



304-316 E 1ST AVE

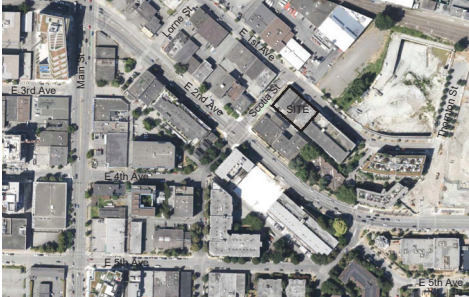
REZONING APPLICATION

DEVELOPER NICOLA REAL ESTATE 1100 Melville Street Suite 1400 Vancouver, BC V6E 4A6 www.nicolawealth.com T: 604-739-8450 F: 604-739-6451 Contact: Nathan Ma	ARCHITECT MCMP ARCHITECTS Oceanic Plaza 1066 West Hastings Street Suite 1900 Vancouver, BC V6E 3X1 www.mcmparchitects.com T: 604-687-2990 F: 604-687-1771 Contact: Peter Odegaard	STRUCTURAL READ JONES CHRISTOFFERSEN LTD. ENGINEERS 1285 W Broadway Suite 300 Vancouver, BC V6H 3X8 www.rjc.ca T: 778-728-0480 Contact: Pat Elischer	MECHANICAL REINBOLD ENGINEERING GROUP 1580 W Broadway Suite 400 Vancouver, BC V6J 1N3 www.reinboldengineering.com T: 604-737-3350 Contact: Michael Raiva	ELECTRICAL NEMETZ (SIA) & ASSOCIATES LTD. 2009 West 4th Avenue Vancouver, BC V6J 1N3 www.nemetz.com T: 604-653-8133 Contact: Matthew Rose	CIVIL MCELHANNEY 858 Beatty Street Suite 200 Vancouver, BC V6B 1C1 www.mcelhanney.com T: 604-674-8969 Civil Contact: Luis Lopez	TRAFFIC STEP ONE MOBILITY www.steponemobility.com T: 778-888-0387 Contact: John Turecki	ELEVATOR GUNN CONSULTANTS 1020 Mainland Street Suite 166 Vancouver, BC V6B 2T5 www.gunnconsultants.com T: 604-630-2276 Contact: Thessia Azarias
BUILDING ENVELOPE EVOKE 4415 Junesau Street Burnaby, BC V5C 4C4 www.evokebuildings.com T: 604-260-1124 Contact: Sophie Mercier	GEOTECHNICAL GEOPACIFIC CONSULTANTS LTD. 1779 W 75th Avenue Vancouver, BC V6P 3T1 www.geopacific.ca T: 604-617-1469 Contact: Sean Heffernan	LAND SURVEYORS MCELHANNEY 858 Beatty Street Suite 200 Vancouver, BC V6B 1C1 www.mcelhanney.com T: 604-439-0922 Contact: Jim Sun	ARBORIST DIAMOND HEAD CONSULTING 3550 Commercial Street Vancouver, BC V5N 4E8 www.diamondheadconsulting.com T: 604-733-4886 Contact: Michael Rathburn	CODE CAMPFORA 2479 Kingsway Vancouver, BC V5R 3J3 www.campfora.ca T: 604-800-9822 Contact: Susana Chui	LANDSCAPE LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN 1738 Kingsway Vancouver, BC V5N 2S3 www.locidesign.ca T: 604-694-0053 Contact: Mike Enns	SUSTAINABILITY RELOAD SUSTAINABLE DESIGN INC. 119 W Pender Street Suite 423 Vancouver, BC V6B 1S5 www.reloadsustainable.com T: 778-861-5666 Contact: Martina Soderlund	

PROJECT INFORMATION

CIVIC ADDRESS:	304-316 EAST 1ST AVENUE, VANCOUVER, BC
LEGAL ADDRESS:	LOT "A" Plan EPP51586, formerly LOTS 1.2 & 3, all of BLOCK 4, DISTRICT LOT 200A, GROUP 1 NEW WESTMINSTER DISTRICT, PLAN 197
SITE AREA:	14,717 SF
CURRENT ZONING:	IC-3 SUB AREA A
PROPOSED ZONING:	CD-1
PROPOSED DENSITY:	177,692 SF
PROPOSED FSR:	12.07
PROPOSED HEIGHT:	269'-4" TO TOP OF AMENITY 266'-8" TO TOP OF MECHANICAL 283'-6" TO TOP OF ELEVATOR CORE

LOCATION MAP



DRAWING LIST

DRAWING NUMBER	DRAWING TITLE	SCALE	REVISIONS FOR REZONING 20250128
GENERAL			
A001	COVER	N/A	●
A002	PROJECT STATISTICS	N/A	●
SITE			
A100	BUILDING GRADES	N/A	●
A101	SITE PLAN	1/16" = 1'-0"	●
FLOOR PLANS			
A200	PARKING LEVEL P5	1/8" = 1'-0"	●
A201	PARKING LEVEL P3-P4	1/8" = 1'-0"	●
A202	PARKING LEVEL P2	1/8" = 1'-0"	●
A203	PARKING LEVEL P1	1/8" = 1'-0"	●
A204	LEVEL 1 LOWER GROUND	1/8" = 1'-0"	●
A205	LEVEL 1 UPPER GROUND	1/8" = 1'-0"	●
A206	LEVEL 02	1/8" = 1'-0"	●
A207	LEVEL 03	1/8" = 1'-0"	●
A208	LEVEL 04-14	1/8" = 1'-0"	●
A209	LEVEL 15-26	1/8" = 1'-0"	●
A210	LEVEL 27 ROOF AMENITY	1/8" = 1'-0"	●
A211	ROOF OVERRUN	1/8" = 1'-0"	●
A212	ROOF EMR	1/8" = 1'-0"	●
A213	OVERALL ROOF PLAN	1/8" = 1'-0"	●
ELEVATIONS			
A301	NORTH & WEST ELEVATIONS	1/16" = 1'-0"	●
A302	EAST & SOUTH ELEVATIONS	1/16" = 1'-0"	●
SECTIONS			
A401	SECTION A-A	1/16" = 1'-0"	●

MCM

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Cattell
Mackey
Partnership

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Revisions
11111-1111-00

Seal
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304-316 East 1st Avenue
Vancouver, BC
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Cover

Drawing
Scale
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Project
225014
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AREA BREAKDOWN/ FSR

STATS	14,717 SQ.FT.											
Site Area	1,367 SQ.M.											
AREA BREAKDOWN												
LEVEL	RETAIL (SQ. FT.)	RETAIL (SQ. M.)	OFFICE (SQ. FT.)	OFFICE (SQ. M.)	RESIDENTIAL (SQ. FT.)	RESIDENTIAL (SQ. M.)	EXCLUSIONS (SQ. FT.)	EXCLUSIONS (SQ. M.)	AMENITY (SQ. FT.)	AMENITY (SQ. M.)	TOTAL (SQ. FT.)	TOTAL (SQ. M.)
Level P5 Parking	-	-	-	-	-	-	13,458	1,250	-	-	-	-
Level P4 Parking	-	-	-	-	-	-	13,458	1,252	-	-	-	-
Level P3 Parking	-	-	-	-	-	-	13,458	1,252	-	-	-	-
Level P2 Parking	-	-	-	-	-	-	13,458	1,252	-	-	-	-
Level P1 Parking	-	-	-	-	-	-	13,458	1,252	-	-	-	-
Level 01 Lower	2773	258	813	76	1,559	145	5,546	515	-	-	5,145	478
Level 01 Upper	-	-	317	29	1,932	179	6,426	597	700	-	2,249	209
Level 02	-	-	12,167	1,130	763	71	-	-	-	-	12,930	1,201
Level 03	-	-	-	-	5,615	522	84	8	-	-	5,615	522
Level 04	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 05	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 06	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 07	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 08	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 09	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 10	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 11	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 12	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 13	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 14	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 15	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 16	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 17	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 18	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 19	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 20	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 21	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 22	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 23	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 24	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 25	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 26	-	-	-	-	6,394	594	175	16	-	-	6,394	594
Level 27 (Roof)	-	-	-	-	-	-	1,174	109	3,404	325	-	594
Level 27 (Roof Overrun)	-	-	-	-	-	-	814	76	-	-	-	-
Level 27 (Roof BMR)	-	-	-	-	-	-	814	76	-	-	-	-
TOTAL	2,773	258	13,297	1,235	156,931	14,579	86,261	8,014	4,194	325	173,001	16,072
FSR												11.76

BALCONY & AMENITY

BALCONY	AREA (SQ. FT.)	AREA (SQ. M.)
Residential GFA	156,031	14,579
Max Balcony Exclusion (12%)	18,832	1,750
Balcony Area Proposed	11,825	1,108
TOTAL	11,825	1,108
INDOOR RESIDENTIAL AMENITY	AREA (SQ. FT.)	AREA (SQ. M.)
Residential GFA	156,031	14,579
Min. Indoor Amenity Required (1.25M ² Dwelling Unit)	2,803	260
Max. Indoor Exclusion Permitted (10%)	15,683	1,458
Indoor Amenity Area Proposed	4,194	390
TOTAL	4,194	390
*Indoor amenity area includes indoor residential amenity and covered outdoor amenity space		
OUTDOOR RESIDENTIAL AMENITY	AREA (SQ. FT.)	AREA (SQ. M.)
Residential GFA	156,031	14,579
Min. Outdoor Amenity Required (2.05M ² Dwelling Unit)	4,672	434
Outdoor Amenity Area Proposed	7,188	668
TOTAL	7,188	668
*Outdoor amenity area includes covered and uncovered outdoor amenity space		

PARKING

PARKING (REQUIRED)	ACCESSIBLE PARKING STALL	BY-LAW REF	UNIT NOS	SPACES
1.0 spaces plus an additional 0.034 spaces for each additional unit	4.1.4.s		217	8
PARKING (PROPOSED)	STANDARD	SMALL	ACCESSIBLE	TOTAL
Level P5	18	7	-	25
Level P4	16	7	2	25
Level P3	16	7	2	25
Level P2	4	7	4	15
Level P1	-	7	-	7
TOTAL	54	35	8	97
LOADING (PROPOSED)	PASSENGER	CLASS A	CLASS B	TOTAL
Residential	1	1	1	3
Commercial/ Retail	-	1	1	2
TOTAL	1	2	2	5

BULK STORAGE

BULK STORAGE	IN SUITE	OTHER	TOTAL
LEVEL			
Level P5	12	-	12
Level P4	-	4	6
Level P3	-	4	6
Level P2	-	-	-
Level P1	-	-	-
Level 01 Lower	-	6	6
Level 01 Upper	-	23	23
Level 02	3	-	3
Level 03	-	-	-
Level 04	7	-	7
Level 05	7	-	7
Level 06	7	-	7
Level 07	7	-	7
Level 08	7	-	7
Level 09	7	-	7
Level 10	7	-	7
Level 11	7	-	7
Level 12	7	-	7
Level 13	7	-	7
Level 14	7	-	7
Level 15	7	-	7
Level 16	7	-	7
Level 17	7	-	7
Level 18	7	-	7
Level 19	7	-	7
Level 20	7	-	7
Level 21	7	-	7
Level 22	7	-	7
Level 23	7	-	7
Level 24	7	-	7
Level 25	7	-	7
Level 26	7	-	7
TOTAL	164	49	217

BUILDING HEIGHT

BUILDING HEIGHT	HEIGHT (FT.)	HEIGHT (M)
Top of Res (L26)	264'-8"	80.66
Top of Amenity (L27)	269'-4"	82.08
EXCLUSIONS		
Top of Mechanical	266'-8"	81.30
Top of Core	263'-6"	80.41
TOTAL BUILDING HEIGHT	269'-4"	82.08
* Refer to Site Plan and Overall Roof Plan for Height Calculations		

BICYCLES (REQUIRED)

BICYCLES			
RESIDENTIAL CLASS A			
1.5 stall per unit smaller than 65 sqm / 699 sq.ft	6.2.1.2	125	187.5
2.5 stall per unit larger than 65 sqm / 699 sq.ft	6.2.1.2	92	230
3 stall per unit larger than 105 sqm / 1130 sq.ft	6.2.1.2	0	0
RESIDENTIAL CLASS B			
2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units.	6.2.1.2	217	12
TOTAL			429
OFFICE CLASS A			
1 stall per 170 sqm of GFA	BY-LAW REF	GFA (SQ. FT.)	GFA (SQ.M.) SPACES
	6.2.4.1	13,353	1,241 7
OFFICE CLASS B			
	BY-LAW REF	GFA (SQ. FT.)	GFA (SQ.M.) SPACES
6 spaces for any development containing a minimum of 2,000 square metres of GFA	6.2.4.1	13,353	1,241 0
TOTAL			7
RETAIL CLASS A			
1 stall per 340 sqm of GFA	BY-LAW REF	GFA (SQ. FT.)	GFA (SQ.M.) SPACES
	6.2.5.1	2,775	258 1
RETAIL CLASS B			
	BY-LAW REF	GFA (SQ. FT.)	GFA (SQ.M.) SPACES
6 spaces for any development containing a minimum of 1,000 square metres of GFA	6.2.5.1	2,775	258 0
TOTAL			437
GRAND TOTAL CLASS A			
MINIMUM NUMBER OF LOCKERS (10%)			
MINIMUM NUMBER OF OVERSIZE SPACES (5%)			
GRAND TOTAL CLASS B			
TOTAL			
PERCENTAGE			

BICYCLES (PROPOSED)						
BICYCLES						
	HORIZONTAL	VERTICAL	LOCKER	STACKED	OVERSIZE	TOTAL
Level P1		14		138	7	159
Level 01 Lower	60	19	51	80	14	233
Level 01 Upper	34	-	-	-	-	34
TOTAL	103	33	51	218	21	426
PERCENTAGE	24%	3%	12%	51%	5%	

UNIT BREAKDOWN & MIX

Unit Level	Type	COV Area (SQ.FT.)	Marketing Area (SQ.FT.)	BMR
-	Studio	330	362	Below Market
-	Studio	338	363	Below Market
-	Studio	350	363	Below Market
-	Studio	311	346	Below Market
-	Studio	329	356	Below Market
-	1 bed	521	569	Below Market
-	1 bed	505	552	Below Market
-	1 bed	465	513	Below Market
-	1 bed	465	513	Below Market
-	1 bed	465	500	Below Market
Level 4	Studio	311	341	Below Market
-	1 bed	431	462	Below Market
-	1 bed	431	462	Below Market
-	1 bed	452	484	Below Market
-	1 bed	452	484	Below Market
-	2 bed	746	803	Below Market
-	2 bed	674	731	Below Market
-	2 bed	674	731	Below Market
-	3 bed	892	953	Below Market
Level 5	Studio	311	341	Below Market
-	1 bed	431	462	Below Market
-	1 bed	431	462	Below Market
-	1 bed	452	484	Below Market
-	1 bed	452	484	Below Market
-	2 bed	746	803	Below Market
-	2 bed	674	731	Below Market
-	2 bed	674	731	Below Market
-	3 bed	892	953	Below Market
Level 6	Studio	311	341	Below Market
-	1 bed	431	462	Below Market
-	1 bed	431	462	Below Market
-	1 bed	452	484	Below Market
-	1 bed	452	484	Below Market
-	2 bed	746	803	Below Market
-	2 bed	674	731	Below Market
-	2 bed	674	731	Below Market
-	3 bed	892	953	Below Market
Level 7	Studio	311	341	Below Market
-	1 bed	431	462	Below Market
-	1 bed	431	462	Below Market
-	1 bed	452	484	Below Market
-	1 bed	452	484	Below Market
-	2 bed	746	803	Below Market
-	2 bed	674	731	Below Market
-	2 bed	674	731	Below Market
-	3 bed	892	953	Below Market
Level 8-14	Studio	311	341	Below Market
-	1 bed	431	462	Below Market
-	1 bed	431	462	Below Market
-	1 bed	452	484	Below Market
-	1 bed	452	484	Below Market
-	2 bed	746	803	Below Market
-	2 bed	674	731	Below Market
-	2 bed	674	731	Below Market
-	3 bed	892	953	Below Market
Level 15-26	Studio	311	341	Below Market
-	1 bed	442	481	Below Market
-	1 bed	431	462	Below Market
-	1 bed	431	462	Below Market
-	1 bed	452	484	Below Market
-	1 bed	452	484	Below Market
-	2 bed	746	803	Below Market
-	2 bed	674	731	Below Market
-	2 bed	674	731	Below Market
-	2 bed	757	813	Below Market
Total		120,483	129,830	
Residential	Market	Below	Total	Unit Type
Rental	# of Units	# of Units	# of Units	% of Units
Studio	7	9	16	7%
1 Bed	88	21	109	50%
2 Bed	69	12	81	37%
3 Bed	7	4	11	5%
Total	171	46	217	100%
Average Unit Size (SQ.FT.)	Average	Total BMR SQ.FT.		
Studio	322	2906		
1 Bed	449	9480		
2 Bed	701	8370		
3 Bed	892	3568		
Below Market Units	Units	% of BMR (Units)	% of BMR (SQ.FT.)	
Studio	9	2.95%	11.54%	
1 Bed	21	9.48%	38.96%	
2 Bed	12	8.37%	34.42%	
3 Bed	4	3.56%	14.66%	
Total	46	24.33%	20.20%	
% of BMR	Units			
2 Bed and 3 BED BMR	34.78%			

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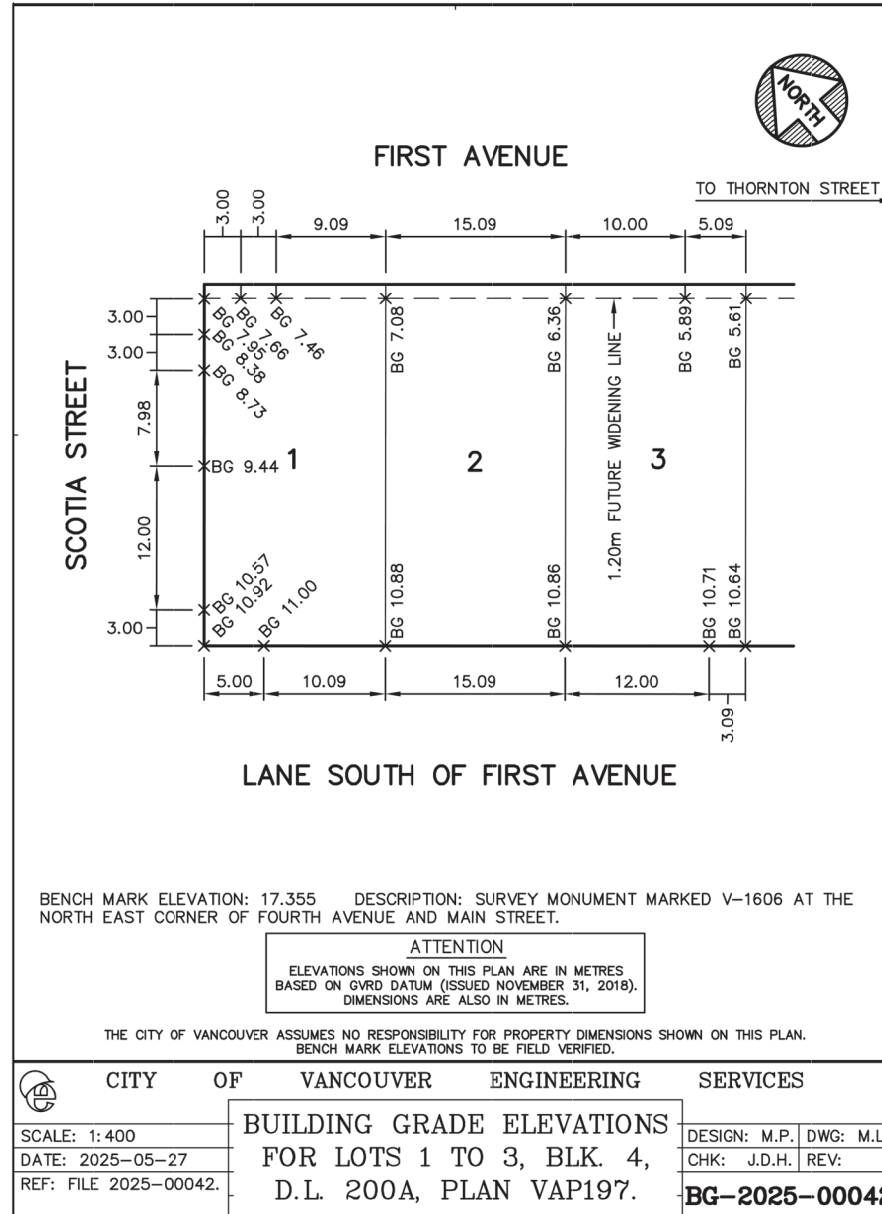
Revisions 11/11/11

Seal
1st & Scotia

304-316 East 1st Avenue
Vancouver, BC

Project

Drawing
Scale N.T.S.
Project 225014
Sheet A001





Revisions: YYYY-MM-DD

Seal

1st & Scotia

304-316 East 1st Avenue
Vancouver, BC

Project

Site Plan

Drawing

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

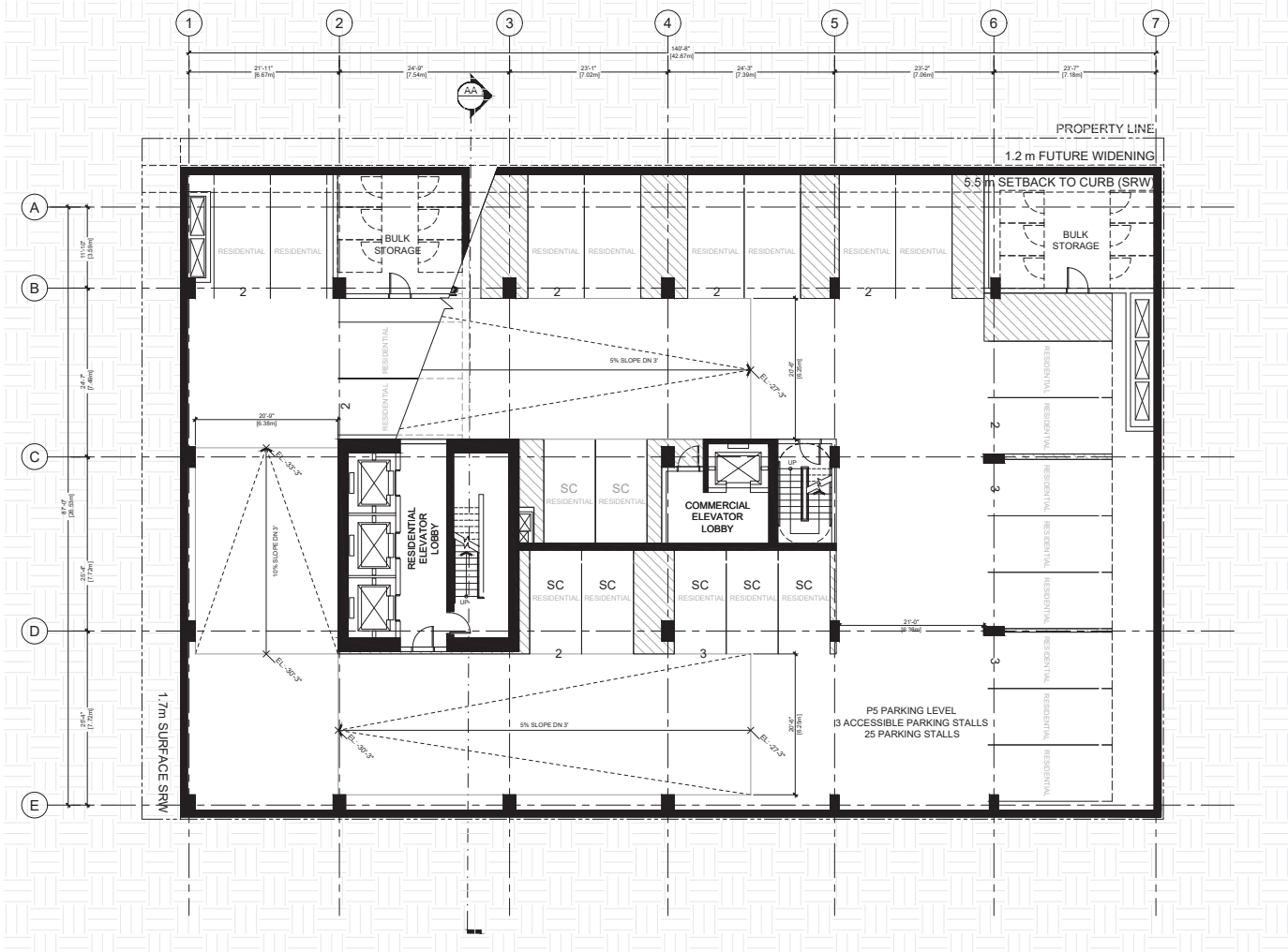
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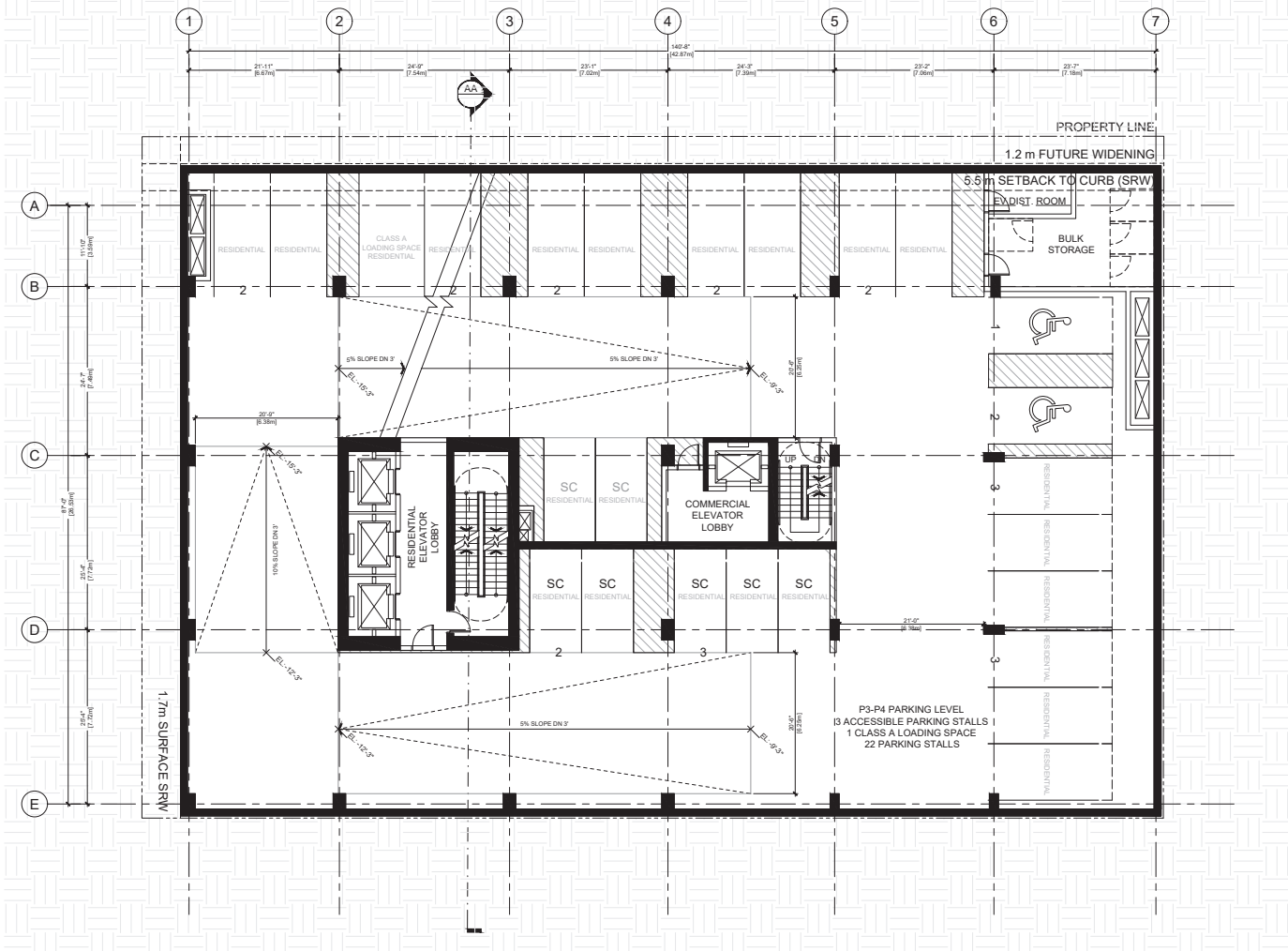
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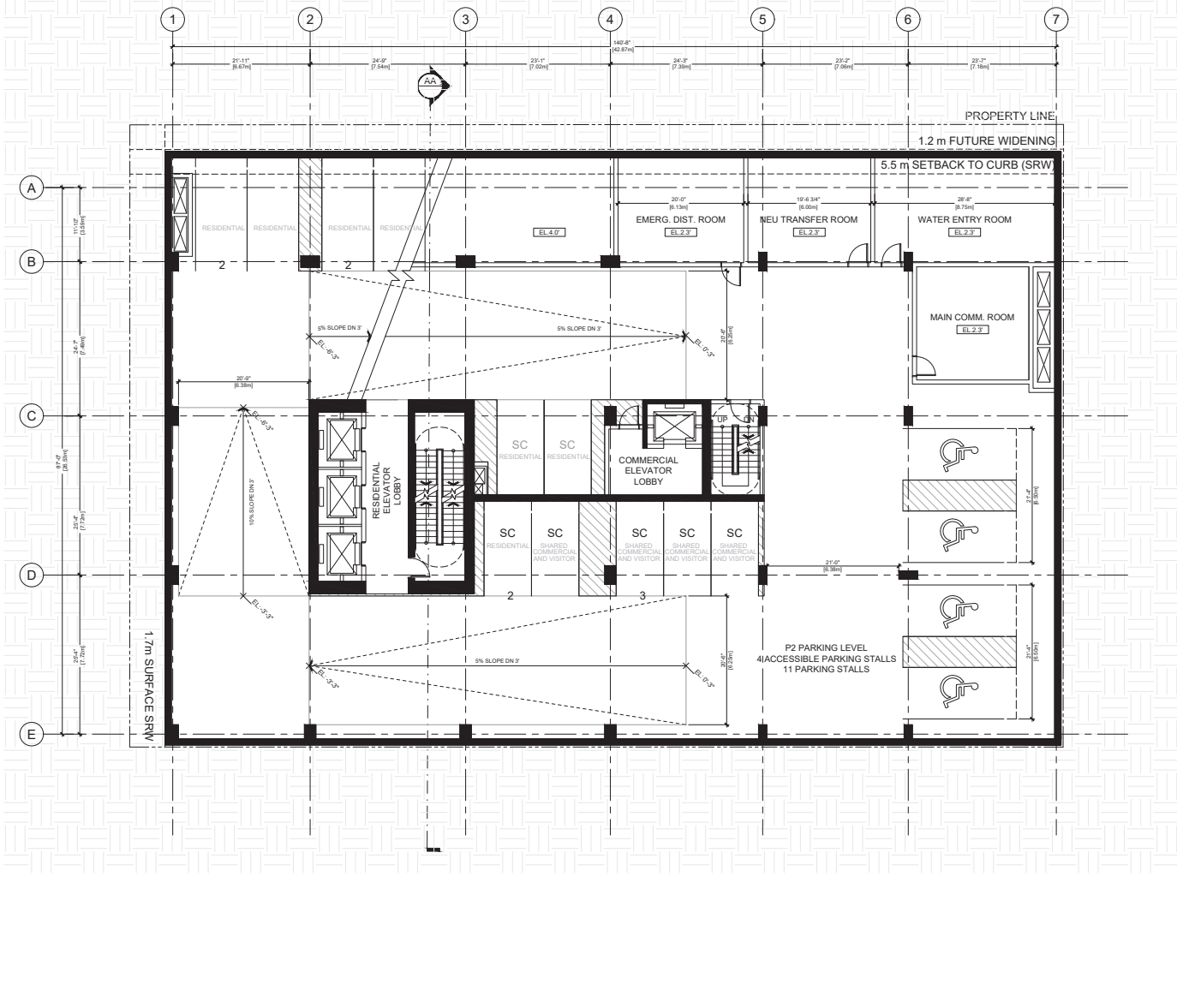
A101

The site plan illustrates the proposed 27-storey building and its context within the surrounding urban environment. The building is situated at the intersection of East 1st Ave and Scotia St, with East 2nd Ave running parallel to the south. The plan shows the building footprint, setbacks, and height restrictions. Key features include:

- Proposed 27-Storey Building:** The central focus of the plan, showing the building footprint and setbacks.
- Adjacent Neighbour 1 Storey:** Located to the north and west of the proposed building.
- Adjacent Neighbour 3 Storeys:** Located to the west of the proposed building.
- Adjacent Neighbour 4 Storeys:** Located to the east of the proposed building.
- Scotia St:** The street running north-south through the center of the site.
- East 1st Ave:** The street running east-west at the top of the site.
- East 2nd Ave:** The street running east-west at the bottom of the site.
- Setbacks and Height Restrictions:** Various setbacks and height restrictions are indicated, including:
 - Setback from East 1st Ave: 18'-0" (5.49m)
 - Setback from Scotia St: 18'-0" (5.49m)
 - Setback from East 2nd Ave: 18'-0" (5.49m)
 - Setback from Scotia St (East Side): 18'-0" (5.49m)
 - Setback from Scotia St (West Side): 18'-0" (5.49m)
 - Setback from Scotia St (South Side): 18'-0" (5.49m)
 - Setback from Scotia St (North Side): 18'-0" (5.49m)
 - Setback from Scotia St (East Side): 18'-0" (5.49m)
 - Setback from Scotia St (West Side): 18'-0" (5.49m)
 - Setback from Scotia St (South Side): 18'-0" (5.49m)
 - Setback from Scotia St (North Side): 18'-0" (5.49m)
- Height Restrictions:**
 - Interpolated Elevation at Grade: EL 22'-2" (6.76m)
 - Building Height for Level 26 RES: 87'-0" (26.52m) + 82'-0" (24.69m)
 - Interpolated Elevation at Grade: EL 24'-10" (7.58m)
 - Building Height for Level 27 AMENITY: 89'-0" (27.13m) + 82'-0" (24.69m)
 - Interpolated Elevation at Grade: EL 32'-2" (9.80m)
 - Building Height for TO CORE: 95'-0" (28.96m) + 88'-4" (26.94m)
 - Interpolated Elevation at Grade: EL 32'-2" (9.80m)
 - Building Height for TO MECHANICAL: 91'-0" (27.73m) + 81'-0" (24.69m)
- Scale Bar:** A scale bar indicating distances from 0 to 20 feet.









Revisions _____ YYYY-MM-DD

Seal

1st & Scotia

304-316 East 1st Avenue
Vancouver, BC

Project

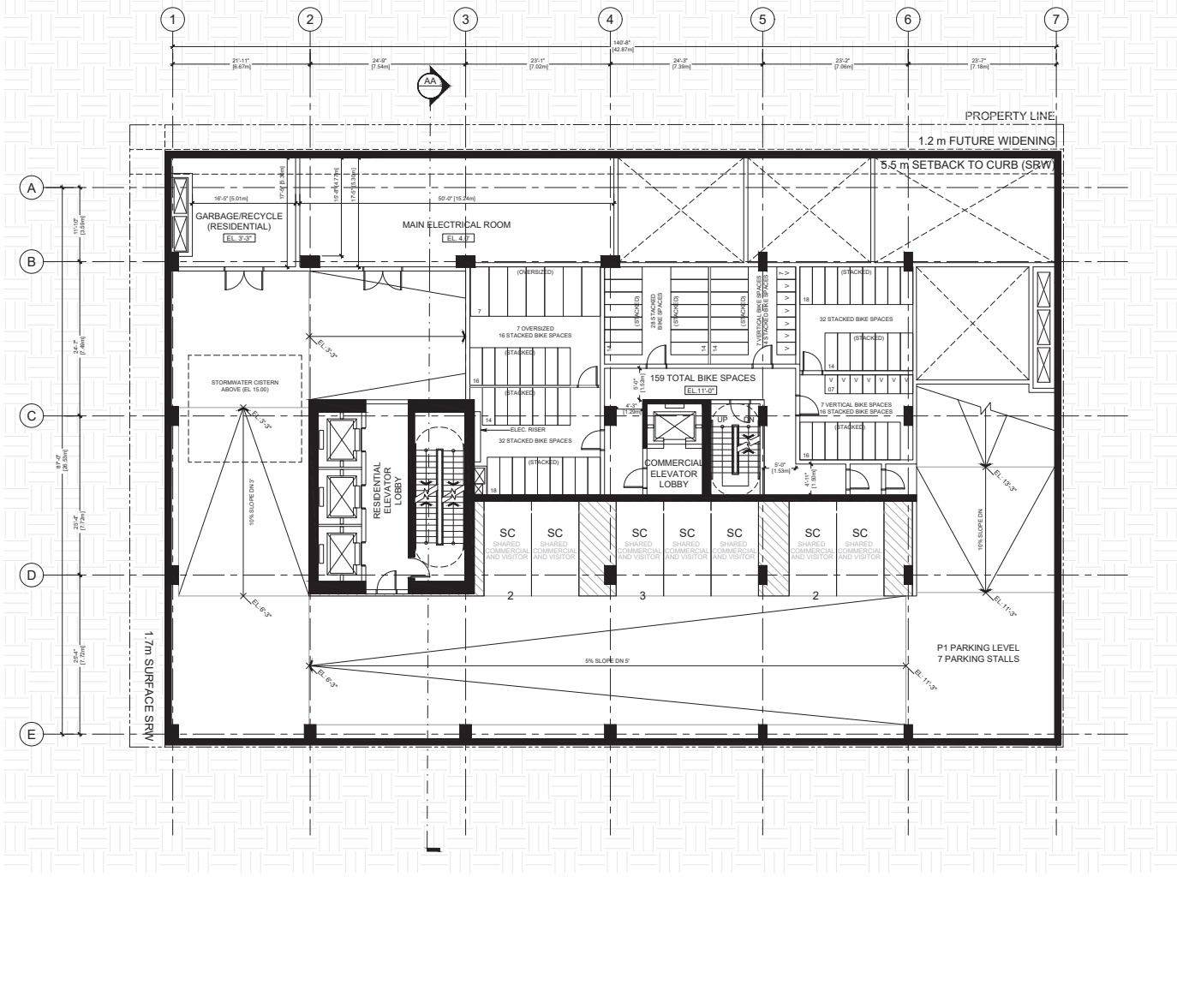
P1 Floor Plan

Drawing

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

Project	225014
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A202

Sheet **A203**

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Seal

1st & Scotia

304-316 East 1st Avenue
Vancouver, BC

Lower Ground Floor Plan

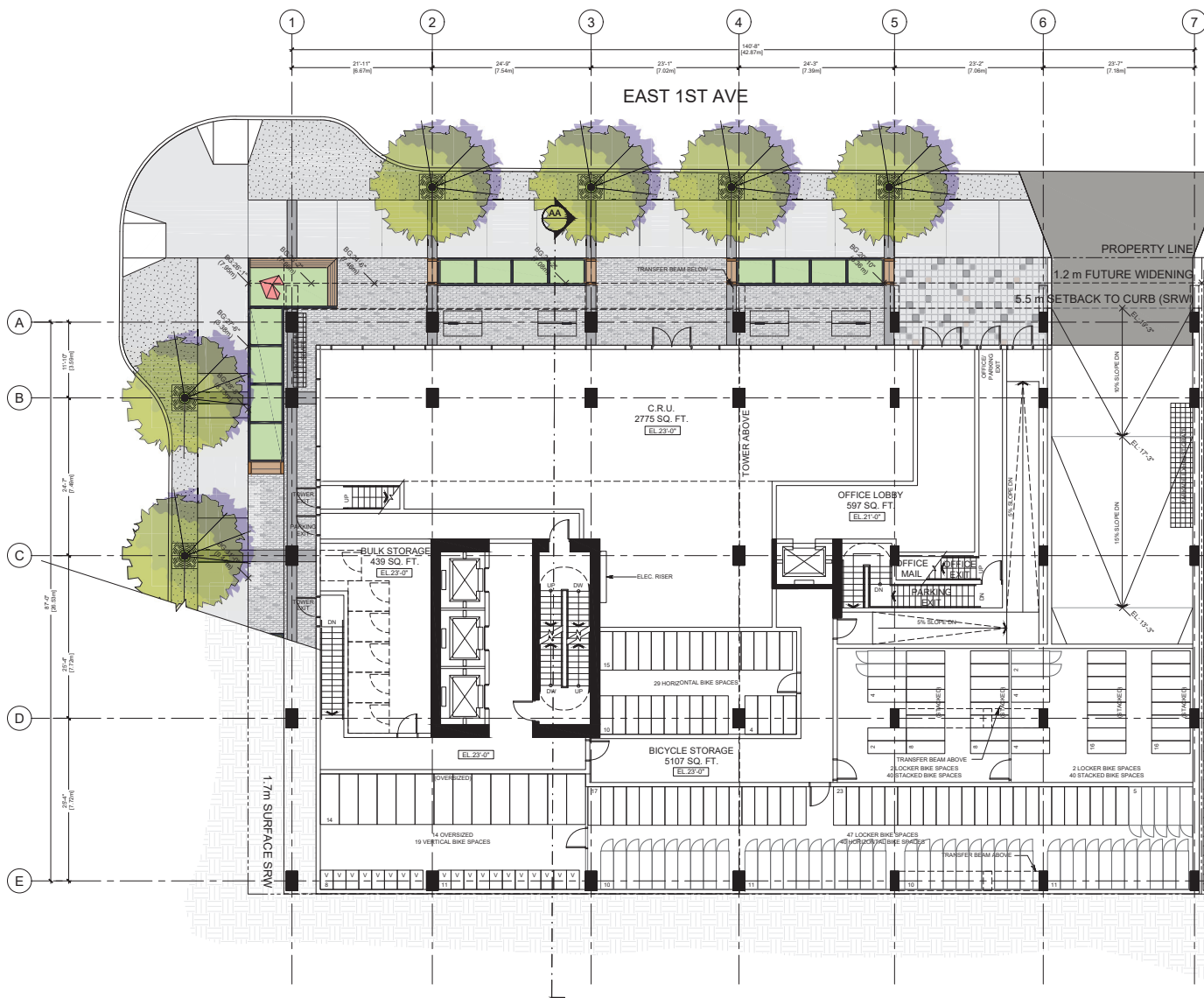
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Scale $1/8" = 1'-0"$

Project 22501A

Sheet A204

A204



Revisions: YYYY-MM-DD

Seal

1st & Scotia

304-316 East 1st Avenue
Vancouver, BC

Project

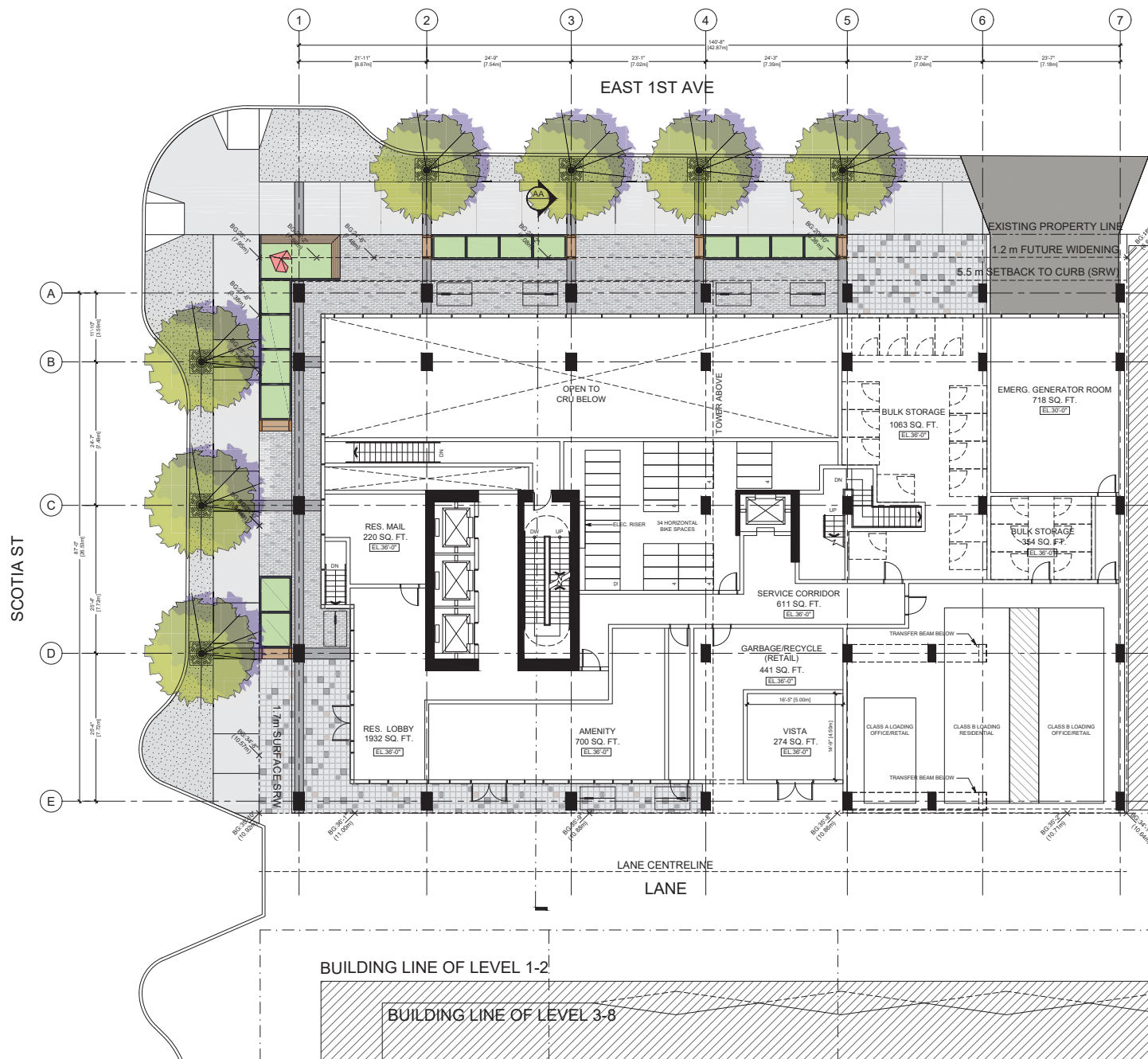
Upper Ground Floor Plan

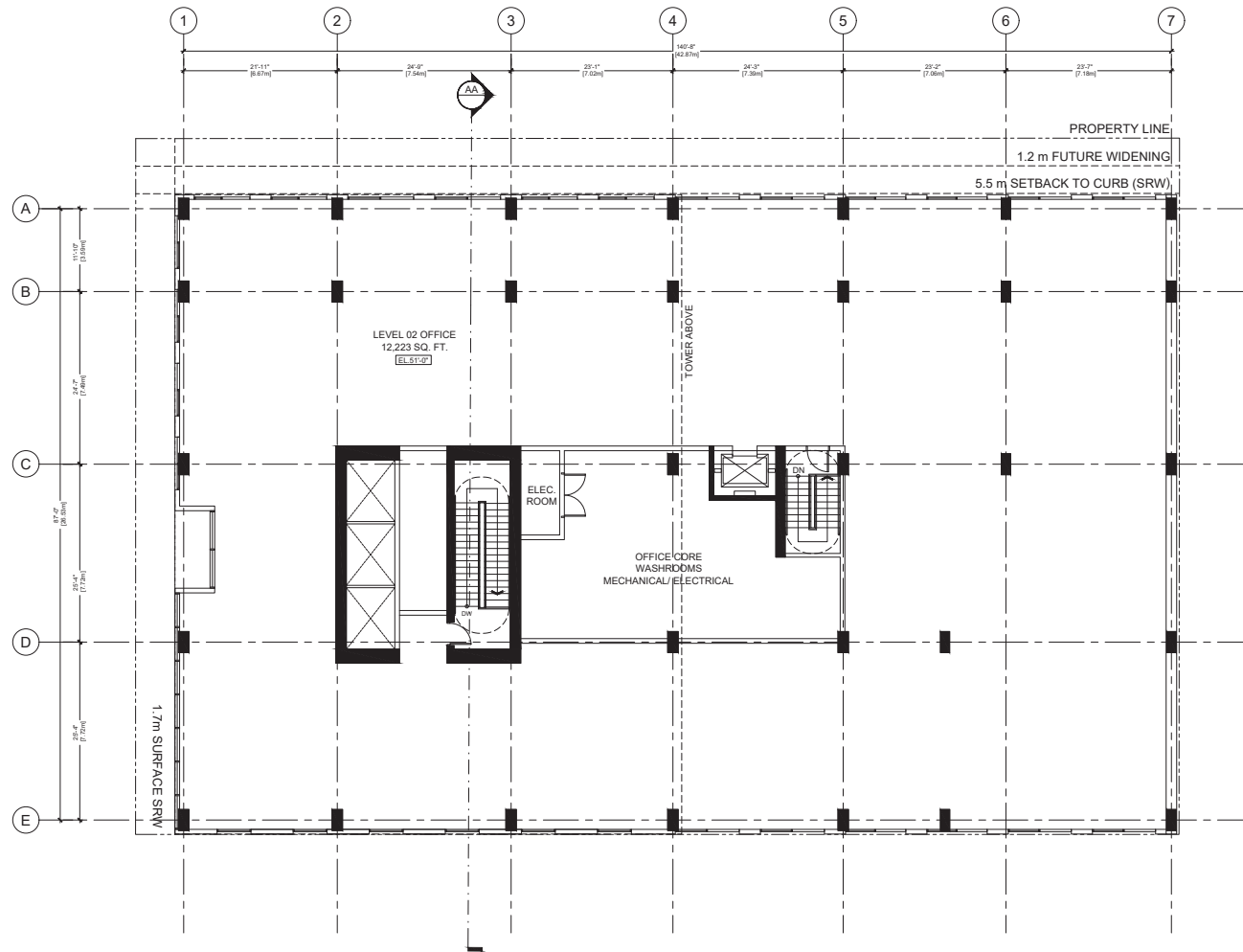
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Scale $1/8" = 1'-0"$

Project 22501

Sheet A205







Revisions: YYYY-MM-DD

Seal

1st & Scotia

308 East 1st Avenue
Vancouver, BC

Project

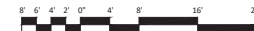
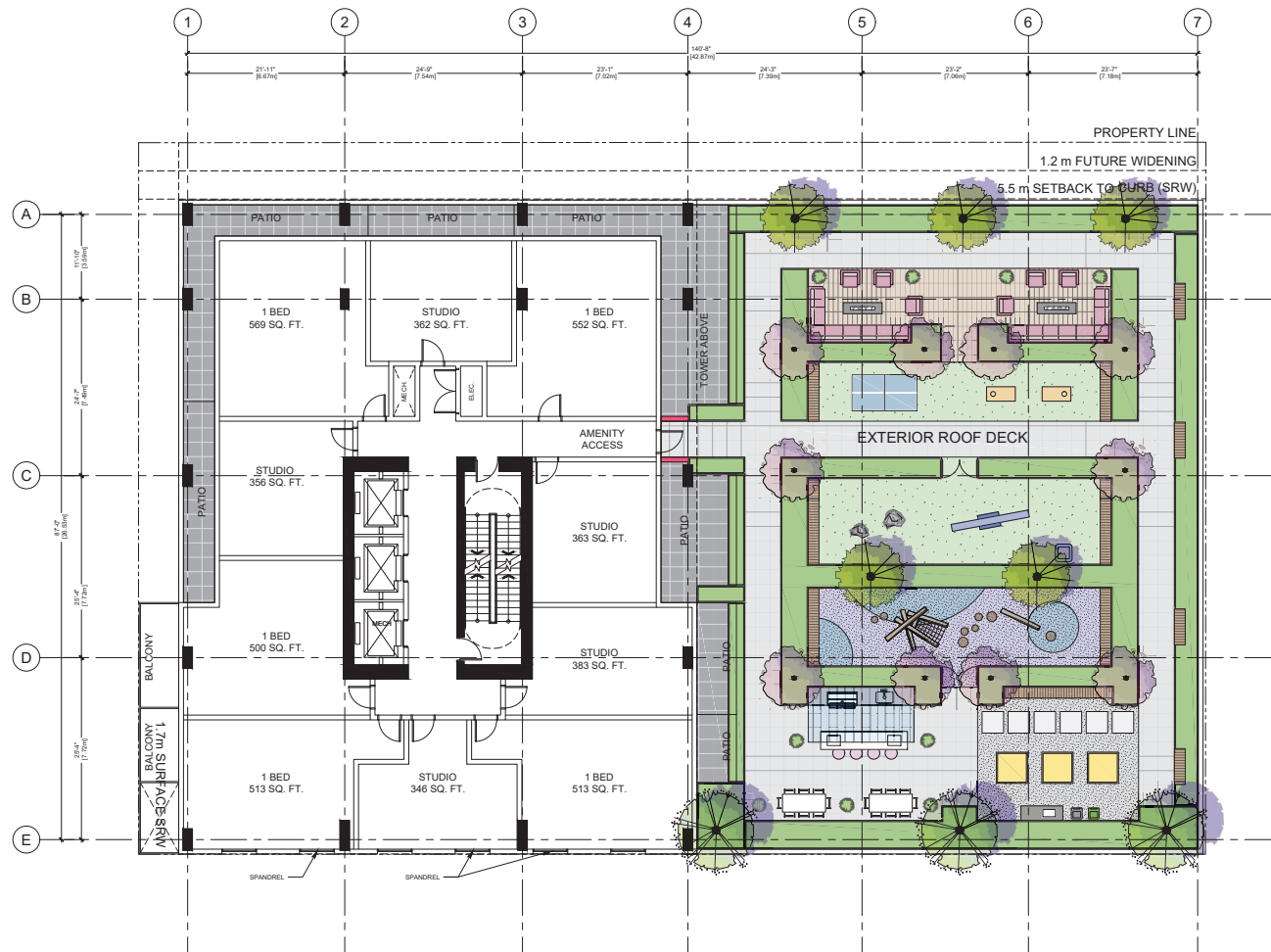
Level 03 Floor Plan

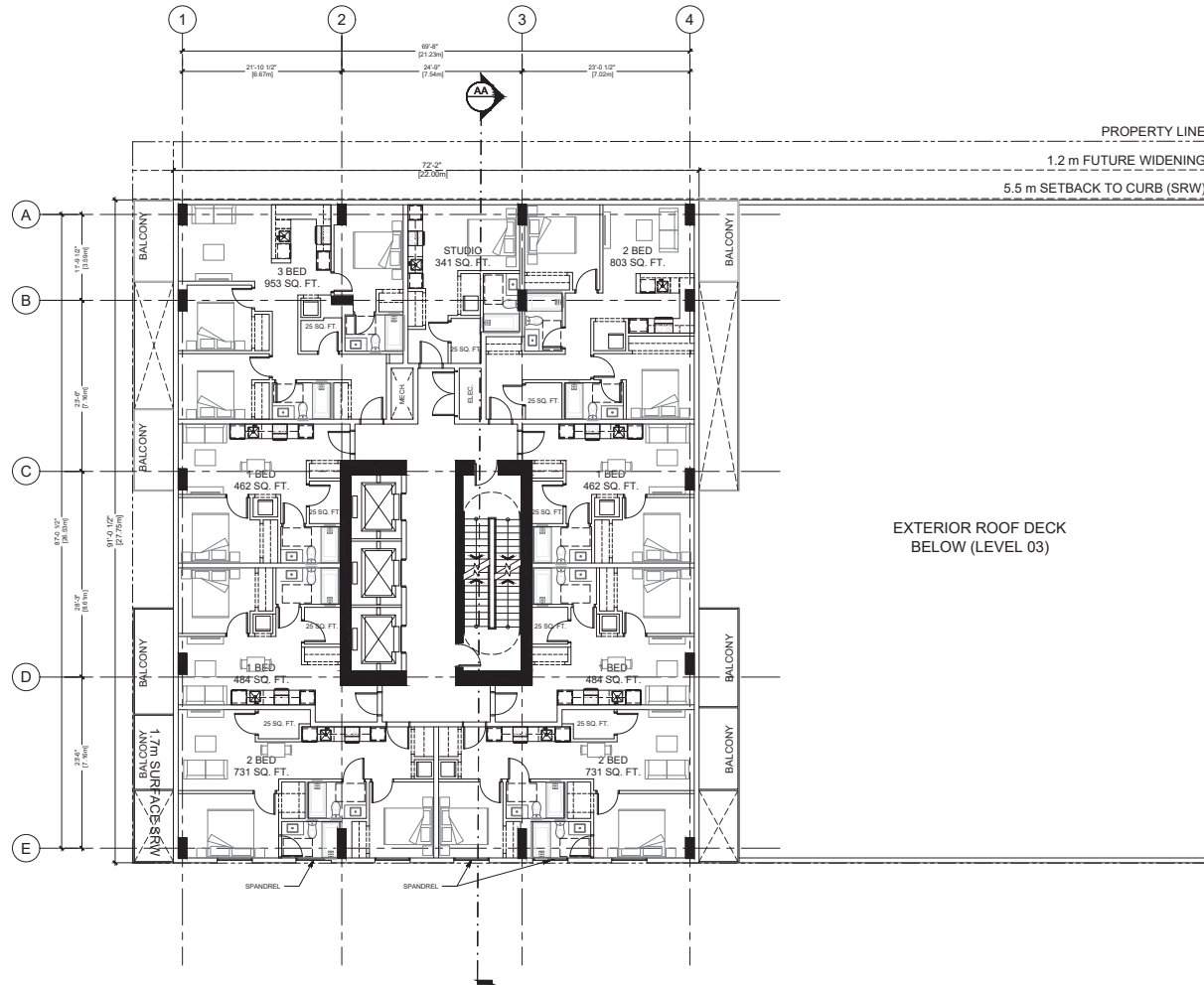
Drawing

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

Project 224039

Sheet A207





EXTERIOR ROOF DECK
BELOW (LEVEL 03)

Revisions 11/11/2014

Seal
1st&Scotia

304-316 East 1st Avenue
Vancouver, BC
Project

**Level 04-14
Floor Plan**

Drawing
Scale 1/8" = 1'-0"
Project 225014
Sheet **A208**

Revisions _____ YYYY-MM-DD

Seal

1st&Scotia

304-316 East 1st Avenue
Vancouver, BC

Project

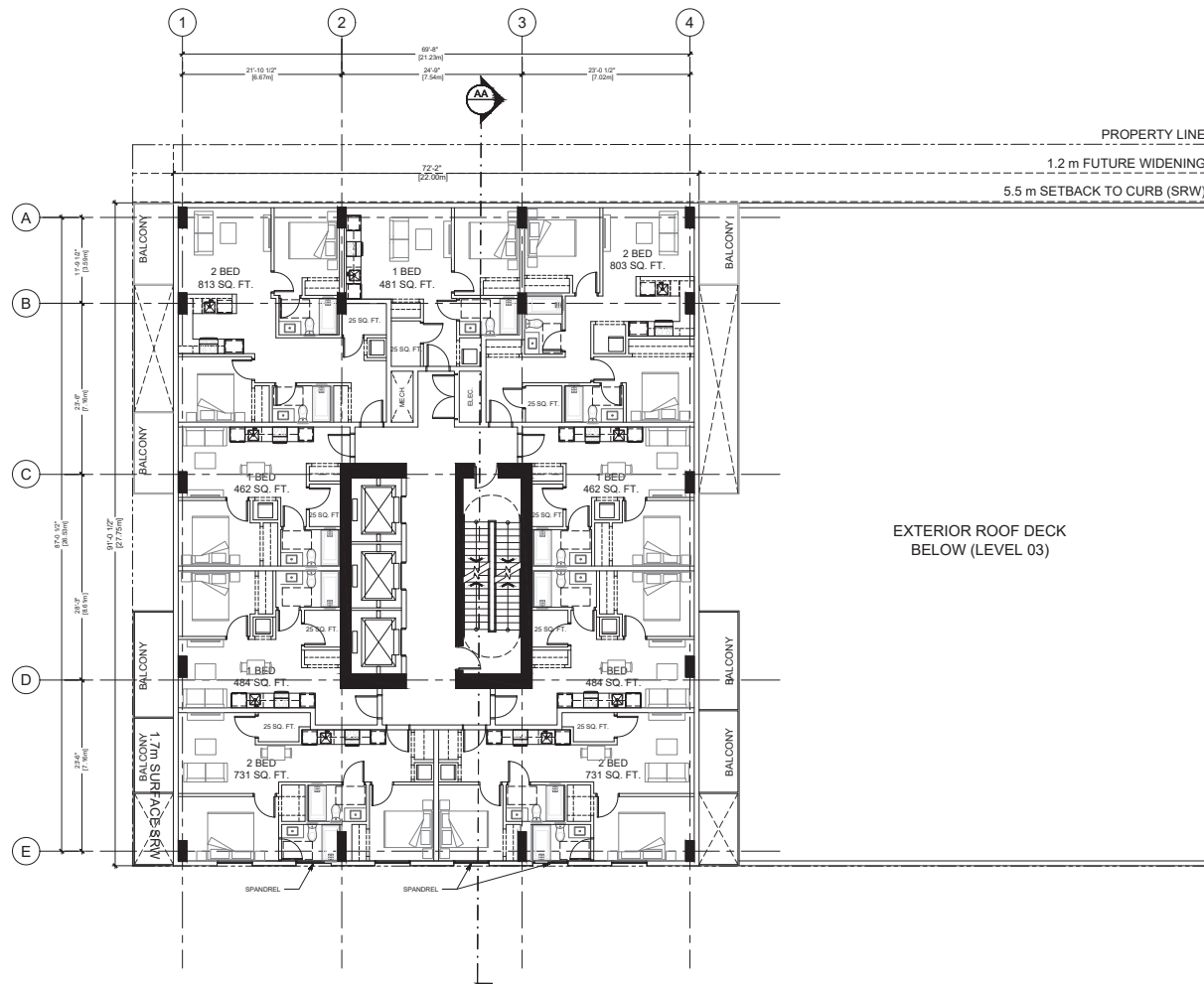
**Level 15-26
Floor Plan**

Drawing

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

Project 225014

Sheet A209



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I:\PROJECTS\2021-2025\2025\225014 - 304 E. 1ST AVENUE\8 PRODUCTION\8.1 AUTOCAD\224039_A209_L15-26_RES TOWER.DWG | 28 Jan 2026 - 4:03 PM | CNGUYEN

