MIXED-USE PROPOSAL: SOCIAL HOUSING + OFFICE + RETAIL



2085 - 2079 WEST 5th AVE

Brightside

Colliers Strategy & Consulting

FRANCL ARCHITECTURE

REZONING APPLICATION | 21.11.2024

Brightside Land Recognition Statement

As a place-based organization, Brightside is privileged to provide affordable homes in Kitsilano for seniors, families, and people with disabilities on the stolen lands of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), səlilwətaɬ (Tsleil-Waututh) Peoples. With humility, we recognize the importance of this land to the people that have been here since time immemorial, and the significance of nearby places like Sc̓náḵw/sc̓naʔqʷ (Sḵwx̱wú7mesh village at Vanier Park), I7iy̓álmexw/ʔəy̓alməxʷ (Jericho Lands), X̱epx̱páy̓em and Sḵw'áyus/sḵʷəyəẇs (Kitsilano Beach).

ARBUTUS COURT REZONING PACKAGE COVER LETTER

Brightside Community Homes Foundation is excited to submit our rezoning package for the redevelopment of 2085 West 5th Avenue, “Arbutus Court,” which represents 200 new affordable rental homes in Kitsilano.

Acquired by Brightside in 2005, 2085 West 5th Avenue was built in 1964. The current site contains a 3-storey 21-unit building, consisting entirely of one-bedroom units with a resident profile of predominantly seniors. The building is one of the oldest within Brightside’s housing portfolio and has effectively reached the end of its operational life. The building does not have an elevator or other modern accessibility features that would benefit current and future residents. Brightside has engaged a Rick Hansen Accessibility Certification (RHFAC) Professional to inform the accessibility specifications of the 2085 West 5th Avenue redevelopment.

The neighbouring building, 2079 West 5th Avenue, is a single-family format home at risk of being orphaned as developments in the Broadway Plan corridor advance. Brightside has acquired 2079 West 5th Avenue to increase the project footprint to support a better building design and increase the number of homes while helping prevent the orphaning of the property in the future.

When Brightside initiated the 2085 West 5th Avenue plan to redevelop the property, we met with the residents to inform them of the intent to redevelop and began engaging with specific community groups in the area. We maintain continued engagement with residents and provide timely updates for project milestones and information about our sector-leading tenant relocation process that includes relocation options within our portfolio.

Brightside is a charitable, non-profit affordable housing organization that provides safe and secure homes for those who struggle to meet the demands of market housing, specifically independent-living seniors, families, and people with disabilities. Founded in 1952, Brightside has over 70 years of experience providing affordable homes for Metro Vancouver residents.

Today, Brightside operates 24 buildings with nearly 1000 units of affordable, below-market homes. We have two additional redevelopments and one new development presently underway and set to provide well over 500 new homes by 2028. The proposed redevelopment of 2085/2079 West 5th Avenue would add approximately 200 additional new homes, representing an important contribution of affordable rental options to the Kitsilano community and to the Broadway Plan Area.

Please feel welcome to reach out to me directly if you have any questions about Brightside.

Sincerely,

William Azaroff, Chief Executive Officer
Brightside Community Homes Foundation

Brightside Community Homes Foundation
#300-905 West Pender Street, Vancouver, BC V6C 1L6
604.684.3515 brightsidehomes.ca

OWNER

BRIGHTSIDE
#300 - 905 W. PENDER ST
VANCOUVER, BC, V6C 1L6
CONTACT: WESLEY EVERAARS
WESLEY@BRIGHTSIDEHOMES.CA
(604) 813 5738

DEVELOPMENT MANAGER

COLLIERS - STRATEGY AND CONSULTING
1100-1067 WEST CORDOVA ST
VANCOUVER, BC, V6C 1C7
CONTACT: CLARE HOOPER
CLARE.HOOPER@COLLIERS.COM
(604) 692 1066

ARCHITECTURE

FRANCL ARCHITECTURE INC.
970 HOMER ST
VANCOUVER, BC, V6B 2W7
CONTACT: MEGAN PETERS
MPETERS@FRANCLARCHITECTURE.COM
(604) 688 3252 X 109

LANDSCAPE ARCHITECTURE

FRANCL ARCHITECTURE INC.
970 HOMER ST
VANCOUVER, BC, V6B 2W7
CONTACT: JOSE GONZALEZ
JGONZALEZ@FRANCLARCHITECTURE.COM
(604) 688 3252 X 131

GEOTECHNICAL

GEOPACIFIC
1779 WEST 75th AVE
VANCOUVER, BC V6P 6P2
CONTACT: JAMES CARSON
JCARSON@GEOPACIFIC.CA
(604) 439 0922

SURVEYOR

OLSEN & ASSOCIATES
204-15585 24TH AVE
SURREY, BC V4A 2J4
CONTACT: PETER JOWETT
INFO@OLSENSURVEYING.CA
(604) 531 4067

CIVIL

CREUS ENGINEERING
221 ESPLANADE WEST - UNIT 610 EAST
VANCOUVER, BC V7M 3J3
CONTACT: CONNOR MOSS
CMOSS@CREUS.CA
(604) 987 9070 X 324

ENERGY MODELING / SUSTAINABILITY

MORRISON HERSHFIELD - STANTEC
310-4321 STILL CREEK DRIVE
BURNABY, BC V5C 6S7
CONTACT: ALI MOHAMMADZADEH
ALI.MOHAMMADZADEH@STANTEC.COM
(604) 454 0402

STRUCTURAL

WHM STRUCTURAL ENGINEERS
215-2550 BOUNDARY RD
BURNABY, BC V5M 3Z3
CONTACT: DAN WICKE
DWICKE@WHMENGINEERS.COM
(604) 484 2859

MECHANICAL

ROCKY POINT - LANGLEY OFFICE
208-20171 92A AVE
LANGLEY, BC V1M 3A5
CONTACT: KEVIN HILL
KEVIN.HILL@RPENG.CA
(604) 888 7779

ELECTRICAL

AES ENGINEERING
505 BURRARD ST SUITE 950
VANCOUVER, BC V7X 1M4
CONTACT: JASPREET GILL
JASPREET.GILL@AESENGR.COM
(604) 262 9028

CODE

PONTEM GROUP
309-63 WEST 6TH AVE
VANCOUVER, BC V5Y 1K2
CONTACT: LISA FANG
LFANG@PONTEMGRP.COM
(604) 202 2167

Table of Contents 0.4

1.0 Introduction 06
- 1.1 Brightside 07
- 1.2 Proposal Overview 08
- 1.3 Rezoning Rationale 09

2.0 Context 10
- 2.1 Relationship to Context: Broadway Corridor 11
- 2.2 Relationship to Context: Site Surroundings 12
- 2.3 Relationship to Context: New Developments 13
- 2.4 Relationship to Context: Mobility Routes 14
- 2.5 Site Views: Aerial Photos 15
- 2.6 Site Views: Street Photos 16
- 2.7 Neighbourhood Character 17
- 2.8 Streetscapes 18
- 2.9 Zoning Context 19
- 2.10 Policy Context: Broadway Plan 20
- 2.11 Policy Context: Applicable Policies and Guidelines 21

3.0 Design Strategy 23
- 3.1 Design Principles and Rationale 24
- 3.2 Tower Separation 25
- 3.3 Site Setbacks 26
- 3.4 Shadow Analysis 27
- 3.5 Program and Concept 30
- 3.6 Massing and Form 31
- 3.7 Articulation and Materials 33
- 3.8 Architectural Perspectives 34
- 3.9 Public Realm 38
- 3.10 Landscape Design Principles 39
- 3.11 Landscape Concept Diagrams 41
- 3.12 Landscape Concept Renderings 43
- 3.13 Proposed Streetscape 46

4.0 Sustainability + Livability 47
- 4.1 Sustainability Strategy Overview 48
- 4.2 Sustainability Features 49
- 4.3 Energy Strategy 50
- 4.4 Livability 51
- 4.5 Accessibility 52

5.0 Project Statistics 53
- 5.1 Project Information 54
- 5.2 Unit Mix 55
- 5.3 General FSR and Amenities 56
- 5.4 Parking and Loading 57
- 5.5 Bicycle and Storage Spaces 58

6.0 Architectural Drawings 59
- 6.1 Site Survey 60
- 6.2 Building Grades 61
- 6.3 Site Plan 62
- 6.4 Below Grade Floors 63
- 6.5 Above Grade Floors 66
- 6.6 Building Elevations 74
- 6.7 Building Sections 76

7.0 Landscape Drawings 77
- 7.1 Tree Management Plan 78
- 7.2 Site Planning 79
- 7.3 L05 Podium 81
- 7.4 L21 Rooftop Amenity 82
- 7.5 Representative Plant Palette 84

1.0 Introduction



Sunrise Village: East & West, 2924 Venables Street, Vancouver



Timbre & Harmony, 1425 & 1451 East 12th Avenue, Vancouver



The Hawthorn, 8705 French Street, Vancouver

Brightside is a charitable non-profit organization that provides affordable rental homes in Metro Vancouver. With over 70 years of experience, Brightside provides homes for seniors, families, and people with disabilities in 25 buildings throughout Metro Vancouver, the vast majority of which are offered at rents-geared-to-income (30% of household income) rates.

Brightside continues to work to increase the number of affordable homes they provide and are currently developing a number of sites. Two current redevelopments and one new development are presently underway and set to provide well over 500 new homes by 2028. Sector-leading dedication to a net-zero future has Brightside on track for a zero-carbon portfolio by 2035.

Brightside's Mission is to build resilient communities, throughout Metro Vancouver, with safe and secure homes for those struggling to meet the demands of market housing. Their vision is a future where people of all income levels have a home within a vibrant and healthy community.

Address	2085 & 2079 West 5h Avenue Vancouver BC V6J 1P8
Existing Zoning	RM-4
Proposed Zoning	CD-1
Site Dimensions	Frontage: 38.11 m (125’ - 0 1/2”) Depth: 34.11 m (111’ - 11”) Area: 1,299.85 m^2 (13,991.50 ft^2)
Floor Plate Sizes:	Typical Tower Plate: 629 m^2 (6,780ft^2) Podium Floor Plate: 867 m^2 (9,334 ft^2)
FSR Permitted	6.5
FSR Proposed	10.07 *(Detailed exclusions to be deducted)*
Building Height Permitted	20 storeys
Building Height Proposed	20 storeys + 1 Rooftop Amenity storey
Form of Development	Mixed-use - Residential / Office & Retail Housing: 200 social housing units
Amenities	Residential Amenities: Indoor Amenities: 365 m^2 (3,928 ft^2) Outdoor Amenities: 338 m^2 (3,645ft^2) Office: 722.13 m^2 (7,773 ft^2) Commercial Retail Use: 190.73m^2 (2,053ft^2)





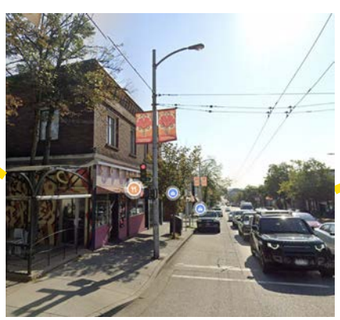


The proposed Arbutus Court redevelopment outlined in this Rezoning Application aims to introduce a vital mixed-use development to the heart of Kitsilano. It encompasses social housing, alongside local retail and services on the ground floor, with second-level offices designated for non-profit organizations, including Brightside's offices. This vision is in harmony with the recently approved Broadway Plan and aligns with the broader affordability and sustainability goals of the City. By offering 200 affordable rental units tailored for seniors, families, and individuals with disabilities, and by fostering vibrant, community-focused retail spaces along Arbutus Street, this project will breathe new life into the area while honouring its distinctive neighbourhood character. Committed to social impact, it aspires to set a standard for community-driven development in the neighbourhood.

Vancouver's housing crisis is well known. Supporting social housing and below-market rental projects in Vancouver's west side is one of the key components to achieve a thriving, diverse community for all Vancouverites. This project will serve as an early example of how Kitsilano can transition through densification into a complete, inclusive and more affordable transit-oriented neighbourhood.

As the following pages will illustrate, this proposal includes improvements to the Public Realm, a building massing that responds to the neighbourhood context, crafted design expression and a commitment to livability and sustainability that will benefit the building's users and neighbours alike.

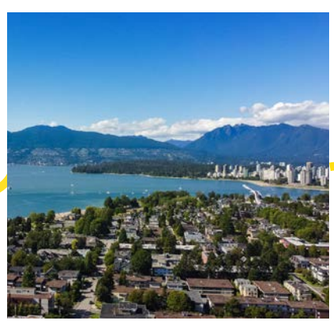
Embracing Growth, Preserving Kitsilano's Heart













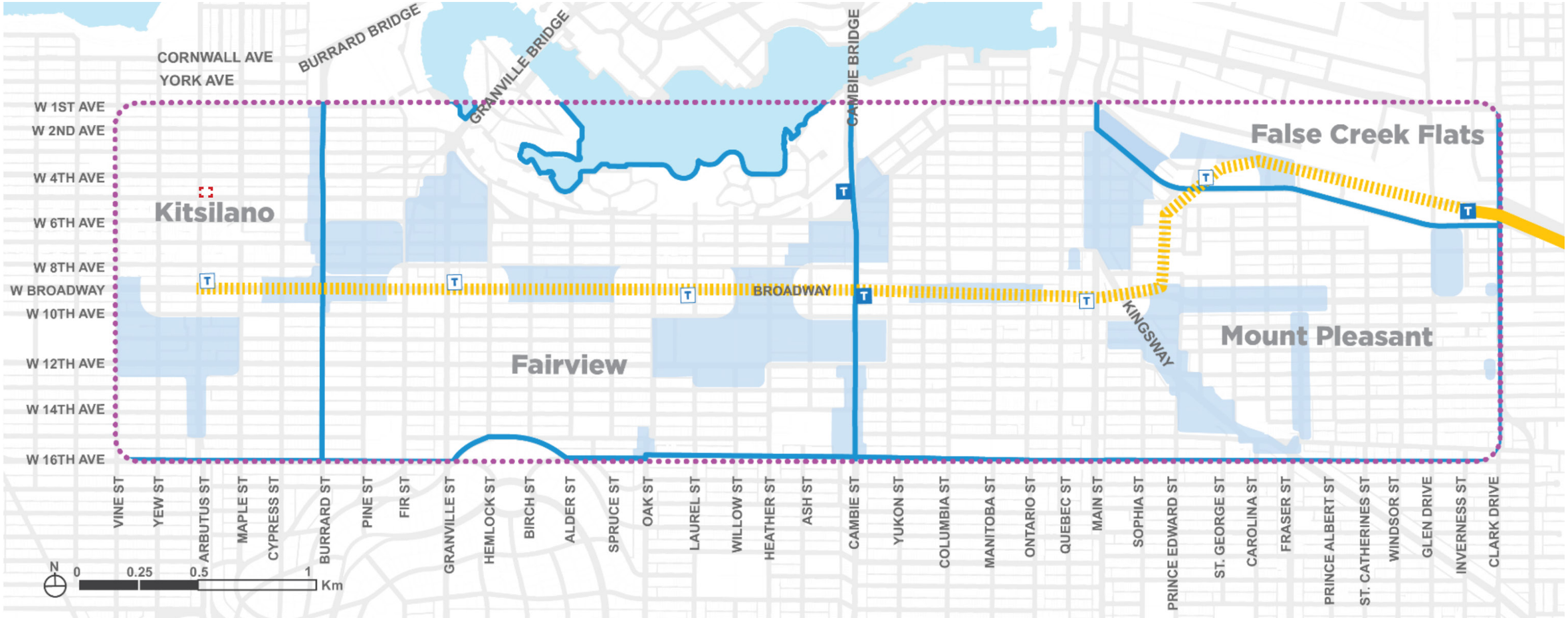
2.0 Context

Relationship to Context

Existing Zoning Context

Situated in the Broadway Plan Sub Area - Kitsilano North Area B (KKNB), at the intersection of Arbutus St and West 5th Ave, mere steps from the popular Kitsilano shopping hub of West 4th Village and a short stroll from the future Arbutus Rapid Transit Station, the subject site spans five parcels totaling 1,299.85 m^2 (13,991.50 ft^2) with a 38.11 m (125’ - 0 1/2”) frontage on W 5th Avenue.

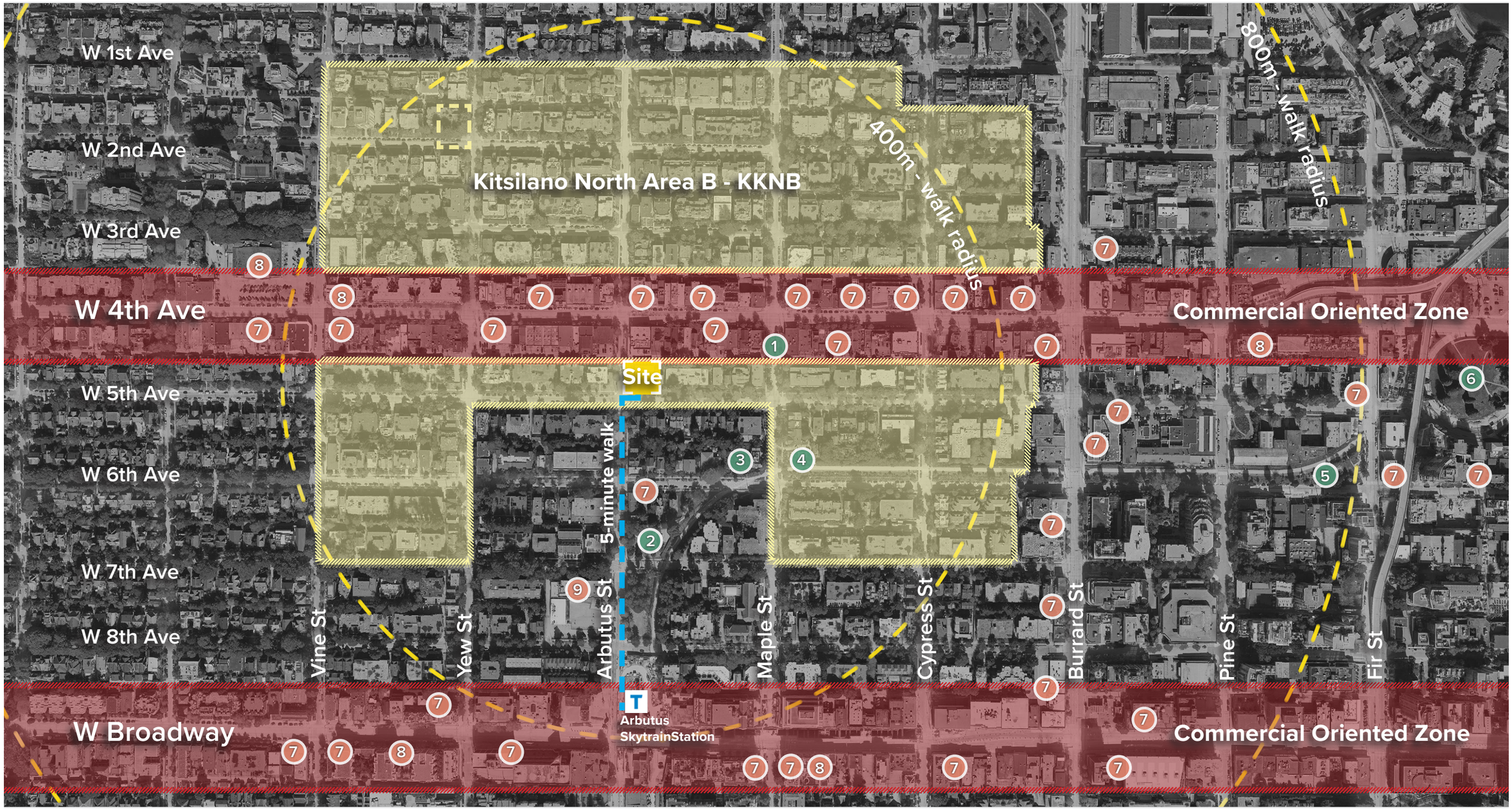
Presently, the site is occupied by a 3-storey rental building comprising 21 one-bedroom units. Adjacent to the eastern property line stands a 2-storey residential dwelling, while low-density residential 3-story structures envelop the west and south scenarios. Across the lane to the north lies a mix of retail and service establishments, ranging from one to three stories, anchoring the vibrant West 4th Village. Notably, the Broadway Plan process has led to the re-designation of all homes within the 2000 block on the north and south sides of W 5th Avenue for higher-density housing.



Legend

- Broadway Plan Area
- Future Broadway Subway
- Existing Rapid Transit Station
- Future Rapid Transit Station
- Millennium Line
- Neighbourhood Boundary
- Character Area
- Centres
- Project Site

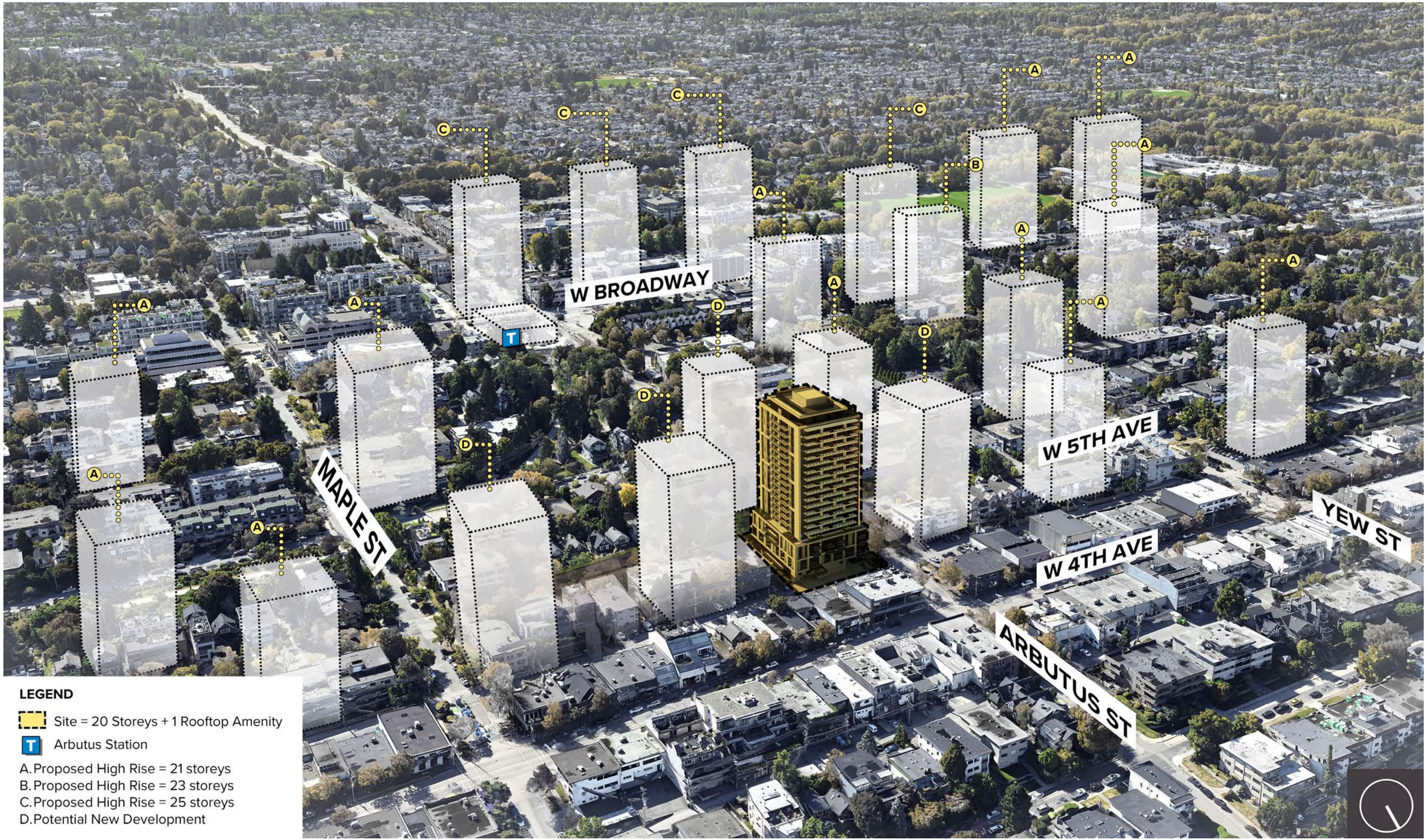
MAP OBTAINED FROM BROADWAY PLAN.



Neighbourhood Amenities

1. 4th & Maple Plaza
2. Delamont Park
3. Kitsilano Community Garden
4. Maple Community Garden
5. 6th and Fir Park
6. Granville Loop Park
7. Cafes / Restaurants
8. Grocery Stores
9. St. Augustine School

T Arbutus Rapid Transit Station Under Construction


W BROADWAY
MAPLE ST
W 5TH AVE
W 4TH AVE
YEW ST
ARBUTUS ST
LEGEND
Site = 20 Storeys + 1 Rooftop Amenity
Arbutus Station
A. Proposed High Rise = 21 storeys
B. Proposed High Rise = 23 storeys
C. Proposed High Rise = 25 storeys
D. Potential New Development



LEGEND

- Bus Stop
- Mobi Bike Station
- Bus Route
- Bike Route
- Pedestrian Route
- 4th & Maple Plaza
- Subject Site
- Future Arbutus Rapid Transit Station
- Green Spaces

Site Views

Aerial Photos 2.5

North



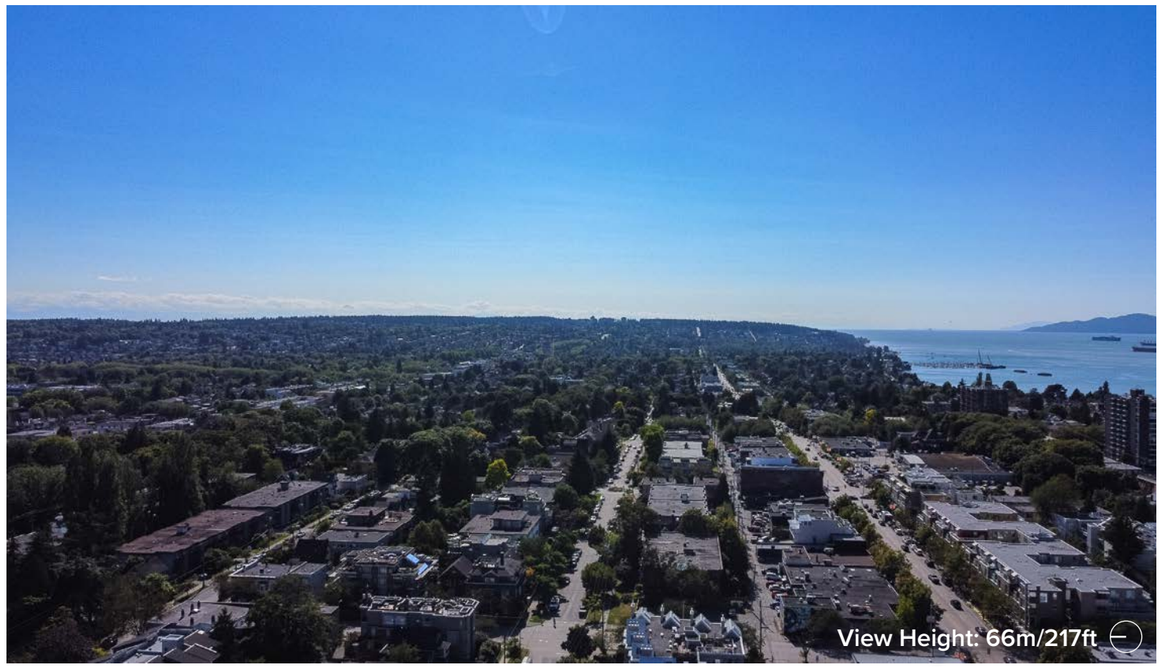
East



South



West

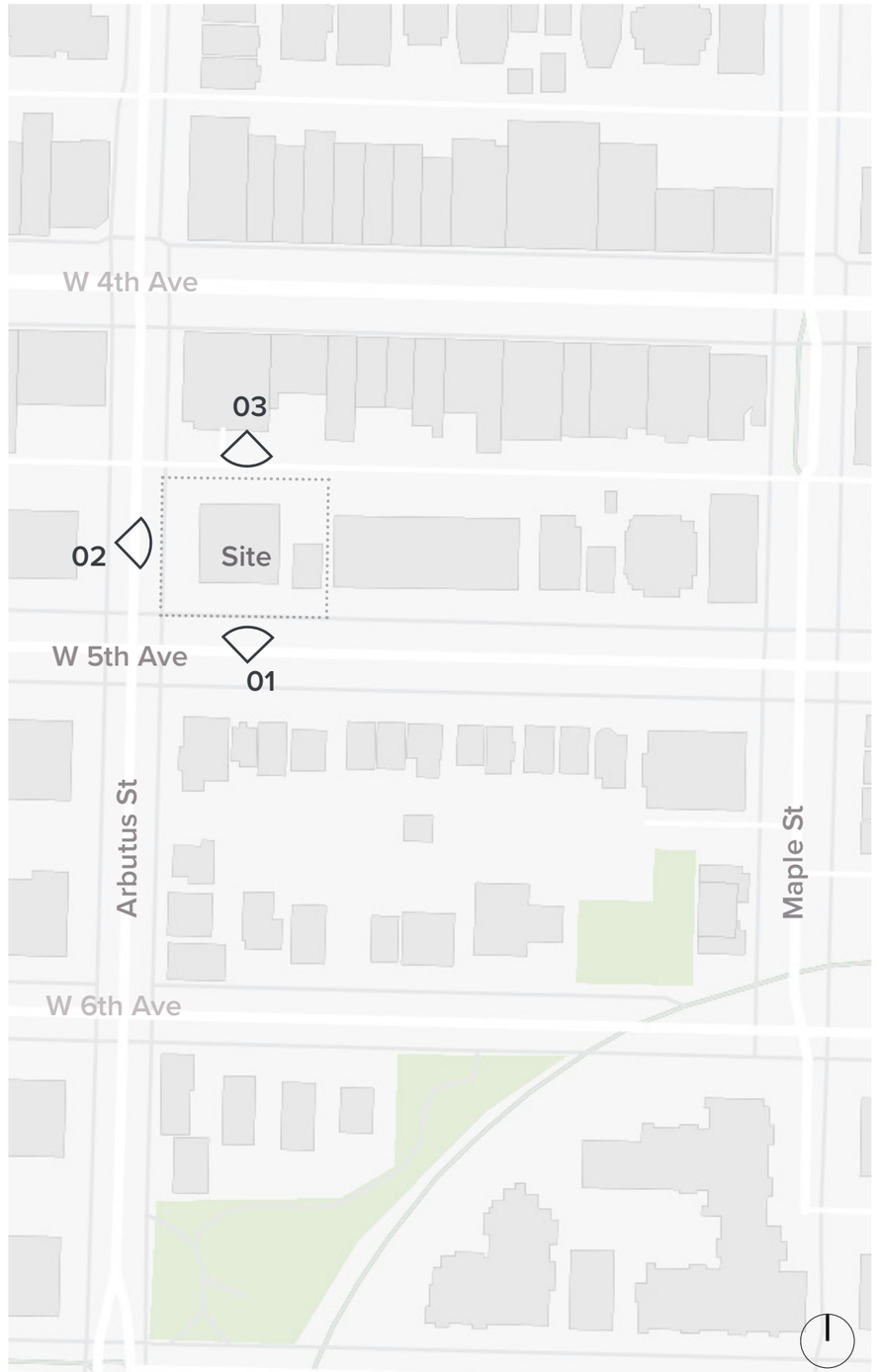


Site Views


01


02

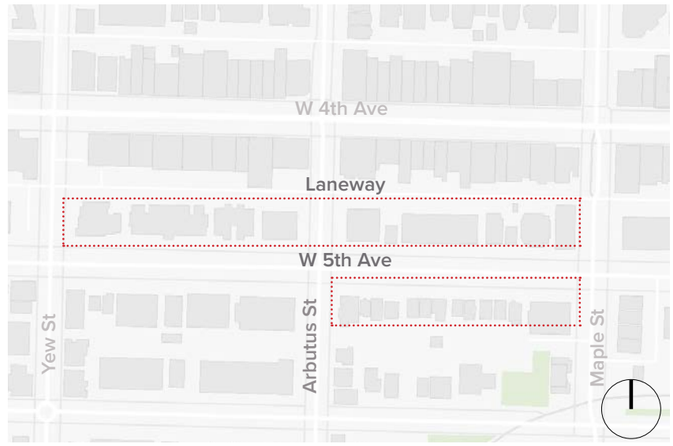

03


W 4th Ave
03
02
Site
W 5th Ave
01
Arbutus St
Maple St
W 6th Ave



W 5th Ave







W 5th Ave



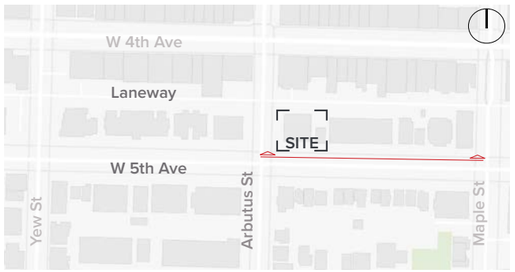


W 5th Ave









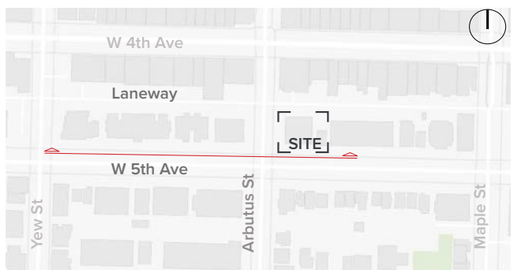
W 5TH AVE FACING NORTH

SITE



ARBUTUS ST

MAPLE ST



W 5TH AVE FACING NORTH

SITE

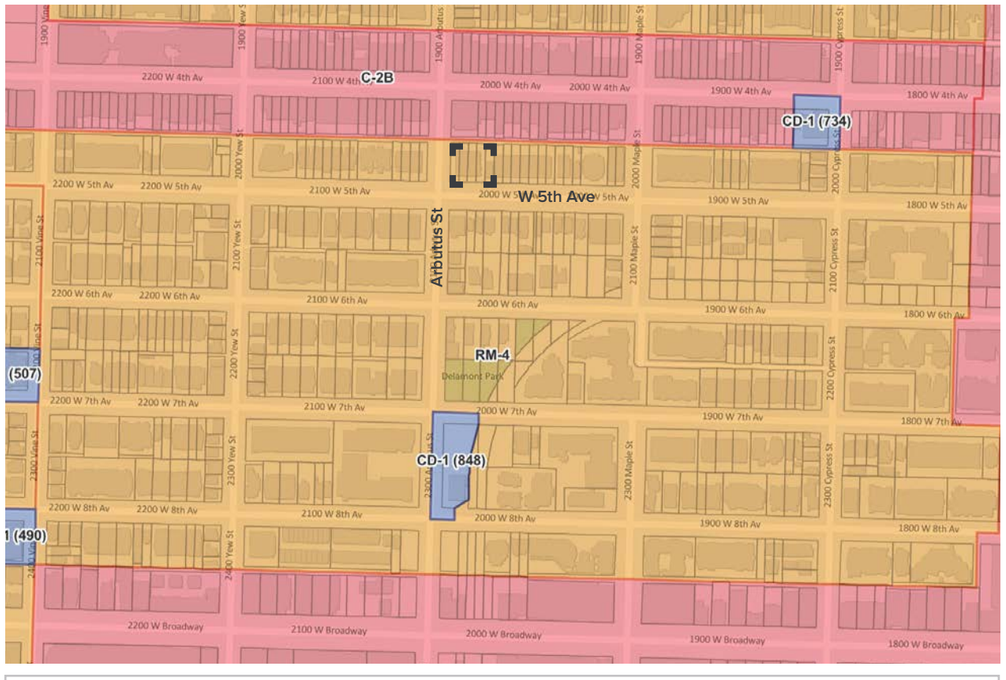


YEW ST

ARBUTUS ST

Existing Zoning Summary: RM-4

The site is currently zoned as RM-4 District Schedule, allowing for a variety of dwelling forms, such as 4-storey apartments and 6-storey social housing apartments. This zoning framework aims to support the retention of existing structures while promoting community and social objectives through the development of new residential and mixed-use buildings.



Site History

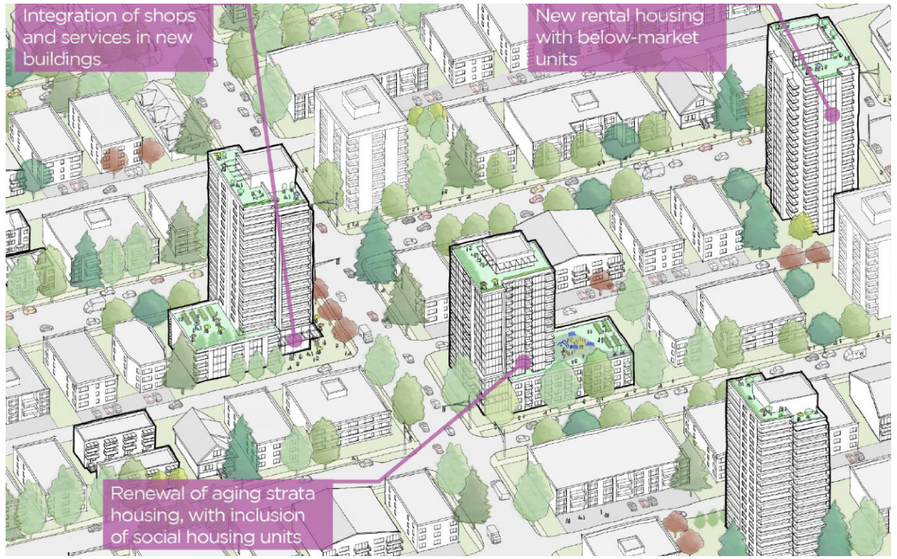
Comprising five lots along W 5th Avenue, the site is serviced via a laneway connecting Maple Street to the East and Arbutus Street to the West. At present, a 3-storey low-density residential building, built in 1964 occupies this space. This building, comprising 21 one-bedroom units, provides homes predominantly to seniors, with inclusive accommodations for People with Disabilities. Brightside acquired the property at 2085 West 5th Avenue, Vancouver, in 2005.

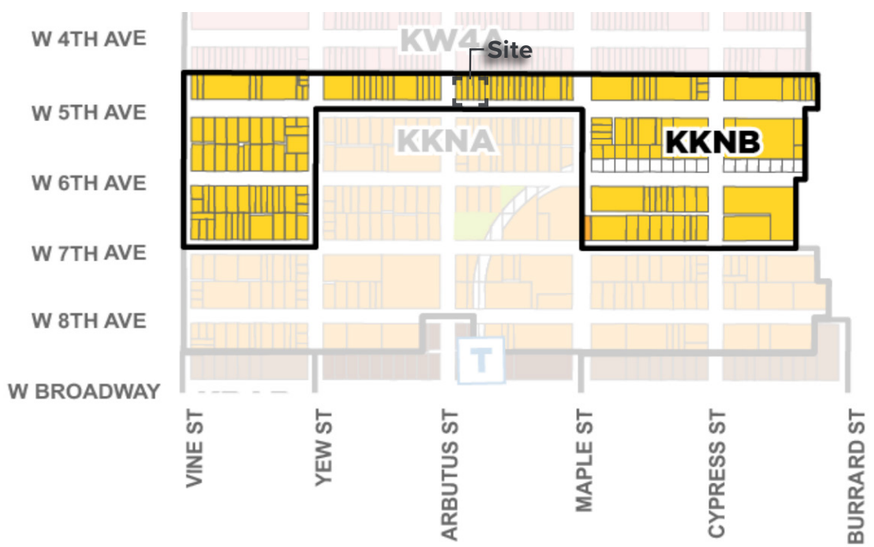
In alignment with the new guidelines outlined in the Broadway Plan, the proposal aims to transition the zoning from RM-4 to CD-1, Comprehensive Development with a focus on optimizing the site's housing potential. The proposed density for this project, coupled with identified complementary uses, is crucial for ensuring financial viability, particularly amidst fluctuating construction costs and interest rates, and the project's ambitious goal of maximizing affordability on the site.



Policy Context

Within the framework of the Broadway Plan, this site is situated within a Residential Apartment Area. These areas are envisioned as vibrant communities intended to preserve current affordability while also fostering opportunities for new affordable housing across a spectrum of household needs and incomes. Additionally, these areas are intended to incorporate local businesses and services tailored to the community's needs, thus contributing to the creation of vibrant, self-sustaining neighborhoods.





Kitsilano North - Area B (KKNB)

Precisely, the site is situated within the Kitsilano North Area B Apartment Area B (KKNB), as outlined in the Broadway Plan. This zone is conceptualized as a pedestrian-friendly, predominantly residential zone offering a range of housing choices through both new developments and the preservation of existing older rental properties. It seeks to integrate small-scale retail and service establishments, fostering a dynamic and inclusive neighborhood environment. (Broadway Plan p. 82).

Policy Area	Kitsilano North - Area B			KKNB
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	12 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.).	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	• For existing social housing sites, 100% of the residential floor area must be social housing. • Applies where a tower cannot be achieved due to lot conditions or policy 8.2.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).	• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	• Applies where a tower cannot be achieved due to lot conditions or policy 8.2.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).
	• "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan.			

Additional Policies

Figures & Table obtained from Broadway Plan Policy p.54 & p.86-87

8.2.2 There will be a maximum of two towers per block (street to street, including any laneways) in the Kitsilano North sub-area. For blocks located in both Kitsilano North and another sub-area, only towers in Kitsilano North shall be counted toward the maximum.

8.2.3 Minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or childcare.

CD-1 Rezoning Under The Broadway Plan Policy

As part of the CD-1 rezoning process under the Broadway Plan Policy, the proposed land use includes a combination of residential and retail/service. The options for tenure encompass secured market rental housing and social housing. These proposed uses are in accordance with the overarching land use framework outlined in the Broadway Plan, particularly emphasizing the Residential Apartment Areas, as well as adhering to the specific sub-area policy designated for the Kitsilano North Area B (KKNB), which delineates precise regulations regarding land use, building heights, and density limits.

In accordance with the Kitsilano North Area B policy, this Rezoning application proposes a 20-storey tower with an additional Amenity storey. This proposal also leverages the minor increases in density that will be considered for the delivery of Neighbourhood Retail Amenities at the Ground Level, contributing to the vibrant and functional character of the community.

Policy Context

- Broadway Plan (2022)
- Housing Vancouver Strategy (2017)
- High Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Green Buildings Policy for Rezonings (2010, last amended 2022)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Urban Forest Strategy (2018)
- Vancouver Building By-law Part 3
- Transportation Demand Management for Developments in Vancouver
- Public Art Policies and Procedures for Rezoning Developments
- Bulk and In-suite Storage - Multiple Dwelling Residential Developments
- Amenity Areas - Excluded from Floor Space Ratio
- Zoning and Development By-law No. 3575 Section 10 General Regulations

Applicable Policies and Guidelines

Broadway Plan

Social and Seniors Housing

To enable renewal and expansion of social housing, additional height and density can be considered generally up to the maximum permitted by the policy area's respective land use policies, in all areas where new residential development is enabled by the Plan

To enable renewal and expansion of affordable seniors housing, additional height and density can be considered generally up to the maximum permitted by the policy area's respective and use policies.

Housing Vancouver Strategy

This action plan prioritizes housing affordability for Vancouver residents, tackles the impact of land price speculation, and supports renters and vulnerable residents. The proposal fully aligns with these objectives by offering 100% affordable housing units across various income levels. It also provides community benefits targeting independent-living seniors, low-income families, and people with disabilities.

High Density Housing for Families with Children

The intent of these guidelines is to address the key issues of site, building and unit design, which relate to residential livability for families with children.

The project is designed in accordance with this policy's direction to support high density developments to have adequate access to essential community services and recreational amenities:

The project fits into the surrounding neighbourhoods, providing sufficient number of family units and supporting adequate outdoor and indoor amenities to encourage a sense of community. Additionally, it has an appropriate open space to meet the on-site needs of its residents, has appropriately located, designed and landscaped outdoor play areas that is designed with the safety needs of children in mind. The project has accessible and visitors parking that is adequate for the needs of residents and visitors, unit sizes and layouts that meet the needs of families with children and provides visual and acoustic privacy to protect the privacy of family households, also providing each household with a private outdoor open space adjacent to the unit for exclusive use and sufficient storage within the unit or within easy access from the unit.

The High-Density Housing for Families with Children Guidelines was adopted by Council in 1992, and most recently amended in 2022.

Tenant Relocation and Protection Policy

The Tenant Relocation and Protection policy's principles are to mitigate impacts of the relocation process for existing tenants, prioritize assistance for those who need it most, and maintain ongoing communication and engagement. The policy applies to proposals resulting in permanent relocation of tenants in existing residential rental units. The proposal complies with this policy, Brightside has initiated their tenant relocation strategy for Arbutus Court, reserving homes within their portfolio for existing residents.

The policy was originally approved by Council on December 10, 2015, and had Council approved amendments on June 11, 2019.

Urban Forest Strategy

This strategy aims to protect, expand, and manage trees to create a diverse, resilient, and beautiful urban forest on public and private lands across the city. The proposal complies with this strategy by ensuring all street trees are protected and has suffi cient root protection zones, and by proposing the addition of suitable trees, planting and soil depths on site.

Vancouver Building By-Law Part 3

The project's design is set to comply with the Fire Protection, Occupant Safety and Accessibility regulations.

Transportation Demand Management for Developments in Vancouver

The project application includes a TDM plan summary aimed at maximizing the utility of sustainable transportation choices.
Transportation Demand Management for Developments in Vancouver Bulletin was last amended on January 1, 2024.

Public Art Policies and Procedures for Rezoning Developments

The proposal incorporates the integration of Public Art seamlessly within the architectural design of the building.

Bulk and In-suite Storage - Multiple Dwelling Residential Development

The project complies with the In-suite Storage Exclusions in FSR and Bulk Storage space requirements.

Amenity Areas - Excluded From Floor Space Ratio

The project considers permission to have amenity areas, recreation facilities and meeting rooms to be excluded from floor space ratio requirements. Such spaces are located in the Ground level and Amenity level as Gross Floor Area Exclusions in the computation of Floor Space Ratio.

Zoning and Development By-Law # 3575 Section 10 General Regulations

The proposed project considers the implementation of Section 10.15 "Envelope Exclusions in the Computation of Floor Space Ratio".

Social Housing or Rental Tenure (SHORT) Program

This pilot program aims for faster production of affordable housing by reducing development approval times for high impact multi-family housing projects by nearly 50%. This project was accepted to the SHORT program.

Rental Incentives Program Bulletin

The project considers the rental housing incentive policies approved by Council, as well as the DCL By-laws.
The Rental Incentives Program Bulletin was adopted in May 2012 and last amended on October 2023.

Parking By-Law No. 6059 & Design Supplement

The project considers Off-street Parking Regulations for the provision of Residential and Retail Use vehicle parking spaces, bicycle spaces, loading spaces, and EV requirements.

Green Buildings Policy for Rezonings

The goals of the policy are to help transition development industry toward more sustainable building practices. It reflects Council's direction and targets stated in the Zero Emissions Building Plan, the Climate Change Adaptation Strategy, the Embodied Carbon Strategy and the Climate Emergency Action Plan.
The rezoning application complies with the policy's requirements. It includes the Green and Resilient Building Measures Reports and applicable letters for the CD-1 rezoning application stage.
The Green Building Policy for Rezoning's was adopted in 2010 and amended in 2023.

3.0 Design Strategy



Inviting Public Realm

Careful attention has been paid to integrating the building and its landscape into the surrounding context, creating a unified and inviting expression at grade. From the gracious patios along Arbutus Street, to the sun-filled corner plaza at the south-west corner of the site, the public realm has been carefully designed to promote an animated public realm with opportunities for social interaction.



Massing in Context

The site is surrounded by a mix of traditional single-family houses, as well as 3-5 storey residential apartment buildings. The proposal has created a distinct podium expression that strikes a legible datum line in response to the heights of its existing neighbours. The podium employs a more fine-grained scale to relate to this residential context.



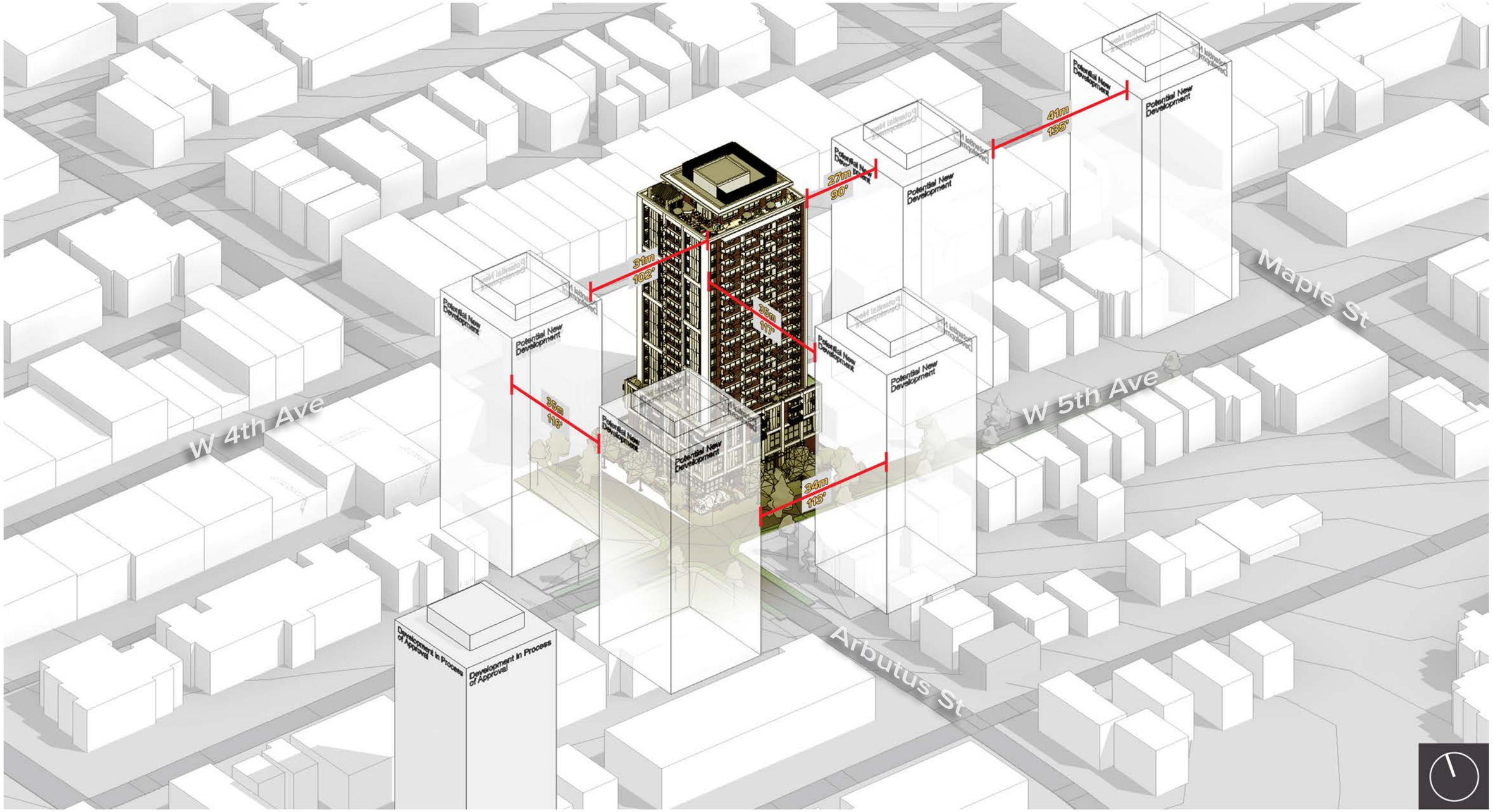
Crafted Design Expression

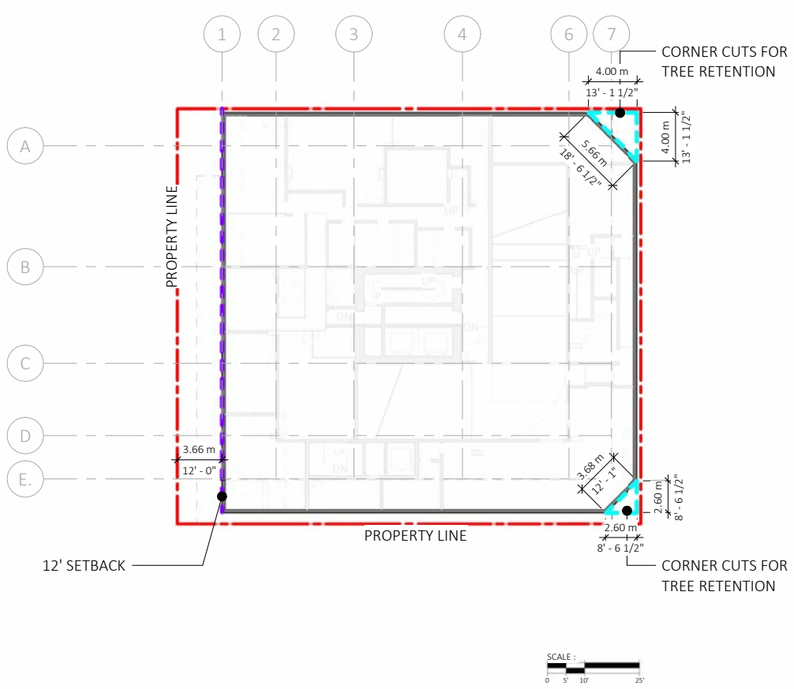
In pursuit of a cohesive and unique design language, the project carefully considers the interplay between a unifying frame structure at the podium, with a ‘woven’ infill. This panel expression is continued into the tower at the west and east building facades to unify the building expression. A strong, linear slab expression is used to maximize solar shading at the south facade, while providing optimal sunny outdoor spaces. The same language is used at the north facade to maximize views.

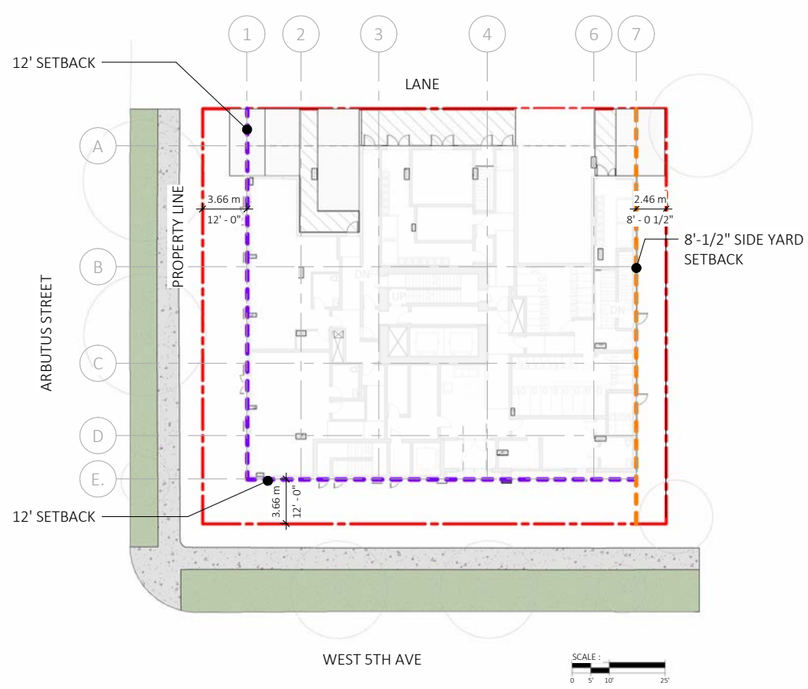


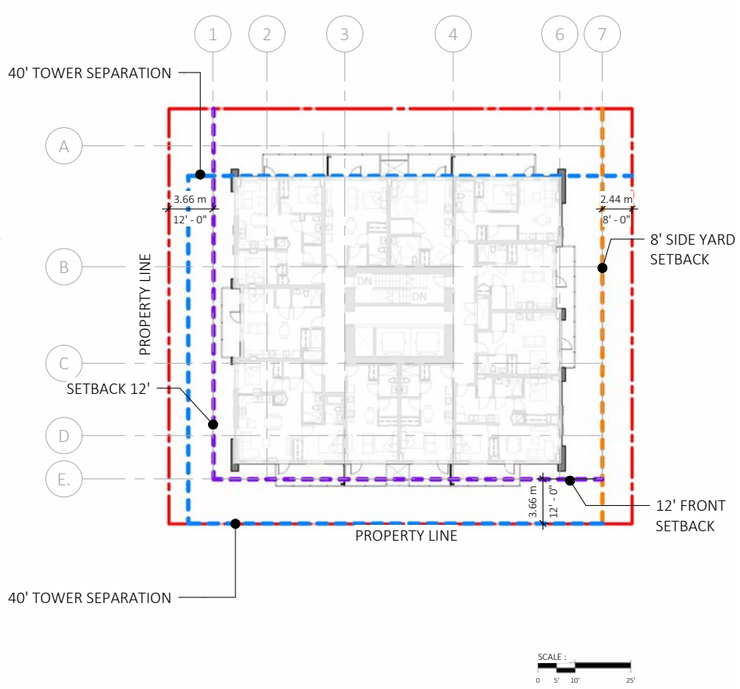
Livability & Sustainability

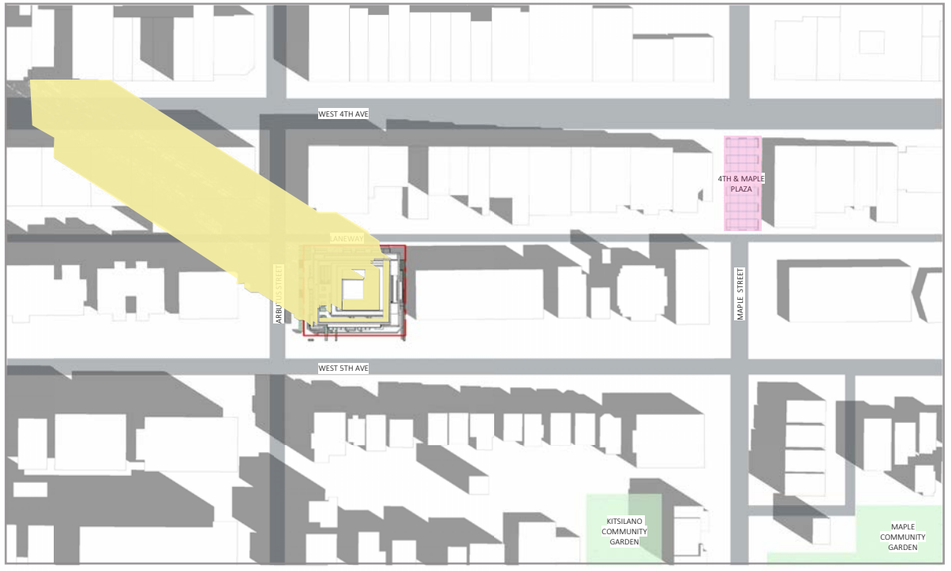
Livability and Sustainability are paramount in the design of this proposal. To that end, the project includes efficient unit layouts with outdoor living space for all units. The design includes an enhanced building envelop to maximize thermal comfort and building energy performance. Solar access and views have been optimized with livability and sustainability in mind. The project is targeting Rick Hansen standard for accessible design throughout the building.


Potential New Development
Development in Process of Approval
31m
102'
27m
90'
41m
135'
35m
113'
35m
113'
34m
113'
Maple St
W 4th Ave
W 5th Ave
Arbutus St

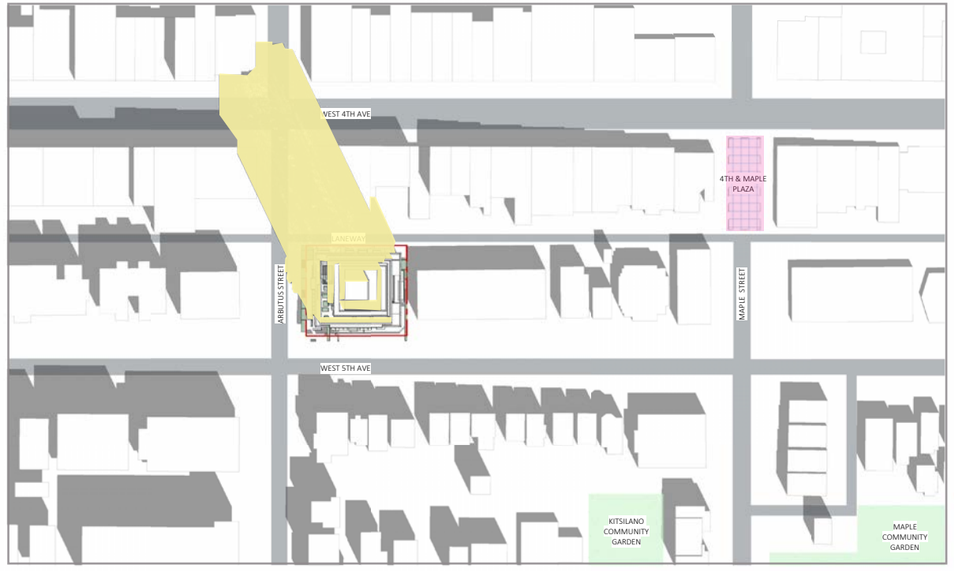

1
2
3
4
6
7
A
B
C
D
E.
CORNER CUTS FOR TREE RETENTION
4.00 m
13' - 1 1/2"
4.00 m
13' - 1 1/2"
5.66 m
18' - 6 1/2"
PROPERTY LINE
3.66 m
12' - 0"
3.68 m
12' - 1"
2.60 m
8' - 6 1/2"
2.60 m
8' - 6 1/2"
12' SETBACK
PROPERTY LINE
CORNER CUTS FOR TREE RETENTION
SCALE :
0 5' 10' 25'


12' SETBACK
LANE
1
2
3
4
6
7
A
B
C
D
E.
ARBUTUS STREET
PROPERTY LINE
3.66 m
12' - 0"
2.46 m
8' - 0 1/2"
8'-1/2" SIDE YARD SETBACK
12' SETBACK
3.66 m
12' - 0"
WEST 5TH AVE
SCALE :
0 5' 10' 25'

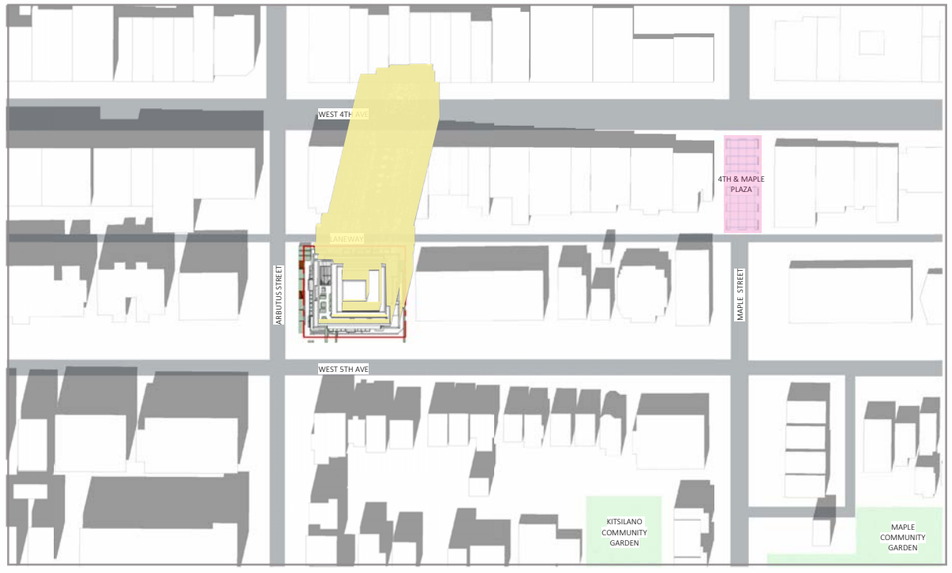

40' TOWER SEPARATION
1
2
3
4
6
7
A
B
C
D
E.
PROPERTY LINE
3.66 m
12' - 0"
2.44 m
8' - 0"
8' SIDE YARD SETBACK
SETBACK 12'
3.66 m
12' - 0"
12' FRONT SETBACK
PROPERTY LINE
40' TOWER SEPARATION
SCALE :
0 5' 10' 25'



1 SD - SHADOW STUDIES - MARCH 10AM
1 : 1000



2 SD - SHADOW STUDIES - MARCH 12PM
1 : 1000



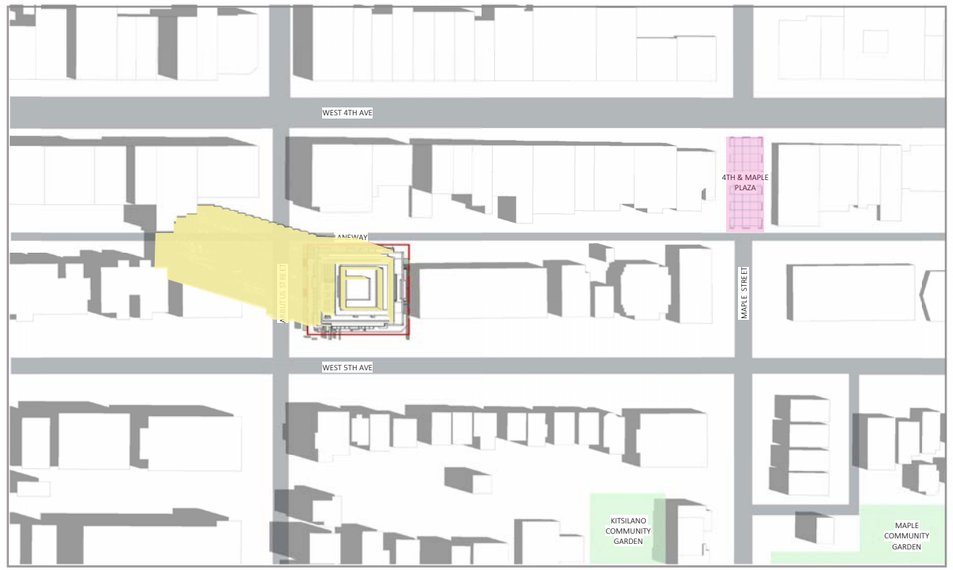
3 SD - SHADOW STUDIES - MARCH 2PM
1 : 1000



4 SD - SHADOW STUDIES - MARCH 4PM
1 : 1000

Legend: Existing Shadow | Proposed Incremental Shadows | Project Site | NOTE: *Shadow studies calculated using time zone -7 UTC*

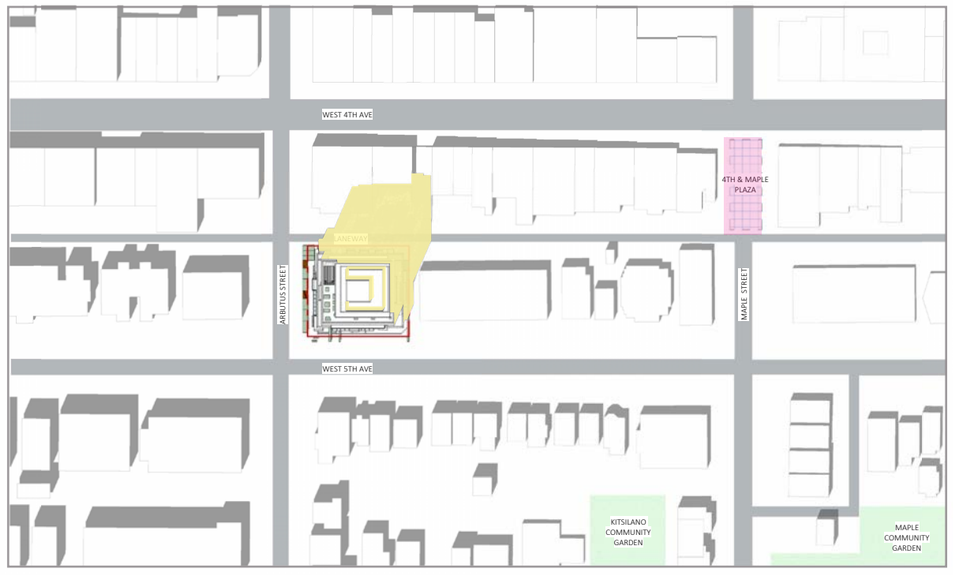
Summer Solstice



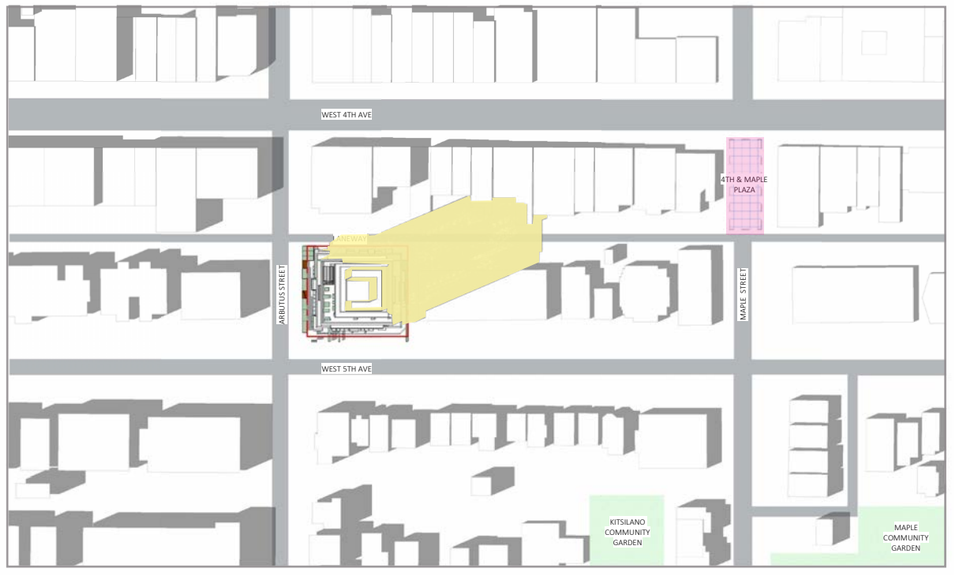
1 SD - SHADOW STUDIES - JUNE 10AM
1 : 1000



2 SD - SHADOW STUDIES - JUNE 12PM
1 : 1000



3 SD - SHADOW STUDIES - JUNE 2PM
1 : 1000



4 SD - SHADOW STUDIES - JUNE 4PM
1 : 1000

Legend: Existing Shadow | Proposed Incremental Shadows | Project Site | NOTE: *Shadow studies calculated using time zone -7 UTC*

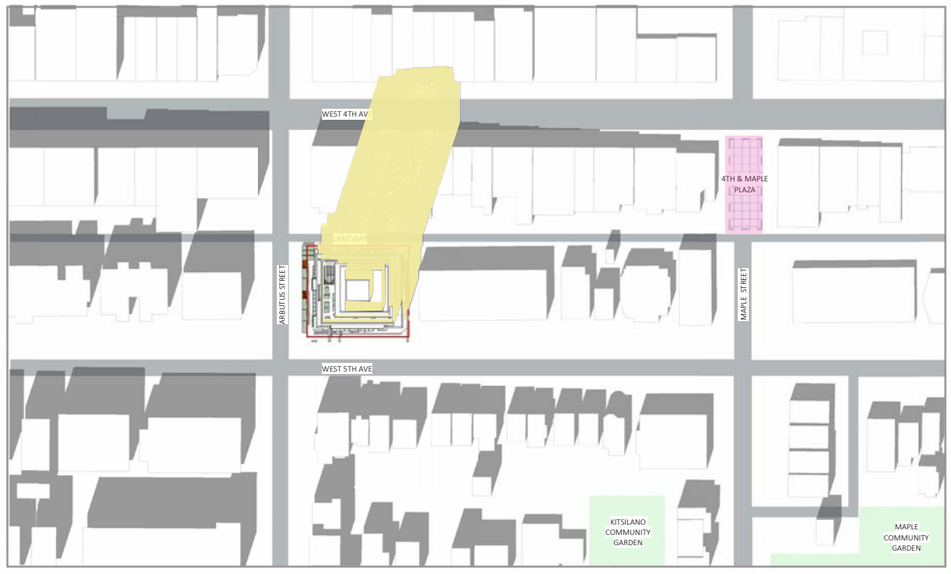
Autumnal Equinox



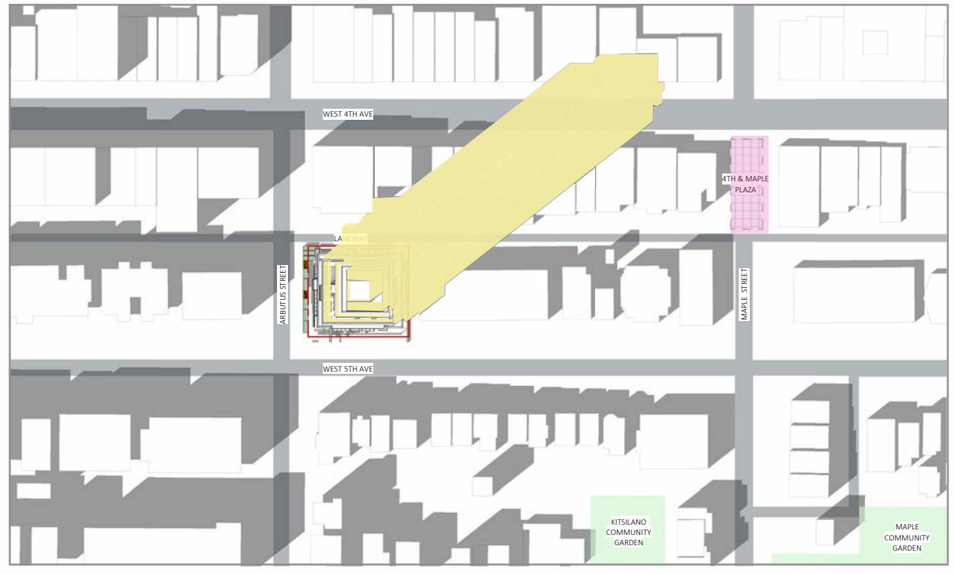
1 SD - SHADOW STUDIES - SEPTEMBER 10AM
1 : 1000



2 SD - SHADOW STUDIES - SEPTEMBER 12PM
1 : 1000



3 SD - SHADOW STUDIES - SEPTEMBER 2PM
1 : 1000



4 SD - SHADOW STUDIES - SEPTEMBER 4PM
1 : 1000

Legend: Existing Shadow | Proposed Incremental Shadows | Project Site | NOTE: *Shadow studies calculated using time zone -7 UTC*

North View



Top-Level Building Amenity

Building amenity occupies the top storey of the development offering abundant sunlight access and panoramic views, ensuring a high-quality communal area for residents.

East View

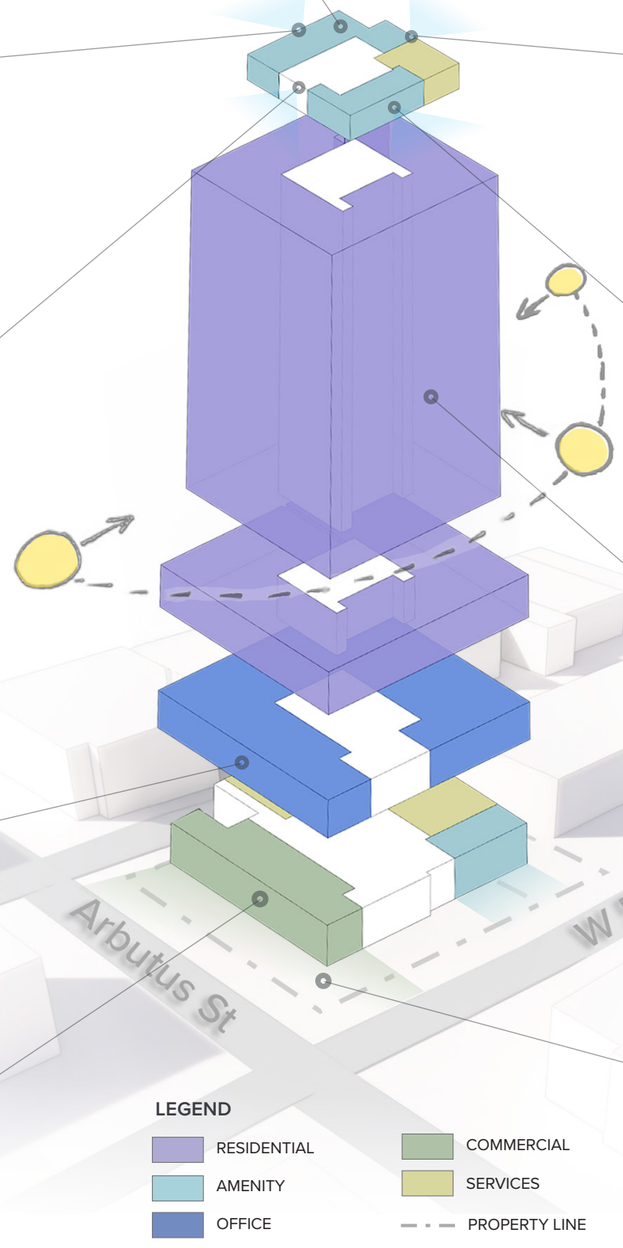


West View



South View





Office Floor Area

Level 2 is dedicated to providing office space for Brightside Community Homes Foundation, and potentially another non-profit or social-purpose organization. These high-quality units will enjoy sunlight and views, with a visual connection to the neighbourhood. Both office units offer outdoor space for an improved work environment.

Optimal Solar Access

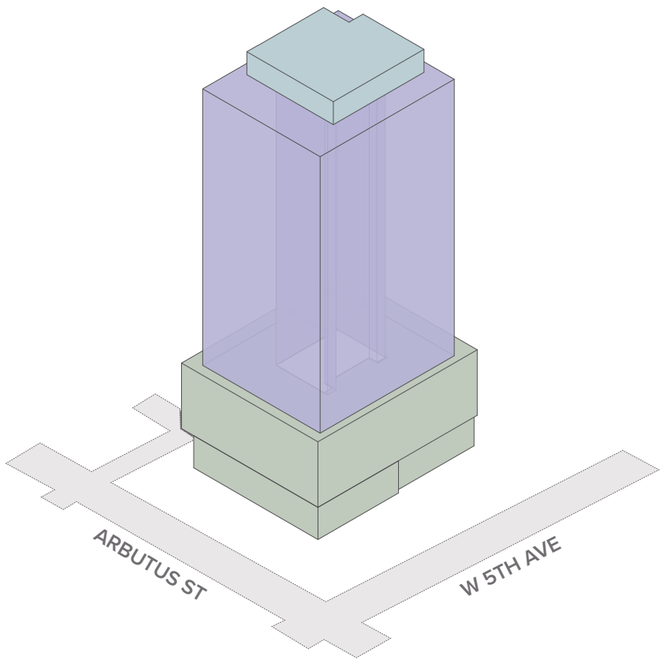
Strategic design ensures maximum solar access for the southern facade, optimizing natural light throughout the development.

Thoughtful Placement of Retail and Outdoor Spaces

Strategically positioned Retail and outdoor seating areas are designed for both visual and physical community access. They incorporate high-quality materials, covered spaces, ample sunlight, and impeccable landscaping to create an inviting environment for the neighbourhood.

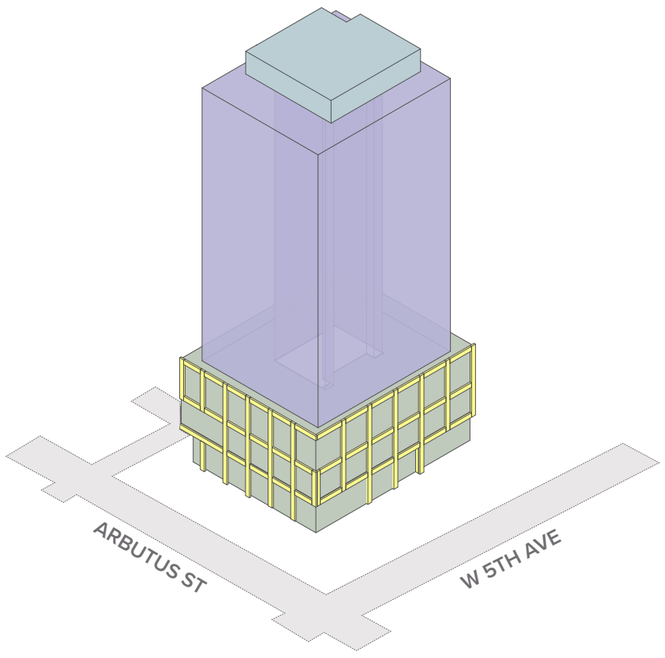
Public Art Integration for a Connected Community

This proposal envisions the inclusion of public art within the Public Realm, energizing the overall streetscape. Early integration will establish art as a prominent and purposeful layer within the broader design, fostering a connection with the community.



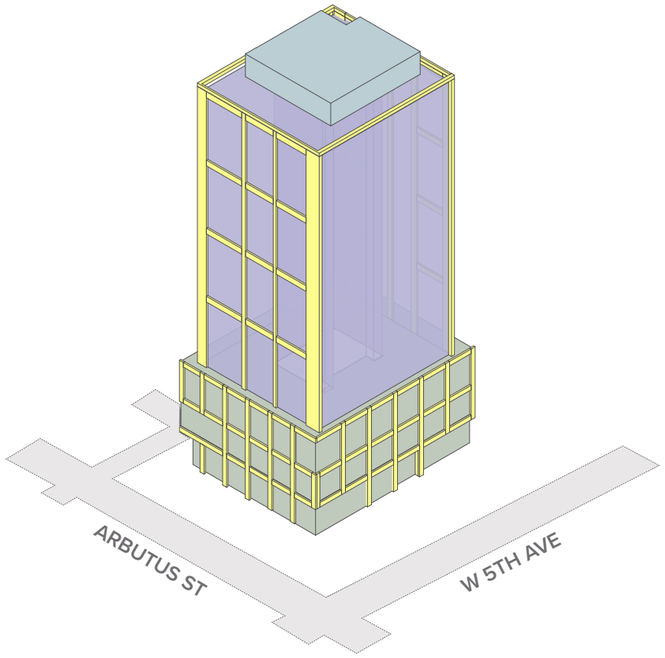
1. Human-Scale Podium

The base form is the result of the applied setbacks and the intention to retain a neighbourhood friendly scale for the building podium. The building maintains a simple form to maximize usability and constructibility, key factors in the project.



2. Scaled Frames for Proximity and Perspective

Podium frames are introduced at a smaller human scale due to the proximity to pedestrians. They unify the different uses combined in the podium into one homogeneous grid, keeping a friendly neighbourhood scale and visually reducing its mass.

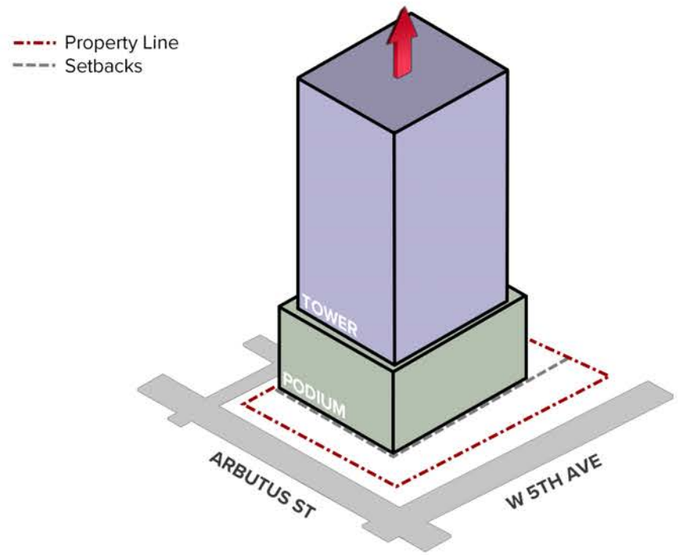


3. Monolithic Tower Frame

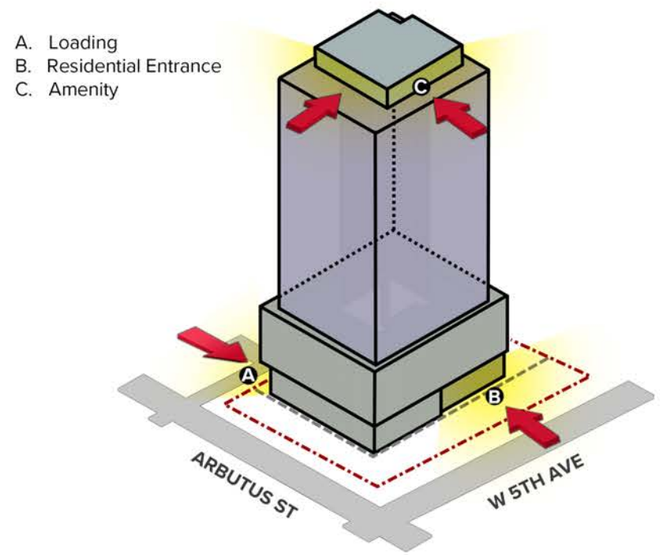
Frames on the West and East facades are double in size as they are farther from pedestrians, especially those closer to the building walking down on Arbutus Street.

The whole tower portion becomes one frame, bringing the scale to its maximum. The bigger scale is a result of the North and South faces of the building being visible from 4th Ave and Broadway which are not in close visual proximity, reducing the need to keep a smaller scale.

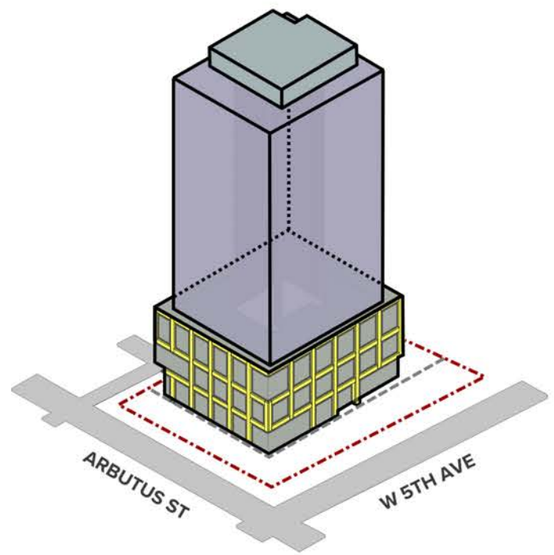
1. Site + Massing



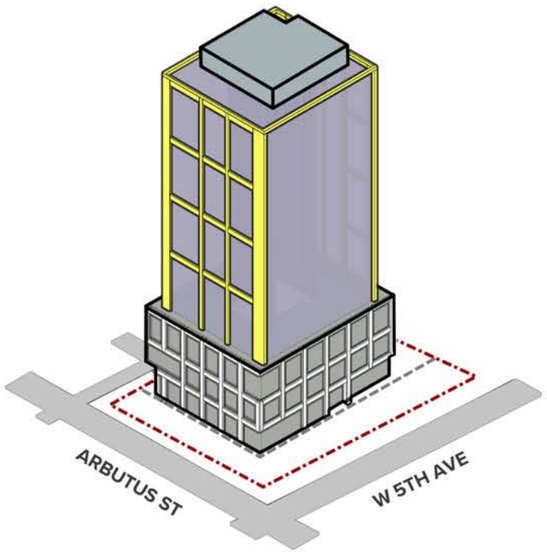
2. Shape



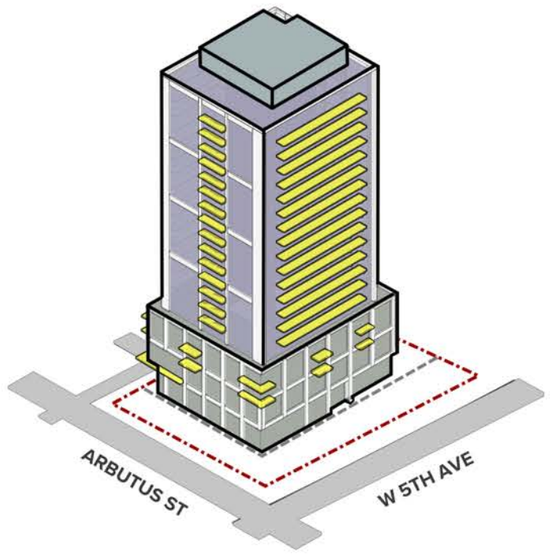
3. Podium Frames



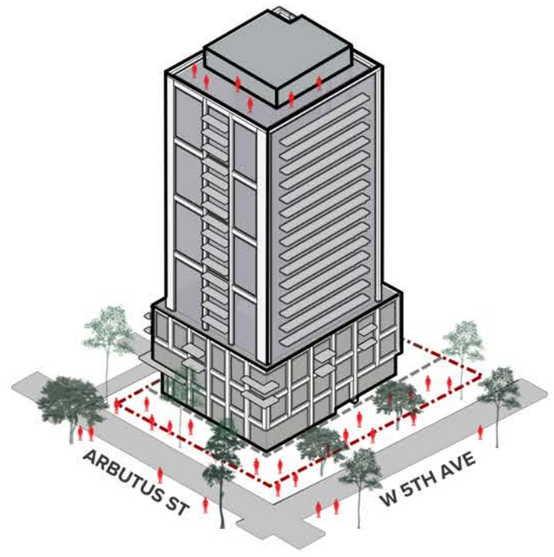
3. Tower Frames



5. Balconies



6. Architectural Proposal



Articulation and Materials 3.7

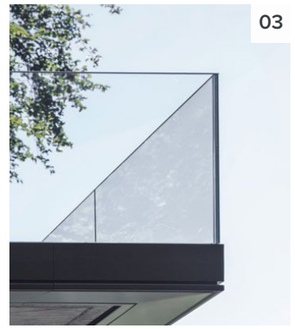




Window wall with bypass and spandrel panel matching mullion colour. White ACM panels for frame and tower East and West sides.



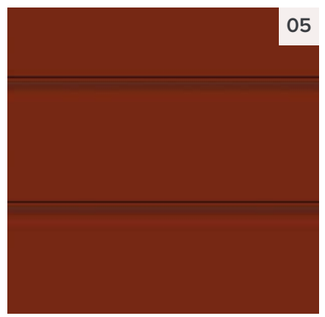
Black mullions for all window systems



Glazed Balconies



Angled composite metal panel accents in high gloss finish



Aluminum composite metal cladding, horizontal installation. AL 13 or similar. Iron or Cayenne Colour.



Vertical face mounted picket style guardrails at podium



Kitsilano is a primarily residential neighbourhood with an eclectic character mostly driven by arterial streets like West 4th Ave and Broadway. Our project is located between these two important nodes of transformation becoming a transitional point between the commercial and residential characters of Kitsilano.

We have selected materials based on their durability without sacrificing the aesthetic aspect to provide a contemporary and timeless look that blends with the immediate surroundings. It is key to provide easy maintenance for a project of this nature. There is a significant number of low and mid-rise residential buildings close to our project and our colour selection is a nod to the warm tones characteristic of the area, especially heritage buildings. The tower balcony railings are provided in glass, unlike the podium, to maximize views instead of prioritizing privacy, which is a more important factor for the podium balconies.

The office floor blends with the rest of the building by maintaining the same use of materials and providing outdoor space. The angled metal panels give the building a sense of 3D depth to create a playful pattern that connects the tower portion with the podium. Lastly, the accent iron colour provides a distinctive look that contrasts the lighter colours of the frames and angled panels.

OVERALL BUILDING VIEW FROM THE CORNER OF W5TH AVE AND ARBUTUS



OVERALL BUILDING VIEW FROM SOUTH WEST



OVERALL BUILDING VIEW FROM SOUTH - W 5TH AVE



VIEW OF THE COMMERCIAL PATIOS COMING FROM W 4TH THROUGH ARBUTUS ST



VIEW OF THE CORNER PLAZA BETWEEN ARBUTUS ST AND W 5TH AVE



OVERALL BUILDING VIEW FROM WEST - ARBUTUS ST



VIEW OF BUILDING ENTRANCES FROM SOUTH FACADE - W 5TH AVE



VIEW OF ROOFTOP AMENITY FROM NORTHWEST



VIEW OF ROOFTOP AMENITY FROM SOUTHWEST



VIEW OF ROOFTOP AMENITY FROM SOUTH LOOKING NORTHWEST



The Architectural and Landscape consultants adopted an integrated team approach for the design of the public realm. Careful attention has been paid to integrating the building and its landscape into the surrounding context, using a unified design language along both Arbutus and West 5th, so the ground plane reads as one unified expression. The ground level along Arbutus Street is predominantly dedicated to retail amenity functions, with clear entrance locations and ample west-facing outdoor lounge space.

The office and residential entrances were located on West 5th to fit with the more residential nature of this street. The landscape design at grade hinges upon a corner plaza, linking the site to the neighbourhood, creating welcoming, accessible, multi-functional spaces that foster community interaction and support local businesses.

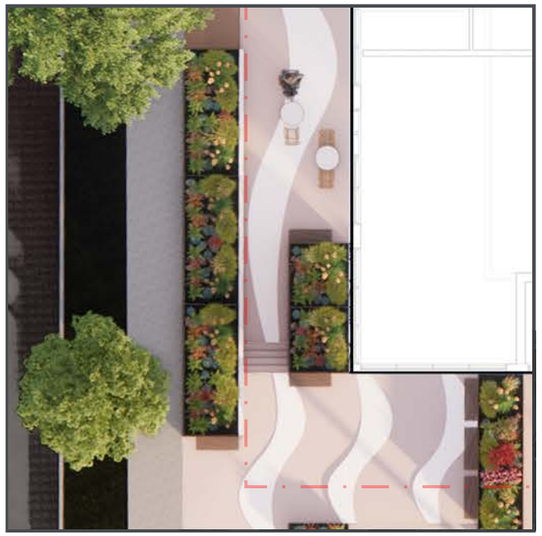






Community Invitation

The landscape design creates welcoming, multi-functional spaces that foster community interaction and support local businesses. By seamlessly connecting the corner plaza and commercial patios with the surrounding streetscape, these areas encourage social gatherings, recreational activities, and foot traffic. The design prioritizes flexibility to accommodate various tenant types and community needs, creating a dynamic public realm where residents and visitors can engage, relax, and enjoy the offerings of the neighborhood. This approach reinforces the site as both a social hub and a commercial anchor within the community.



Unified Expression

The landscape design promotes a cohesive aesthetic by integrating rain gardens across the site as part of a robust stormwater management strategy. The use of native plants complements the local ecosystem, offering environmental benefits while blending seamlessly with the neighborhood. Weathered metal planters and wooden benches introduce a consistent material palette, reinforcing a unified visual language across all areas of the site.



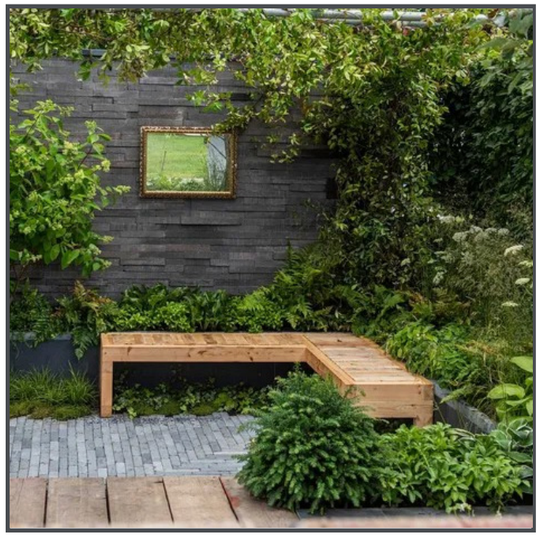
Accessibility & Sustainability

The landscape prioritizes accessibility and sustainability, with thoughtful design considerations for all visitors, including those with disabilities and seniors. High, wheelchair-accessible gardening planters and flush entrances promote inclusivity, while native plants and an efficient stormwater management system support environmental sustainability. Smooth, unobstructed pathways ensure safe and easy navigation.



Contextual Integration

The landscape design respects and enhances the existing streetscape by drawing inspiration from the surrounding neighborhood's character and culture. Visual elements, like eye-level plantings and textural materials as well as native planting connect the project to its urban context, establishing a sense of place and familiarity. This design approach ensures the project feels rooted in the community, fostering a welcoming environment that resonates with local identity and heritage.



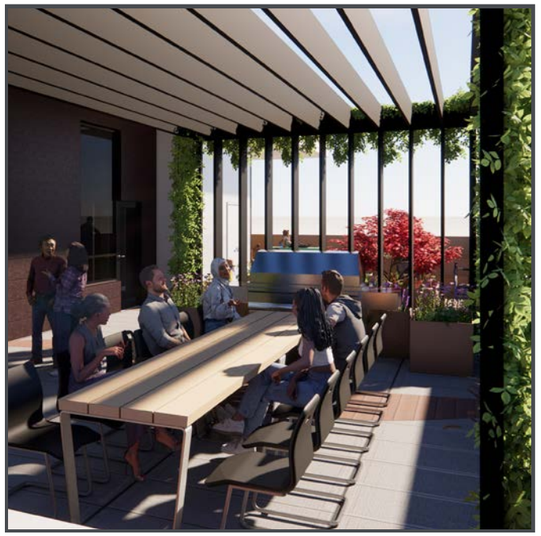
Landscape Comfort

Lush understory planting and the strategic use of tree canopies foster a comfortable environment that encourages interaction with nature. The naturalized landscape provides both mental and physical health benefits by purifying the air and cooling the environment, while creating a relaxing atmosphere for visitors.



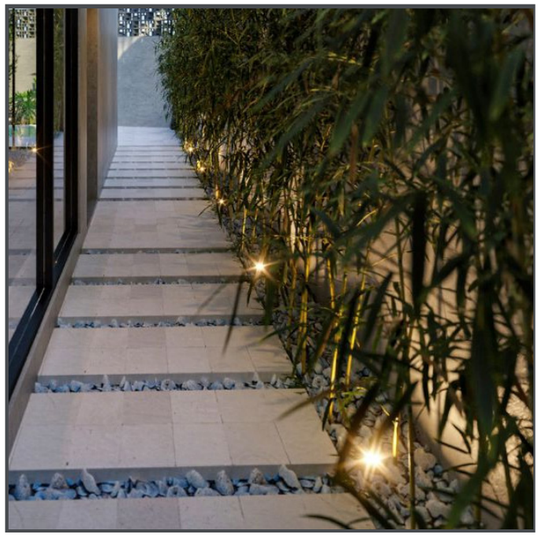
Inter-Generational Play

The landscape design considers diverse age groups, offering play and activity spaces that encourage interaction among children, adults, and seniors. This approach stimulates creativity, outdoor exercise, and educational opportunities, reinforcing the area as a welcoming, inclusive environment for all ages.



Indoor-Outdoor Transition

The layout promotes seamless movement between indoor and outdoor spaces, encouraging fluid, flexible use of the site. The strategic positioning of outdoor amenities enhances this connection, drawing people outside and allowing them to experience greenery at multiple levels of the building, promoting a balanced indoor-outdoor lifestyle.



Every Meter Matters

Every square meter of the landscape is designed for effective use, creating a variety of spaces that offer both activity and retreat. Semi-private areas shielded by plantings provide tranquil settings, offering respite from the busy street, while maintaining sufficient space for community gatherings.



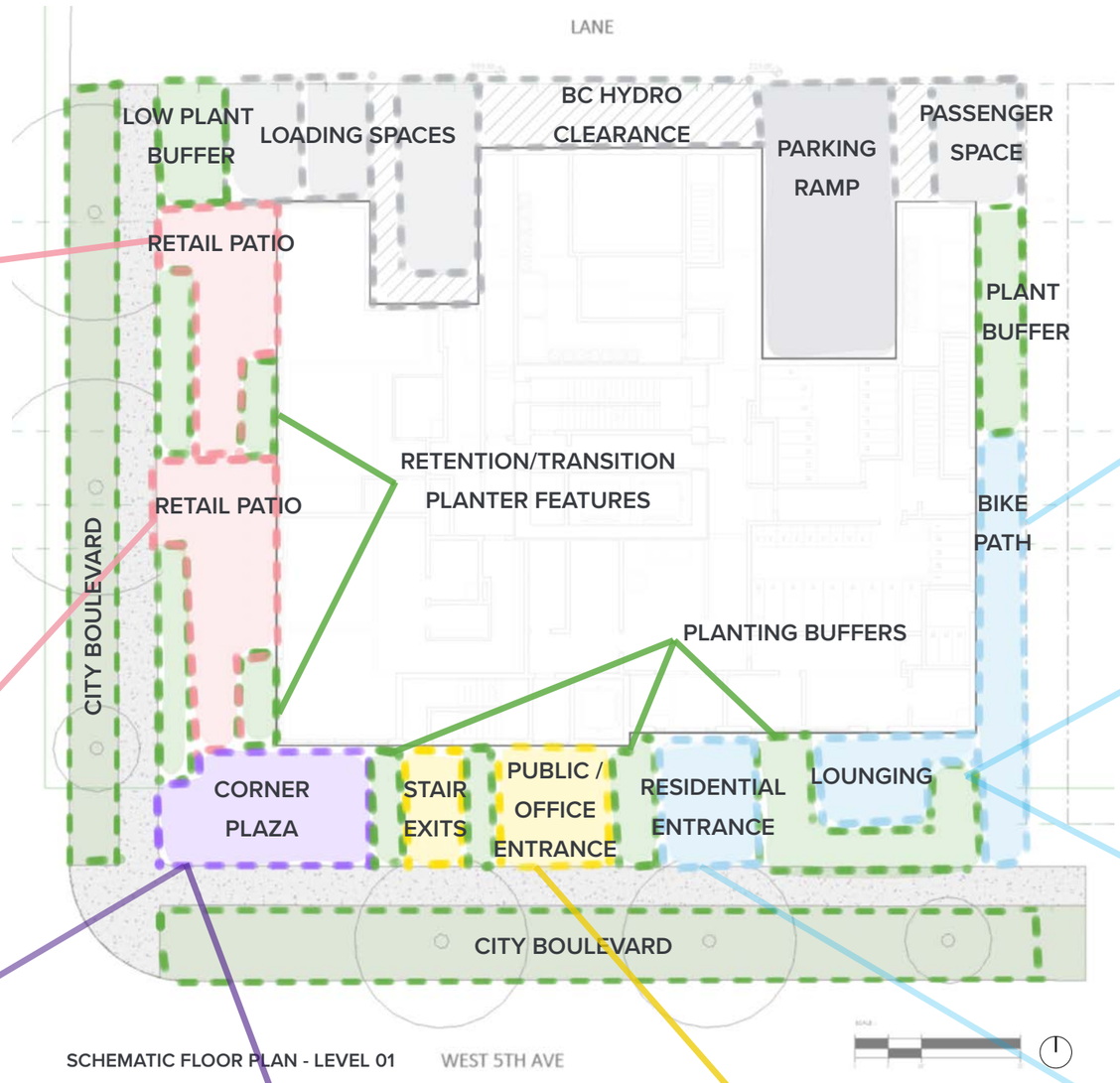


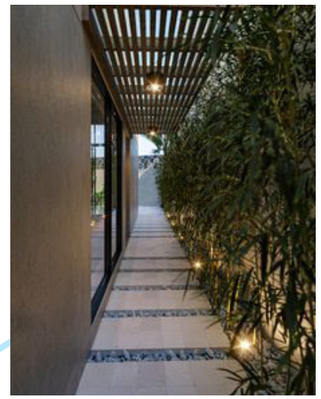


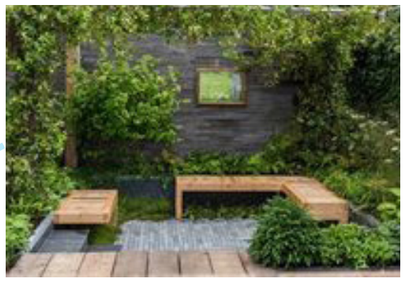


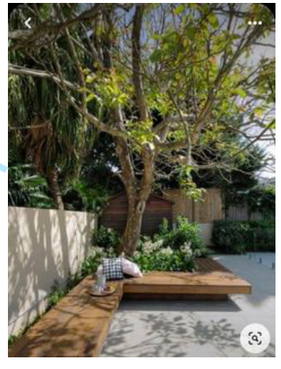





LANE
LOW PLANT BUFFER
LOADING SPACES
BC HYDRO CLEARANCE
PARKING RAMP
PASSENGER SPACE
RETAIL PATIO
PLANT BUFFER
RETENTION/TRANSITION PLANTER FEATURES
RETAIL PATIO
BIKE PATH
CITY BOULEVARD
PLANTING BUFFERS
CORNER PLAZA
STAIR EXITS
PUBLIC / OFFICE ENTRANCE
RESIDENTIAL ENTRANCE
LOUNGING
CITY BOULEVARD
SCHEMATIC FLOOR PLAN - LEVEL 01
WEST 5TH AVE



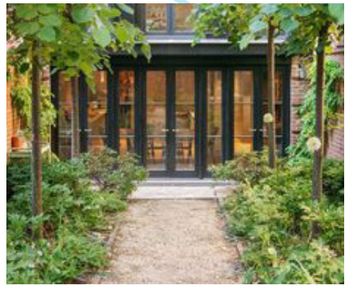


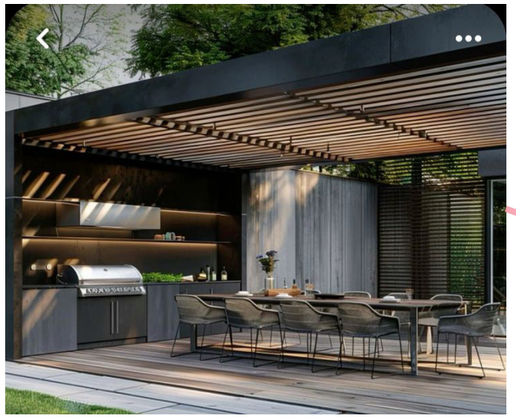










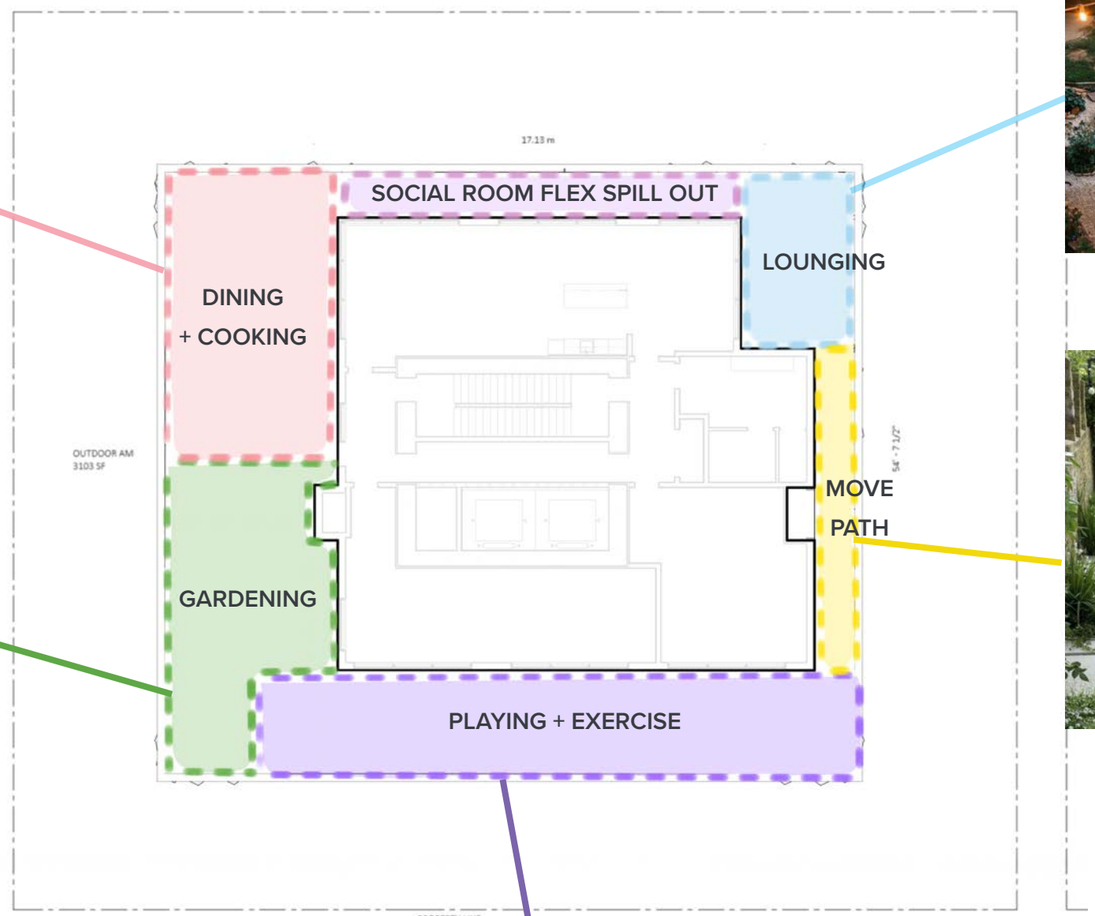






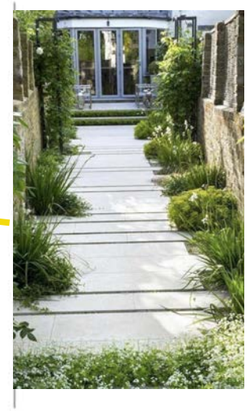


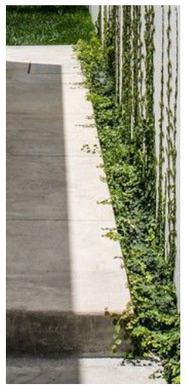




SCHEMATIC FLOOR PLAN - LEVEL 21 - ROOFTOP AMENITY





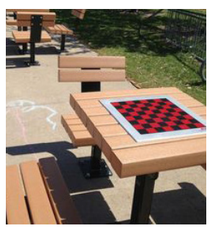














VIEW OF THE CORNER PLAZA - INTERSECTION OF ARBUTUS ST AND W 5TH AVE



VIEW OF COMMERCIAL PATIOS COMING FROM 4TH ST THROUGH ARBUTUS ST



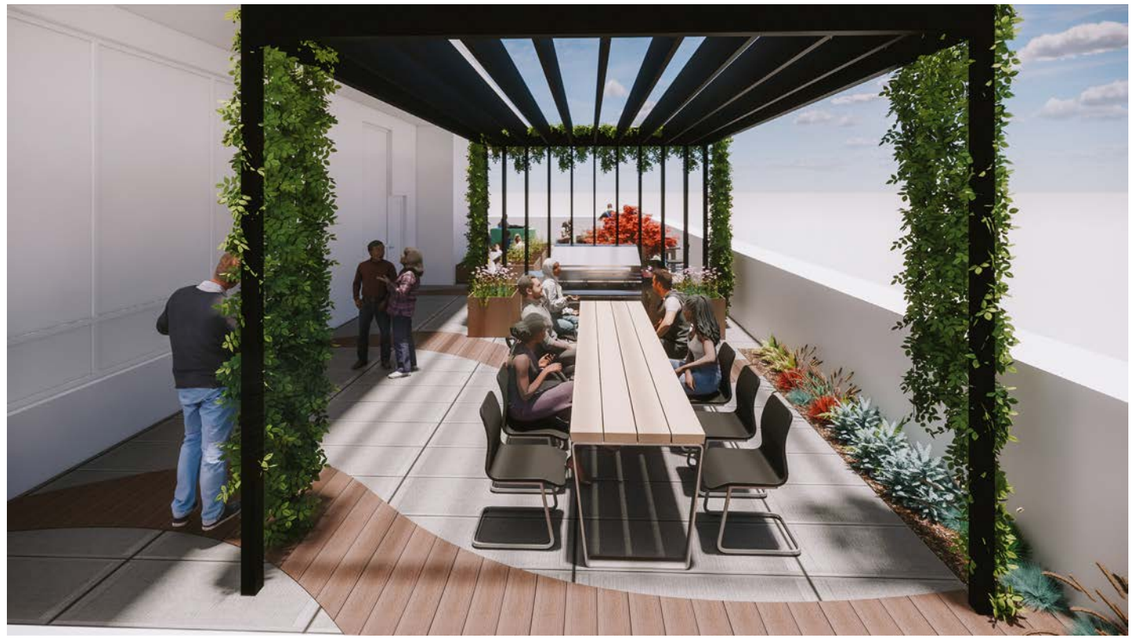
VIEW OF THE BUILDING ENTRANCES THROUGH W 5TH AVE LOOKING NORTH



VIEW OF COMMERCIAL PATIO LOOKING SOUTH



VIEW OF ROOFTOP AMENITY DINING AREA LOOKING SOUTH



VIEW OF ROOFTOP AMENITY PLAY AREA LOOKING EAST



VIEW OF ROOFTOP AMENITY URBAN AGRICULTURE LOOKING NORTH





STREETSCAPE - WEST 5TH AVE

4.0 Sustainability + Livability

Sustainability Strategies Overview 4.1

The proposed project integrates inventive measures to minimize its environmental footprint and bolster its overall resilience.

The proposed design adheres with the City of Vancouver Green Building Policy for Rezonings' sustainability objectives relating to Low Carbon Design, Energy Efficiency, and building's resiliency (see appendix to see full Green Building Policy for Rezoning reports).

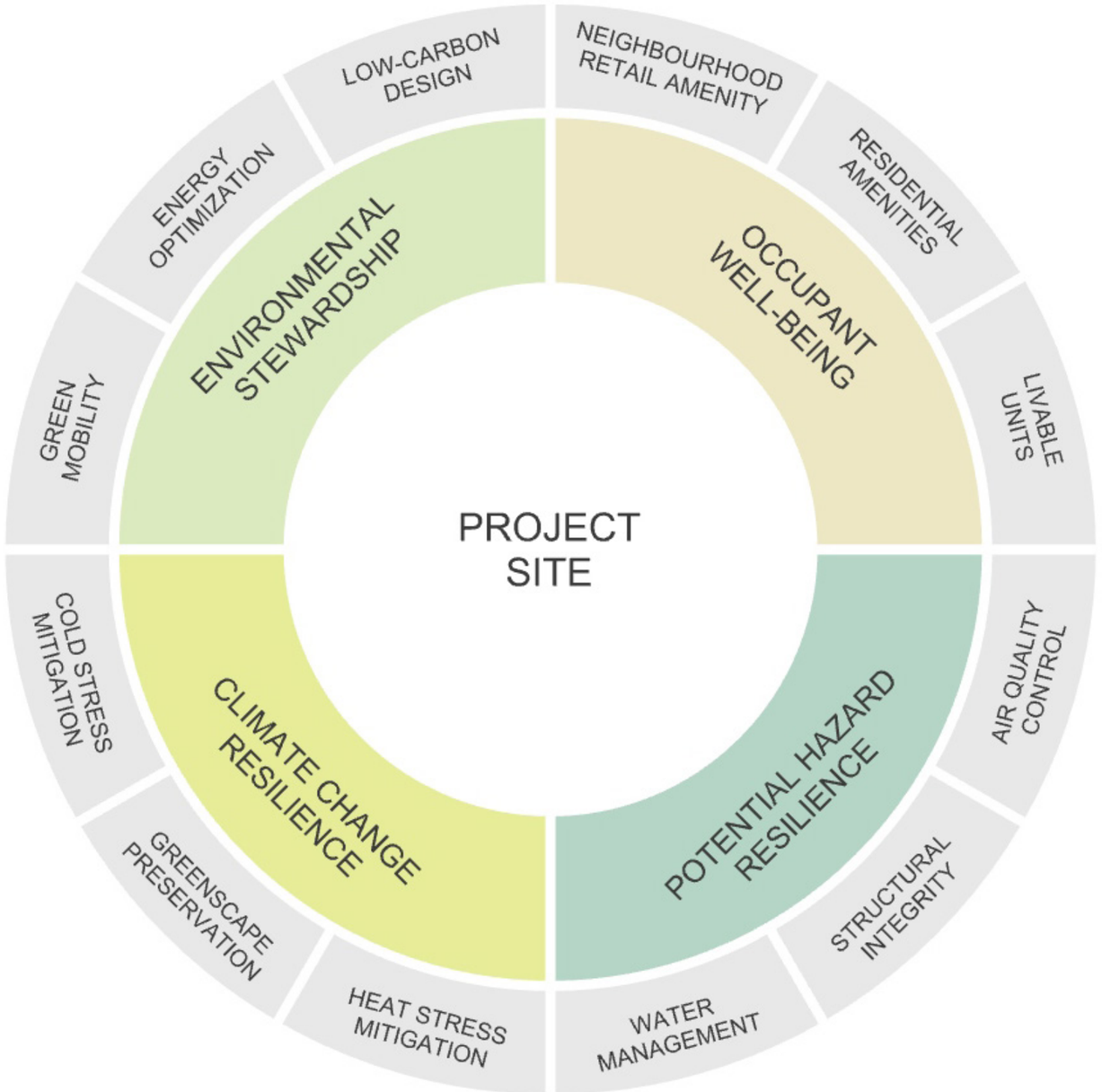
Overall, the project strives to safeguard the well-being of ocupants by implementing the following sustainability features organized within 4 categories:

ENVIRONMENTAL STEWARDSHIP

CLIMATE CHANGE RESILIENCE

POTENTIAL HAZARD RESILIENCE

OCCUPANT WELL-BEING



GREEN MOBILITY

The project site is located in proximity to a vast range of public transit networks and walkable communities.

The project commits to the provision of EV Charging stations as required, to incentivize the use of zero-emission vehicles.

The project provides easy access to secure bicycle parking to incentivize the increase of bike travel options.

HEAT-STRESS MITIGATION

Mechanical cooling in each residential unit to ensure occupant comfort during anticipated heat stress periods.

Passive shading envelope projection strategies to provide thermal comfort resilience during anticipated heat stress periods. (See Climate Studio Analysis on Section 4.3)

AIR QUALITY CONTROL

Filtration of outside air incorporated into ventilation systems to provide better air filtration in the event of wildfire related poor air quality.

RESIDENTIAL AMENITIES

Provision of shared indoor and outdoor spaces that are designed to provide enjoyable shared spaces to residents and increasing opportunities for social interaction.

LOW-CARBON DESIGN

The project implements space heating, heating of ventilation air, and heating of hot water by electricity as a low-carbon fuel source.

The project's material selection will consider minimizing embodied carbon in construction materials.

COLD-STRESS MITIGATION

High performance insulation and airtight building envelope for thermal comfort resilience during extreme cold periods.

STRUCTURAL INTEGRITY

Structure designed to applicable VBBL standards in order to preserve life safety and enable egress to protect human health and safety in event of an earthquake.

LIVABLE UNITS

Residential units with access to private balconies that offer residents access to fresh air and nature.

Residential unit mix that supports a variety of household types including families with children.

Residential units designed for adequate daylight access in living spaces to promote healthy living environments.

ENERGY OPTIMIZATION

The project will provide a dedicated energy recovery ventilation unit per residential unit to reduce heating load.

The project will provide low-flow water fixtures to reduce hot water usage.

The project will provide air-source heat pumps, as the primary source of heating and cooling in residential units, to reduce energy consumption.

Energy efficient building design systems will reduce overall energy required.

GREENSCAPE PRESERVATION

The project's landscape design will generate a verdant environment that nurtures the region's greenscape. It will include carefully selected native and weather resilient plants to mitigate the impact of future droughts on vegetation.

WATER MANAGEMENT

Footprint permeability through impervious surfaces, raingardens, and greenery helps to control the release of rainwater runoff to help mitigate flooding.

Low-flow fixtures incorporated into project to reduce overall water usage of the building during droughts and periods with water restrictions.

NEIGHBOURHOOD RETAIL AMENITY

Mixed Use Development to support thriving neighbourhoods.

Provision of a CRU space to enable residents meet their daily needs close to home and increasing opportunities for social connections.

The project considers balcony articulation for its capacity to provide passive shading for increased thermal comfort resilience during warmer summer days, while improving year-round daylight illuminance quality.

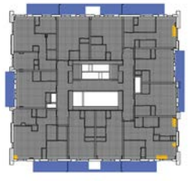
DIRECT SOLAR EXPOSURE
JUNE 21ST

DAYLIGHT ILLUMINANCE
YEAR-ROUND

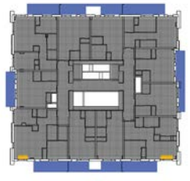
TYPICAL TOWER
FLOORPLAN #1

BALCONIES

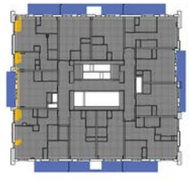




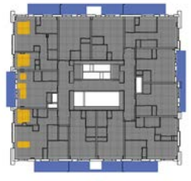
10:30 AM



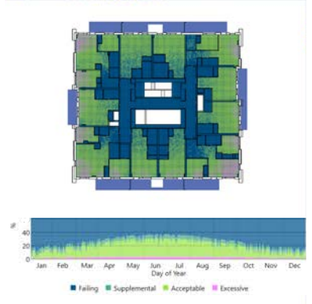
12:30 PM



14:30 PM

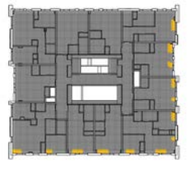


16:30 PM

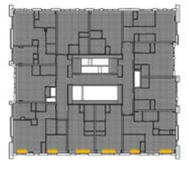


NO BALCONIES

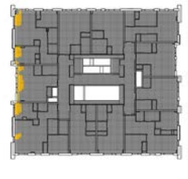




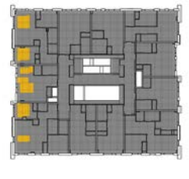
10:30 AM



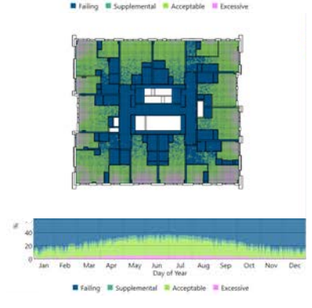
12:30 PM



14:30 PM



16:30 PM



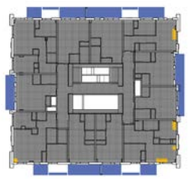
DIRECT SOLAR EXPOSURE
JUNE 21ST

DAYLIGHT ILLUMINANCE
YEAR-ROUND

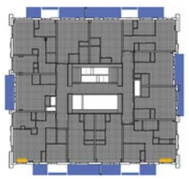
TYPICAL TOWER
FLOORPLAN #2

BALCONIES

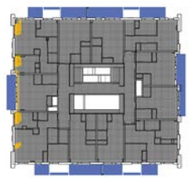




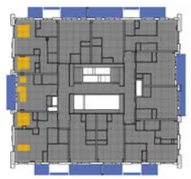
10:30 AM



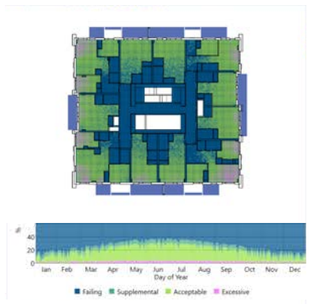
12:30 PM



14:30 PM

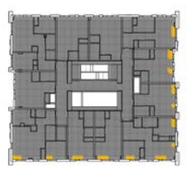


16:30 PM

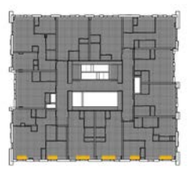


NO BALCONIES

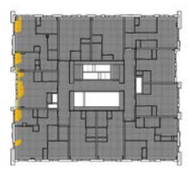




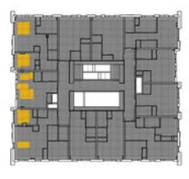
10:30 AM



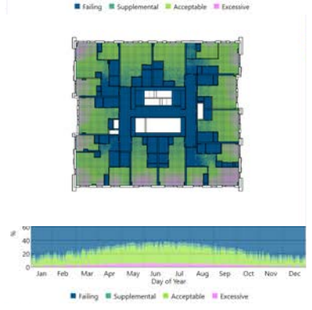
12:30 PM

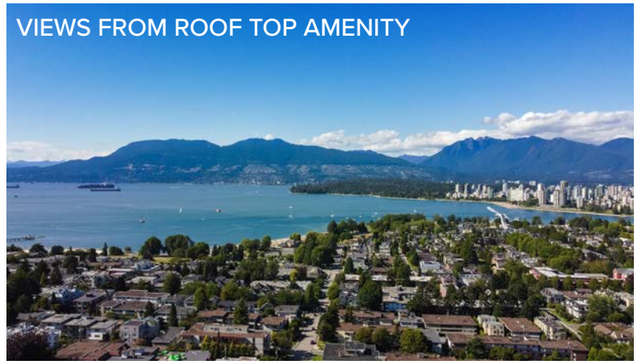


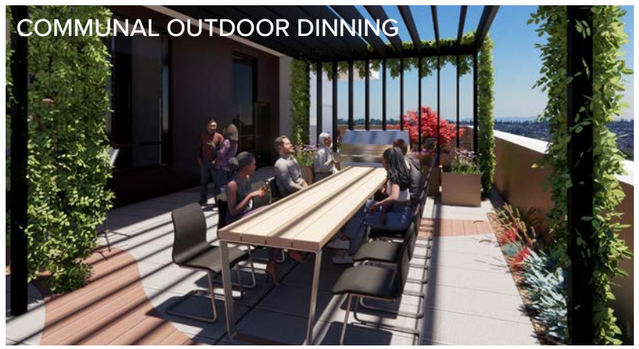
14:30 PM



16:30 PM











Features to enhance Livabiliy include:

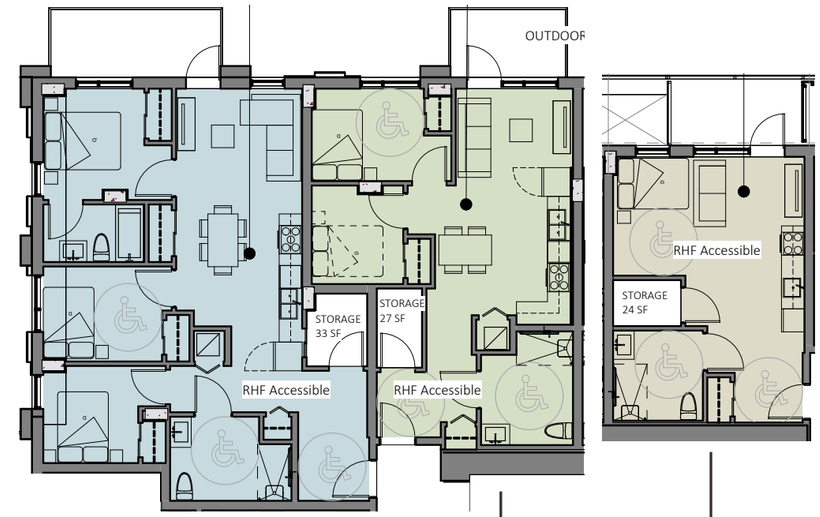
- Efficient unit layouts
- Outdoor balconies for all units
- Enhanced building envelope to maximize thermal comfort and building performance
- Maximized solar access and view potential
- Cooling is provided to all units
- Comprehensive amenity program including:

  L21 Rooftop Amenities:
  Communal outdoor dining
  Accessible Urban agriculture
  Intergenerational play area
  Lounge area

  L1 Mezzanine:
  Community laundry room
  Meeting room

  L1 (Ground Floor):
  Bike storage
  Amenity room with adjacent private outdoor space
  Lounge integrated with the lobby

- Rick Hansen standard target for accessibility throughout the building
- Fully-accessible at grade design to include public amenities at retail patios and South-West facing corner plaza



3 Bedroom Family Unit

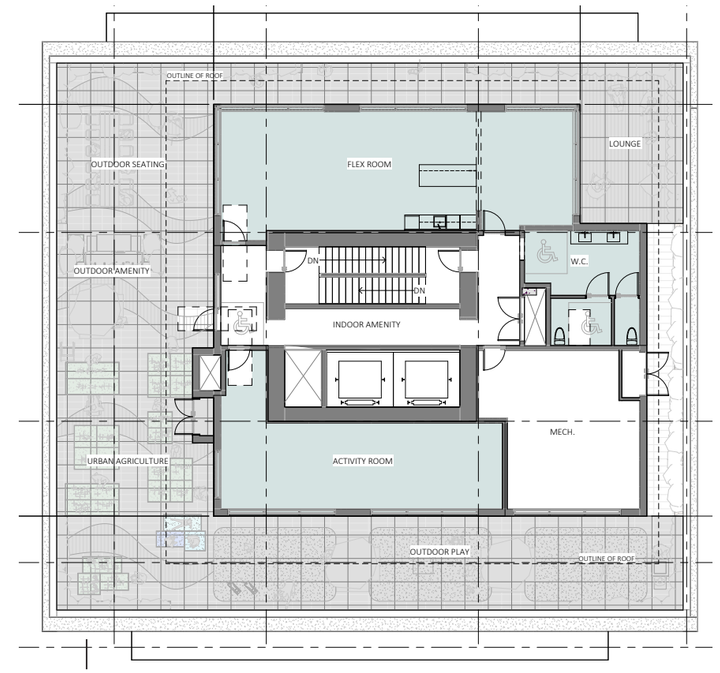
841 SF Net

1 Bedroom Unit

599 SF Net

Studio Unit

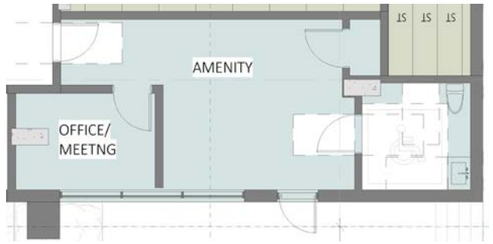
361 SF Net



Accessible Amenity Level



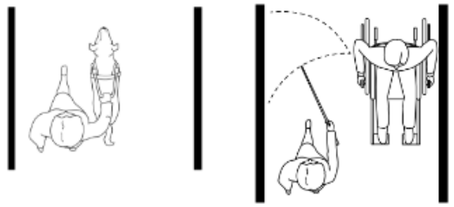
WIDE HALLWAYS ALLOW FOR A TWO WAY TRAFFIC



UNIVERSAL WASHROOM IN EVERY AMENITY SPACE



SIDE BY SIDE WASHERS AND DRYERS
IN THE SHARED LAUNDRY ROOM



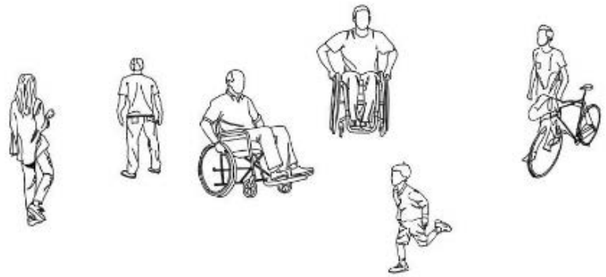
A CITY SIDEWALK SUITABLE FOR ADAPTIVE BIKES



DIRECT AT GRADE ACCESS TO THE BIKE ROOM FROM

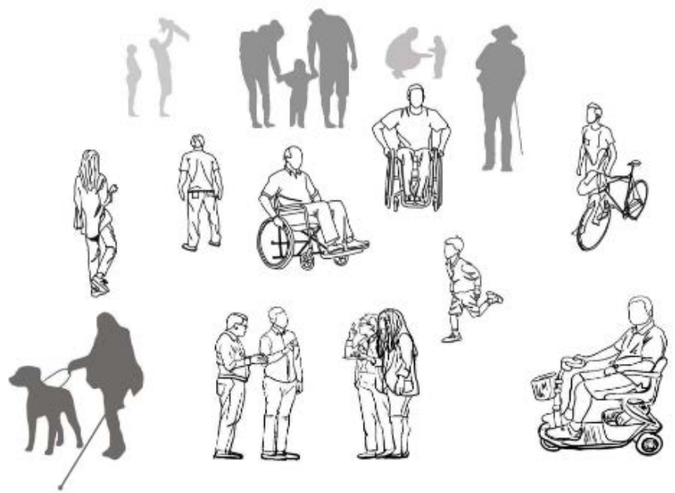


RAISED PLANTING BEDS FOR GARDENING



BUILDING CODE COMPLIANCE

RHF ACCESSIBILITY CERTIFICATION



The project thoughtfully integrates accessibility features to meet the diverse needs of residents and visitors. With 20% of units to be fully accessible or adaptable designed to meet the CSA B652-23 Accessible Dwellings standard which exceeds the Building Bylaw requirements benchmark for RHFAC v4 certification. This allows each unit to be customized to meet specific mobility or sensory needs, ensuring safe and functional living spaces for all.

Accessibility is a priority throughout the building, with comprehensive access to all floors, indoor and outdoor amenities, and shared spaces. Elevators and ramps are strategically placed to accommodate the challenging topography of the site, providing easy barrier-free at grade access to all communal and commercial areas. Each amenity area includes universal washrooms with spacious layouts, emergency alert systems, and ample room for mobility aids, all designed in accordance with the CSA B651-23 Accessible Design for the Built Environment standard.

Designated accessible parking spaces provide residents and visitors with mobility disabilities the shortest and safest route inside. These spaces are designed to exceed the requirements of the Building Bylaw with extra width to accommodate wheelchairs and other mobility devices and are clearly marked for easy identification.

Access to public transit is another essential component. The building's location ensures proximity to public transportation, making it easier for residents to commute without relying solely on private vehicles. This enhances independence for individuals who may face challenges with driving or vehicle ownership.

Overall, this project promotes inclusion through its accessible design, ensuring that all residents can navigate and enjoy every aspect of their environment, from individual units to shared amenities and transportation links. This approach not only improves the quality of life for residents with disabilities but also fosters a community that values inclusion for all.

5.0 Project Statistics

Project Statistics

SITE INFORMATION

LOT 01: Civic Address:	2085 West 5th Ave, Vancouver, BC, V6J 1P8			
Legal Description:	LOT 37,38,39,40, ALL OF BLOCK 245, DISTRICT LOT 526, PLAN 590, NEW WESTMINSTER LAND DISTRICT			
Property ID:	015-247-006			
Gross Site Area	m^2	ft^2	*ha*	*ac*
	1040	11194.5	0.10	0.26

LOT 02: Civic Address:	2079 West 5th Ave, Vancouver, BC, V6J 1P8			
Legal Description:	LOT 36, BLOCK 245, DISTRICT LOT 526, PLAN 590, NEW WESTMINSTER LAND DISTRICT			
Property ID:	015-247-066			
Gross Site Area	m^2	ft^2	*ha*	*ac*
	260.0	2798.7	0.03	0.06
Total Gross Site Area	m^2	ft^2	*ha*	*ac*
	1299.85	**13991.50**	**0.13**	**0.32**

ZONING DATA

	Existing	Broadway Plan	Proposed
Zoning classification	RM-4	CD-1	CD-1
FSR Permissible	N/A	6.5	10.07

ABOVE GRADE SETBACKS

	Broadway Plan Setbacks Required			Setbacks Proposed	
	Code Ref.	*m*	*ft*	*m*	*ft*
Front Yard Setbacks	11.4.7	3.7	12'	3.7	12'
Side Yard Setbacks - West	11.1.7, 11.4.9	3.7	12'	3.7	12'
Side Yard Setbacks - East	11.1.7, 11.4.9	2.4	8'	2.4	8'
Rear Yard Setbacks	11.1.7, 11.4.10	-	-	3	10'

BELOW GRADE SETBACKS

	Broadway Plan Setbacks Required			Setbacks Proposed	
	Code Ref.	*m*	*ft*	*m*	*ft*
Front Yard Setbacks	11.2.7	3.7	12'	0.9	3'
Side Yard Setbacks - West	11.2.7	3.7	12'	3.7	12'
Side Yard Setbacks - East	-	-	-	0.3	1'
Rear Yard Setbacks	-	-	-	0.3	1'

PROPOSED RESIDENTIAL UNIT MIX

Type	STUDIO	1 BED	2 BED	3 BED	
Target				Target 35%	Total Qty
AMENITY LEVEL	0	0	0	0	0
LEVEL 20	7	1	3	0	11
LEVEL 19	7	1	3	0	11
LEVEL 18	7	1	3	0	11
LEVEL 17	7	1	3	0	11
LEVEL 16	7	1	3	0	11
LEVEL 15	7	1	3	0	11
LEVEL 14	7	1	3	0	11
LEVEL 13	7	1	3	0	11
LEVEL 12	7	1	3	0	11
LEVEL 11	7	1	3	0	11
LEVEL 10	7	1	3	0	11
LEVEL 9	7	1	3	0	11
LEVEL 8	7	1	3	0	11
LEVEL 7	7	1	3	0	11
LEVEL 6	7	1	3	0	11
LEVEL 5	7	1	3	0	11
LEVEL 4 (PODIUM)	0	5	2	3	10
LEVEL 3 (PODIUM)	0	5	2	3	10
LEVEL 2 (OFFICE - PODIUM)	0	0	0	0	0
LEVEL 1 MEZZANINE (PODIUM)	1	1	2	0	4
LEVEL 1	0	0	0	0	0
TOTAL (by unit type)	113	27	54	6	**200**
TOTAL %	57%	14%	27.0%	3.0%	100%
				30.0%	

GENERAL FSR

Storeys	GFA Estimate		Exclusions Estimates		Net Floor Area	
	ft^2	m^2	ft^2	m^2	ft^2	m^2
AMENITY LEVEL	3241	301.1	2991	277.9	250	23.2
LEVEL 20	6793	631.1	252	23.4	6541	607.7
LEVEL 19	6793	631.1	252	23.4	6541	607.7
LEVEL 18	6793	631.1	252	23.4	6541	607.7
LEVEL 17	6793	631.1	252	23.4	6541	607.7
LEVEL 16	6793	631.1	252	23.4	6541	607.7
LEVEL 15	6793	631.1	252	23.4	6541	607.7
LEVEL 14	6793	631.1	252	23.4	6541	607.7
LEVEL 13	6793	631.1	252	23.4	6541	607.7
LEVEL 12	6793	631.1	252	23.4	6541	607.7
LEVEL 11	6793	631.1	252	23.4	6541	607.7
LEVEL 10	6793	631.1	252	23.4	6541	607.7
LEVEL 9	6793	631.1	252	23.4	6541	607.7
LEVEL 8	6793	631.1	252	23.4	6541	607.7
LEVEL 7	6793	631.1	252	23.4	6541	607.7
LEVEL 6	6793	631.1	252	23.4	6541	607.7
LEVEL 5	6793	631.1	252	23.4	6541	607.7
LEVEL 4 (RES. PODIUM)	9334	867.2	249	23.1	9085	844.0
LEVEL 3 (RES. PODIUM)	9334	867.2	249	23.1	9085	844.0
LEVEL 2 (OFFICE)	9387	872.1	0	0.0	9387	872.1
LEVEL 1 (MEZZANINE)	4851	450.7	1318	122.4	3533	328.2
LEVEL 1 (COMMERCIAL)	8122	754.6	3213	298.5	4909	456.1
TOTAL	**152957**	**14210**	**12052**	**1120**	**140905**	**13091**
					FSR	10.07

AMENITY AREAS

Type	Area Per Unit	Total Recommended*		Total Proposed	
	m^2	m^2	ft^2	m^2	ft^2
Outdoor	-	-	-	338.54	3644.00
Indoor	1.4	280.00	3013.89	365.02	3929.00

Based on City of Vancouver Housing Design and Technical Guidelines

OFF STREET PARKING SPACE SUMMARY

Summary of City of Vancouver Parking By-law Section 04 (Downtown and Broadway Plan Area)

4.1.7	Small Car Spaces	A maximum of 25% of the req. parking spaces may be provided as small car.
4.3.1	Req. Parking for Non-Res. Use	No minimum required; Max. of 1 parking space for eeach 115 m2 of GFA
4.3.2	Req. Parking for Residential Use	No minimum required.
4.3.3	Visitor Parking	The lesser of: 5% of the total number of residential parking spaces; and 0.05 spaces per Dwelling Unit (D.U.)
4.8.4(a)	Accessible Parking for Res. Use	1 space for each building with 7 D.U. + additional 0.034 for each additional D.U. shall be dedicated for Disability Parking
4.8.4(b)	Accessible Parking for Non-Res.	1 space req. for each 500 m2 of GFA, and an additional 0.4 space for each 1000 m2 of GFA

OFF STREET PARKING SPACE REQUIRED / PROVIDED

Code Reference	*Classification*	*Factor*	*Unit*	*Total Qty.*	*Parking Spaces Required*	*Parking SpacesProvided*
4.3.2*	Residential Use Req. Parking	0.0	per unit	200	0	0
4.3.3*	**Visitor Parking*	0.05	per unit	200	10	10
4.8.4(a)*	**Accessible Residential*	0.034	per unit	200	8	8
4.3.1*	Non-Res. Use Req. Parking	0	N/A	N/A	0	3
4.8.4(b)*	**Accessible Non-Residential*	1	each 500 m2	722+190 = 912 m2	1	1
TOTAL					**19**	**22**

**City of Vancouver Parking By-law Section 04*

OFF STREET PARKING PROPOSED

Parking Levels	*Accessible Visitors*	*Visitors*	*Accessible Office*	*Office*	*Office*	*Total by Level*
P1	0	0	0	0	0	0
P2	8	(2 Small Car) 10	1	(Small Car) 3	0	22
TOTAL	**8**	**10**	**1**	**3**	**0**	**22**

OFF STREET LOADING SPACES PROPOSED

Code Reference	*Type*	*Bylaw Estimate*	*Total Proposed*	*Level*	*Length*	*Width*
5.2.1 / 5.2.6 / 5.2.9*	Class A Loading (5.5m x 2.7m)	1	1	Grade	5.5m	2.7m
5.2.1 / 5.2.6 / 5.2.9*	Class B Loading (10.2m x 3.4m)	3	1	Grade	10.2m	3.4m
7.2.1 / 7.2.4 / 7.2.5*	Class A Passanger Loading (5.5m x 4.0m)	2	2	Grade	5.5m	4.0m

**City of Vancouver Parking By-law Sections 05 and 07*

BICYCLE SPACE REQUIREMENTS

Classification	*Class A Required*		*Class B Required*		*Code Reference*
Bike Spaces Office (722 m^2)	Min. 1 for ea 170 m^2	4.2	min. 6 ea 2000 m^2	0	6.2.4*
Bike Spaces Retail (190 m^2)	Min. 1 for ea 340 m^2	0.6	min. 6 ea 1000 m^2	0	6.2.5*
Bike Spaces Multiple Dwelling	1.5 /du <65 m^2	261.0	2*20du+1 ea 20du	11	6.2.1.2*
	2.5/du 65>105 m^2	65.0			
TOTAL REQUIRED		**331**		**11**	

**City of Vancouver Parking By-law Section 06*

BICYCLE SPACE CLASS A - REQUIRED/PROVIDED

Type	*% Required*	*Required Qty*	*Provided Qty*
Class A - Horizontal (Standard) 1800 x 600 mm	-	-	0
Class A - Horizontal (Tapered) 1800 x 600 mm	-	-	0
Class A - Locker (Standard or Tapered) 1800 x 600 mm	10% min	33	55
Class A - Oversize 2400 x 900 mm	5% min	17	17
Class A - Vertical 1000 x 600 mm	30% max	99	75
Class A - Stacked 1800 x 600 mm (and vertical)	30% max	99	92
TOTAL		**331**	**331**

BULK STORAGE AND INSUITE STORAGE BYLAW SUMMARY

Level	*Required Dimensions*	*Req Area*	*Req Vol*	*Qty Required*	*Qty Provided*
	Min. WidthxLengthxHeight m	*Max. Area m2*	*Min Volume m3*		
Above Grade	1.2 x 1.2 x 2.1	3.7	5.7	200	198
Below Grade	1.2 x 1.2 x 2.1	10	5.7	0	28
Total Provided				**200**	**226**

**City of Vancouver Bulletin Storage Multiple Dwellings*

6.0 Architectural Drawings

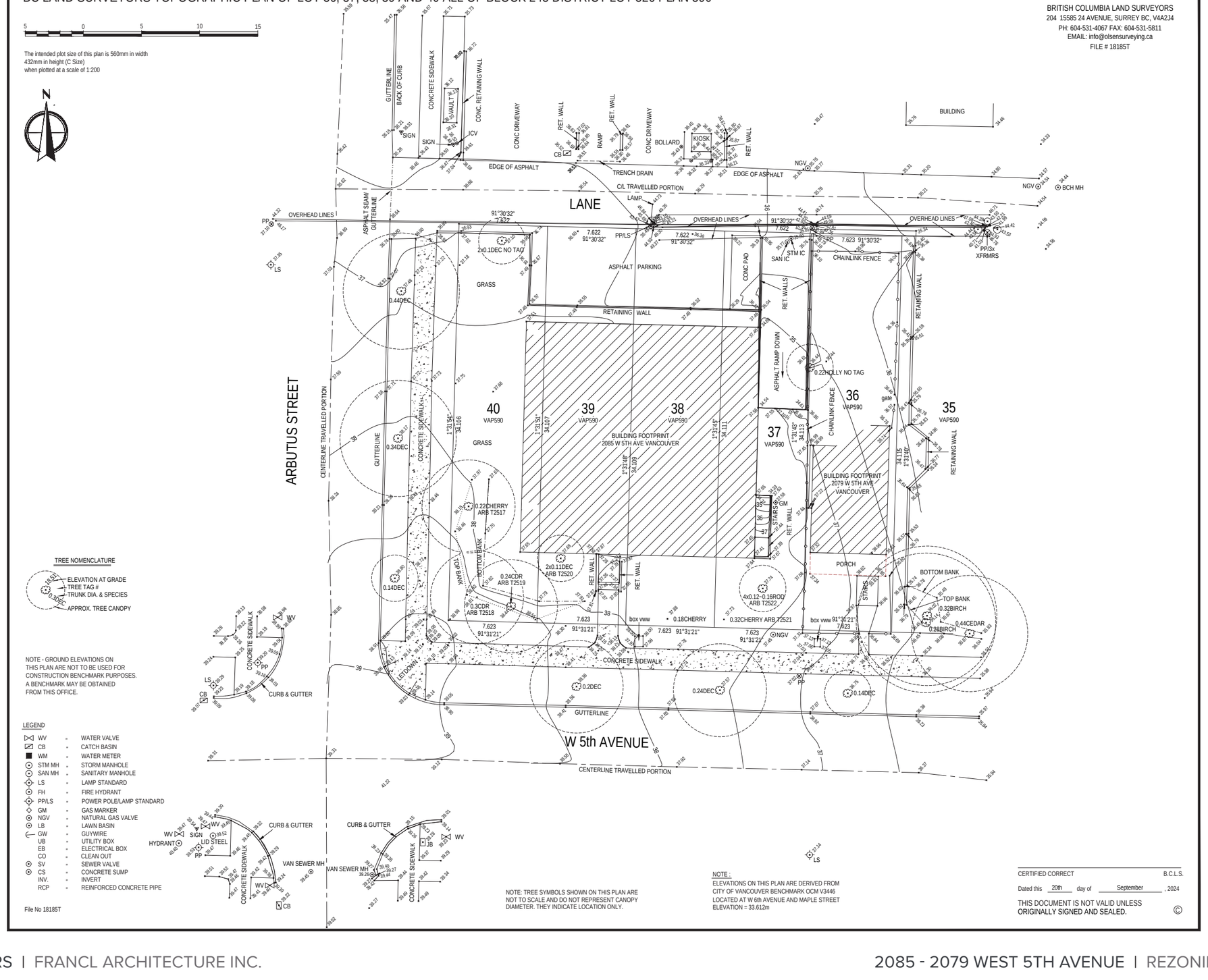
BC LAND SURVEYORS TOPOGRAPHIC PLAN OF LOT 36, 37, 38, 39 AND 40 ALL OF BLOCK 245 DISTRICT LOT 526 PLAN 590

OLSEN & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
204 15585 24 AVENUE, SURREY BC, V4A2J4
PH: 604-531-4067 FAX: 604-531-5811
EMAIL: info@olsensurveying.ca
FILE # 18185T

5 0 5 10 15

The intended plot size of this plan is 560mm in width
432mm in height (C Size)
when plotted at a scale of 1:200

N



TREE NOMENCLATURE

NOTE - GROUND ELEVATIONS ON THIS PLAN ARE NOT TO BE USED FOR CONSTRUCTION BENCHMARK PURPOSES. A BENCHMARK MAY BE OBTAINED FROM THIS OFFICE.

LEGEND

WV	=	WATER VALVE
CB	=	CATCH BASIN
WM	=	WATER METER
STM MH	=	STORM MANHOLE
SAN MH	=	SANITARY MANHOLE
LS	=	LAMP STANDARD
FH	=	FIRE HYDRANT
PP/LS	=	POWER POLE/LAMP STANDARD
GM	=	GAS MARKER
NGV	=	NATURAL GAS VALVE
LB	=	LAWN BASIN
GW	=	GUYWIRE
UB	=	UTILITY BOX
EB	=	ELECTRICAL BOX
CO	=	CLEAN OUT
SV	=	SEWER VALVE
CS	=	CONCRETE SUMP
INV.	=	INVERT
RCP	=	REINFORCED CONCRETE PIPE

File No 18185T

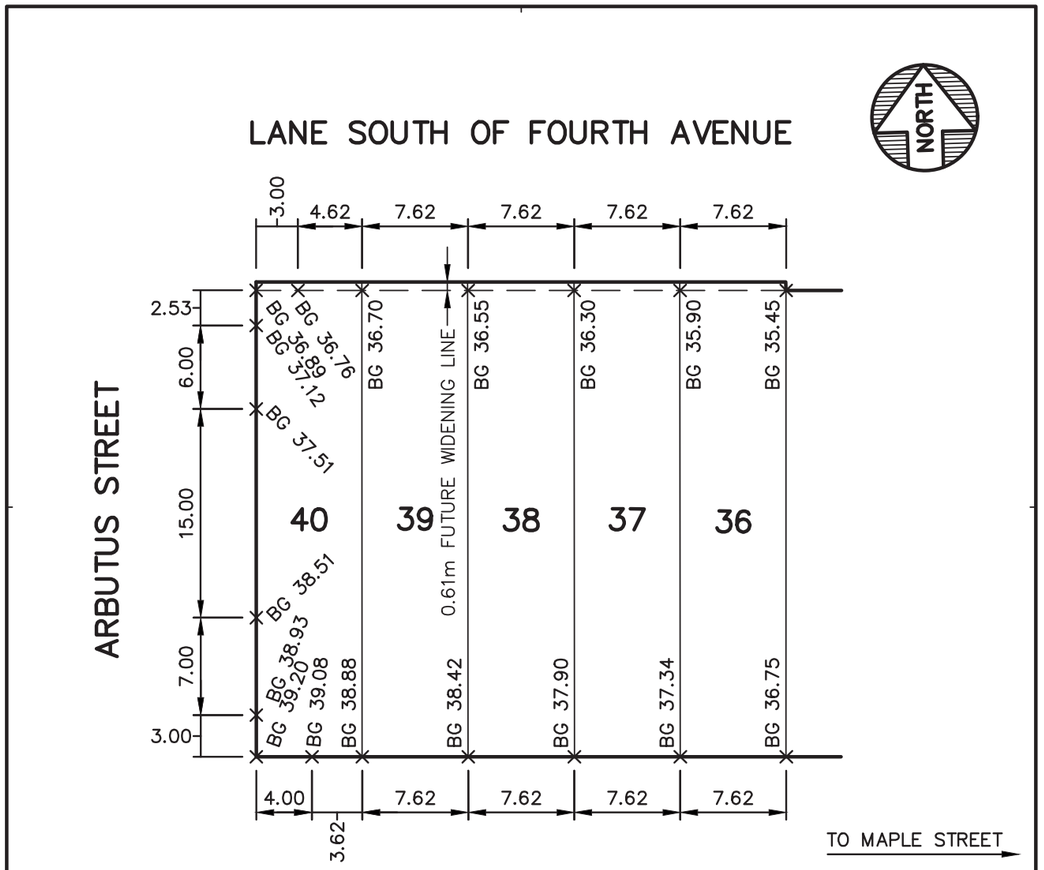
NOTE: TREE SYMBOLS SHOWN ON THIS PLAN ARE NOT TO SCALE AND DO NOT REPRESENT CANOPY DIAMETER. THEY INDICATE LOCATION ONLY.

NOTE :
ELEVATIONS ON THIS PLAN ARE DERIVED FROM CITY OF VANCOUVER BENCHMARK OCM V3446 LOCATED AT W 6th AVENUE AND MAPLE STREET ELEVATION = 33.612m

CERTIFIED CORRECT B.C.L.S.

Dated this 20th day of September , 2024

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED. ©



BENCH MARK ELEVATION: 38.488 DESCRIPTION: SURVEY MONUMENT MARKED V–3438 AT THE SOUTH WEST CORNER OF FOURTH AVENUE AND YEW STREET.

ATTENTION

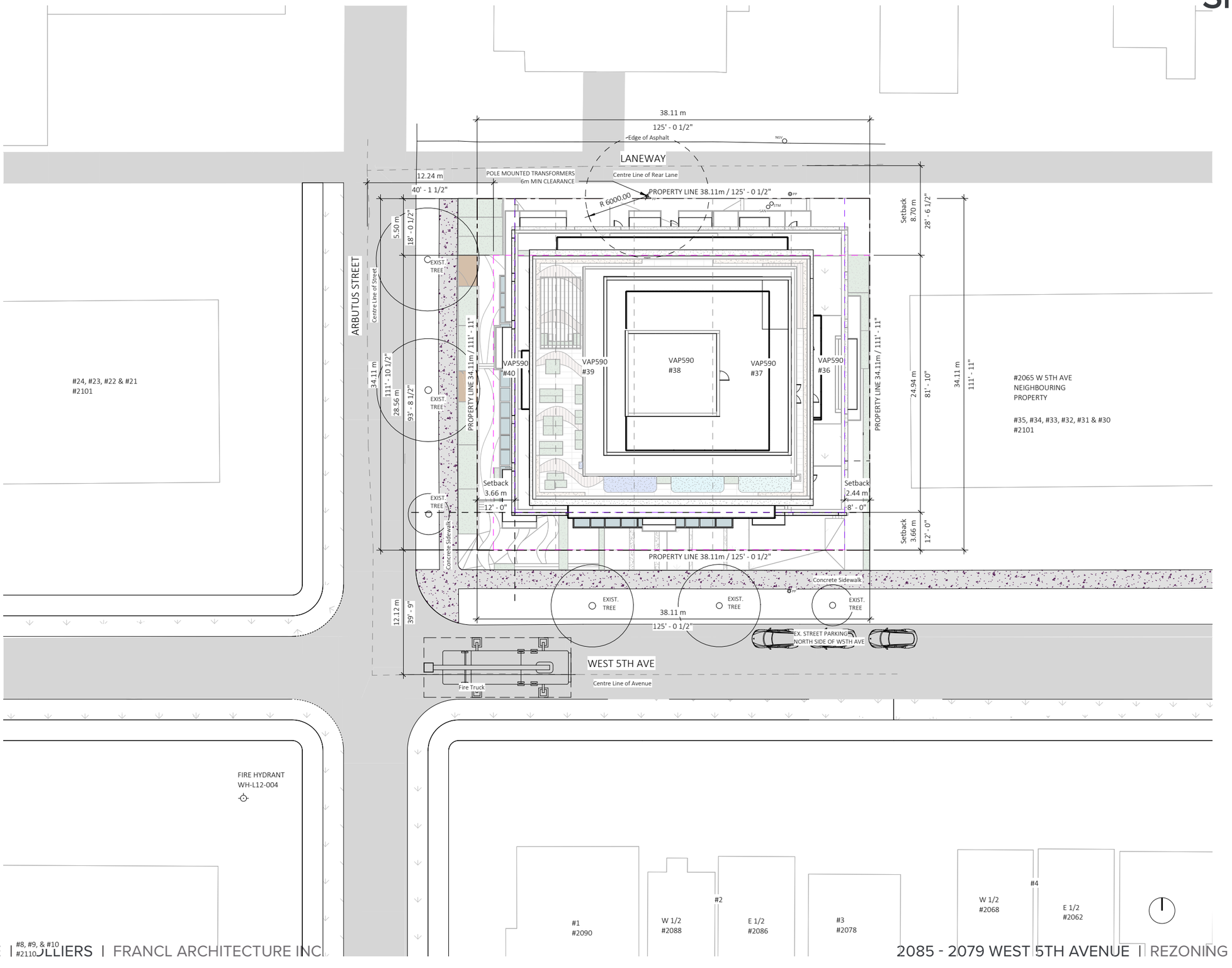
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 31, 2018). DIMENSIONS ARE ALSO IN METRES.

THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS SHOWN ON THIS PLAN. BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

CITY OF VANCOUVER ENGINEERING SERVICES

SCALE: 1:400	BUILDING GRADE ELEVATIONS FOR LOTS 36 TO 40, BLK. 245, D.L. 526, PLAN VAP590.	DESIGN: G.C. DWG: V.N.
DATE: 2024–10–28		CHK: F.G. REV:
REF: 2024–00150		**BG–2024–00150**

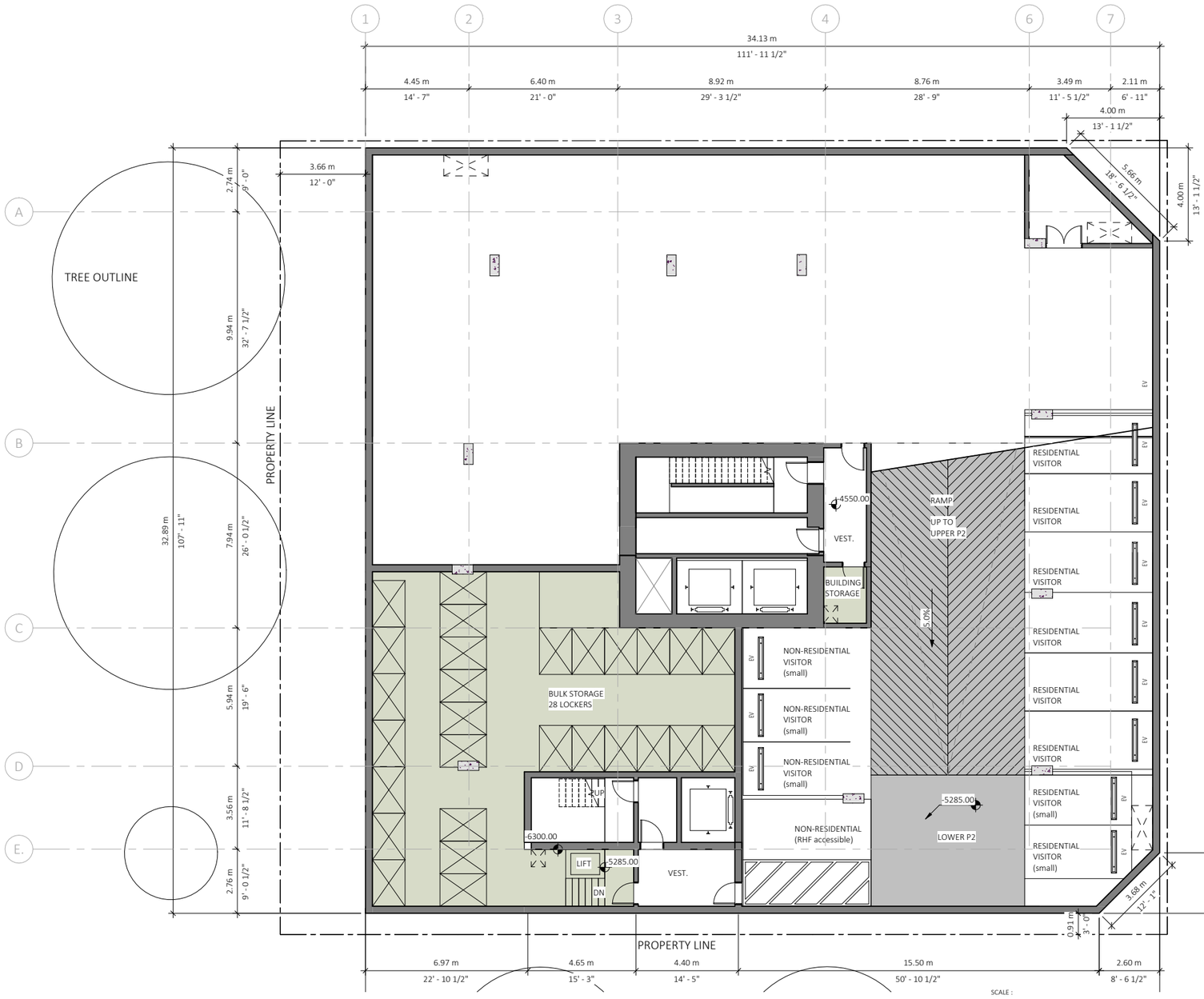
Site Plan 6.3


38.11 m
125' - 0 1/2"
Edge of Asphalt
LANEWAY
Centre Line of Rear Lane
POLE MOUNTED TRANSFORMERS
6m MIN CLEARANCE
12.24 m
40' - 1 1/2"
PROPERTY LINE 38.11m / 125' - 0 1/2"
R 6000.00
ARBUTUS STREET
Centre Line of Street
5.50 m
18' - 0 1/2"
EXIST. TREE
34.11 m
111' - 10 1/2"
28.56 m
93' - 8 1/2"
PROPERTY LINE 34.11m / 111' - 11"
VAP590 #40
VAP590 #39
VAP590 #38
VAP590 #37
VAP590 #36
Setback 3.66 m
12' - 0"
Setback 2.44 m
8' - 0"
Setback 8.70 m
28' - 6 1/2"
24.94 m
81' - 10"
34.11 m
111' - 11"
Setback 3.66 m
12' - 0"
Concrete Sidewalk
PROPERTY LINE 38.11m / 125' - 0 1/2"
Concrete Sidewalk
EXIST. TREE
EXIST. TREE
EXIST. TREE
12.12 m
39' - 9"
38.11 m
125' - 0 1/2"
EX. STREET PARKING
NORTH SIDE OF W5TH AVE
WEST 5TH AVE
Centre Line of Avenue
Fire Truck
#24, #23, #22 & #21
#2101
#2065 W 5TH AVE
NEIGHBOURING
PROPERTY
#35, #34, #33, #32, #31 & #30
#2101
FIRE HYDRANT
WH-L12-004
#1
#2090
W 1/2
#2088
#2
E 1/2
#2086
#3
#2078
W 1/2
#2068
#4
E 1/2
#2062
#8, #9, & #10
#2110

Floor Plan - Level P2 Lower

OFF STREET PARKING PROPOSED

Parking Levels	*Accessible Visitors*	*Visitors*	*Accessible Office*	*Office*	*Office*	*Total by Level*
P1	0	0	0	0	0	0
P2	8	(2 Small Car) 10	1	(Small Car) 3	0	22
TOTAL	**8**	**10**	**1**	**3**	**0**	**22**



SCHEMATIC FLOOR PLAN - LEVEL P2 LOWER

LEVEL P2 PARKING

ACCESSIBLE STALLS RESIDENTIAL	8
ACCESSIBLE STALLS NON-RES.	1
RES. VISITORS (STANDARD)	9
RES. VISITORS (SMALL)	1
NON-RES. (SMALL)	3
TOTAL ACCESSIBLE	9
TOTAL NON-RES. (INC. 1 ACCESSIBLE)	4
TOTAL VISITORS (STAND. + SMALL)	10
TOTAL P2	22

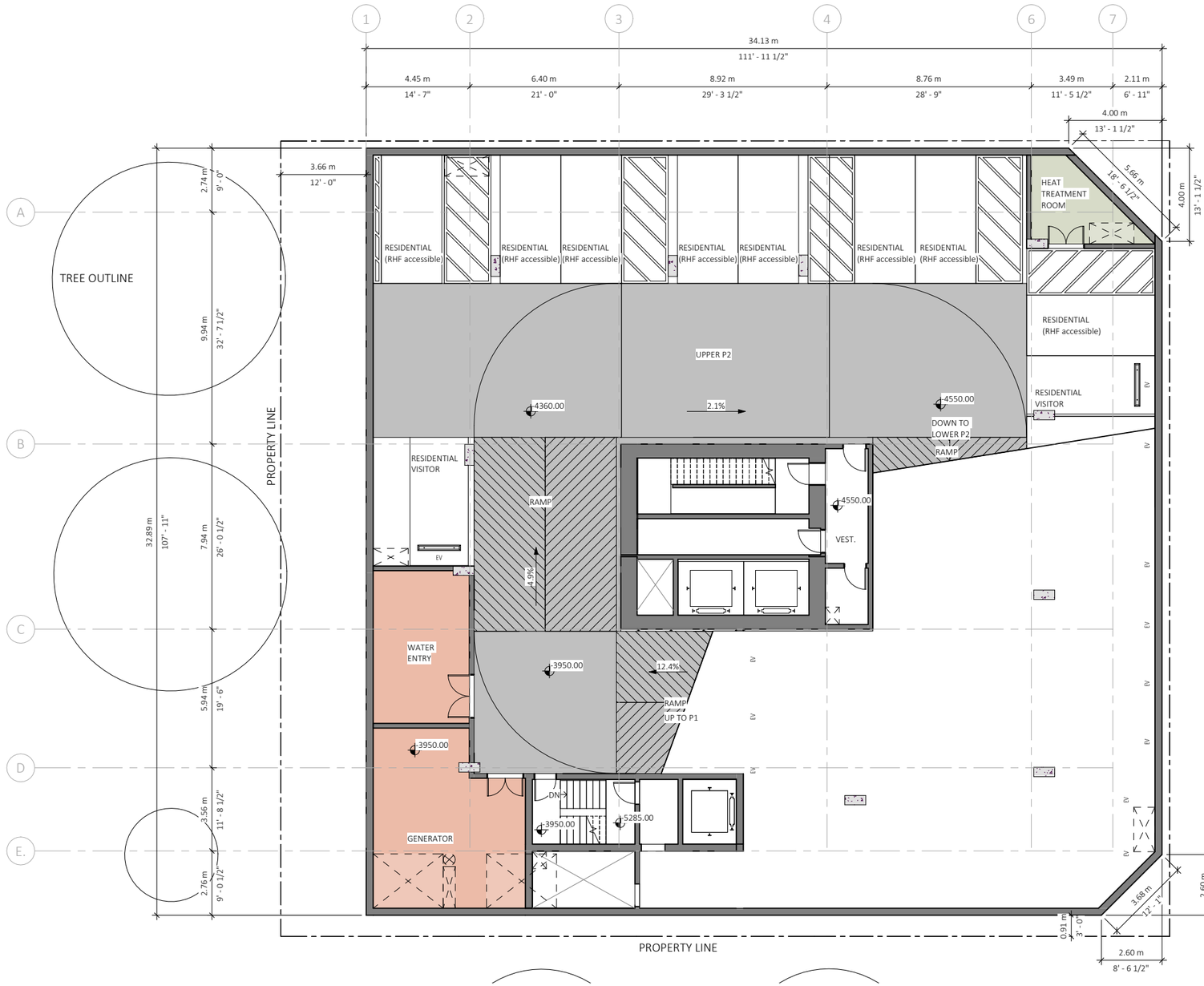
STORAGE LOCKERS

ASSIGNED LOCKERS	2
RENTABLE LOCKERS	26
TOTAL BULK STORAGE LOCKERS	28

Floor Plan - Level P2 Upper

OFF STREET PARKING PROPOSED

Parking Levels	*Accessible Visitors*	*Visitors*	*Accessible Office*	*Office*	*Office*	*Total by Level*
P1	0	0	0	0	0	0
P2	8	(2 Small Car) 10	1	(Small Car) 3	0	22
TOTAL	**8**	**10**	**1**	**3**	**0**	**22**



SCHEMATIC FLOOR PLAN - LEVEL P2 UPPER

SCALE : 0 5' 10' 25'

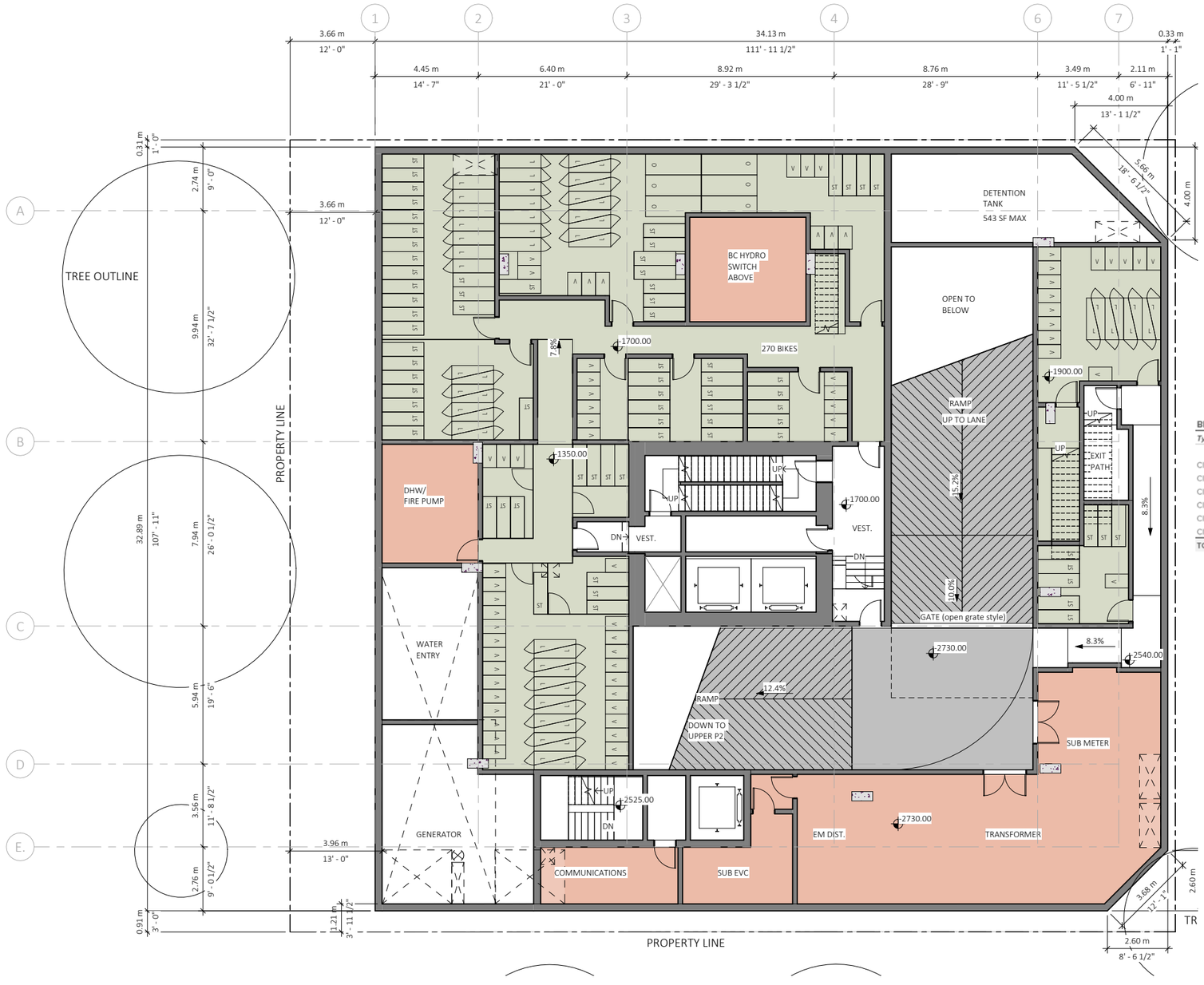
LEVEL P2 PARKING

ACCESSIBLE STALLS RESIDENTIAL	8
ACCESSIBLE STALLS NON-RES.	1
RES. VISITORS (STANDARD)	9
RES. VISITORS (SMALL)	1
NON-RES. (SMALL)	3
TOTAL ACCESSIBLE	9
TOTAL NON-RES. (INC. 1 ACCESSIBLE)	4
TOTAL VISITORS (STAND. + SMALL)	10
TOTAL P2	22

STORAGE LOCKERS

ASSIGNED LOCKERS	2
RENTABLE LOCKERS	26
TOTAL BULK STORAGE LOCKERS	28

Floor Plan - Level P1



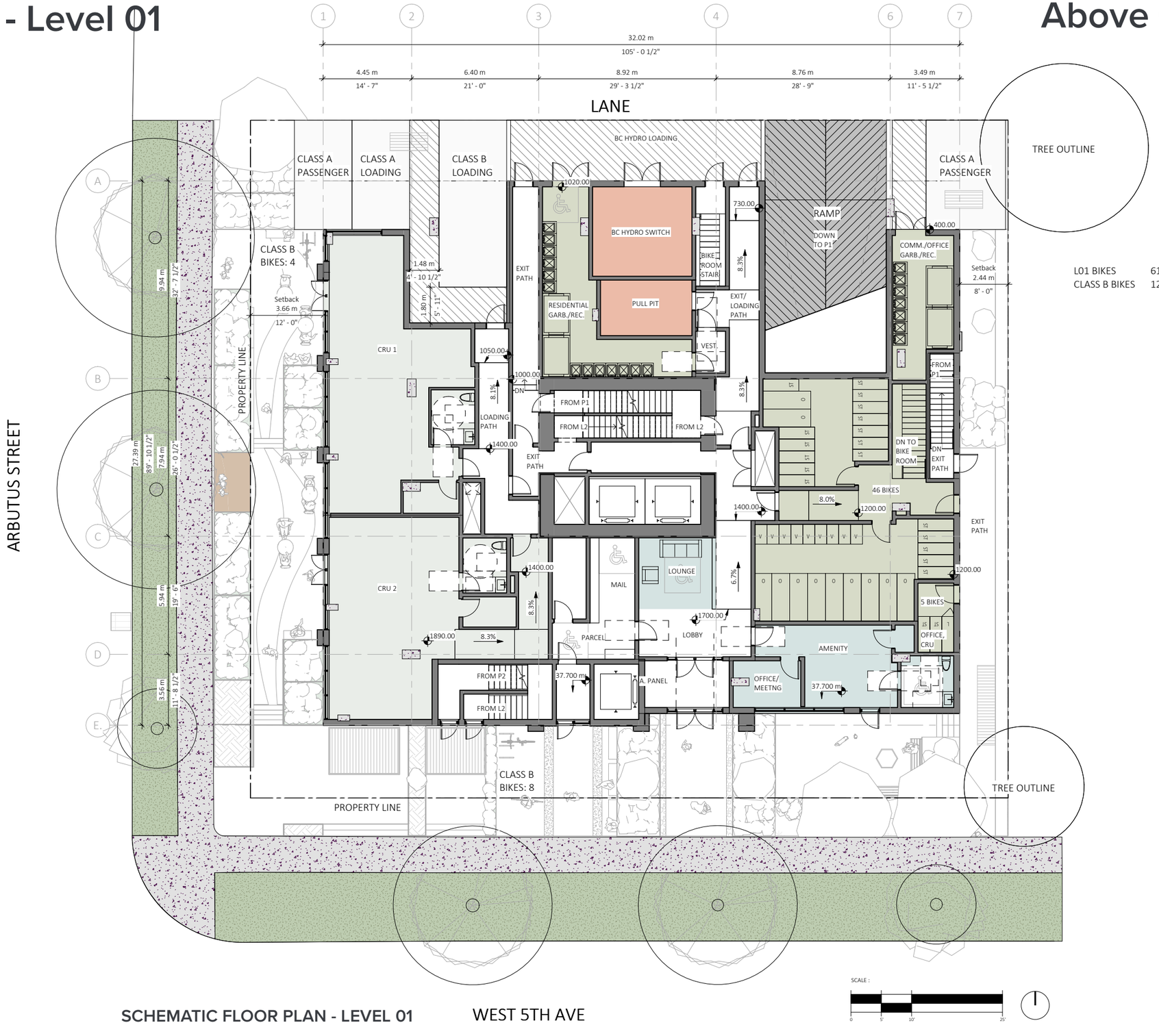
BICYCLE SPACE CLASS A - REQUIRED/PROVIDED

Type	*% Required*	*Required Qty*	*Provided Qty*
Class A - Horizontal (Standard) 1800 x 600 mm	-	-	0
Class A - Horizontal (Tapered) 1800 x 600 mm	-	-	0
Class A - Locker (Standard or Tapered) 1800 x 600 mm	10% min	33	55
Class A - Oversize 2400 x 900 mm	5% min	17	17
Class A - Vertical 1000 x 600 mm	30% max	99	75
Class A - Stacked 1800 x 600 mm (and vertical)	30% max	99	92
TOTAL		**331**	**331**

SCHEMATIC FLOOR PLAN - LEVEL P1

SCALE : 0 5' 10' 25'

Floor Plan - Level 01

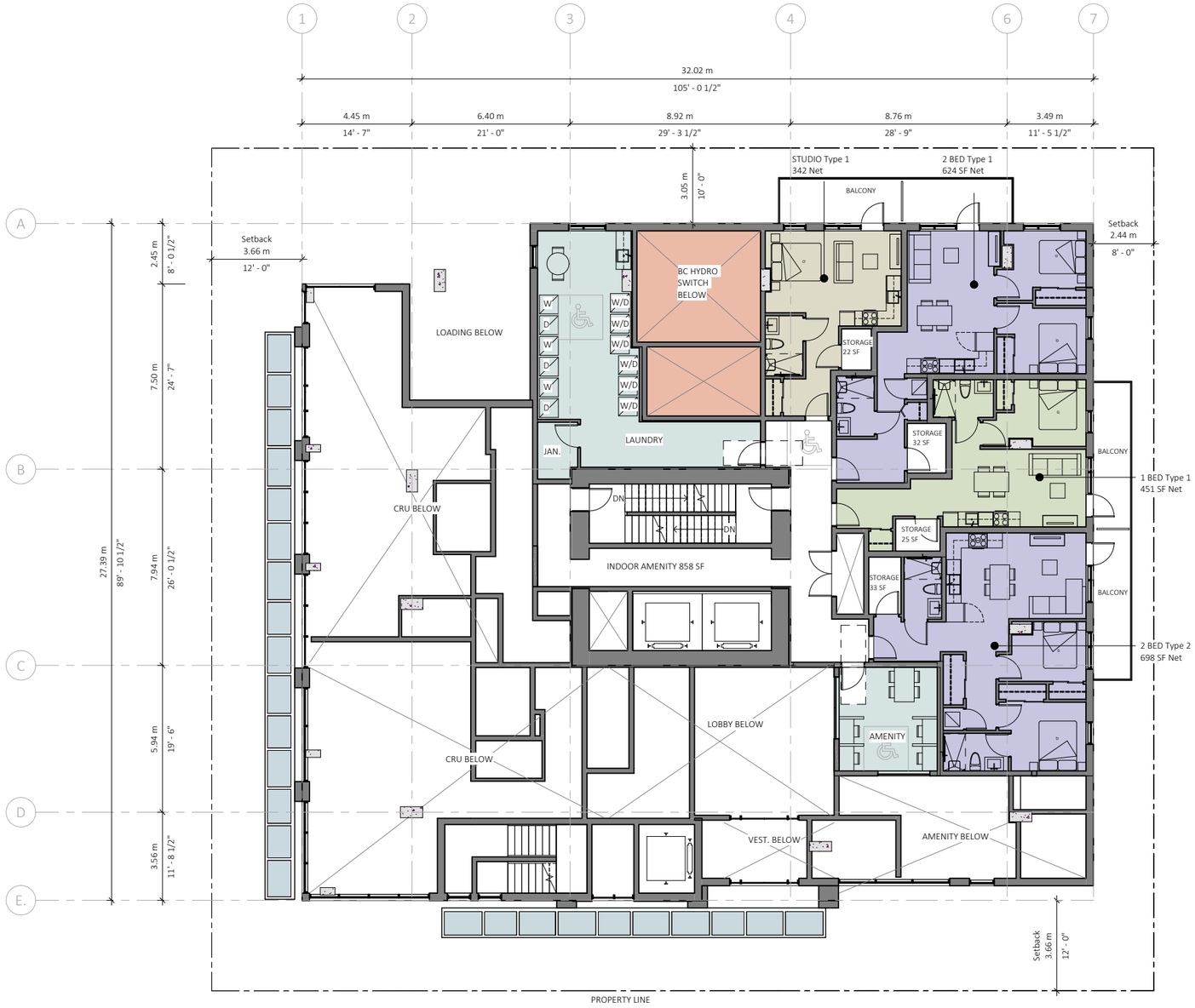


L01 BIKES 61
CLASS B BIKES 12

SCALE : 0 5' 10' 25'

SCHEMATIC FLOOR PLAN - LEVEL 01

Floor Plan - Level 01 - Mezzanine



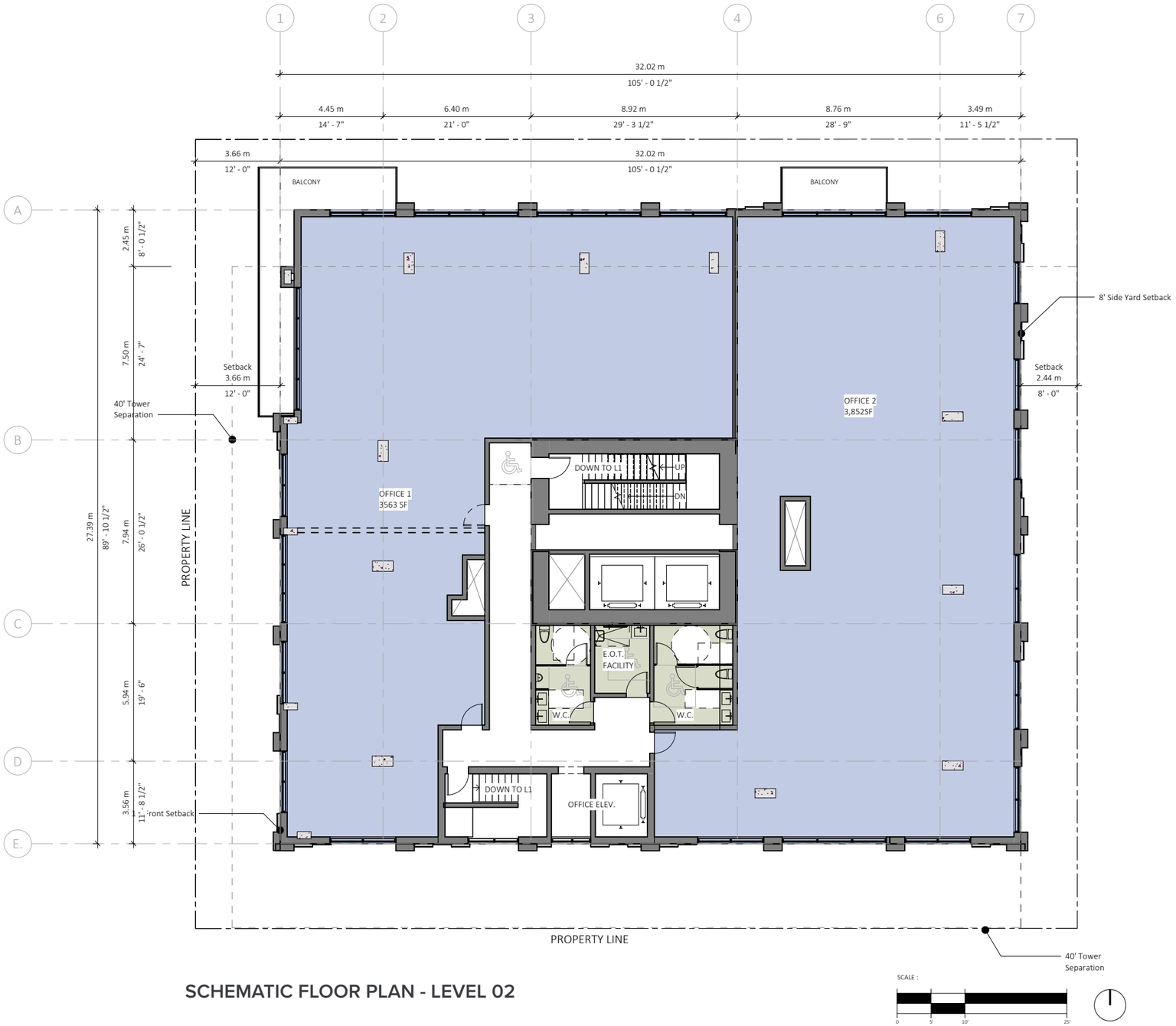
UNIT MIX - MEZZANINE

UNIT TYPE	COUNT	AREA
STUDIO	1	396 SF
1 BED	1	511 SF
2 BED	2	707 ~ 782 SF
3 BED	0	N/A
TOTAL	4	

SCHEMATIC FLOOR PLAN - LEVEL 01 - MEZZANINE

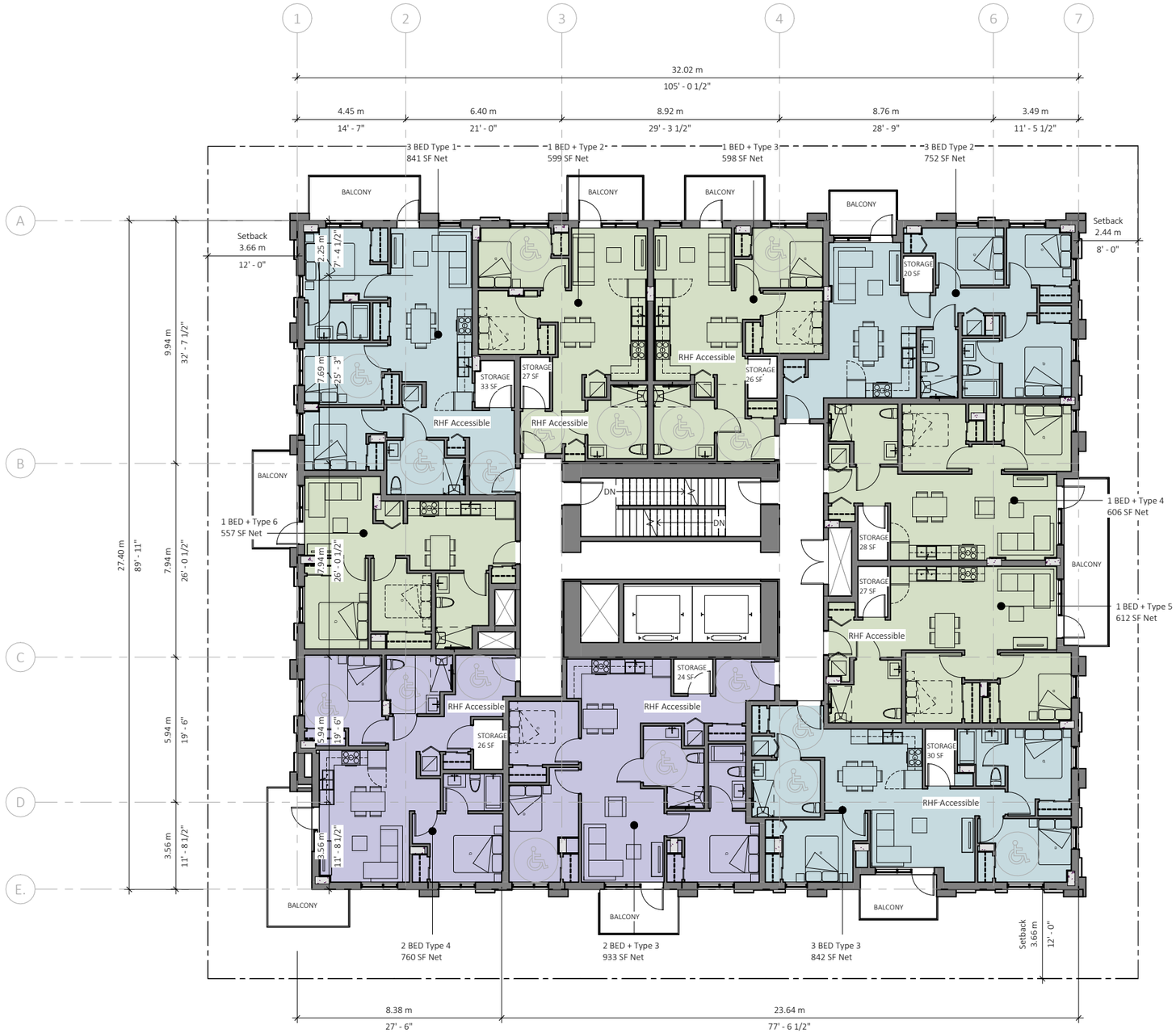
SCALE :

Floor Plan - Level 02



SCHEMATIC FLOOR PLAN - LEVEL 02

Floor Plan - Levels 03-04 - Res. Podium Floor Plate



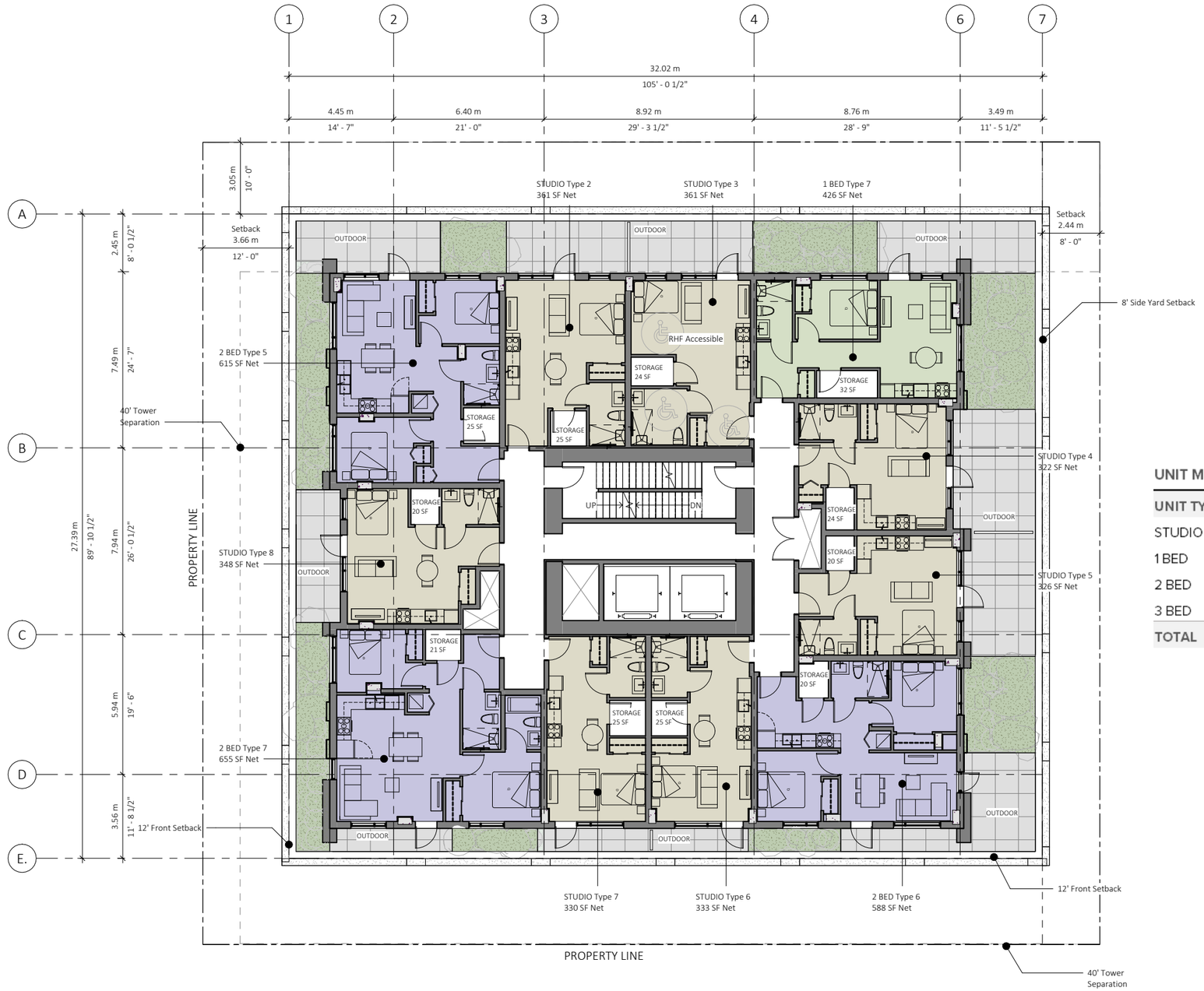
UNIT MIX - TYP. PODIUM

UNIT TYPE	COUNT	AREA
STUDIO	0	N/A
1 BED	5	619 ~ 679 SF
2 BED	2	849 ~ 995 SF
3 BED	3	842 ~ 941 SF
TOTAL	10	

SCHEMATIC FLOOR PLAN - LEVEL 03-04 - RES. PODIUM FLOOR PLATE

SCALE : 0 5' 10' 25'

Floor Plan - Levels 05 - Tower Floor Plate



SCHEMATIC FLOOR PLAN - LEVEL 05 - TOWER FLOOR PLATE

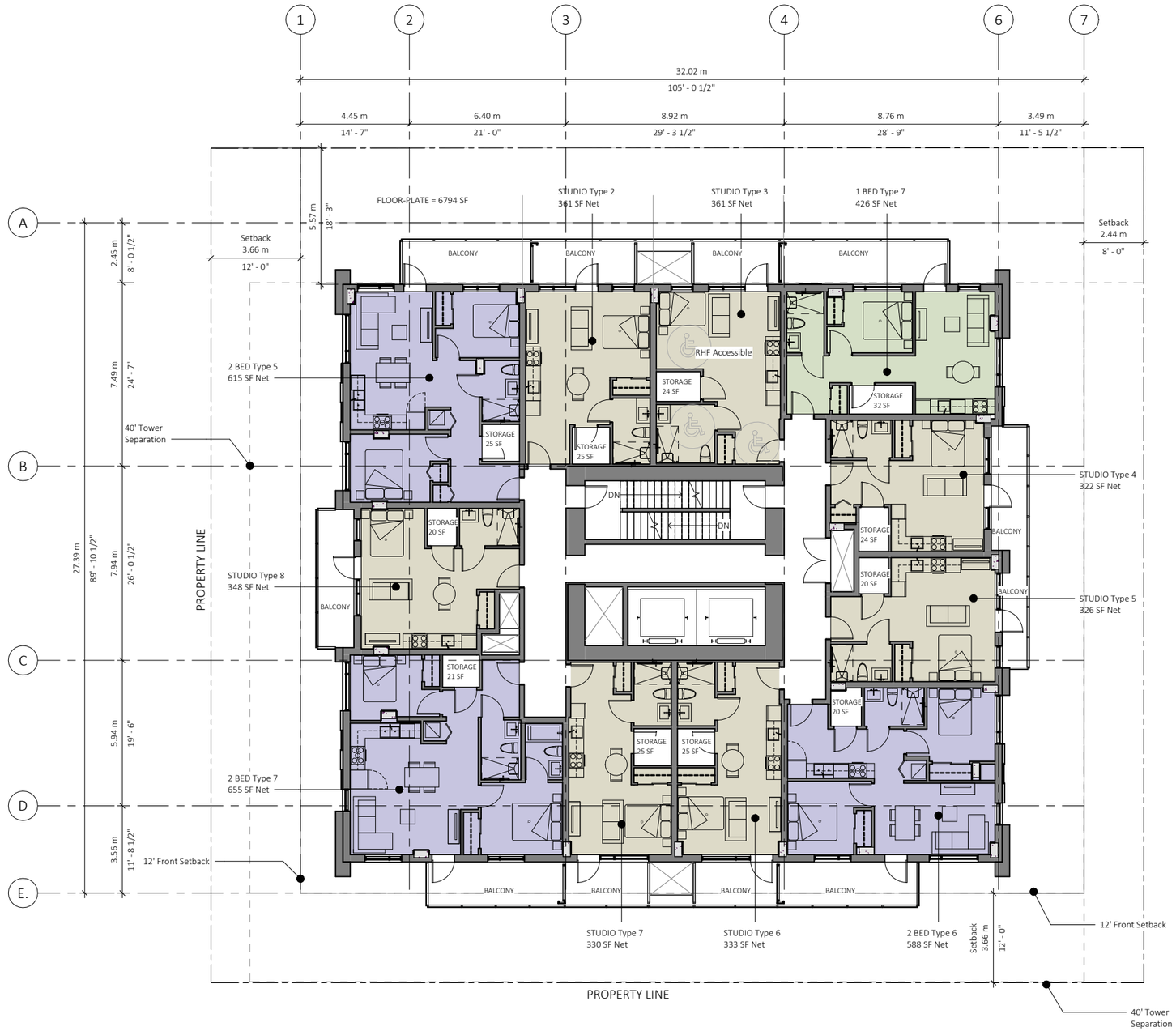
SCALE :

0 5' 10' 25'

UNIT MIX - TYP. TOWER

UNIT TYPE	COUNT	AREA
STUDIO	7	369 ~ 404 SF
1 BED	1	491 SF
2 BED	3	663 ~ 768 SF
3 BED	0	N/A
TOTAL	**11**	

Floor Plan - Levels 06-20 - Typ. Tower Floor Plate



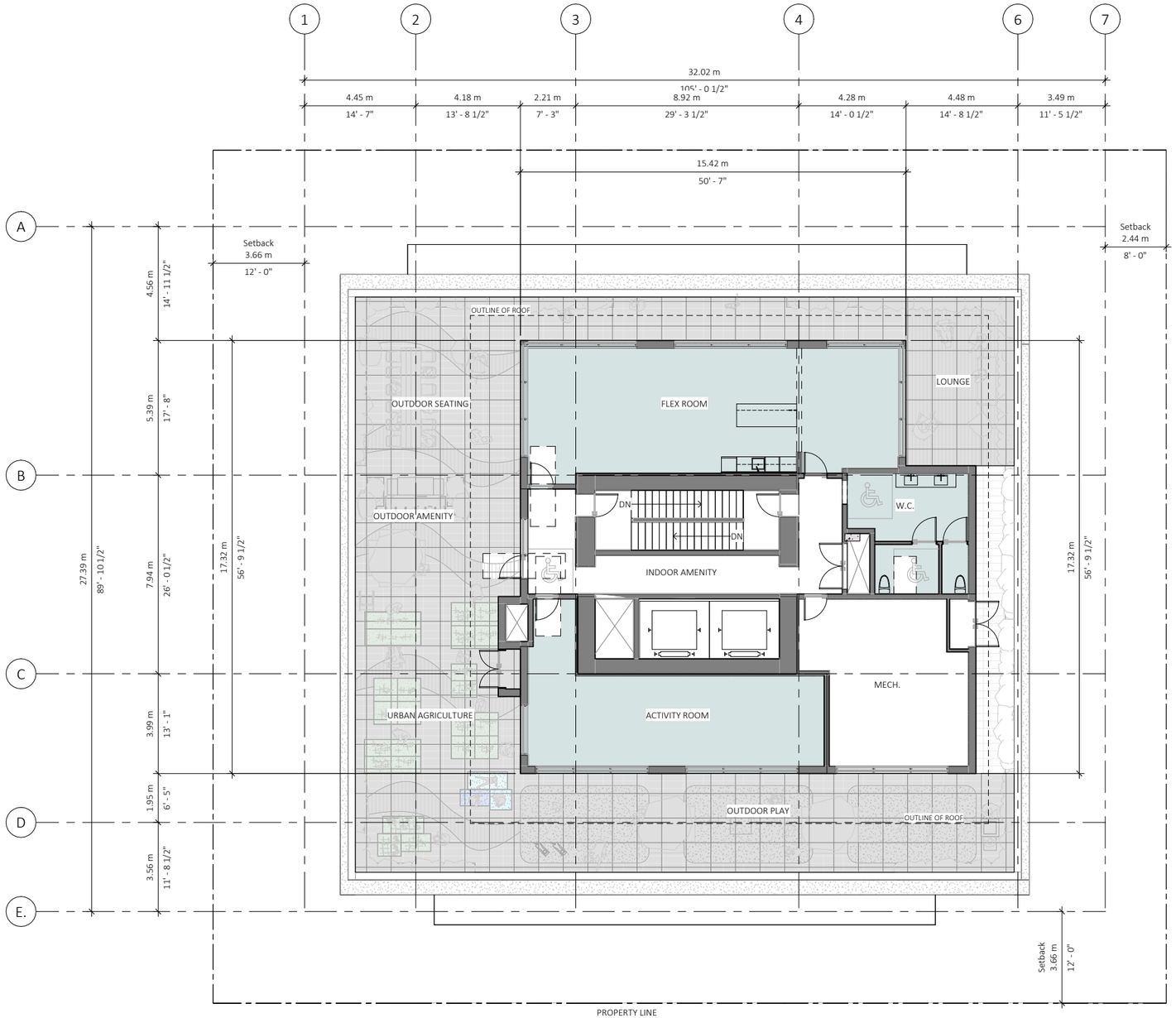
UNIT MIX - TYP. TOWER

UNIT TYPE	COUNT	AREA
STUDIO	7	369 ~ 404 SF
1 BED	1	491 SF
2 BED	3	663 ~ 768 SF
3 BED	0	N/A
TOTAL	**11**	

SCHEMATIC FLOOR PLAN - LEVEL 06-20 - TYP. TOWER FLOOR PLATE

SCALE : 0 5' 10' 25'

Floor Plan - Level 21 - Rooftop Amenity

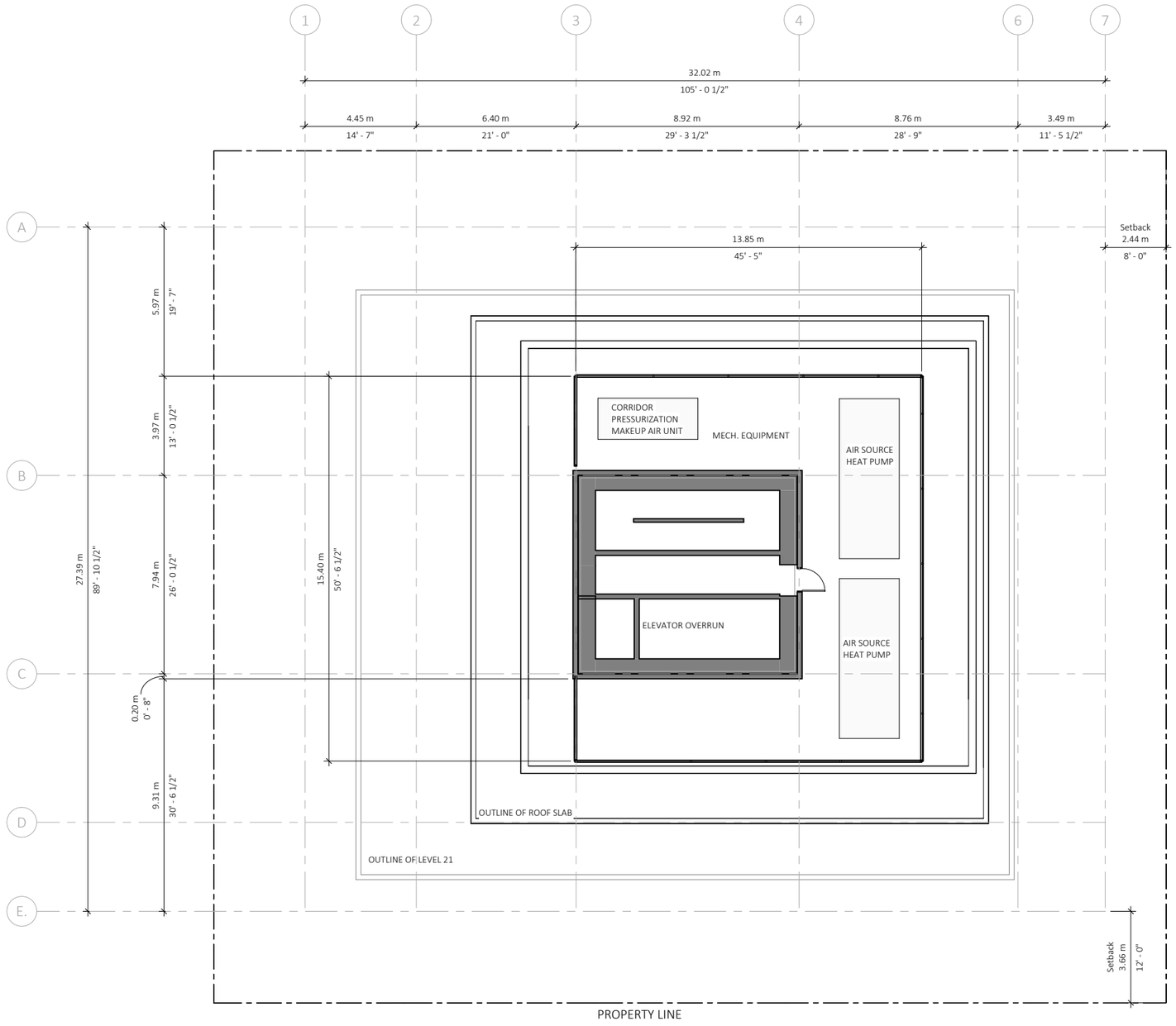


SCHEMATIC FLOOR PLAN - LEVEL 21 - ROOFTOP AMENITY

SCALE :

0 5' 10' 25'

Floor Plan - Level 22 - Mechanical Roof

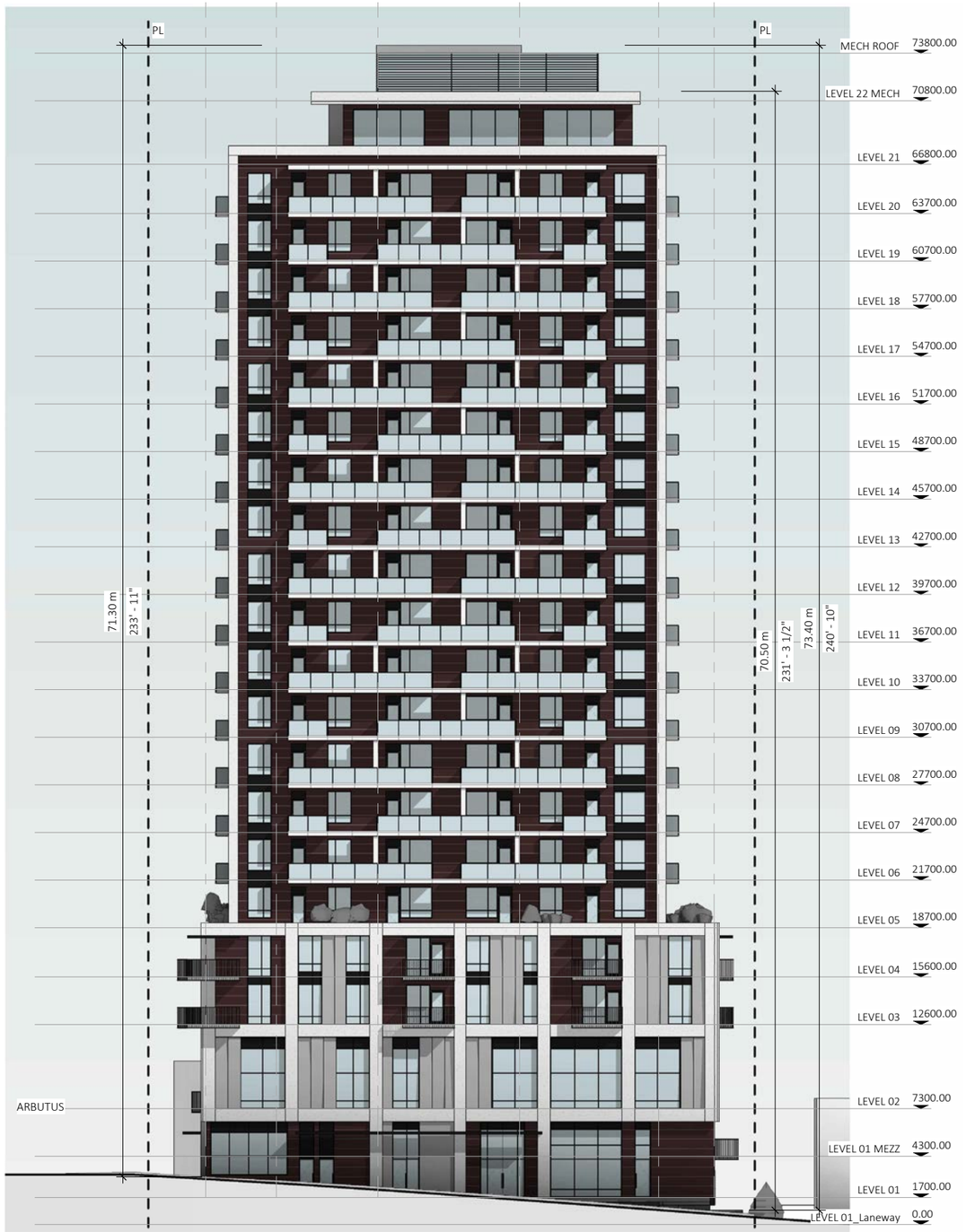


SCHEMATIC FLOOR PLAN - LEVEL 22 - MECHANICAL ROOF

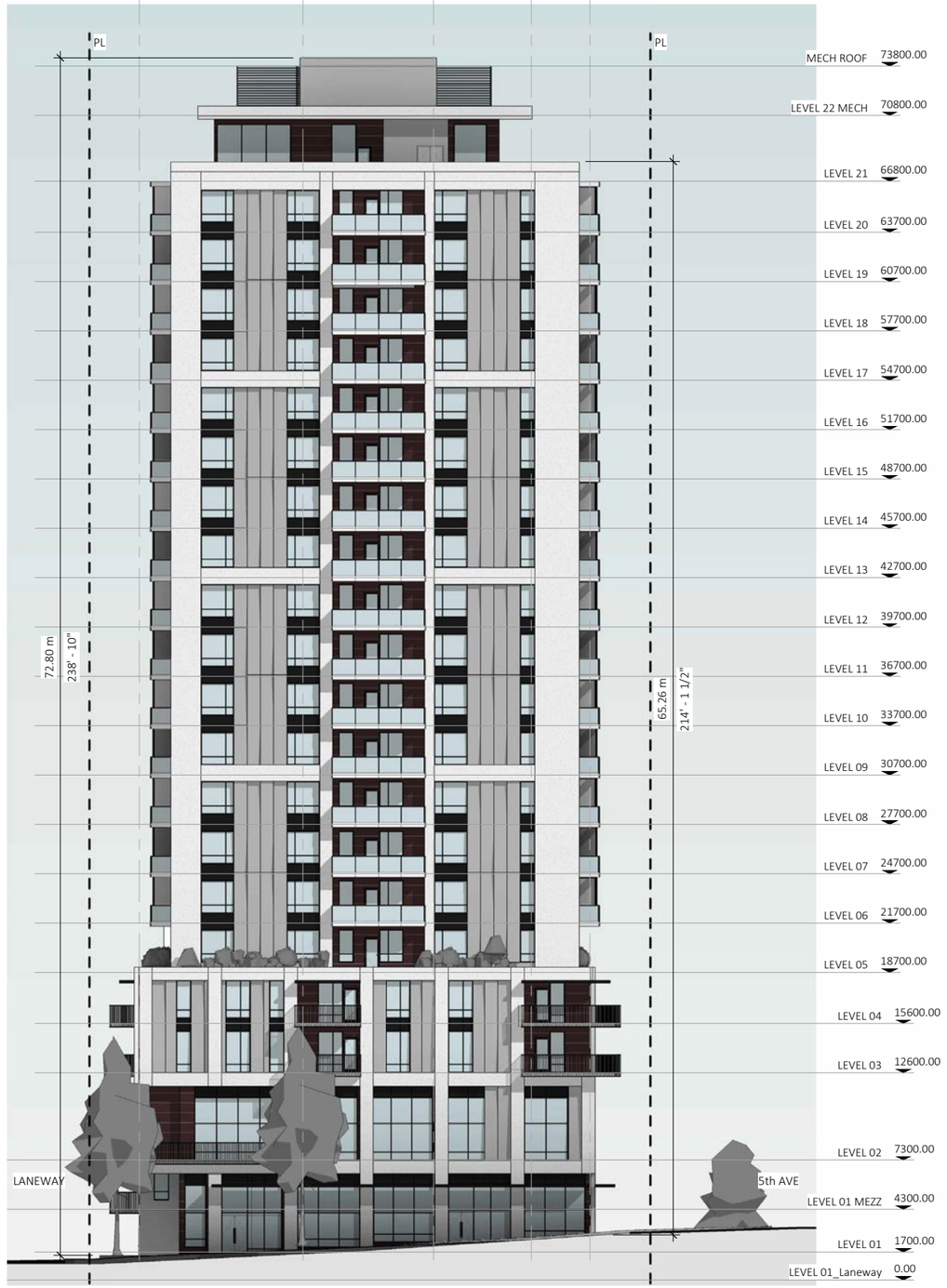
SCALE :

0 5' 10' 25'

South & West Elevations

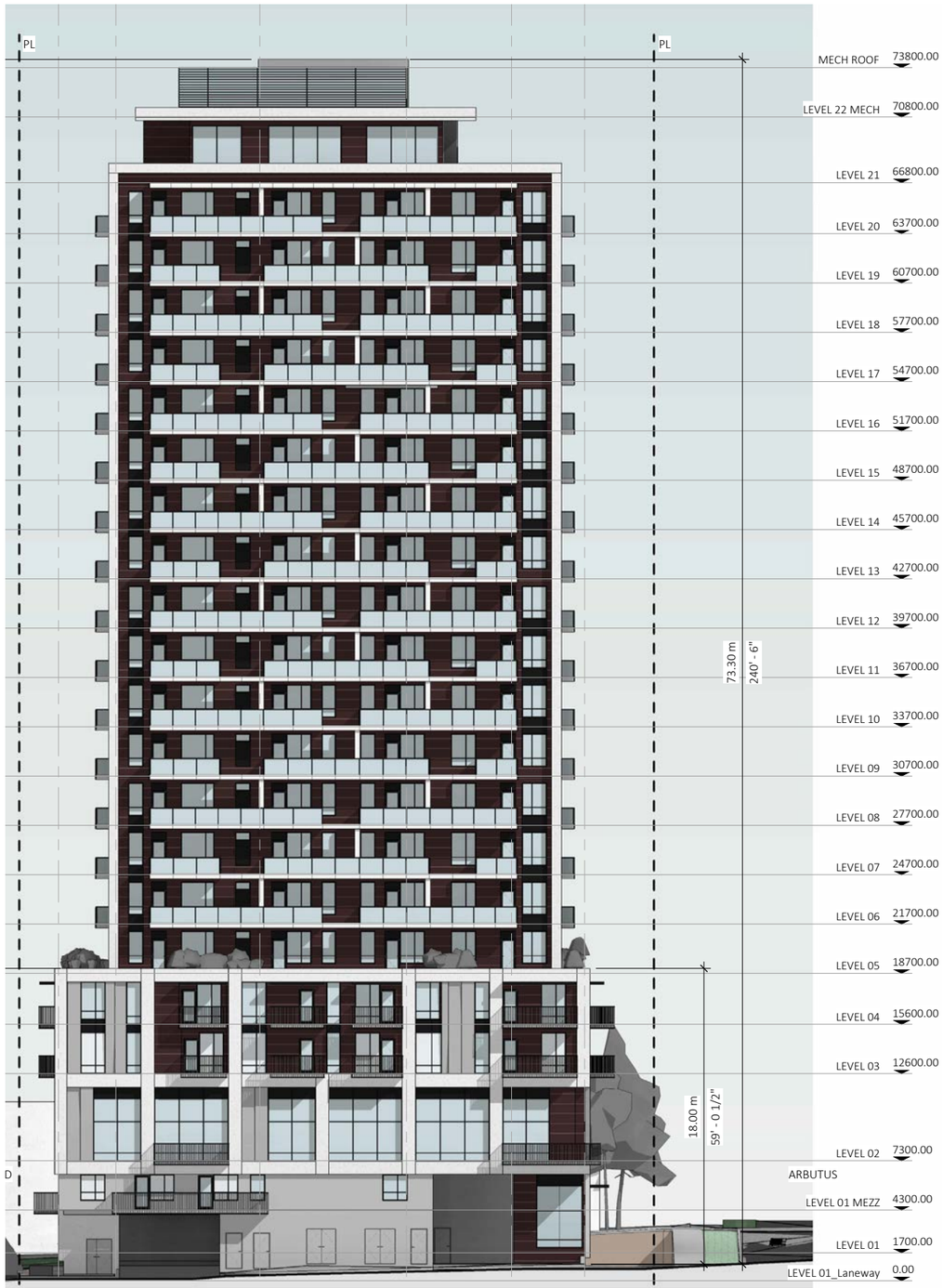


SOUTH ELEVATION

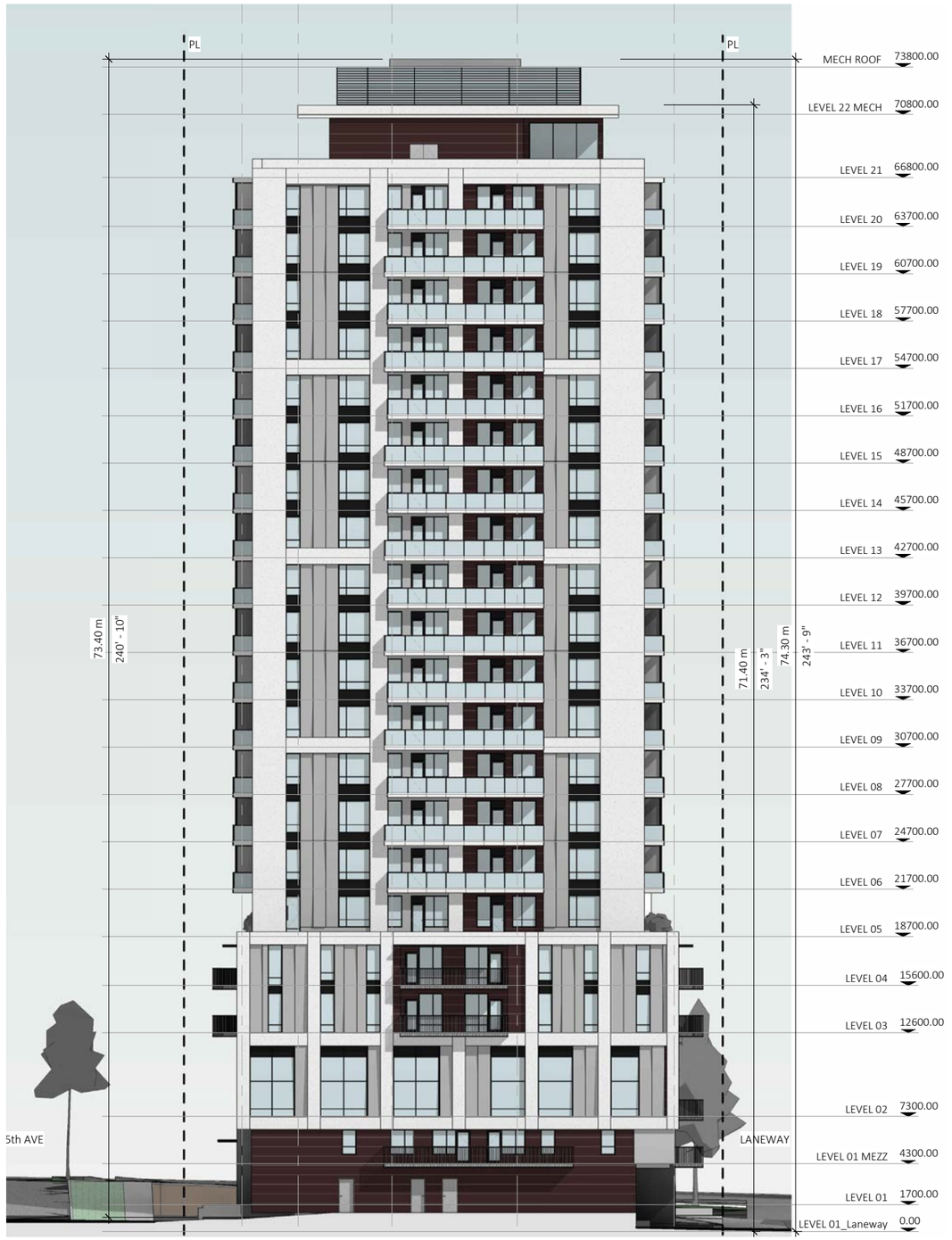


WEST ELEVATION

North & East Elevations



NORTH ELEVATION



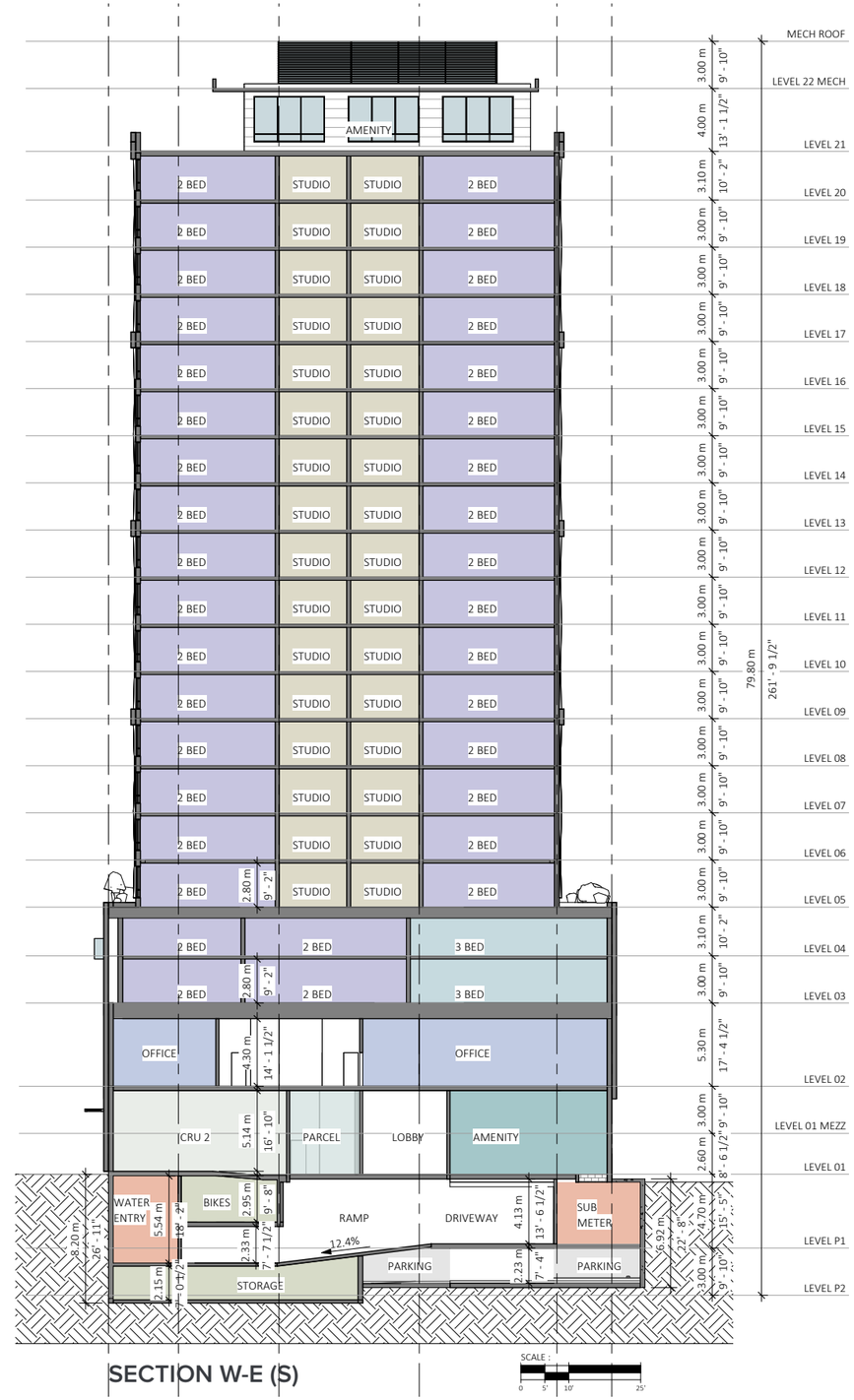
EAST ELEVATION

Overall Sections



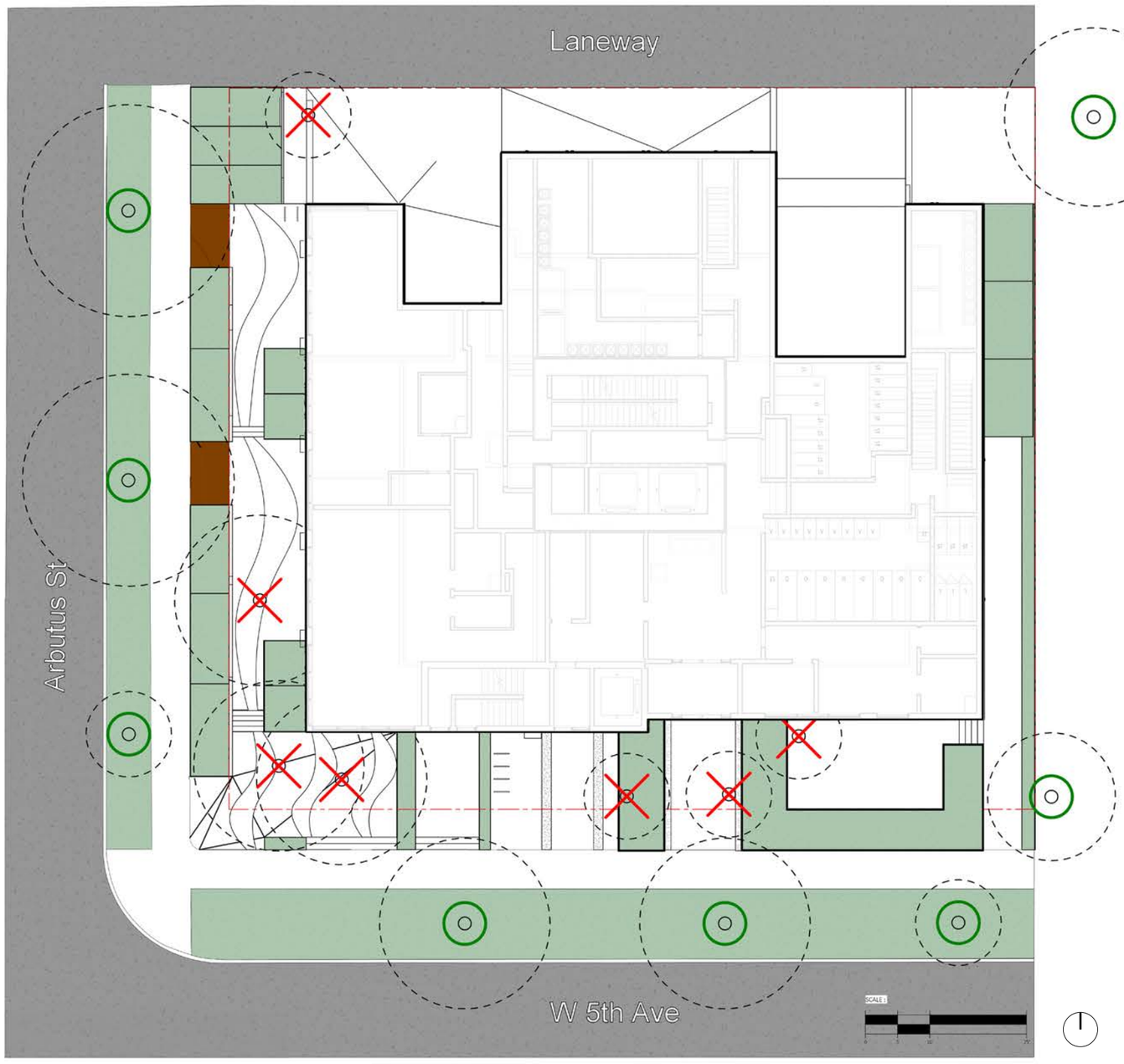
SECTION N-S (W)

Building Sections 6.7



SECTION W-E (S)

7.0 Landscape Drawings



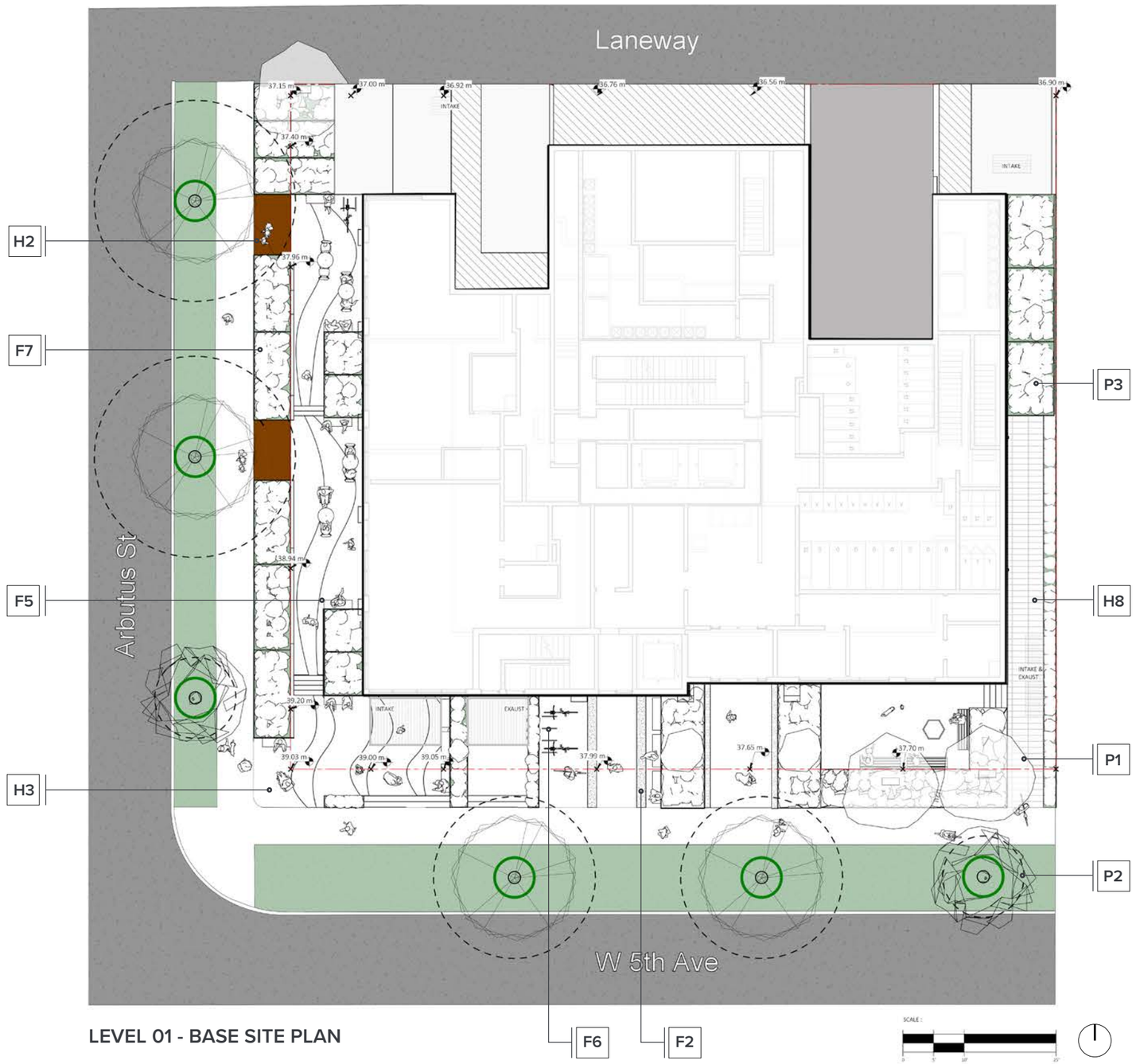
LEVEL 01 - TREE MANAGEMENT PLAN

TREE MANAGEMENT LEGEND

- EXISTING TREE
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE TRANSPLANTED



LEVEL 01 - RENDERING SITE PLAN



LEVEL 01 - BASE SITE PLAN

SCALE :

HARDSCAPE

H2	**STEEL WEATHERED BRIDGE** Colour: TBD Finish: TBD	
H3	**CONCRETE CIP** Colour: TBD Finish: TBD	
H4	**GRANITE BAND** Colour: TBD Finish: TBD	
H8	**CONCRETE PAVERS** Colour: TBD Finish: TBD	

SOFTSCAPE

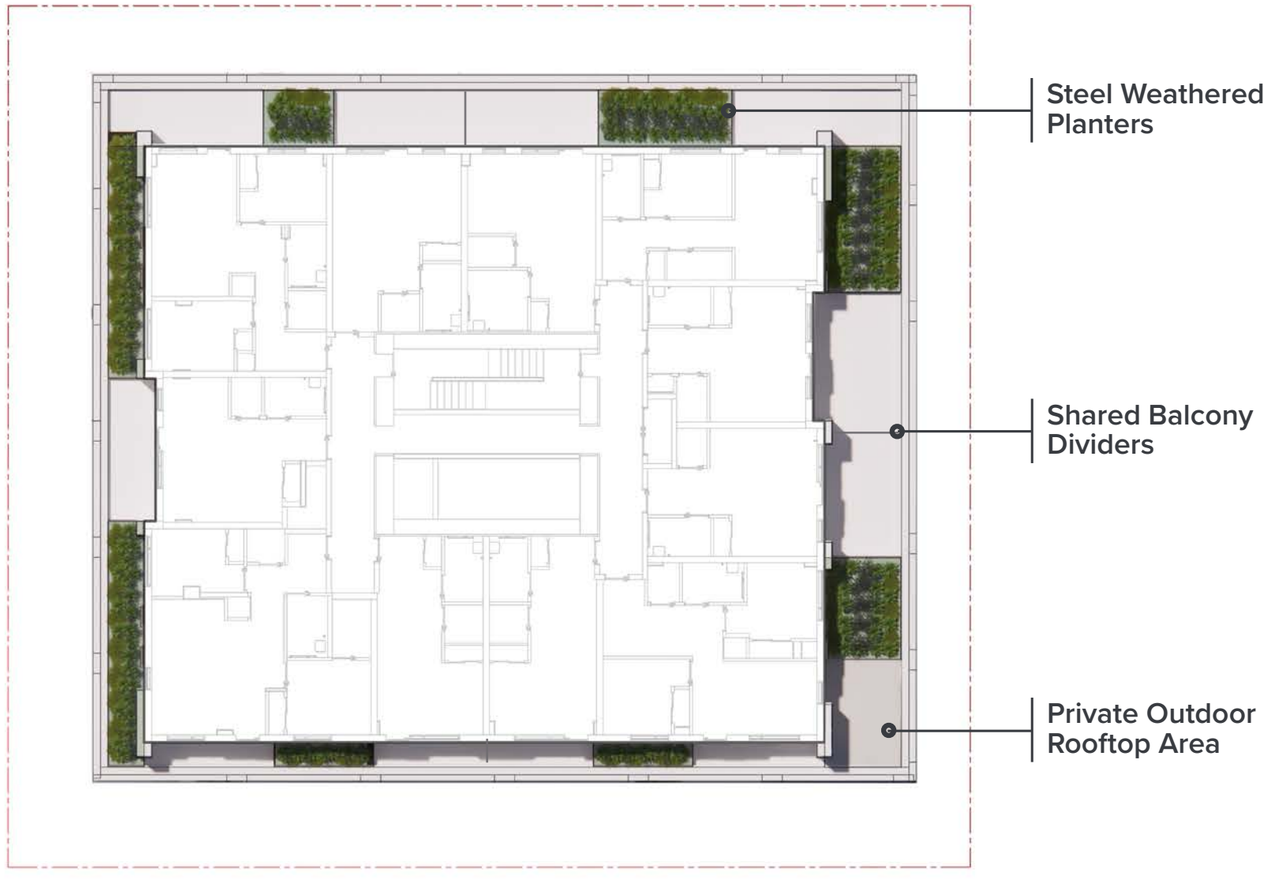
S2	**PLANTING BED** 450 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities	

PLANTING

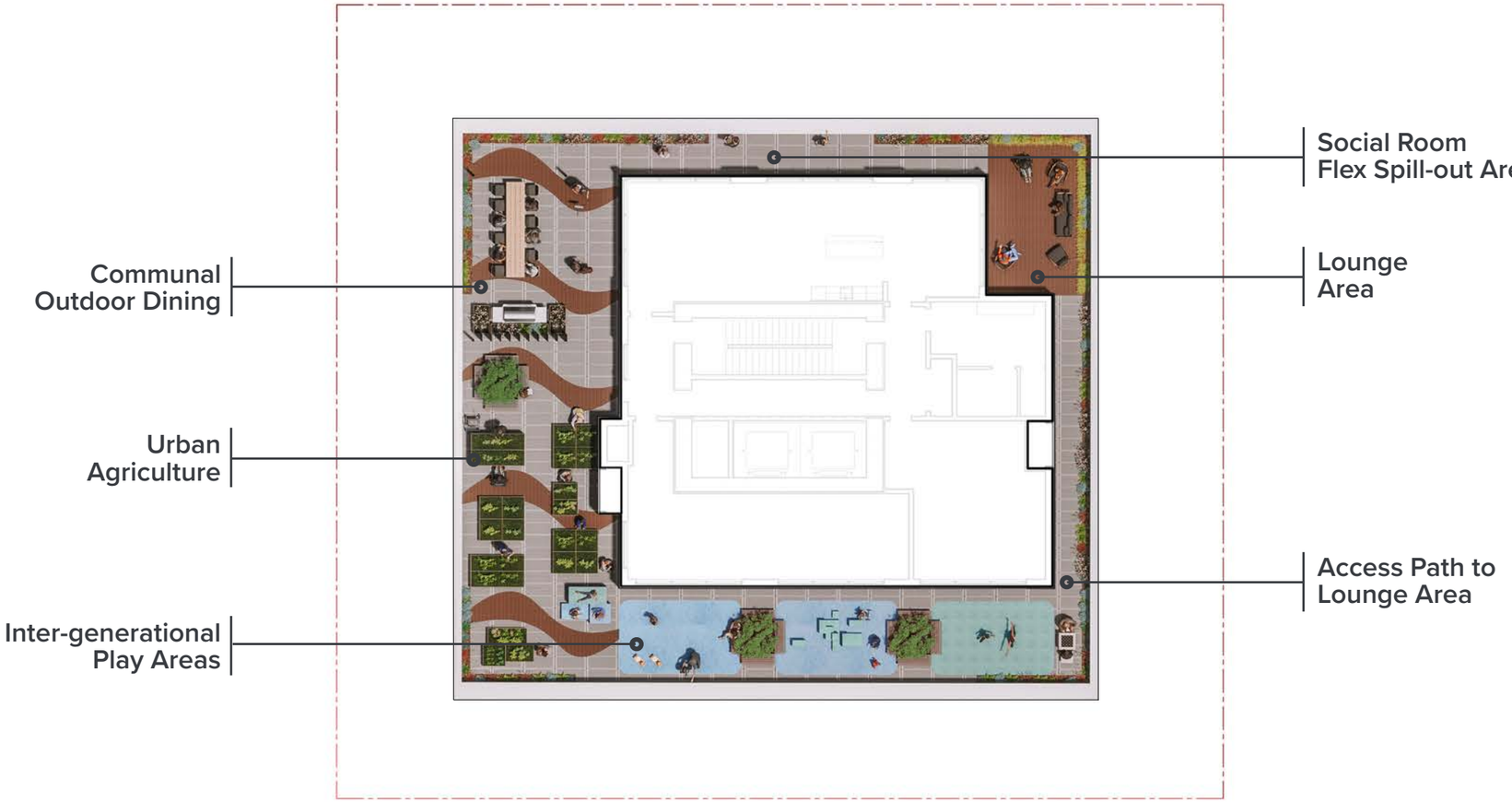
P1	PROPOSED NEW TREES	
P2	EXISTING TREE TO BE RETAINED	
P3	SHRUBS, GRASSES AND GROUNDCOVER	

FURNISHINGS

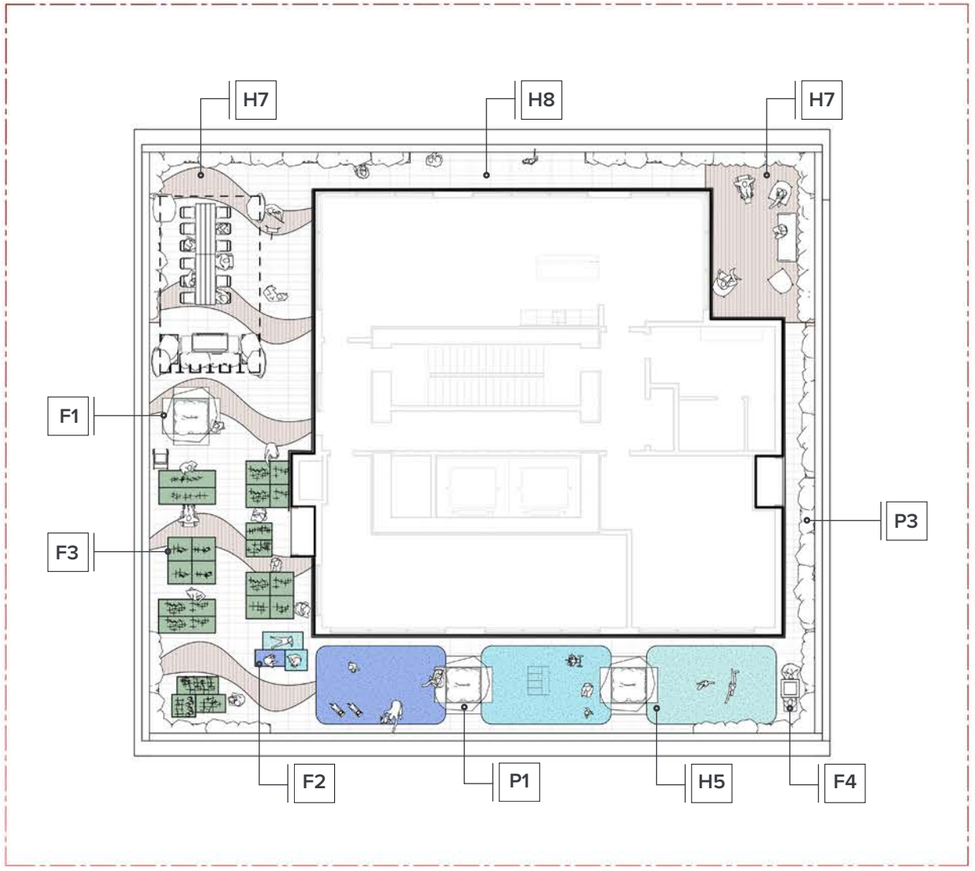
F5	**PLANTER BENCHES TYP. 2** Model: TBD Manufacturer: TBD	
F6	**BICYCLE RACKS CLASS B** Model: TBD Manufacturer: TBD	
F7	**STEEL WEATHERED PLANTING BEDS TYP. 2** Model: TBD Manufacturer: TBD	



LEVEL 05 - RENDERING FLOOR PLAN



LEVEL 21 - RENDERING ROOFTOP PLAN



LEVEL 21 - BASE ROOFTOP PLAN

SCALE :

HARDSCAPE

H5	**RUBBERIZED SURFACE** Colour: TBD Finish: TBD	
H7	**HYDRAPRESSED PAVERS** Colour: WOOD Finish: TBD	
H8	**CONCRETE PAVERS** Colour: TBD Finish: TBD	

SOFTSCAPE

S2	**PLANTING BED** 450 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities	

PLANTING

P1	PROPOSED NEW TREES	
P2	EXISTING TREE TO BE RETAINED	
P3	SHRUBS, GRASSES AND GROUNDCOVER	

FURNISHINGS

F1	**PLANTER BENCHES** Model: TBD Manufacturer: TBD	
F2	**FOAMING BLOCKS** Model: TBD Manufacturer: TBD	
F3	**STEEL WHEATHERED PLANTING BEDS** Model: TBD Manufacturer: TBD	
F4	**CHESS TABLE** Model: TBD Manufacturer: TBD	

TREES



Acer Palmatum 'Bloodgood'
Bloodgood Japanese Maple



Acer Palmatum 'Beni-Maiko'
Beni Maiko Japanese Maple

RAIN GARDEN



Cercis Canadensis 'Pansy'
Redbud



Physocarpus capitatus
Ninebark



Low Cotoneaster
Cotoneaster Lowfast



Ribes Sanguineum
Red Flowering Currant



Vaccinium Angustifolium
Low Blueberry



Vaccinium Ovatum
Evergreen Huckleberry



Blechnum Spicant
Deer Fern



Polystichum Munitum
Western Swordfern *Native



Carex Flacca
Blue Sedge



Juncus Effusus
Common Rush



Panicum Spp.
Panic Grass

HEDGE



Skimmia Japonica 'Rubella'
Rubella Japanese Skimmia



Euonymus Japonicus P. Blanca
Paloma Blanca Euonymus



Salix Purpurea 'Nana'
Dwarf Arctic Willow

SHRUBS



Cornus Sericea 'Kelseyii'
Kelseyii Dogwood



Spiraea Bulmada 'A. Waterer'
Anthony Waterer Spiraea



Kalmia Latifolia
Mountain Laurel



Rhododendron 'Blue Diamond'
Blue Diamond Rhododendron

PERENNIALS, GROUNDCOVER AND GRASSES



Imperata Cylindrical 'Red Baron'
Red Baron Japanese Blood Grass



Lavendula Augustifolia
True Lavender

NATIVE PLANTING



Mahonia Nervosa
Longleaf Mahonia



Mahonia Aquifolium 'Compacta'
Dwarf Oregon Grape



Polystichum Munitum
Western Swordfern