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Musson Cattell Mackey Partnership

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304-316 E 1ST AVE

APPLICATION FOR REZONING

July 25, 2025

304 E 1ST AVE

Project # 225014

SUBMITTED BY: MUSSON CATTELL MACKEY ARCHITECTS DESIGNERS PLANNERS

PROJECT TEAM

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Founded in 2005, Nicola Real Estate is the in-house real estate division of Nicola Wealth. NRE acquires and manages a growing portfolio of properties in major Markets across North America. Its holdings include office, retail, industrial, multi-family residential, self-storage and seniors housing. Along with its strategic partners, NRE has grown the current real estate portfolio to include over 360 properties, over 30 million sq.ft. and a value of $10.5 billion. 63 of these properties are located within the Lower Mainland.

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Founded in 1965, MCM Partnership is one of British Columbia's most established architecture practices with an extensive portfolio ranging from mixed-use transit oriented, multi-family residential, and mixed use office projects. MCM is proud of its role in shaping the built form of the City of Vancouver and continues to be an active participant in this space. MCM values the strong relationship with City of Vancouver Staff, building on many successful projects in the past. We value the collaborative approach to projects between ourselves and City Staff and look forward to continuing this relationship in through the realization of the Broadway Plan and beyond.

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Loci is built on the collective experiences of nearly 20 years of design, planning, and project management expertise serving our diverse client base, including developers, municipalities, and institutions, on projects that span throughout Metro Vancouver, Vancouver Island, the B.C. Interior, Washington State, California, and Asia. As a full-service firm, Loci prides themselves in their adaptability, responsiveness, and willingness to exceed client expectations.

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INTRODUCTION


OFFICE
cafe milo
RED TRUCK
BREWING CO

EXECUTIVE SUMMARY

304-316 E 1st Ave is a proposal for a new mixed-use development at the western end of the Creative District and False Creek Flats, within 200m to the proposed Emily Carr SkyTrain Station on the soon to be completed Broadway Line. The project seeks to rezone the site from IC-3 to CD-1.

This site is located at the corner of E 1st Ave and Scotia Street, walking distance to the new Emily Carr SkyTrain Station, to the south of Red Truck Beer Company, and in close proximity to the amenities of Main Street.

The form of development includes a 2-storey mixed use podium base with a 21-storey tower above for a total height of 23-storeys. The podium houses Lobbies, Commercial Retail Units (C.R.U.'s) and Employment Space, while the tower will be primarily rental residential (including 20% below market rents). Aligned with the Broadway Plan, the project aims to deliver essential services to the False Creek Flats Neighbourhood, including industrial focused retail space, commercial job spaces and essential market rental homes.

Key Project Statistics

- 181 rental apartments
- 13,341 sf of office space
- 3,742 sf of neighbourhood serving retail space
- Overall tower height of 23 storeys
- 7,705 sf of outdoor amenity space
- 3,370 sf of indoor amenity space
- 58 below grade parking spaces
- 356 Class A bicycle stalls
- 2 Class B Loading Spaces and 2 Class A Loading Spaces
- 41% family housing (2-3 bedroom units)
- Total density of 145,394 sf
- FSR 9.88



PROJECT PRINCIPLES



SECURED PURPOSE-BUILT RENTAL HOUSING

304-316 E 1st Ave aims to address Vancouver's ongoing housing needs by delivering 181 new rental homes. The building integrates market and below-market rental housing to support housing affordability and social diversity. Offering a wide range of unit types—from studios to three-bedroom suites—the project dedicates 41% of homes to larger two- and three-bedroom layouts, specifically designed to accommodate families. The inclusion of secure, rental housing is a critical element to the success of the Broadway Plan by providing additional rental housing stock early in the Plan without any on-site tenant displacement.



CREATIVE EMPLOYMENT SPACE

A guiding principle for this mixed-use project is the creation of a complete, inclusive, and economically resilient urban development that aligns with the objectives of the Broadway Plan and the vision for the Creative District in the False Creek Flats. The site is dedicating spaces for creative manufacturing and employment uses that reinforce the area's identity as a hub for innovation, production, and cultural economy. Active retail frontages animate the public realm, contributing to a vibrant pedestrian experience, support local needs and enhances social infrastructure - advancing the Broadway Plan's goals of livability and job space protection.



TRANSIT & ACTIVE TRANSPORTATION ORIENTED DENSITY

The site benefits from a highly connected location, just steps away from several upcoming SkyTrain stations- including Great Northern Way - Emily Carr, VCC Clark and Mount Pleasant - as well as key arterial roads. The site is in close proximity to established cycling routes and is located on a main east/west bike arterial road. With dedicated bicycle parking, the development actively supports active and sustainable transportation. Designed as a transit-oriented community as directed by Provincial legislation and Council's TOA implementation, the development offers seamless access to rapid transit by excellent cycling and pedestrian networks and advances critical objectives of the Climate Emergency Action Plan.

PROJECT PRINCIPLES



ACTIVATED AND ENHANCED PUBLIC REALM

The development seeks to highlight and enhance the cultural significance of the False Creek Flats and Vancouver's Creative District. The site is located on the outskirts of the "Cultural Ribbon" as described in the Broadway Plan. By drawing inspiration from the area's unique identity and weaving it into the architectural expression, the project aims to cultivate an engaging cultural environment that appeals to both locals and visitors. This approach supports the broader goals of maintaining the neighbourhood's heritage and its creative-industrial character, reinforcing its role as a vital and lively cultural destination within the city.



CURATED RETAIL

False Creek Flats is evolving into a vibrant destination, featuring an eclectic mix of eateries, breweries, event spaces, and independent retailers. The proposed development will support this ongoing momentum by introducing a range of retail opportunities designed to attract both emerging and well-established businesses, ultimately helping to serve and enhance the surrounding community.

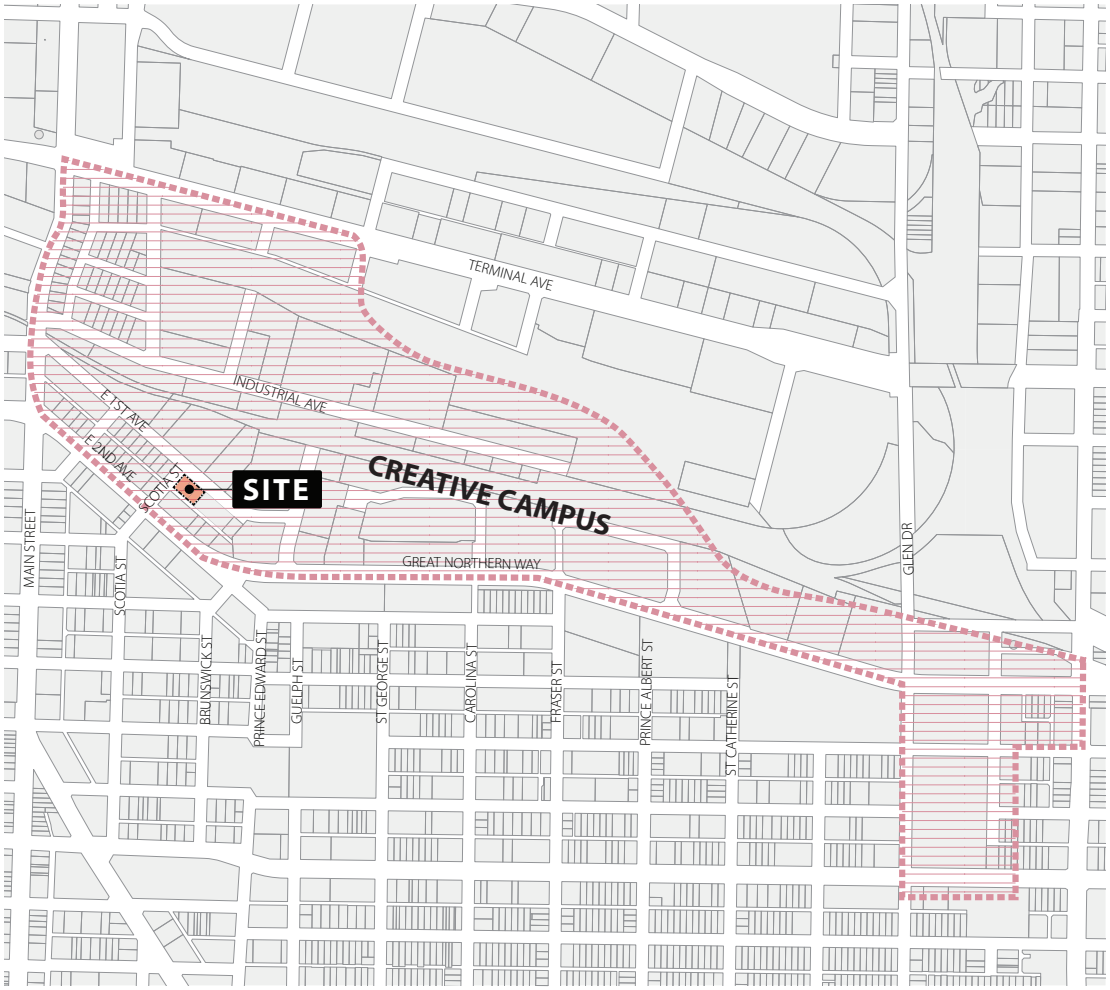


ELEVATED RENTAL AMENITIES

This development raises the bar for rental amenities by adopting a holistic strategy. With improved pedestrian areas, abundant bicycle facilities, and inviting outdoor communal spaces, it surpasses typical standards for contemporary urban lifestyles. These carefully crafted features not only serve practical needs but also encourage community engagement, transforming the project into more than just housing-it becomes a lively and welcoming neighbourhood for the residents and visitors alike.

THE CREATIVE DISTRICT VISION

The **Creative District** aims to introduce a new kind of urban environment to Vancouver by capitalizing on the opportunities presented by rapid transit in an area rich with environmental, industrial, and social history. 304-316 E 1st Ave is a key site within the broader **Creative District**, developed as part of the **Broadway Plan.** This project helps set the tone for the western end of the **Creative District** while contributing to the overall vision for the area within the **False Creek Flats**.



SITE & POLICY ANALYSIS

SITE BACKGROUND

The site at 304-316 E 1st Ave is situated within the False Creek Flats, a region of considerable historical, cultural, geographical, and economic value to Vancouver and its surrounding areas.

Around a century ago, this area was a tidal estuary deeply significant to Indigenous peoples **xʷməθkʷəy̓əm**, **Sḵwx̱wú7mesh**, and **səlilwətaɬ** Nations (MST Nations) for thousands of years. Today, the Flats cover more than 450 acres primarily dedicated to employment uses, strategically located near downtown and the port. It is home to hundreds of businesses representing a wide array of vibrant local industries. Positioned just east of Vancouver's downtown peninsula, the Flats benefit from excellent residential neighbourhoods such as Chinatown and Strathcona to the north, Grandview Woodland to the east, Mount Pleasant to the south, and Southeast False Creek, City Gate, and the upcoming Northeast False Creek community to the west.

Over the past century, the area has dramatically shifted from its natural state to industrial uses, reflecting the legacy of colonial economic development. This pattern of land use has defined the area throughout the late 20th and early 21st centuries. The vision for the aforementioned **Creative District** and the addition of rapid transit in this area present a catalyst for renewal and new forms of industry to emerge. With industrial rail traffic primarily flowing to Vancouver's Port in Burrard Inlet, there is an opportunity for renewal and repair in the urban landscape.

LEGEND

- TODAY
- 1939
- HISTORIC



FALSE CREEK FLATS HISTORIC SHORELINE

SITE CONTEXT & EXISTING CONDITION

The site is situated at the southern boundary of the **False Creek Flats** and the western edge of the **Creative District**. Well-connected by transit, the area currently hosts two stations servicing the Expo and Millenium lines, with a future station planned as part of the Millenium line's Broadway extension.

Positioned at the heart of a growing innovation corridor that extends along Main Street from Railtown in the north down to Mount Pleasant in the south, this sub-area is anchored by the developing institutional campus at Great Northern Way. This campus features the new home for Emily Carr University of Art + Design (ECUAD) and the Centre for Digital Media (CDM).

Attracted by the area's industrial vibe and the emerging campus environment, several art galleries have recently moved in, joining a long-established cluster of automotive repair and service shops. Additional recent developments include a new Columbia College campus and a large brewery.

The site lies within Area B of the **Creative District** as outlined in the **Broadway Plan**. It is bordered by a lane to the south, Scotia Street to the west, E 1st Ave to the north, and a live/work loft building immediately to the east. The lot measures roughly 150 feet by 100 feet.

The site is currently occupied by three warehouses that were originally constructed in 1939 and 1974. Just north of E 1st Ave is Red Truck Beer Company, one of British Columbia's leading craft breweries. Across the laneway to the south, the recently completed ten-storey Chroma rental apartment building stands prominently.



SITE PHOTOGRAPHS





(1) VIEW LOOKING WEST FROM E 1ST AVE



(2) VIEW LOOKING NORTHEAST FROM SCOTIA STREET



(3) VIEW LOOKING SOUTHEAST FROM SCOTIA STREET



(4) VIEW LOOKING SOUTHWEST FROM E 1ST AVE

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SITE PHOTOGRAPHS





(1) VIEW LOOKING SOUTH FROM E 1ST AVE



(2) VIEW LOOKING EAST FROM SCOTIA STREET



(3) VIEW LOOKING NORTHEAST FROM E 2ND AVE AND SCOTIA STREET

STREETSCAPE

SCOTIA STREET



E 1ST AVE | **SITE** | LANEWAY | E 2ND AVE

This segment of road sees Scotia Street end, ultimately leading to Red Truck Beer Company to the north of the site.

This block is seeing significant changes in recent times, marked by the 2025 completion of the 10-storey rental residential building to the south of the site (Chroma), and the 2014 completion of the 6-storey rental residential building (The Evan) at the intersection of Scotia St and E 2nd Ave.

STREETSCAPE

E 1ST AVE



This segment of E 1st Ave is primarily existing warehouses and older residential mid rises. This segment of E 1st Ave leads directly to the new location for the Emily Carr SkyTrain Station to the east

CONTEXT DIAGRAMS

AMENITIES & FUTURE DEVELOPMENTS

LEGEND

1. MOUNT PLEASANT INDUSTRIAL AREA
2. CREEKSIDE COMMUNITY RECREATION CENTRE
3. SCIENCE WORLD
4. THORNTON PARK
5. PACIFIC CENTRAL STATION
6. ST. PAUL'S HOSPITAL (FUTURE)
7. JONATHAN ROGERS PARK
8. 7TH & MAIN URBAN PARK (FUTURE)
9. MOUNT PLEASANT COMMUNITY CENTRE
10. KINGSGATE MALL
11. GUELPH PARK / DUDE CHILLING PARK
12. NATIVE EDUCATION COLLEGE
13. EMILY CARR UNIVERSITY OF ART + DESIGN
14. INNOVATION HUB (FUTURE)
15. MAIN ALLEY CAMPUS
16. 123 E 6TH AVENUE (FUTURE)
17. 2111 MAIN STREET (FUTURE)
18. 375 E 1ST AVE (FUTURE)
19. 455-565 GREAT NORTHERN WAY AND 1850 THORNTON ST (FUTURE)

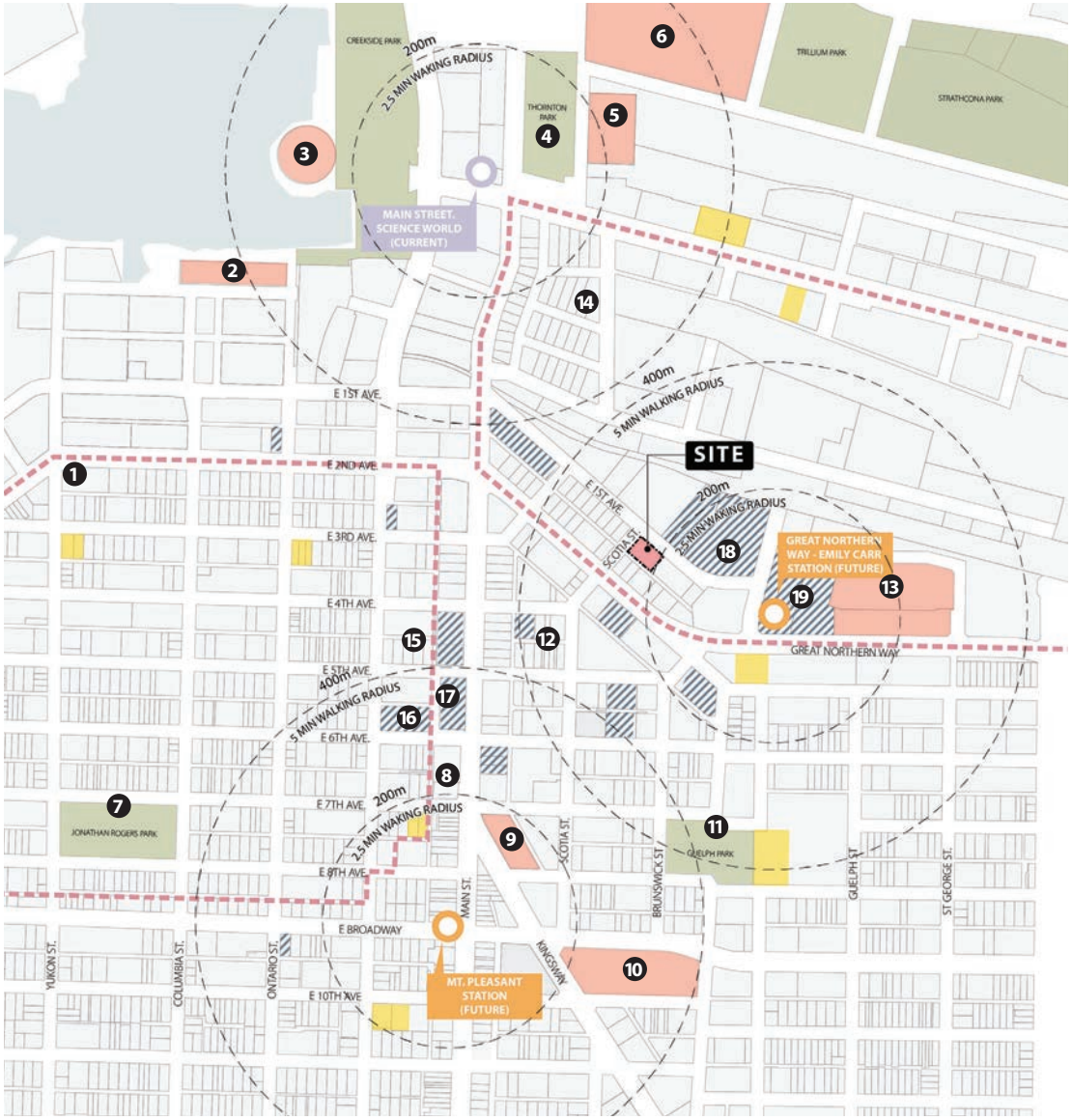
DEVELOPMENTS IN PROGRESS

ADJACENT AMENITIES

PUBLIC OPEN SPACE

CHARACTER AREA

SCHOOLS



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CONTEXT DIAGRAMS

ACTIVE TRANSPORTATION

The site is located at the intersection of the Scotia St protected bikelane and the E 1st Ave greenway, and future bikelane. This provides easy active transportation access to the rest of Vancouver.



LEGEND

- PROTECTED BIKE LANE
- PAINTED BIKE LANE
- GREENWAY
- SHARED BIKEWAY

CONTEXT DIAGRAMS

TRANSIT

The site is located within a five-minute walk of the new GNW-Emily Carr Station and is considered a critical Transit-Oriented Area development under Provincial legalization and City Council TOA implementation. The site benefits from excellent connectivity to key transportation routes including Broadway, Kingsway, and E 2nd Ave.

304-316 E 1st Ave will be located just a short distance from two future stations on the Broadway Subway Line - Mount Pleasant Station and Great Northern Way - Emily Carr Station. This close access to rapid transit will support the creation of an active, pedestrian-friendly streetscape as redevelopment, introduces continuous ground-level uses designed to engage the public realm.

Broadway serves as one of Vancouver's primary east-west transportation arteries, linking UBC and the city's west side with East Vancouver and Burnaby. The existing 99 B-Line, currently the busiest bus route in North America, will be replaced by the Broadway Subway extension, further enhancing mobility and access throughout the corridor

LEGEND

- BUS ROUTE
- BUS STOP
- EXPO LINE
- FUTURE BROADWAY LINE



CONTEXT DIAGRAMS

EXISTING LAND USE

304-316 E 1st Ave is zoned IC-3. The site is at an interesting junction where there are primarily industrial spaces and zoning to the north and residential/commercial spaces to the south.

The housing stock in the area includes a varied mix of non-market housing, purpose-built rental housing, strata owned, duplex, and single family housing. Rental vacancy has been consistently low since 2010. In the Broadway census area, the rental vacancy in 2018 was 0.5% .



LEGEND

- OFFICE
- COMMERCIAL
- RESIDENTIAL
- INDUSTRIAL
- INSTITUTIONAL
- GREEN SPACE

APPLICABLE POLICY & GUIDELINE OVERVIEW

This proposal is informed by a number of existing city policies including:

- Broadway Plan (2022);
- False Creek Flats Plan (2017);
- Rental Incentives Bulletin (2019);
- Urban Forest Strategy (2016, last amended 2018);
- Green Building Policy (2010; amended 2022);
- High density Housing for Families with Children Guidelines (1992, last amended 2022) ;
- Metro 2050 Regional Growth Strategy (2023);
- Transit Oriented Areas (TOA) Designation By-law (2024); and
- Transite Oriented Areas (TOA) Rezoning Policy (2024)

The site at 304 E 1st Ave is proposed to be rezoned from IC-3 to a Comprehensive Development Zone (CD-1) that is informed by the vision set out in the **Broadway Plan** and other above-noted planning policies. The uses proposed herein conform to the Policy Plans laid out in the next series of pages.

The Comprehensive Development Zone (CD-1) allows for a mix of industrial, office and service related uses with density up to 10.0 FSR. Massing, height and use are consistent with the recently approved **Broadway Plan** and, specifically, the following pages:

- Mount Pleasant Neighbourhood Land Use: High intensity mixed employment (p. 186 fig. 10.1)
- Creative District: "The Big Moves" (p. 258-259)
- MCDB: Industrial, retail/service, office, hotel, cultural, residential uses (p. 262-263)

Broadway Plan

The City of Vancouver has completed a comprehensive area plan for Broadway between Clark Drive and Vine Street. The **Broadway Plan** is a significant opportunity to integrate additional housing and job space, new shops and services, and amenities close to high quality rapid transit to create complete, inclusive, and affordable transit-oriented neighbourhoods. The **Broadway Plan** includes the neighbourhoods of Mount Pleasant, Fairview, and Kitsilano.

False Creek Flats Plan

- Protect industrial and mixed employment lands for employment use and increase industrial capacity for production, distribution and repair (PDR) to meet future needs over the long term.
- Recognize and strengthen the unique role and character of different districts.
- Explore opportunities to modernize the permitted light-industrial (PDR) uses.
- Support employment intensification and consider a broader range of uses to foster the growing innovation economy and to provide additional amenities and services for local employees.
- Recognize, protect, and support new and retention of arts and cultural spaces and support access for cultural production and presentation.
- Explore opportunities to enhance the viability of small businesses.

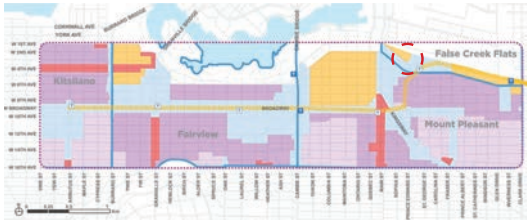


DIAGRAM FROM THE BROADWAY PLAN SHOWING THE CHARACTER STUDY AREAS

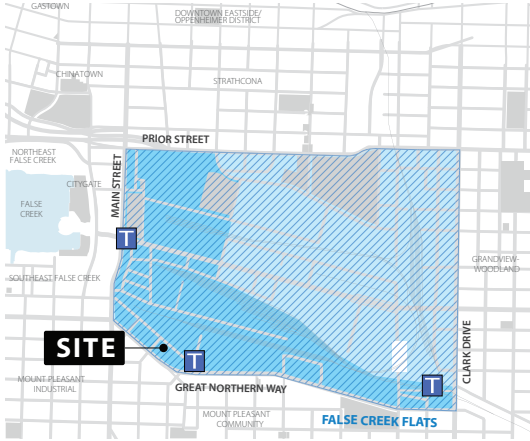


DIAGRAM FROM THE FALSE CREEK FLATS PLAN SHOWING THE EXTENT OF THE FALSE CREEK FLATS

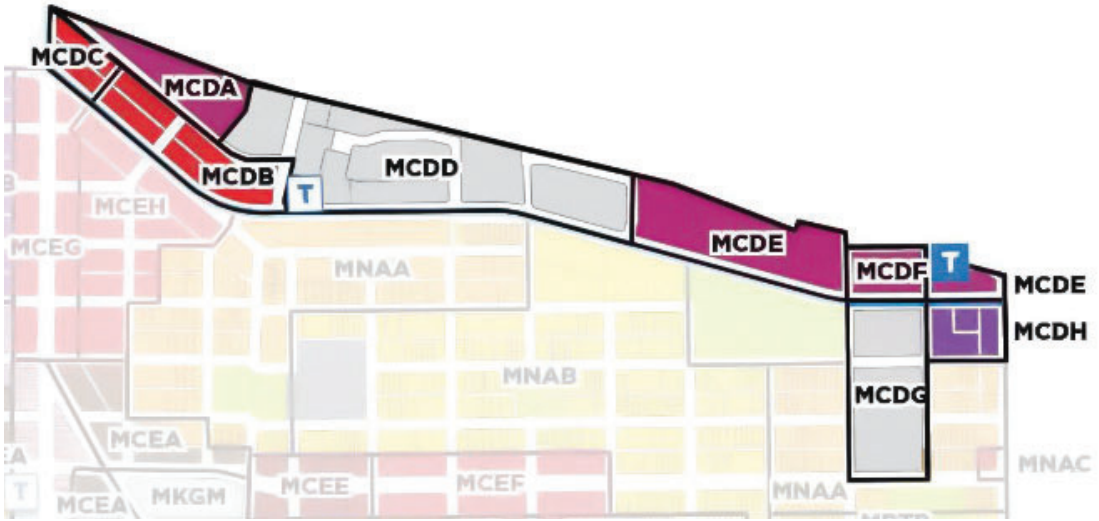
BROADWAY PLAN

The **Broadway Plan** area has a rich and intricate urban fabric that has developed over more than 150 years. This area encompasses the well-established neighbourhoods of Kitsilano, Fairview, and Mount Pleasant, as well as the southern section of the **False Creek Flats**. It features a diverse blend of residential communities, industrial and employment zones, beloved shopping streets, the largest hospital in Western Canada, and the Civic District, which includes the City Hall campus. As of 2016, the Plan area was home to approximately 78,000 residents and provided around 84,400 jobs.

The subject site is located within the Northwestern corner of the **False Creek Flats**. The area is located with **the Creative District** precinct of the Mount Pleasant sub area. **The Broadway Plan's** overall intent in the **Creative District** is to strengthen the area as a vibrant, pedestrian and bike-friendly mixed-use area close to existing and future rapid transit with a diverse range of job space, post-secondary institutions, and new affordable housing, as well as additional retail, services and amenities to support a more complete district.

The Big Moves in **the Creative District** are as follows:

- Vibrant and walkable mixed-use area close to rapid transit with diverse job space, post secondary institutions, new rental housing, local-serving shops and services and arts and cultural uses.
- Opportunities for mixed-use development potentially including affordable rental housing with significant industrial/job space intensification.



- Long-term expansion of Great Northern Way Campus and Vancouver Community College.
- Establish a **Cultural Ribbon** that spans the **Creative District** and forms a link from East Vancouver towards False Creek. The **Cultural Ribbon** will be a walkway that acts as a draw to the area, highlighting Coast Salish knowledge and culture through elements such as art, signage, public realm/landscape design and architecture

The **Broadway Plan** identifies the following key priority at 304 E 1st Ave, which falls within Creative District Area B (MCDB):

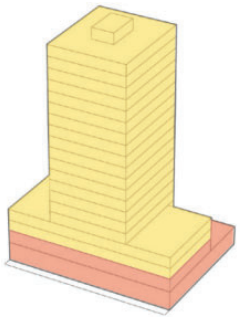
- **Provide a transitional zone with artist live-work studios and secured rental housing near transit to support the businesses in the area.**
- **Development should also meaningfully contribute towards the "Cultural Ribbon" concept, described in the "Big Moves for the Creative District", including through provision of expressive public art.**
- **Provision of secured, market and below-market rental housing in the "Centres" (including in critical TOA areas), particularly on sites such as 304 E 1st Ave that do not displace any onsite tenants**

BROADWAY PLAN

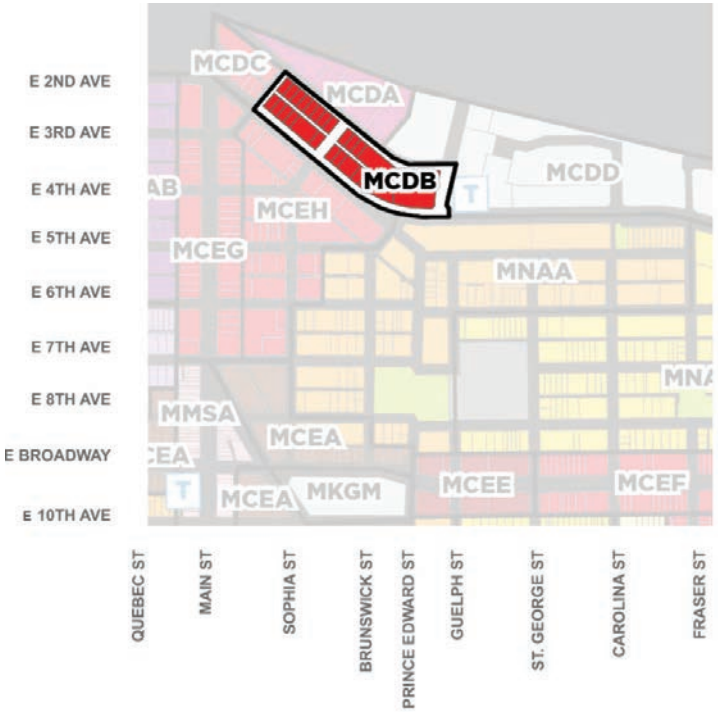
The intent of development within the Creative District - Area B is to provide a transitional zone that supports the area's industrial and cultural identity by integrating artist live-work studios and secured rental housing near transit. This mix of uses is designed to reinforce the local economic ecosystem by supporting nearby businesses, while also contributing to affordability and housing diversity. Projects in this area are expected to include a minimum of 20% below-market rental housing, deliver at least two levels of non-residential uses such as cultural, light industrial, or service/retail spaces, and contribute meaningfully to the "cultural ribbon" concept outlined in the Broadway Plan's Big Moves for the Creative District.

The original Broadway Plan policy for this area was revised in 2024 to encourage additional housing in areas within close proximity to transit stations. Creative District Area B is one of those areas.

- Up to 20 storeys and 7.0 FSR, dependent on site size and conditions
- A minimum of two levels of non-residential uses (e.g. cultural, light industrial, or service/retail) is required
- Secured rental housing with a minimum of 20% of the residential floor area secured at below-market rents.



10.29 Creative District - Area B



10.29.1 MCDB Policy Summary Table

Policy Area	Creative District - Area B		MCDB
Uses	Industrial, retail/service, office, hotel, cultural, residential		
Option/Tenure	Secured market and below-market rental housing	Strata ownership housing	Hotel development
Max Height	20 storeys		
Max Density	7.0 FSR		
Min Frontage	45.7 m (150 ft.)		
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). • A minimum of two levels of non-residential uses (e.g. cultural, light industrial, or service/retail) is required.	• A minimum of 20% of the residential floor area delivered as turnkey social housing units owned by the City. • A minimum of two levels of non-residential uses (e.g. cultural, light industrial, or service/retail) is required.	
	• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.		

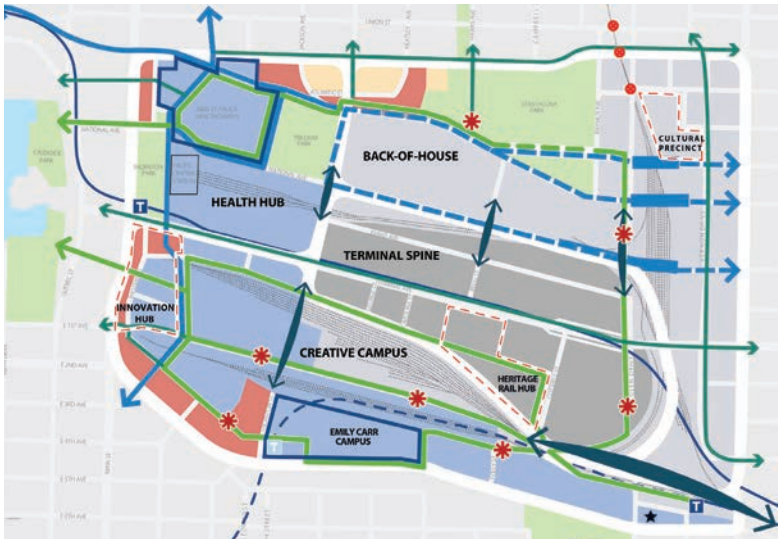
FALSE CREEK FLATS AREA PLAN

Plan Principles

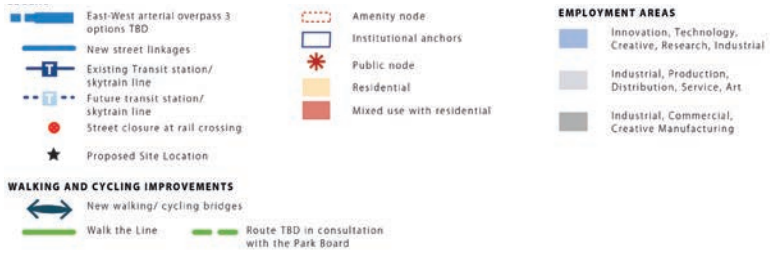
- Modernize the district to support a thriving new and innovative economy.
- Secure and intensify central industrial land for core and back-of-house functions.
- Build off of existing character to foster a unique identity.
- Establish an enhanced and expanded public space network to support economic life.
- Secure and strengthen the economic presence of arts, culture and food.
- Create affordable and secured space to support key economic initiatives
- Ensure ongoing presence and improve efficiency of rail.
- Reintroduce natural systems towards a resilient and healthy environment.
- Improve connections and mobility to and through the Flats.
- Support new models of housing to support economic initiatives and innovation.

Overall Directions for The Creative Campus

- Intensify employment around transit and provide a transition from Main Street to industrial uses.
- Create the Innovation Hub Amenity Node to provide public space improvements and amenities for area employees.
- Transition the heights and densities from the surrounding communities.
- Encourage loading docks to mitigate future sea level rise and create interesting places and spaces for enhanced public life and amenity provision.
- Reflect the areas industrial character and create pedestrian interest with covered loading areas, and many small openings and industrial bays.
- To define spaces and corridors employ framework elements such as wooden bollards, canopies, benches, simple and resilient industrial lighting, pockets of trees and planters, retained rail, field pavers etc.
- Seek to utilize materials found in the sub area today, including but not limited to brick, corrugated metal, roll up doors and wood.
- Reflect and celebrate the history of neon production at Main and Terminal by embedding neon in the signage and public spaces of the area.



LEGEND

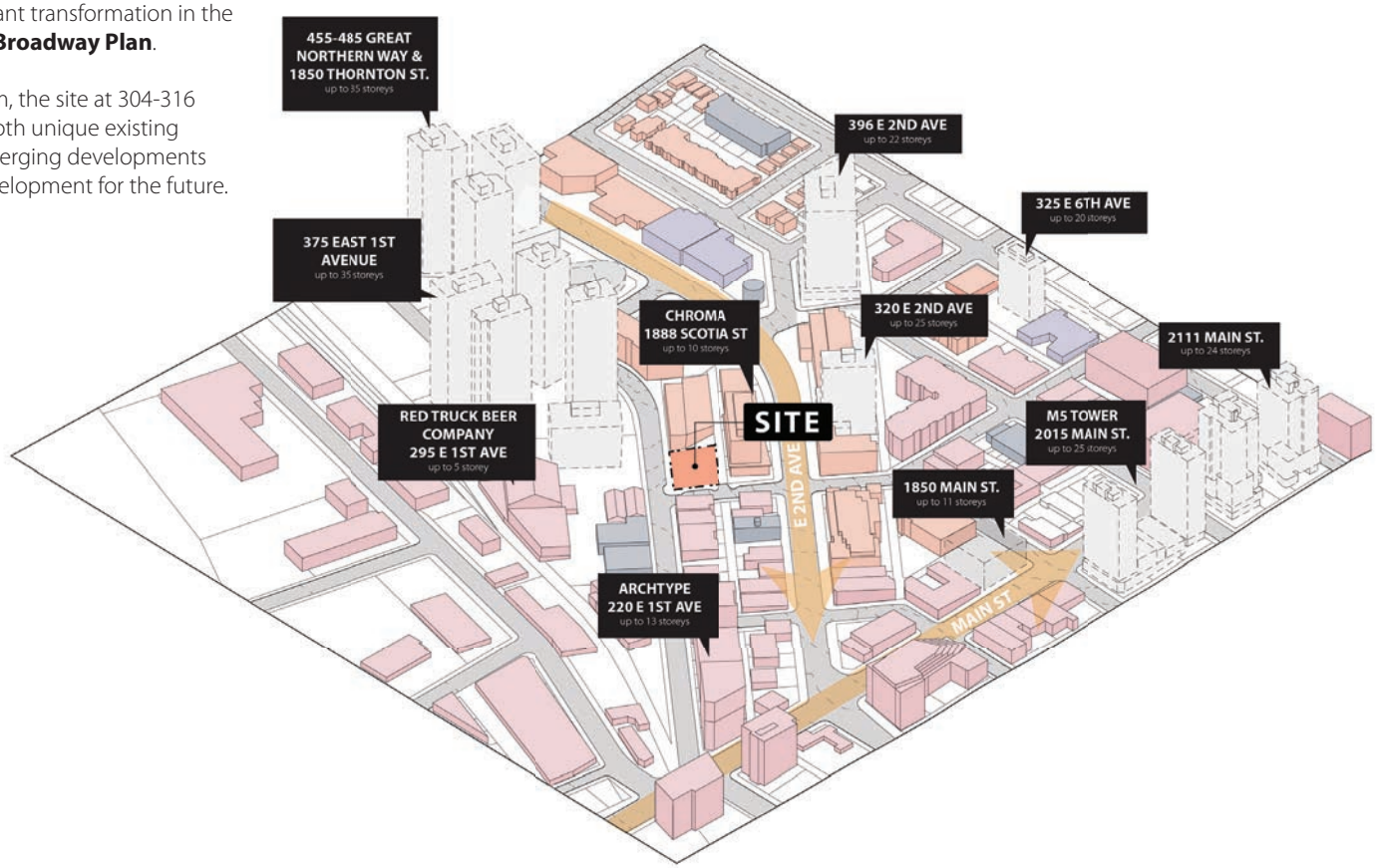


DESIGN ANALYSIS

EXISTING & EMERGING URBAN FABRIC

The area surrounding the site which is composed of the neighbourhoods of **Mount Pleasant, The False Creek Flats** and more specifically **The Creative District** is poised for significant transformation in the coming years, driven by the **Broadway Plan**.

As exemplified in the diagram, the site at 304-316 E 1st Ave is surrounded by both unique existing developments and many emerging developments which show the trend of development for the future.



LEGEND

- ARTS & CULTURE
- RESIDENTIAL
- EDUCATION
- COMMERCIAL
- FUTURE DEVELOPMENT

EXISTING URBAN FABRIC

1. Red Truck Brewery
Founded in 2005, Red Truck Brewery is a micro-brewery located directly to the north of the proposed site.

2. Brewery Creek Building
The Brewery Creek Building located at E 6th Ave and Scotia St is a historic property built in the 1920s.

3. Vancouver Brewery Garage
The Vancouver Brewery Garage on E 7th Ave was constructed in the early 20th century and was once an integral part of Vancouver's brewing infrastructure.

4. Ashnola Apartments
The Ashnola Apartments on Main Street were constructed in 1912. The Edwardian style building reflects the historic architectural character of the Mount Pleasant neighbourhood and community.

5. Emily Carr Centre for Digital Media
A leading educational hub located along Great Northern Way, the Emily Carr Centre for Digital Media fosters creativity, industry-focused programs, and technological advancements.

6. Emily Carr University of Art + Design
Completed in 2017, the Emily Carr University of Art + Design new state-of-the-art campus was built in the False Creek Flats Area.



RED TRUCK BREWERY


BREWERY CREEK BUILDING


VANCOUVER BREWERY GARAGE


ASHNOLA APARTMENTS


EMILY CARR CENTRE FOR DIGITAL MEDIA


EMILY CARR UNIVERISTY OF ART + DESIGN

NEW & EMERGING URBAN FABRIC

1. Chroma
Completed in 2025, Chroma is a ten-storey rental apartment building located directly south to the proposed site.

2. Archetype Developments
Completed in 2025, Archetype is a mixed-use building anchored on the east and west by two mid-rise towers bridged by an 8-storey residential building.

3. 375 E 1st Ave
This proposal is to allow for the development of four towers up to 37 storeys featuring condos, rental homes, retail and a hotel.

4. 455-485 Great Northern Way & 1850 Thornton Street
This proposal is to allow for the development of a 20-storey mixed-use office building with a 4-storey podium and two 35-storey mixed-use residential rental buildings with 4-storey podiums. This development will also be home to the future Emily Carr Skytrain Station.

5. 2111 Main Street
This proposal is to allow for the development of a 24-storey and a 22-storey mixed-use rental building.

6. 2015 Main Street & 190 E 4th Ave
This proposal is to allow for the development of a 25-storey mixed-use building.


CHROMA (1888 SCOTIA STREET)


ARCHETYPE DEVELOPMENTS (220 E 1ST AVE)


375 E 1ST AVE


455-485 GREAT NORTHERN WAY & 1850 THORNTON STREET


2111 MAIN STREET


2015 MAIN STREET & 190 E 4TH AVE


OFFICE
cafe mllo
ONNA'S MARKET

PROPOSED DEVELOPMENT

PROPOSAL DESCRIPTION

This proposal is to rezone the site at 304 - 316 E 1st Ave from IC-3 (Light Industrial and Commercial Mixed-use) to CD-1 (Comprehensive Development) for the purpose of developing a 23-storey Mixed-Use Residential Tower to replace the three existing warehouses on site.

The development is characterized by a rental residential tower situated on a 2-storey podium. The podium is thoughtfully designed as a glazed retail and lobby ground floor, with a heavier industrial mass at Level 2 to characterize the office component of the proposal. This office form responds to the eclectic and industrial urban form of the False Creek Flats and the Creative District. The podium is designed as a response to the site's slope, which features a difference in elevation of approximately 10.5 feet along Scotia St. This approach leads to a dynamic podium streetwall characterized by varying massing and materials, in response to local topography and the surrounding neighbourhood's scale and character. Both street frontages feature active uses that extend around corners, animating the lane and enhancing the pedestrian realm's vibrancy.

The tower, located at the west, north and south extents of the site have a restrained design that compliments the podium form. Subtle shifts in massing and understated spandrel and balcony design give the tower a more slender vertical appearance. The tower location and size are due to the proximity of the proposal to the 10-storey rental residential building (Chroma) to the south. The proposed tower is pushed as far west as possible to allow for natural daylight to reach majority of the Chroma residential units.

Access to the parkade is proposed off East 1st to address the site's significant grade challenges. This approach is consistent with the previous approved Development Permit, which identified East 1st as the point of access. Furthermore, East 1st is expected to operate as a bi-directional street east of Lorne, providing appropriate and functional access to the site.



RENDERING OF THE NORTH ELEVATION (E 1ST AVE)

PROPOSAL SUMMARY

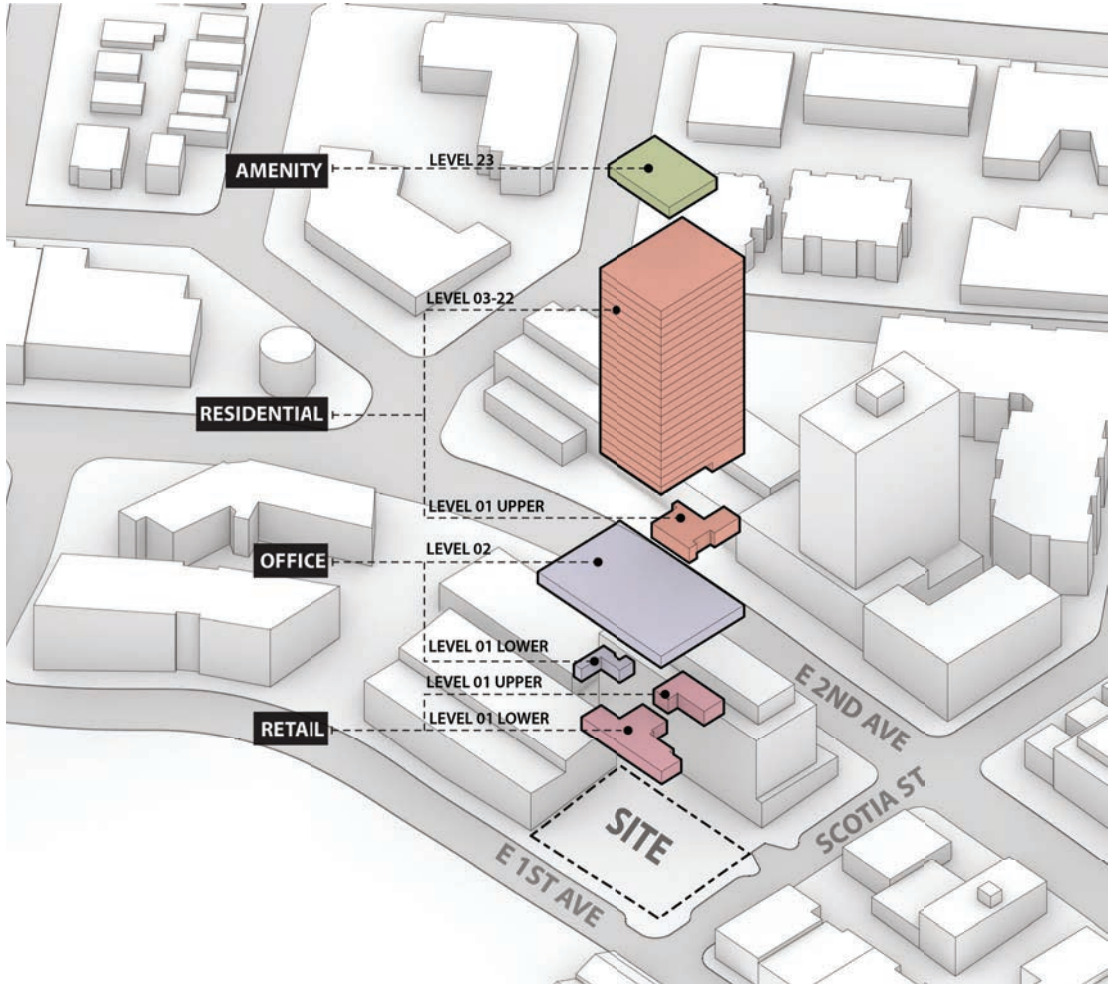
SITE AREA	14 717 SF

PROGRAM	AREA (SF)
RETAIL	3742
OFFICE	13341
RESIDENTIAL	128311
AMENITY	3370

GFA	145,394
FSR	9.88

This 23-storey purpose built rental tower will have 181 units with the following unit mix:

UNIT TYPE	% OF UNITS
STUDIO	23%
1-BED	35%
2-BED	31%
3-BED	10%



LEGEND

- AMENITY
- RESIDENTIAL
- OFFICE
- RETAIL

SITE CONDITIONS & CONSTRAINTS

The proposal represents an important piece in the ongoing evolution of the **False Creek Flats**, particularly as it relates to the emerging transit-oriented neighbourhood adjacent to **Emily Carr Station**. With the introduction of rapid transit, pedestrian and active modes of travel are expected to shift from Great Northern Way and E 2nd Ave to E 1st Ave, positioning this site as a key node of interface with the station and a prime opportunity to reinforce mixed-use policy objectives while enhancing the public realm.

The site itself presents notable conditions and constraints, including:

- **A compact and sloping condition**
  At grade, the project leverages the challenging topography to its advantage, using the natural slope to differentiate access points for residential and non-residential uses. This strategy enables continuous active commercial frontages along E 1st Avenue, reinforcing the area's walkability and street vitality in alignment with the **Broadway Plan** and **Creative District** objectives.

- **Adjacency to the newly completed 10-storey rental residential building (Chroma) to the south**
  The proposed tower is pushed as far west as possible to allow for natural daylight to reach majority of the Chroma residential units.

- **Multiple dedications and Statutory-Right-of-Way (SRW)**
  Due to tight setbacks and tower siting constraints, cantilevered balconies are used to achieve necessary outdoor space while preserving tower width limits.

The resulting massing is structurally efficient and evokes the industrial character of the Flats' recent past through a clean vertical expression. The facades are deliberately tailored to respond to three distinct conditions on the north, south, and east/west elevations, balancing privacy, solar control, and public interface.

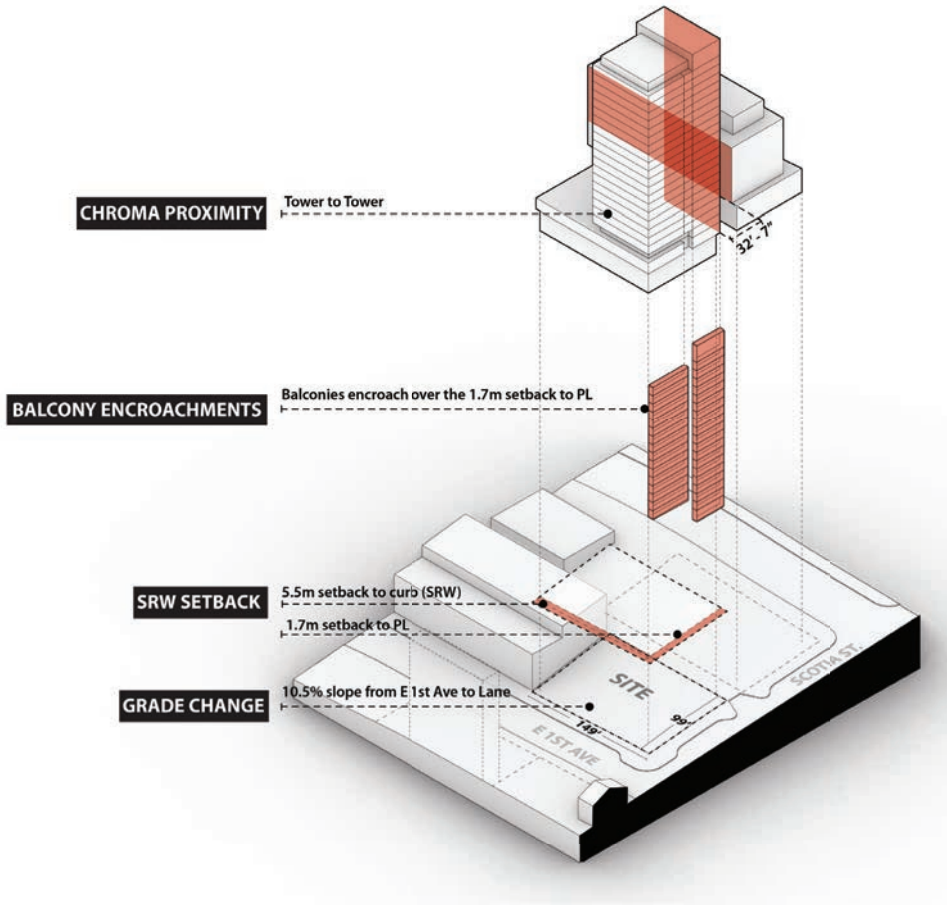
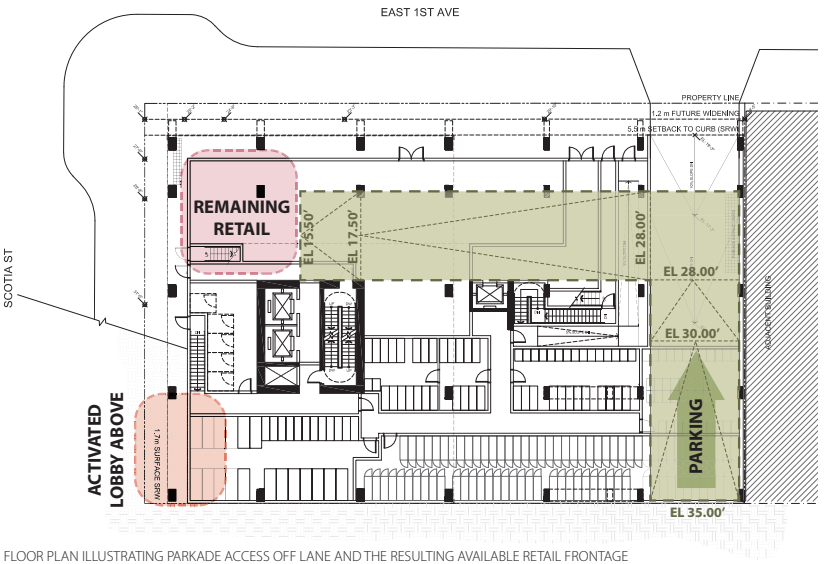


DIAGRAM ILLUSTRATING THE SITE CONDITIONS AND CONSTRAINTS

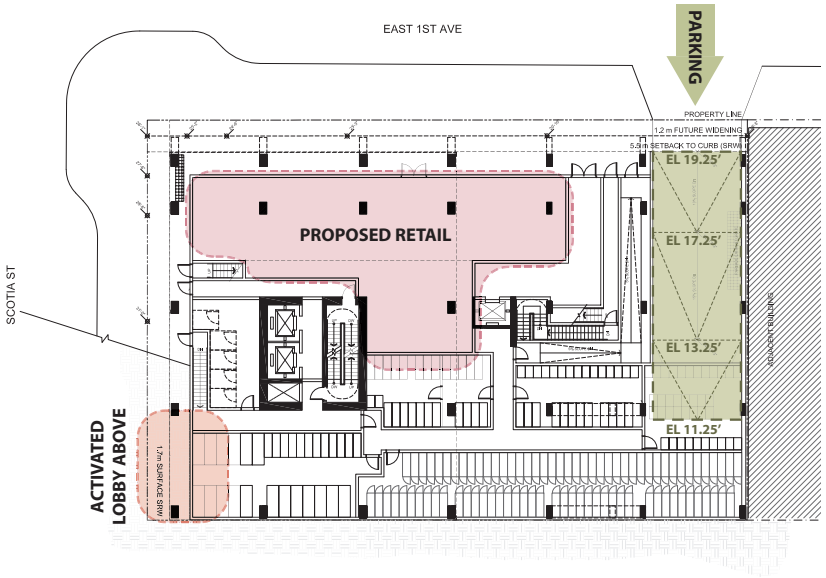
SITE ACCESS

Due to the site's steep topography, the parkade entrance is planned on East 1st Avenue—the same location approved in the previous Development Permit. East 1st will operate as a two-way street east of Lorne, giving the project convenient access while preserving an unbroken line of active retail frontage along East 1st and around the corner, in keeping with the **Broadway Plan** and **Creative District** which aims for a lively, walkable streetscape.

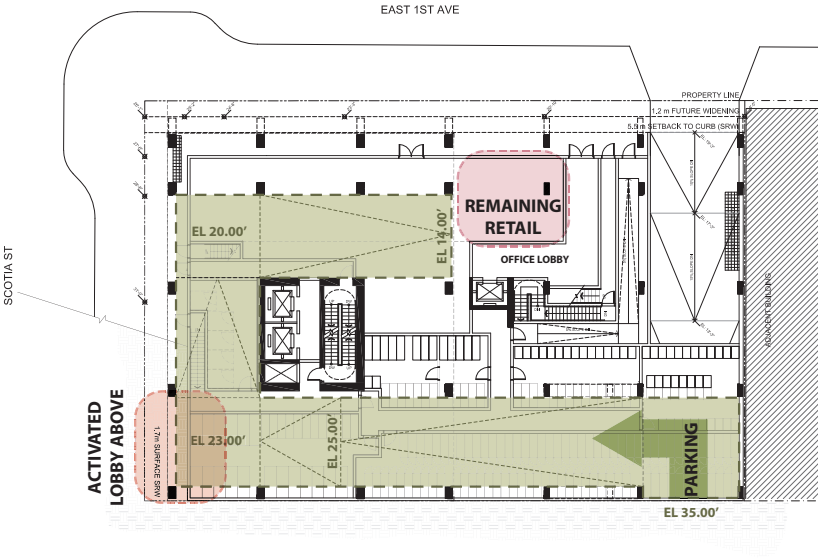
Site studies show that moving the ramp south to the lane would require such a drastic elevation change that most of the ground floor would become unusable on the way down to the parking levels.



FLOOR PLAN ILLUSTRATING PARKADE ACCESS OFF LANE AND THE RESULTING AVAILABLE RETAIL FRONTAGE



FLOOR PLAN ILLUSTRATING PROPOSED PARKADE ACCESS OFF E 1ST AVE AND THE PROPOSED RETAIL FRONTAGE

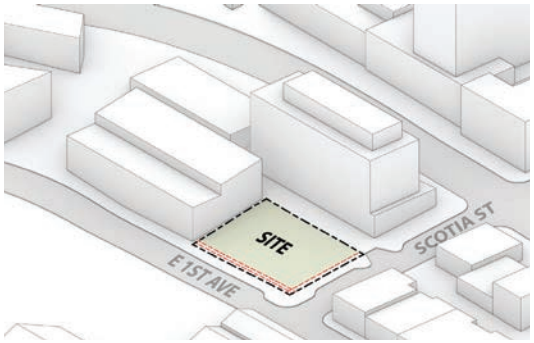


FLOOR PLAN ILLUSTRATING PARKADE ACCESS OFF LANE AND THE RESULTING AVAILABLE RETAIL FRONTAGE

MASSING & FORM

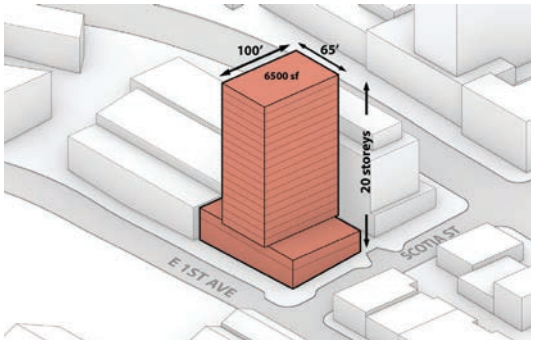
304-316 E 1st Ave has been home to a 3-storey and 2-storey warehouse since 1939 and 1974. Located in one of Vancouver's most historic and culturally significant neighbourhoods, the False Creek Flats, this project offers a unique opportunity to enrich and enhance the existing character and urban fabric through thoughtful design.

Bounded by two residential buildings to the east and south and new and future office and residential developments in close proximity to the site, 304-316 E 1st Ave requires treatment that responds to both scales of existing and new.



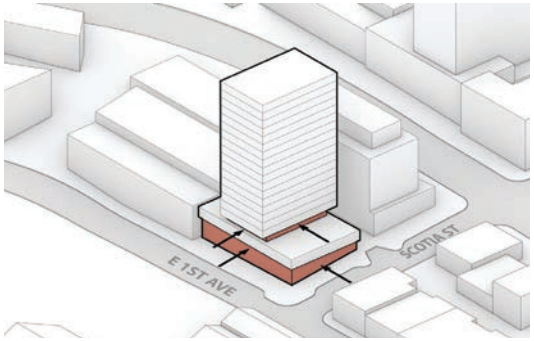
1. SITE CONSTRAINTS AND CONDITIONS

Establish the developable area on site due to the site constraints.



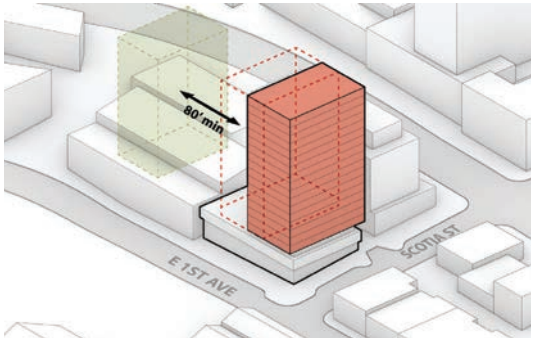
2. BROADWAY PLAN PROGRAM

Establish the overall form based on allowable height and density under the Broadway Plan, integrating mixed-use program requirements including residential, employment, and retail uses.



3. SET GROUND PLANE AND OFFICE PODIUM

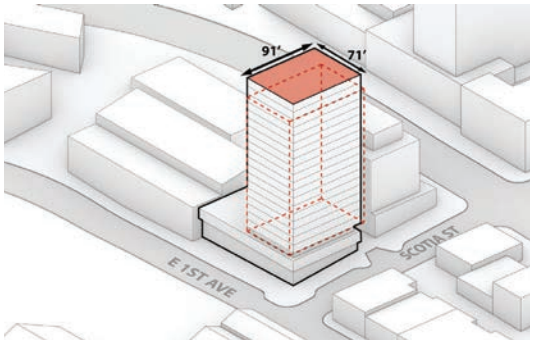
A distinct podium volume is introduced to accommodate creative manufacturing and employment space, reinforcing the active frontage and aligning with the Creative District land use policy. A "collar" level is established to visually distinguish the tower from the podium. The podium level has been intentionally limited in height to allow for natural light and views from the adjacent building.



4. TOWER SEPARATION

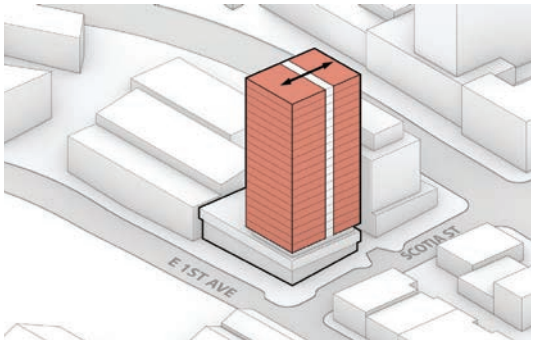
The tower mass is shifted westward to maximize separation from future adjacent development to the east while responding to the new Chroma building to the south.

MASSING & FORM



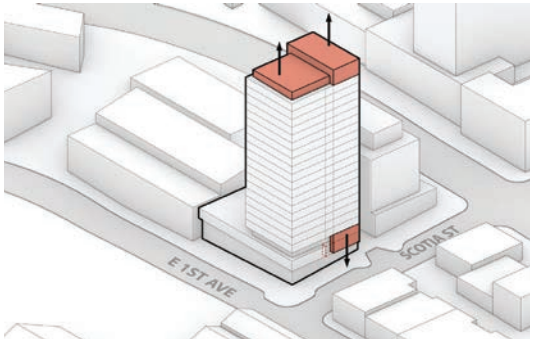
5. OPTIMIZE TOWER SIZE

The tower floorplate size is optimized from the 65x100 floorplate to be 71'x91' to improve access to natural light and ventilation to the building to the south.



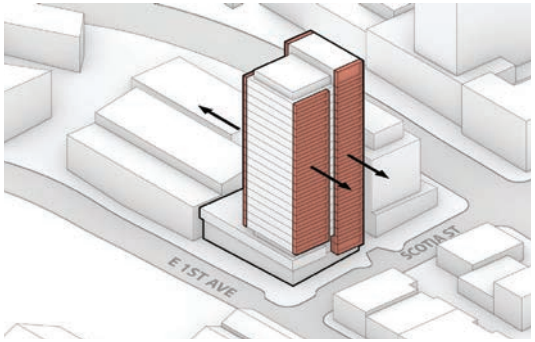
6. SPLIT TOWER MASSING

The tower is sculpted into two offset volumes to break up its scale, create visual interest, and reduce shadow impacts, while referencing the vertical rhythm of surrounding industrial and creative buildings.



7. STAGGER VOLUME HEIGHT

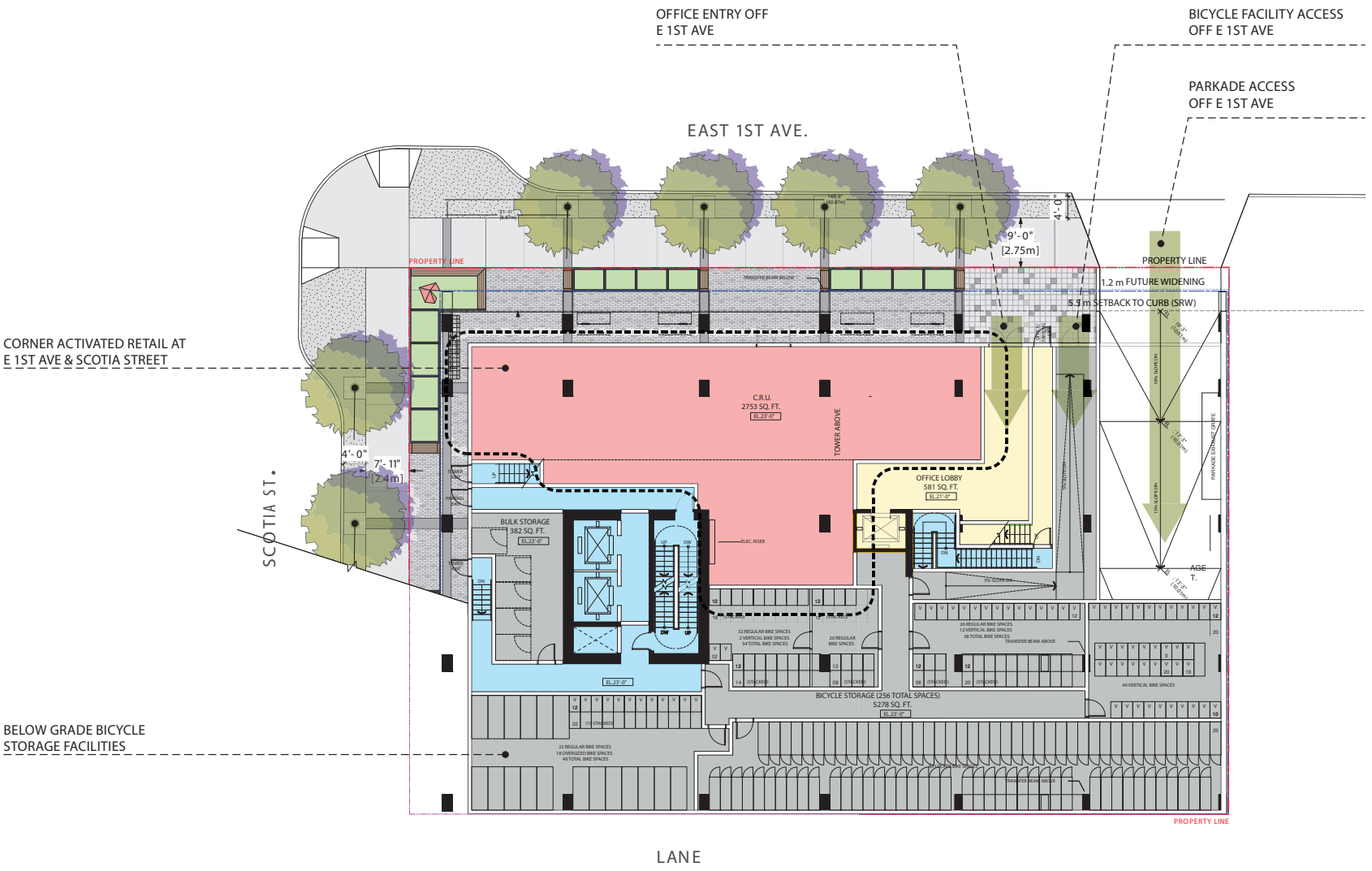
The split massing height is staggered to further break up the scale and create visual interest of the tower. This further provides more space for mechanical and amenity space on the roof, as well as accentuates the residential lobby at grade.



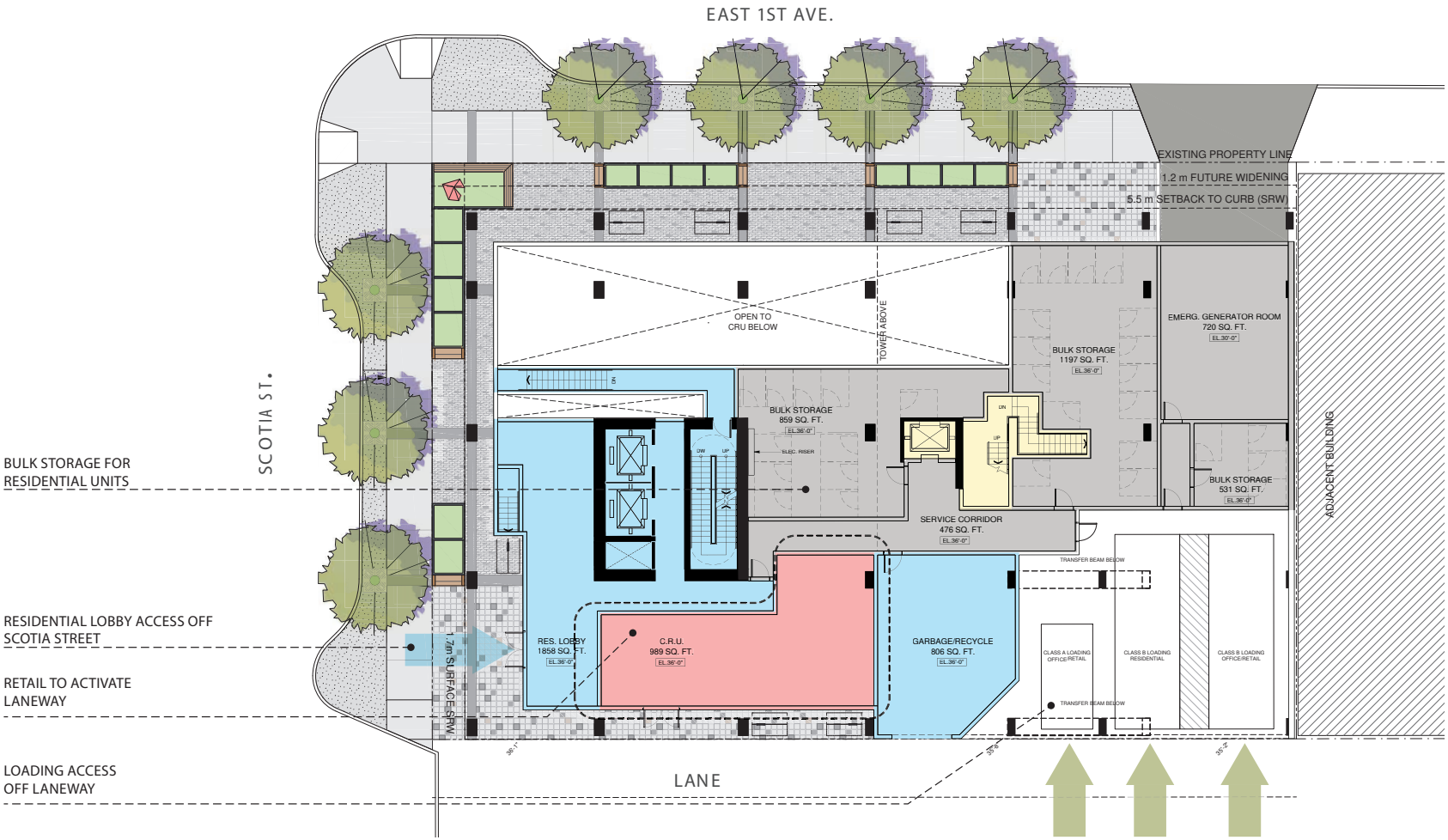
8. ADD BALCONIES

The split massing is further accenuated by adding balconies to the East and West sides of the tower.

LOWER GROUND LEVEL PLAN



UPPER GROUND LEVEL PLAN



RENDERINGS



DAYTIME RENDERING TAKEN FROM THE CORNER OF E 1ST AVE & SCOTIA STREET



NIGHTTIME RENDERING TAKEN FROM THE CORNER OF E 1ST AVE & SCOTIA STREET

RENDERINGS



DAYTIME RENDERING TAKEN FROM RED TRUCK BREWERY

RENDERINGS



DUSK RENDERING TAKEN FROM E 1ST AVE

RENDERINGS



DAYTIME RENDERING TAKEN FROM THE CORNER OF E 1ST AVE & SCOTIA STREET

RENDERINGS



RENDERING TAKEN ALONG SCOTIA STREET



RENDERING TAKEN ALONG SCOTIA STREET TOWARDS THE RESIDENTIAL LOBBY



RENDERING TAKEN ALONG SCOTIA STREET

CHROMA INTERFACE

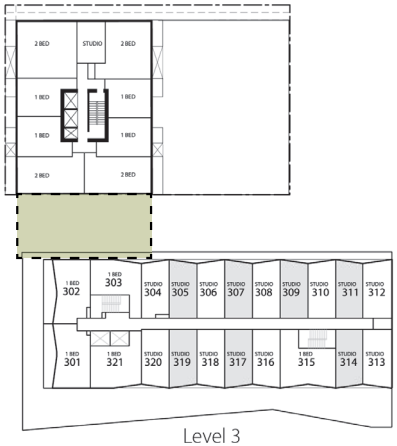
The proposal at 304-316 1st Ave is directly north to the newly completed 10-storey Chroma rental residential building to the south.

Due to this constrained site condition, a study has been done to illustrate the small impact to the few residential units in the Chroma building.

The key plans and photographs represent the overlap between the Chroma Residential building and the proposed tower.

The proposed tower at 304-316 E 1st Ave has been pushed as far west on site as possible to reduce the overlap between the two buildings.

Specific views from the Chroma units to the proposal can be found in the appendix.



Level 3



Level 9



THE SITE AT 304-316 E 1ST AVE (LEFT) AND CHROMA RESIDENTIAL BUILDING (RIGHT)



CHROMA RESIDENTIAL BUILDING (RIGHT)

MCM

NICOLA REAL ESTATE

loci

FACADE MATERIALITY & ARTICULATION

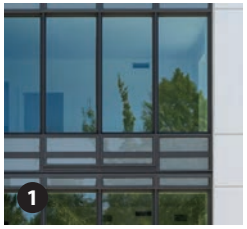
The architectural expression of the building is shaped by site-specific constraints, solar-orientation, and contextual response, resulting in a facade strategy that is both performative and rooted in place. Each elevation is treated as a unique response to its adjacent conditions, collectively forming a cohesive and contemporary interpretation of the area's industrial heritage.

The southwest-facing facade has limited glazing and omits balconies entirely due to the close proximity of the adjacent residential tower. This approach prioritizes privacy and reduces overlook while reinforcing the building's solid, grounded expression on this edge. More substantial materials, such as brick and metal cladding, are focused on this southern face to provide a durable and tactile presence that anchors the base of the tower.

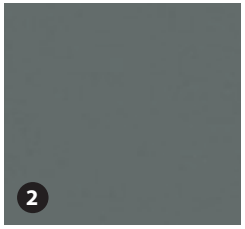




MATERIAL LEGEND



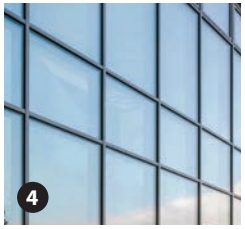
Metal Panel Window Wall System
Glass: Double Glazed, Insulated



Window Wall Glazed Spandrel
Glass: Double Glazed, Insulated
Colour: Silver & Charcoal



Composite Metal Panel
Colour: Bronze/Charcoal



Curtain Wall - Vision Glazing
Glass: Double Glazed, Insulated



Brick Masonry Unit Cladding
Colour: Buff

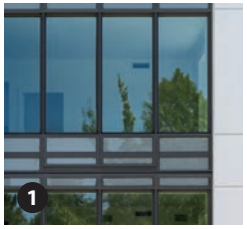
FACADE MATERIALITY & ARTICULATION

The east and west facades accommodate balconies for all residential units, enabled by the full site width extending to the north and south property lines. Balconies are thoughtfully combined into grouped elements that reduce perceived bulk, create vertical rhythm, and serve as passive solar controls to mitigate heat gain. The architectural treatment here references the industrial character of the False Creek Flats through a refined material palette and expressed structural elements, evoking a modernized warehouse aesthetic appropriate to the Creative District context. At the podium level, transparency and street interface are prioritized. Ground-floor retail and community-facing uses feature continuous storefront glazing to foster visual interaction and animate the public realm along East 1st Avenue. Above, the Level 2 office facade is articulated as a distinct, legible volume, visually grounding the building.

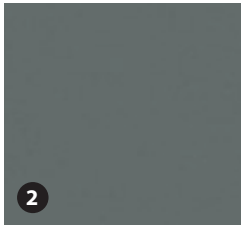




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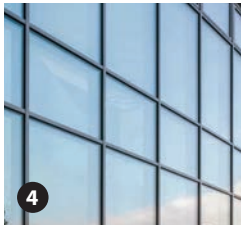
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Curtain Wall - Vision Glazing
Glass: Double Glazed, Insulated



Brick Masonry Unit Cladding
Colour: Buff

PUBLIC REALM DESIGN

Public Realm Design Summary

The public realm design for the project prioritizes a safe, vibrant, and pedestrian-oriented streetscape that reflects the evolving character of the **Creative District** and supports the objectives of the **Broadway Plan**. Along East 1st Avenue, the building delivers continuous active frontage through transparent retail and cultural employment spaces, enhancing visual interest and fostering social interaction. Generous setbacks, public realm dedications, and a widened sidewalk zone support increased pedestrian and rolling mobility (cycling, scooters, etc.) in anticipation of future connectivity to the nearby Emily Carr Station.

High-quality paving, integrated seating opportunities, street trees, and a thoughtful lighting strategy are used to create a welcoming and inclusive environment. Special attention is given to the building's corner condition, where wrapping retail and enhanced landscape treatment contribute to an animated and legible urban edge. The design balances functional infrastructure needs with placemaking opportunities, contributing to the **Cultural Ribbon** by supporting creative uses, encouraging community engagement, and framing the public realm as an extension of the building's social and cultural life.



RENDERING TAKEN FROM THE CORNER OF E 1ST AVE AND SCOTIA STREET

PUBLIC REALM DESIGN

CPTED
Natural Surveillance:

Extensive glazing at ground level for retail, office, and lobby spaces to ensure visibility and passive monitoring

Residential and commercial entrances are located in highly visible, well-lit areas to discourage loitering and increase safety

Territorial Reinforcement:
Clear distinction between public, semi-public, and private zones through changes in material, elevation, and landscaping.

Defined entryways and signage to establish a sense of ownership and reduce unauthorized access.

Access Control:
Controlled access points for residential, commercial, and back-of-house areas to limit opportunities for intrusion.

Secure bicycle storage and loading areas with restricted access and visibility from active spaces.

Maintenance and Management:
Durable, graffiti-resistant materials used throughout the public realm and building base.

Landscaping and lighting designed to avoid creating hidden areas or maintenance-heavy blind spots.

Activity Support:
Active frontages along East 1st Avenue with retail and creative employment uses to generate daylong activity and street presence.

Mixed-use programming ensures diverse user groups at different times of day, supporting continuous passive surveillance.

Lighting Strategy:
Integrated architectural lighting along walkways, entrances, and facade edges to enhance visibility and reduce shadowed areas without contributing to light pollution.



STREETSCAPE & PUBLIC REALM

Public Realm Activation

The design proposed for 304-316 E 1st Ave acknowledges the site is situated adjacent to multiple forms of sustainable transportation. The project supports the high concentration of pedestrian activity by providing an eclectic, comfortable, and high-quality contribution to the urban environment. Strategies include:

1. Street-Level Activation: Incorporating active uses such as restaurants and cafes at the ground level to engage pedestrians and create a lively streetscape and enhance public safety.

2. Outdoor Seating Areas: Including outdoor seating and landscaped areas that encourage people to gather and socialize.

3. Visual Transparency: Utilizing large windows, glass facades, or open entrances to provide visual connections between the building's interior and the street.

4. Enhanced Lighting: Utilizing well-designed interior and exterior lighting to illuminate the public realm, creating an inviting and safe environment during both day and night.

5. High-Quality Materials: Incorporating premium building and paving materials to elevate the aesthetic appeal and create a sense of sophistication within the public realm.

6. Wayfinding and Signage: Incorporating clear signage as a wayfinding tool, including maps, and wayfinding systems, to ensure seamless navigation for visitors within the public space and its surroundings.

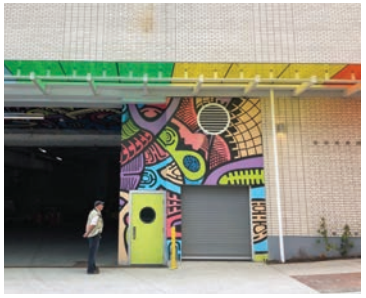
7. Cultural Ribbon: The public realm can meaningfully contribute toward the **Cultural Ribbon** concept described in the "Big Moves for the Creative District", including through the provision of expressive public art.













STREETSCAPE & PUBLIC REALM

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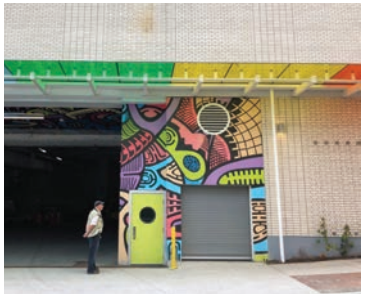
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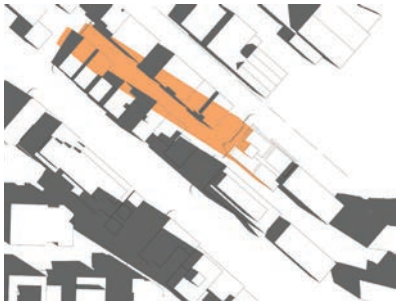






SHADOW STUDIES

FALL/ SPRING EQUINOX



10AM PDT



12PM PDT

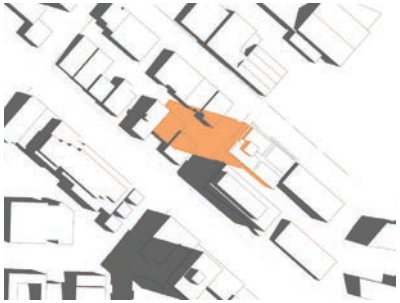


2PM PDT



4PM PDT

SUMMER SOLSTICE



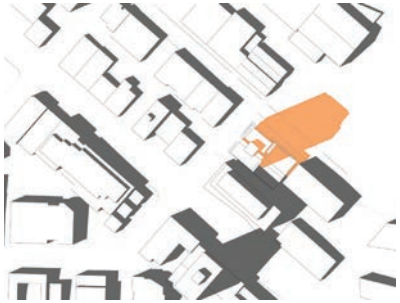
10AM PDT



12PM PDT



2PM PDT



4PM PDT

LANDSCAPE

LANDSCAPE DESIGN INSPIRATION & THEMATICS



Architectural Form and Materiality

Architectural form and materiality play a crucial role in inspiring and shaping the project's landscape design. The use of specific materials guides the choice of landscaping elements, creating a harmonious connection between the built environment and outdoor spaces.



Neighbourhood Character

The **False Creek Flats** and **Creative District** in Vancouver are evolving areas that blend industrial heritage with emerging creative and tech-driven industries. This transition from a historically industrial zone to a dynamic cultural and commercial hub presents unique opportunities for landscape design. Emphasizing sustainable materials and innovative urban spaces, landscape design can reflect the area's industrial roots while integrating modern elements like plant biodiversity, public art, and flexible spaces for social interaction.



Multi Use Rooftops and Views

Multi-use amenity spaces on rooftops, designed to maximize views of downtown Vancouver, can be achieved through landscape design that prioritizes both functionality and aesthetics.

DESIGN CONSIDERATIONS & PROGRAMMING

Ground Floor Levels

EAST 1AT AVE. FRONTAGES

- OFFSITE IMPROVEMENT AS PER COV STANDARDS
- ACTIVATE PUBLIC REALM: FEATURE PAVING + FURNISHING
- CONSIDER OPPORTUNITIES FOR PLANTING TO SOFTEN STREETSCAPE EXPERIENCE
- CONSIDER ARCH GEOMETRY + FORM + CHARACTER
- CONSIDER NEIGHBOUR'S CHARACTER

SCOTIA ST. FRONTAGES

- OFFSITE IMPROVEMENT AS PER COV STANDARDS
- SIGNIFICANT GRADE CHANGE
- ACTIVATE PUBLIC REALM: FEATURE MATERIALS + SEATING OPPORTUNITIES

LANE

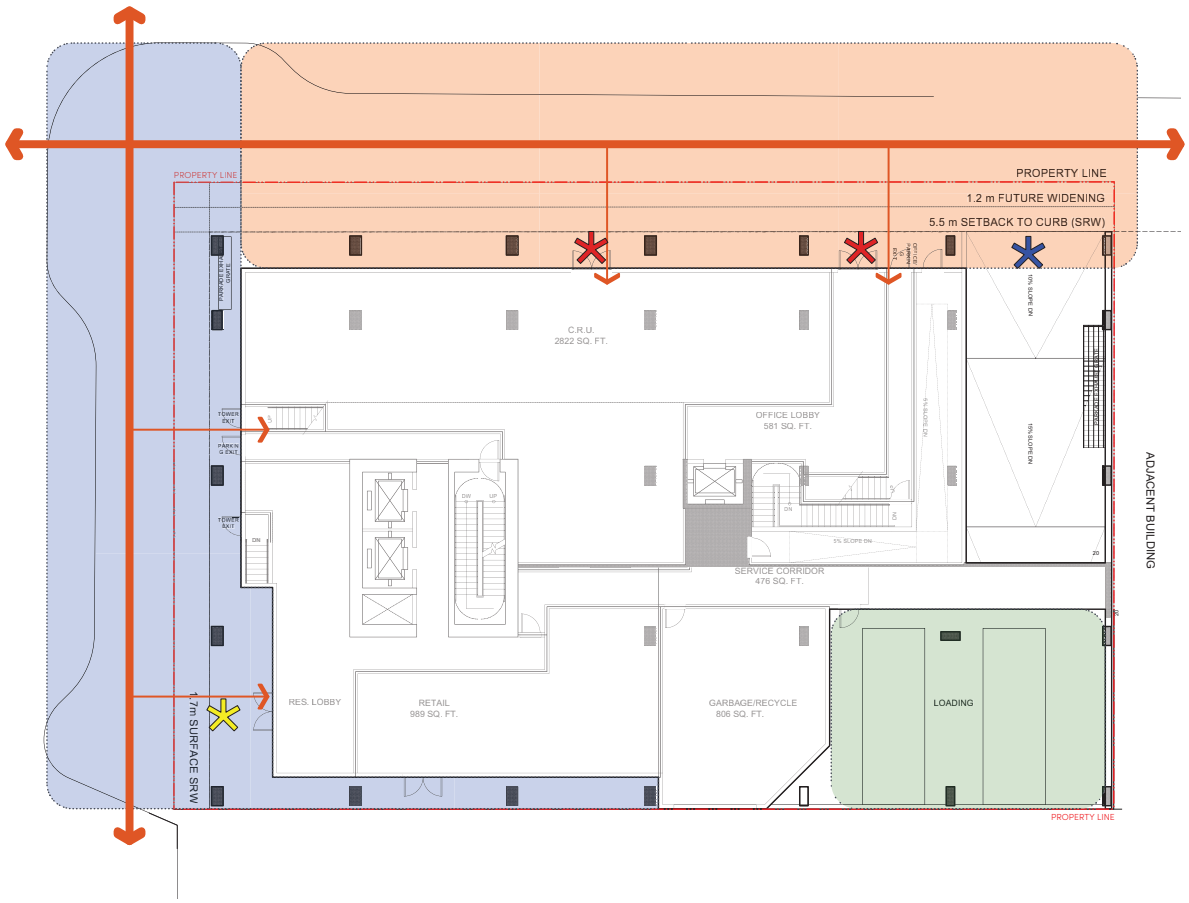
- BACK OF HOUSE
- CONSIDER VEGETATION OPPORTUNITY

PEDESTRIAN SITE CIRCULATION

COMMERCIAL/OFFICE ACCESS

RESIDENTIAL ACCESS

VEHICULAR PARKADE ACCESS



DESIGN CONSIDERATIONS & PROGRAMMING

Level 03 Amenity Deck

A SOCIAL + LOUNGE AREA
- SEATING OPPORTUNITIES
- CASUAL CONVERSATION
- POSSIBLE FIRE PIT

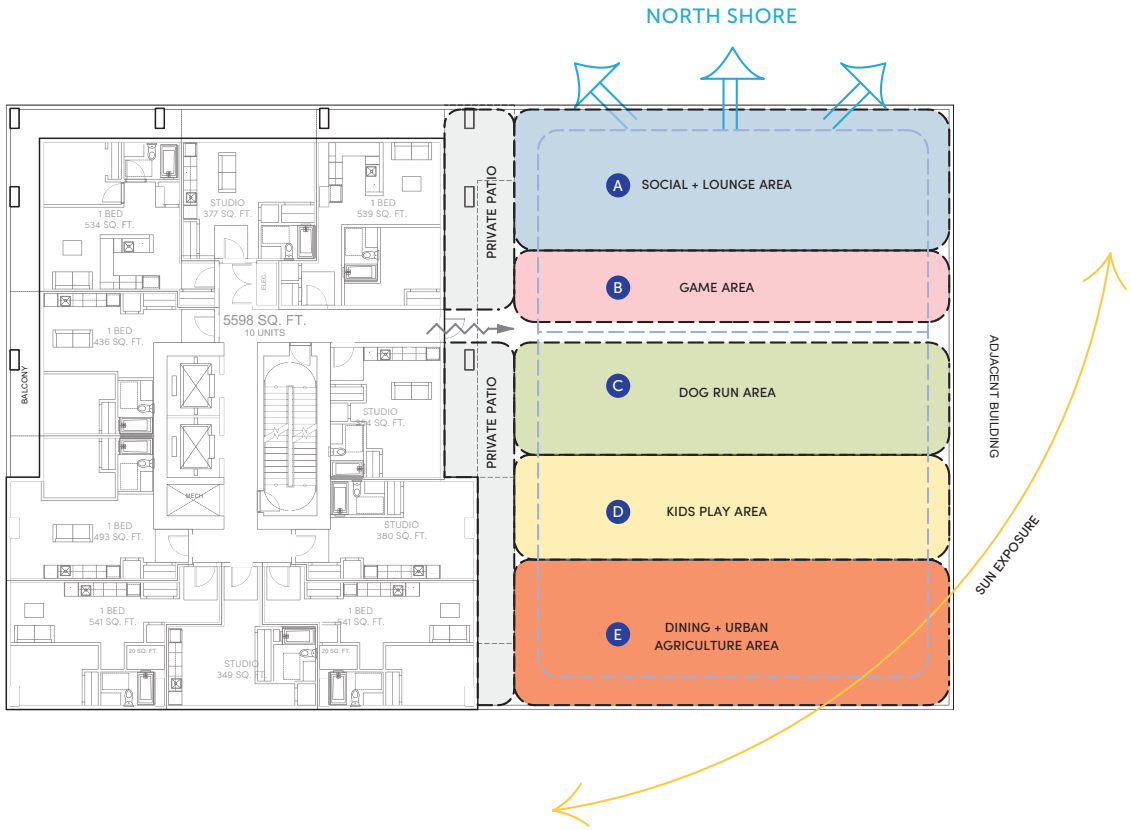
B GAMES AREA
- PING PONG
- LAWN PLAY EQUIPMENT

C DOG RUN AREA
- DOG PLAY EQUIPMENT
- SHADE TREES

D KIDS PLAY AREA
- KIDS PLAY EQUIPMENT
- PIP RUBBER SURFACING

E DINING + URBAN AGRICULTURE AREA
- COVERED AREA
- OUTDOOR BBQ
- SEATING
- URBAN AGRICULTURE PLANTERS

PERIMETER WALKING LOOP



GROUND LEVEL PRECEDENTS










LEVEL 3 OUTDOOR AMENITY PRECEDENT IMAGES









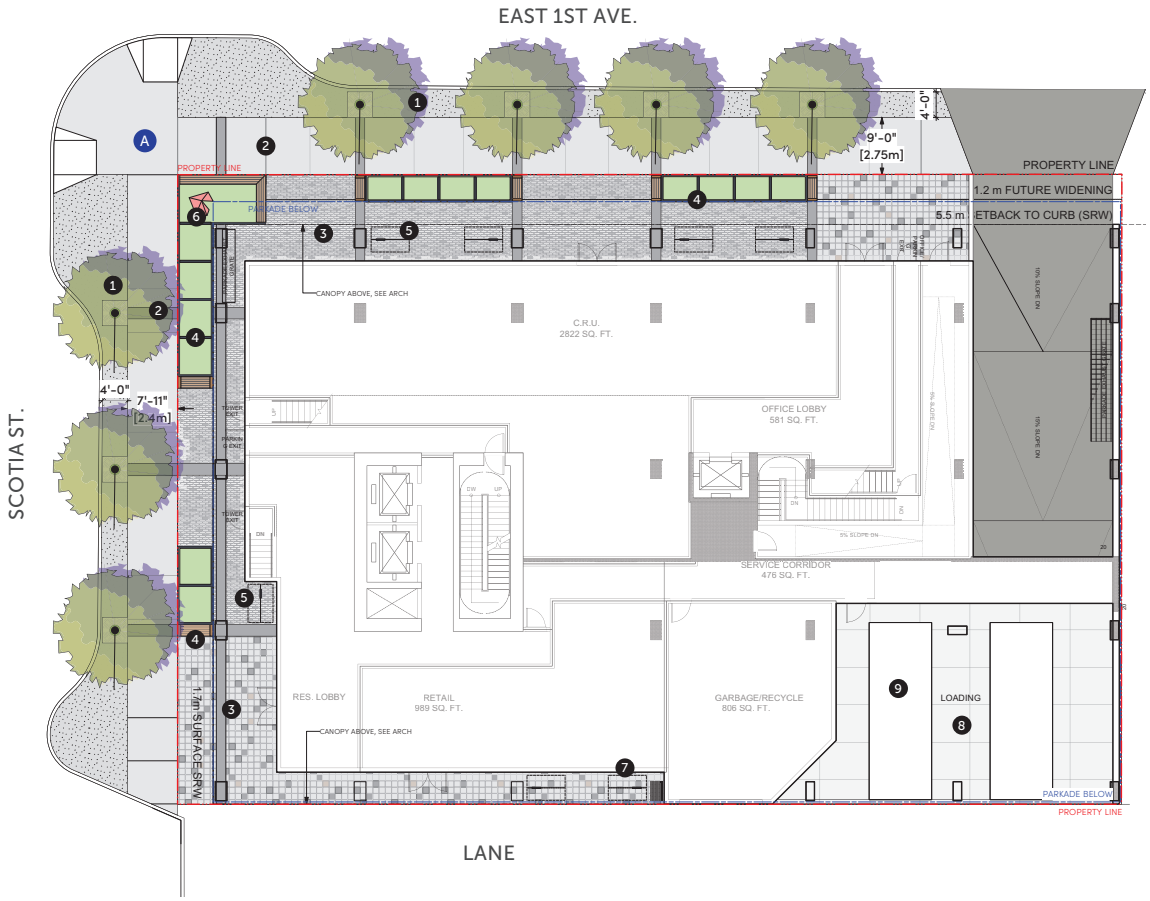

DESIGN RATIONALE & CONCEPT PLANS

The overall design intent for the ground level and landscape aims to create a welcoming experience that ties into the neighbourhood character as well as the proposed form and materiality of the building.

For the offsite design, new street trees are proposed in metal tree grates that align with the paving banding and architectural columns. Along the sloping Scotia Street, terraced planting with metal edging and free-standing seating offer a place to sit and relax, as well as mitigate the stormwater runoff and address the slope change along E 1st Ave. The same approach is applied to the C.R.U. frontages, with bike parking spaces proposed under the building canopies. The paving treatment takes advantage of the building columns by introducing the banding to the public relam, therefore enhancing visual appeal while also providing structural benefits.

KEY LEGEND

- A EAST 1ST AVENUE + SCOTA STREET FRONTAGES
- 1 NEW PROPOSED STREET TREE WITH TREE GRATE + EXPOSED AGGREGATE
- 2 CIP CONCRETE SIDEWALK W/ CONCRETE BANDS
- 3 FEATURE UNIT PAVING W/ BANDS
- 4 FEATURE PLANTING WITH METAL EDGE + FREE STANDING BENCH
- 5 BIKE RACKS
- 6 POSSIBLE PUBLIC ART
- B LANE FRONTAGES
- 7 BIKE RACKS
- 8 CIP CONCRETE PAVING WITH SAW-CUTS
- 9 LOADING BAY, SEE ARCH

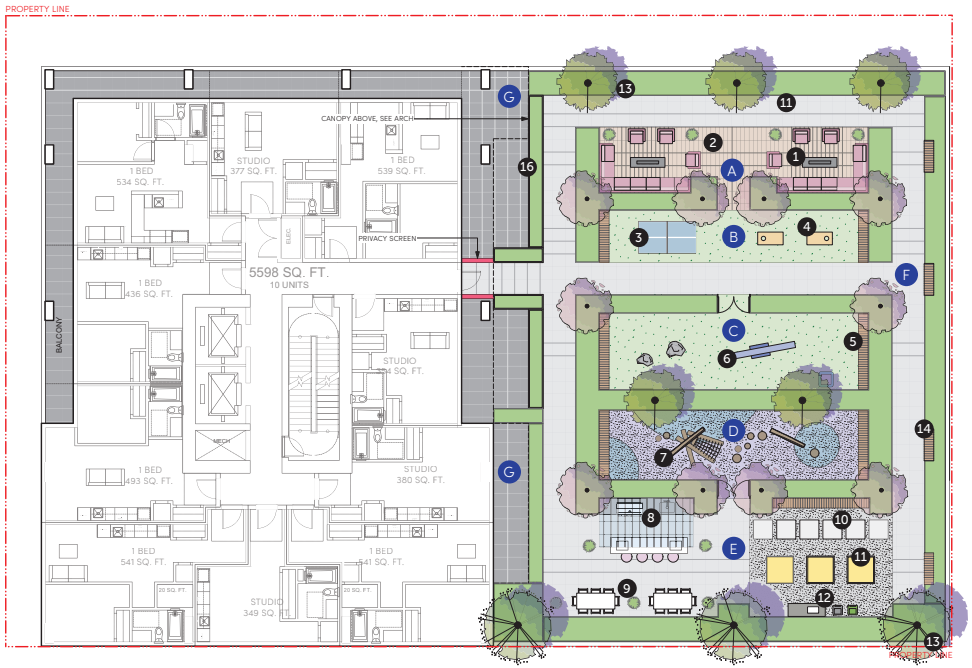


DESIGN RATIONALE & CONCEPT PLANS

The Level 3 Amenity Deck has been divided into different areas of use: Social & Lounge Area, Games Area, Dog Run Area, Kids Play Area, and Dining & Urban Agriculture Area. The programming and design intent is to create a series of communal gathering spaces and provide activities for all ages.

KEY LEGEND

- A LOUNGE + SOCIAL AREA
- 1 MOVABLE COUCHES + FIRE PIT
- 2 PRE-CAST UNIT PAVERS ON PEDESTALS
- B GAME AREA
- 3 PING PONG TABLE
- 4 LAWN GAME EQUIPMENT
- C DOG RUN AREA
- 5 METAL PLANTER INTEGRATED W/ WOOD-TOP BENCH
- 6 DOG PLAY EQUIPMENT: TEETER TOTTER + BOULDERS
- D KIDS PLAY AREA
- 7 KIDS PLAY EQUIPMENT: STEEPING LOGS ON PIP RUBBERING
- E DINING + URABN AGRICULTURE AREA
- 8 COVERED BBQ + BAR
- 9 MOVABLE TABLES + CHAIRS + PLANTER POTS
- 10 CONCRETE SLAB ON GRAVEL
- 11 URBAN AGRICULTURE PLANTERS
- 12 POTTING TABLE + RECYCLE BIN
- F PERIMETER WALKING LOOP
- 13 42" HT PERIMETER PLANTER W/ TREE PLANTING
- 14 BENCH SEATING
- G PRIVATE PATIO
- 15 RAISED PLANTERS



DESIGN RATIONALE & CONCEPT PLANS

On the Level 23 Rooftop Amenity Desk, the design offers program elements that support social gathering. Varieties of seating types are proposed to allow for easy access to views and the sunset.

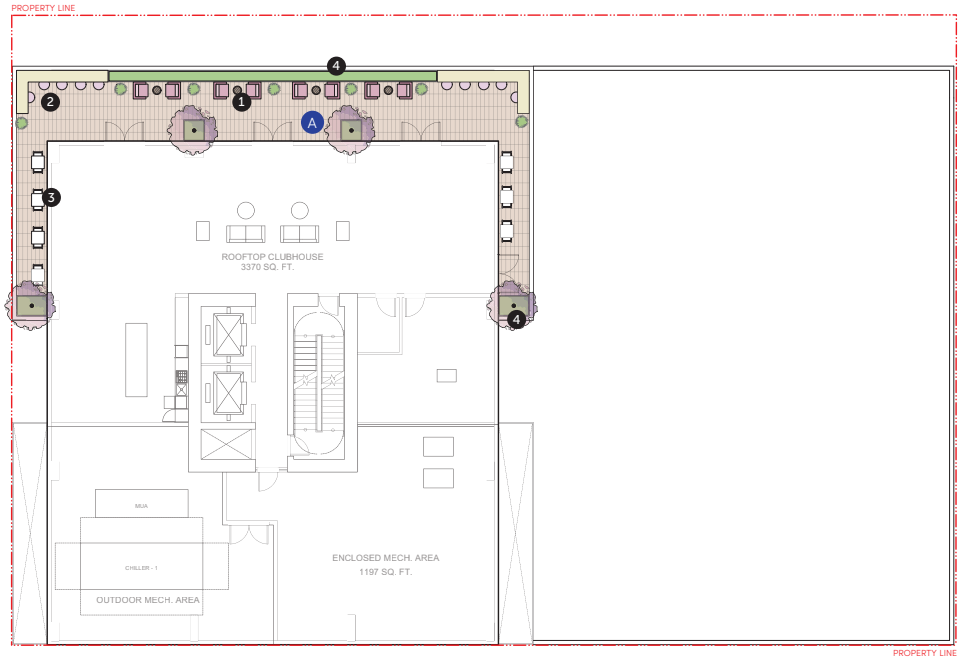
KEY LEGEND

- A LOUNGE + SOCIAL AREA
- 1 MOVABLE SOFAS & TABLES + PLANTER POTS
- 2 42" HT BAR TABLE + MOVABLE STOOLS
- 3 MOVABLE TABLE + CHAIRS
- 4 RAISED PLANTER W/ PLANTING

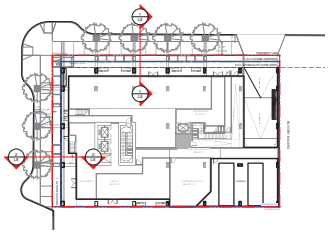
PRECEDENT IMAGES

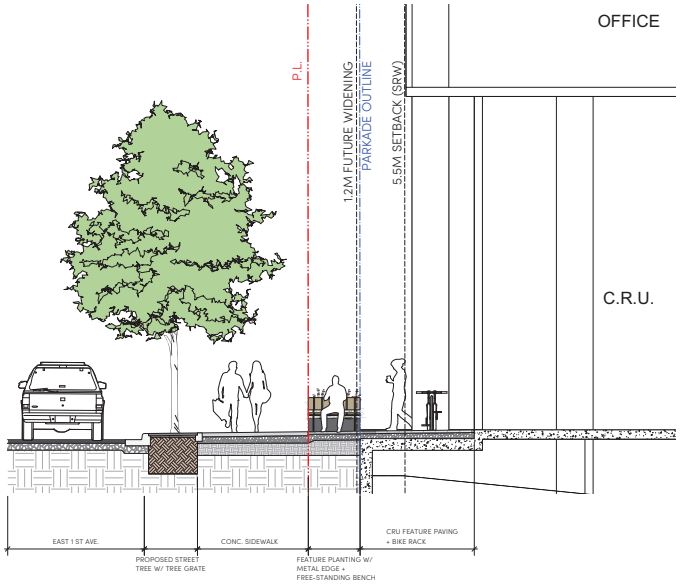




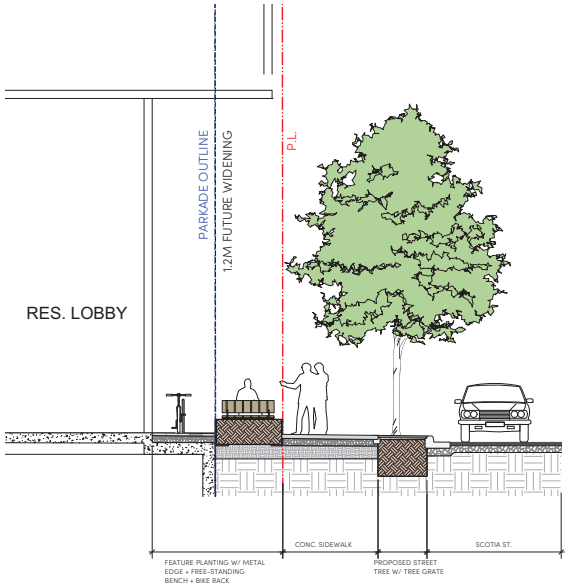



CONCEPTUAL SECTIONS





1 SECTION 1: EAST 1ST AVE. - CRU FRONTAGE
Scale: 1:50



2 SECTION 2: SCOTIA ST. - RES. LOBBY FRONTAGE
Scale: 1:50

CONCEPTUAL SECTIONS



SUSTAINABILITY

SUSTAINABILITY OVERVIEW

Sustainability is a core driver of the project's design, aligning with the City of Vancouver's climate goals and the principles of resilient, transit-oriented development. Strategically located within walking distance of the Broadway Subway Line and adjacent to Emily Carr Station, the project supports sustainable transportation choices by reducing reliance on private vehicles. This is further reinforced by a high-capacity, enhanced bicycle storage facility with dedicated at-grade access, promoting active mobility for residents and visitors.

A key feature of the building is it's focus on reducing embodied carbon, most notably through the near-complete elimination of structural transfer slabs. The building has been designed using a Life Cycle Assessment (LCA) approach, with the specific goal of minimizing lifecycle emissions by optimizing the structural system to reduce concrete and steel usage. This is particularly challenging in a mixed-use building with retail, employment, and residential components, as well as below-grade parking. However, the project successfully accomodates this complexity with only a limited number of transfer beams-- supporting five columns -- to enable the parking layout.

The building is designed to connect to the City's District Energy Utility, providing access to a low-carbon energy supply in alignment with the City's Zero Emissions Building Plan. In addition, the mechancial system incorporates high-efficiency air source heat pumps (ASHPs) to further reduce greenhouse gas emissions and energy consumption, while ensuring occupant thermal comfort. The City's embodied carbon limits will be met through careful material selection and specification, with a focus on concrete mixes, insulation, metals, and the elimination of transfer slabs.

A passive design strategy shapes the building envelope, with limited glazing and no balconies on the southwest facing facade to reduce solar heat gain and improve thermal performance. The envelope is optimized to exceed energy performance targets required for mixed-use and residential buildings under the Vancouver Building By-Law (VBBL) Energy Limits.

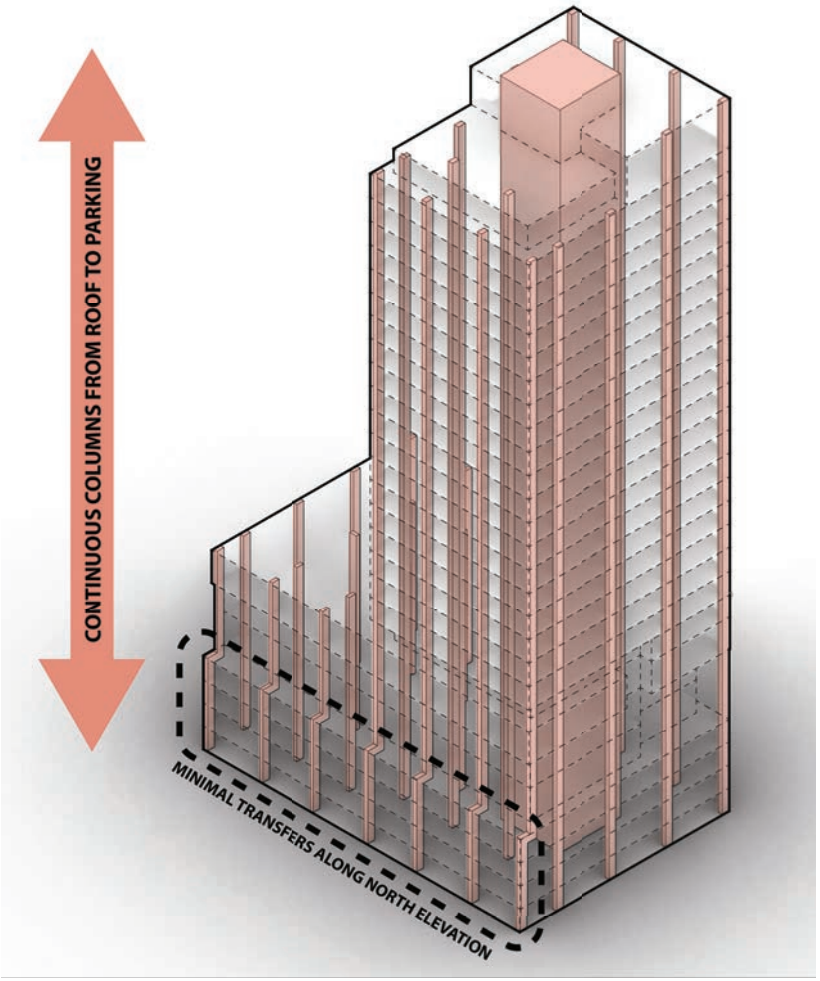


DIAGRAM SHOWING STRUCTURAL SYSTEM

SUSTAINABILITY PRINCIPLES



LANDSCAPE BIODIVERSITY

There will be significant emphasis on promoting biodiversity and nurturing a thriving ecosystem. The landscaping includes drought-resistant and heat-resistant species, and also creates a green and sustainable environment that fosters the well-being of local wildlife and supports biodiversity in the area.



PASSIVE DESIGN STRATEGIES

The project uses passive design strategies to reduce energy demand and enhance thermal comfort, including optimized glazing to limit overheating and rooftop amenities on Levels 3 and 23 that provide outdoor retreat spaces.



TRANSIT-ORIENTED MIXED-USE DENSITY

Concentrating higher-density housing near transit reduces car dependence and supports citywide sustainability goals—lower emissions, stronger walkability, and a greener urban realm. Mixed-use density creates a vibrant, compact community where people can live, work, and play close to home.



WINDOW TO WALL RATIO

To address energy efficiency, the proposal achieves a window-to-wall ratio of 50%. This deliberate design choice not only reduces energy consumption by minimizing heat loss and gain but also creates a harmonious balance between natural light and thermal performance.



ENERGY EFFICIENCY & LOW CARBON BUILDING

The project will meet TEDI targets per VBBL and exceed TEUI and GHGI requirements through high-efficiency systems, including:

- Heat recovery for all suite and amenity ventilation
- Full suite cooling via central efficient air-source heat pumps
- Connection to the City's NEU via heat exchanger for low-carbon space and domestic hot water heating



EMBODIED CARBON & LIFE CYCLE

There will be no transfer slabs in this project. By optimizing the structural system, it removes a large volume of the most carbon-intensive materials in the building, directly lowering upfront CO_2. A cleaner, straight-through load path also lets the rest of the structure and foundations stay leaner, compounding the material and carbon savings while simplifying construction.

APPENDIX

CHROMA INTERFACE

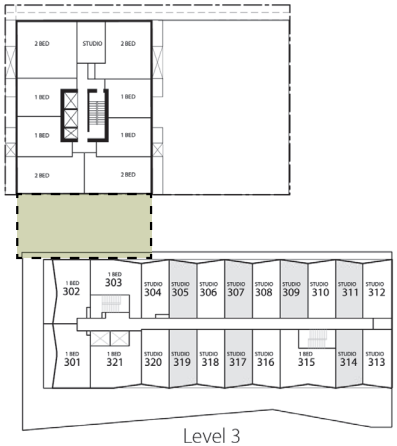
The proposal at 304-316 1st Ave is directly north to the newly completed 10-storey Chroma rental residential building to the south.

Due to this constrained site condition, a study has been done to illustrate the small impact to the few residential units in the Chroma building.

The key plans and photographs represent the overlap between the Chroma Residential building and the proposed tower.

The proposed tower at 304-316 E 1st Ave has been pushed as far west on site as possible to reduce the overlap between the two buildings.

Specific views from the Chroma units to the proposal can be found in the following pages of this appendix.



Level 3



Level 9



THE SITE AT 304-316 E 1ST AVE (LEFT) AND CHROMA RESIDENTIAL BUILDING (RIGHT)



CHROMA RESIDENTIAL BUILDING (RIGHT)

CHROMA STUDY : 1BD



Level 5-7



Only shown on Level 5-8

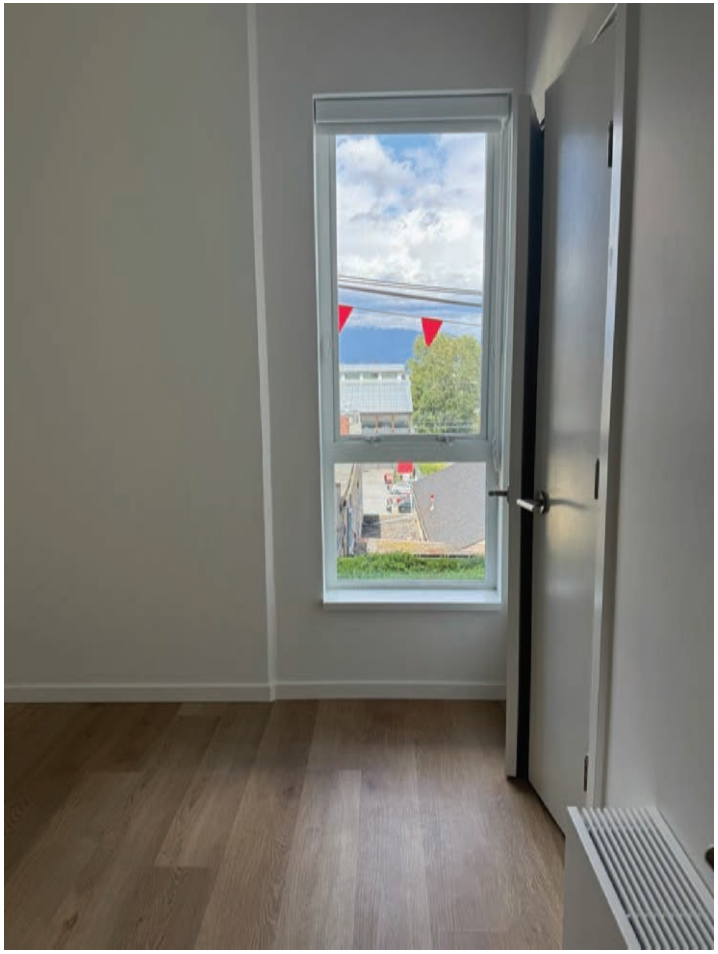
CHROMA STUDY : 1BD



Level 4-6-8



CHROMA STUDY : 1BD





Level 4-6-8

MCM

NICOLA REAL ESTATE

loci

CHROMA STUDY : 1BD



Level 4-6-8



CHROMA STUDY : 1BD



Level 5-7



CHROMA STUDY : STUDIO



Level 4-6-8



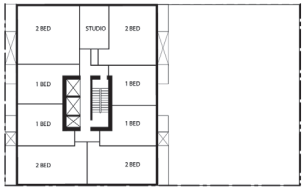
CHROMA STUDY : STUDIO

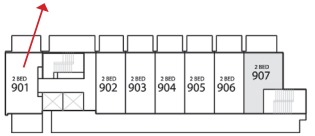


Level 5-7



CHROMA STUDY : LOFT

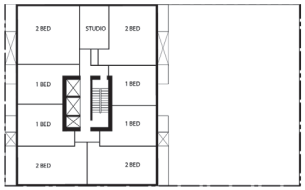


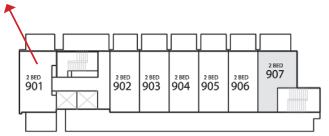


Level 9



CHROMA STUDY : LOFT





Level 9





304-316 E 1ST AVE REZONING APPLICATION

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Civil Contact: Luis Lopez

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BUILDING ENVELOPE
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Contact: Max Rathburn

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1738 Kingsway
Vancouver, BC V5N 2S3
www.locidesign.ca
T: 604-694-0053
Contact: Mike Enns

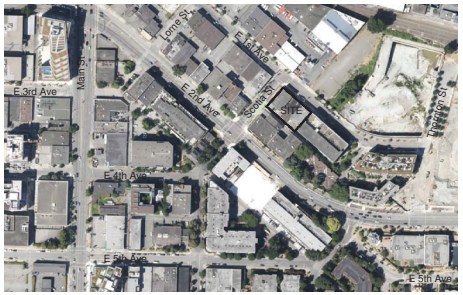
SUSTAINABILITY
RELOAD SUSTAINABLE DESIGN INC.
119 W Pender Street
Suite 423
Vancouver, BC V6B 1S5
www.reloadsustainable.com
T: 778-861-5666
Contact: Martina Soderlund

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 SQ.FT. (1367 SQ.M.)
CURRENT ZONING:	IC-3 SUB AREA A
PROPOSED ZONING:	CD-1
PROPOSED DENSITY:	145,394 SQ.FT. (13,508 SQ.M.)
PROPOSED FSR:	9.88
PROPOSED HEIGHT:	232'-8" (70.91m) TO TOP OF AMENITY 230'-1" (70.12m) TO TOP OF MECHANICAL 246'-10" (75.23m) TO TOP OF ELEVATOR CORE

LOCATION MAP

N.T.S.



DRAWING LIST

DRAWING NUMBER	DRAWING TITLE	SCALE	ISSUED FOR REZONING 2025/07/25
	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 P4	1/8" = 1'- 0"	●
A201	PARKING LEVEL P3	1/8" = 1'- 0"	●
A202	PARKING LEVEL P2	1/8" = 1'- 0"	●
A203	PARKING LEVEL P1	1/8" = 1'- 0"	●
A204	LEVEL 1 LOWER	1/8" = 1'- 0"	●
A205	LEVEL 1 UPPER	1/8" = 1'- 0"	●
A206	LEVEL 2	1/8" = 1'- 0"	●
A207	LEVEL 3	1/8" = 1'- 0"	●
A208	LEVEL 4-22	1/8" = 1'- 0"	●
A209	LEVEL 23 ROOF AMENITY	1/8" = 1'- 0"	●
A210	ROOF OVERRUN	1/8" = 1'- 0"	●
A211	ROOF EMR	1/8" = 1'- 0"	●
A212	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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Revisions YYYY-MM-DD

Seal

1st & Scotia

304-316 East 1st Avenue
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. FT.)	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 P4 Parking	-	-	-	-	-	-	6,463	600	-	-	-	-
Level P3 Parking	-	-	-	-	-	-	13,480	1,252	-	-	-	-
Level P2 Parking	-	-	-	-	-	-	13,480	1,252	-	-	-	-
Level P1 Parking	-	-	-	-	-	-	13,480	1,252	-	-	-	-
Level 01 Lower	2753	256	796	74	1,461	138	5,660	526	-	-	5,032	467
Level 01 Upper	989	92	320	30	1,858	173	6,284	584	-	-	3,167	294
Level 02	-	-	12,223	1,136	708	66	-	-	-	-	12,931	1,201
Level 03	-	-	-	-	5,514	512	84	8	-	-	5,514	512
Level 04	-	-	-	-	6,250	581	214	20	-	-	6,250	581
Level 05	-	-	-	-	6,250	581	214	20	-	-	6,250	581
Level 06	-	-	-	-	6,250	581	214	20	-	-	6,250	581
Level 07	-	-	-	-	6,250	581	214	20	-	-	6,250	581
Level 08	-	-	-	-	6,250	581	214	20	-	-	6,250	581
Level 09	-	-	-	-	6,250	581	214	20	-	-	6,250	581
Level 10	-	-	-	-	6,250	581	214	20	-	-	6,250	581
Level 11	-	-	-	-	6,250	581	214	20	-	-	6,250	581
Level 12	-	-	-	-	6,250	581	214	20	-	-	6,250	581
Level 13	-	-	-	-	6,250	581	214	20	-	-	6,250	581
Level 14	-	-	-	-	6,250	581	214	20	-	-	6,250	581
Level 15	-	-	-	-	6,250	581	214	20	-	-	6,250	581
Level 16	-	-	-	-	6,250	581	214	20	-	-	6,250	581
Level 17	-	-	-	-	6,250	581	214	20	-	-	6,250	581
Level 18	-	-	-	-	6,250	581	214	20	-	-	6,250	581
Level 19	-	-	-	-	6,250	581	214	20	-	-	6,250	581
Level 20	-	-	-	-	6,250	581	214	20	-	-	6,250	581
Level 21	-	-	-	-	6,250	581	214	20	-	-	6,250	581
Level 22	-	-	-	-	6,250	581	214	20	-	-	6,250	581
Level 23 (Roof)	-	-	-	-	-	-	1,197	111	3,370	313	-	-
Level 23 (Roof Overrun)	-	-	-	-	-	-	747	69	-	-	-	-
Level 23 (Roof EMR)	-	-	-	-	-	-	747	69	-	-	-	-
TOTAL	3,742	348	13,341	1,239	128,311	11,920	65,688	6,103	3,370	313	145,394	13,508
FSR												9.88

BALCONY & AMENITY

BALCONY

	AREA (SQ. FT.)	AREA (SQ. M.)
Residential GFA	145,394	13,508
Max Balcony Exclusion (12%)	17,447	1,621
Balcony Area Proposed	10,067	935
TOTAL	10,067	935

INDOOR RESIDENTIAL AMENITY

	AREA (SQ. FT.)	AREA (SQ. M.)
Residential GFA	145,394	13,508
Min. Indoor Amenity Required (1.25M² Dwelling Unit)	2,338	217
Max. Indoor Exclusion Permitted (10%)	14,539	1,351
Indoor Amenity Area Proposed	3,370	313
TOTAL	3,370	313

*Indoor amenity area includes indoor residential amenity and covered outdoor amenity space

OUTDOOR RESIDENTIAL AMENITY

	AREA (SQ. FT.)	AREA (SQ. M.)
Residential GFA	145,394	13,508
Min. Outdoor Amenity Required (2.08M² Dwelling Unit)	3,887	362
Outdoor Amenity Area Proposed	7,705	716
TOTAL	7,705	716

*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	181	7

PARKING (PROPOSED)

	STANDARD	SMALL	ACCESSIBLE	TOTAL
Level P4	8	4	-	12
Level P3	14	7	3	24
Level P2	4	7	4	15
Level P1	-	7	-	7
TOTAL	26	25	7	58

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 P4	-	10	10
Level P3	-	-	-
Level P2	-	-	-
Level P1	-	-	-
Level 01 Lower	-	5	5
Level 01 Upper	-	30	30
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
TOTAL	136	45	181

BUILDING HEIGHT

BUILDING HEIGHT

	HEIGHT (FT.)	HEIGHT (M)
Top of Res (L22)	227'-10"	69.43
Top of Amenity (L23)	232'-8"	70.91
EXCLUSIONS		
Top of Mechanical	230'-1"	70.12
Top of Core	246'-10"	75.23
TOTAL BUILDING HEIGHT	232'-8"	70.91

* 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	105	157.5
2.5 stall per unit larger than 65 sqm / 699 sq.ft	6.2.1.2	76	190
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	181	10
TOTAL			358

OFFICE CLASS A	BY-LAW REF	GFA (SQ. FT.)	GFA (SQ.M.)	SPACES
1 stall per 170 sqm of GFA	6.2.4.1	13,341	1,239	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	13,341	1,239	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	3,742	348	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	3,742	348	0
TOTAL				366
GRAND TOTAL CLASS A				356
MINIMUM NUMBER OF LOCKERS (10%)				36
MINIMUM NUMBER OF OVERSIZE SPACES (5%)				18
GRAND TOTAL CLASS B				10

BICYCLES (PROPOSED)

BICYCLES

	HORIZONTAL	VERTICAL	LOCKER+ZONTAL STAC	OVERSIZE	TOTAL
Level P1	49	51	0	-	100
Level 01 Lower	-	54	84	100	18	256
TOTAL	49	54	84	100	18	356
PERCENTAGE	14%	14%	24%	28%	5%	

UNIT BREAKDOWN & MIX

Unit	Type	COV Area (SQ.FT.)	Marketing Area (SQ.FT.)	BMR
Level 3				
S1	Studio	331	363	Below Market
S2	Studio	324	348	Below Market
S3	Studio	341	371	Below Market
S4	Studio	334	371	Below Market
A1	1 bed	488	537	Below Market
A2	1 bed	483	531	Below Market
A3	1 bed	479	528	Below Market
A4	1 bed	479	528	Below Market
A5	1 bed	449	483	Below Market
A6	1 bed	403	434	Below Market
Level 4				
S5	Studio	314	344	Below Market
S6	Studio	374	403	Below Market
A7	1 bed	449	481	Below Market
A8	1 bed	449	481	Below Market
A9	1 bed	464	496	Below Market
B1	2 bed	769	829	Below Market
B2	2 bed	683	738	Below Market
B3	2 bed	683	738	Below Market
C1	3 bed	912	974	Below Market
Level 5				
S5	Studio	314	344	Below Market
S6	Studio	374	403	Below Market
A7	1 bed	449	481	Below Market
A8	1 bed	449	481	Below Market
A9	1 bed	464	496	Below Market
B1	2 bed	769	829	Below Market
B2	2 bed	683	738	Below Market
B3	2 bed	683	738	Below Market
C1	3 bed	912	974	Below Market
Level 6				
S5	Studio	314	344	Below Market
S6	Studio	374	403	Below Market
A7	1 bed	449	481	Below Market
A8	1 bed	449	481	Below Market
A9	1 bed	464	496	Below Market
B1	2 bed	769	829	Below Market
B2	2 bed	683	738	Below Market
B3	2 bed	683	738	Below Market
C1	3 bed	912	974	Below Market
Level 7				
S5	Studio	314	344	
S6	Studio	374	403	
A7	1 bed	449	481	
A8	1 bed	449	481	
A9	1 bed	464	496	
B1	2 bed	769	829	Below Market
B2	2 bed	683	738	Below Market
B3	2 bed	683	738	
C1	3 bed	912	974	
Level 8-22				
S5	Studio	314	344	
S6	Studio	374	403	
A7	1 bed	449	481	
A8	1 bed	449	481	
A9	1 bed	464	496	
B1	2 bed	769	829	
B2	2 bed	683	738	
B3	2 bed	683	738	
C1	3 bed	912	974	
Total		100,954	108,690	

Residential Rental	Market # of Units	Below # of Units	Total # of Units	% Unit Type
Studio	9	10	42	23%
1 Bed	68	15	63	35%
2 Bed	39	11	57	31%
3 Bed	1	3	19	10%
Total	117	39	181	100%

Average Unit Size (SQ.FT.)

	Average	Total BMR SQ.FT.
Studio	341	3394
1 Bed	457	6867
2 Bed	712	7857
3 Bed	912	2736

Below Market Units

	Units	SQ.FT.	% of BMR (Units)	% of BMR (SQ.FT.)
Studio	10	3,394	25.64%	16.28%
1 Bed	15	6,867	38.46%	32.93%
2 Bed	11	7,857	28.21%	37.68%
3 Bed	3	2,736	7.69%	13.12%
Total	39	20,854		20.66%

% of BMR	Units
2 Bed and 3 BED BMR	35.90%

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Project

Project Statistics

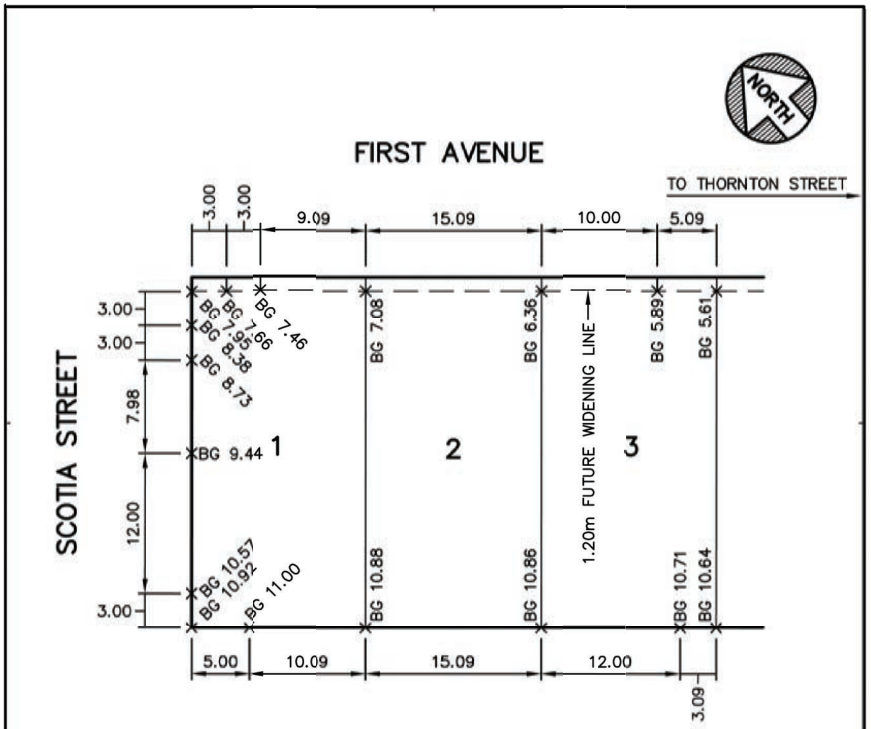
Drawing

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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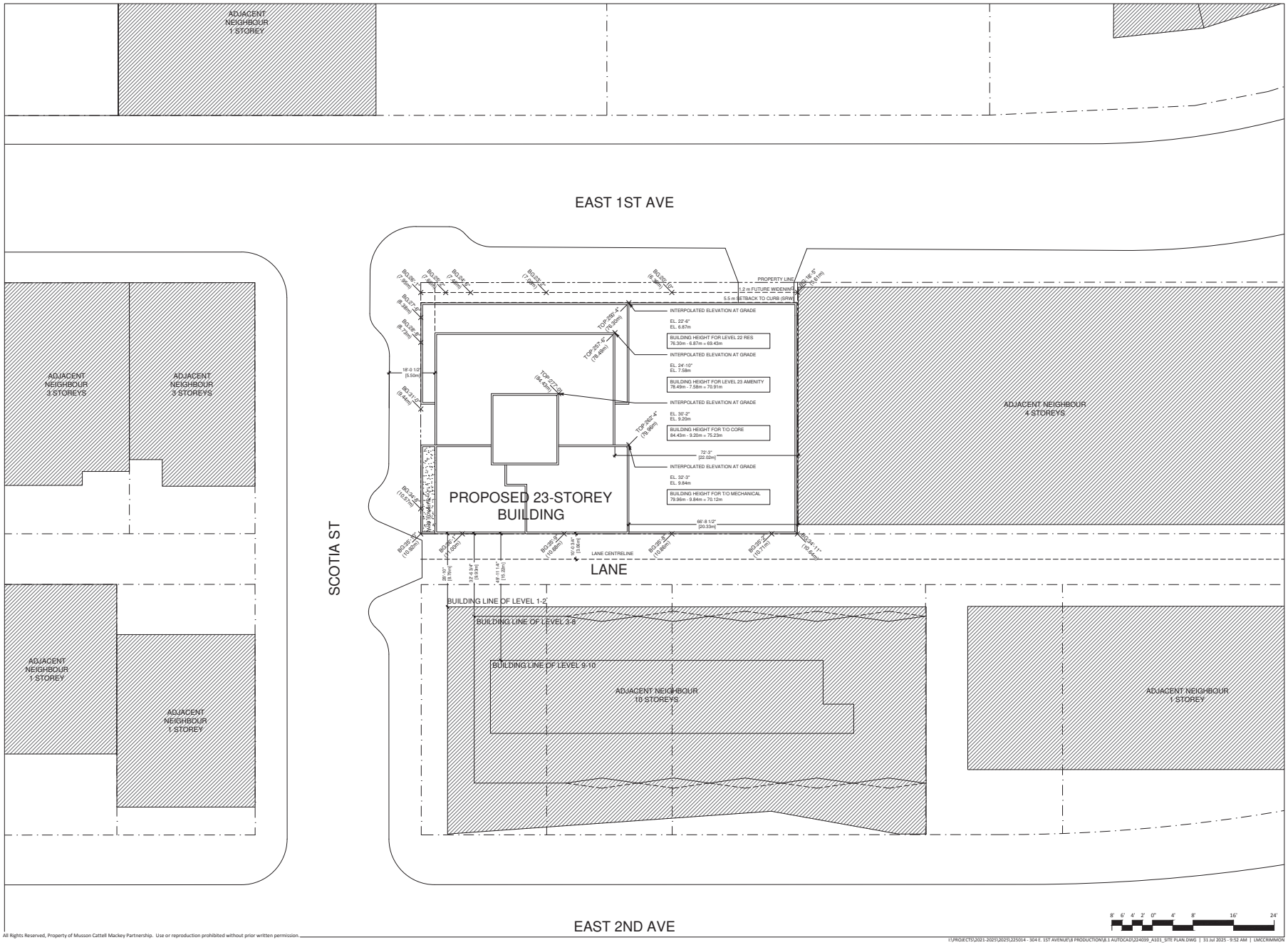
Building Grades

Drawing

Scale N.T.S.

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Sheet A100



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Site Plan

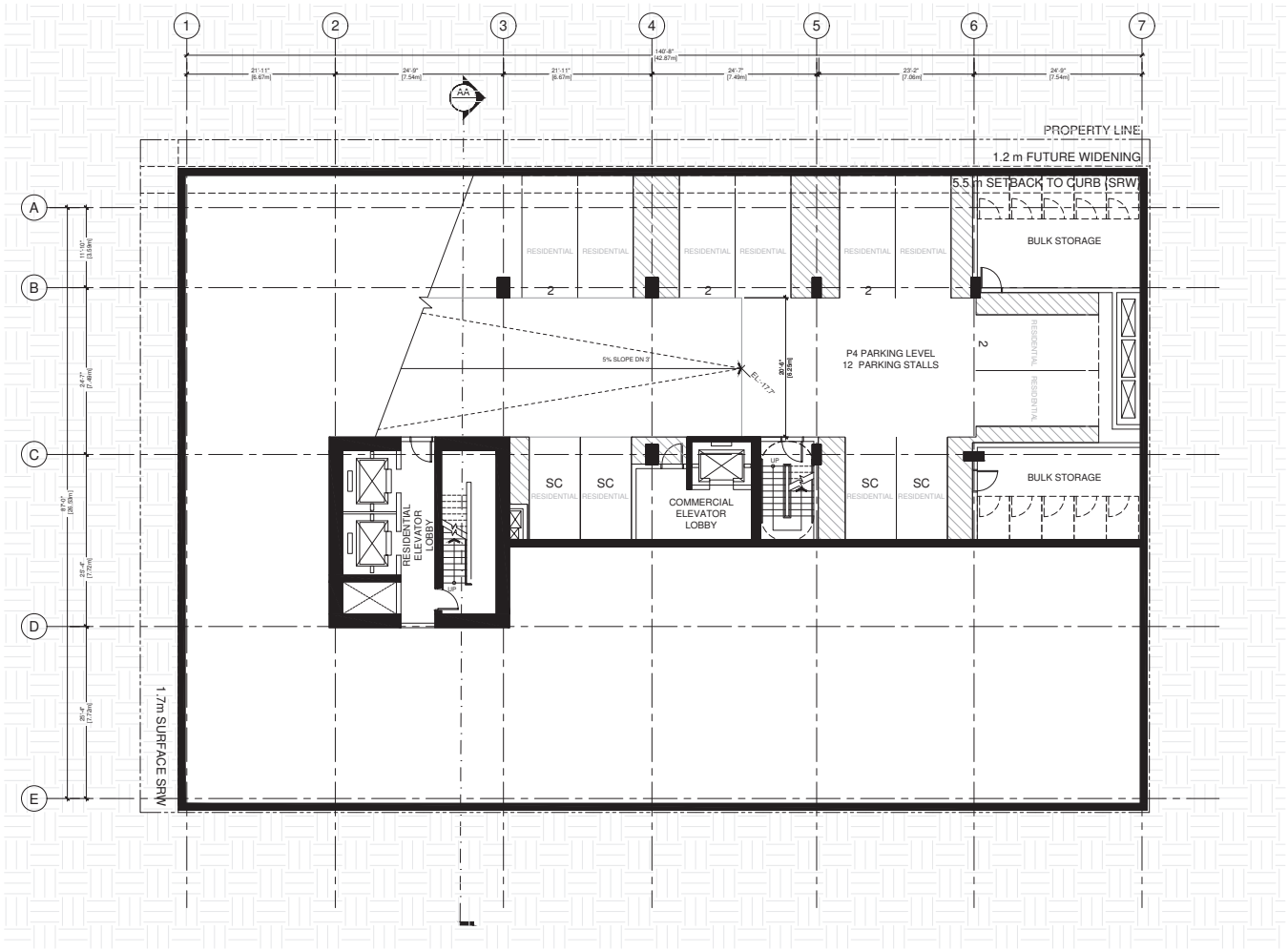
Drawing

Scale 1/8" = 1'-0"

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Sheet A101

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

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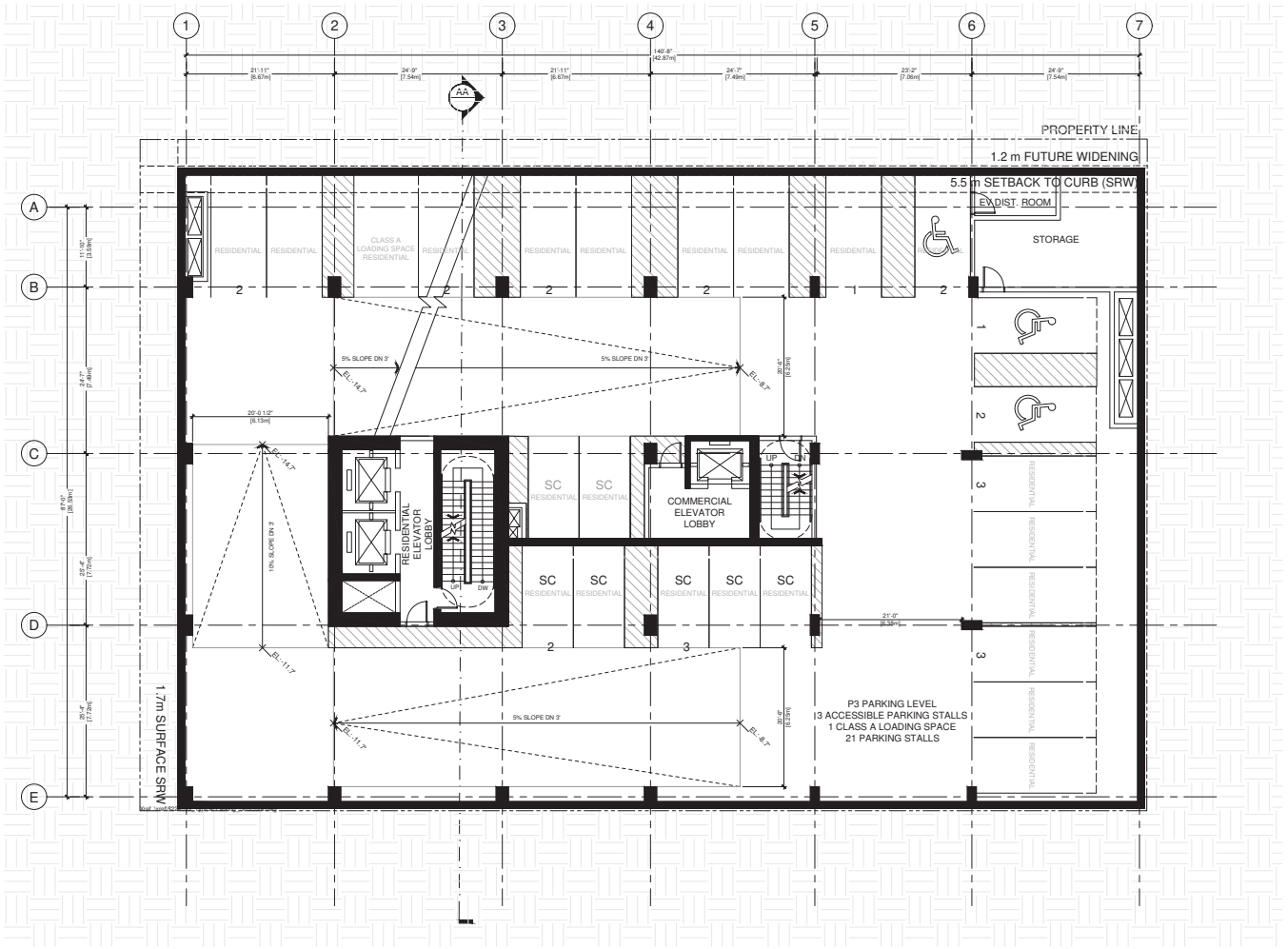
P4
Floor Plan

Drawing

Scale 1/8" = 1'-0"

Project 225014

Sheet A200



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P3
Floor Plan

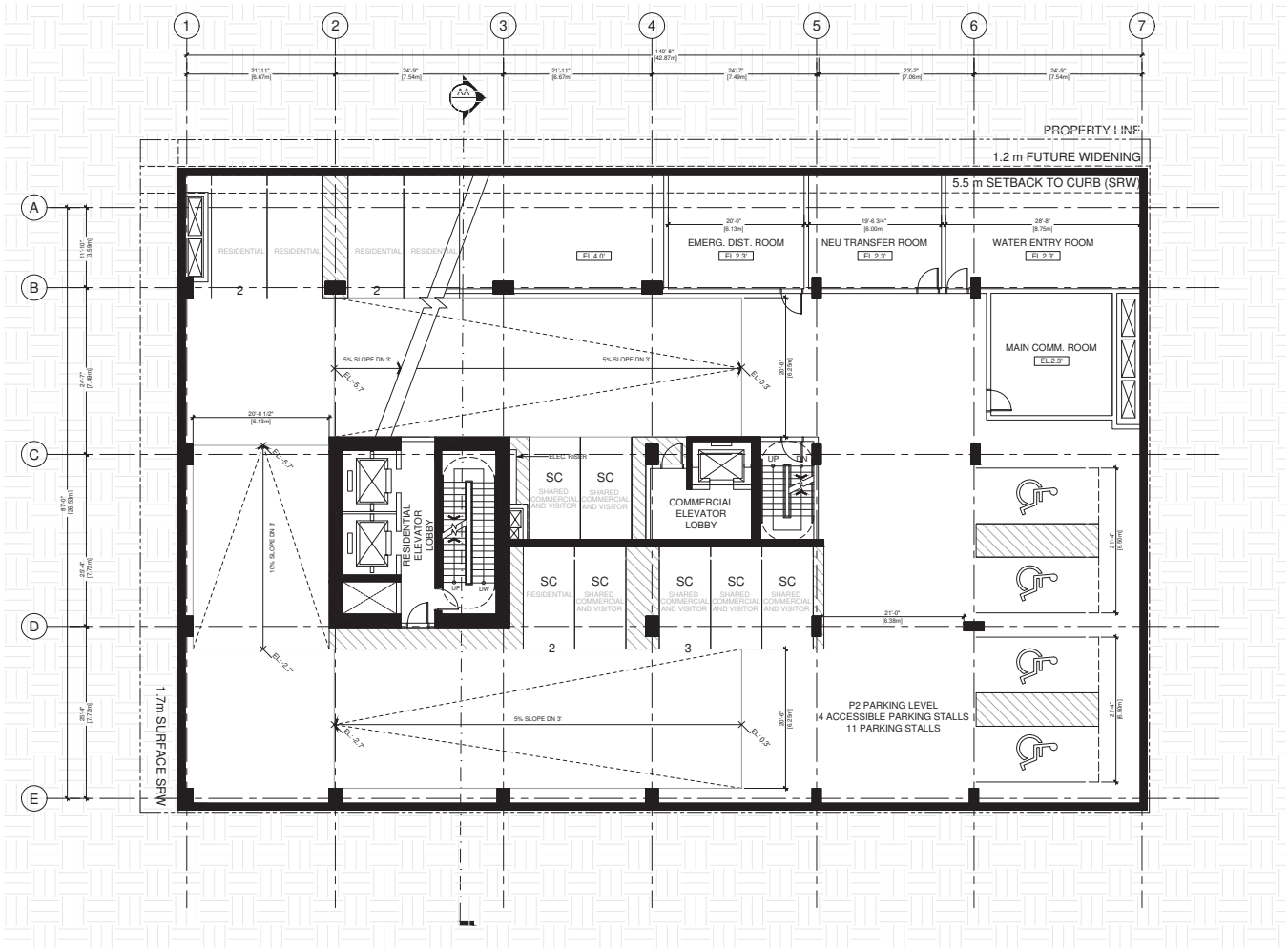
Drawing

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Sheet A201

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P2
Floor Plan

Drawing

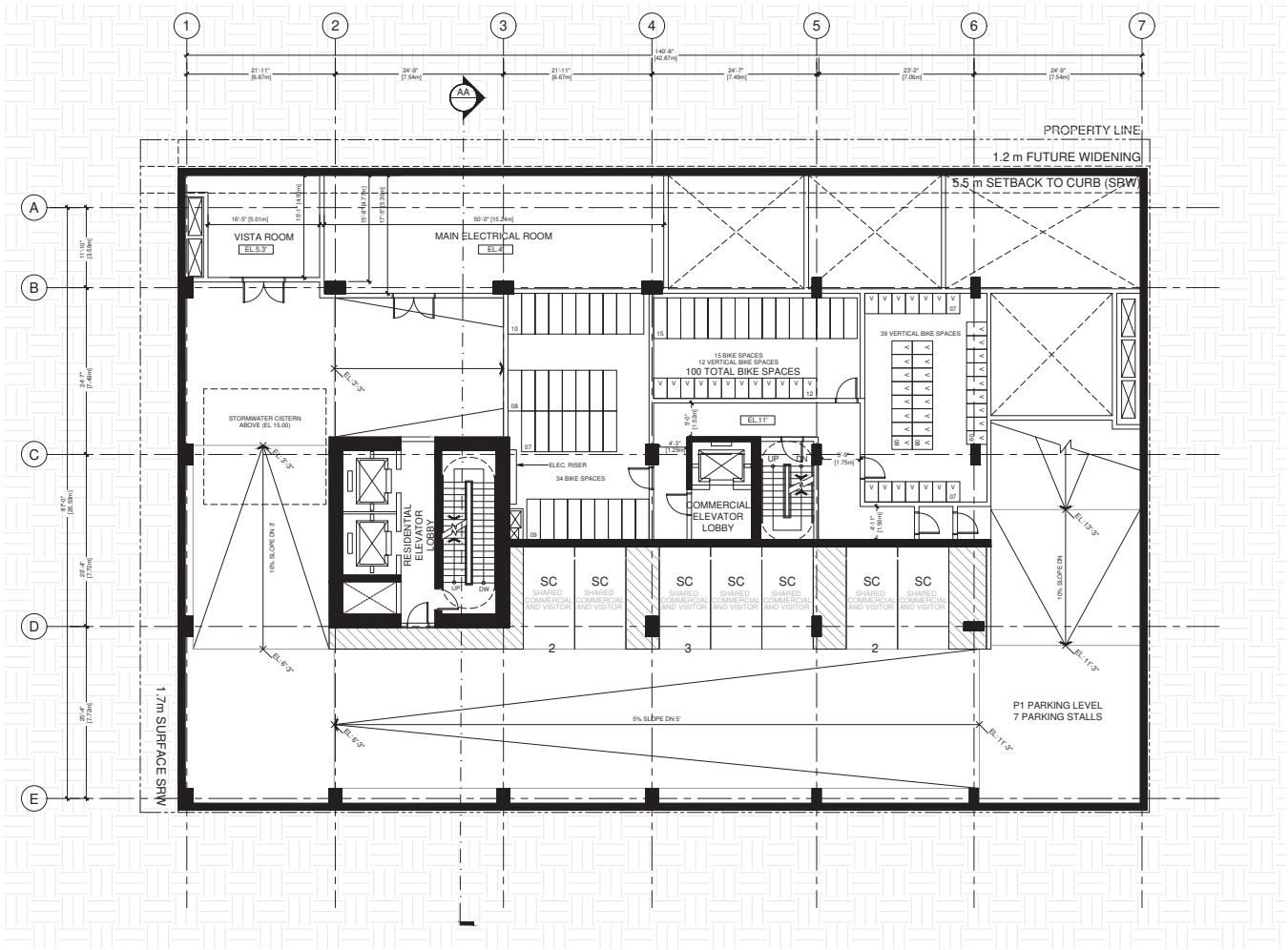
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Sheet A202

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

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P1
Floor Plan

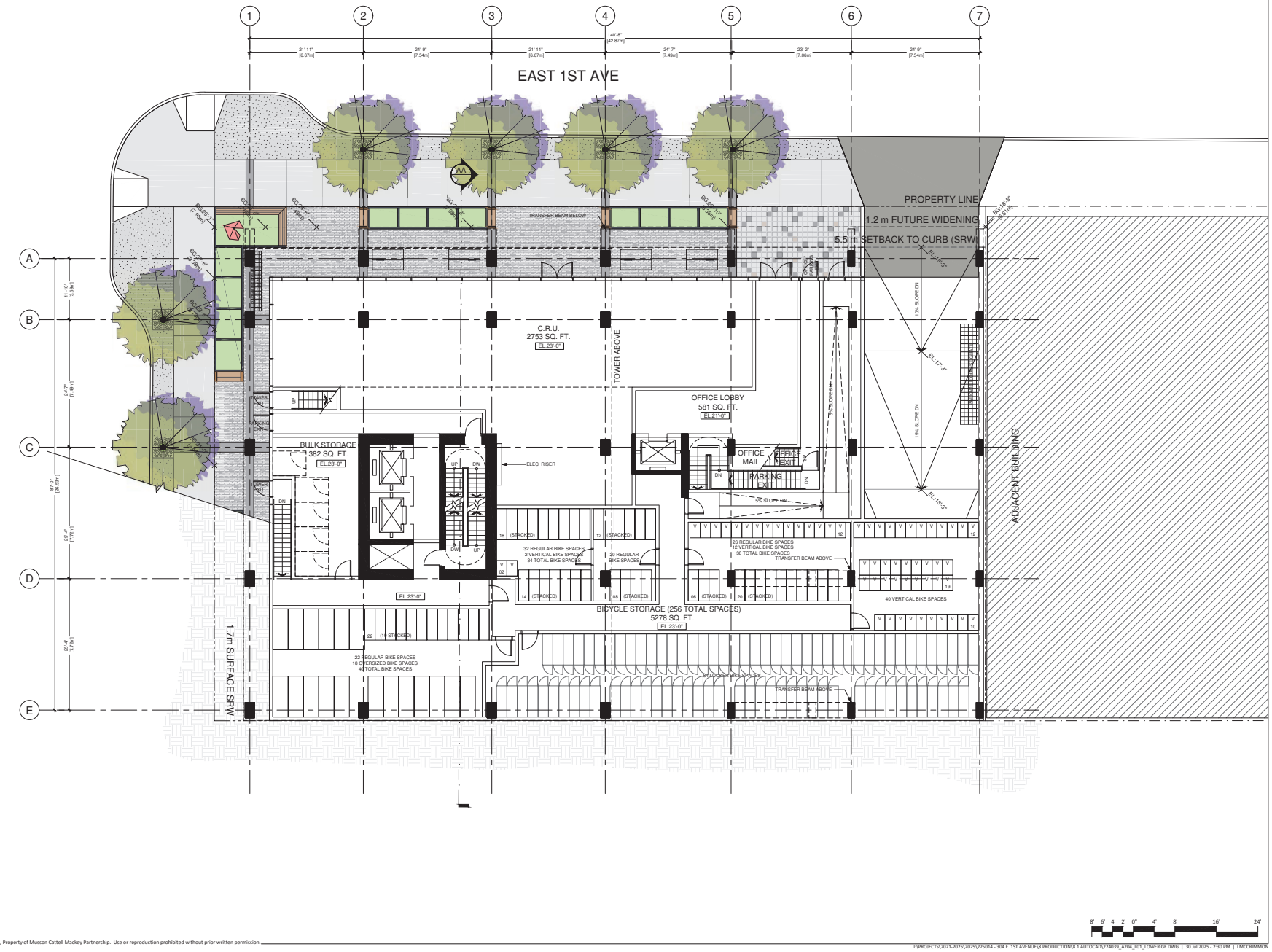
Drawing

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Sheet A203

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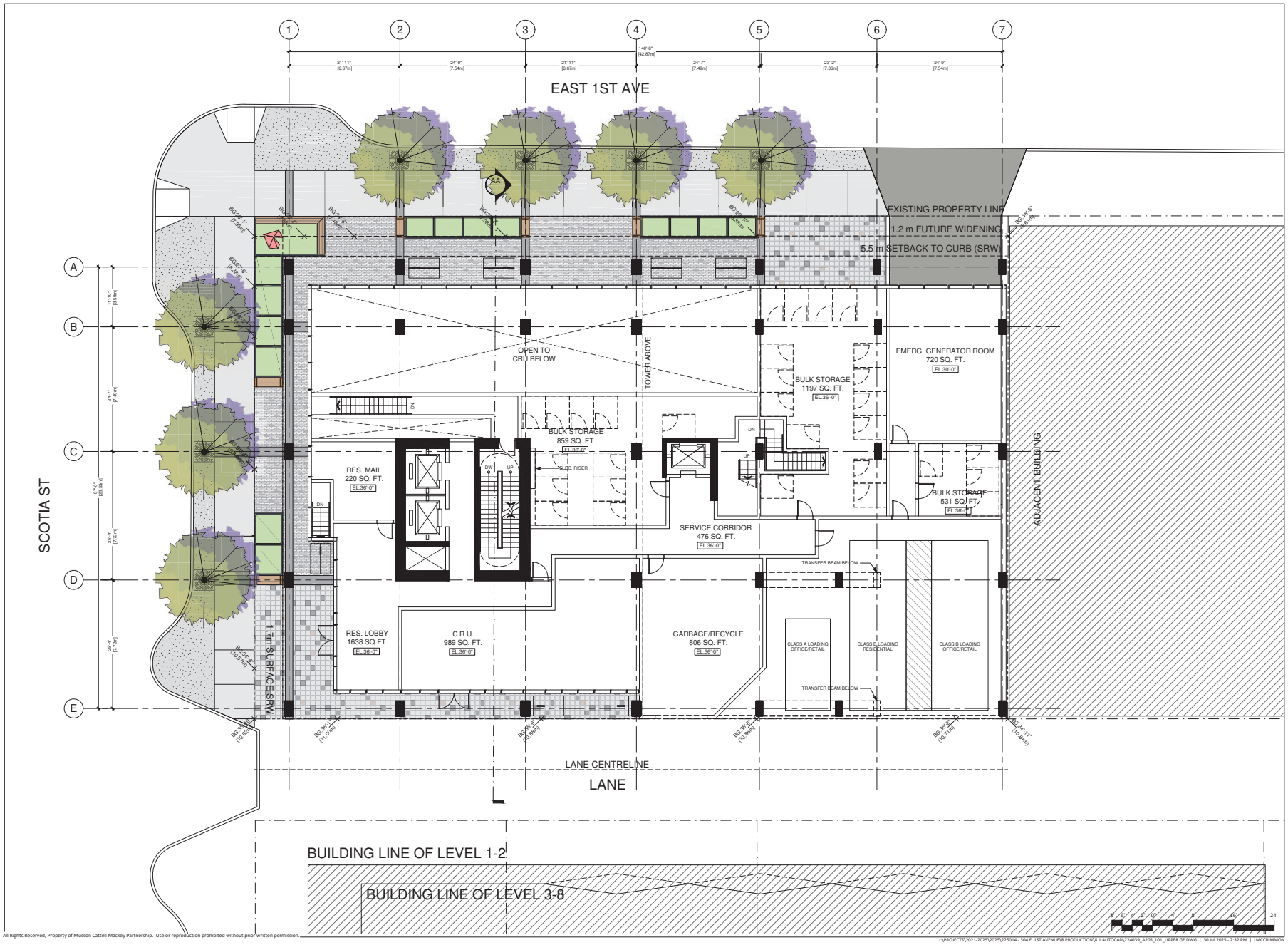
Lower Ground Floor Plan

Drawing

Scale 1/8" = 1'-0"

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Sheet A204



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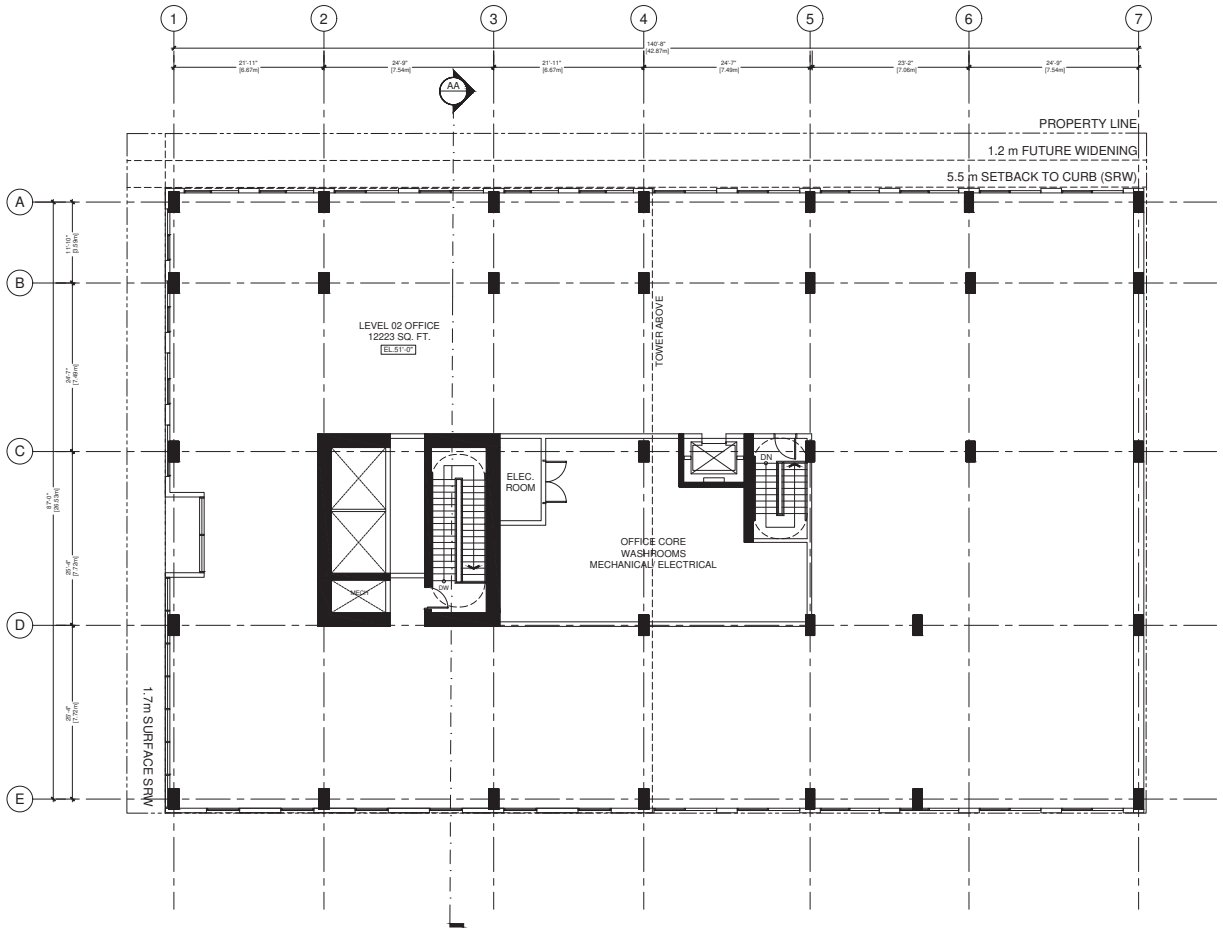
Upper Ground Floor Plan

Drawing

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Sheet A205



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

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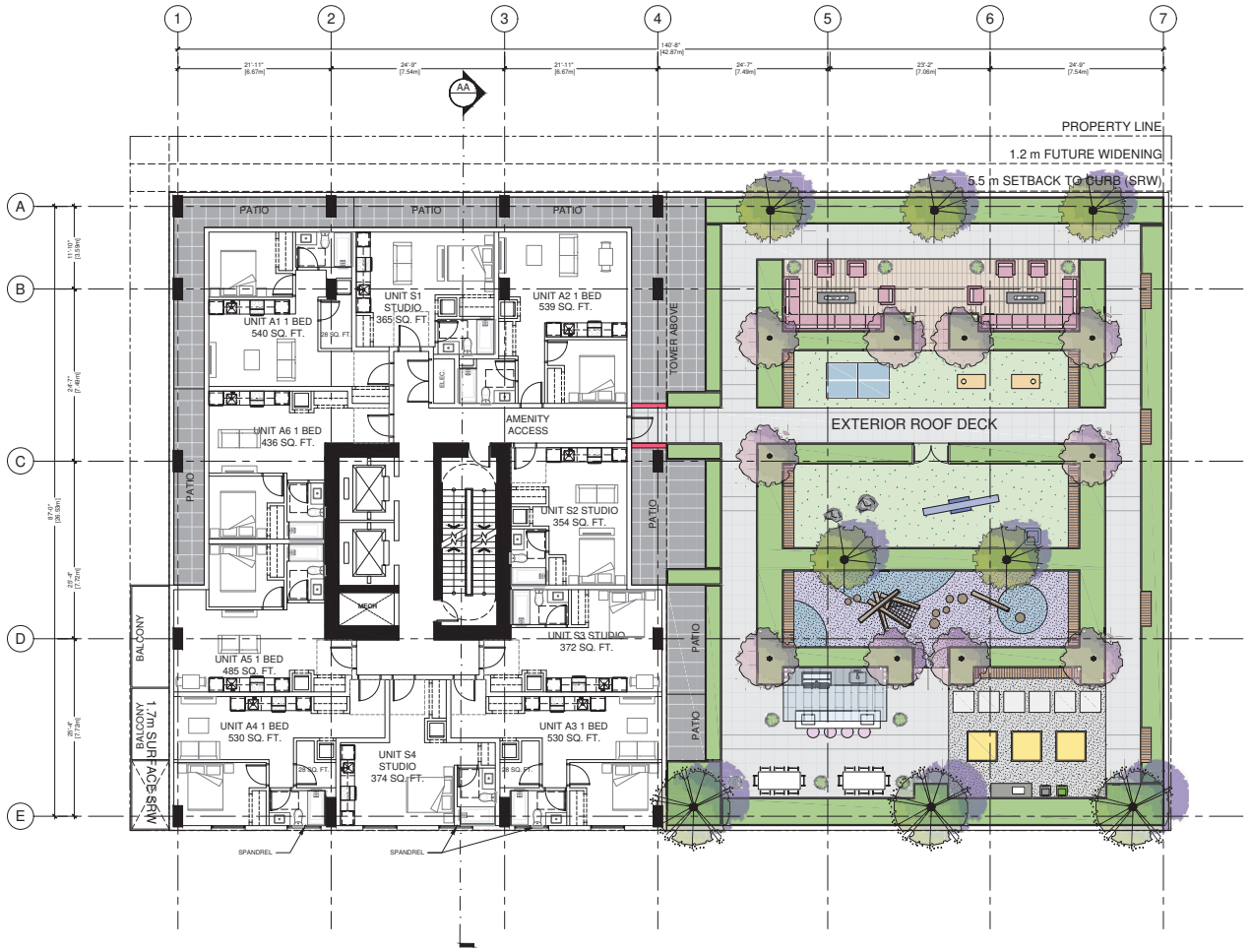
Level 02
Floor Plan

Drawing

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Project 225014

Sheet A206



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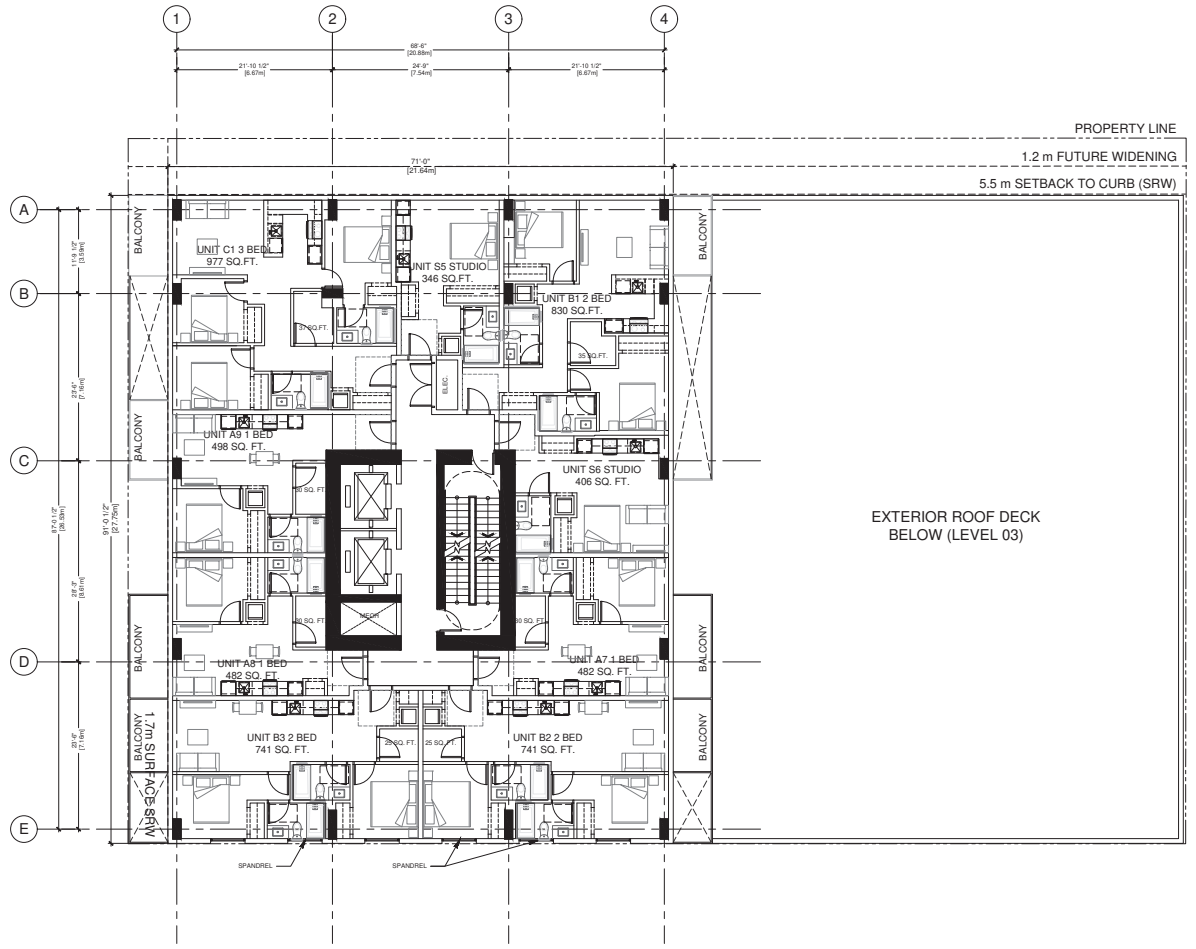
Level 03 Floor Plan

Drawing

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Project 224039

Sheet A207



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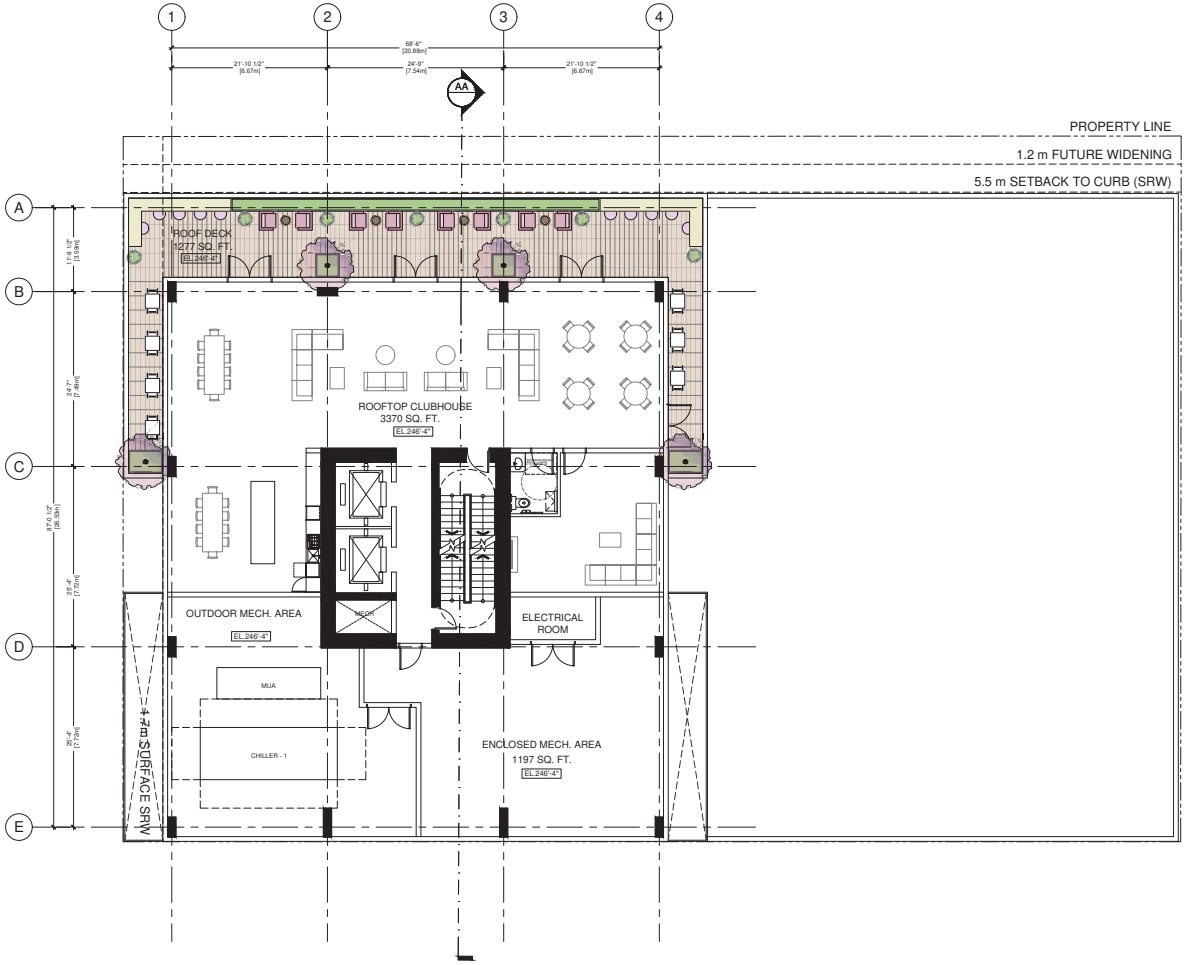
Level 4-22 Floor Plan

Drawing

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Project 225014

Sheet A208



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Seal

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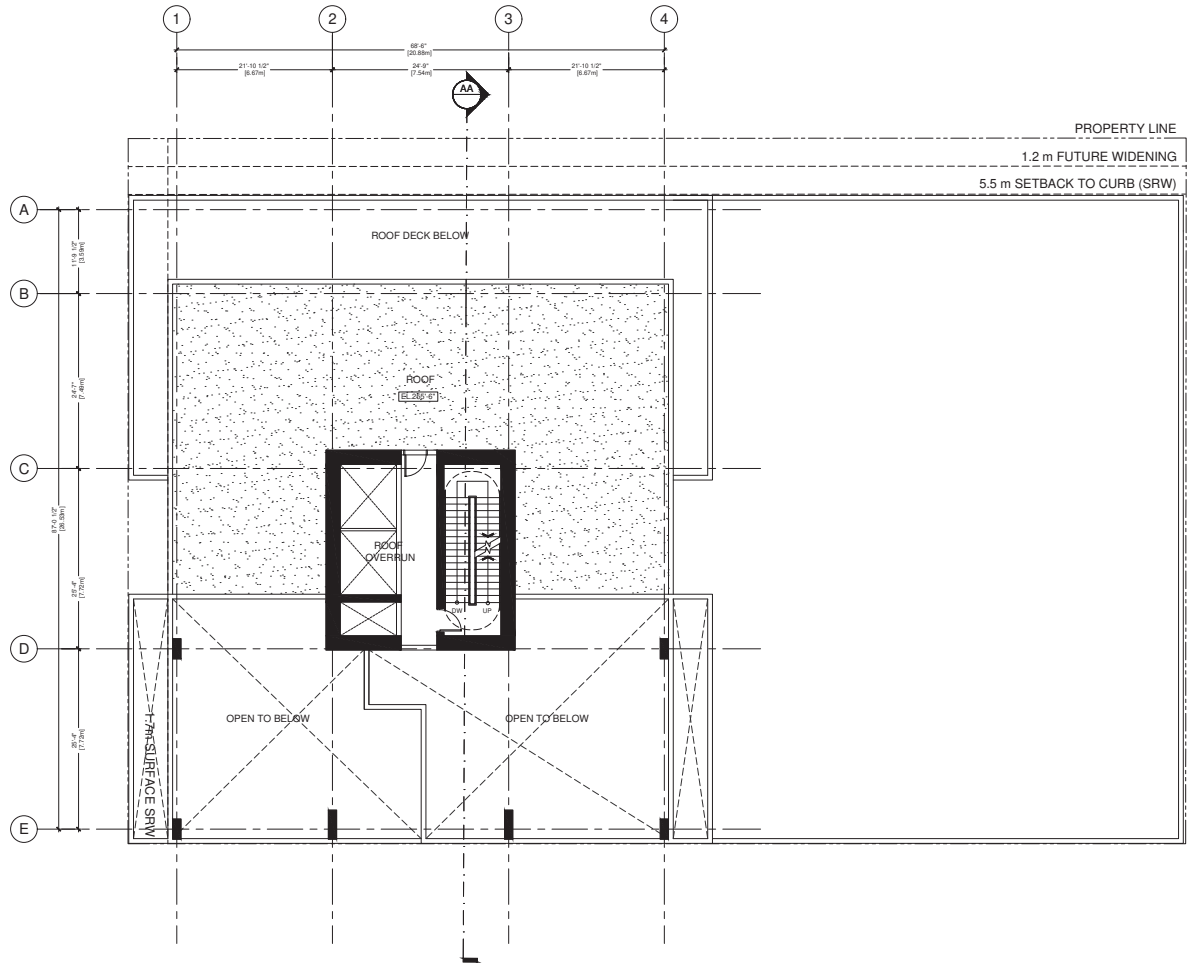
Level 23 Roof Plan

Drawing

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Project 225014

Sheet A209



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Seal

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Roof Plan Overrun

Drawing

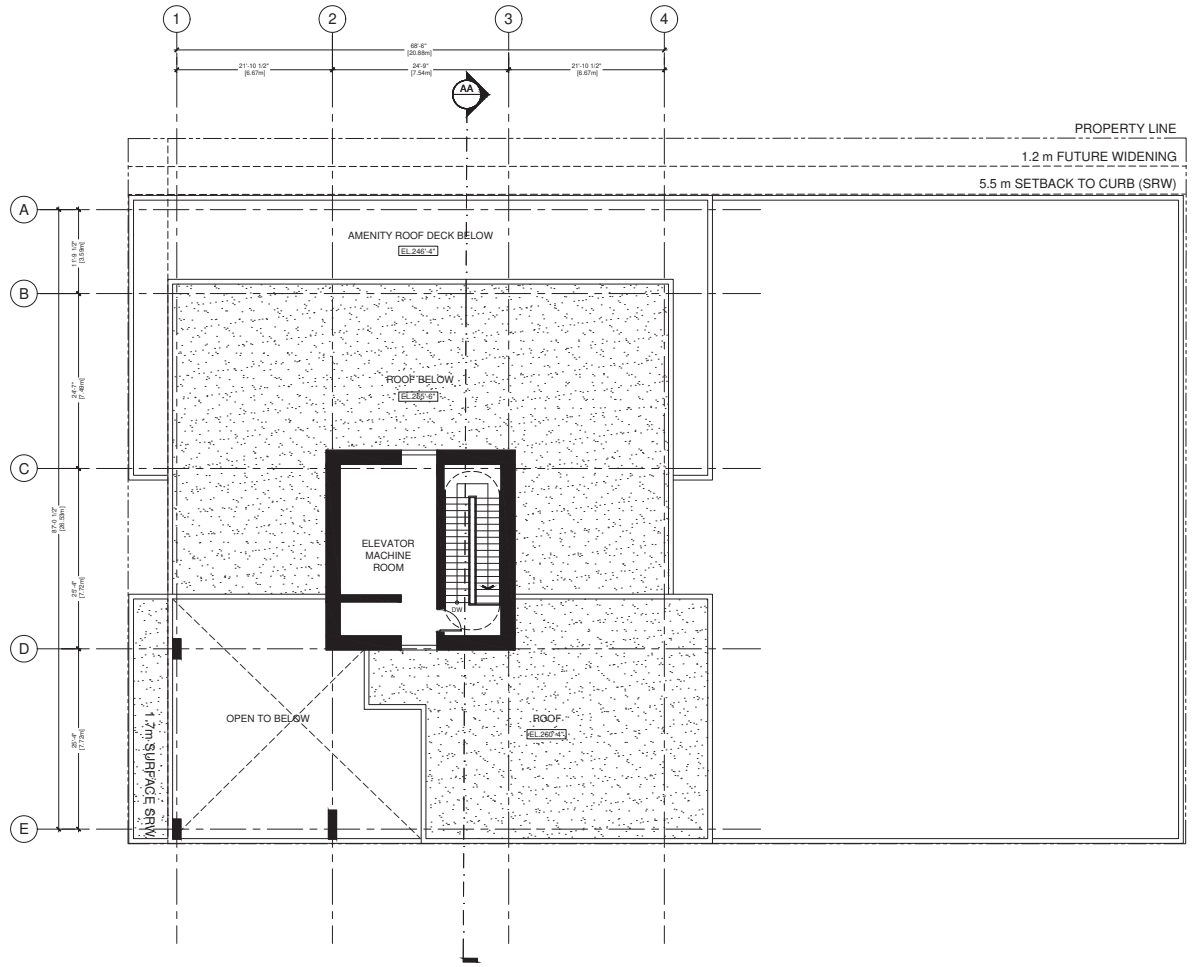
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Project 225014

Sheet A210

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

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Roof Plan EMR

Drawing

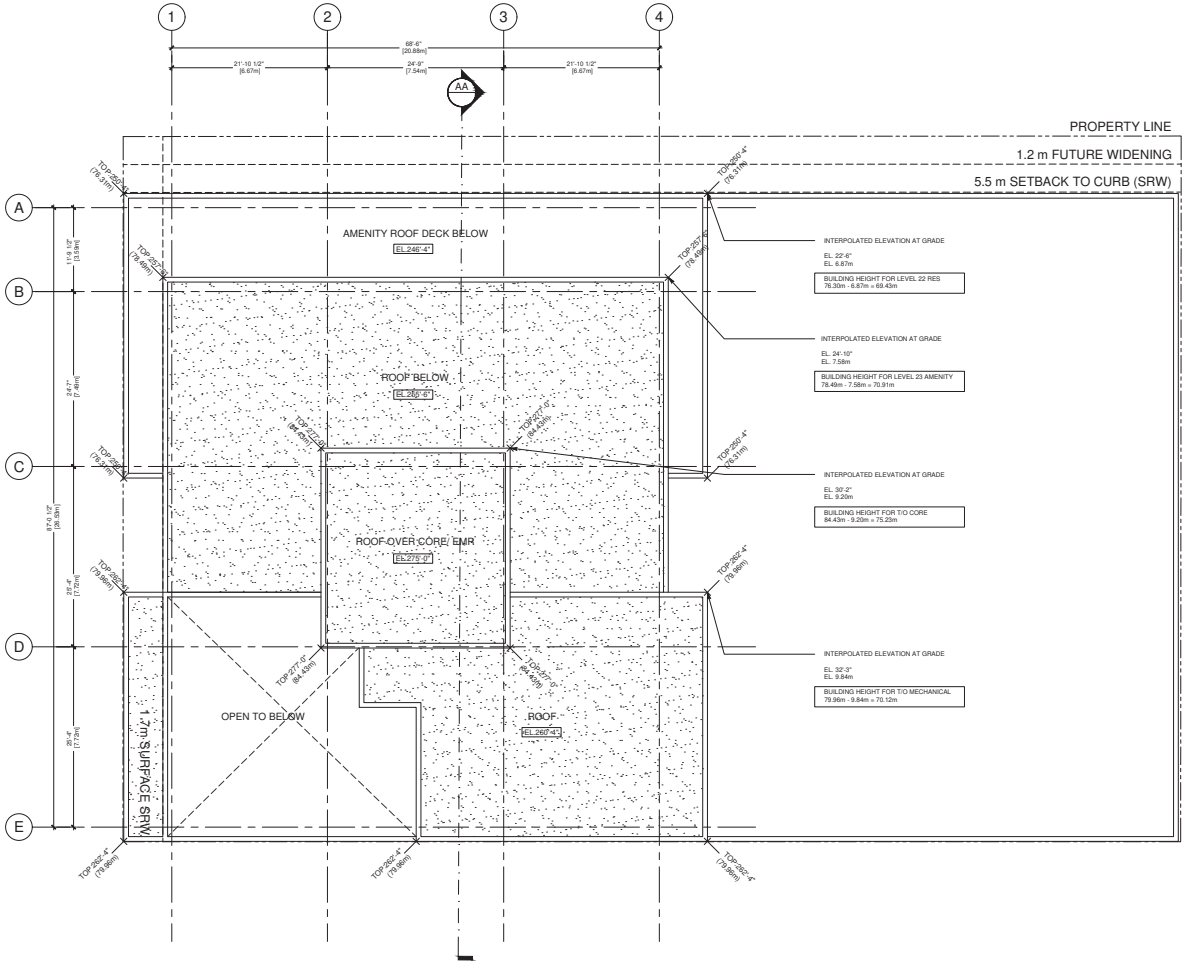
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Sheet A211

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

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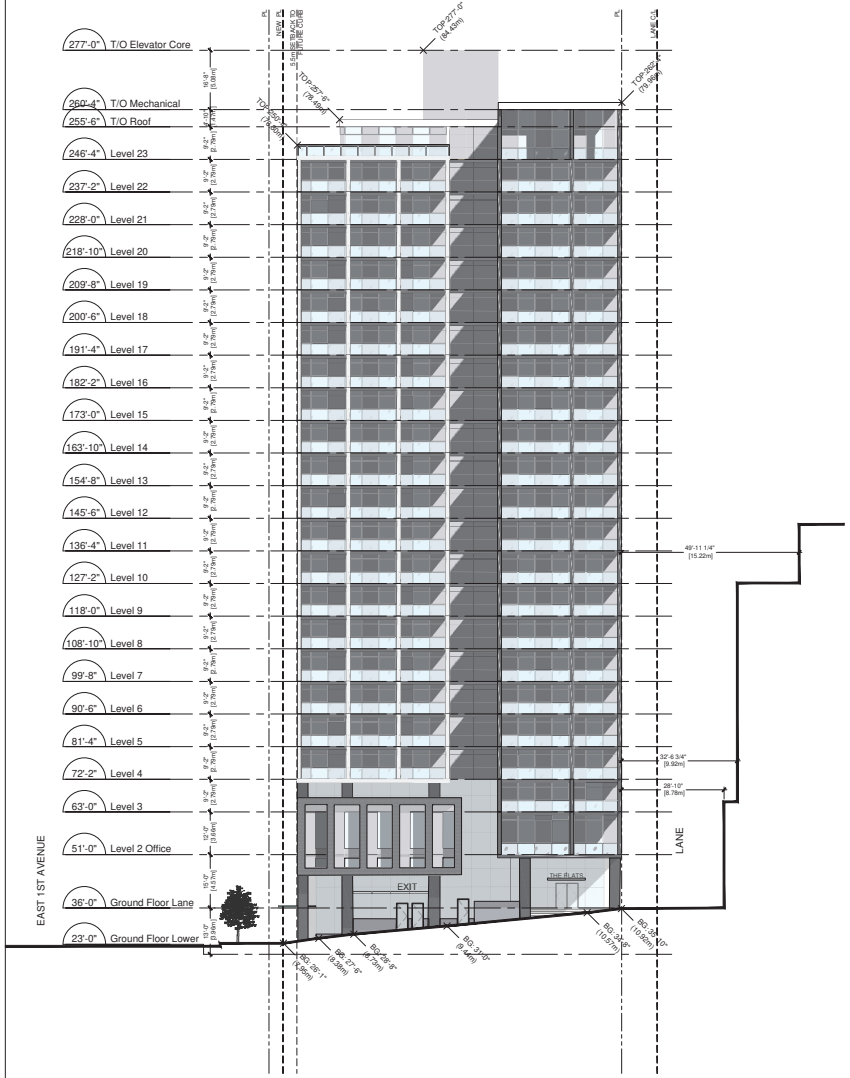
Roof Plan Ultimate

Drawing

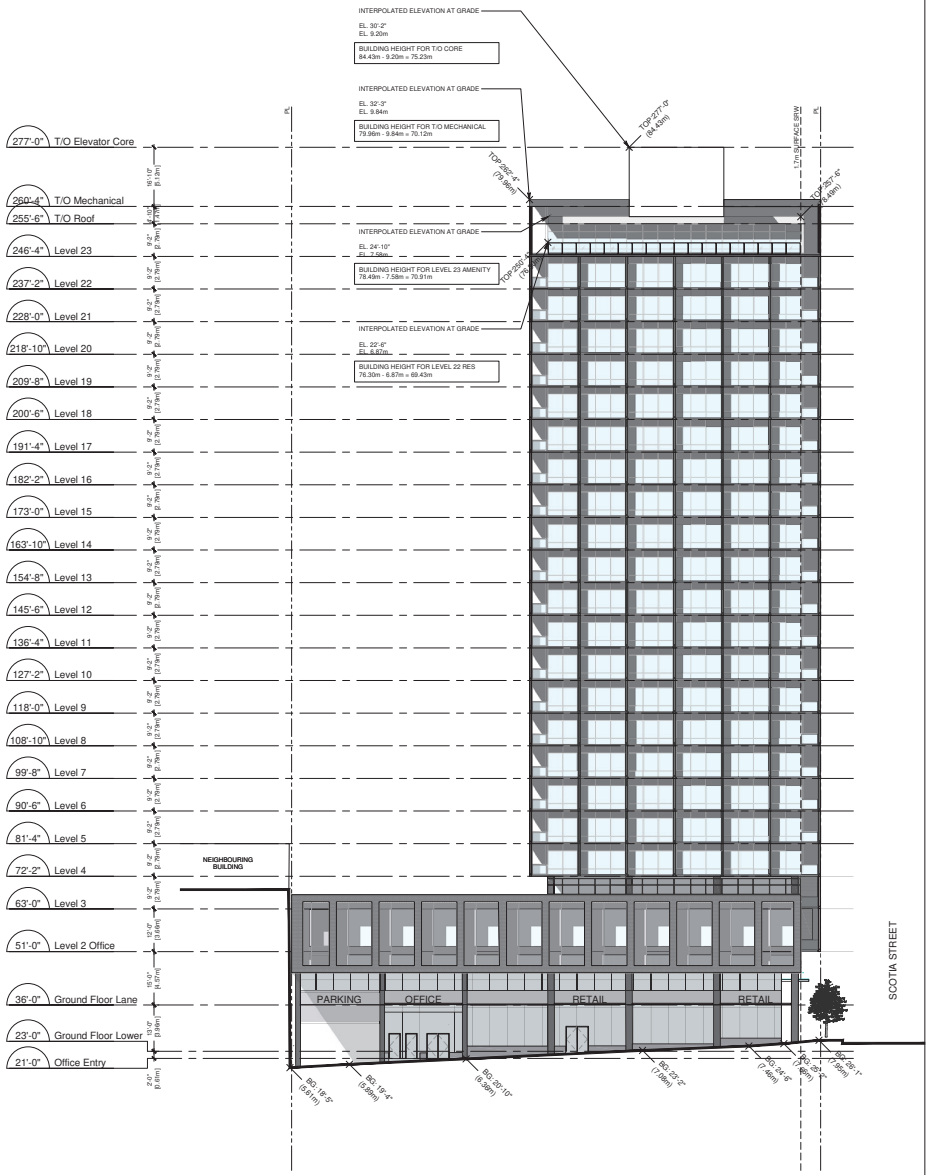
Scale 1/8" = 1'-0"

Project 225014

Sheet A212



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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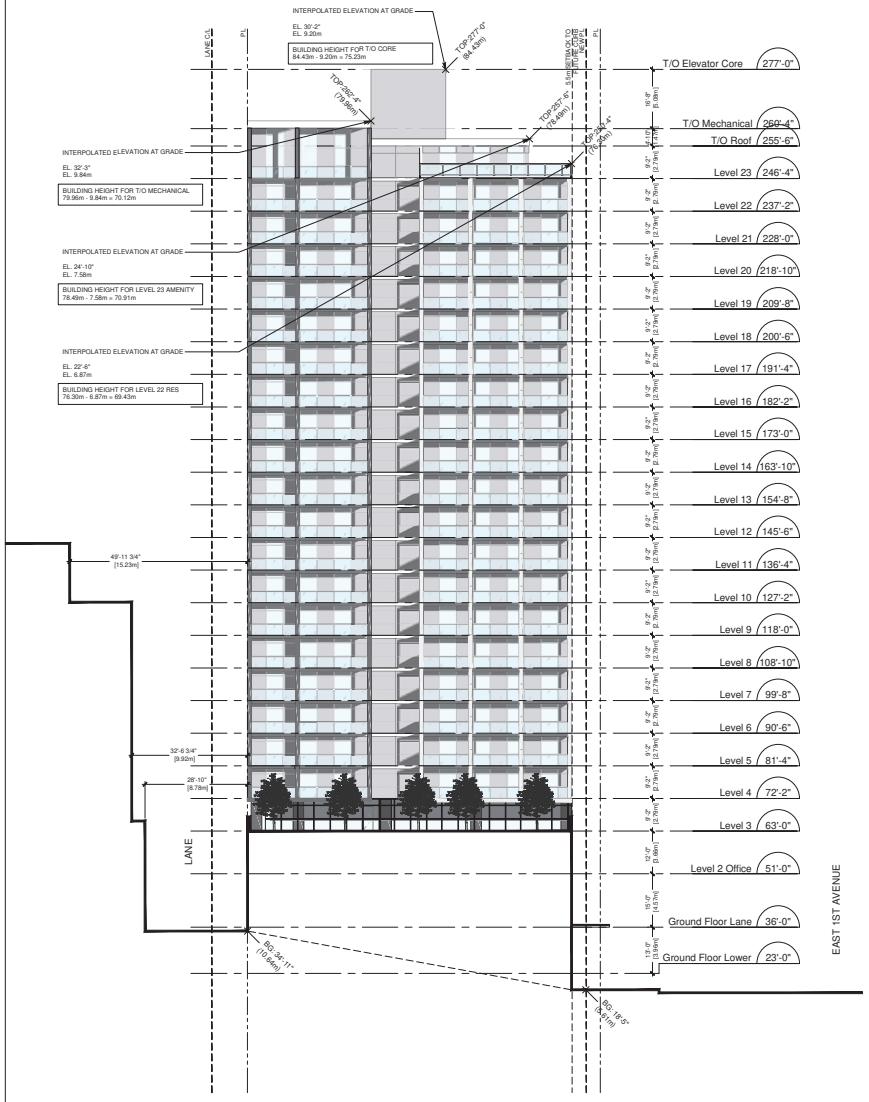
North & West Elevations

Drawing

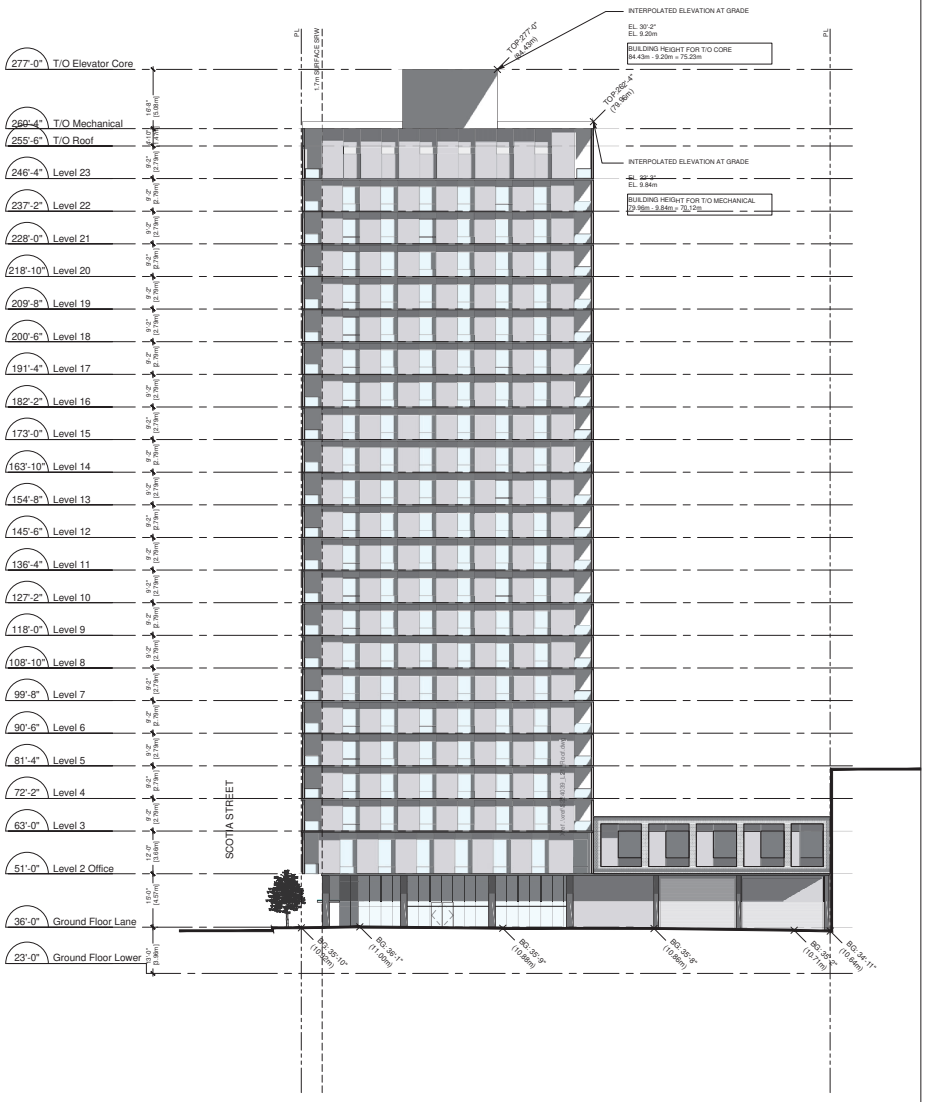
Scale 1/16" = 1'-0"

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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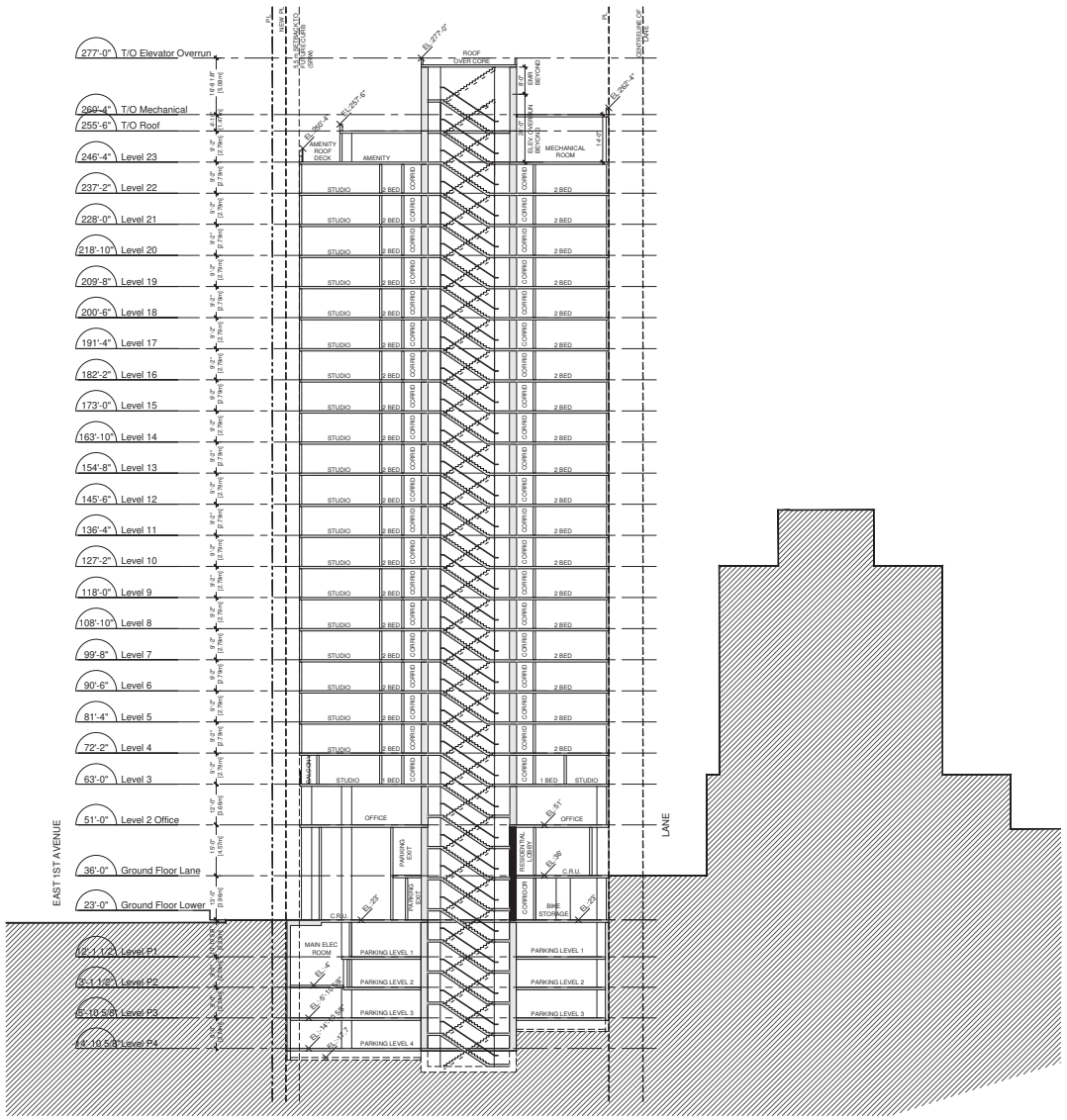
East and South Elevations

Drawing

Scale 1/16" = 1'-0"

Project 225014

Sheet A302



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

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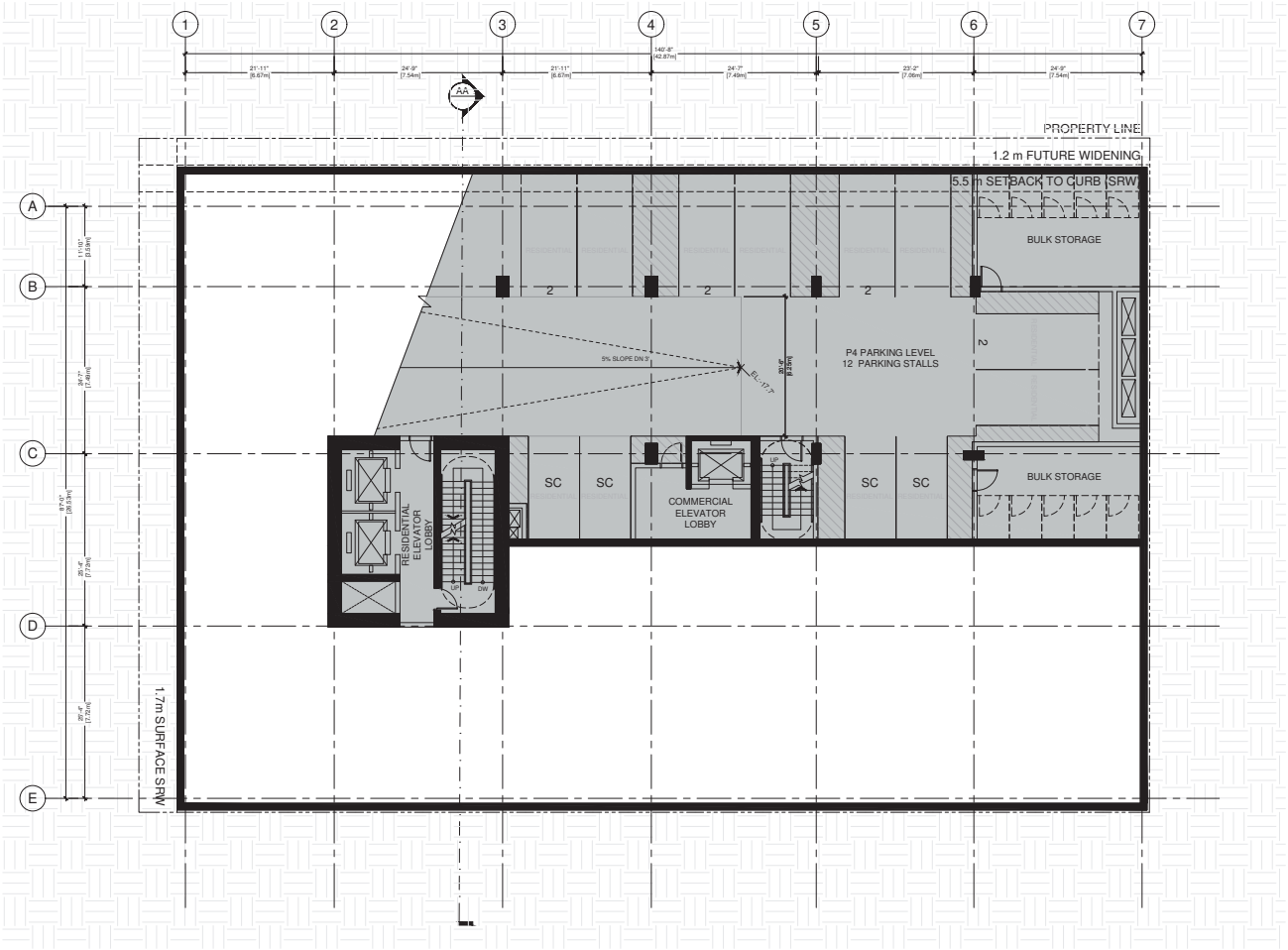
Section AA

Drawing

Scale 1/16" = 1'-0"

Project 225014

Sheet **A400**



LEVEL P4 FSR AREA SUMMARY

RETAIL
0 SQ. FT. (0 m^2)

OFFICE
0 SQ. FT. (0 m^2)

RESIDENTIAL
0 SQ. FT. (0 m^2)

EXCLUSION:

PARKING
6463 SQ. FT. (600 m^2)

LEVEL P4 AREA: 6,463 SQ. FT. (600 m^2)
AREA EXCLUSIONS: 6,463 SQ. FT. (600 m^2)

TOTAL FSR: 0 SQ. FT. (0 m^2)

LEVEL P4
TOTAL FSR DENSITY : 0 SQ. FT.

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

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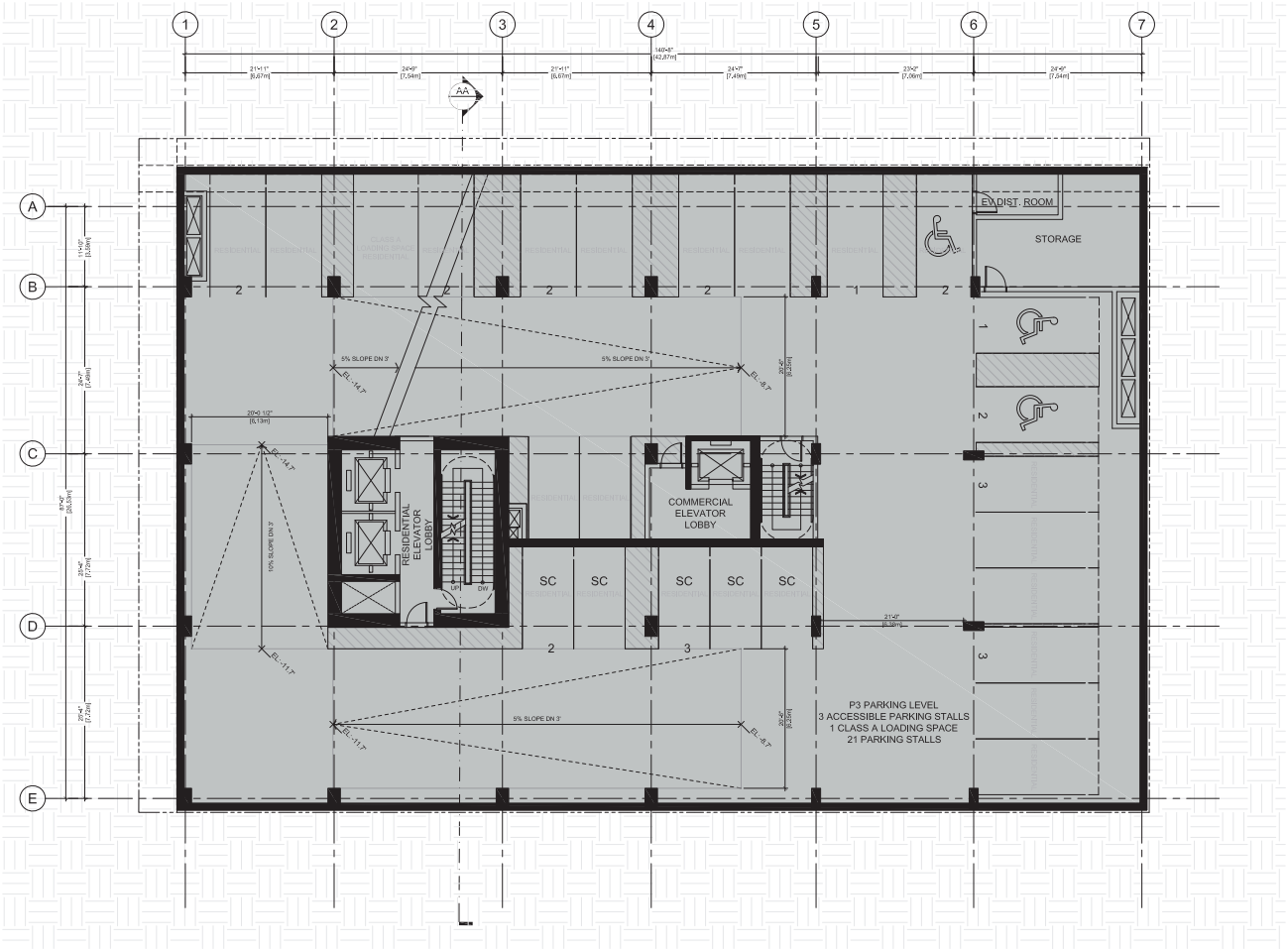
P4
Floor Plan

Drawing

Scale 1/8" = 1'-0"

Project 225014

Sheet FSR-A200



LEVEL P3 FSR AREA SUMMARY

RETAIL
0 SQ. FT. (0 m^2)

OFFICE
0 SQ. FT. (0 m^2)

RESIDENTIAL
0 SQ. FT. (0 m^2)

EXCLUSION:

PARKING
13480 SQ. FT. (1252 m^2)

LEVEL P3 AREA: 13,480 SQ. FT. (1,252 m^2)
AREA EXCLUSIONS: 13,480 SQ. FT. (1,252 m^2)

TOTAL FSR: 0 SQ. FT. (0 m^2)

LEVEL P3
TOTAL FSR DENSITY : 0 SQ. FT.

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

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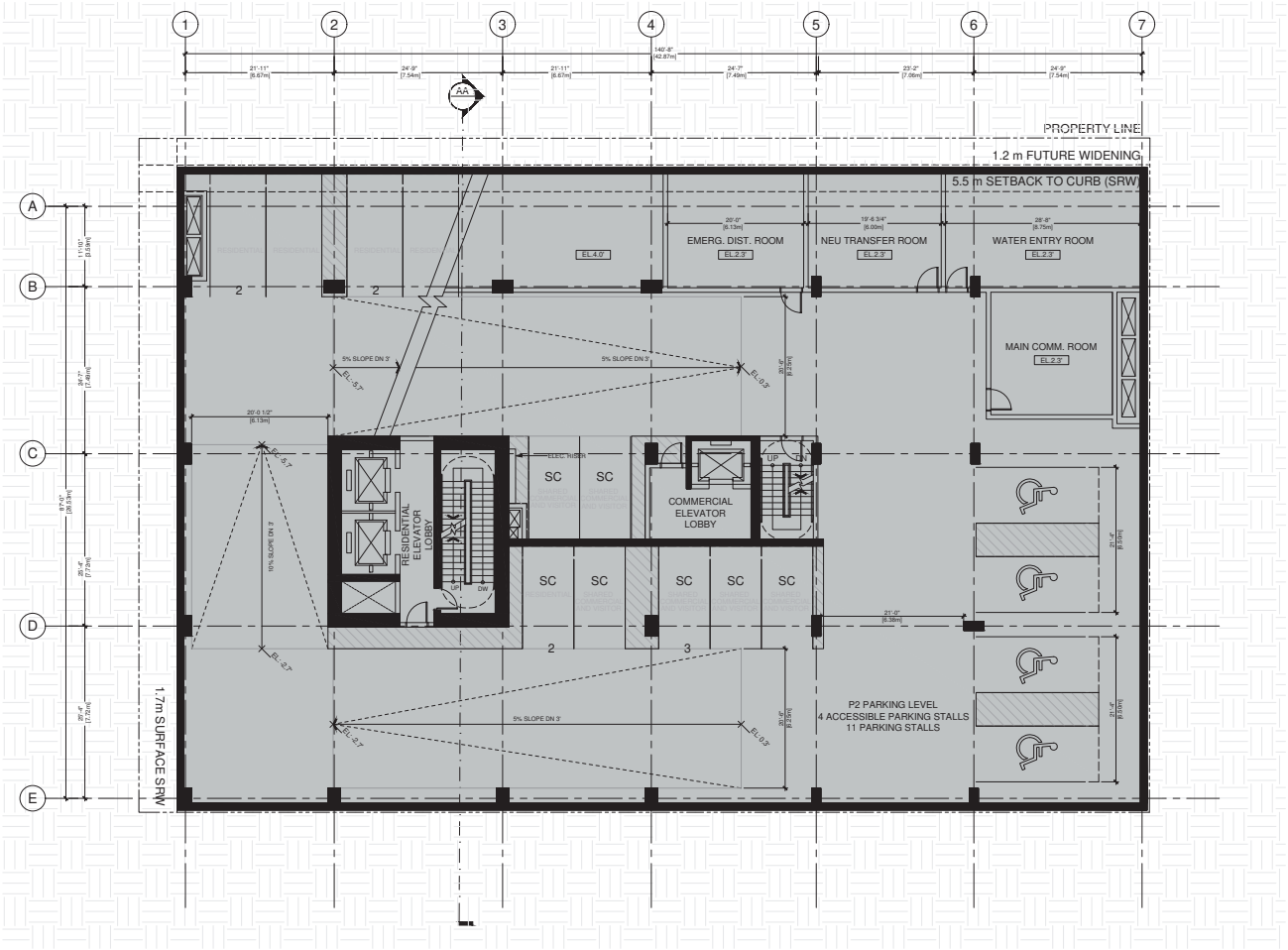
P3 Floor Plan

Drawing

Scale 1/8" = 1'-0"

Project 225014

Sheet FSR-A201



LEVEL P2 FSR AREA SUMMARY

RETAIL
0 SQ. FT. (0 m^2)

OFFICE
0 SQ. FT. (0 m^2)

RESIDENTIAL
0 SQ. FT. (0 m^2)

EXCLUSION:

PARKING
13480 SQ. FT. (1252 m^2)

LEVEL P2 AREA: 13,480 SQ. FT. (1,252 m^2)
AREA EXCLUSIONS: 13,480 SQ. FT. (1,252 m^2)

TOTAL FSR: 0 SQ. FT. (0 m^2)

LEVEL P2
TOTAL FSR DENSITY : 0 SQ. FT.

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

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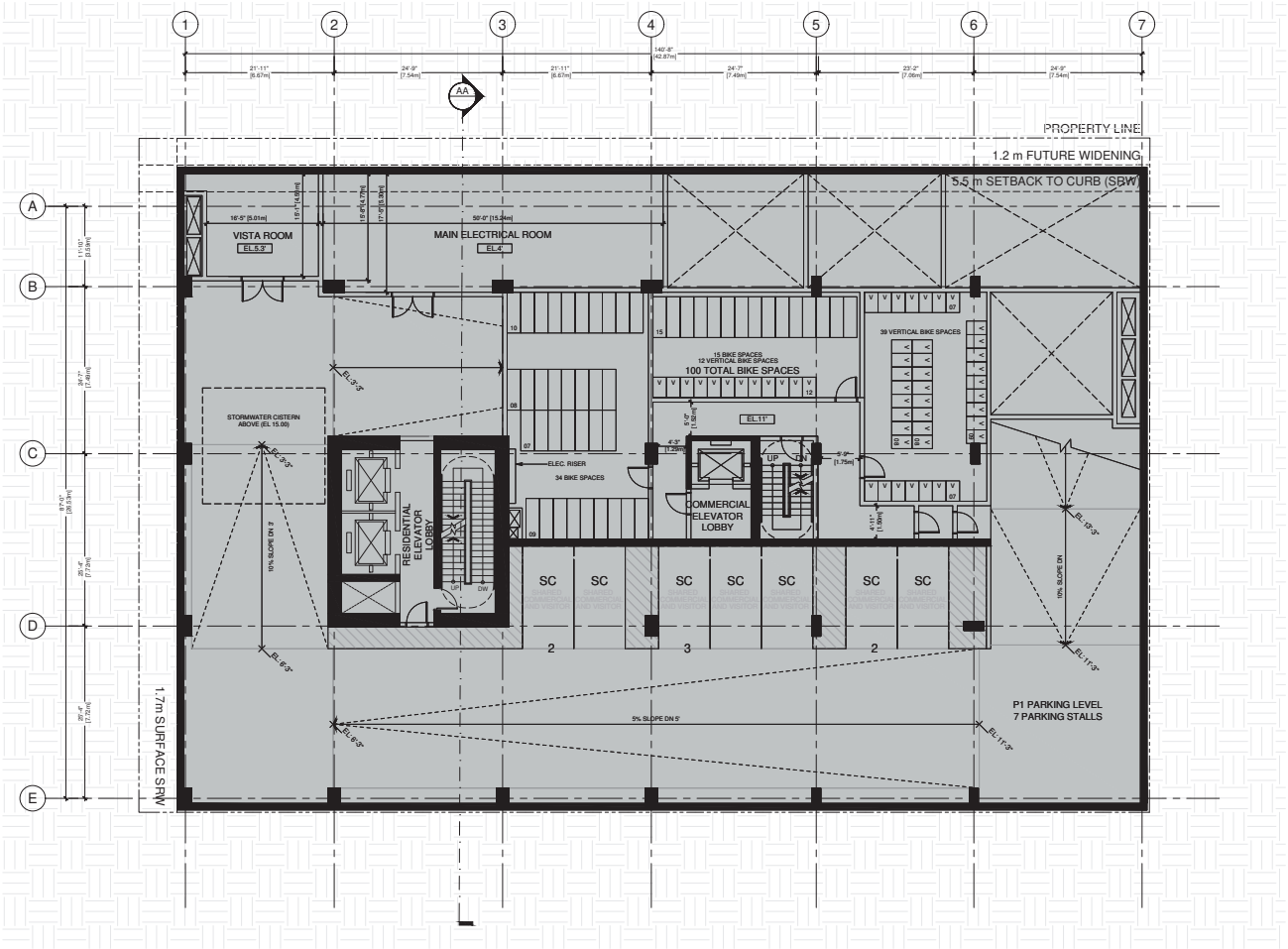
P2
Floor Plan

Drawing

Scale 1/8" = 1'-0"

Project 225014

Sheet FSR-A202



LEVEL P1 FSR AREA SUMMARY

RETAIL
0 SQ. FT. (0 m^2)

OFFICE
0 SQ. FT. (0 m^2)

RESIDENTIAL
0 SQ. FT.(0 m^2)

EXCLUSION:

PARKING
13480 SQ. FT. (1252 m^2)

LEVEL P1 AREA: 13,480 SQ. FT. (1,252 m^2)
AREA EXCLUSIONS: 13,480 SQ. FT. (1,252 m^2)

TOTAL FSR: 0 SQ. FT. (0 m^2)

LEVEL P1
TOTAL FSR DENSITY : 0 SQ. FT.

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

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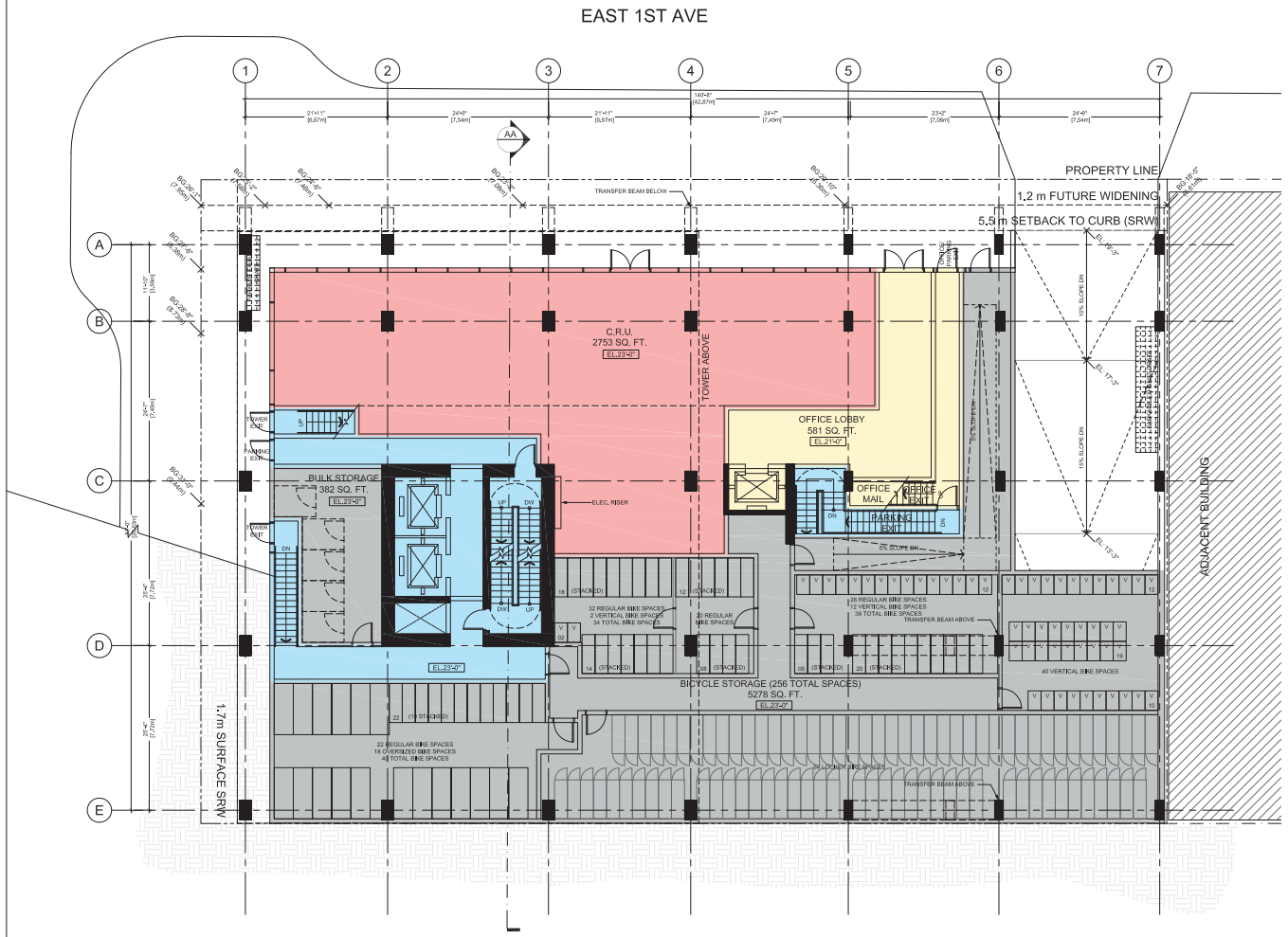
P1
Floor Plan

Drawing

Scale 1/8" = 1'-0"

Project 225014

Sheet FSR-A203



LEVEL 01 LOWER FSR AREA SUMMARY

RETAIL
2753 SQ. FT. (256 m^2)

OFFICE
798 SQ. FT. (74 m^2)

RESIDENTIAL
1481 SQ. FT. (138 m^2)

EXCLUSION:

MECHANICAL / ELECTRICAL
0 SQ. FT. (0 m^2)

BIKE / SERVICE / OPEN TO BELOW
5660 SQ. FT. (526 m^2)

IN SUITE STORAGE
0 SQ. FT. (0 m^2)

BALCONY
0 SQ. FT. (0 m^2)

AMENITY
0 SQ. FT. (0 m^2)

LEVEL 01 LOWER AREA: 10,692 SQ. FT. (993 m^2)
AREA EXCLUSIONS: 5,660 SQ. FT. (526m^2)

TOTAL FSR: 5,032 SQ. FT. (467 m^2)

LEVEL 01 LOWER
TOTAL FSR DENSITY : 5,032 SQ. FT.

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

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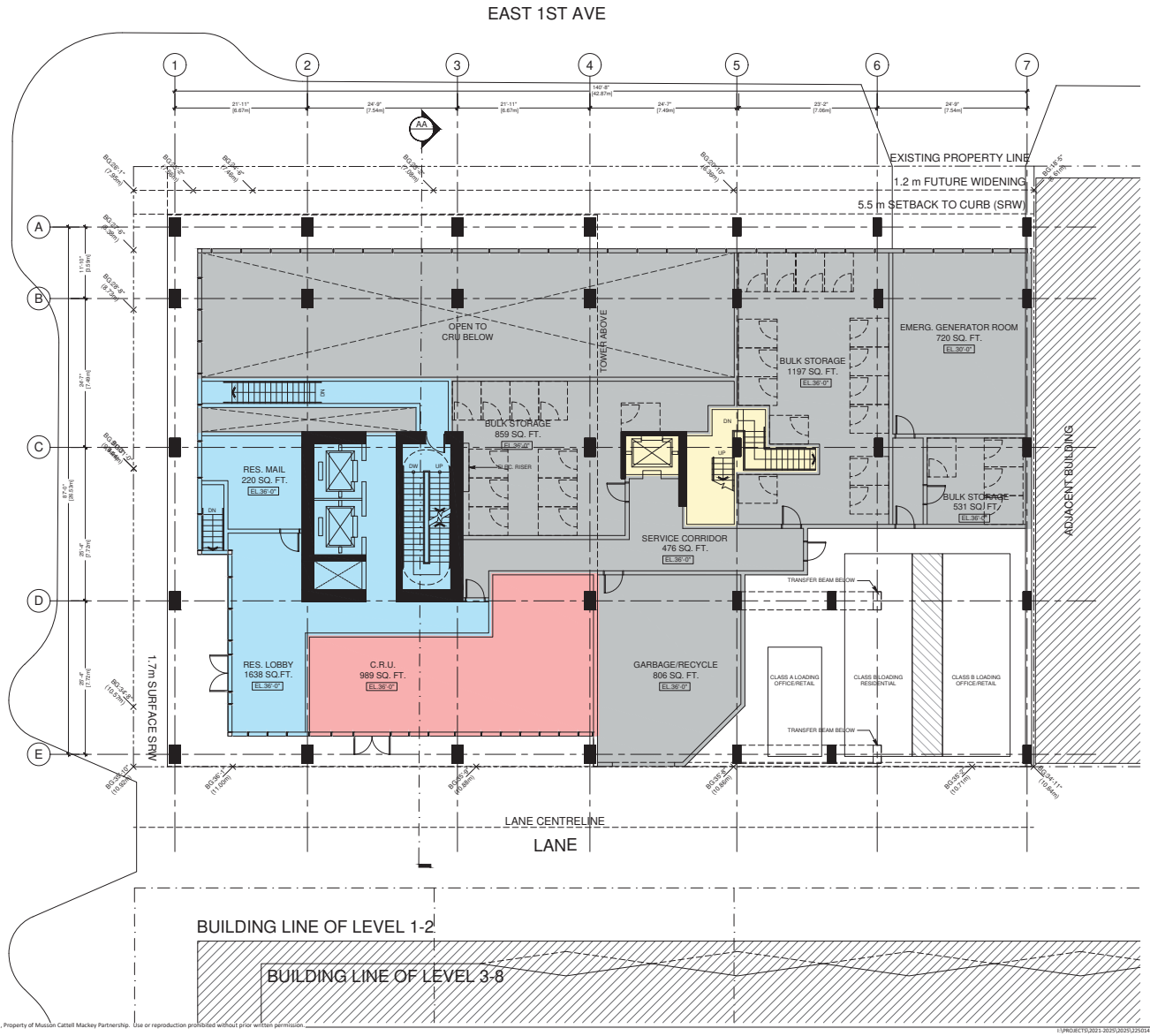
Lower Ground Floor Plan

Drawing

Scale 1/8" = 1'-0"

Project 225014

Sheet FSR-A204



LEVEL 01 UPPER FSR AREA SUMMARY

- RETAIL 989 SQ. FT. (92 m²)
- OFFICE 320 SQ. FT. (30 m²)
- RESIDENTIAL 1858 SQ. FT. (173 m²)

EXCLUSION:

- MECHANICAL / ELECTRICAL 720 SQ. FT. (67 m²)
- BIKE / SERVICE / OPEN TO BELOW 5564 SQ. FT. (517 m²)
- IN SUITE STORAGE 0 SQ. FT. (0 m²)
- BALCONY 0 SQ. FT. (0 m²)
- AMENITY 0 SQ. FT. (0 m²)

LEVEL 01 UPPER AREA: 9,451 SQ. FT. (878 m²)
AREA EXCLUSIONS: 6,284 SQ. FT. (584 m²)

TOTAL FSR: 3,167 SQ. FT. (294 m²)

LEVEL 01 UPPER TOTAL FSR DENSITY : 3,167 SQ. FT.

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

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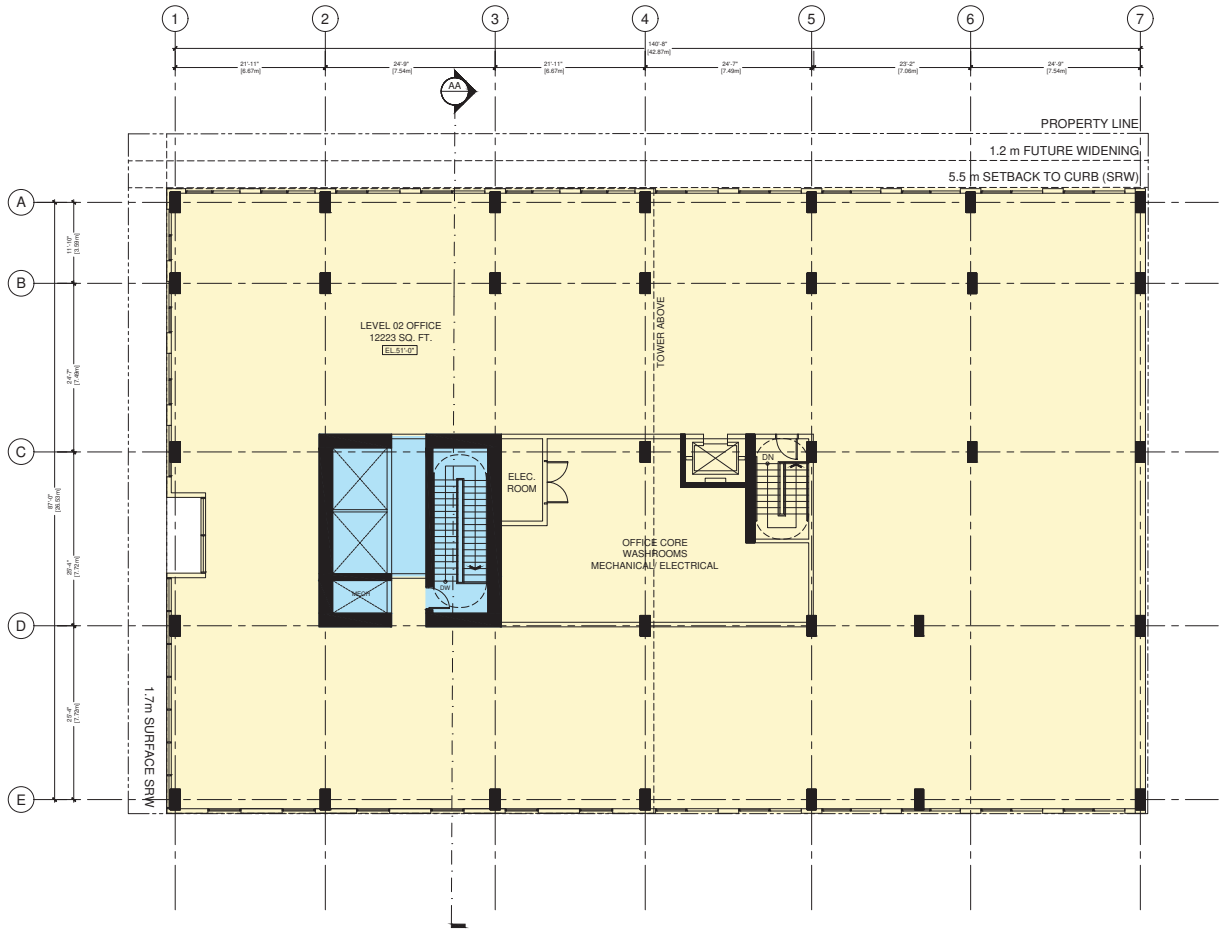
Upper Ground Floor Plan

Drawing

Scale 1/8" = 1'-0"

Project 225014

Sheet FSR-A205



LEVEL 2 FSR AREA SUMMARY

RETAIL	0 SQ. FT. (0 m^2)
OFFICE	12223 SQ. FT. (1136 m^2)
RESIDENTIAL	708 SQ. FT. (66 m^2)

EXCLUSION:

MECHANICAL / ELECTRICAL	0 SQ. FT. (0 m^2)
BIKE / SERVICE / OPEN TO BELOW	0 SQ. FT. (0 m^2)
IN SUITE STORAGE	0 SQ. FT. (0 m^2)
BALCONY	0 SQ. FT. (0 m^2)
AMENITY	0 SQ. FT. (0 m^2)

LEVEL 2 AREA:	12,931 SQ. FT. (1,201 m^2)
AREA EXCLUSIONS:	0 SQ. FT. (0 m^2)
TOTAL FSR:	12,931 SQ. FT. (1,201 m^2)

LEVEL 2
TOTAL FSR DENSITY : 12,931 SQ. FT.

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

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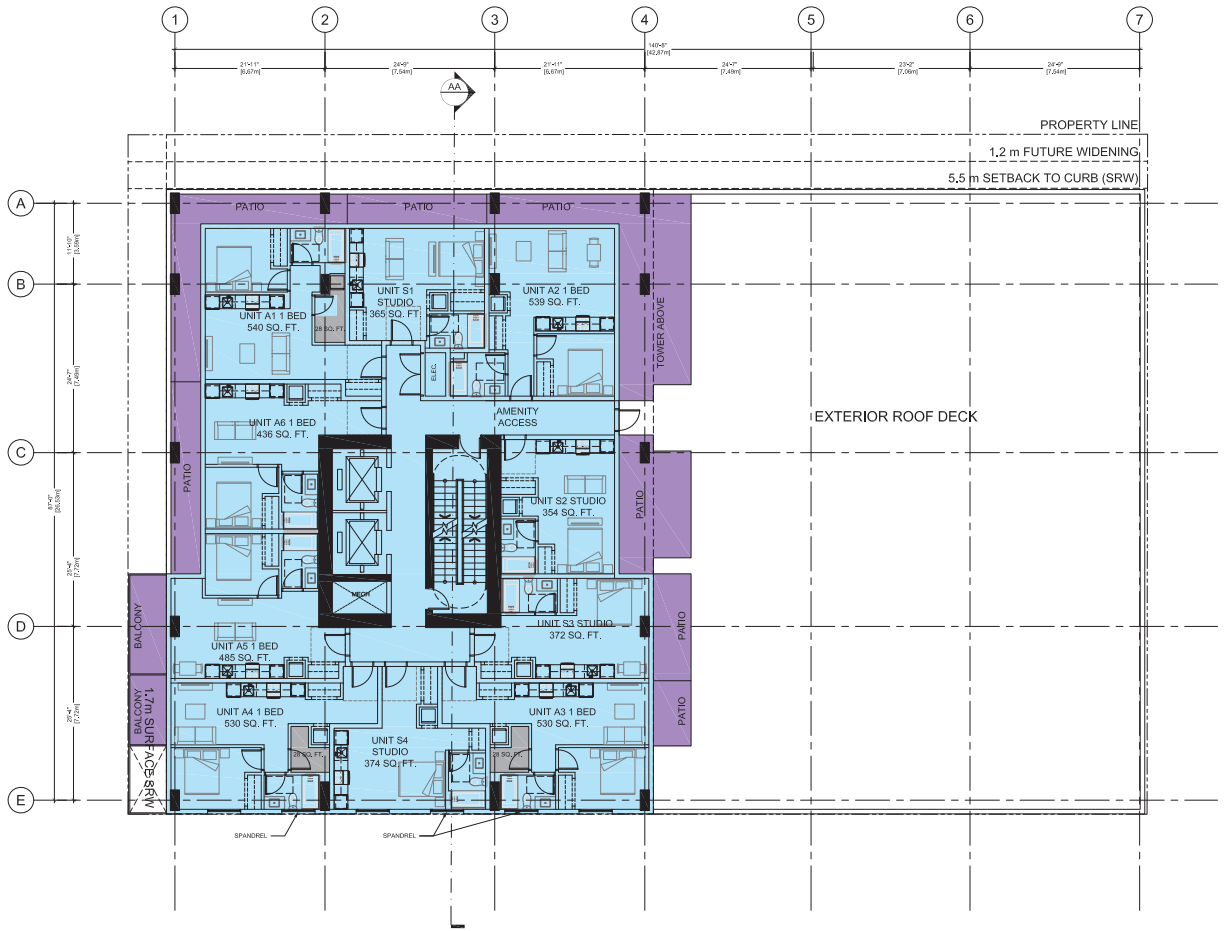
Level 02 Floor Plan

Drawing

Scale 1/8" = 1'-0"

Project 225014

Sheet FSR-A206



LEVEL 3 FSR AREA SUMMARY

RETAIL	0 SQ. FT. (0 m^2)
OFFICE	0 SQ. FT. (0 m^2)
RESIDENTIAL	5514 SQ. FT. (512 m^2)

EXCLUSION:

MECHANICAL / ELECTRICAL	0 SQ. FT. (0 m^2)
BIKE / SERVICE / OPEN TO BELOW	0 SQ. FT. (0 m^2)
IN SUITE STORAGE	84 SQ. FT. (8 m^2)
BALCONY	1270 SQ. FT. (118 m^2)
AMENITY	0 SQ. FT. (0 m^2)

LEVEL 3 AREA:	5,598 SQ. FT. (520 m^2)
AREA EXCLUSIONS:	84 SQ. FT. (8 m^2)
TOTAL FSR:	5,514 SQ. FT. (520 m^2)

LEVEL 3
TOTAL FSR DENSITY : 5,514 SQ. FT.

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

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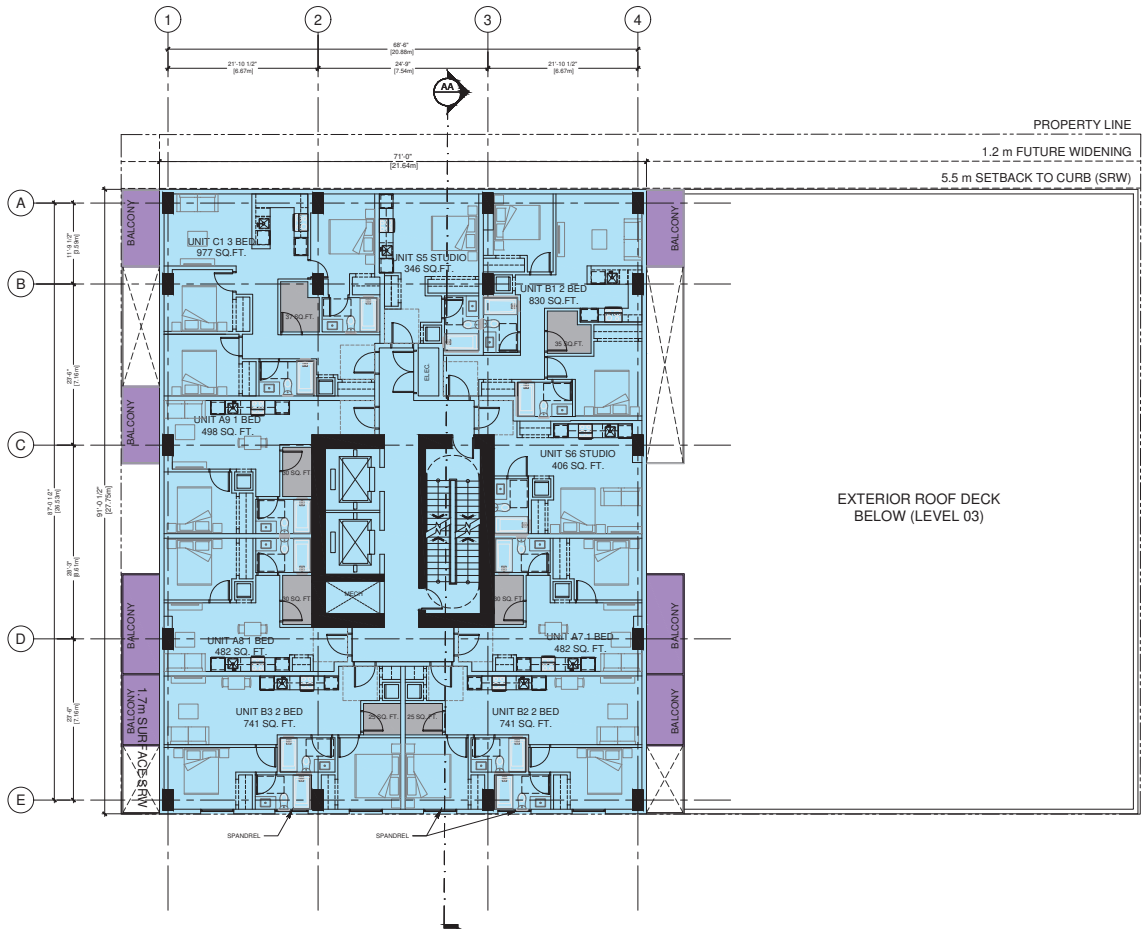
Level 03 Floor Plan

Drawing

Scale 1/8" = 1'-0"

Project 225014

Sheet **FSR-A207**



LEVEL 4-22 FSR AREA SUMMARY

- RETAIL 0 SQ. FT. (0 m^2)
- OFFICE 0 SQ. FT. (0 m^2)
- RESIDENTIAL 6250 SQ. FT. (581 m^2)

EXCLUSION:

- MECHANICAL / ELECTRICAL 0 SQ. FT. (0 m^2)
- BIKE / SERVICE / OPEN TO BELOW 0 SQ. FT. (0 m^2)
- IN SUITE STORAGE 214 SQ. FT. (20 m^2)
- BALCONY 463 SQ. FT. (43 m^2)
- AMENITY 0 SQ. FT. (0 m^2)

LEVEL 4-22 AREA:	6,464 SQ. FT. (601 m^2)
AREA EXCLUSIONS:	214 SQ. FT. (20 m^2)
TOTAL FSR:	6,250 SQ. FT. (581 m^2)

LEVEL 4-22
TOTAL FSR DENSITY : 6,250 SQ. FT.

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

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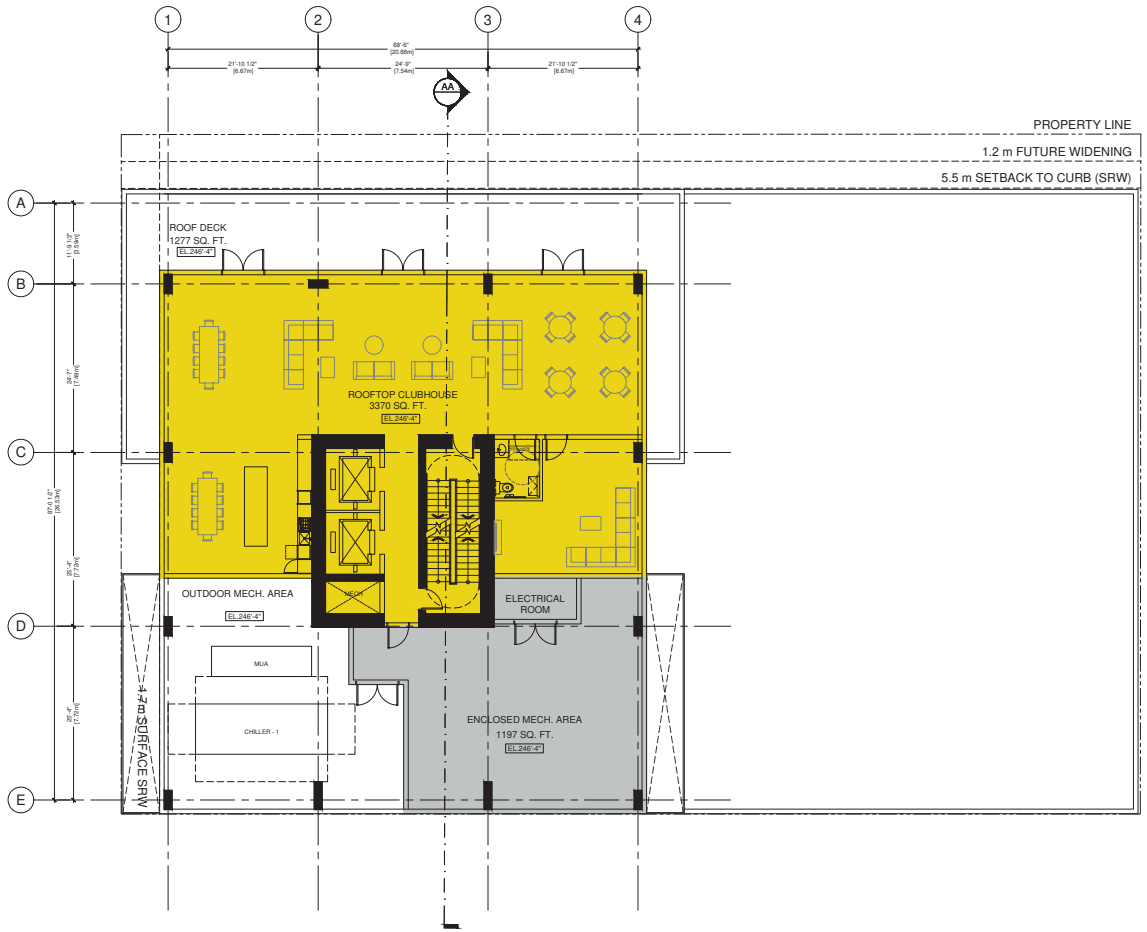
Level 4-22 Floor Plan

Drawing

Scale 1/8" = 1'-0"

Project 225014

Sheet FSR-A208



LEVEL 23 FSR AREA SUMMARY

RETAIL
0 SQ. FT. (0 m^2)

OFFICE
0 SQ. FT. (0 m^2)

RESIDENTIAL
0 SQ. FT. (0 m^2)

EXCLUSION:

MECHANICAL / ELECTRICAL
1197 SQ. FT. (111 m^2)

BIKE / SERVICE / OPEN TO BELOW
0 SQ. FT. (0 m^2)

IN SUITE STORAGE
0 SQ. FT. (0 m^2)

BALCONY
0 SQ. FT. (0 m^2)

AMENITY
3370 SQ. FT. (313 m^2)

LEVEL 23 AREA: 4,567 SQ. FT. (424 m^2)
AREA EXCLUSIONS: 4,567 SQ. FT. (424 m^2)

TOTAL FSR: 0 SQ. FT. (0 m^2)

LEVEL 23
TOTAL FSR DENSITY : 0 SQ. FT.

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

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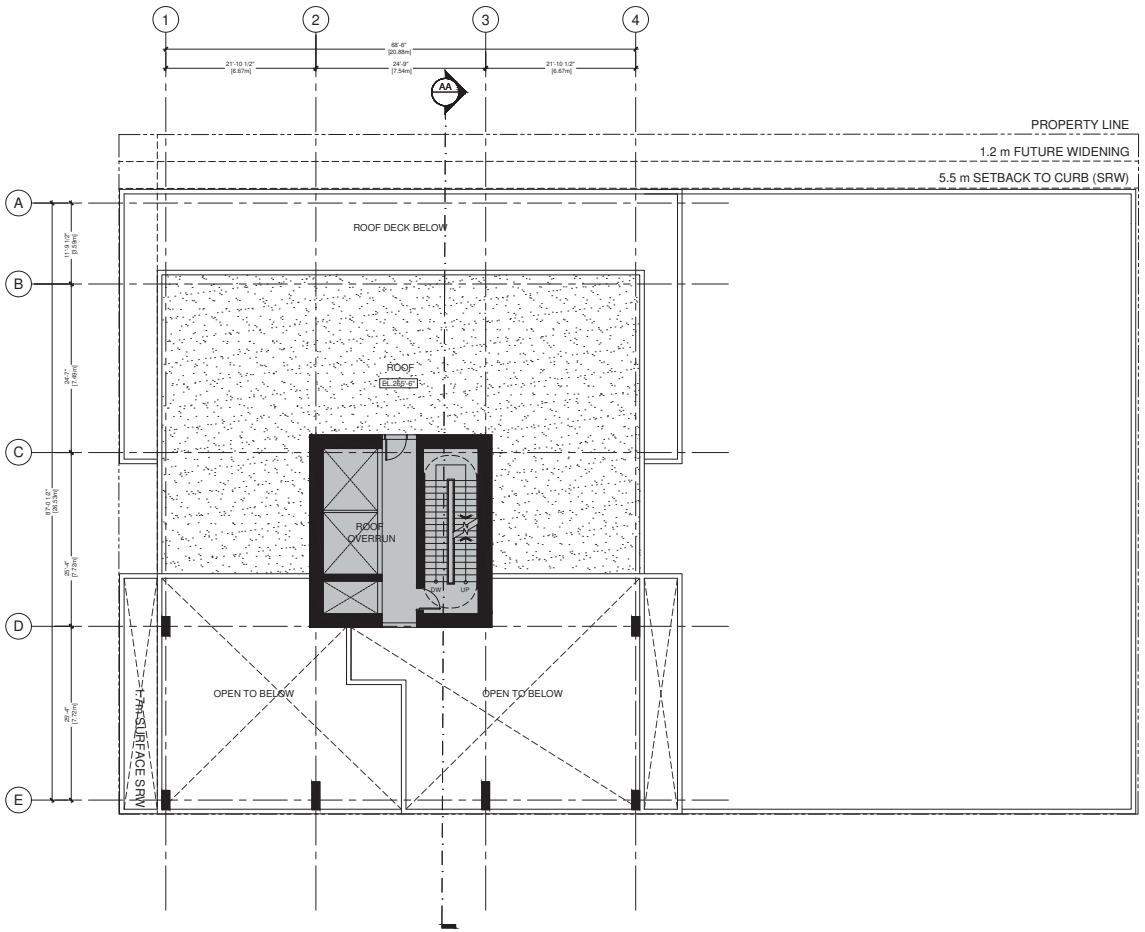
Level 23
Roof Plan

Drawing

Scale 1/8" = 1'-0"

Project 225014

Sheet FSR-A209



ROOF OVERRUN FSR AREA SUMMARY

RETAIL
0 SQ. FT. (0 m^2)

OFFICE
0 SQ. FT. (0 m^2)

RESIDENTIAL
0 SQ. FT. (0 m^2)

EXCLUSION:

MECHANICAL / ELECTRICAL
747 SQ. FT. (69 m^2)

BIKE / SERVICE / OPEN TO BELOW
0 SQ. FT. (0 m^2)

IN SUITE STORAGE
0 SQ. FT. (0 m^2)

BALCONY
0 SQ. FT. (0 m^2)

AMENITY
0 SQ. FT. (0 m^2)

ROOF OVERRUN AREA: 747 SQ. FT. (69 m^2)
AREA EXCLUSIONS: 747 SQ. FT. (69 m^2)

TOTAL FSR: 0 SQ. FT. (0 m^2)

ROOF OVERRUN
TOTAL FSR DENSITY : 0 SQ. FT.

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

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I:\PROJECTS\2021-2025\2025\225014 - 304 E 1ST AVENUE\8 PRODUCTION\8.1 AUTOCAD\224039_FSR_A210_ROOF OVERRUN.DWG | 30 Jul 2025 - 4:22 PM | LMCCRIMMON

MCM

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[redacted]

Revisions YYYY-MM-DD

Seal

1st & Scotia

304-316 East 1st Avenue
Vancouver, BC

Project

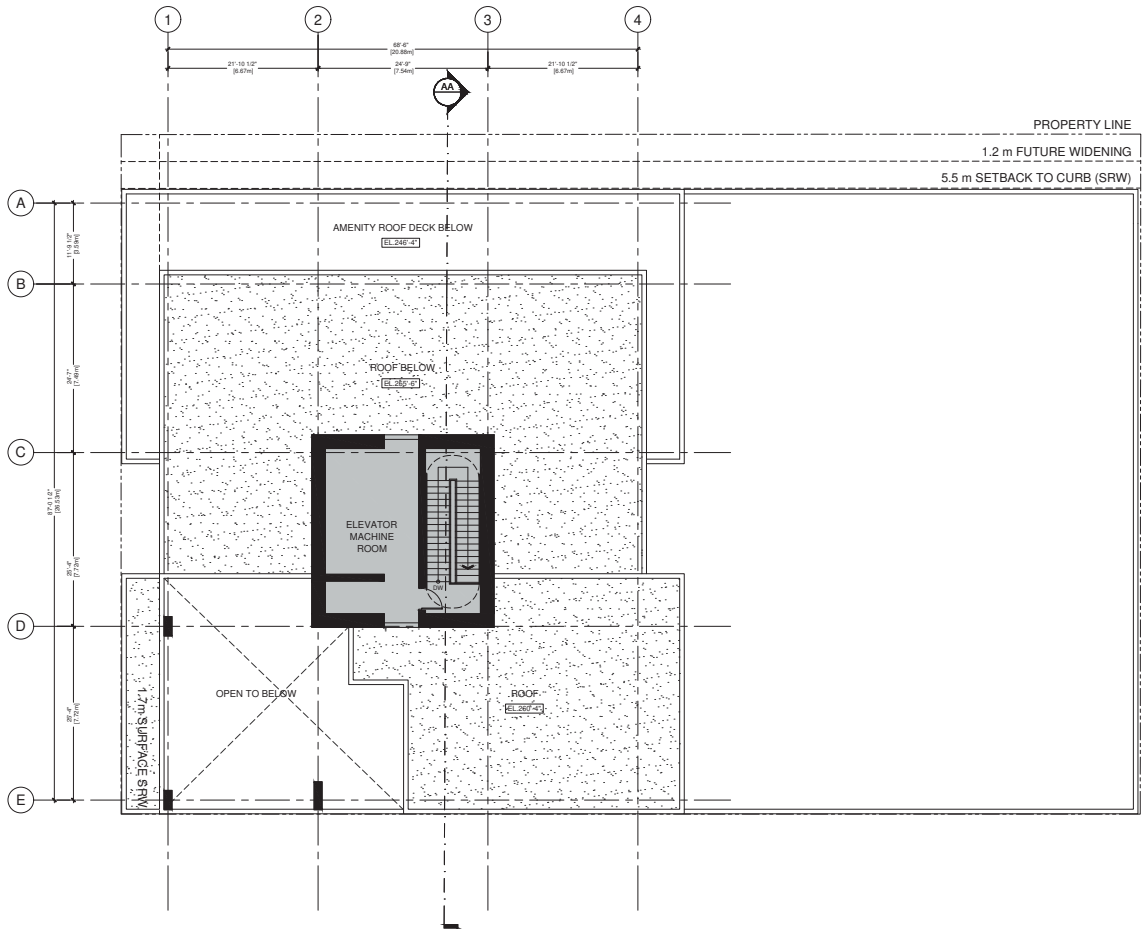
Roof Plan
Overrun

Drawing

Scale 1/8" = 1'-0"

Project 225014

Sheet FSR_A210



ROOF EMR FSR AREA SUMMARY

RETAIL
0 SQ. FT. (0 m^2)

OFFICE
0 SQ. FT. (0 m^2)

RESIDENTIAL
0 SQ. FT. (0 m^2)

EXCLUSION:

MECHANICAL / ELECTRICAL
747 SQ. FT. (69 m^2)

BIKE / SERVICE / OPEN TO BELOW
0 SQ. FT. (0 m^2)

IN SUITE STORAGE
0 SQ. FT. (0 m^2)

BALCONY
0 SQ. FT. (0 m^2)

AMENITY
0 SQ. FT. (0 m^2)

ROOF EMR AREA: 747 SQ. FT. (69 m^2)
AREA EXCLUSIONS: 747 SQ. FT. (69 m^2)

TOTAL FSR: 0 SQ. FT. (0 m^2)

ROOF EMR
TOTAL FSR DENSITY : 0 SQ. FT.

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

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Revisions YYYY-MM-DD

Seal

1st & Scotia

304-316 East 1st Avenue
Vancouver, BC

Project

Roof Plan Elevator Machine Room

Drawing

Scale 1/8" = 1'-0"

Project 225014

Sheet ESR_A211