1030 Burnaby Street, Vancouver, BC		
ZONING:	Required / Allowed	Existing	Proposed
SITE AREA:		RM-5A	TBD
SITE DIMENSIONS:	263' 11 1/2" x 131' 0"	34,575 SF	24,947 SF
USES:		Residential (Seniors Housing)	Residential (Seniors Housing)
MINIMUM FRONTAGE:***	130' (39.6 m)	263' 11 1/2" (80.5 m)	190' 5 1/2" (58.05 m)
SETBACKS:			
FRONT YARD:	12' 1 3/4" (3.7 m)	15' 0" (4.6 m)	15' 0" (4.6 m) - No Change
REAR YARD:	6' 10 3/4" (2.1 m)	20' 11 1/4" (6.4 m)	20' 11 1/4" (6.4 m) - No Change
EAST SIDE YARD:***	12' 0" (3.7 m)	62' 0 1/2" (18.9 m)	62' 0 1/2" (18.9 m) - No Change
WEST SIDE YARD:***	12' 0" (3.7 m)	85' 8" (26.1 m)	12' 0" (3.7 m)
BUILDING HEIGHT:	max 60' 0" (18.3 m) outright	14 Storeys, 134' 7 1/4" (41 m)	14 Storeys, 134' 7 1/4" (41 m)
	max 190' 3 1/2" (58.0 m) conditional**		
HEIGHT EXCLUSIONS:	max. height relaxation allowed per Section 10, General Regulation		
LOT COVERAGE:	50%	20%	28%
DENSITY:	max 2.2 FSR	2.76 FSR	3.82 FSR

GROSS FLOOR AREA (GFA)

Name	Area SF	Area M2
Amenity	1638.23 SF	152.20 m ²
Balcony	240.88 SF	22.38 m ²
Circulation	18358.54 SF	1,705.56 m ²
Juliet Balcony	2238.22 SF	207.94 m ²
Residential Units	78129.11 SF	7,258.43 m ²
Services	2532.86 SF	235.31 m ²
Storage	4207.75 SF	390.91 m ²
Grand total	107345.59 SF	9,972.73 m ²

Name	Area SF	Area M2
Level 1 (1030)		
Amenity	1638.23 SF	152.20 m ²
Balcony	240.88 SF	22.38 m ²
Circulation	1540.70 SF	143.14 m ²
Juliet Balcony	96.96 SF	9.01 m ²
Residential Units	3327.10 SF	309.10 m ²
Level 2 (1030)		
Circulation	1203.60 SF	111.82 m ²
Juliet Balcony	164.84 SF	15.31 m ²
Residential Units	5756.53 SF	534.80 m ²
Level 3 (1030)		
Circulation	1203.60 SF	111.82 m ²
Juliet Balcony	174.59 SF	16.22 m ²
Residential Units	5756.56 SF	534.78 m ²
Level 4 (1030)		
Circulation	1203.48 SF	111.81 m ²
Juliet Balcony	163.80 SF	15.22 m ²
Residential Units	5753.56 SF	534.52 m ²
Level 5 (1030)		
Circulation	1203.48 SF	111.81 m ²
Juliet Balcony	163.80 SF	15.22 m ²
Residential Units	5753.56 SF	534.52 m ²
Level 6 (1030)		
Circulation	1203.48 SF	111.81 m ²
Juliet Balcony	163.80 SF	15.22 m ²
Residential Units	5753.56 SF	534.52 m ²
Level 7 (1030)		
Circulation	1203.48 SF	111.81 m ²
Juliet Balcony	163.80 SF	15.22 m ²
Residential Units	5753.56 SF	534.52 m ²
Level 8 (1030)		
Circulation	1203.48 SF	111.81 m ²
Juliet Balcony	163.80 SF	15.22 m ²
Residential Units	5753.56 SF	534.52 m ²
Level 9 (1030)		
Circulation	1203.48 SF	111.81 m ²
Juliet Balcony	163.80 SF	15.22 m ²
Residential Units	5753.56 SF	534.52 m ²
Level 10 (1030)		
Circulation	1203.48 SF	111.81 m ²
Juliet Balcony	163.80 SF	15.22 m ²
Residential Units	5753.56 SF	534.52 m ²
Level 11 (1030)		
Circulation	1203.48 SF	111.81 m ²
Juliet Balcony	163.80 SF	15.22 m ²
Residential Units	5753.56 SF	534.52 m ²
Level 12 (1030)		
Circulation	1203.48 SF	111.81 m ²
Juliet Balcony	163.80 SF	15.22 m ²
Residential Units	5753.56 SF	534.52 m ²
Level 13 (1030)		
Circulation	1203.48 SF	111.81 m ²
Juliet Balcony	163.80 SF	15.22 m ²
Residential Units	5753.56 SF	534.52 m ²
Level 14 (1030)		
Circulation	1203.48 SF	111.81 m ²
Juliet Balcony	163.80 SF	15.22 m ²
Residential Units	5753.56 SF	534.52 m ²
P1 (1030)		
Circulation	1172.41 SF	108.92 m ²
Services	2532.86 SF	235.31 m ²
Storage	4207.75 SF	390.91 m ²
Grand total	8378.83 SF	778.42 m ²

Name	Area SF	Area M2
Amenity	1638.23 SF	152.20 m ²
Services	2532.86 SF	235.31 m ²
Storage	4207.75 SF	390.91 m ²
Grand total	8378.83 SF	778.42 m ²

FLOOR SPACE RATIO (FSR)

Name	Area SF	Area M2	Existing FSR	Proposed FSR
Circulation	17186.13 SF	1,596.64 m ²	0.50	0.69
Residential Units	78129.11 SF	7,258.43 m ²	2.26	3.13
Grand total	95315.24 SF	8,855.08 m ²	2.76	3.82

Name	Area SF	Area M2	Existing FSR	Proposed FSR
Level 1 (1030)				
Circulation	1540.70 SF	143.14 m ²	0.04	0.06
Residential Units	3327.10 SF	309.10 m ²	0.10	0.13
Level 2 (1030)				
Circulation	1203.60 SF	111.82 m ²	0.03	0.05
Residential Units	5756.53 SF	534.80 m ²	0.17	0.23
Level 3 (1030)				
Circulation	1203.60 SF	111.82 m ²	0.03	0.05
Residential Units	5756.56 SF	534.78 m ²	0.17	0.23
Level 4 (1030)				
Circulation	1203.48 SF	111.81 m ²	0.03	0.05
Residential Units	5753.56 SF	534.52 m ²	0.17	0.23
Level 5 (1030)				
Circulation	1203.48 SF	111.81 m ²	0.03	0.05
Residential Units	5753.56 SF	534.52 m ²	0.17	0.23
Level 6 (1030)				
Circulation	1203.48 SF	111.81 m ²	0.03	0.05
Residential Units	5753.56 SF	534.52 m ²	0.17	0.23
Level 7 (1030)				
Circulation	1203.48 SF	111.81 m ²	0.03	0.05
Residential Units	5753.56 SF	534.52 m ²	0.17	0.23
Level 8 (1030)				
Circulation	1203.48 SF	111.81 m ²	0.03	0.05
Residential Units	5753.56 SF	534.52 m ²	0.17	0.23
Level 9 (1030)				
Circulation	1203.48 SF	111.81 m ²	0.03	0.05
Residential Units	5753.56 SF	534.52 m ²	0.17	0.23
Level 10 (1030)				
Circulation	1203.48 SF	111.81 m ²	0.03	0.05
Residential Units	5753.56 SF	534.52 m ²	0.17	0.23
Level 11 (1030)				
Circulation	1203.48 SF	111.81 m ²	0.03	0.05
Residential Units	5753.56 SF	534.52 m ²	0.17	0.23
Level 12 (1030)				
Circulation	1203.48 SF	111.81 m ²	0.03	0.05
Residential Units	5753.56 SF	534.52 m ²	0.17	0.23
Level 13 (1030)				
Circulation	1203.48 SF	111.81 m ²	0.03	0.05
Residential Units	5753.56 SF	534.52 m ²	0.17	0.23
Level 14 (1030)				
Circulation	1203.48 SF	111.81 m ²	0.03	0.05
Residential Units	5753.56 SF	534.52 m ²	0.17	0.23
Grand total	95315.24 SF	8,855.08 m ²	2.76	3.82

FLOOR SPACE RATIO (FSR) EXCLUSIONS

Name	Area SF	Area M2	Existing FSR	Proposed FSR
Amenity	1638.23 SF	152.20 m ²	0.05	0.07
Balcony	240.88 SF	22.38 m ²	0.01	0.01
Circulation	1172.41 SF	108.92 m ²	0.03	0.05
Juliet Balcony	2238.22 SF	207.94 m ²	0.06	0.09
Services	2532.86 SF	235.31 m ²	0.07	0.10
Storage	4207.75 SF	390.91 m ²	0.12	0.17
Grand total	12030.35 SF	1,117.66 m ²	0.35	0.48

Name	Area SF	Area M2	Existing FSR	Proposed FSR
Level 1 (1030)				
Amenity	1638.23 SF	152.20 m ²	0.05	0.07
Balcony	240.88 SF	22.38 m ²	0.01	0.01
Juliet Balcony	96.96 SF	9.01 m ²	0.00	0.00
Level 2 (1030)				
Juliet Balcony	164.84 SF	15.31 m ²	0.00	0.01
Level 3 (1030)				
Juliet Balcony	174.59 SF	16.22 m ²	0.01	0.01
Level 4 (1030)				
Juliet Balcony	163.80 SF	15.22 m ²	0.00	0.01
Level 5 (1030)				
Juliet Balcony	163.80 SF	15.22 m ²	0.00	0.01
Level 6 (1030)				
Juliet Balcony	163.80 SF	15.22 m ²	0.00	0.01
Level 7 (1030)				
Juliet Balcony	163.80 SF	15.22 m ²	0.00	0.01
Level 8 (1030)				
Juliet Balcony	163.80 SF	15.22 m ²	0.00	0.01
Level 9 (1030)				
Juliet Balcony	163.80 SF	15.22 m ²	0.00	0.01
Level 10 (1030)				
Juliet Balcony	163.80 SF	15.22 m ²	0.00	0.01
Level 11 (1030)				
Juliet Balcony	163.80 SF	15.22 m ²	0.00	0.01
Level 12 (1030)				
Juliet Balcony	163.80 SF	15.22 m ²	0.00	0.01
Level 13 (1030)				
Juliet Balcony	163.80 SF	15.22 m ²	0.00	0.01
Level 14 (1030)				
Juliet Balcony	163.80 SF	15.22 m ²	0.00	0.01
P1 (1030)				
Circulation	1172.41 SF	108.92 m ²	0.03	0.05
Services	2532.86 SF	235.31 m ²	0.07	0.10
Storage	4207.75 SF	390.91 m ²	0.12	0.17
Grand total	7913.02 SF	735.14 m ²	0.23	0.32

BALCONY & TERRACE AREAS

Name	Area SF	Area M2	Existing FSR	Proposed FSR
Balcony	240.88 SF	22.38 m ²	0.01	0.01
Juliet Balcony	2344.88 SF	217.85 m ²	0.07	0.09

Name	Area SF	Area M2	Existing FSR	Proposed FSR
Level 1 (1030)				
Balcony	240.88 SF	22.38 m ²	0.01	0.01
Juliet Balcony	96.96 SF	9.01 m ²	0.00	0.00
Level 2 (1030)				
Juliet Balcony	164.84 SF	15.31 m ²	0.00	0.01
Level 3 (1030)				
Juliet Balcony	174.59 SF	16.22 m ²	0.01	0.01
Level 4 (1030)				
Juliet Balcony	173.50 SF	16.12 m ²	0.01	0.01
Level 5 (1030)				
Juliet Balcony	173.50 SF	16.12 m ²	0.01	0.01
Level 6 (1030)				
Juliet Balcony	173.50 SF	16.12 m ²	0.01	0.01
Level 7 (1030)				
Juliet Balcony	173.50 SF	16.12 m ²	0.01	0.01
Level 8 (1030)				
Juliet Balcony	173.50 SF	16.12 m ²	0.01	0.01
Level 9 (1030)				
Juliet Balcony	173.50 SF	16.12 m ²	0.01	0.01
Level 10 (1030)				
Juliet Balcony	173.50 SF	16.12 m ²	0.01	0.01
Level 11 (1030)				
Juliet Balcony	173.50 SF	16.12 m ²	0.01	0.01
Level 12 (1030)				
Juliet Balcony	173.50 SF	16.12 m ²	0.01	0.01
Level 13 (1030)				
Juliet Balcony	173.50 SF	16.12 m ²		

OFF STREET PARKING SPACES (SECTION 4)		
	Existing	Proposed
Off-street Parking Spaces	29 Spaces	29 Spaces
Regular Parking Spaces	29 Spaces	0 Spaces
Regular Parking Spaces		
	11 Spaces to be preserved at 1030 Burnaby	
	18 Spaces to be provided in 1056 Burnaby St	

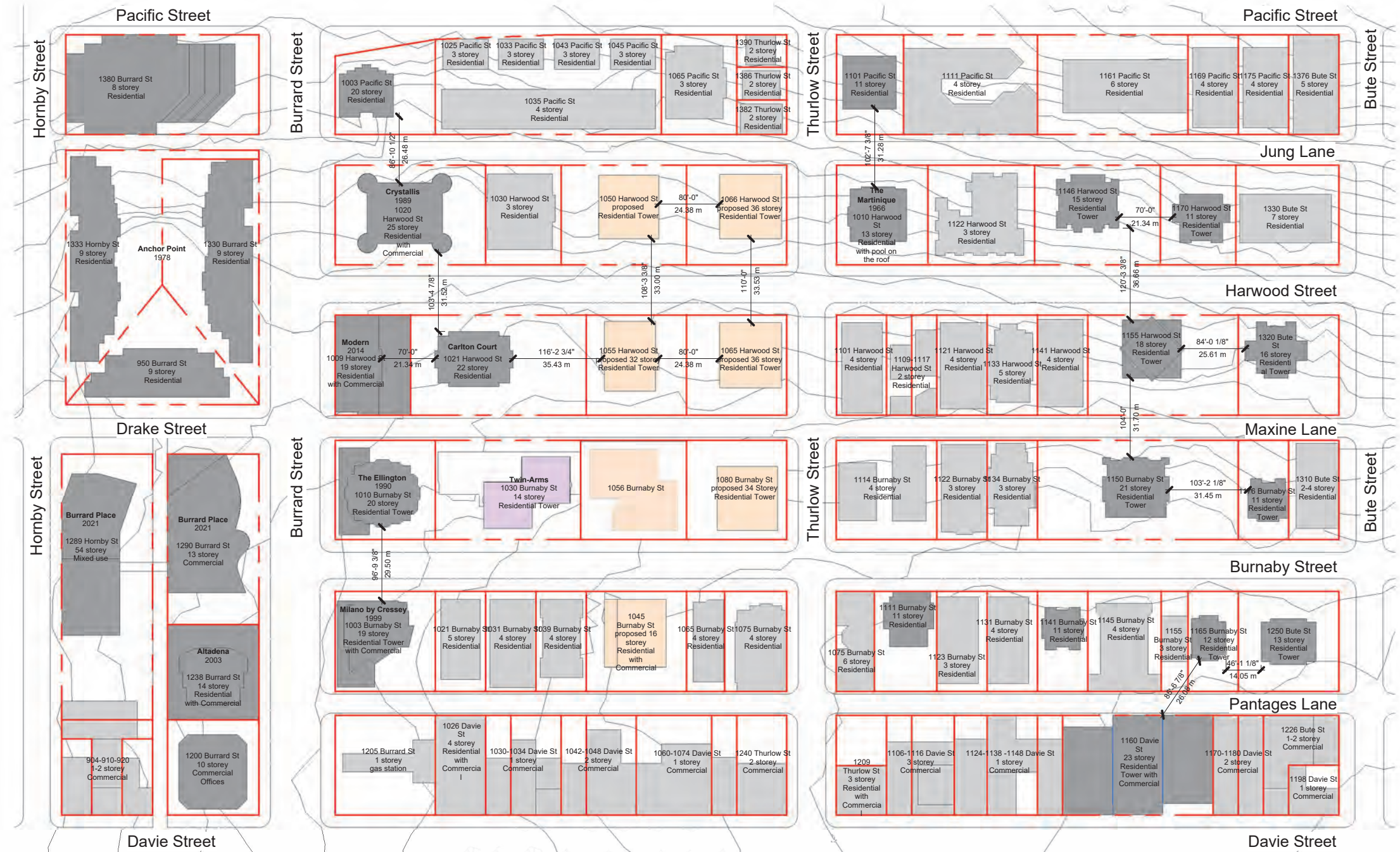
OFF STREET LOADING SPACES (SECTION 5)		
	Existing	Proposed
Class A	0 Spaces	0 Spaces
Class B	0 Spaces	0 Spaces
Class C	0 Spaces	0 Spaces

OFF STREET BICYCLE SPACES (SECTION 6)		
	Existing	Proposed
Class A	24 Spaces	24 Spaces
Class B	1 Space	1 Space
Mobility Scooters	8 Spaces	8 Spaces

OFF STREET PASSENGER SPACES (SECTION 7)		
	Existing	Proposed
Class A	0 Spaces	0 Spaces
Class B	0 Spaces	0 Spaces
Class C	0 Spaces	0 Spaces
	0 Spaces	0 Spaces

Context Plan

Twin-Arms is an existing 14-storey residential building located at 1030 Burnaby St.



- Existing buildings heigher 18.3 m
- Existing buildings lower 18.3 m
- Proposed new developments
- Twin Arms



1031 Burnaby St - Overhead View



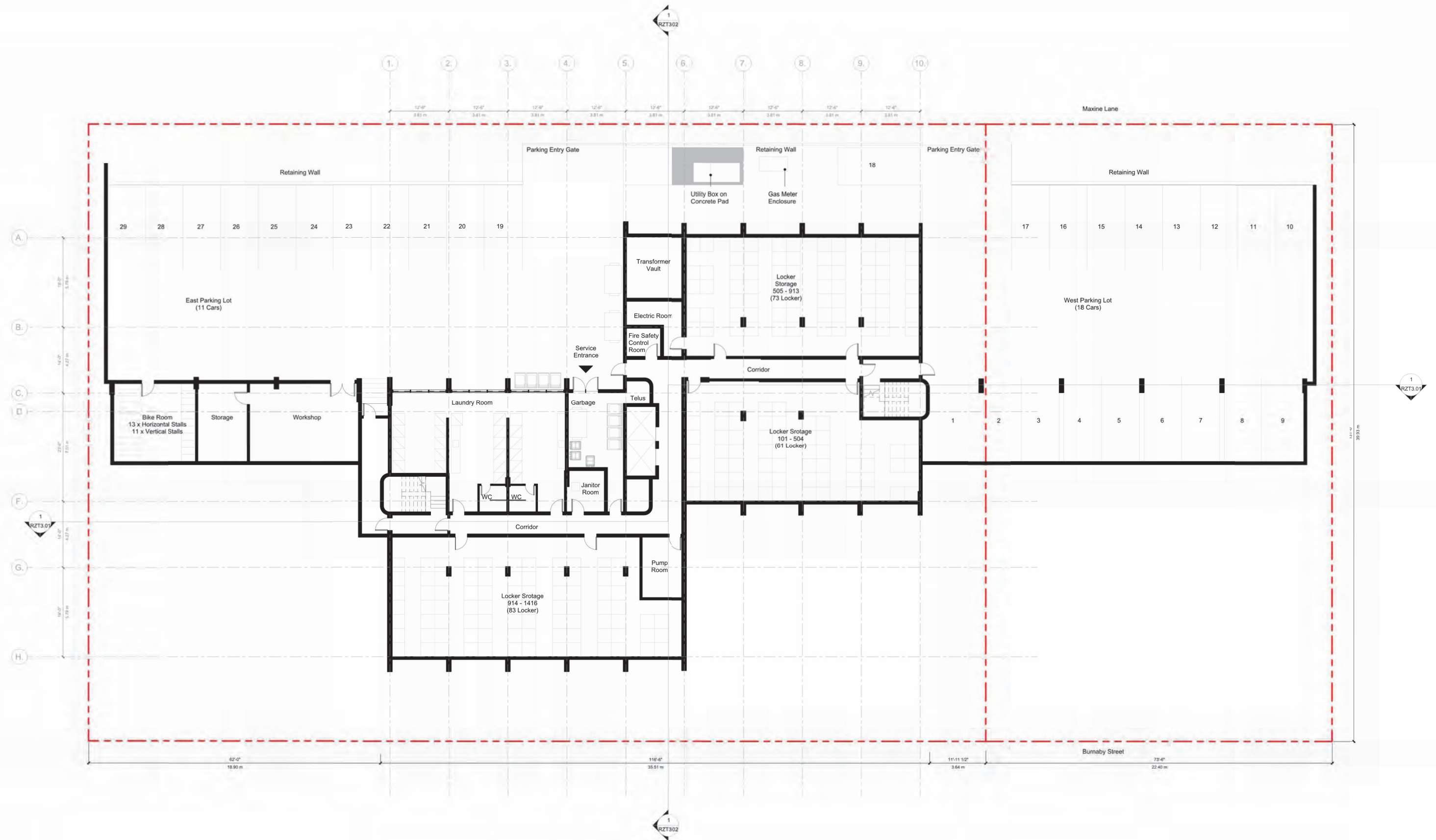
1031 Burnaby St - Residential Entry and Facade



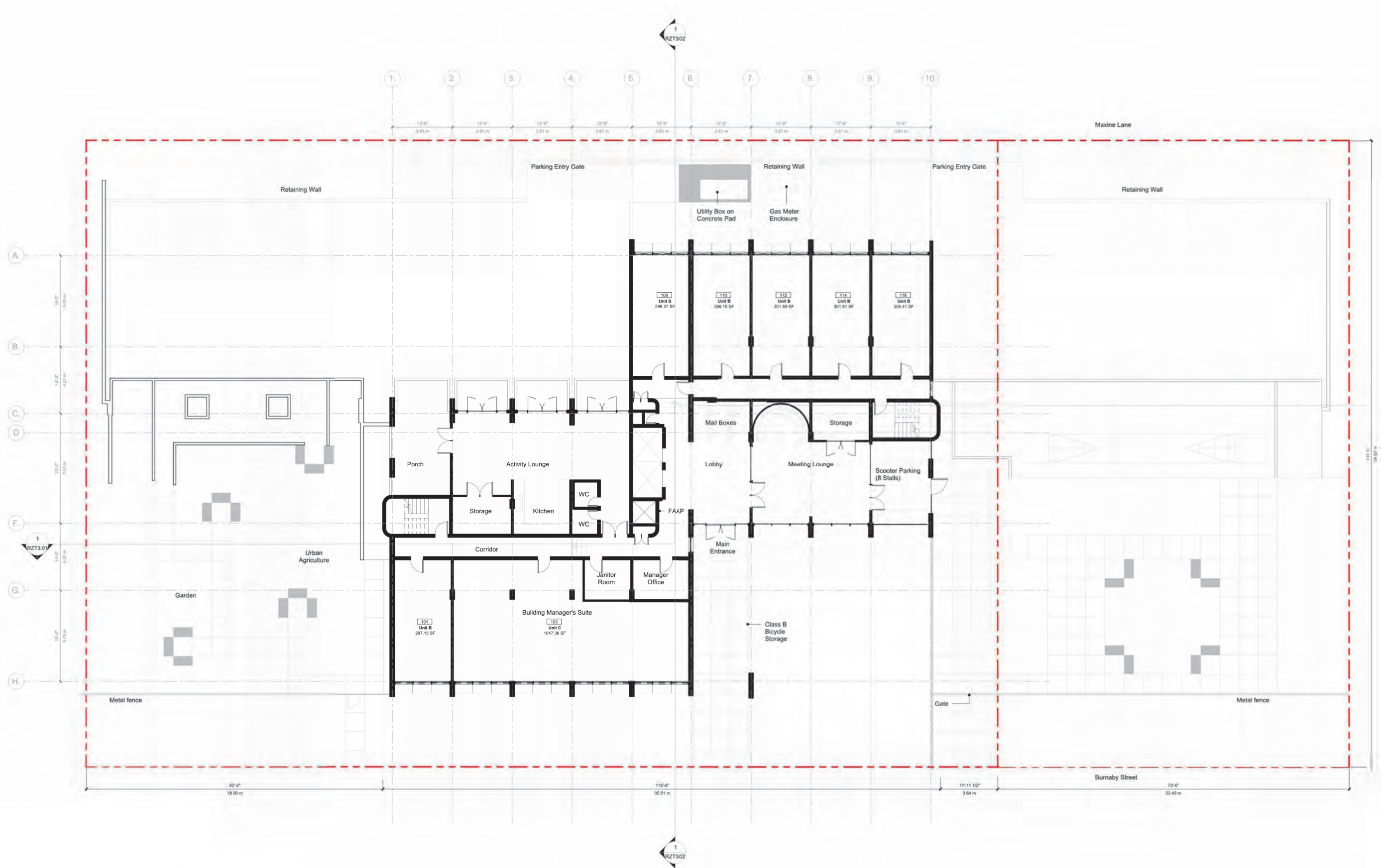
1031 Burnaby St - Street View

Architectural Drawings - 1030 Burnaby St

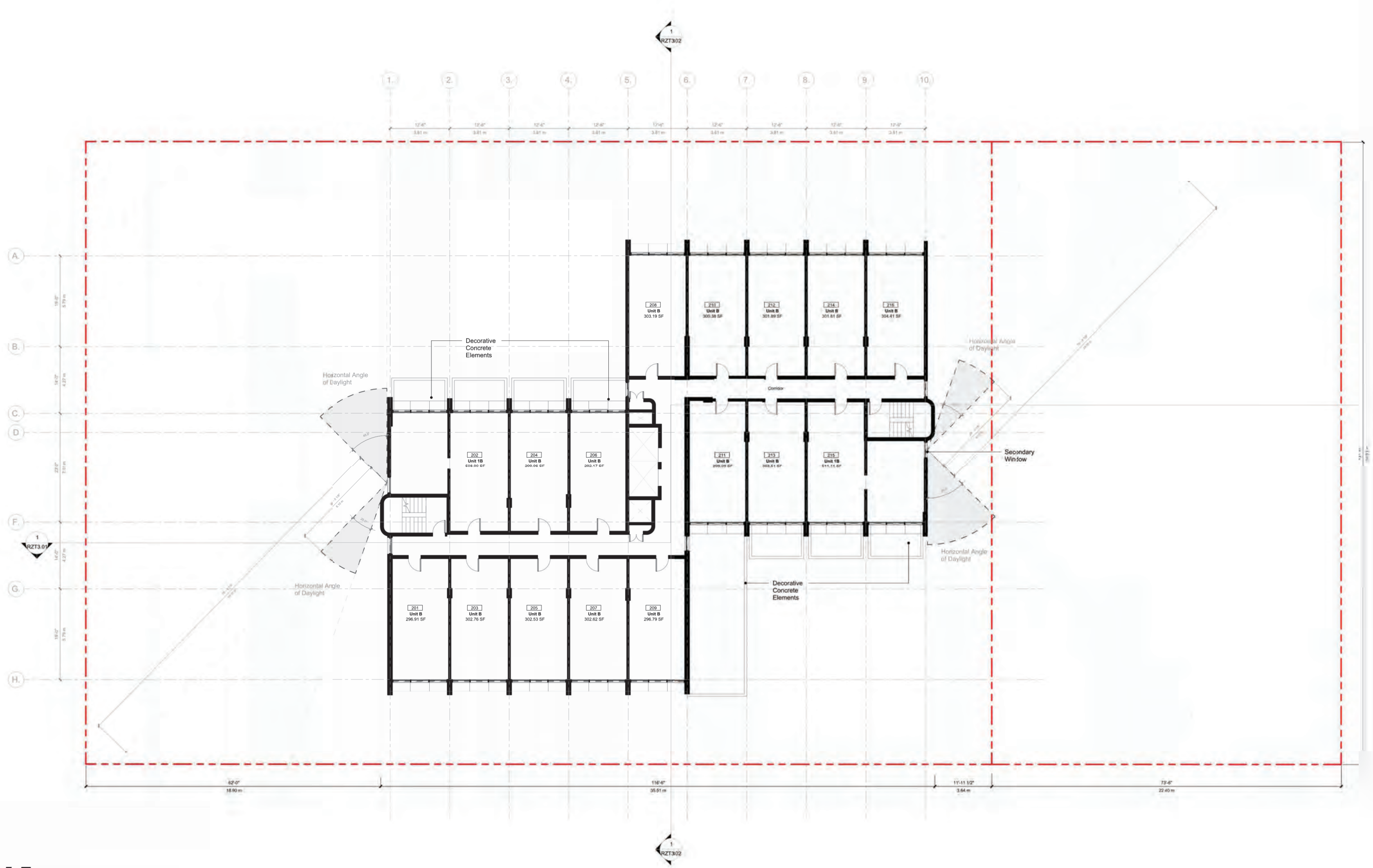
FLOOR PLAN | Basement



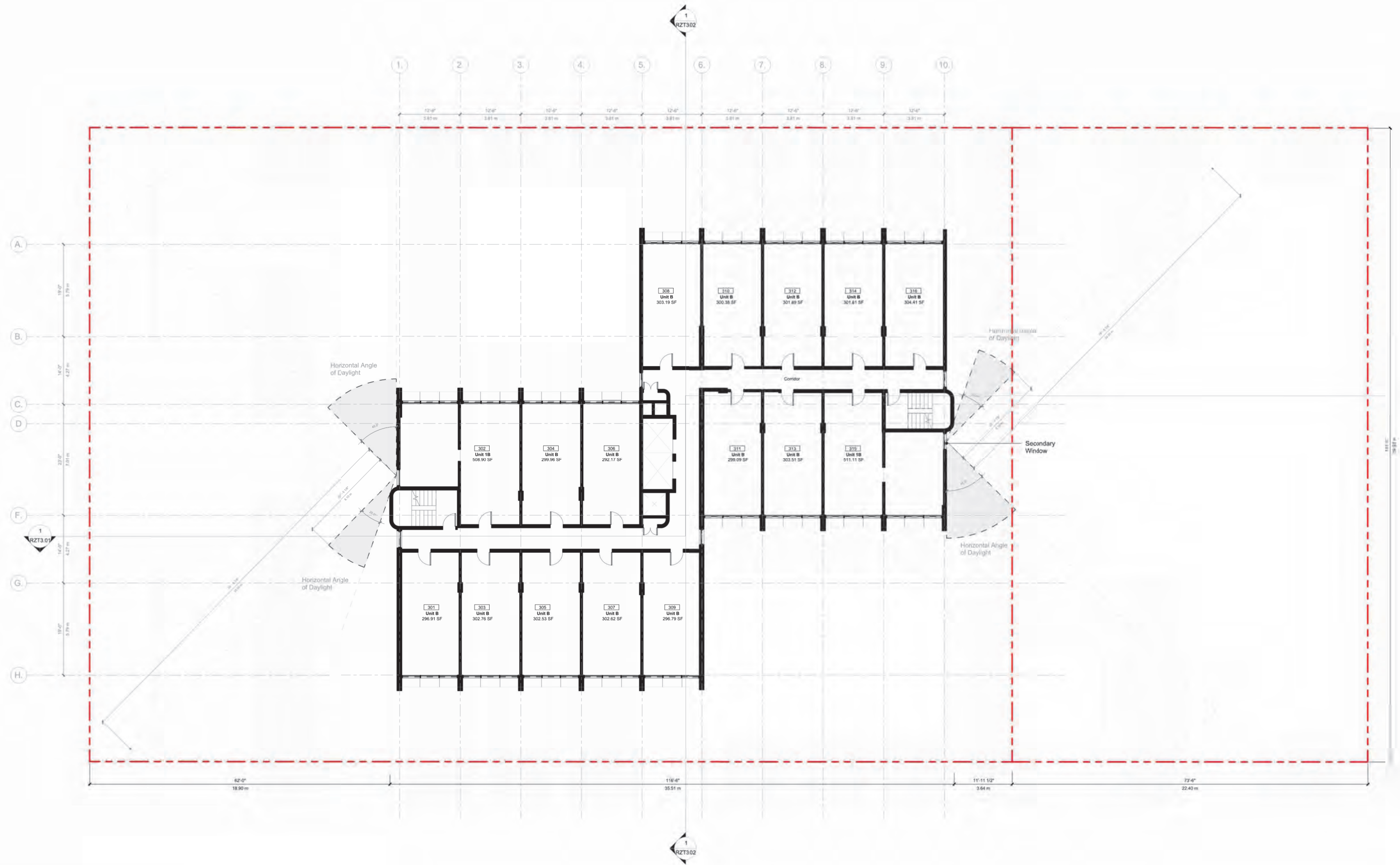
FLOOR PLAN | Level 1



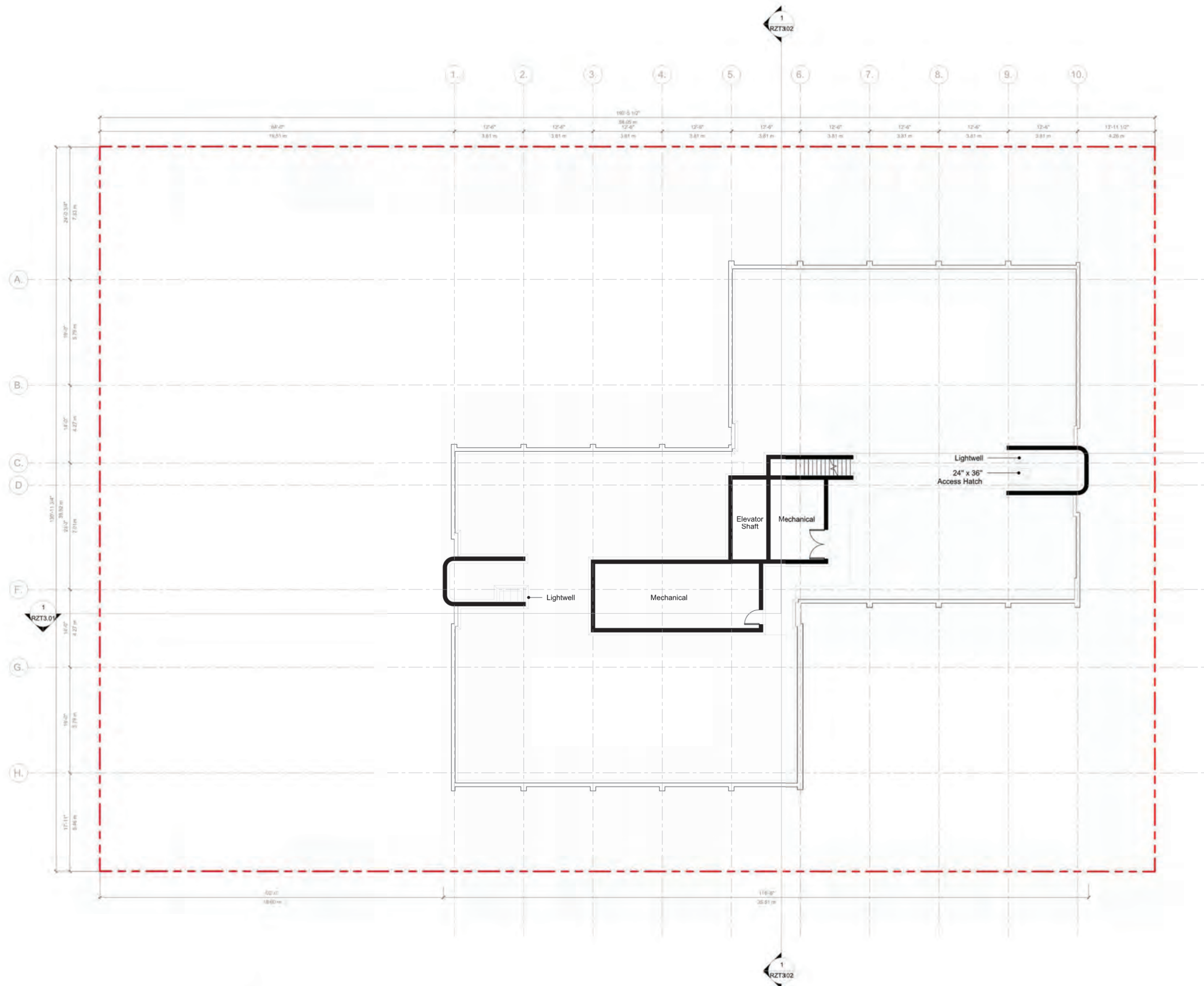
FLOOR PLAN | Level 2



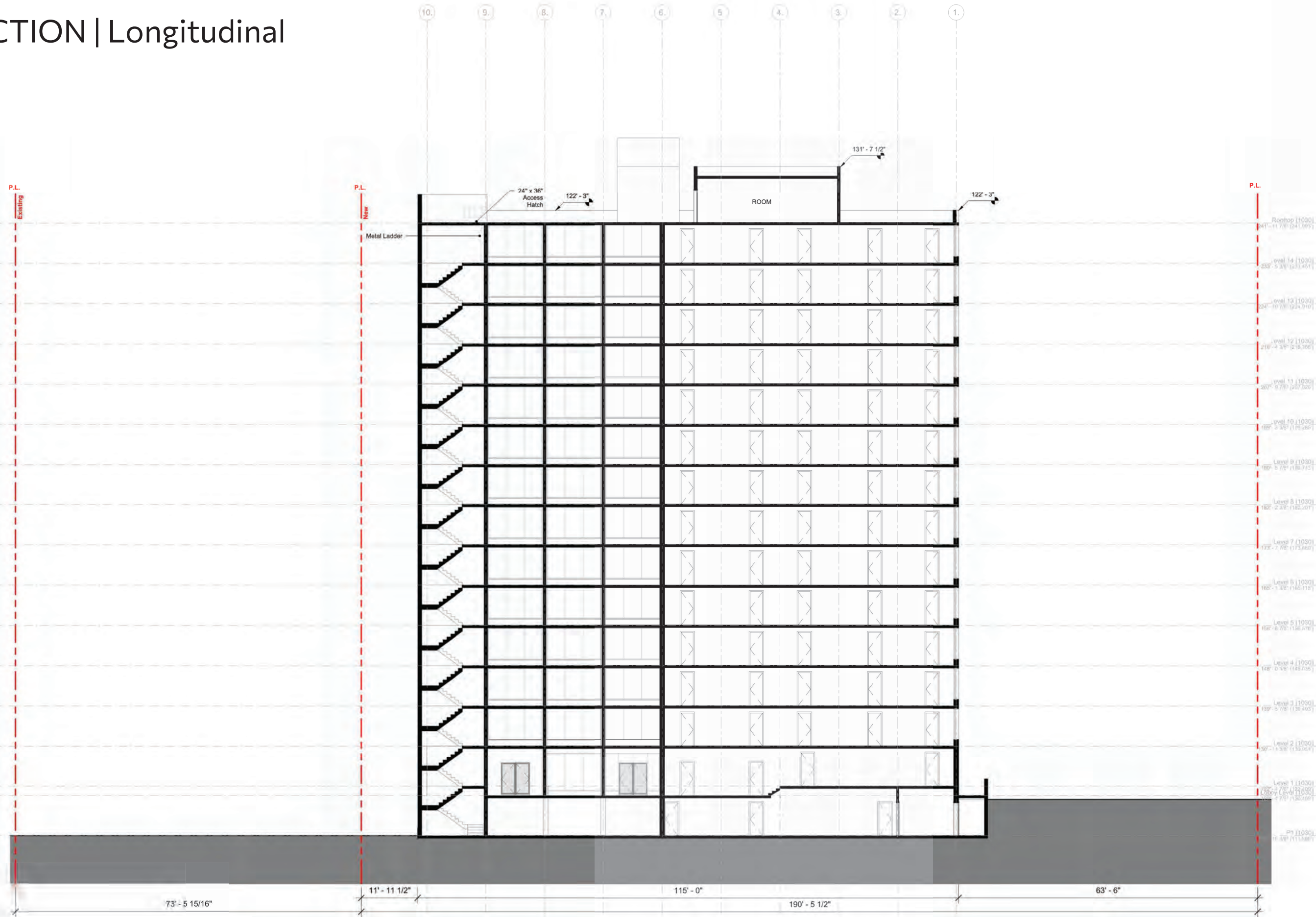
FLOOR PLAN | Typical L3-L14



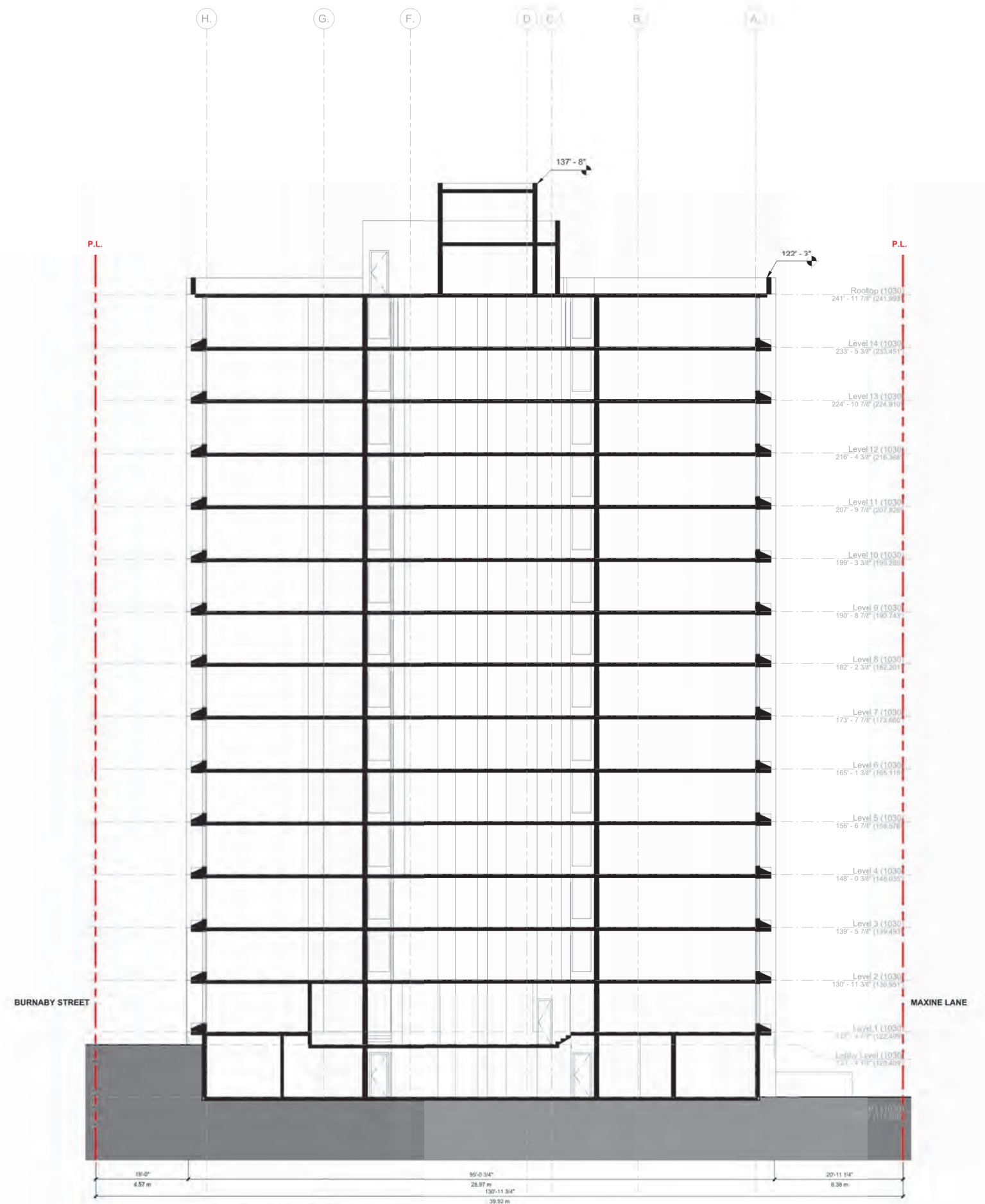
FLOOR PLAN | Roof



SECTION | Longitudinal



SECTION | Cross



1 Cross Section - 1030
RZT3.02 SCALE: 1" = 10'-0"

ELEVATION | Front

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

P.L.

P.L.

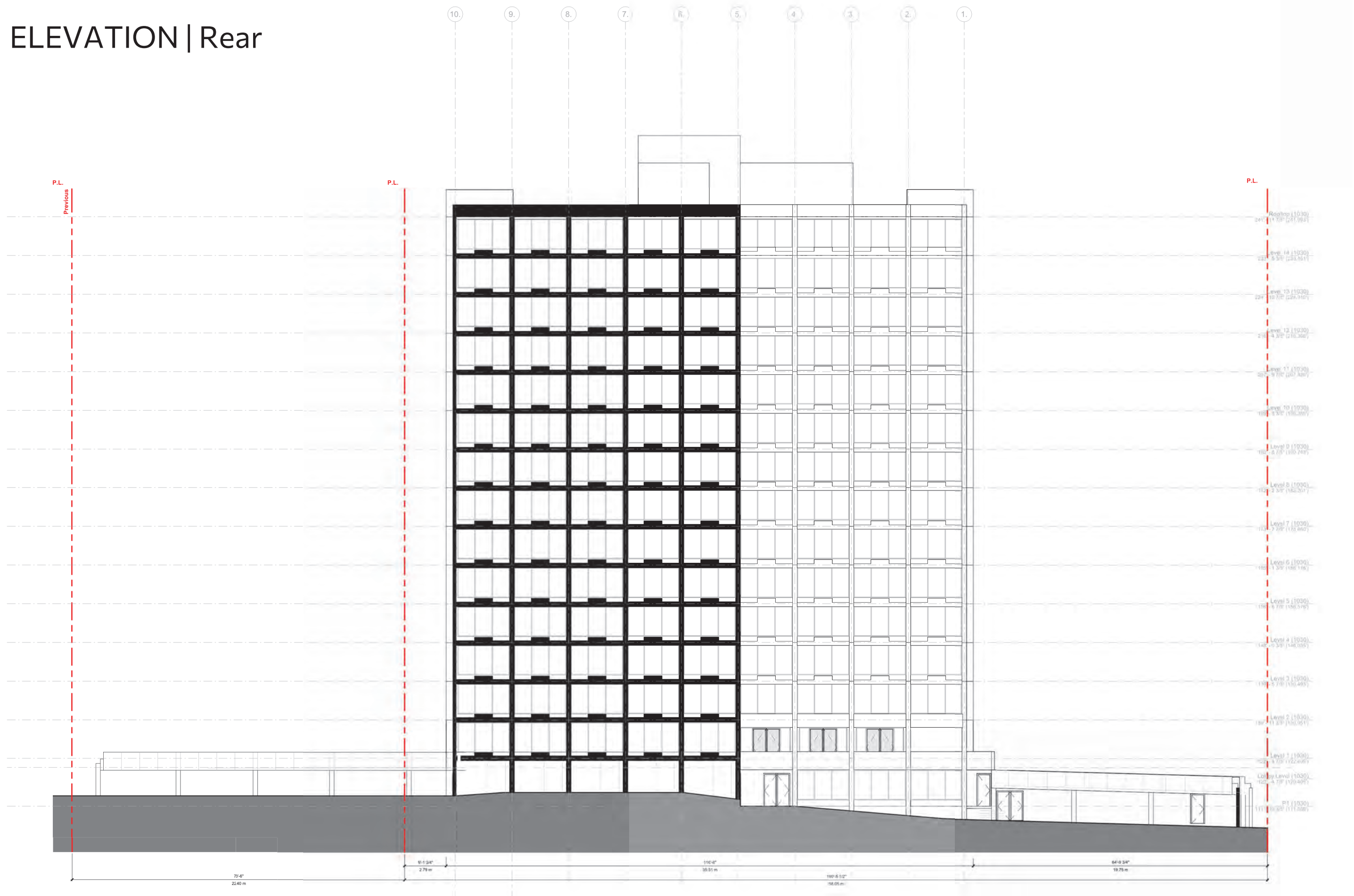
P.L.

Previous P.L.

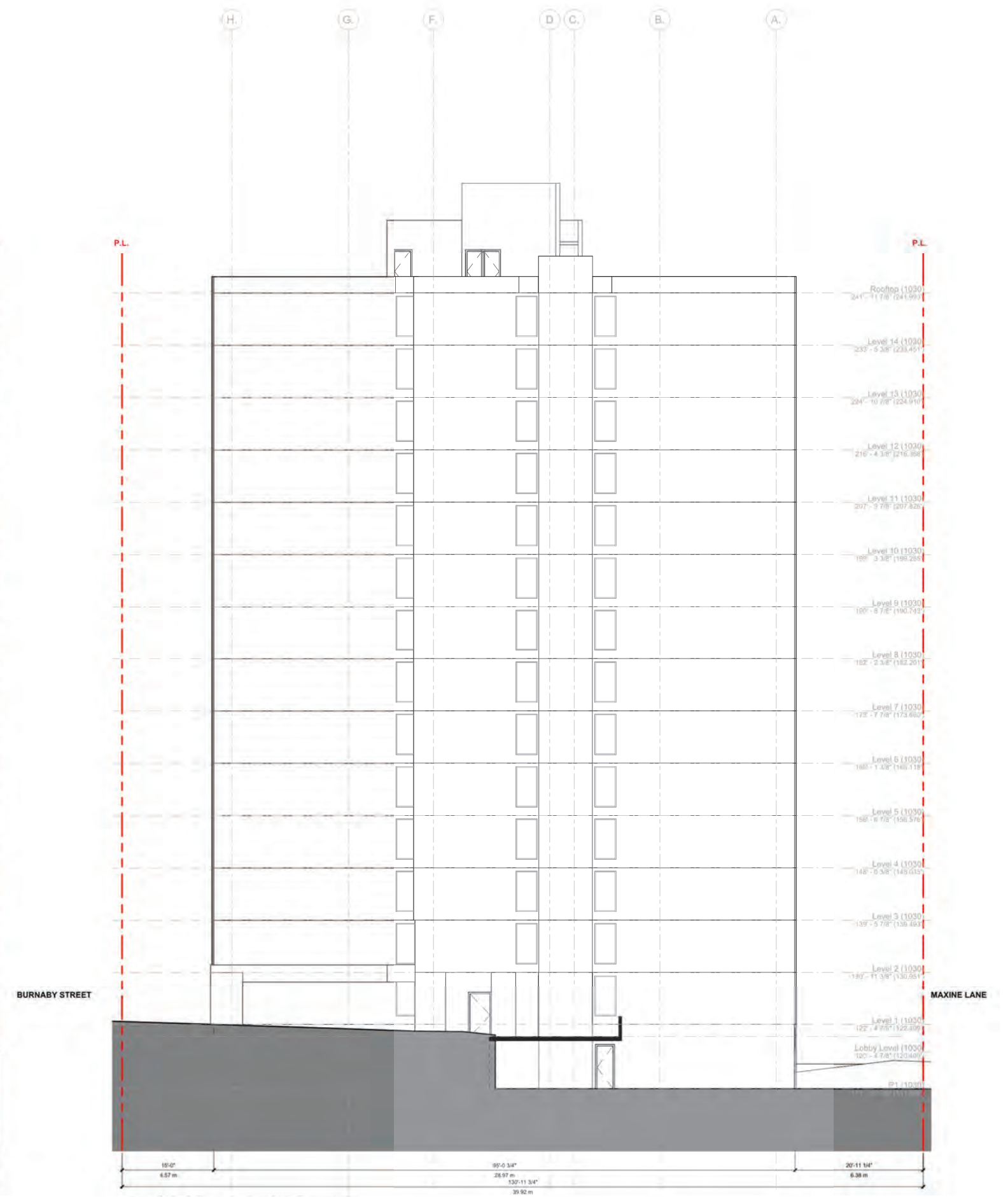
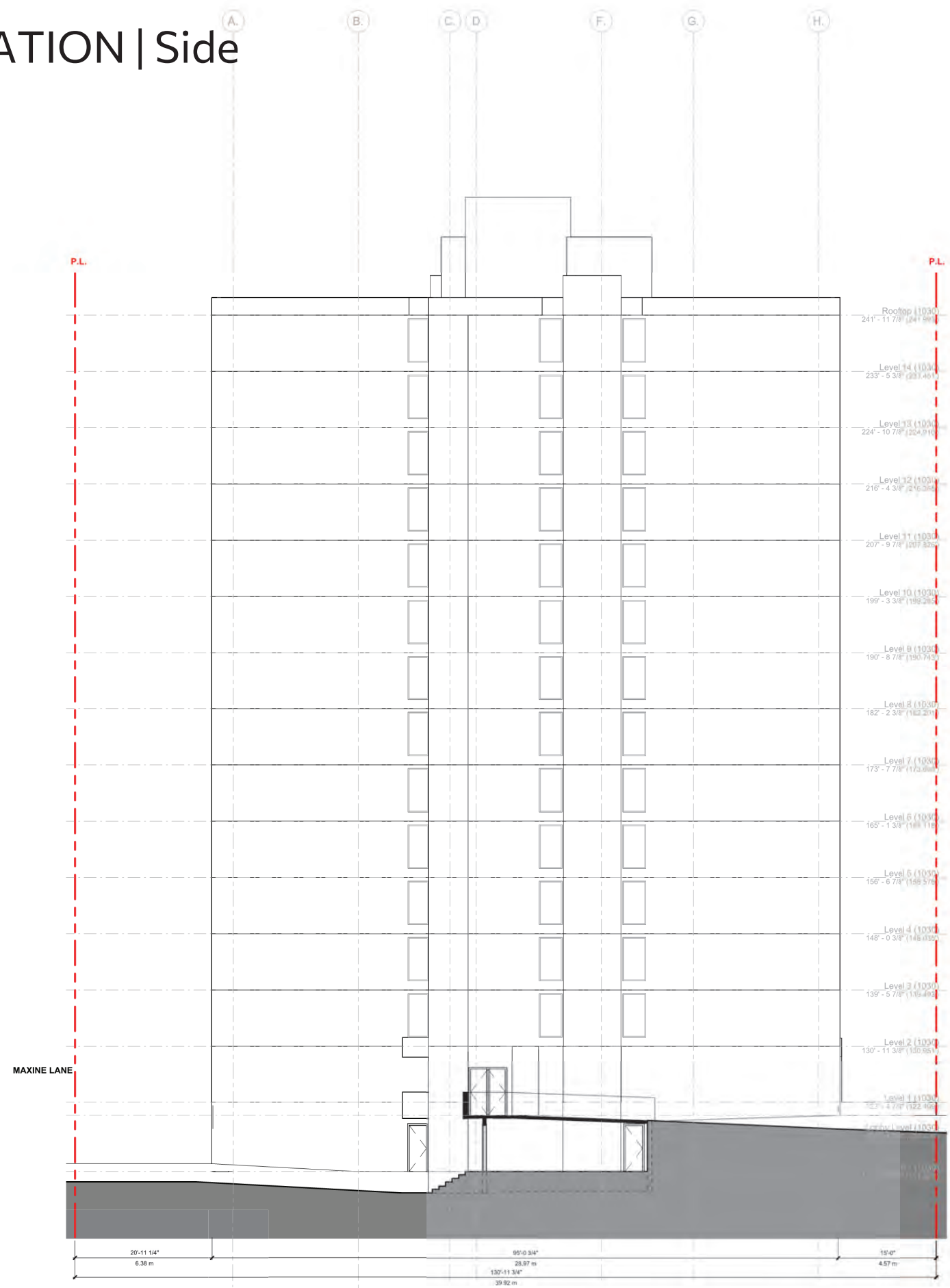
Roof (1030) 24' - 11 7/8" (24.993)
Level 14 (1030) 23' - 5 3/8" (23.451)
Level 13 (1030) 22' - 10 7/8" (22.910)
Level 12 (1030) 21' - 4 3/8" (21.369)
Level 11 (1030) 20' - 9 7/8" (20.828)
Level 10 (1030) 19' - 3 3/8" (19.287)
Level 9 (1030) 18' - 8 3/8" (18.746)
Level 8 (1030) 17' - 2 3/8" (18.205)
Level 7 (1030) 16' - 7 7/8" (17.664)
Level 6 (1030) 15' - 1 3/8" (16.123)
Level 5 (1030) 14' - 6 3/8" (15.582)
Level 4 (1030) 13' - 0 3/8" (14.041)
Level 3 (1030) 11' - 5 7/8" (13.499)
Level 2 (1030) 10' - 11 3/8" (12.958)
Level 1 (1030) 9' - 6 3/8" (12.417)
P1 (1030) 10' - 3 3/8" (11.876)

62'-0" 18.90 m
187'-5 1/2" 58.05 m
119'-4" 36.31 m
11'-11 1/2" 3.64 m
73'-4" 22.40 m

ELEVATION | Rear

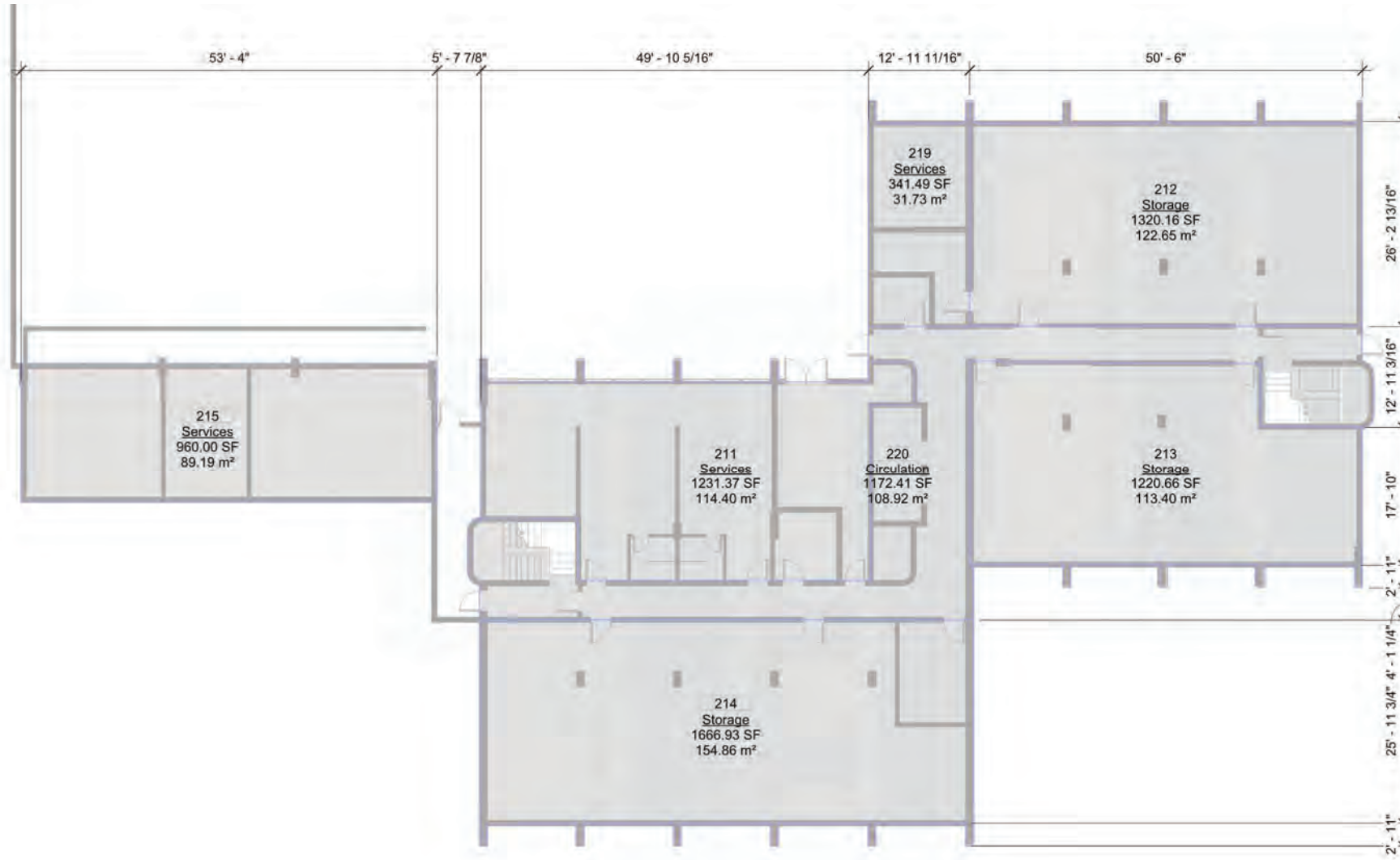


ELEVATION | Side

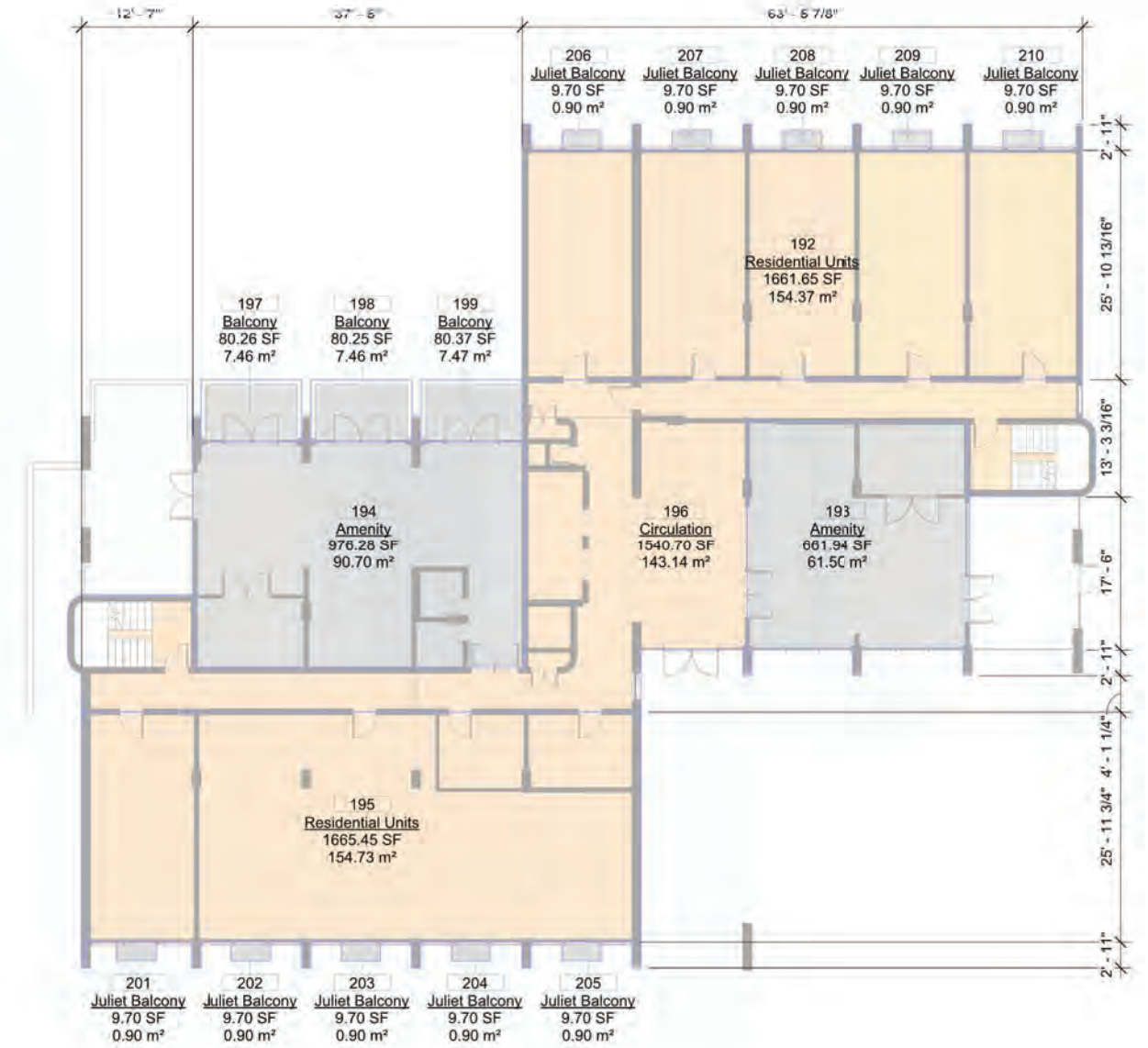


2 West Elevation - 1030 Burnaby
RZT4.03 SCALE: 1" = 10'-0"

FSR OVERLAY | Basement & Level 1

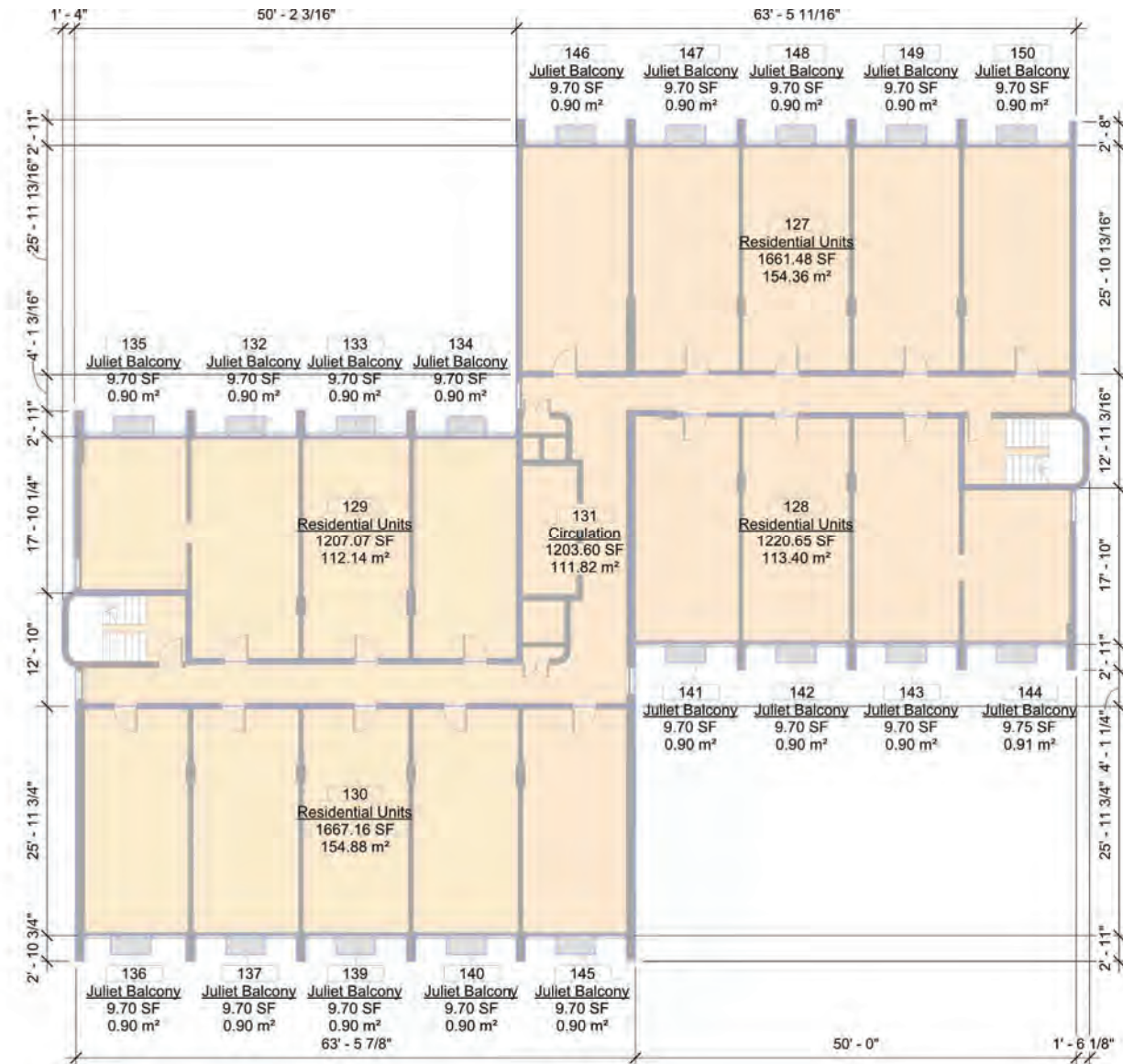


1 FSR - BSMT - 1030 Burnaby (Twin Arms)
 R2T5.01 SCALE: 1" = 10'-0"

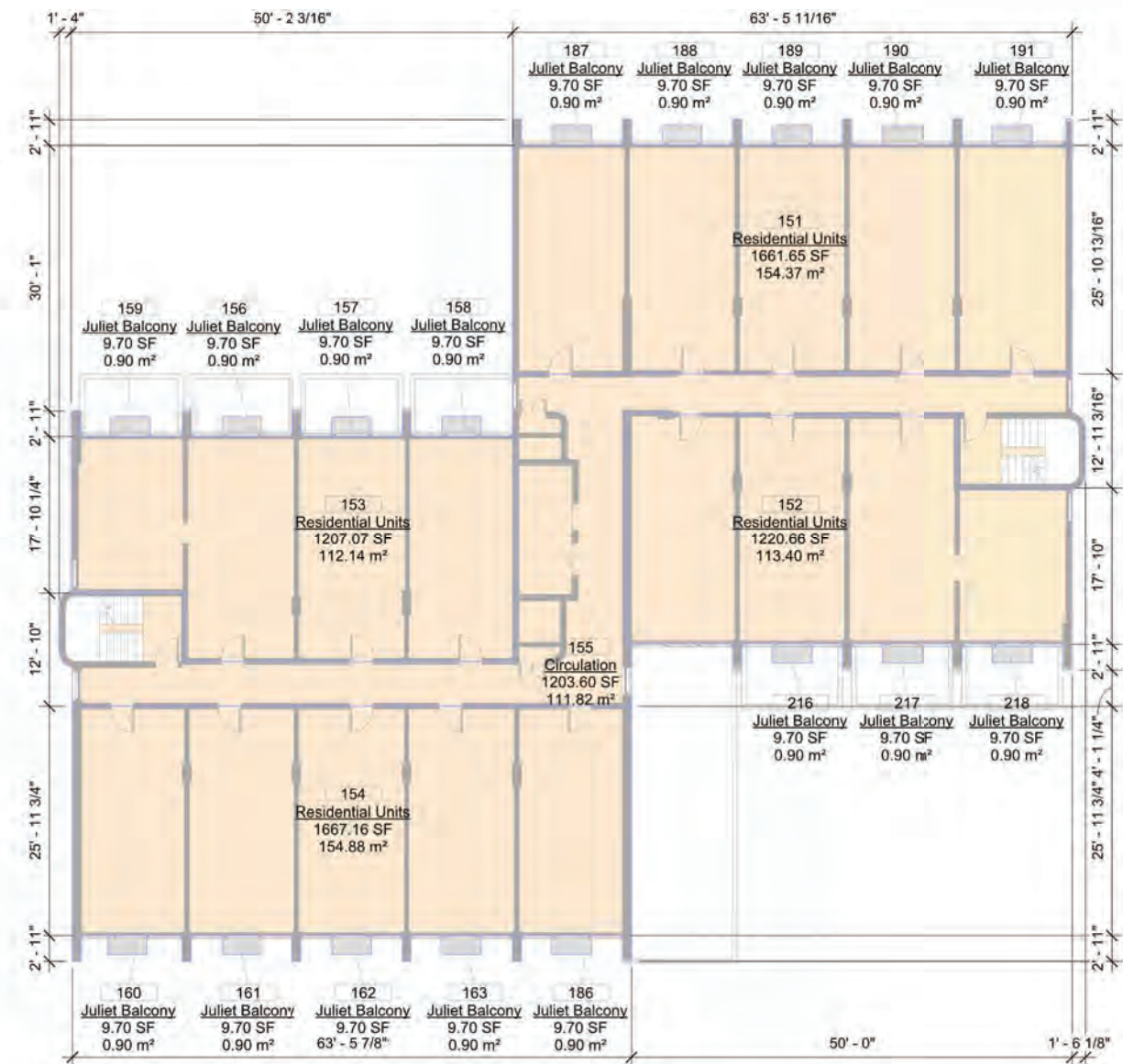


2 FSR - L1 - 1030 Burnaby (Twin Arms)
 R2T5.01 SCALE: 1" = 10'-0"

FSR OVERLAY | Level 2 & Typical L3-L14



2 FSR - Typical L3-L14 - 1030 Burnaby St (Twin Arms)
RZTS 02 SCALE: 1" = 10'-0"



1 FSR - L2 - 1030 Burnaby (Twin Arms)
RZTS 02 SCALE: 1" = 10'-0"