

304-316 E 1ST AVE REZONING APPLICATION

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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

N.T.S.



DRAWING LIST

DRAWING NUMBER	DRAWING TITLE	SCALE	ISSUED FOR REZONING 2026/01/28
	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"	●

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Seal

1st & Scotia

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Vancouver, BC

Project

Cover

Drawing
Scale N.T.S.
Project 225014
Sheet A000

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AREA BREAKDOWN/ FSR

STATS

Site Area 14,717 SQ.FT. 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	-	-	-	-	-	-	13,480	1,252	-	-	-	-
Level P3 Parking	-	-	-	-	-	-	13,480	1,252	-	-	-	-
Level P2 Parking	-	-	-	-	-	-	13,480	1,252	-	-	-	-
Level P1 Parking	-	-	-	-	-	-	13,480	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	3,494	325	-	-
Level 27 (Roof Overrun)	-	-	-	-	-	-	814	76	-	-	-	-
Level 27 (Roof EMR)	-	-	-	-	-	-	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	156,931	14,579
Max Balcony Exclusion (12%)	18,832	1,750
Balcony Area Proposed	11,925	1,108
TOTAL	**11,925**	**1,108**

INDOOR RESIDENTIAL AMENITY

	AREA (SQ. FT.)	AREA (SQ. M.)
Residential GFA	156,931	14,579
Min. Indoor Amenity Required (1.23M/ Dwelling Unit)	2,803	260
Max. Indoor Exclusion Permitted(10%)	15,693	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	156,931	14,579
Min. Outdoor Amenity Required (2.03M/ 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)

ACCESIBLE PARKING STALL	BY-LAW REF	UNIT NOS.	SPACES
1.0 spaces plus an additional 0.034 spaces for each additional unit	4.1.4.a	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)

LOADING

	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

LEVEL	IN SUITE	OTHER	TOTAL
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	-	-	-
Level 03	3	-	3
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	283'-6"	86.41
TOTAL BUILDING HEIGHT	**269'-4"**	**82.08**

* Refer to Site Plan and Overall Roof Plan for Height Calculations

BICYCLES (REQUIRED)

BICYCLES

RESIDENTIAL CLASS A	BY-LAW REF	UNIT NOS.	SPACES
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	BY-LAW REF	UNIT NOS.	SPACES
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	BY-LAW REF	GFA (SQ. FT.)	GFA (SQ.M.)	SPACES
1 stall per 170 sqm of GFA	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	BY-LAW REF	GFA (SQ. FT.)	GFA (SQ.M.)	SPACES
1 stall per 340 sqm of GFA	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	**426**
MINIMUM NUMBER OF LOCKERS (10%)	*43*
MINIMUM NUMBER OF OVERSIZE SPACES (5%)	*21*
GRAND TOTAL CLASS B	**12**

BICYCLES (PROPOSED)

BICYCLES

	HORIZONTAL	VERTICAL	LOCKER	STACKED	OVERSIZE	TOTAL
Level P1	-	14	-	138	7	159
Level 01 Lower	69	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	Type	COV Area (SQ.FT.)	Marketing Area (SQ.FT.)	BMR
Level 3				
-	Studio	330	362	Below Market
-	Studio	338	363	Below Market
-	Studio	353	383	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	
-	1 bed	431	462	
-	1 bed	431	462	
-	1 bed	452	484	
-	1 bed	452	484	
-	2 bed	746	803	
-	2 bed	674	731	
-	2 bed	674	731	
-	3 bed	892	953	
Level 15-26				
-	1 bed	442	481	
-	1 bed	431	462	
-	1 bed	431	462	
-	1 bed	452	484	
-	1 bed	452	484	
-	2 bed	746	803	
-	2 bed	674	731	
-	2 bed	674	731	
-	2 bed	757	813	
Total		**120,483**	**129,830**	

Residential Rental	Market # of Units	Below # of Units	Total # of Units	% Unit Type
Studio	9	7	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	2905
1 Bed	449	9485
2 Bed	701	8376
3 Bed	892	3568

Below Market Units

	Units	SQ.FT.	% of BMR (Units)	% of BMR (SQ.FT.)
Studio	9	2,905	19.57%	11.94%
1 Bed	21	9,485	45.65%	38.98%
2 Bed	12	8,376	26.09%	34.42%
3 Bed	4	3,568	8.70%	14.66%
Total	46	24,334		20.20%

	Units
% of BMR	
2 Bed and 3 BED BMR	34.78%

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Revisions YYYY-MM-DD

Seal

1st & Scotia

304-316 East 1st Avenue
Vancouver, BC

Project

Project Statistics

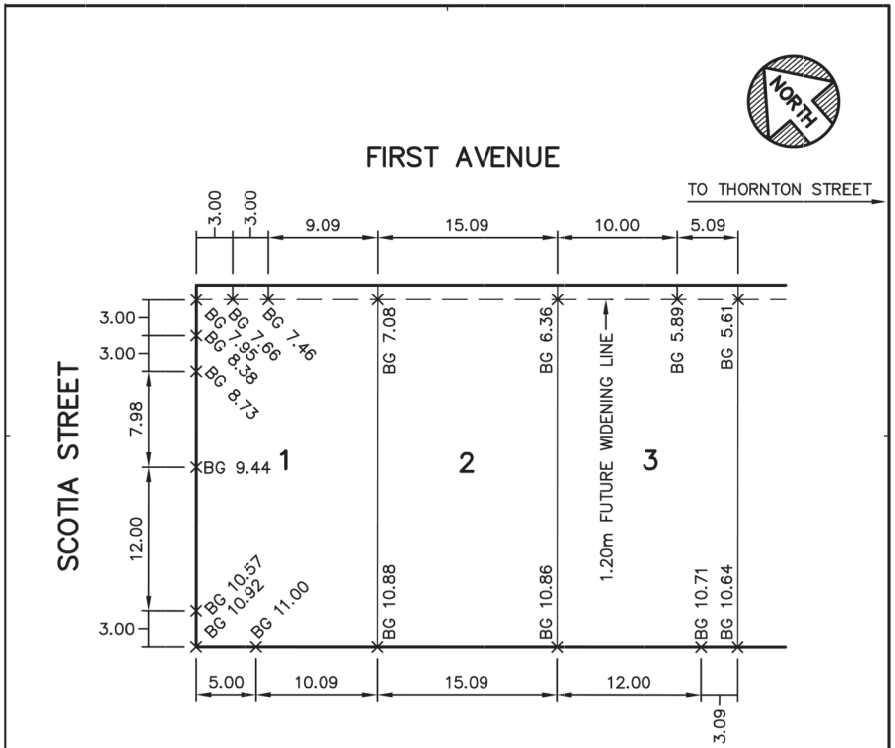
Drawing

Scale N.T.S.

Project 225014

Sheet A001

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BENCH MARK ELEVATION: 17.355 DESCRIPTION: SURVEY MONUMENT MARKED V–1606 AT THE NORTH EAST CORNER OF FOURTH AVENUE AND MAIN 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 1 TO 3, BLK. 4, D.L. 200A, PLAN VAP197.	DESIGN: M.P. DWG: M.L.
DATE: 2025–05–27		CHK: J.D.H. REV:
REF: FILE 2025–00042.		BG–2025–00042

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Project

Building Grades

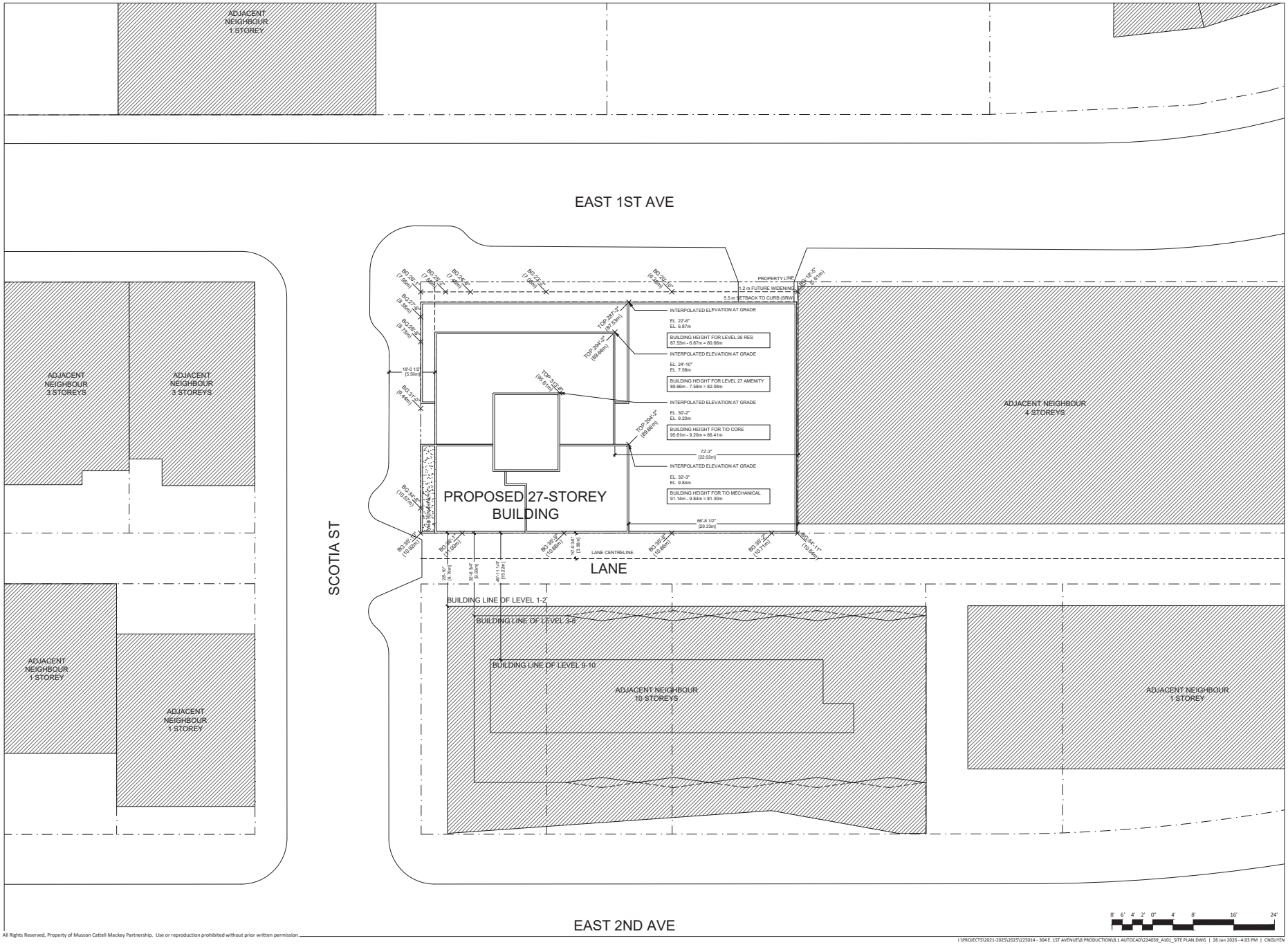
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Sheet A100

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Seal

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304-316 East 1st Avenue
Vancouver, BC

Project

Site Plan

Drawing

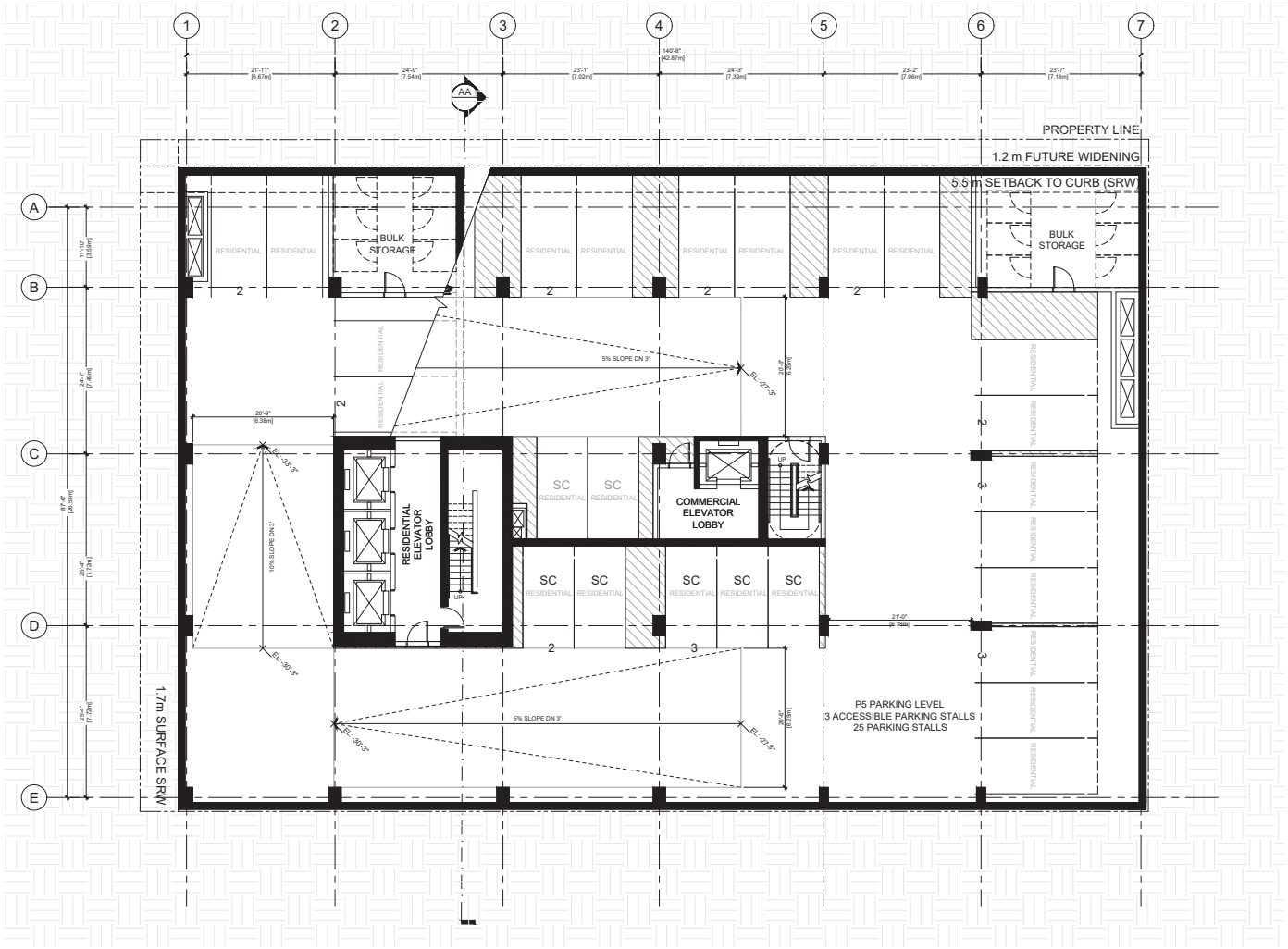
Scale 1/8" = 1'-0"

Project 225014

Sheet A101

8' 6' 4' 2' 0" 4' 8' 16' 24'

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P5 Floor Plan

Drawing

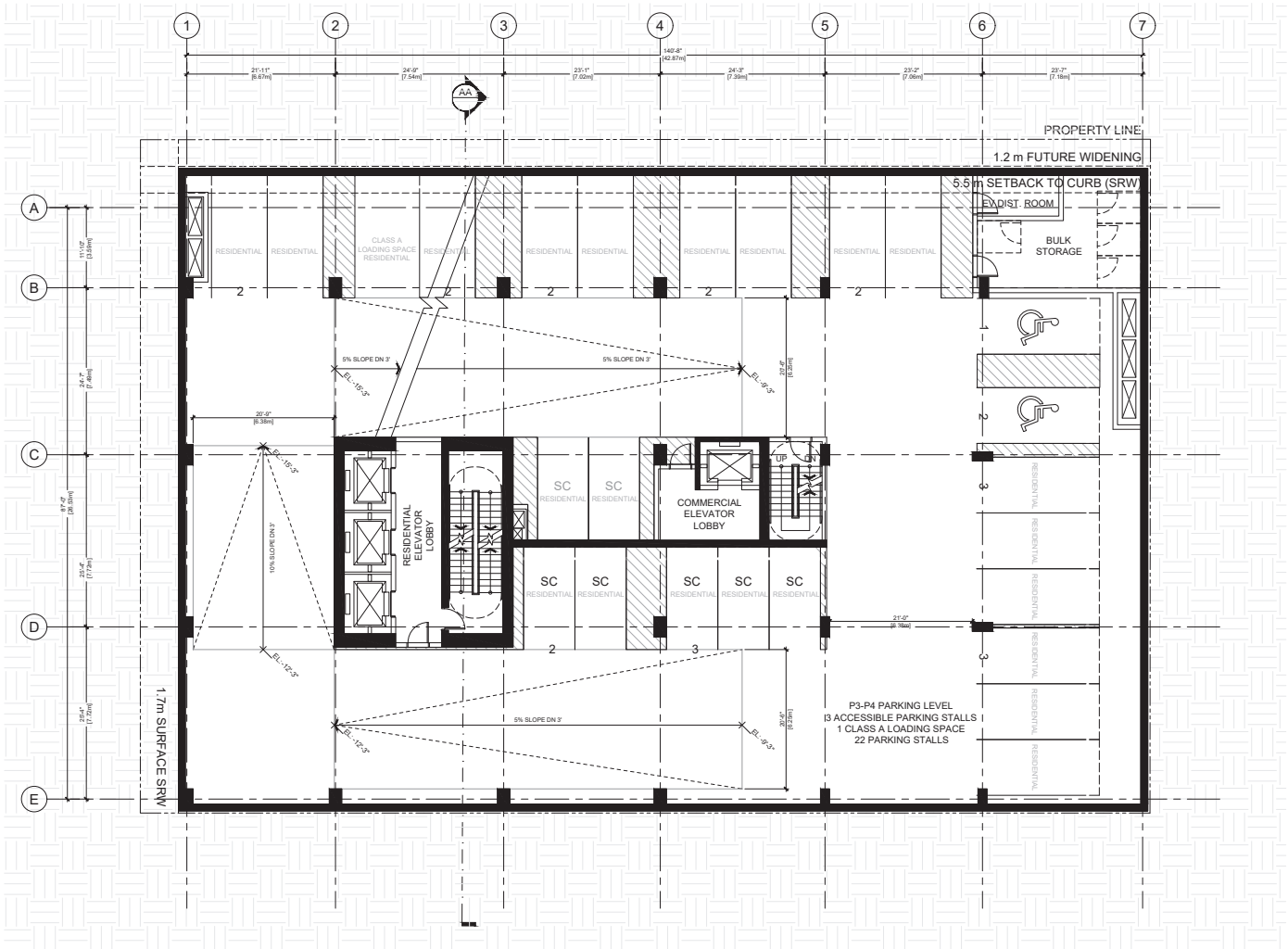
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Sheet A200

8' 6' 4' 2' 0" 4' 8' 16' 24'

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8' 6' 4' 2' 0" 4' 8' 16' 24'

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Seal

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Project

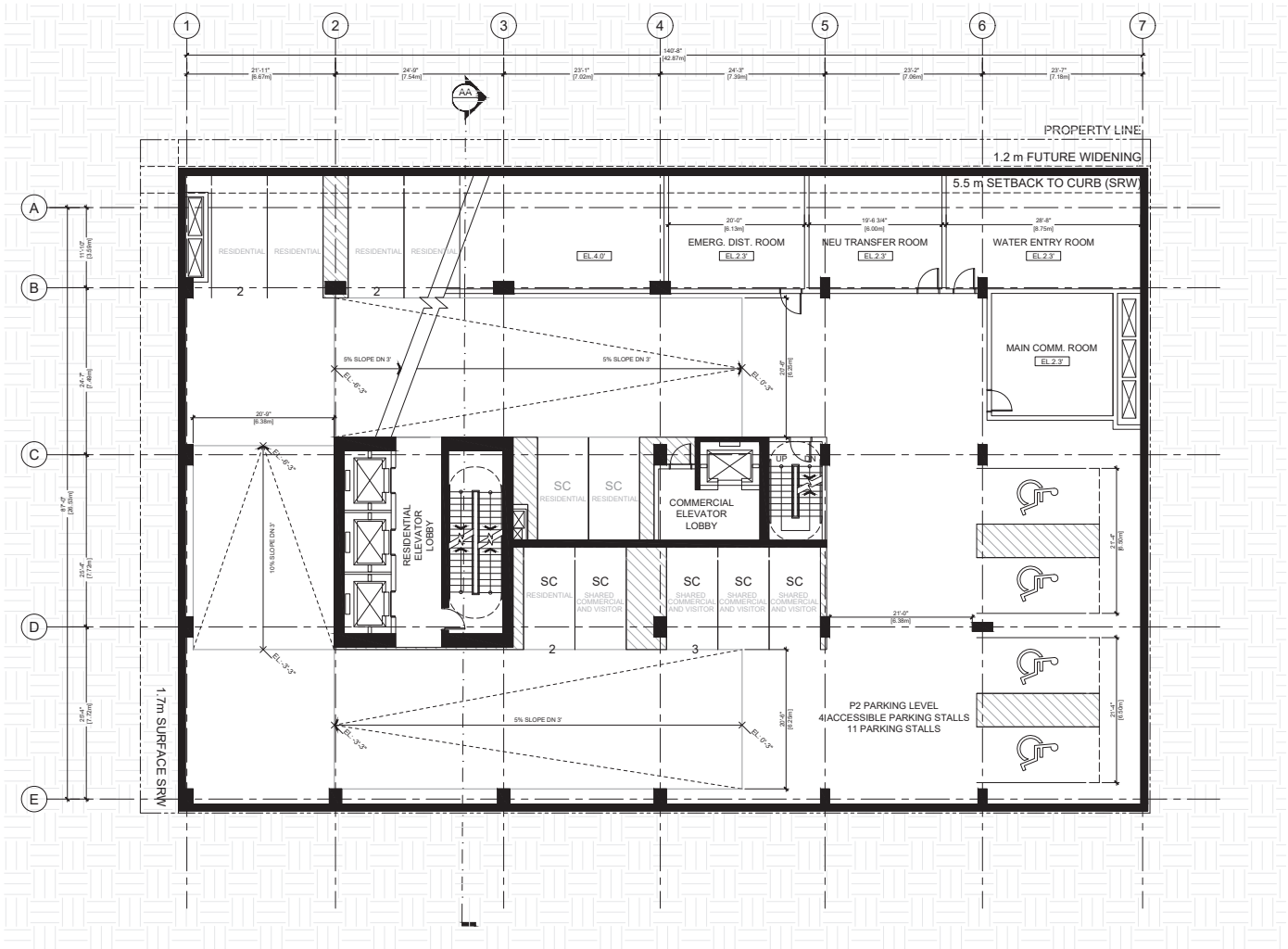
P3-P4
Floor Plan

Drawing

Scale 1/8" = 1'-0"

Project 225014

Sheet A201



8' 6' 4' 2' 0" 4' 8' 16' 24'

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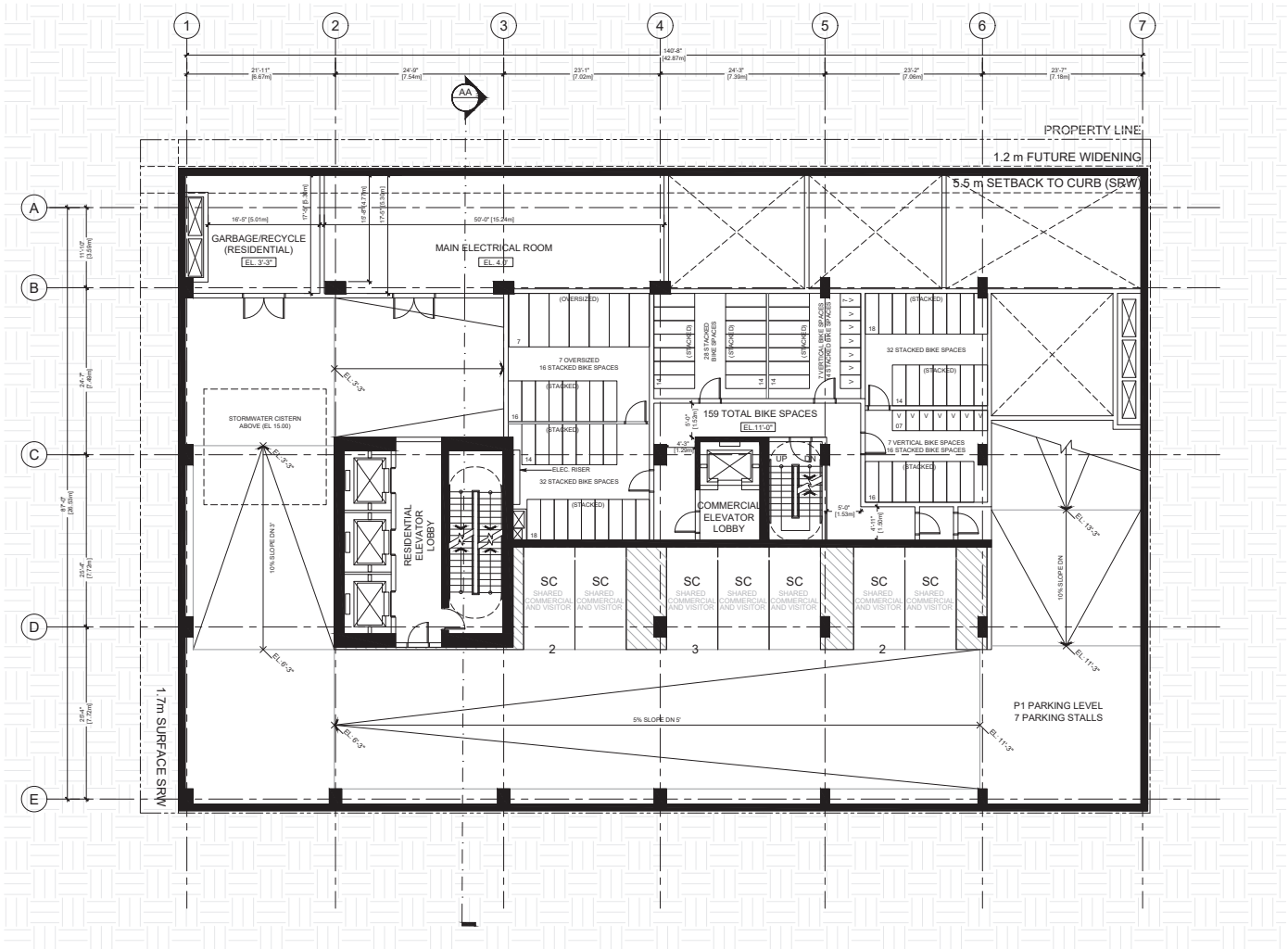
P2 Floor Plan

Drawing

Scale 1/8" = 1'-0"

Project 225014

Sheet A202



8' 6' 4' 2' 0" 4' 8' 16' 24'

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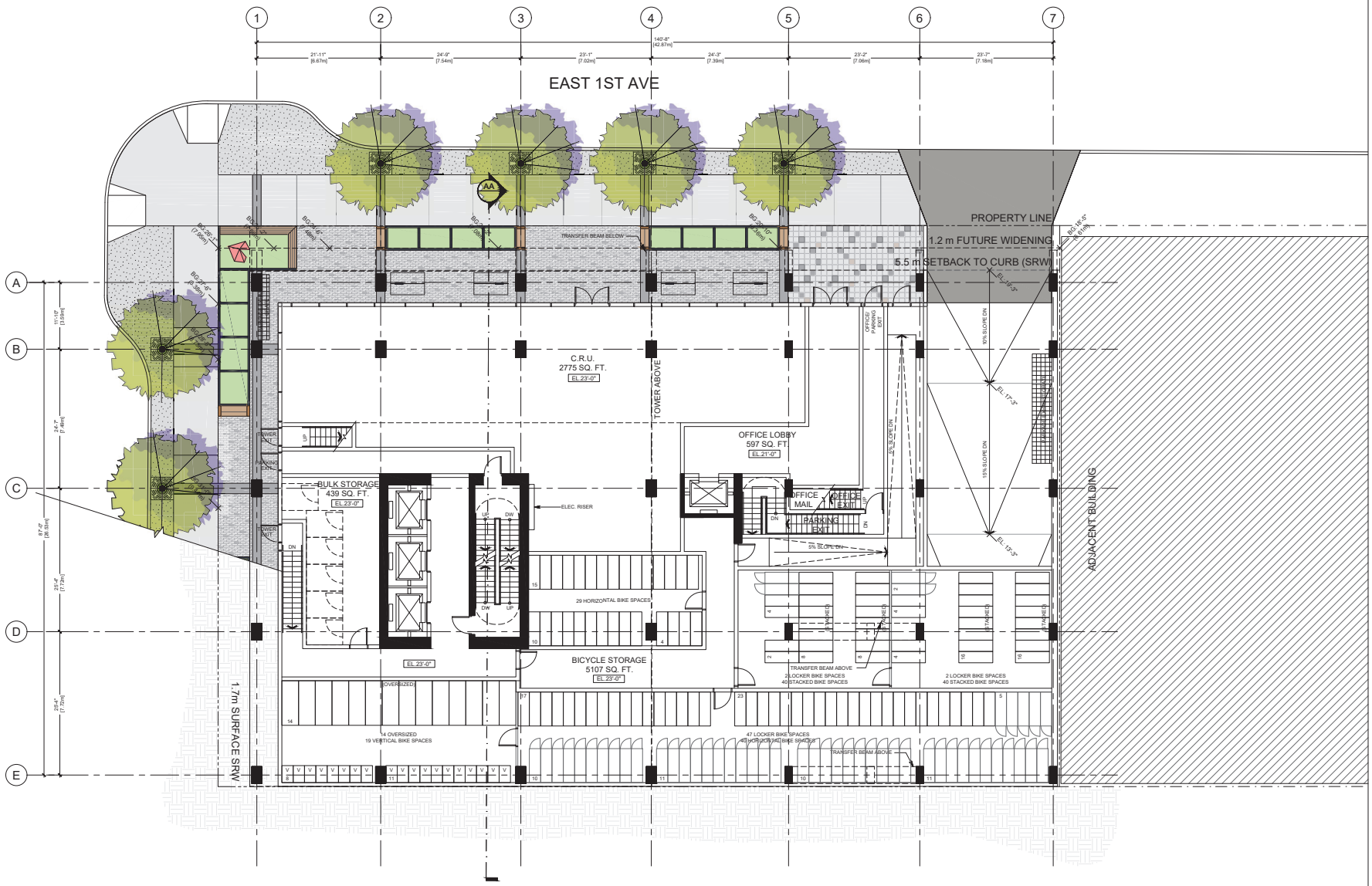
P1 Floor Plan

Drawing

Scale 1/8" = 1'-0"

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Sheet A203



8' 6' 4' 2' 0" 4' 8' 16' 24'

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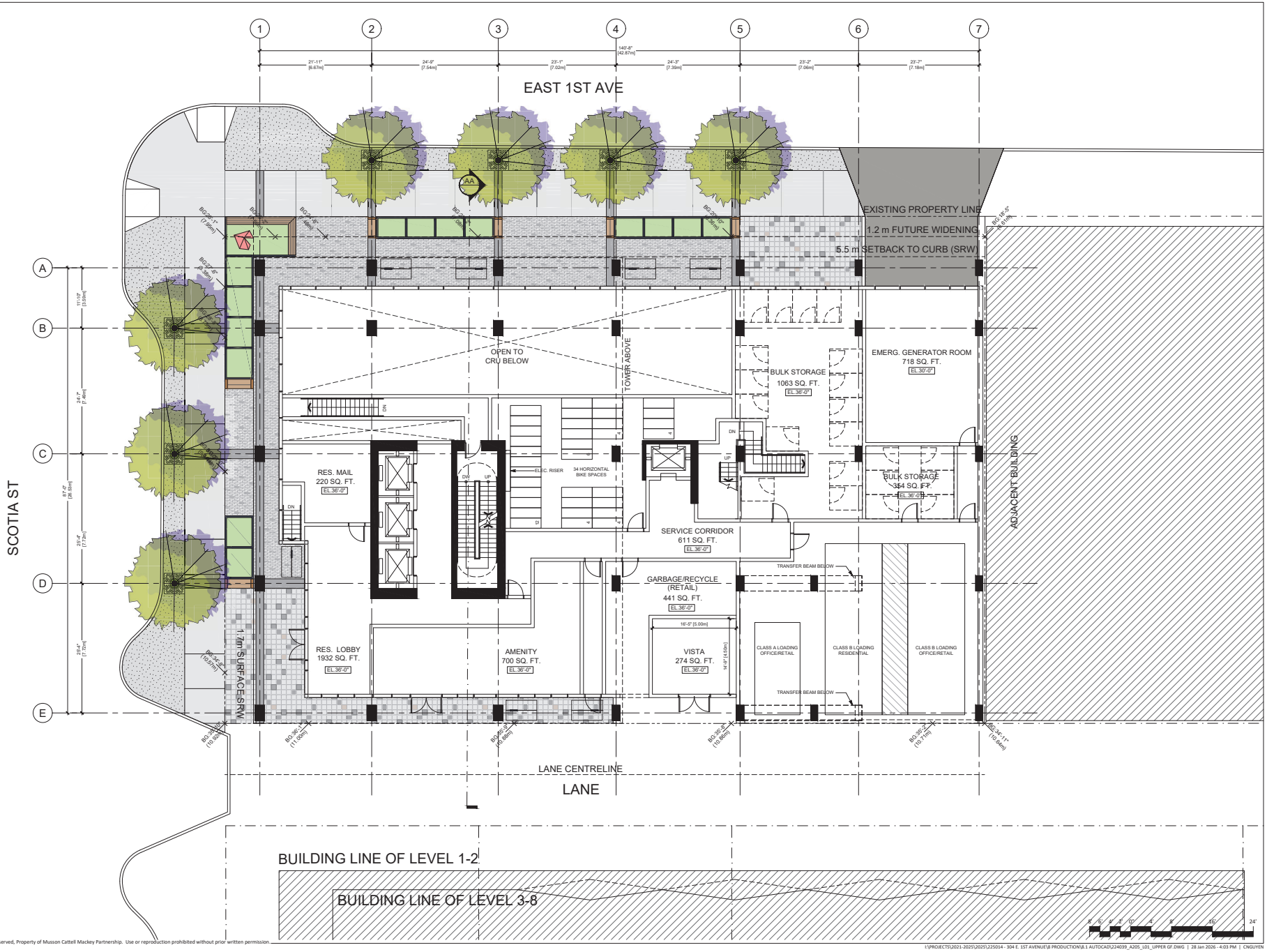
Lower Ground Floor Plan

Drawing

Scale 1/8" = 1'-0"

Project 225014

Sheet A204



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Upper Ground Floor Plan

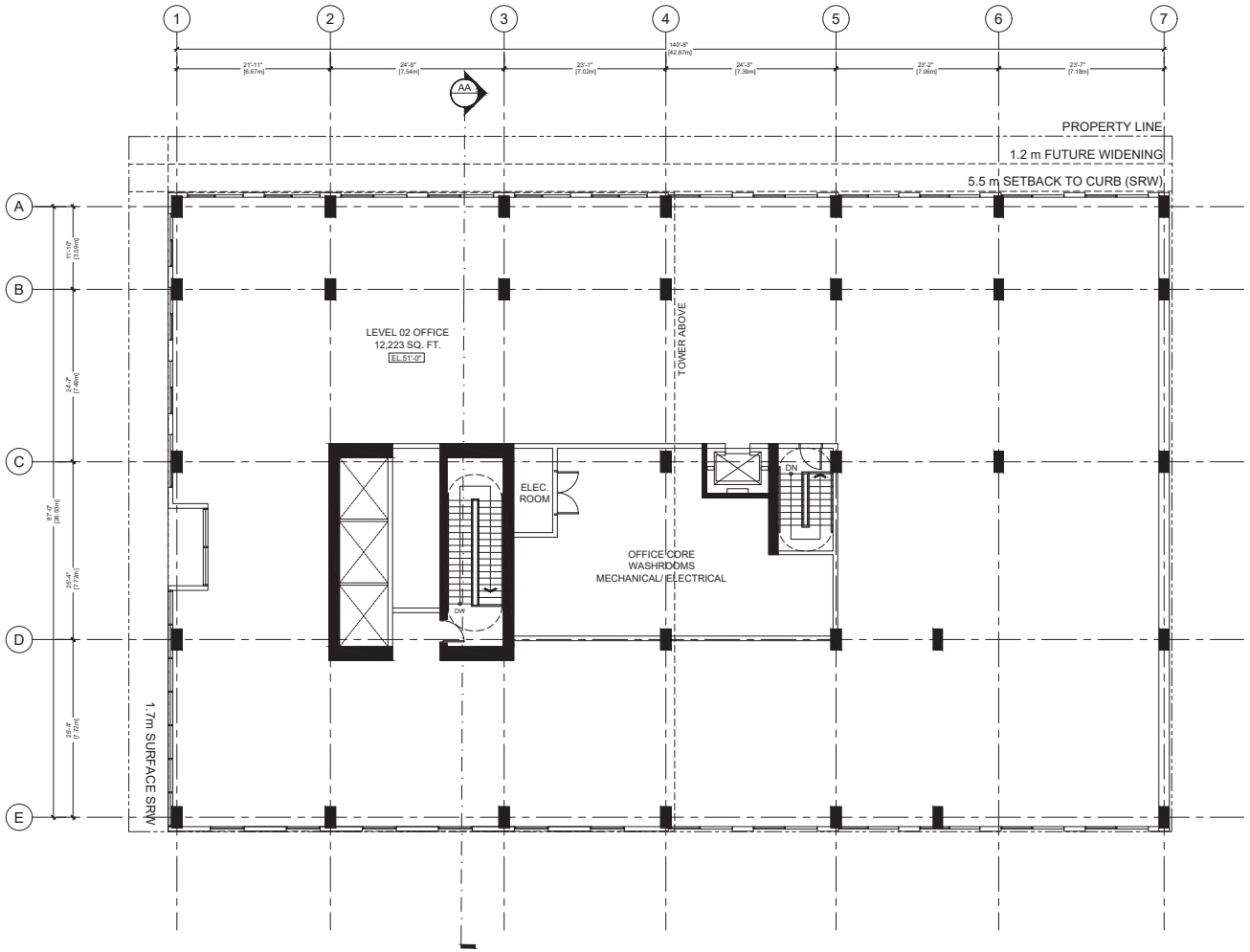
Drawing

Scale 1/8" = 1'-0"

Project 225014

Sheet A205

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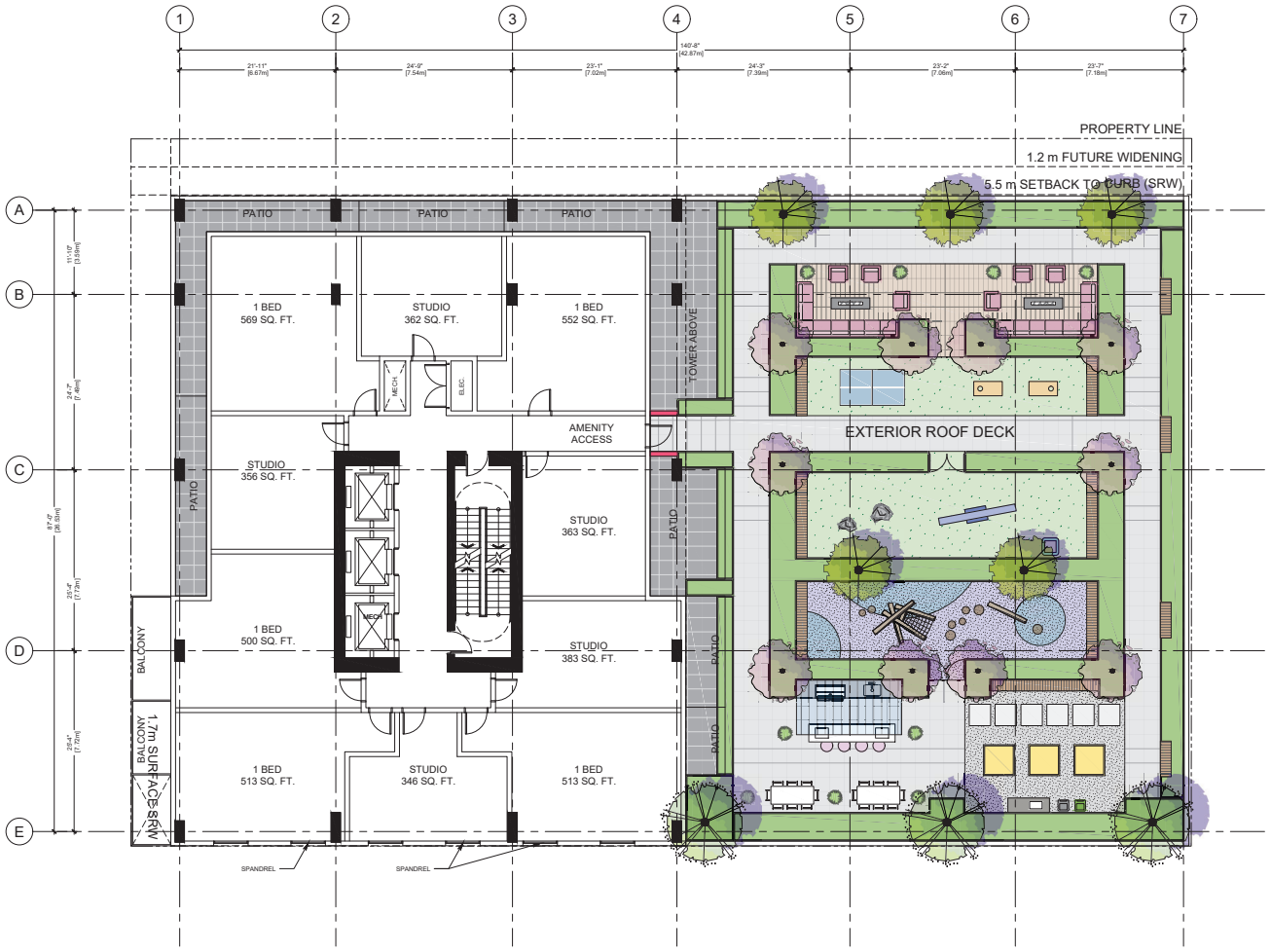
Level 02 Floor Plan

Drawing

Scale 1/8" = 1'-0"

Project 225014

Sheet A206



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Level 03 Floor Plan

Drawing

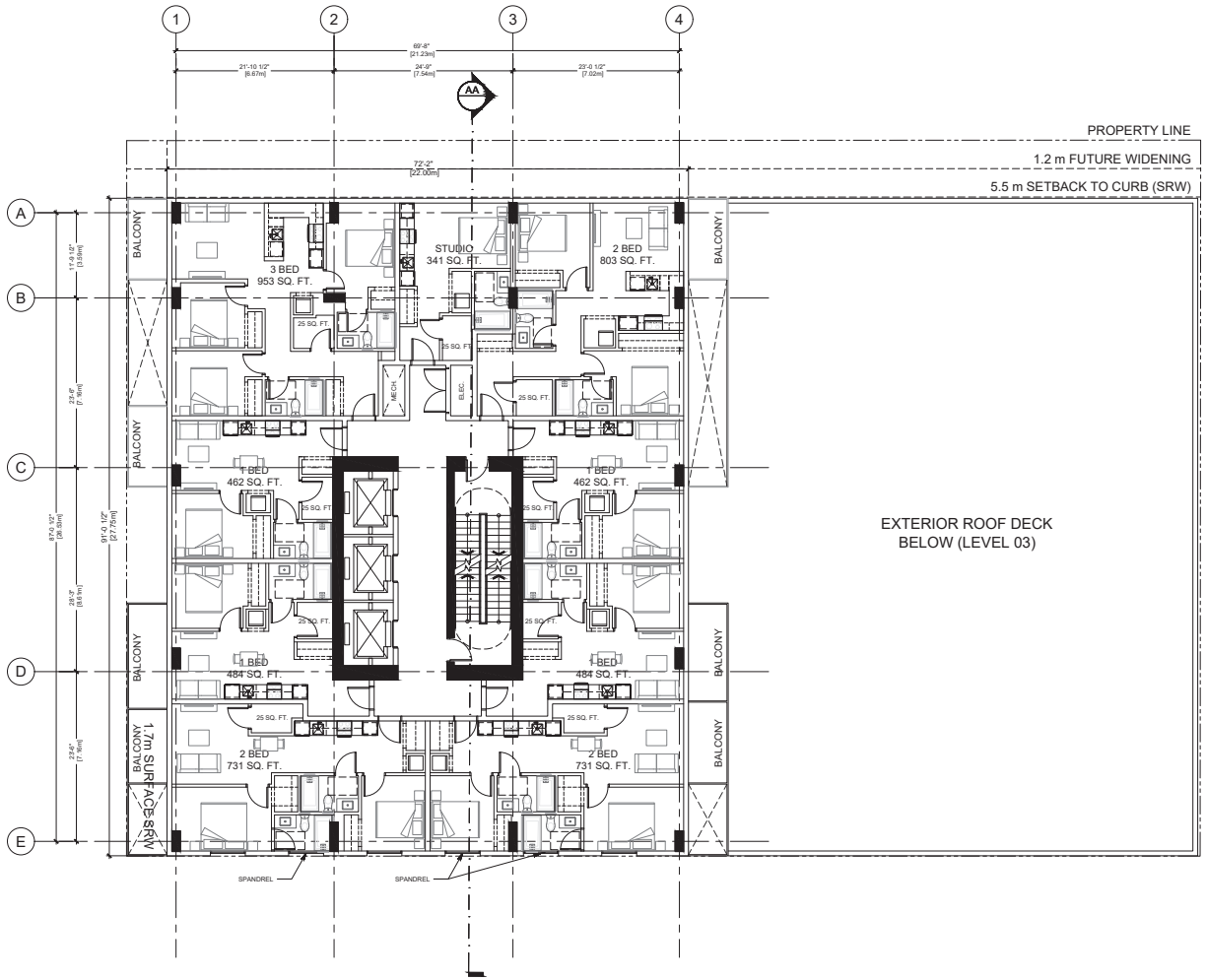
Scale 1/8" = 1'-0"

Project 224039

Sheet A207

8' 6' 4' 2' 0" 4' 8' 16' 24'

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Seal

1st&Scotia

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Vancouver, BC

Project

Level 04-14 Floor Plan

Drawing

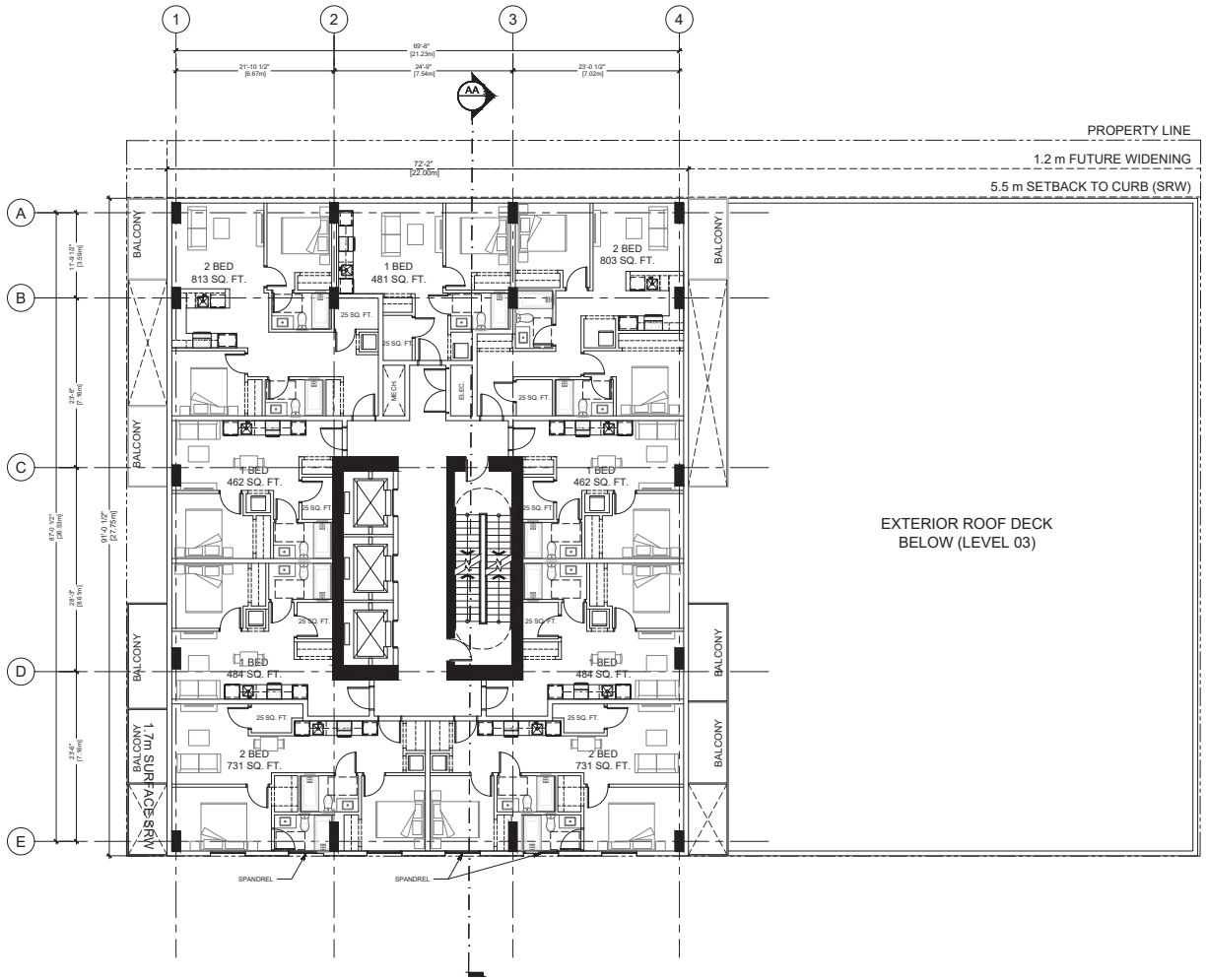
Scale 1/8" = 1'-0"

Project 225014

Sheet A208

8' 6' 4' 2' 0" 4' 8' 16' 24'

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1st&Scotia

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Project

Level 15-26 Floor Plan

Drawing

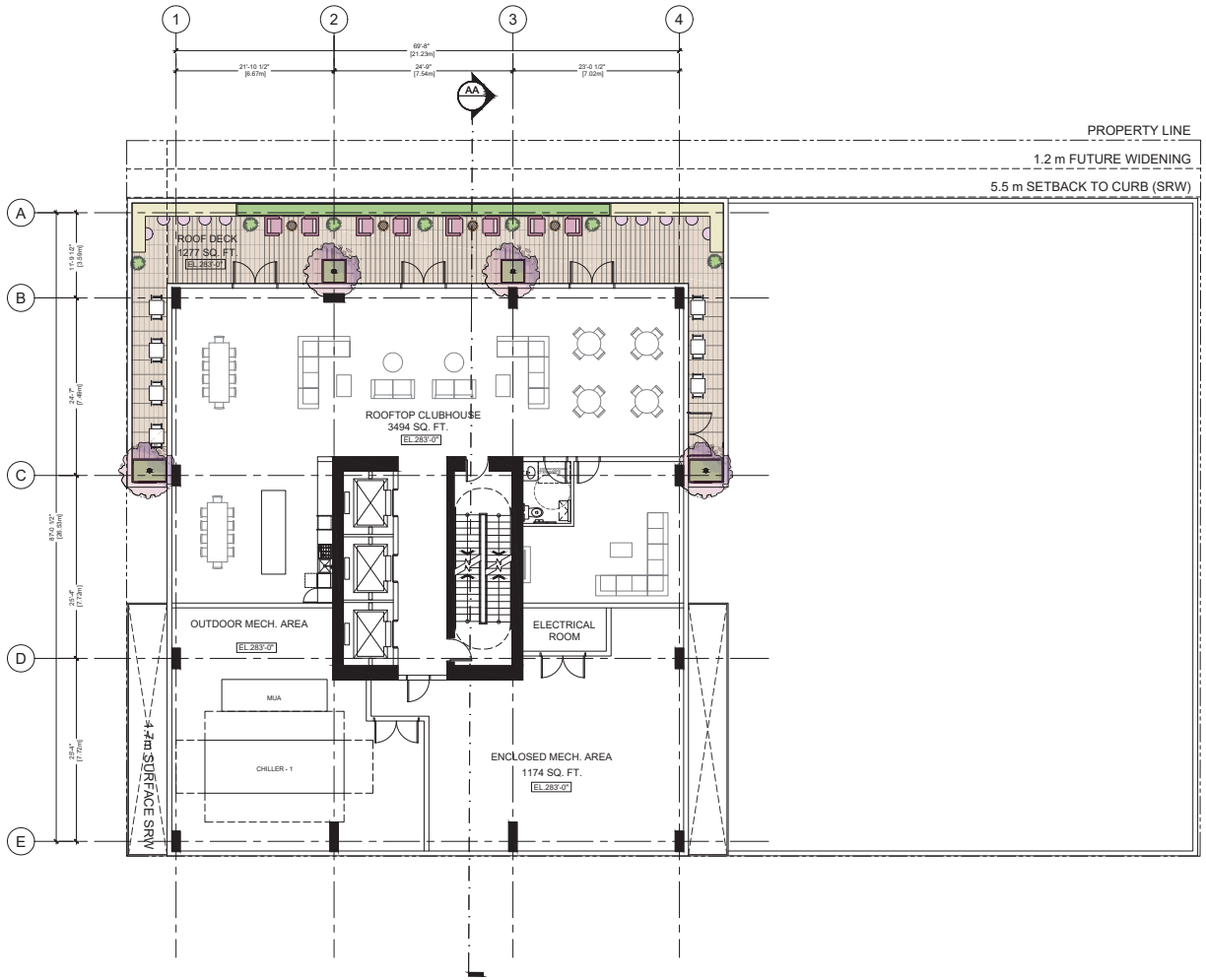
Scale 1/8" = 1'-0"

Project 225014

Sheet A209

8' 6' 4' 2' 0" 4' 8' 16' 24'

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Project

Level 27 Roof Plan

Drawing

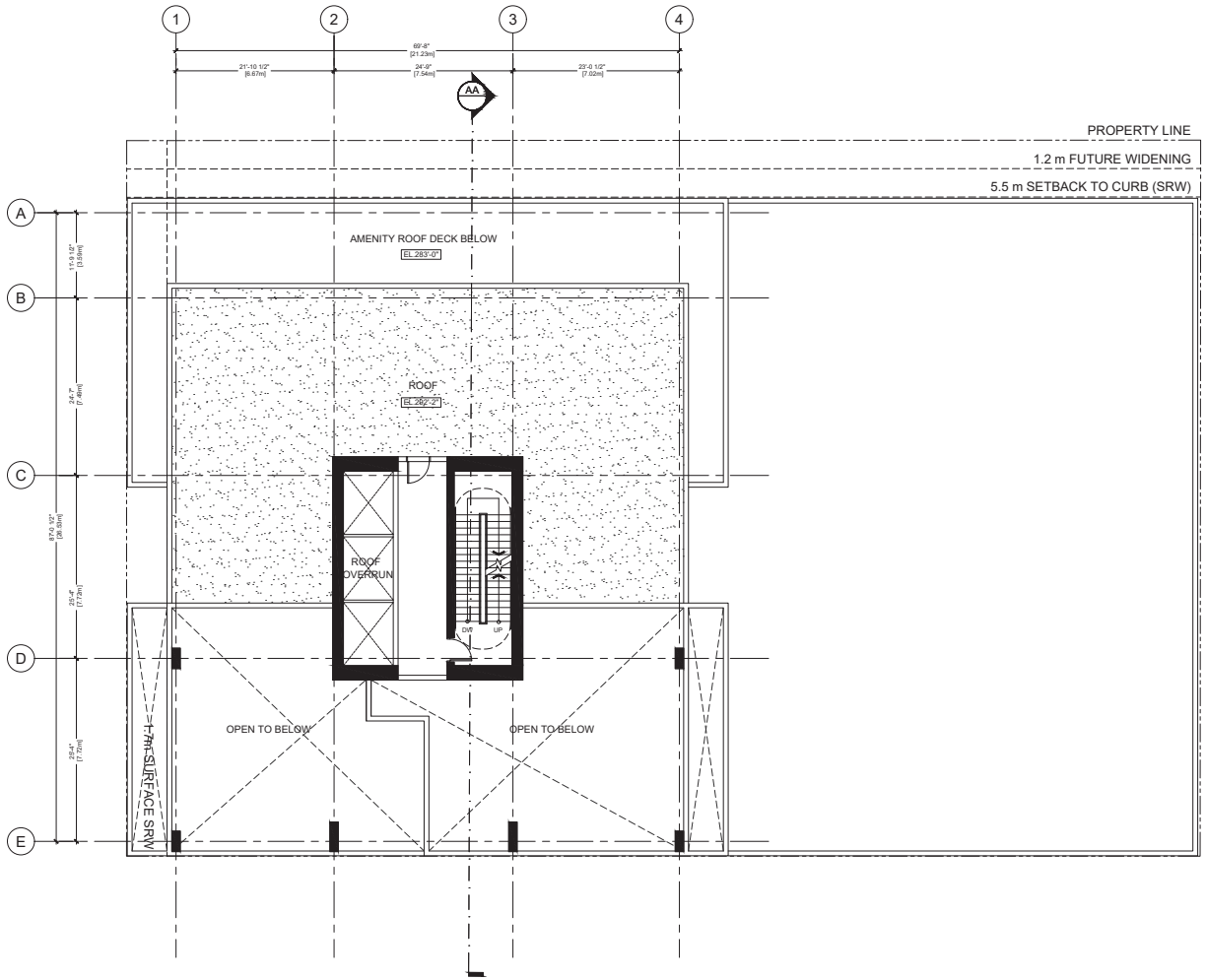
Scale 1/8" = 1'-0"

Project 225014

Sheet A210

8' 6' 4' 2' 0" 4' 8' 16' 24'

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8' 6' 4' 2' 0" 4' 8' 16' 24'

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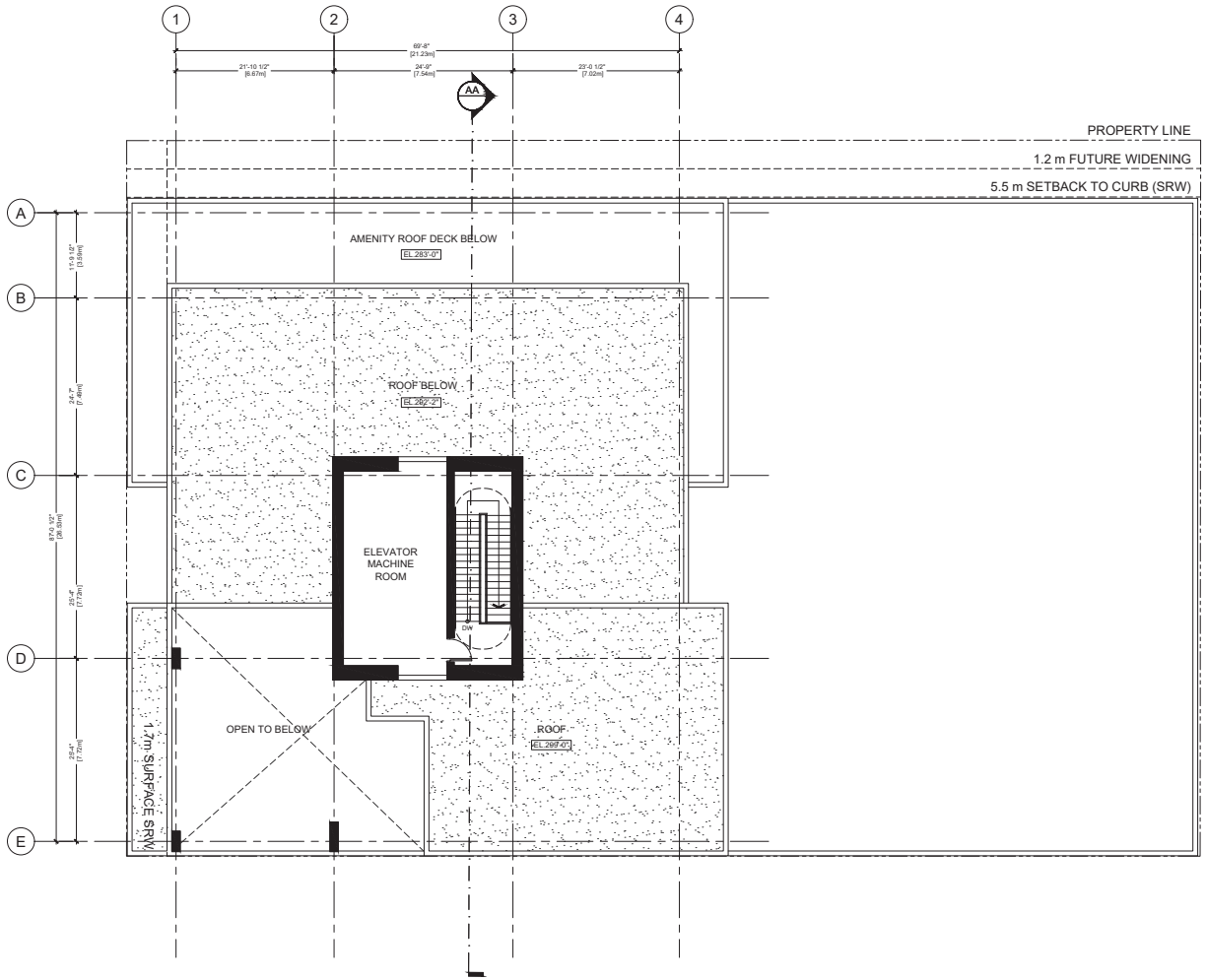
Roof Plan Overrun

Drawing

Scale 1/8" = 1'-0"

Project 225014

Sheet A211



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Project

Roof Plan
EMR

Drawing

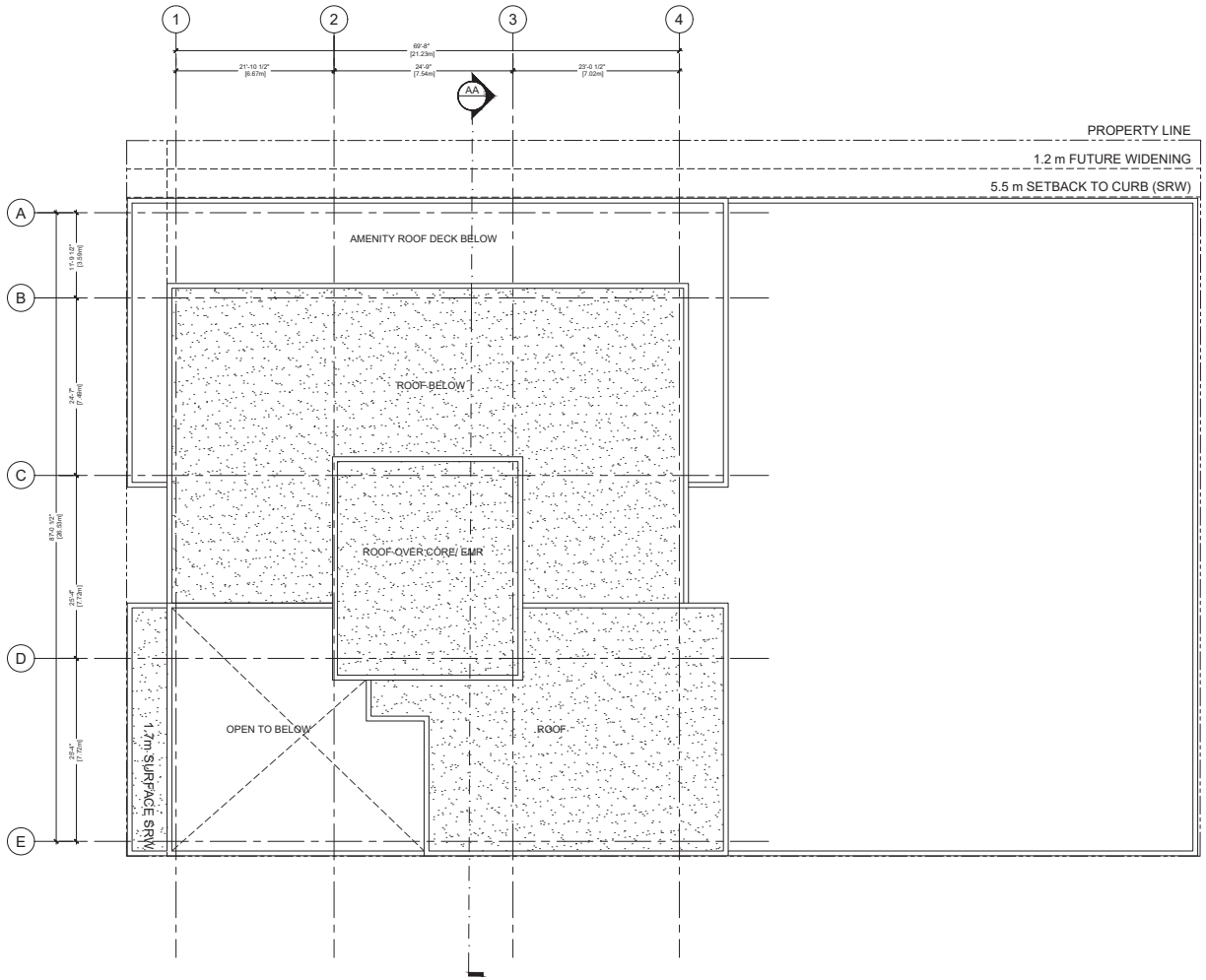
Scale 1/8" = 1'-0"

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Sheet A212

8' 6' 4' 2' 0" 4' 8' 16' 24'

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Roof Plan Ultimate

Drawing

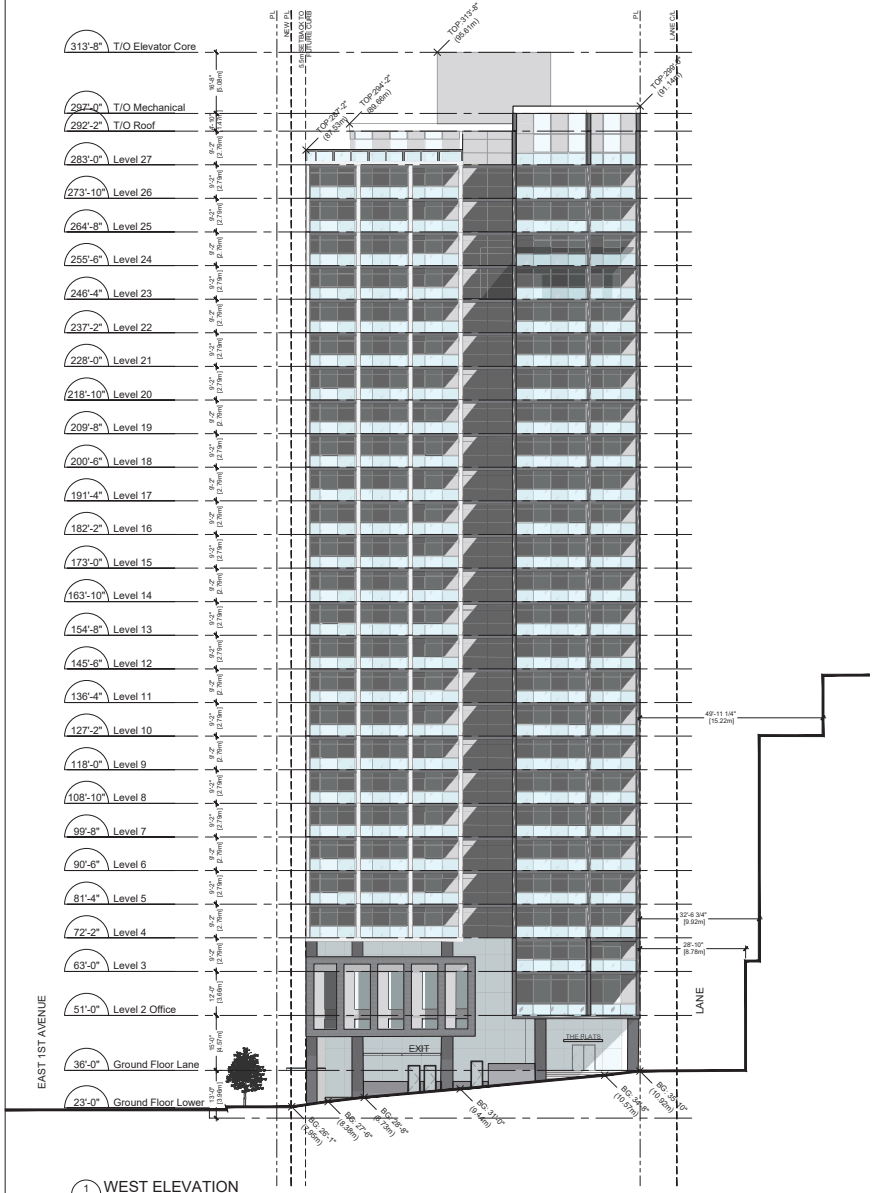
Scale 1/8" = 1'-0"

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Sheet A213

8' 6' 4' 2' 0" 4' 8' 16' 24'

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1 A301 WEST ELEVATION
1/16"=1'-0"



2 A301 NORTH ELEVATION
1/16"=1'-0"

16' 12' 8' 4' 0' 8' 16' 32' 48'

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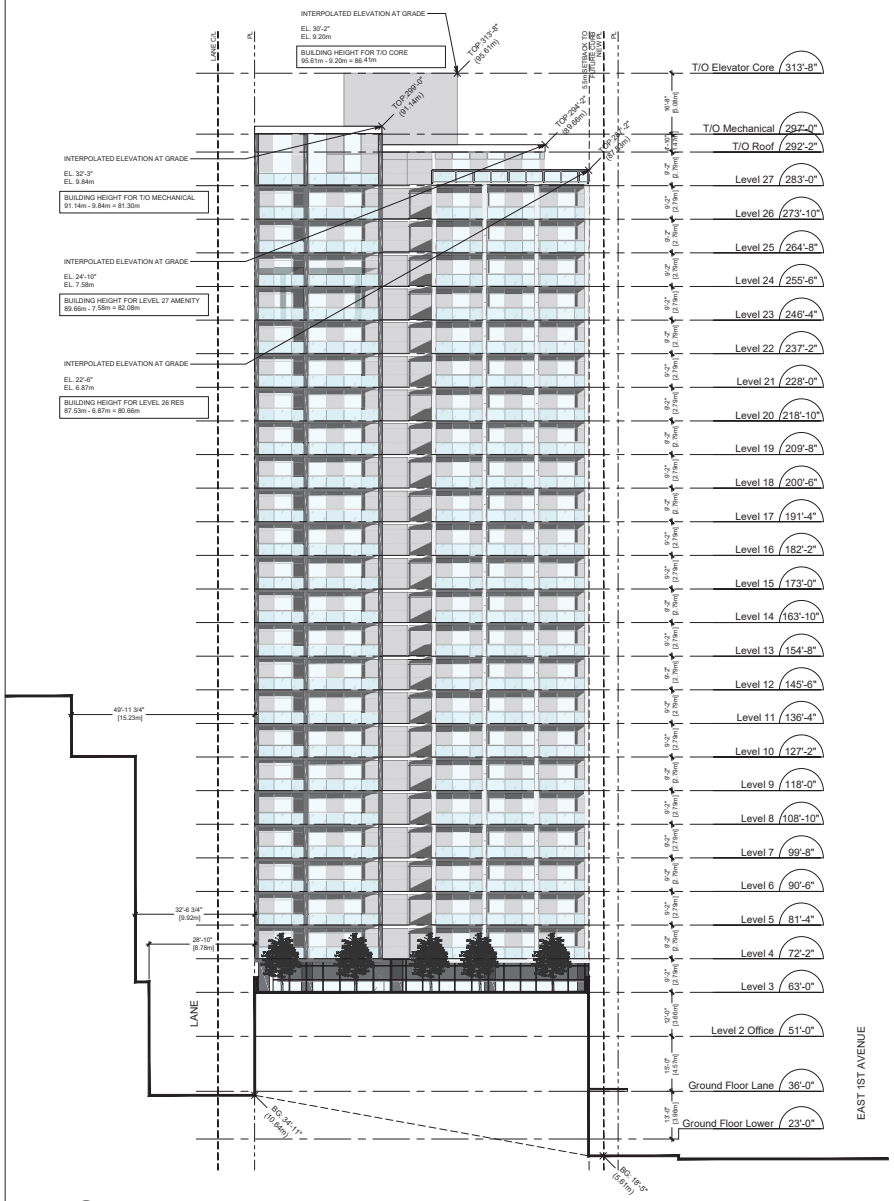
North & West Elevations

Drawing

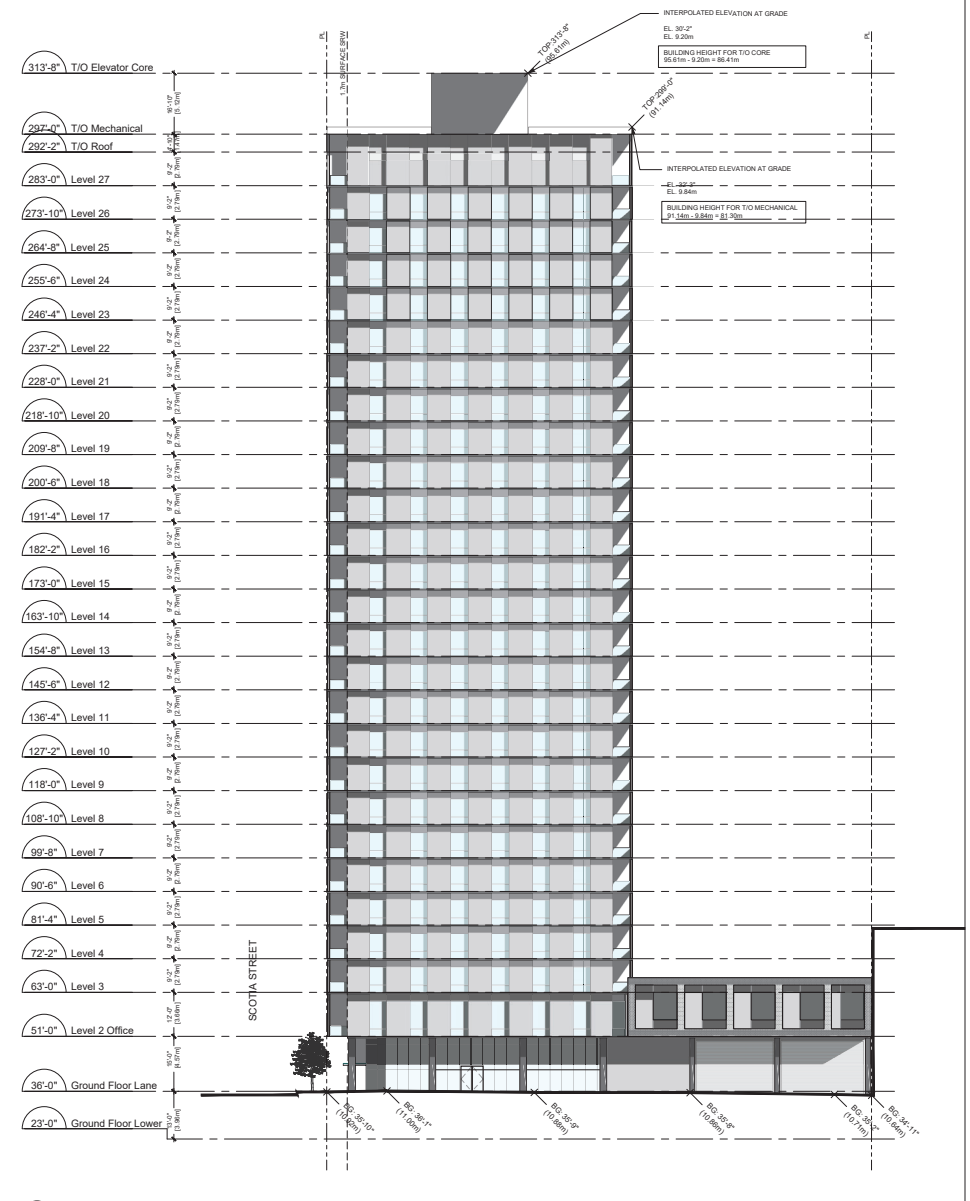
Scale 1/16" = 1'-0"

Project 225014

Sheet A301



1 A302 EAST ELEVATION
1/16"=1'-0"



2 A302 SOUTH ELEVATION
1/16"=1'-0"

16' 12' 8' 4' 0' 8' 16' 32' 48'

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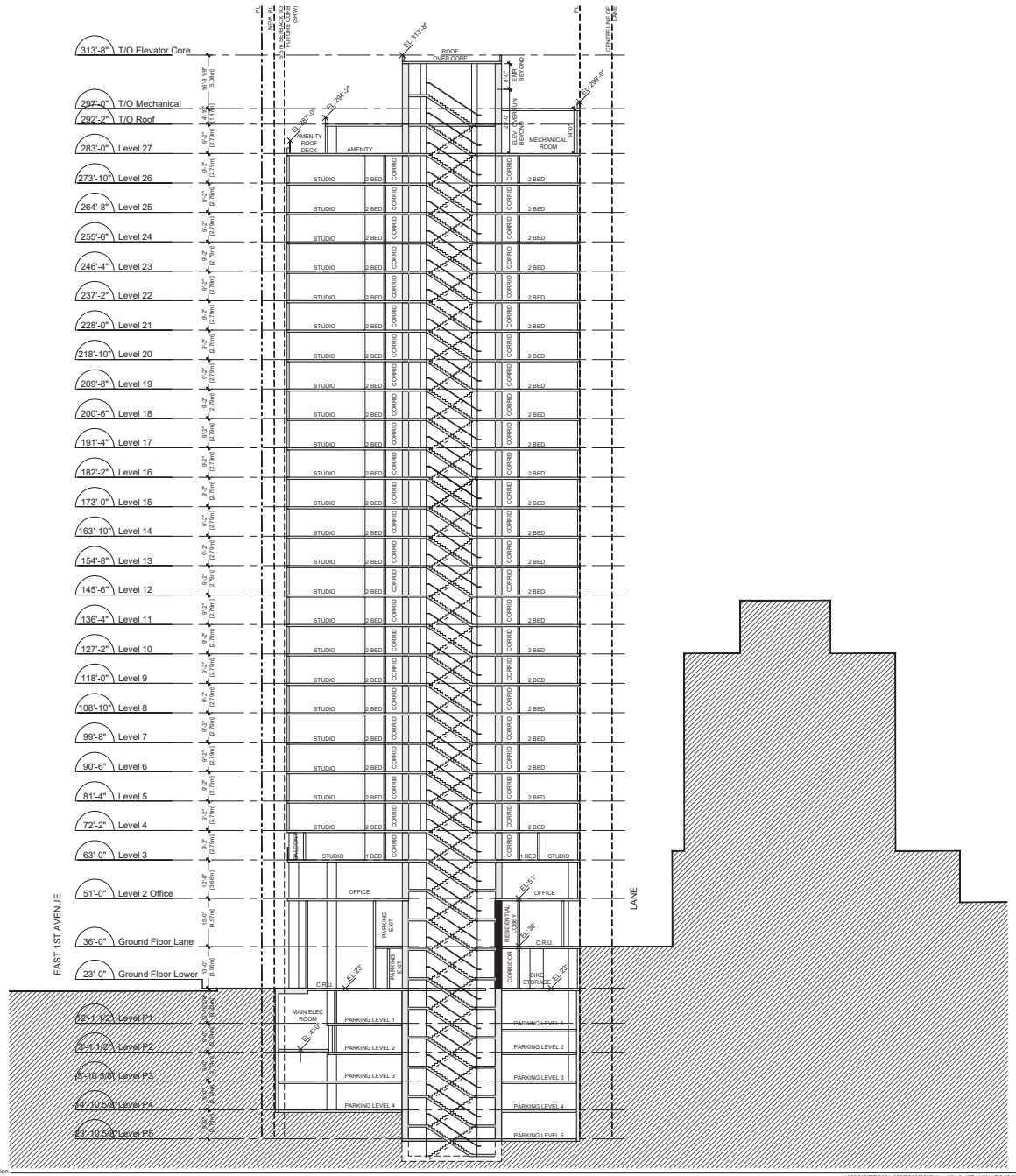
East and South Elevations

Drawing

Scale 1/16" = 1'-0"

Project 225014

Sheet A302



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Section AA

Drawing

Scale 1/16" = 1'-0"

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Sheet A401