

Concord Pacific

1795 W Broadway

Rezoning Application

Resubmitted April 8, 2026

Original submission July 28, 2025

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W. T. LEUNG
ARCHITECTS
I N C .



OVERVIEW & ZONING CONTEXT:

The project site is located on the northeast corner of West Broadway and Burrard Street within the Granville/ Burrard Slopes Area B and FGGB policy area of the Broadway Plan. Currently the site is zoned as C-3A and contains an existing gas station and car wash. The future Arbutus Station of the Broadway Subway is located three blocks to the west and Granville Station, three blocks to the east. The site is predominantly surrounded by low-rise commercial and office buildings with the exception of the 9-storey office tower “Prospect Centre” at the southeast corner of Broadway and Burrard and the 11-storey Menkis residential rental tower across the lane on W 8th Avenue. Burrard Street is one of 7 major access streets connecting downtown Vancouver to the Broadway Corridor, making the intersection at Broadway a prominent gateway site.

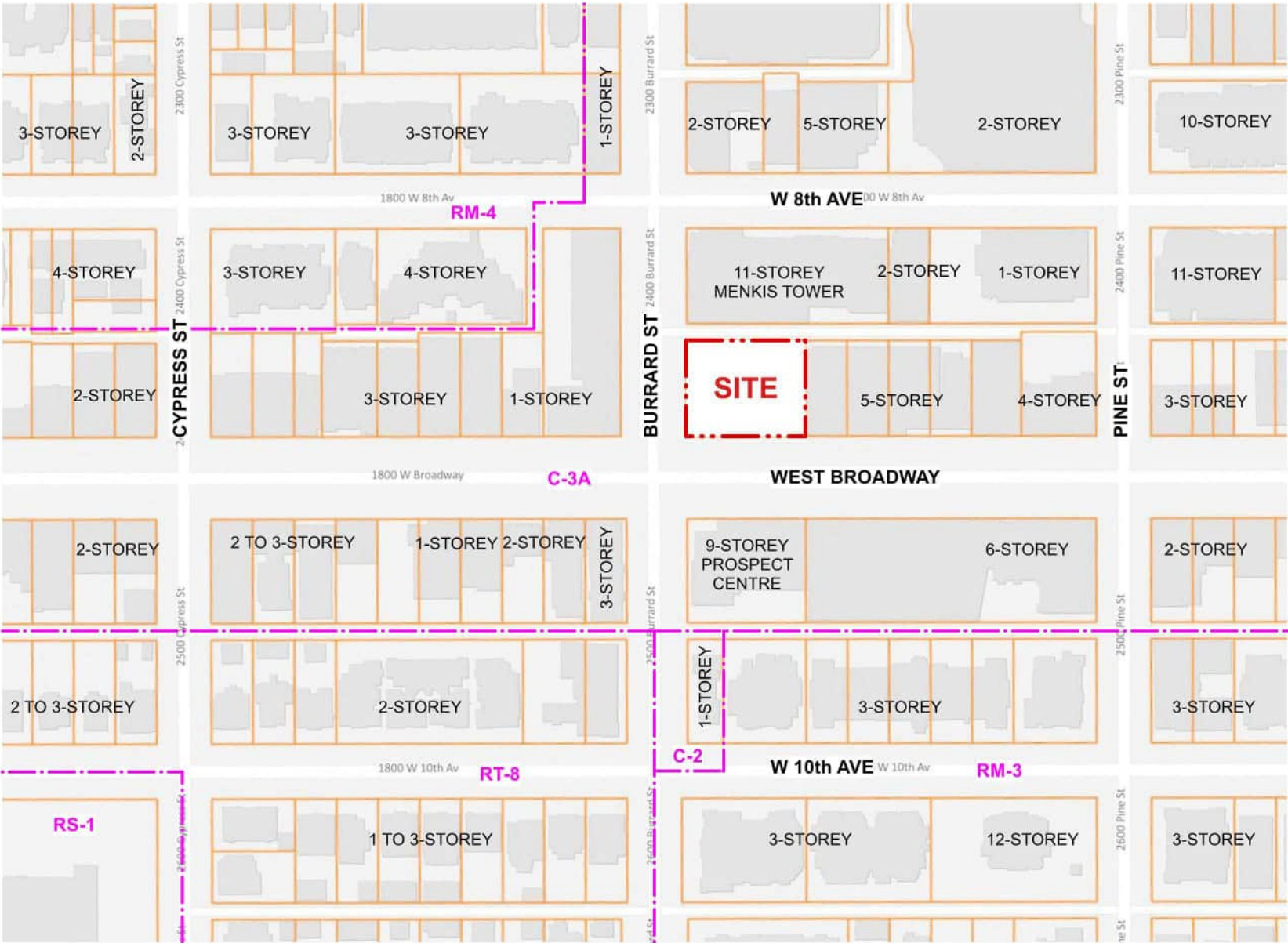
REZONING INTENT:

The proposed development will rezone the existing parcel from C-3A to CD-1 zoning under the City of Vancouver Broadway Plan. The intent of the proposed rezoning is to develop an underutilized site, currently occupied by a gas station, at a prominent intersection by providing housing units along with local commercial retail. It will contribute to the City’s vision of Broadway as a “Great Street”. This development is being proposed in conjunction with the development at 1368-1398 W Broadway located at Hemlock, another major intersection along the Broadway corridor, which will be the home of a much-needed senior’s centre, 257-key hotel and 197-unit residential strata.

APPLICABLE POLICY AND GUIDELINES

- Broadway Plan (2022, last amended 2025)
- Vancouver Plan (2022)
- C-3A District Schedule (2025)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Green Buildings Policy for Rezoning (2010, last amended 2024)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2024)
- Development Cost Levies Information Bulletin (2018, last amended 2025)
- Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2024)
- Vancouver Utilities Development Cost Levy By-law No. 12183 (2018, last amended 2024)

CONTEXT & ZONING MAP



REZONING RATIONALE:

The FGGB policy of the Broadway Plan intent is to introduce new opportunities for housing and job space, with active retail/service uses along Broadway. The proposed development features 263 strata residential units with commercial retail on the ground floor. The policy requires continuous active ground floor retail/ service uses along Broadway and Burrard and encourages Privately Owned Public Space (POPS) at the Burrard intersection, both of which the proposed development complies with. The proposed development does not align with existing policies with regard to height, density or minimum frontage, as outlined below. (There are several policy items that this development challenges due to the current difficult financial and construction market.)

Note, as this is a strata housing development, there will be Community Amenity Contributions. In addition, there is no residential tenants on the existing site, therefore no displacement. There are no view cones that impact this site.



PROPOSED RELAXATIONS & VARIANCES:

Building Height- The FGGB policy permits 5.5 FSR, 20-storeys of strata ownership housing. Alternatively, the FGGB policy also permits 10 FSR, 30-storey secured market rental, including 20% below-market rental housing. This suggests that the urban design for this site can support 30 storeys. The proposed development is 33-storeys strata ownership housing. As the site is at a prominent intersection, a 30 to 33-storey development is an appropriate urban design massing, regardless of its use.

Building Density- The FGGB policy allows 5.5 FSR for strata or 10 FSR for Secured market rental with 20% below-market rental. This proposal is 14.6 FSR strata. This project is financially and conceptually linked to the nearby rezoning proposal at 1368-1398 West Broadway and Hemlock which includes a 12,000 sf seniors centre, 257-key hotel and strata residential. The additional density requested on the Burrard site helps with the financial feasibility of the seniors centre on the Hemlock site. At 14.6 FSR, the additional density is comfortably included within the 33-storey building form.

Minimum Frontage- The minimum required site frontage for a tower in the Broadway Plan is 150 ft, however frontage relaxation of less than 150 ft may be considered at the discretion of the Director of Planning. A 7 ft width of the property had previously been dedicated to the widening of Burrard resulting in a smaller than typical site at 143 ft by 115 ft.

Job Space- A minimum of two levels of non-residential uses (job space) is required. This proposal features commercial retail on the ground floor and no office or commercial use on floor 2. Commercial uses above the 1st floor have generally been challenging financially and in attracting tenancy in recent years.

Floor plate size- The Broadway Plan maximum recommended floor plate size is 6,500 sf. The proposed tower ranges from 7,665 sf at the lower levels and slims down as it rises to 7,500 sf, 7,110 sf and 6,730 sf at the penthouse levels. The larger plate size improves the efficiency of the tower, contributing to a more financially feasible project, and is aligned with recent proposed planning department policy changes to increase the maximum tower plate sizes to 8,500 sf.

Balcony area- Private balcony area allowance is typically maxed out at 12% of the net area, however the proposed tower has 18%. The design concept for this tower utilizes the balconies to express the form and lively movement of the massing. The generous liveable balconies provide high quality exterior spaces for the residents. The comfort and useability of balconies on tall buildings are usually more successful if they are larger and recessed/ or contained at the sides, which provides a sense of enclosure, security and privacy as compared to a small protruding balcony.

Public Bike Share- The City has requested the installation of a Public Bike Share at this site. This is a small site at 143 ft by 115 ft. In addition, a corner cut and a 3m dedication along Burrard Street has been provided. A substantial Privately Owned Public Space (POPS) has been provided along both the Broadway and Burrard frontage which contributes significantly to the public realm, befitting of a major intersection and gateway site to the Broadway Corridor. The generous contribution to the public realm makes the inclusion of a Public Bike Share extremely difficult.

DESIGN RATIONALE:

The development consists of a 13.1 FSR 30-storey strata residential tower and 4-storey podium with commercial on the ground floor. A 7 ft slice of the property had previously been dedicated to the widening of Burrard resulting in a smaller than typical site at 115 ft by 143 ft. In addition, a corner cut and a 3m dedication along Burrard Street has been provided for this proposal, per the City’s request.

The ground plane of the proposed building steps back generously along Burrard (approx. 31 ft from the back of the curb) and Broadway (30 ft) providing an enhanced corner setback and Privately Owned Public Space (POPS). The landscaping of the POPS and commercial frontage will be extensive and high quality, contributing substantially to the City’s objective to transform Broadway into a “Great Street”. It will feature, seating, planting, high quality paving with ground lighting. The important intersection with Burrard is emphasized by the massing of the tower which presents a strong vertical presence at the street corner and angles back along Burrard, enhancing the view corridor towards the north, while creating a dynamic building form. The upper massing of the tower shifts towards the east, separated from the lower part of the tower by 2 recessed floors.

The 4-storey podium continues the street wall form along Broadway and features a recessed, over height commercial ground. Access between the ground floor and commercial underground parking is via a dedicated elevator at the southeast corner of the site along Broadway. The residential lobby is located at the northwest corner along Burrard.

Above the podium facing Broadway, the tower angles back from the corner, providing interesting sightlines and visual movement to the form. The sleek surface of the tower skin consists of thermally enhanced window wall which is contrasted by the dynamic horizontal lines of the balcony slab edges.

The 5th floor landscaped courtyard over the podium provides residential outdoor amenity adjacent to indoor amenity spaces. The 2nd floor also has a residential amenity space with access to a landscaped courtyard and children’s play area.

VEHICULAR ACCESS AND SERVICES:

The development includes 7 levels of underground parking, providing a total of 129 residential stalls, 12 visitor stalls, and 3 commercial stalls. Access to off-street parking, garbage and recycling, and utilities for the development is from the rear lane. The residential bicycle parking on the lowest P-7 level is accessed via a dedicated elevator adjacent to the residential lobby off of Burrard Street. The vehicular parking and bicycle storage provisions both comply with the Vancouver Parking By-Law.

SUSTAINABLE DESIGN:

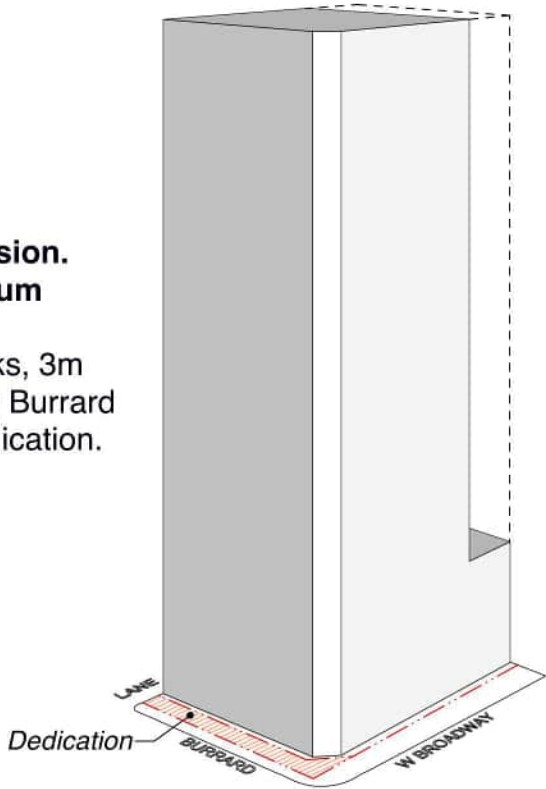
The development will comply with the City’s “Green Buildings Policy for Rezoning.” Sustainable strategies include, but will not be limited to: the use of airsource VRF heating and cooling, heat or energy recovery ventilation, energy efficient appliances and mechanical systems, measures to curb domestic water consumption, control of rainwater runoff, materials and products to improve indoor environmental quality, multi-glazed windows, and strategies to reduce heat loss and air leakage through the building envelope.



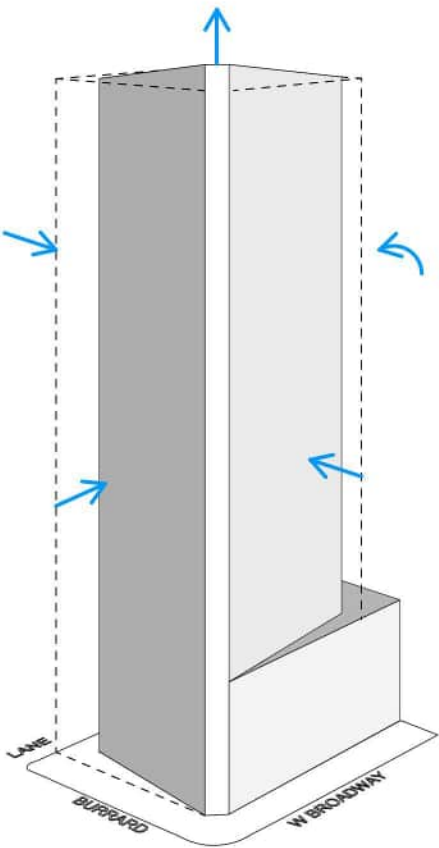
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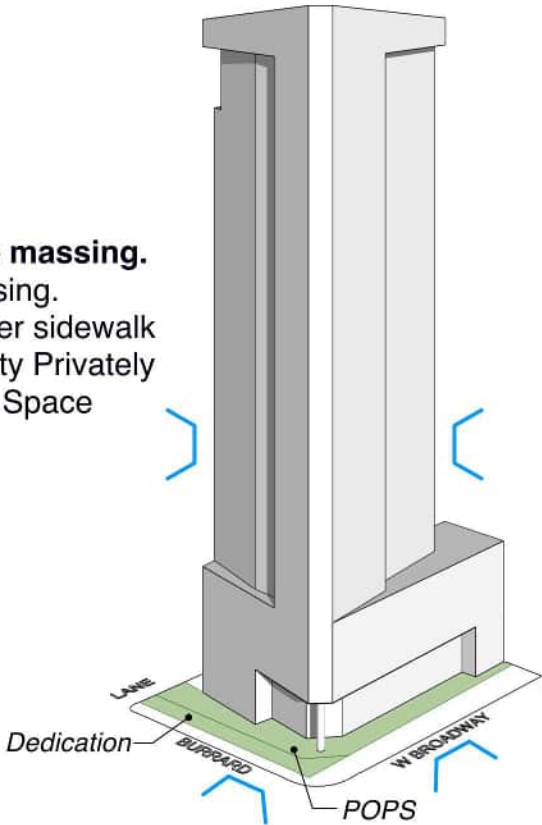
Footprint extrusion.
Express a podium streetwall.
Includes setbacks, 3m dedication along Burrard & corner cut dedication.



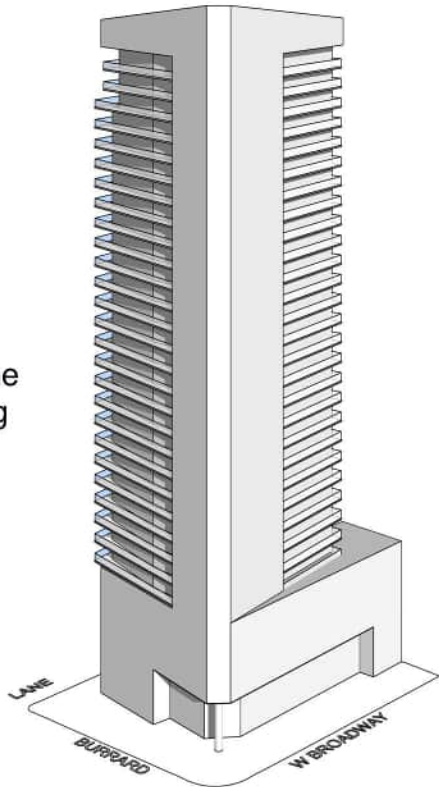
Push and skew the four faces of the tower. Pull roof corner up.
•Create interesting, dynamic form at the street intersection.
•Open up view angle towards the north along Burrard.



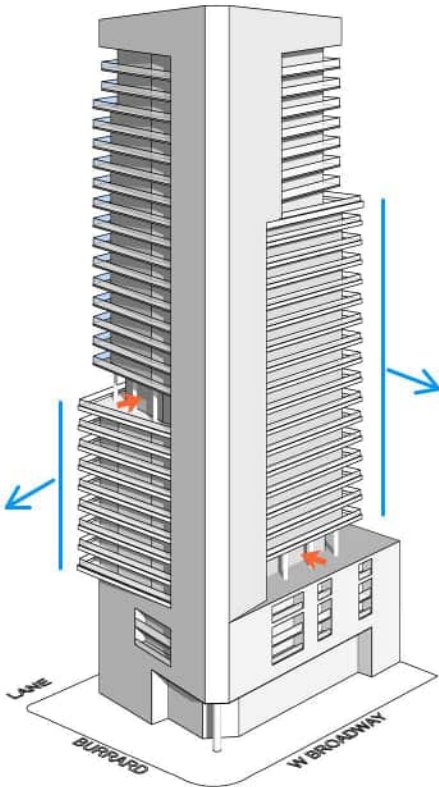
Carve out the massing.
•Slim the massing.
•Provide deeper sidewalk area and quality Privately Owned Public Space (POPS).



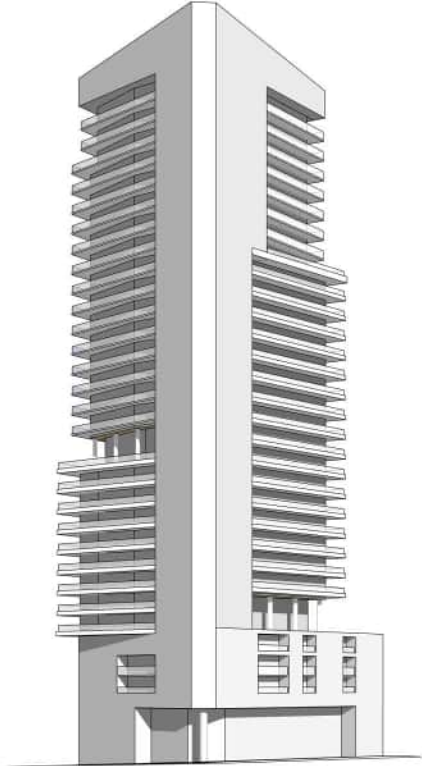
Add balconies.
•Generate a visual counterpoint between the skin of the solid massing and the textured, modulation of the balconies.



Amplify the visual movement of the form.
•Twist lower balconies outward to be parallel with the streets.
•Add recessed breaks to the form.



Final form





BROADWAY - SOUTH SIDE



BROADWAY - NORTH SIDE



BURRARD - EAST SIDE



LANE - LOOKING EAST



BURRARD - WEST SIDE



BURRARD - LOOKING NORTH

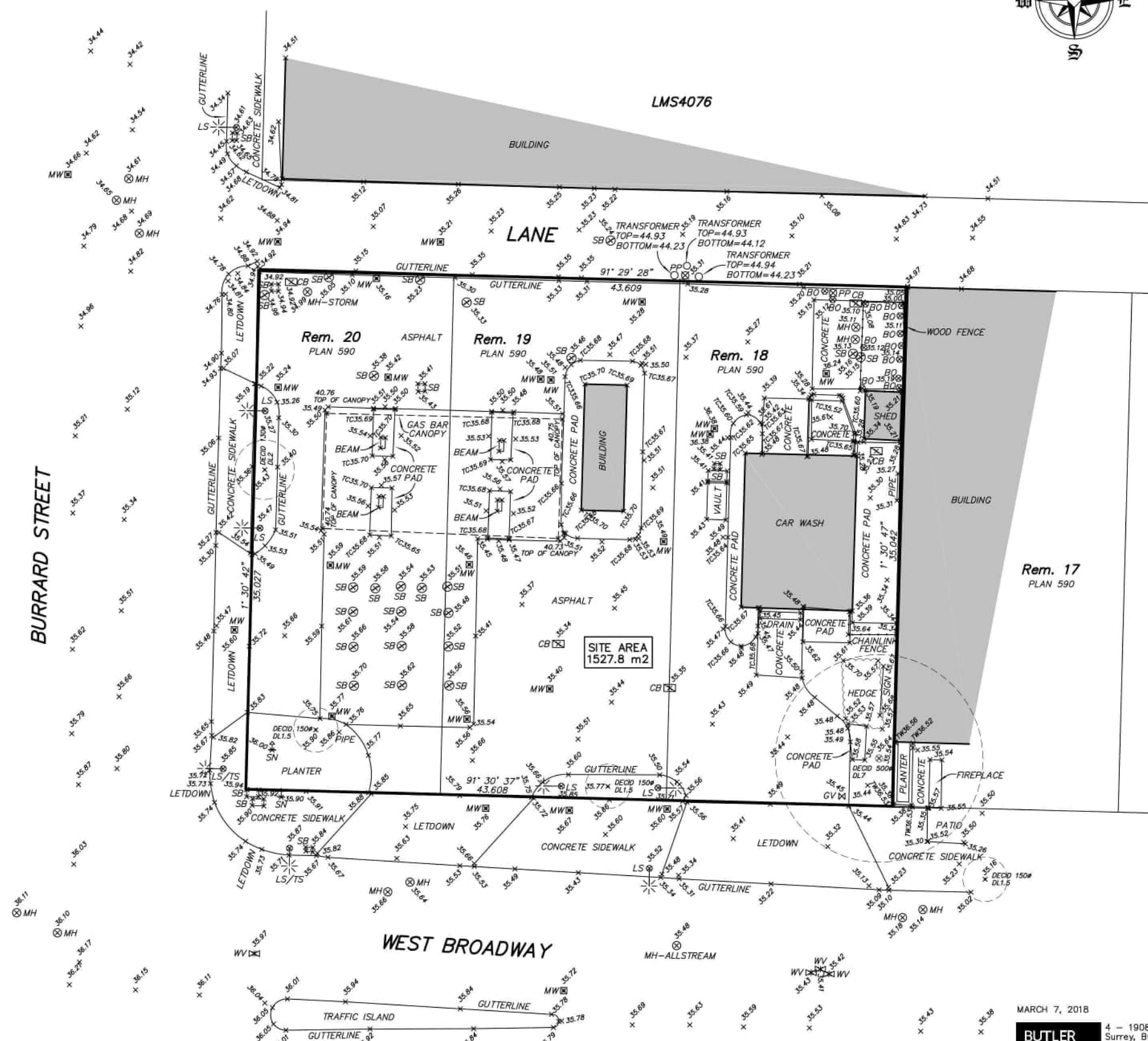
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@ BURRARD ST

Survey Plan

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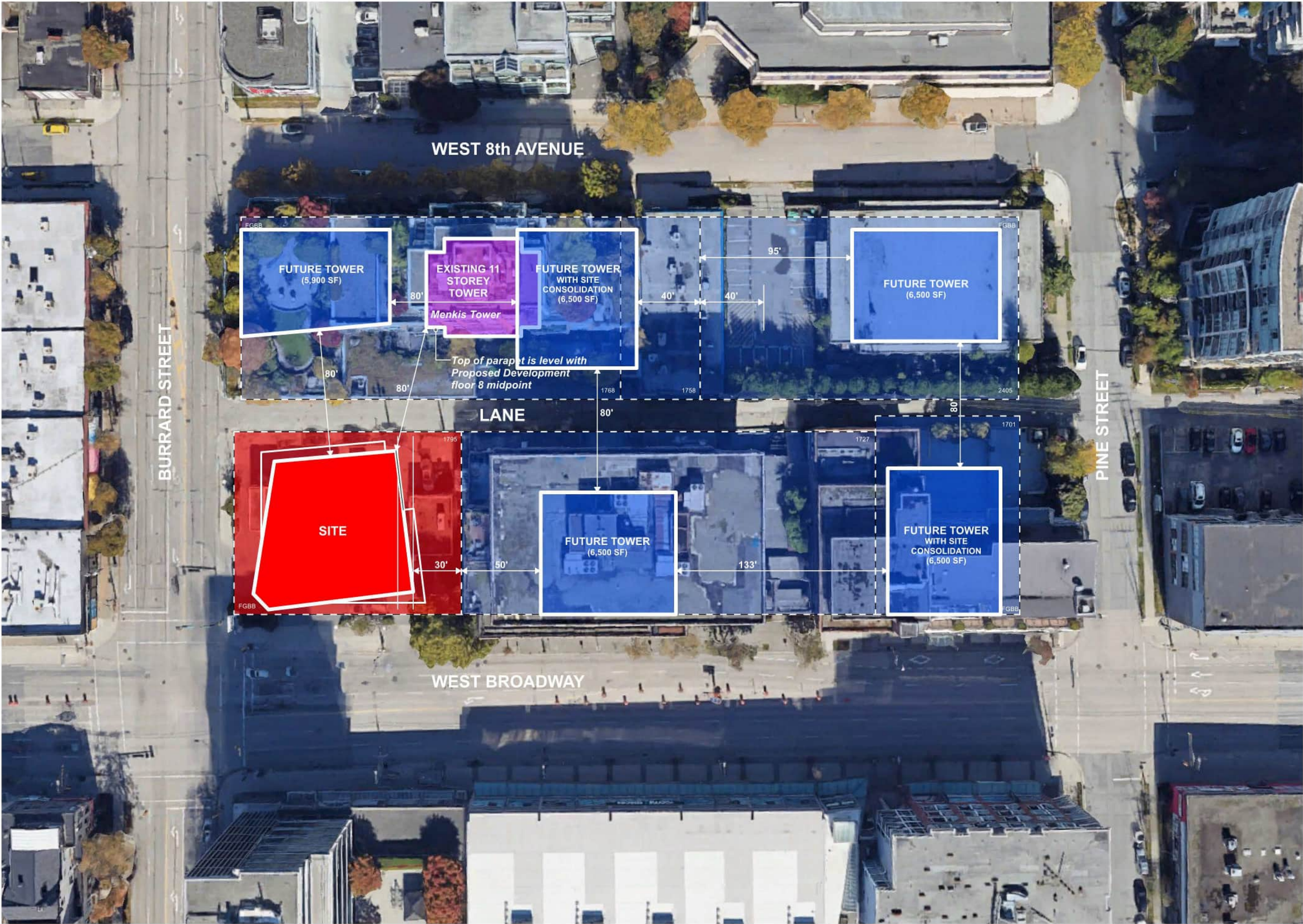
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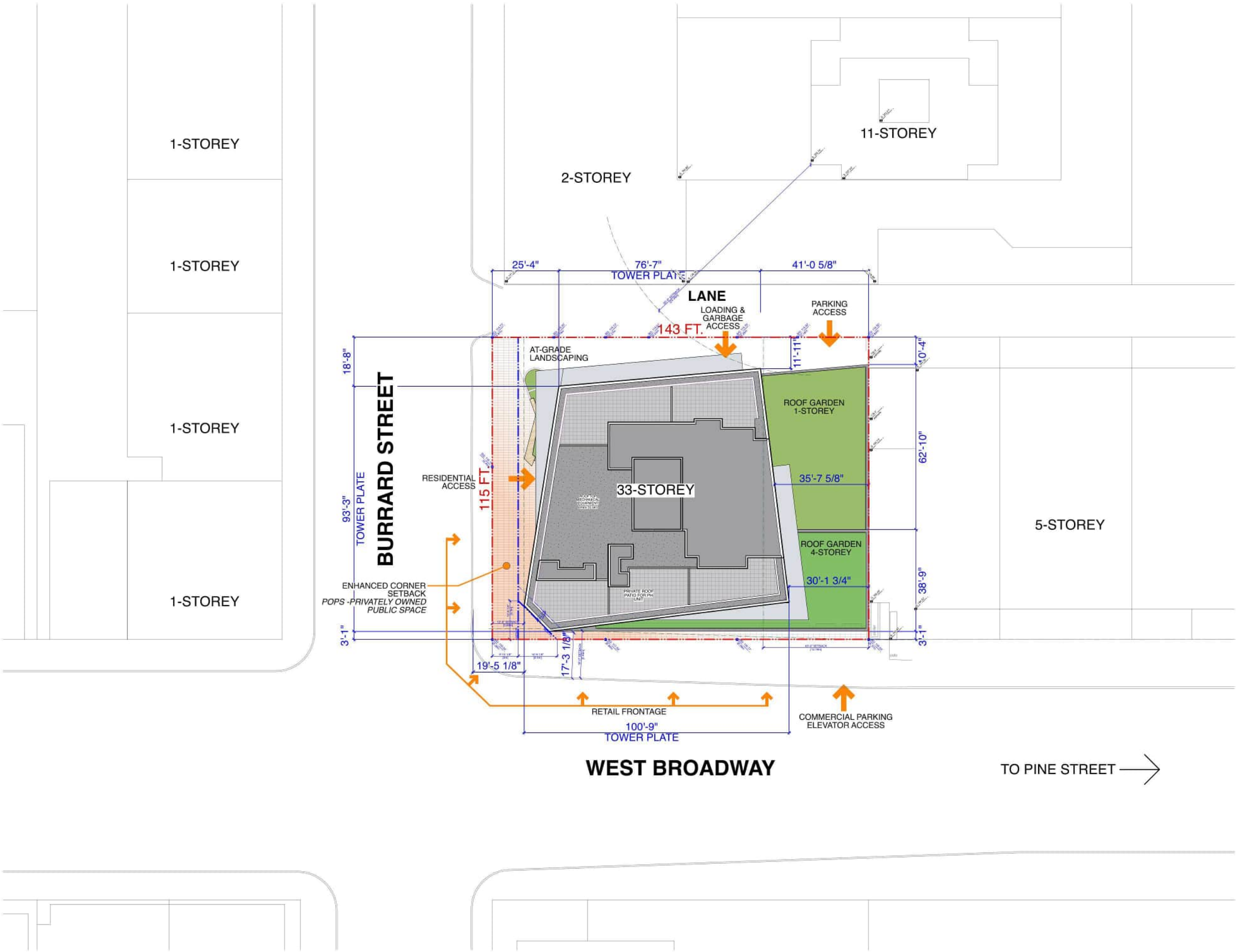
BURRARD ST

Tower Separation

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SITE INFORMATION

Civic Address	1795 West Broadway, Vancouver, BC				
Legal Description	Lots 18 and 19, Except Part on Explanatory Plan 18982A, and Lot 20, Except Parts on Explanatory Plans 14054 and 18982A, All of Block 328 District Lot 526 Group 1 New Westminster District Plan 590				
Zoning	Existing: C-3A Proposed: CD-1 Site Specific (Broadway Plan - Granville / Burrard Slopes Area B) FGBB Policy				
Use	Existing: Commercial Proposed: Mixed Commercial & Multi-Family Strata Residential				
Lot Size (Consolidated)	16,445 SF [1,528 SM]				
Density	Permitted: 10.0 FSR, 30 Storeys, MARKET RENTAL & 20% BELOW-MARKET RENTAL; 8.5 FSR, 30 Storeys, MARKET RENTAL; or 5.5 FSR, 20 Storeys, STRATA Proposed: 14.6 FSR NET (With Density Transfer)				
Floor Plate	Max recommended: 6,500 SF [603.87 SM] Proposed: 7,665 SF [712.10 SM]				
Height	Geodetic Height Building Height from 115.83' [35.3 M] (interpolated grade from 4 site corners)				
-elevator overhead	483.00 FT	[147.22 M]	367.17 FT	[111.91 M]	
-roof parapet (top of 30 storeys)	478.75 FT	[145.92 M]	362.92 FT	[110.62 M]	
Underground Parking	8 Levels				
Tower Setbacks	Front (Broadway)	17.35 FT	[5.29 M]	from back of curb	
	Side West (Burrard)	19.42 FT	[5.92 M]	from back of curb	
	Rear (Lane)	12.13 FT	[3.70 M]	tower	
	Side East	0 FT	[0.00 M]	podium	

AREA SUMMARY

AREA SUMMARY			Exempt Area			
	Gross Commercial	Gross Residential	Storage	Enclosed Balc	Amenity	Net Area
Ground Floor	4,340.5 SF	2,936.6 SF				7,277.2 SF
1.5 Floor		1,389.2 SF				1,389.2 SF
2nd Floor		9,084.0 SF	231.3 SF	56.0 SF	2,198.1 SF	6,598.6 SF
3rd Floor		9,274.1 SF	326.3 SF	171.5 SF		8,776.4 SF
4th Floor		9,441.0 SF	326.3 SF	280.5 SF		8,834.2 SF
5th Floor		7,055.5 SF	179.5 SF	0.0 SF	1,351.5 SF	5,524.5 SF
6th Floor		7,055.5 SF	205.3 SF	0.0 SF		6,850.2 SF
7th Floor		7,665.3 SF	261.8 SF	0.0 SF		7,403.5 SF
8th Floor		7,665.3 SF	261.8 SF	0.0 SF		7,403.5 SF
9th Floor		7,665.3 SF	261.8 SF	0.0 SF		7,403.5 SF
10th Floor		7,665.3 SF	261.8 SF	0.0 SF		7,403.5 SF
11th Floor		7,665.3 SF	261.8 SF	0.0 SF		7,403.5 SF
12th Floor		7,665.3 SF	261.8 SF	0.0 SF		7,403.5 SF
13th Floor		7,665.3 SF	261.8 SF	0.0 SF		7,403.5 SF
14th Floor		6,899.2 SF	216.1 SF	0.0 SF		6,683.1 SF
15th Floor		6,747.5 SF	206.8 SF	54.5 SF		6,486.1 SF
16th Floor		7,501.0 SF	250.6 SF	0.0 SF		7,250.4 SF
17th Floor		7,501.0 SF	250.6 SF	0.0 SF		7,250.4 SF
18th Floor		7,501.0 SF	250.6 SF	0.0 SF		7,250.4 SF
19th Floor		7,501.0 SF	250.6 SF	0.0 SF		7,250.4 SF
20th Floor		7,501.0 SF	250.6 SF	0.0 SF		7,250.4 SF
21th Floor		7,501.0 SF	250.6 SF	0.0 SF		7,250.4 SF
22th Floor		7,501.0 SF	250.6 SF	0.0 SF		7,250.4 SF
23th Floor		7,501.0 SF	250.6 SF	0.0 SF		7,250.4 SF
24th Floor		7,501.0 SF	250.6 SF	0.0 SF		7,250.4 SF
25th Floor		7,501.0 SF	250.6 SF	0.0 SF		7,250.4 SF
26th Floor		7,111.8 SF	232.4 SF	0.0 SF		6,879.4 SF
27th Floor		7,111.8 SF	232.4 SF	0.0 SF		6,879.4 SF
28th Floor		7,111.8 SF	232.4 SF	0.0 SF		6,879.4 SF
29th Floor		7,111.8 SF	232.4 SF	0.0 SF		6,879.4 SF
30th Floor		7,111.8 SF	232.4 SF	0.0 SF		6,879.4 SF
31st Floor		6,731.9 SF	201.2 SF	0.0 SF		6,530.7 SF
32nd Floor		6,731.9 SF	201.2 SF	0.0 SF		6,530.7 SF
33rd Floor		6,731.9 SF	164.0 SF	0.0 SF		6,568.0 SF
Roof		2,998.3 SF	0.0 SF	0.0 SF		2,998.3 SF
Total Building Area	4,340.5 SF	247,302.8 SF	7,758.1 SF	562.4 SF	3,549.6 SF	239,773.1 SF
Net FSR						
FSR Commercial	0.3 FSR	4,340.5 SF				
FSR Strata Residential	14.3 FSR	235,432.6 SF				
Proposed Combined FSR	14.6 FSR	239,773.1 SF				

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PARKING ANALYSIS

8 Levels of Underground Parking

		Required/Allowed	Proposed
Car Parking Commercial			
Number of Stalls per Section 4.1.1 & 4.2.5	min. 0 to max. 1/115 SM gross	0 to 4 (max.)	3
HC Stalls per Section 4.1.4(b)	1/first 500SM + 0.4/additional 1000SM	1 (min.)	1
Small Car Stalls (max. 25%)		1 (max.)	0
EV-Charging Ready per 4.11.2	45% of Stalls Provided	2	
EV-Charging Level 2 min.	greater of 5% or 2 stalls	2	
Total Stalls (Commercial)		4	3

Car Parking Residential

Number of Stalls per Section 4.1.1	No requirement except HC & Visitor		171	(not incl. HC)(per developer)
Number of Units	263 units			
HC Stalls per Section 4.1.4	1/first 7units + 0.034/additional units	*10 (min.)	10	
Small Car Stalls (max. 25%)		43 (max.)	37	
Visitor Stalls per Section 4.1.3	min. 0.05 to max. 0.1 stalls/unit	13 (min.)	13	(4 small car visitor)
Total Stalls (Residential)		23	194	

per Section 4.11.1 Resid'l stalls, excluding visitor parking, 100% min Level 2 EV-Charging Ready

*Every first and 10th accessible space must be van accessible

Gross Parking Stalls (Commercial+Residential)	23	197
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Bicycle Parking Commercial

Retail Section 6.2.5.1 Class A	1/340 SM gross	1	1
Retail Section 6.2.5.1 Class B	6/1000 SM gross	0	0

Bicycle Parking Residential

Section 6.2.1.2 Class A	1.5 per Unit < 65 SM	113 units	170	
Section 6.2.1.2 Class A	2.5 per Unit > 65 SM<105 SM	143 units	358	
Section 6.2.1.2 Class A	3 per Unit > 105 SM	7 units	21	
Total Class A		548	556	

Class A Bicycle stall types as per VPBL 6.3.13 & 6.3.13A

min. 55% horizontal Bicycle Stalls (VPBL 6.3.13)	301	1, lockers, oversize, regular
max. 60% stacked Bicycle Stalls (or 30% vert & 30% stacked) (VPBL 6.3.13)	329	316
min. 10% Bicycle Lockers (VPBL 6.3.13A)	55	56
min. 5% oversize Bicycle Stalls (VPBL 6.3.9)	27	27
regular horizontal Bicycle Stalls		157

NOTE: Each two class A bicycle stall must have electrical outlet (VPBL 6.3.21)

Section 6.2.1.2 Class B	2/first 20 Units + 1/additional 20 Units	14	13
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Loading Space Commercial

Retail Section 5.2.6 Class B	1Class B
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Loading Space Residential

Residential Section 5.2.1 Class A	1Class A	
Residential Section 5.2.1 Class B	1Class B	
Residential Section 7.2.1 Class A Passenger	2Class A	
Total Loading Spaces	5	4

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B 2025-07-28 Iss for Rezoning
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BURRARD ST

Project Data
Parking Analysis

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A1.2.

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1795 W. BROADWAY

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BURRARD ST

Project Data

Residential Unit

Summary

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RESIDENTIAL UNIT SUMMARY						
Unit Type	STUDIO	1-BR	2-BR	3-BR	Total	Balcony Area
1st Floor	0	0	0	0	0	
2nd Floor	0	3	4	0	7	461.32
3rd Floor	0	4	6	0	10	542.36
4th Floor	0	4	6	0	10	391.03
5th Floor	0	2	4	0	6	989.39
6th Floor	0	3	5	0	8	1,158.18
7th Floor	0	4	4	1	9	1,697.38
8th Floor	0	4	4	1	9	1,697.38
9th Floor	0	4	4	1	9	1,697.38
10th Floor	0	4	4	1	9	1,697.38
11th Floor	0	4	4	1	9	1,697.38
12th Floor	0	4	4	1	9	1,697.38
13th Floor	0	4	4	1	9	1,697.38
14th Floor	0	2	4	1	7	789.03
15th Floor	0	2	4	1	7	789.03
16th Floor	0	5	3	1	9	1,571.24
17th Floor	0	5	3	1	9	1,571.24
18th Floor	0	5	3	1	9	1,571.24
19th Floor	0	5	3	1	9	1,571.24
20th Floor	0	5	3	1	9	1,571.24
21st Floor	0	5	3	1	9	1,571.24
22nd Floor	0	5	3	1	9	1,571.24
23rd Floor	0	5	3	1	9	1,571.24
24th Floor	0	5	3	1	9	1,571.24
25th Floor	0	5	3	1	9	1,571.24
26th Floor	0	3	5	0	8	1,335.69
27th Floor	0	3	5	0	8	1,335.69
28th Floor	0	3	5	0	8	1,335.69
29th Floor	0	3	5	0	8	1,335.69
30th Floor	0	3	5	0	8	1,335.69
31st Floor	0	0	3	2	5	1,244.48
32nd Floor	0	0	3	2	5	1,244.48
33rd Floor	0	0	3	2	5	1,244.48
Total Strata Residential	0	113	125	25	263	43,126.29
	0.0%	43.0%	47.5%	9.5%		
	43.0%		57.0%			
	Studio/ 1Bed Units		Family Units			
Amenity				Required	Provided	
Required Indoor Resid'l Amenity @ 13 SF/Unit				3,419 SF	3,550 SF	
Required Outdoor Resid'l Amenity @ 21.5 SF/Unit				5,655 SF	4,733 SF	
Open Balcony						
FSR Residential Net Area					235,294.0 SF	
Maximum Balcony Area Allowed		12% of FSR			28,235 SF	
Provided Balcony Area		18 %			43,126 SF	

Unit #	Unit Type	Gross Area	Storage	Net Area
Floor 2				
201	2 BDR	874.7	34.3	840.4
202	2 BDR	964.9	30.8	934.1
203	2 BDR	786.6	40.4	746.2
204	1 BDR	605.3	33.7	571.6
205	1 BDR	629.0	29.9	599.2
206	2 BDR	939.9	33.3	906.6
207	1 BDR	615.8	28.9	586.9
Floor 3				
301	2 BDR	874.7	34.3	840.4
302	1 BDR	708.3	25.3	682.9
303	2 BDR	887.7	31.1	856.5
304	2 BDR	804.5	40.0	764.5
305	2 BDR	961.7	29.3	932.4
306	2 BDR	786.6	40.4	746.2
307	1 BDR	605.3	33.7	571.6
308	1 BDR	629.0	29.9	599.2
309	2 BDR	939.9	33.3	906.6
310	1 BDR	615.8	28.9	586.9
Floor 4				
401	2 BDR	873.4	34.3	839.1
402	1 BDR	708.3	25.3	682.9
403	2 BDR	887.7	31.1	856.5
404	2 BDR	804.5	40.0	764.5
405	2 BDR	961.7	29.3	932.4
406	2 BDR	786.6	40.4	746.2
407	1 BDR	605.3	33.7	571.6
408	1 BDR	629.0	29.9	599.2
409	2 BDR	1,003.1	33.3	969.7
410	1 BDR	720.5	28.9	691.6
Floor 5				
501	2 BDR	860.8	25.3	835.5
502	1 BDR	534.4	30.6	503.9
503	2 BDR	825.5	27.3	798.1
504	2 BDR	825.7	37.3	788.4
505	2 BDR	917.1	33.3	883.7
506	1 BDR	615.1	25.7	589.4
Floor 6				
601	2 BDR	860.8	25.3	835.5
602	1 BDR	534.4	30.6	503.9
603	2 BDR	825.5	27.3	798.1
604	2 BDR	825.7	37.3	788.4
605	2 BDR	781.4	25.8	755.7
606	1 BDR	570.1	0.0	570.1
607	2 BDR	917.1	33.3	883.7
608	1 BDR	615.1	25.7	589.4
Floor 7-13				
701	2 BDR	860.8	25.3	835.5
702	1 BDR	534.4	30.6	503.9
703	2 BDR	825.5	27.3	798.1
704	2 BDR	825.7	37.3	788.4
705	3 BDR	926.4	27.5	898.9
706	1 BDR	483.7	25.0	458.7
707	1 BDR	551.7	29.8	522.0
708	2 BDR	918.0	33.3	884.7
709	1 BDR	615.1	25.7	589.4

Unit #	Unit Type	Gross Area	Storage	Net Area
Floor 14				
1401	2 BDR	1,099.2	40.1	1,059.1
1402	2 BDR	953.5	25.8	927.8
1403	2 BDR	825.9	37.3	788.6
1404	3 BDR	926.4	27.5	898.9
1405	1 BDR	483.7	25.0	458.7
1406	1 BDR	532.1	25.0	507.1
1407	2 BDR	996.7	35.3	961.4
Floor 15				
1501	2 BDR	995.0	37.0	958.0
1502	2 BDR	906.1	25.8	880.3
1503	2 BDR	825.9	37.3	788.6
1504	3 BDR	926.4	27.5	898.9
1505	1 BDR	483.7	25.0	458.7
1506	1 BDR	517.2	25.0	492.3
1507	2 BDR	1,003.4	29.2	974.2
Floor 16-25				
1601	2 BDR	898.0	27.1	870.9
1602	1 BDR	525.5	25.4	500.1
1603	2 BDR	872.4	28.4	844.0
1604	1 BDR	597.4	28.3	569.1
1605	3 BDR	926.4	27.5	898.9
1606	1 BDR	483.7	25.0	458.7
1607	1 BDR	552.7	29.8	522.9
1608	2 BDR	917.1	33.3	883.8
1609	1 BDR	614.1	25.7	588.4
Floor 26-30				
2601	2 BDR	898.0	27.1	870.9
2602	1 BDR	523.6	25.4	498.2
2603	2 BDR	867.9	28.4	839.5
2604	1 BDR	576.4	29.4	547.1
2605	2 BDR	772.3	25.1	747.2
2606	2 BDR	817.2	31.1	786.1
2607	2 BDR	930.1	40.2	889.9
2608	1 BDR	614.1	25.7	588.4
Floor 31-32				
3101	3 BDR	1,416.5	40.4	1,376.1
3102	3 BDR	1,311.7	40.1	1,271.7
3103	2 BDR	927.3	40.3	887.0
3104	2 BDR	968.8	40.3	928.5
3105	2 BDR	1,060.9	40.2	1,020.7
Floor 33				
3301	3 BDR	1,416.5	30.8	1,528.9
	Roof access	143.3		
3302	3 BDR	1,311.7	40.1	1,404.2
	Roof access	132.5		
3303	2 BDR	937.3	27.4	1,017.6
	Roof access	107.8		
3304	2 BDR	961.6	33.6	1,050.1
	Roof access	122.1		
3305	2 BDR	1,058.2	32.1	1,161.3
	Roof access	135.3		

Average Gross Unit Area by Unit Type		
1-Bdr	562 SF	[52.3 SM]
2-Bdr	881 SF	[81.9 SM]
3-Bdr	1042 SF	[96.9 SM]

2026 April 7 5:41:44 PM •BUR 1795 W Broadway Elev/Sect.vwx



2026 April 7 5:41:45 PM •BUR 1795 W Broadway Elev/Sect.vwx



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PROJECT
**1795 W. BROADWAY
@ BURRARD ST**

BURRARD ST

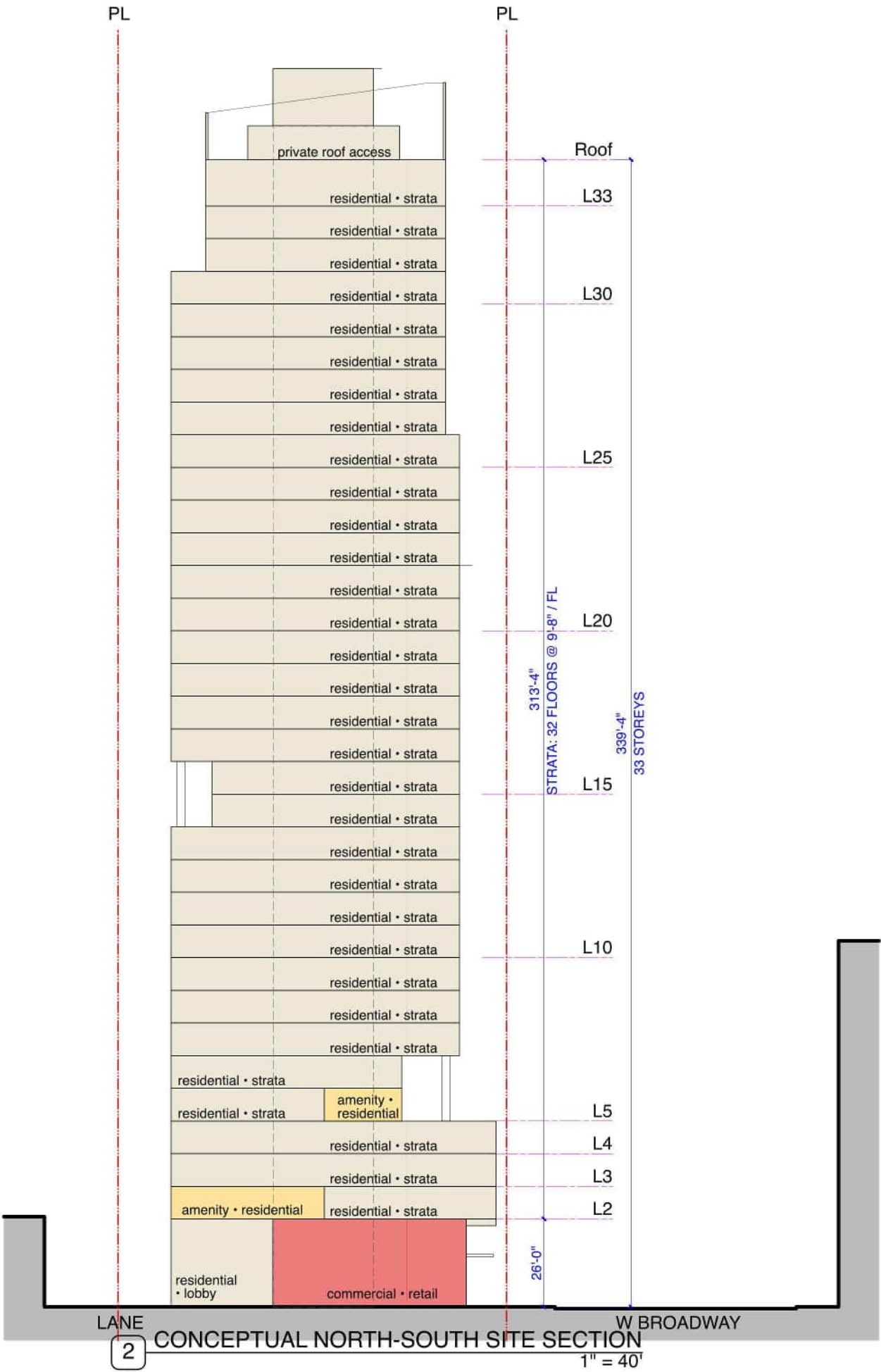
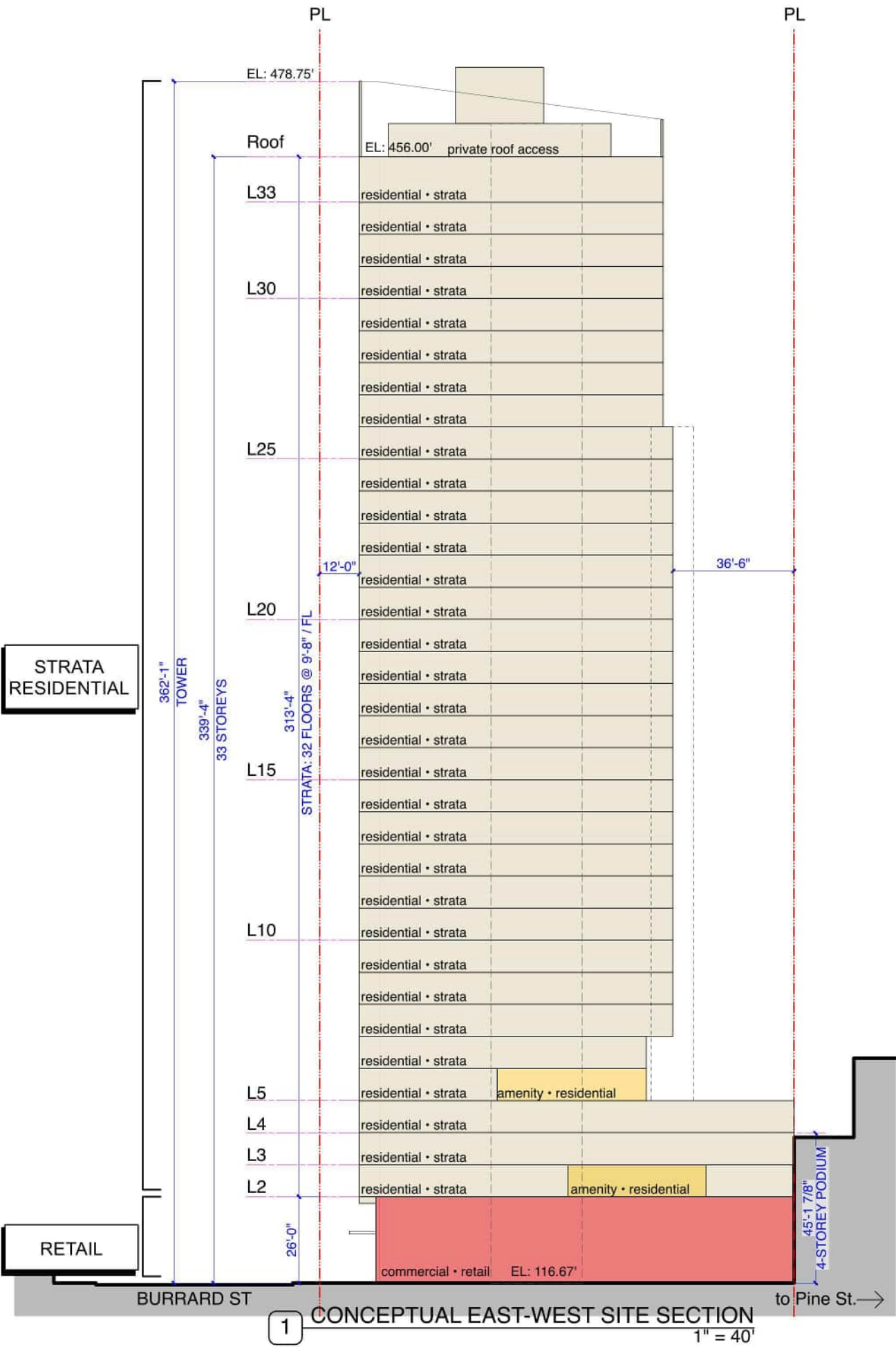
**Schematic
Site Sections**

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A2.2





View from West along Broadway



View from Southwest at corner of Broadway & Burrard



View from South along Burrard



View from North along Burrard



View from Southeast along Broadway



View from Southwest at corner of Broadway & Burrard



View from Southeast along Broadway



Spring Equinox
10 am
Pacific Daylight Time
(PDT: UTC: -7:00)



Fall Equinox
10 am
Pacific Daylight Time
(PDT: UTC: -7:00)



Spring Equinox
12 pm
Pacific Daylight Time
(PDT: UTC: -7:00)



Fall Equinox
12 pm
Pacific Daylight Time
(PDT: UTC: -7:00)



Spring Equinox
2 pm
Pacific Daylight Time
(PDT: UTC: -7:00)



Fall Equinox
2 pm
Pacific Daylight Time
(PDT: UTC: -7:00)



Spring Equinox
4 pm
Pacific Daylight Time
(PDT: UTC: -7:00)



Fall Equinox
4 pm
Pacific Daylight Time
(PDT: UTC: -7:00)



PROJECT
**1795 W. BROADWAY
@ BURRARD ST**

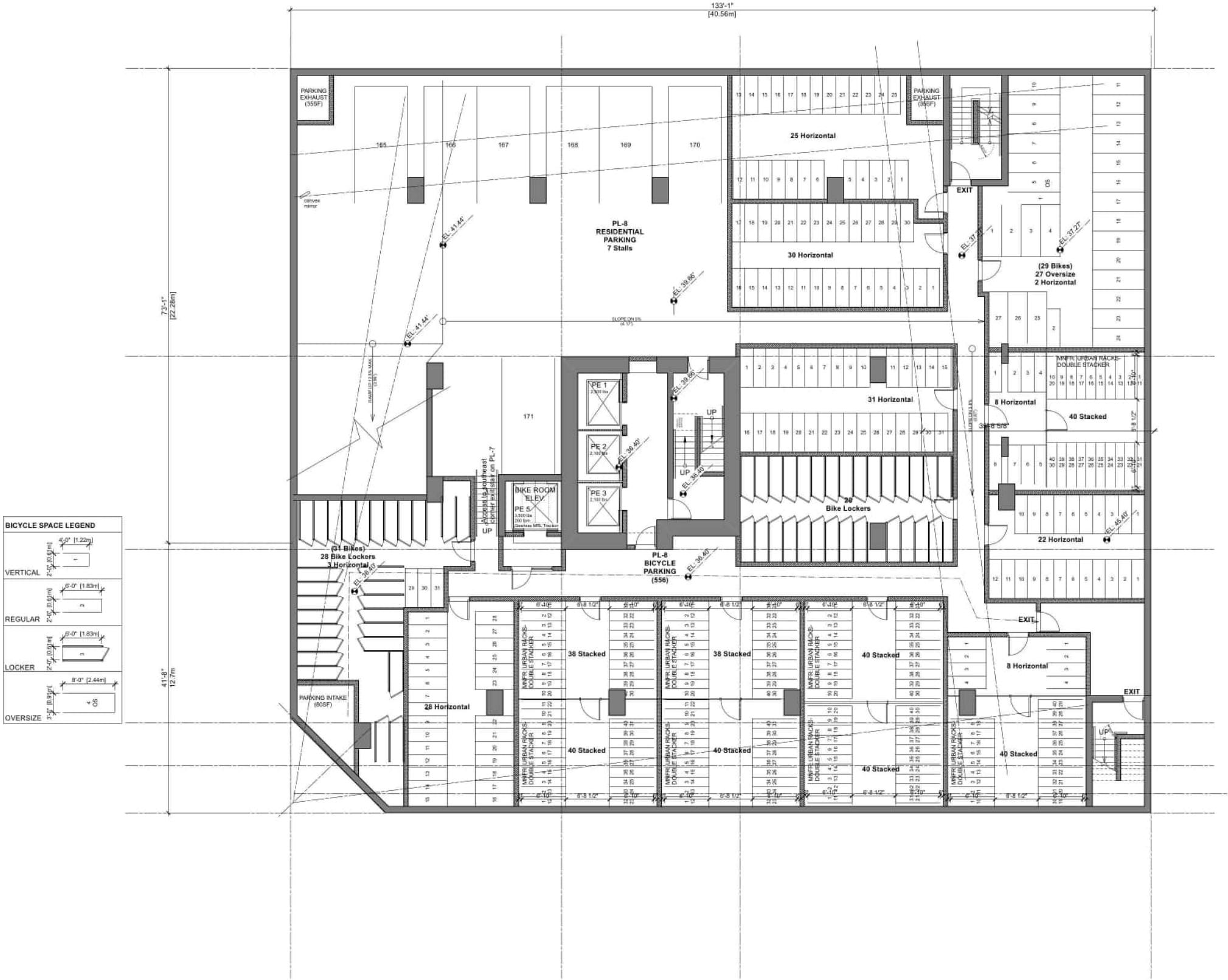
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**Shadow
Diagrams**

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PROJECT
**1795 W. BROADWAY
@ BURRARD ST**

BURRARD ST

PL-8

JOB NO: **BRO 18-06**

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DATE: **April 8, 2026**

SCALE: **1/8" = 1'-0"**

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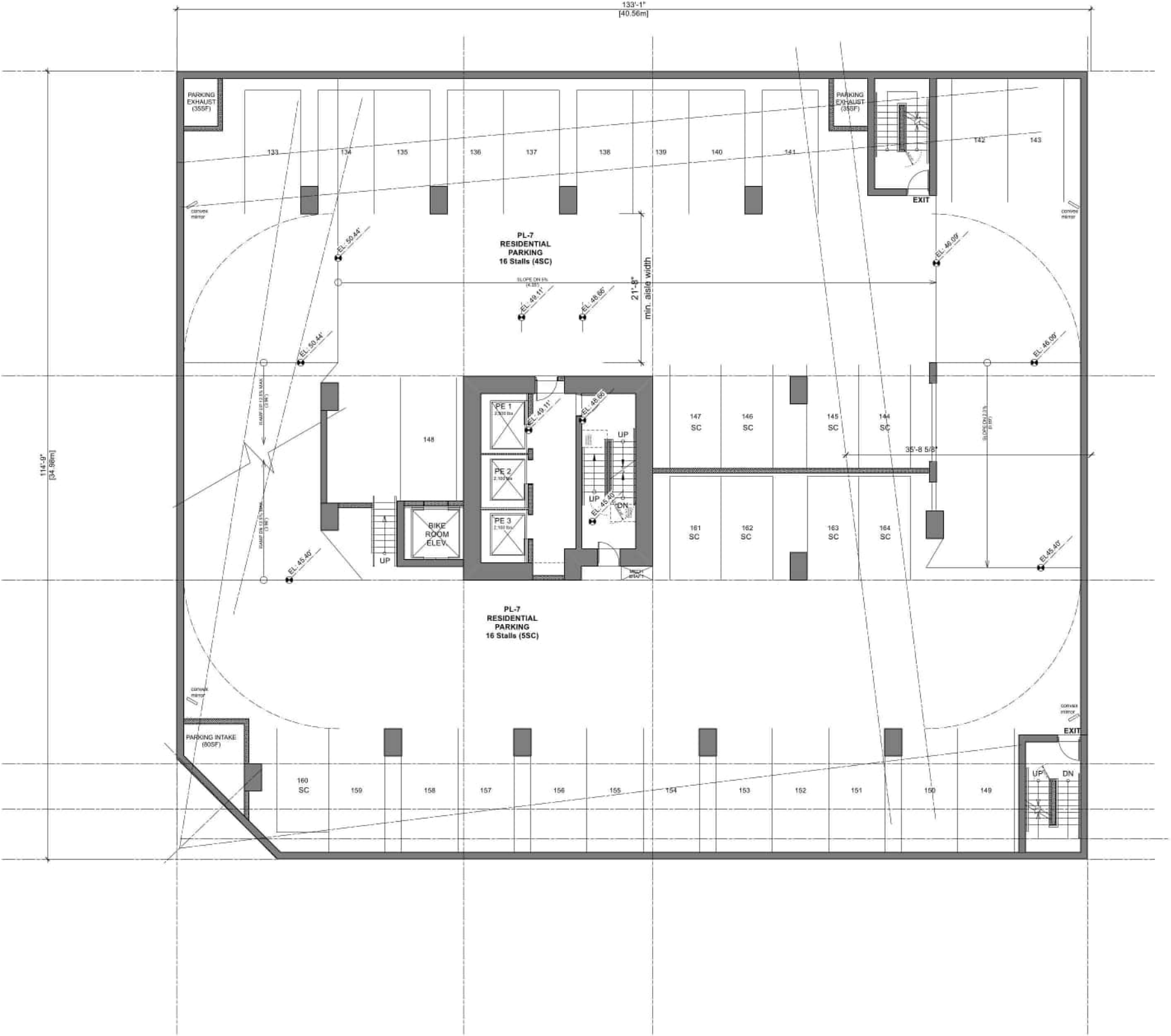
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PROJECT
**1795 W. BROADWAY
@ BURRARD ST**

BURRARD ST

PL-7 to PL-5

JOB NO.	BRO 18-06
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SCALE	1/8" = 1'-0"

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PROJECT
**1795 W. BROADWAY
@ BURRARD ST**

Burrard St

PL-4

JOB NO. **BRO 18-06**

DRAIN LL

DATE **April 8, 2026**

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

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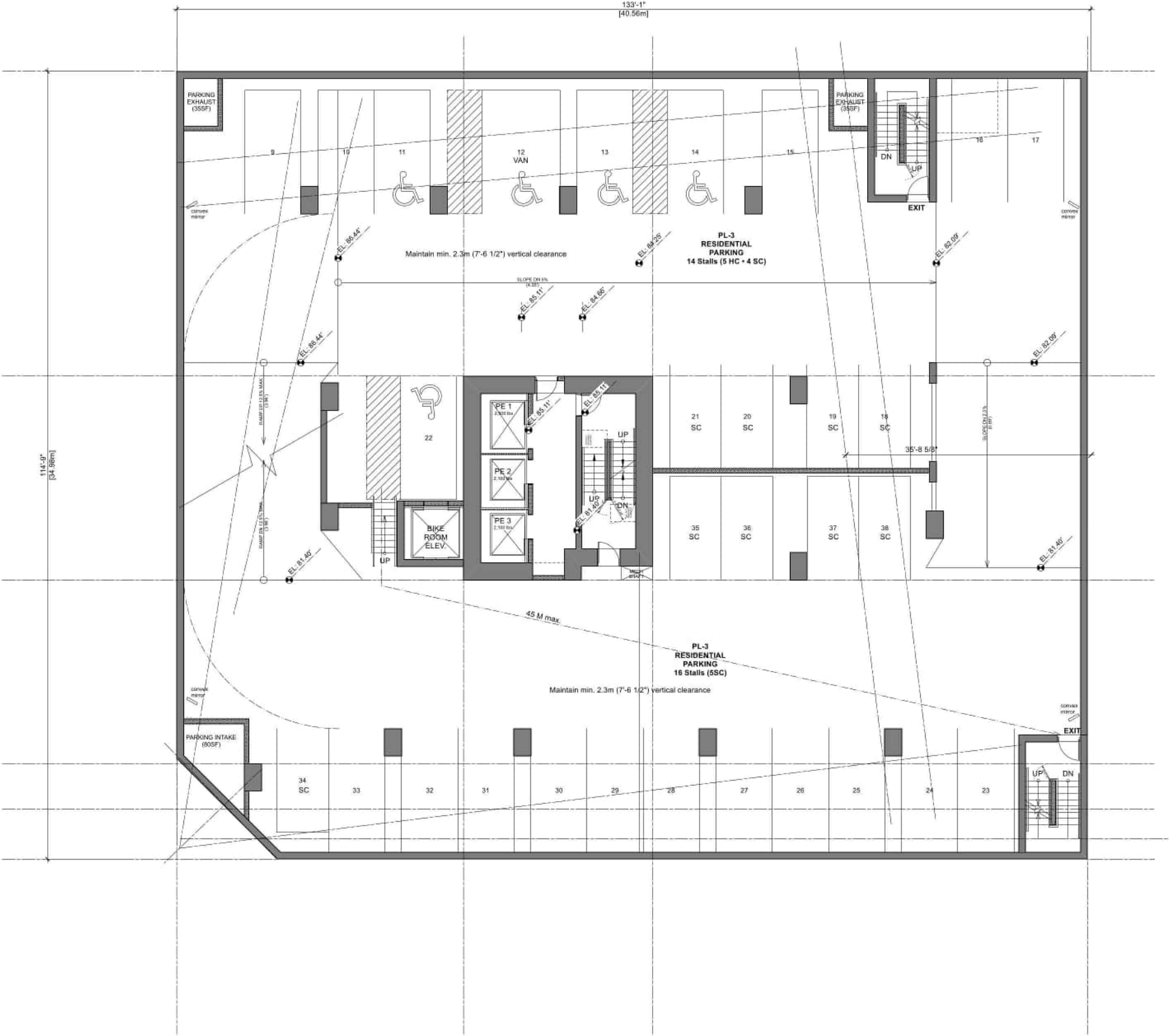
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PROJECT
**1795 W. BROADWAY
@ BURRARD ST**

BURRARD ST

PL-3

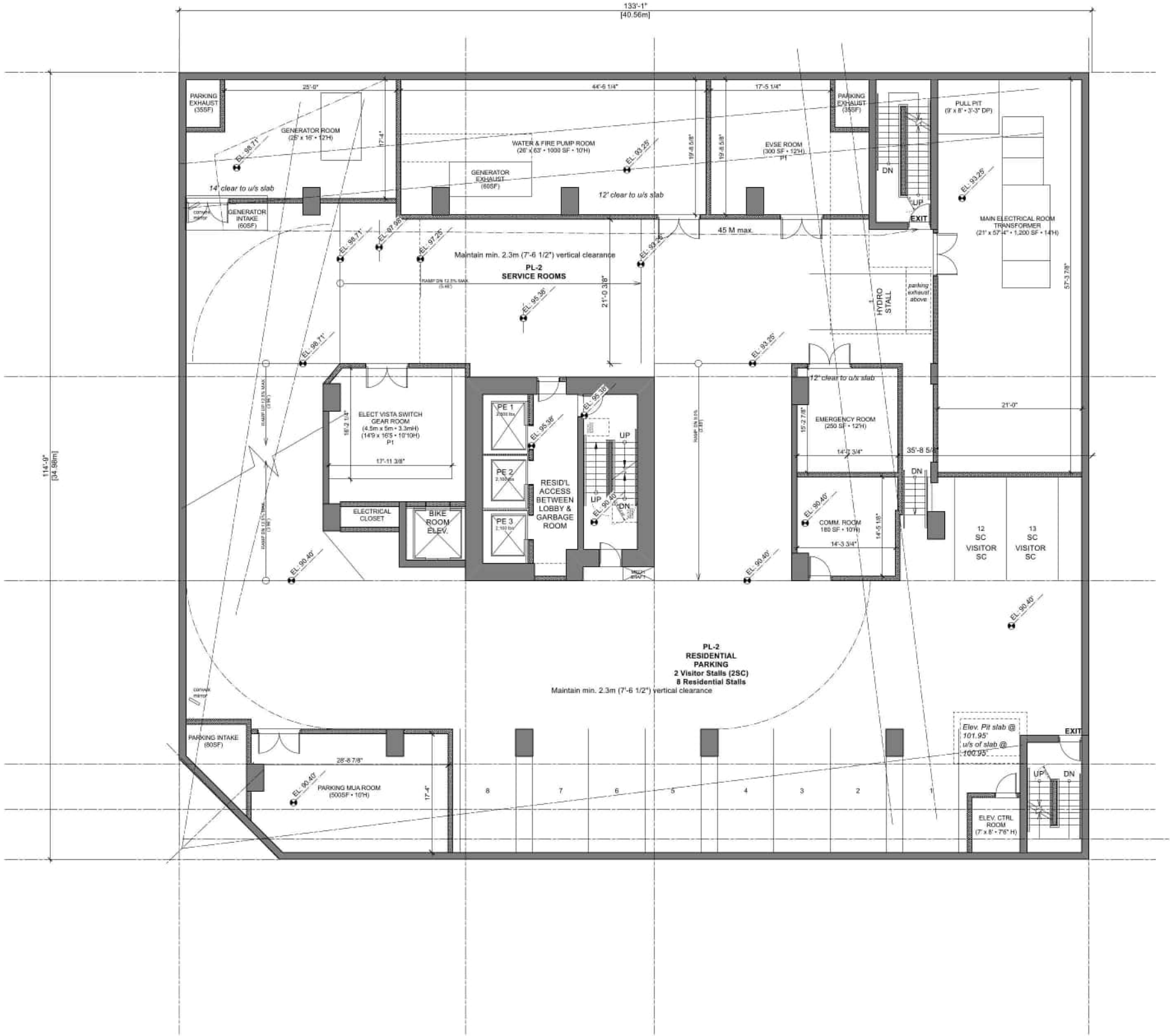
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DRAWN	LL
DATE	April 8, 2026
SCALE	1/8" = 1'-0"

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**1795 W. BROADWAY
@ BURRARD ST**

BURRARD ST

PL-2

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**1795 W. BROADWAY
@ BURRARD ST**

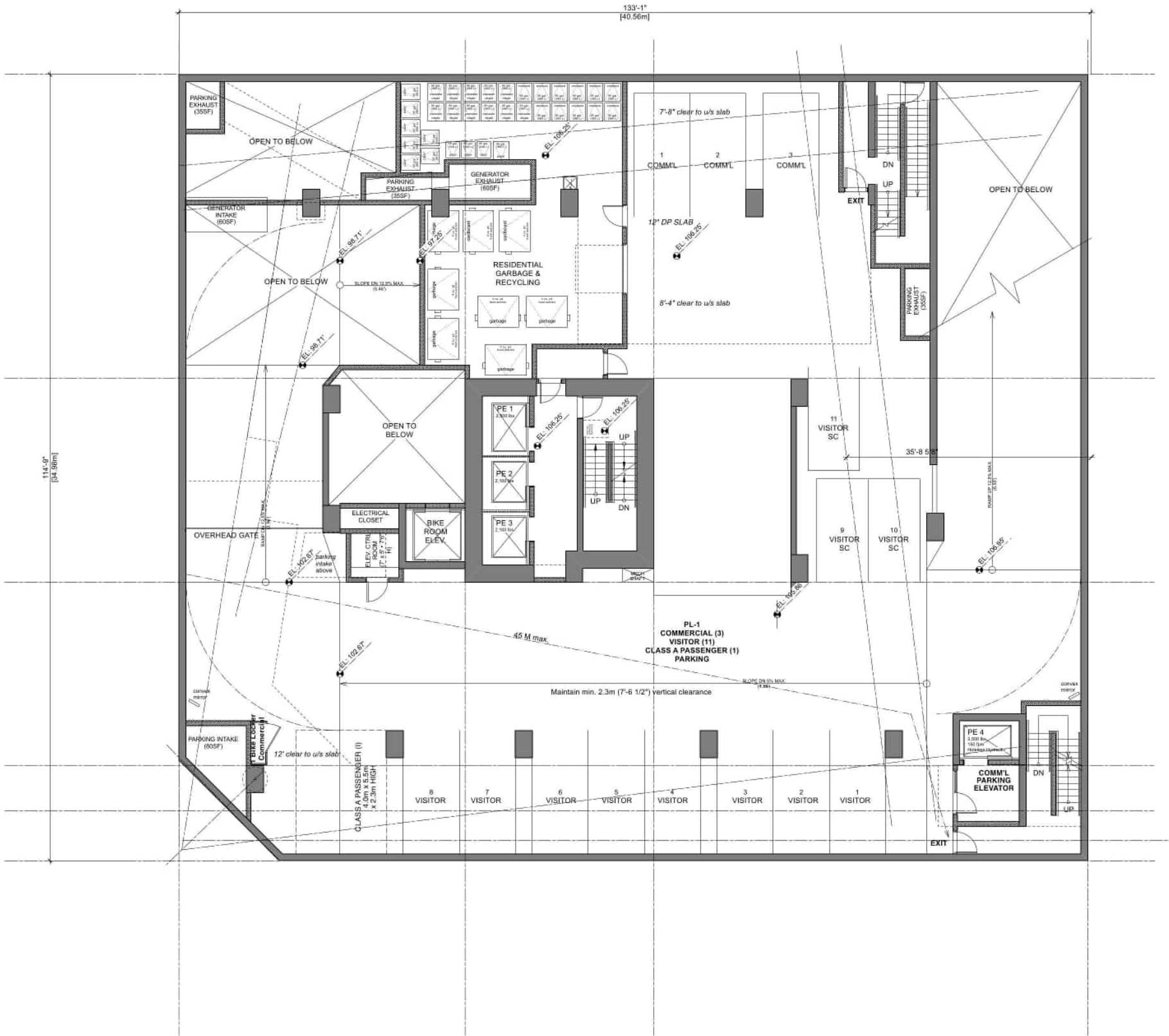
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PL-1

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PROJECT
**1795 W. BROADWAY
@ BURRARD ST**

BURRARD ST

Ground

JOB NO. **BRO 18-06**

DRAWN **LL**

DATE **April 8, 2025**

SCALE **1/8" = 1'-0"**

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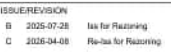
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BURRARD STREET





Burrard St

JOB NO. **BRO 18-06**

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DATE **April 8, 2026**

SCALE 1/8" = 1'-0"

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PROJECT
**1795 W. BROADWAY
@ BURRARD ST**

BURRARD ST

**FL 2
Amenity &
Residential Strata**

JOB NO. **BRO 18-06**

DRAWN **LL**

DATE **April 8, 2026**

SCALE **1/8" = 1'-0"**

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PROJECT
**1795 W. BROADWAY
@ BURRARD ST**

BURRARD ST

**FL 3
Residential Strata**

JOB NO: **BRO 18-06**

DRAWN: **LL**

DATE: **April 8, 2026**

SCALE: **1/8" = 1'-0"**

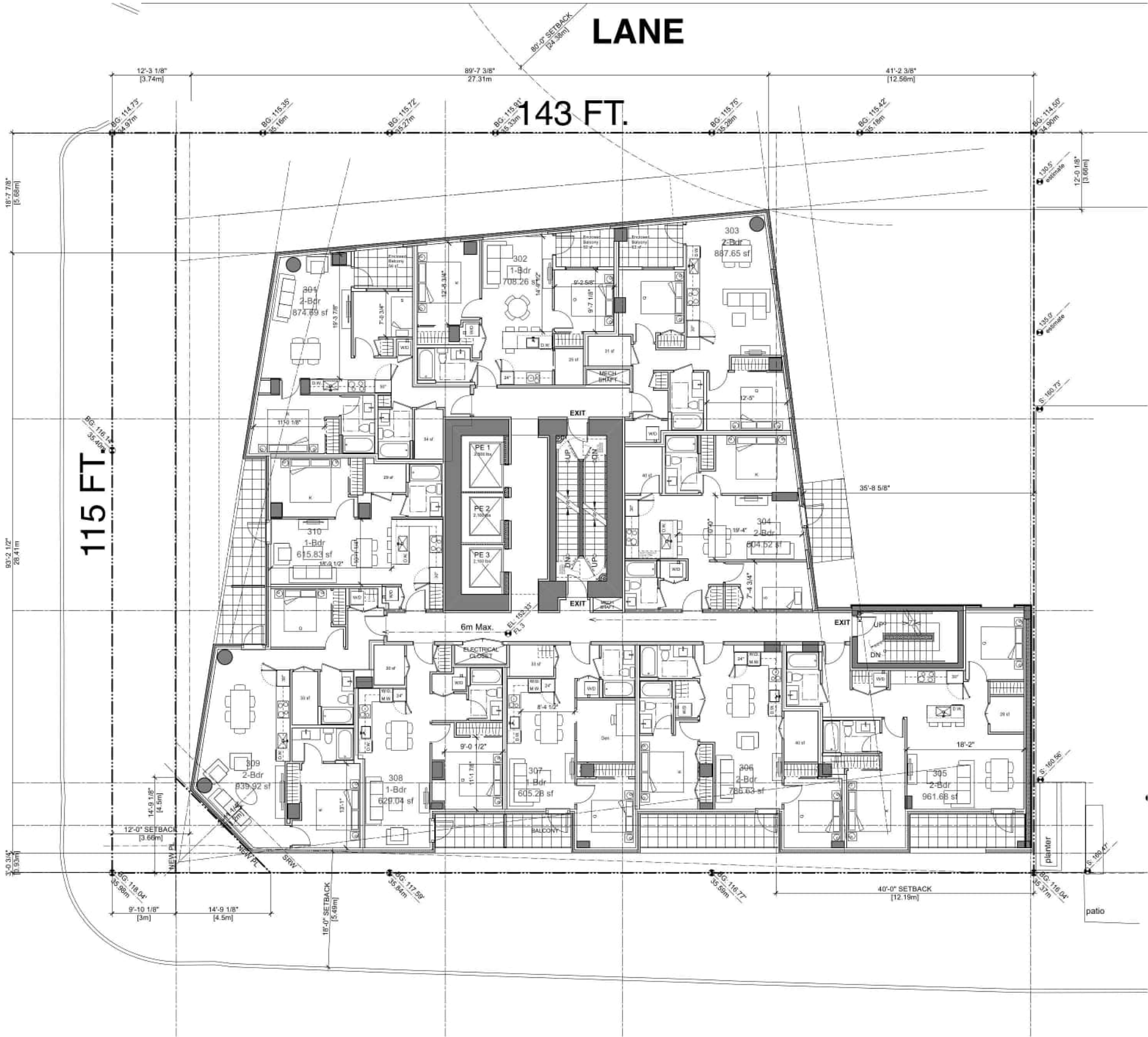
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PROJECT
**1795 W. BROADWAY
@ BURRARD ST**

BURRARD ST

**FL 4
Residential Strata**

JOB NO: **BRO 18-06**

DRAWN: **LL**

DATE: **April 8, 2026**

SCALE: **1/8" = 1'-0"**

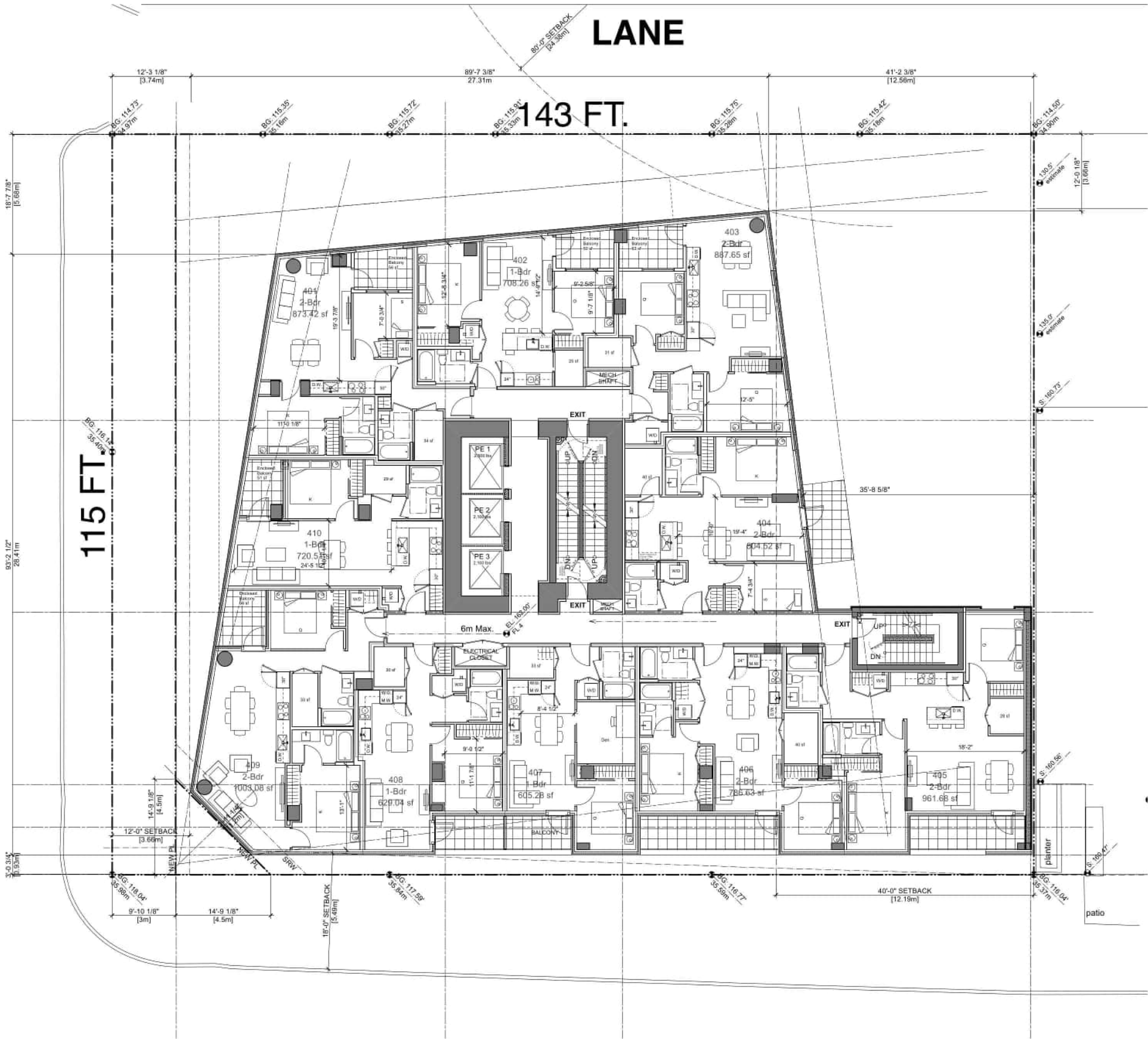
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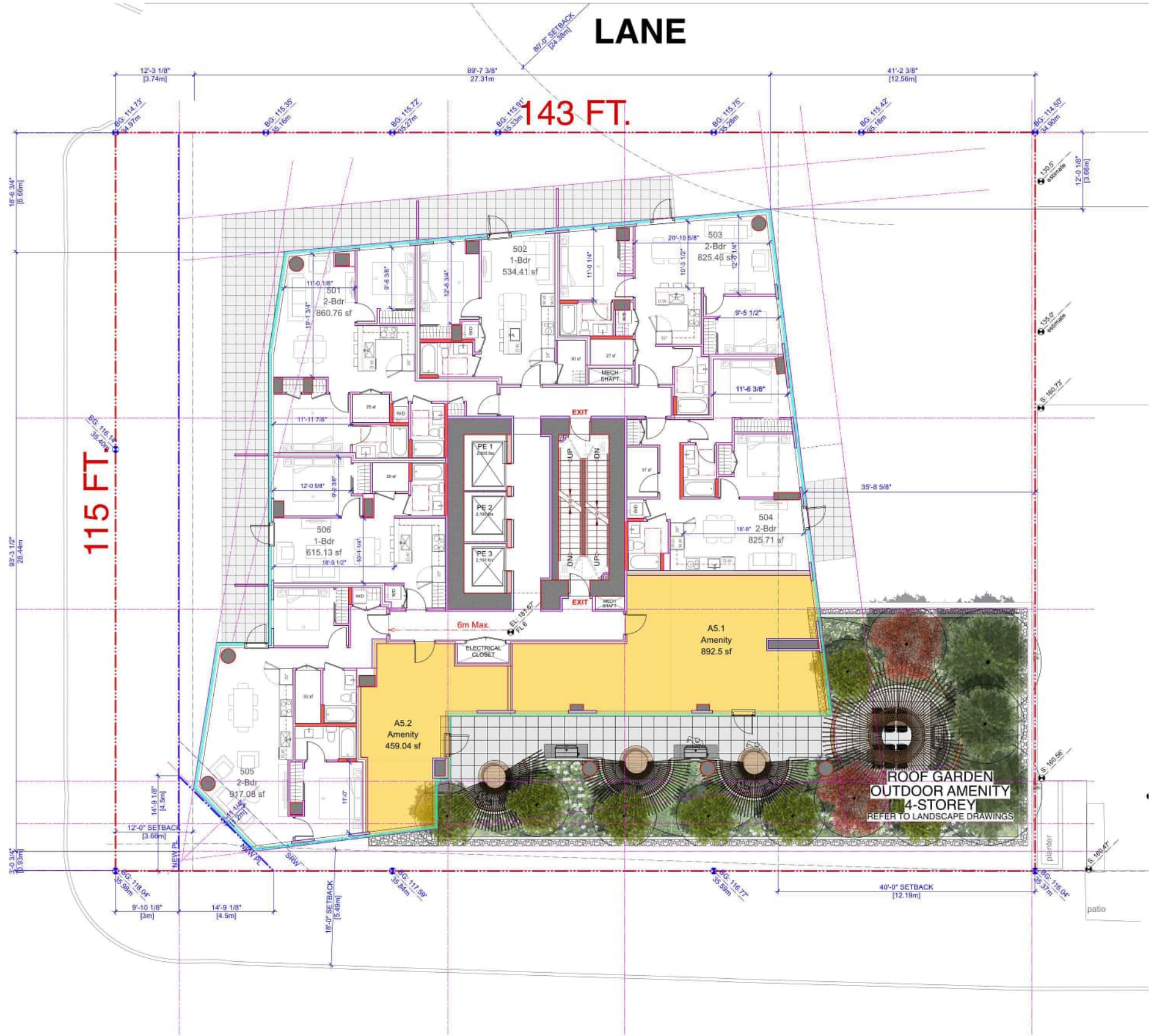
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BURRARD STREET



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**1795 W. BROADWAY
@ BURRARD ST**

BURRARD ST

**FL 5
Amenty &
Residential Strata**

JOB NO. **BRO 18-06**
DRAWN **LL**
DATE **April 8, 2026**
SCALE **1/8" = 1'-0"**

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**1795 W. BROADWAY
@ BURRARD ST**

BURRARD ST

**FL 6
Residential Strata**

JOB NO: **BRO 18-06**

DRAWN **LL**

DATE **April 8, 2026**

SCALE **1/8" = 1'-0"**

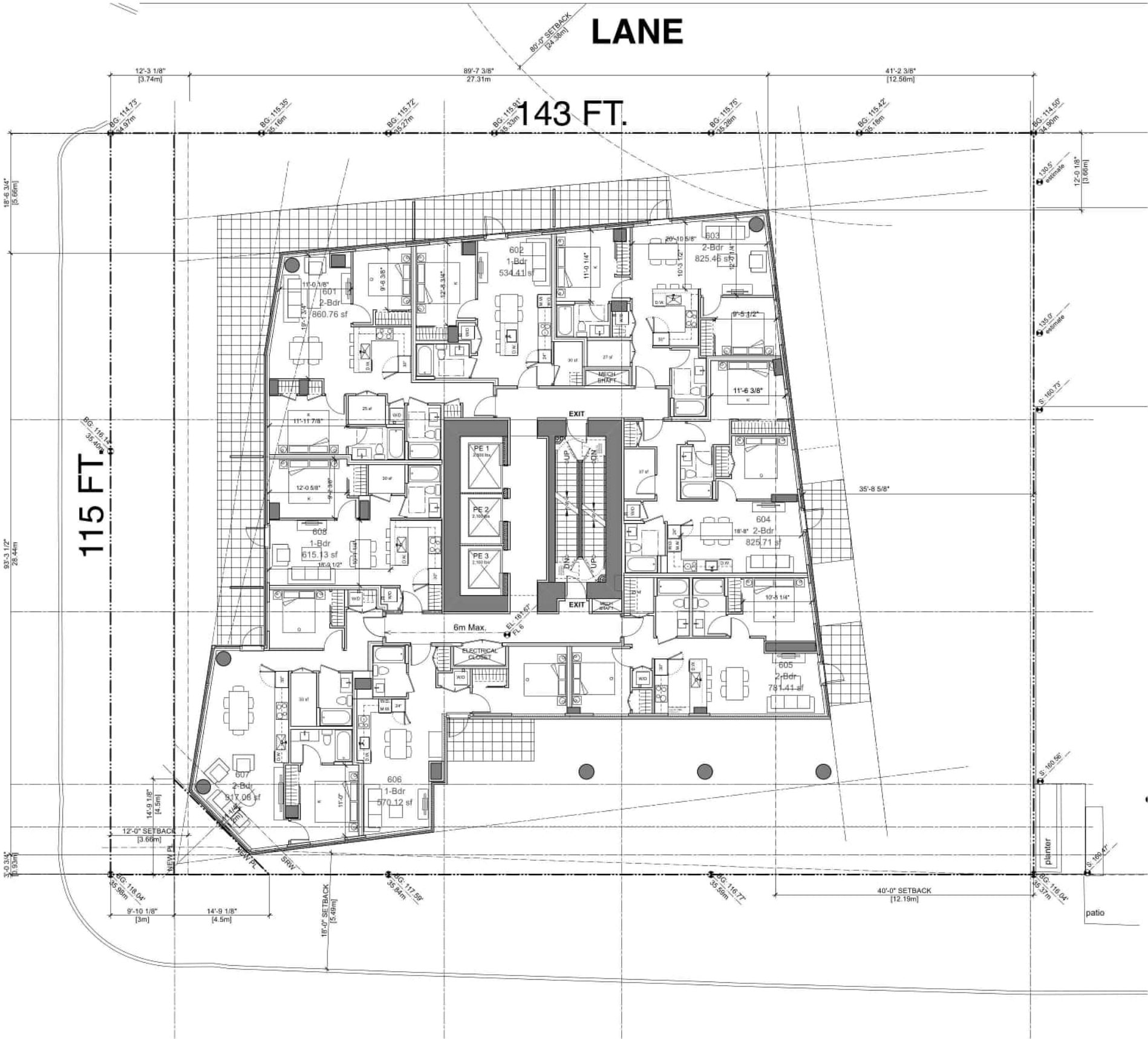
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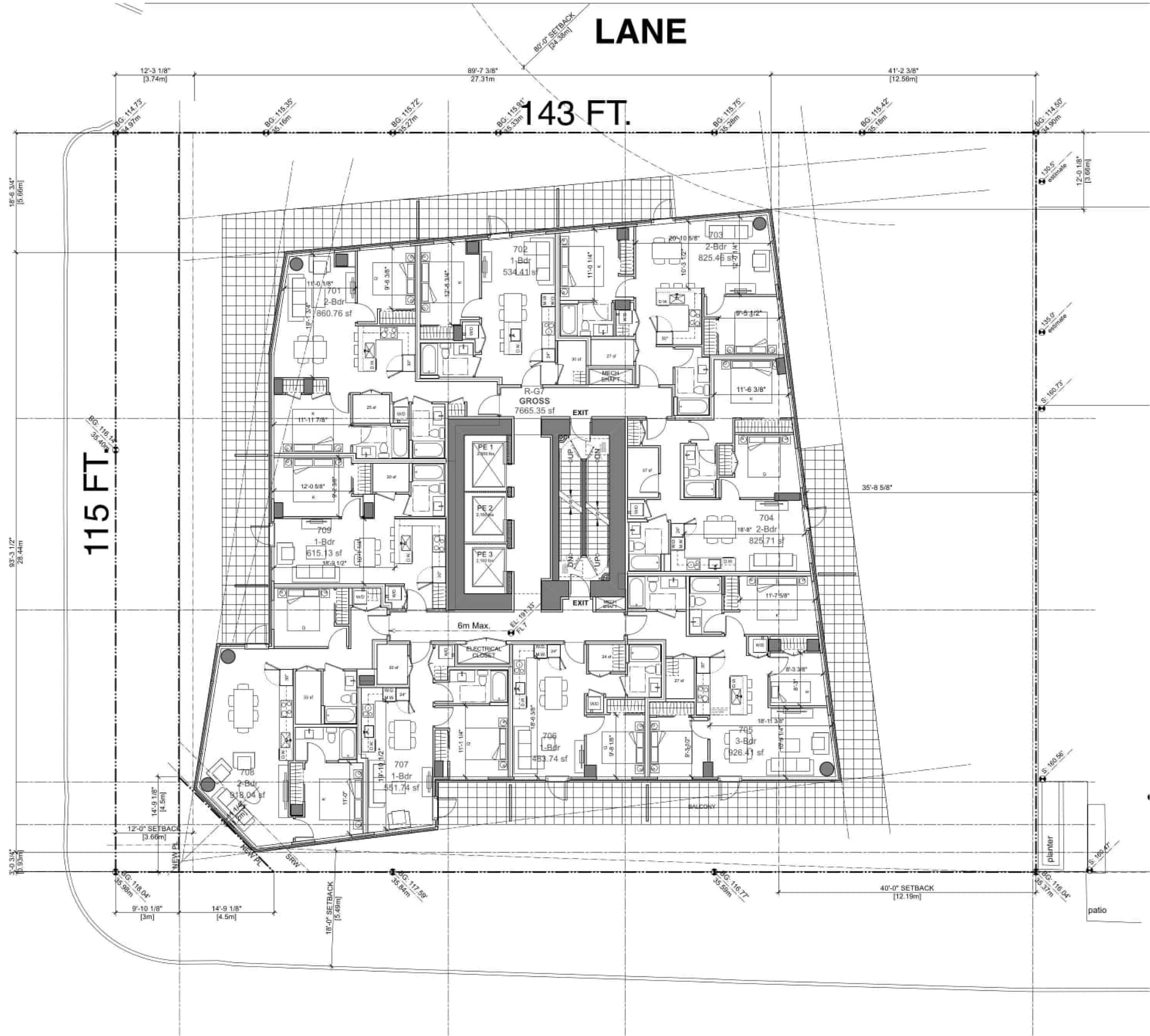
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**1795 W. BROADWAY
@ BURRARD ST**

BURRARD ST

**FL 14
Residential Strata**

JOB NO: **BRO 18-06**

DRAWN: **LL**

DATE: **April 8, 2026**

SCALE: **1/8" = 1'-0"**

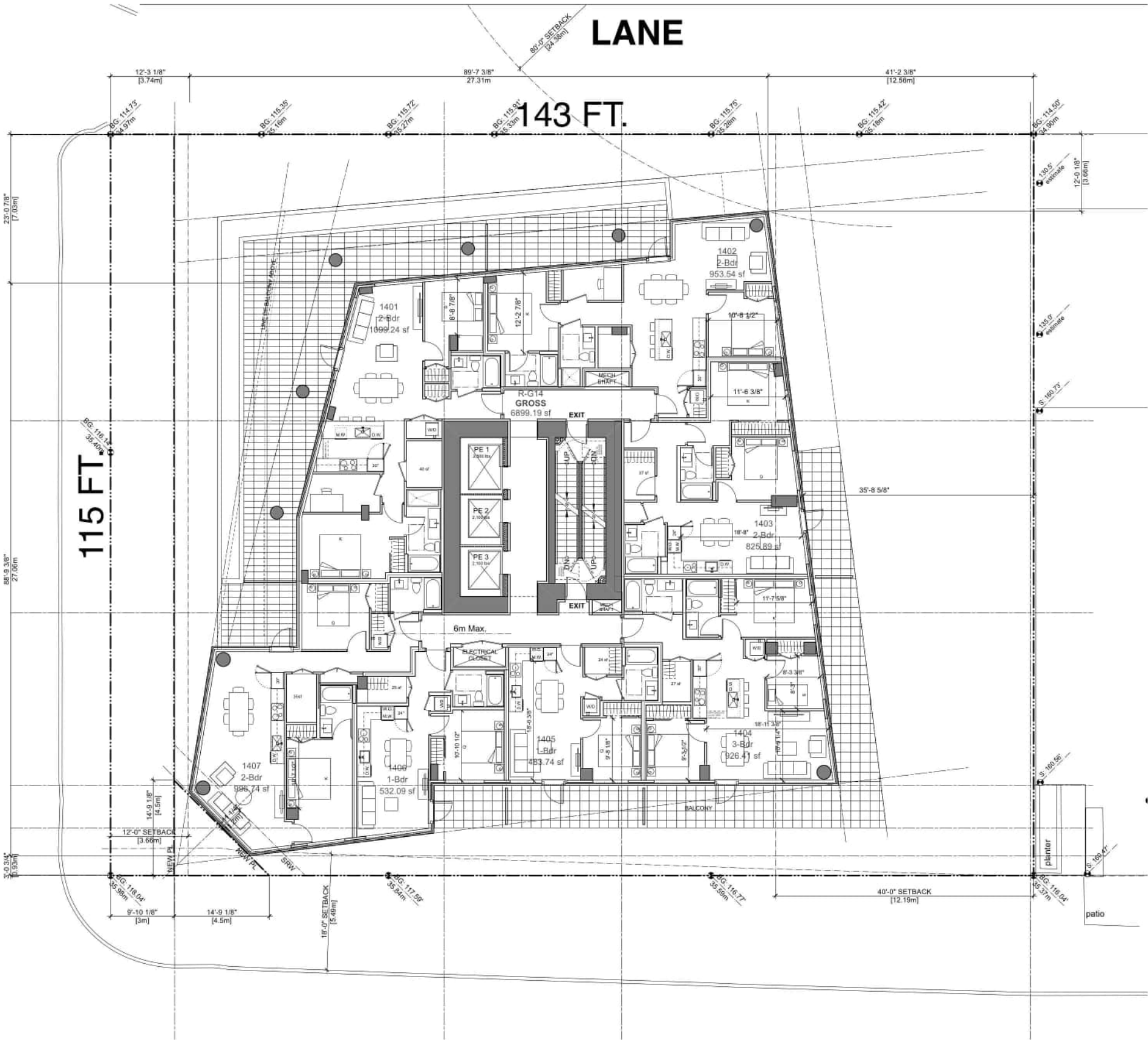
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PROJECT
**1795 W. BROADWAY
@ BURRARD ST**

BURRARD ST

**FL 15
Residential Strata**

JOB NO: **BRO 18-06**

DRAWN: **LL**

DATE: **April 8, 2026**

SCALE: **1/8" = 1'-0"**

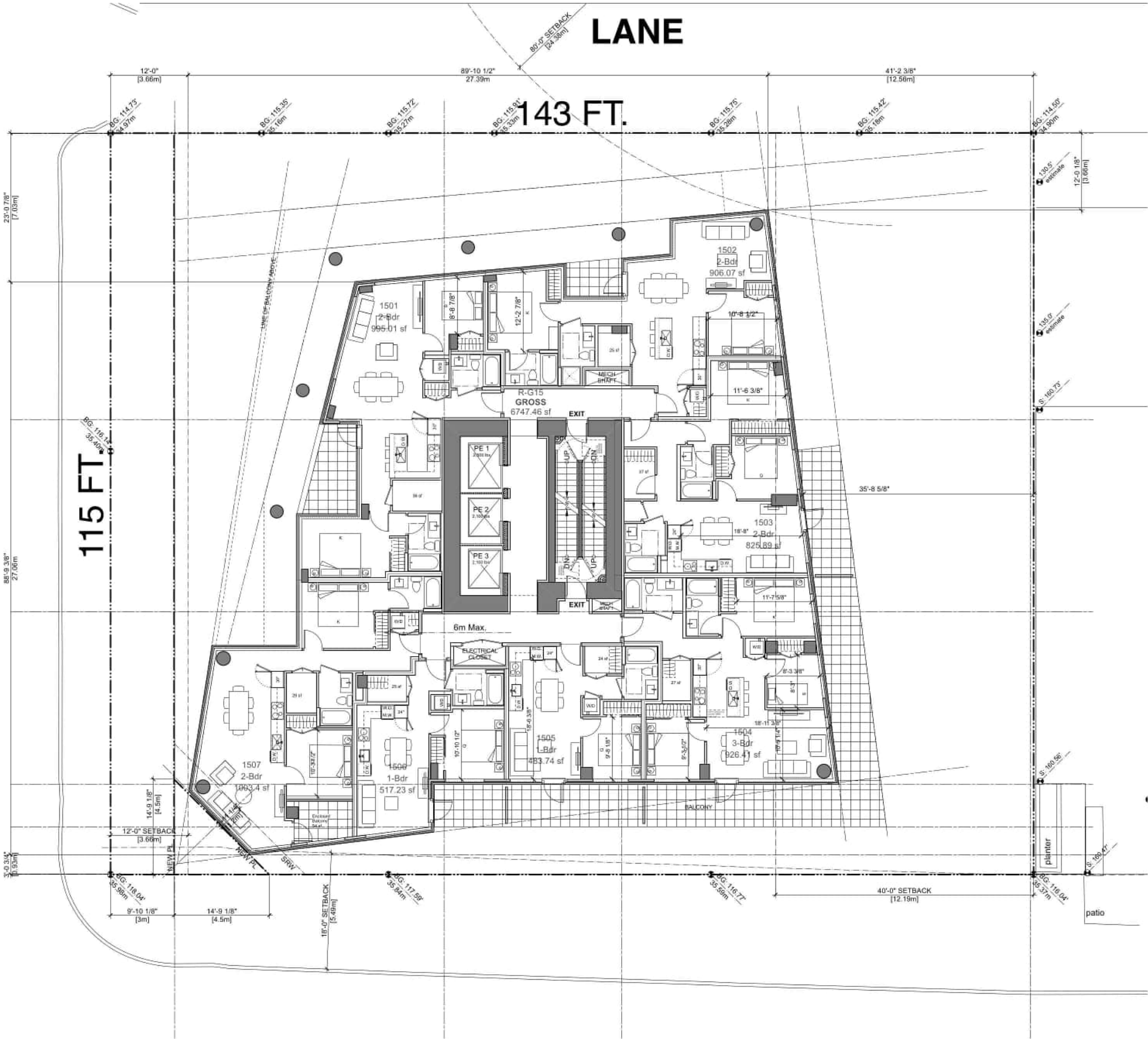
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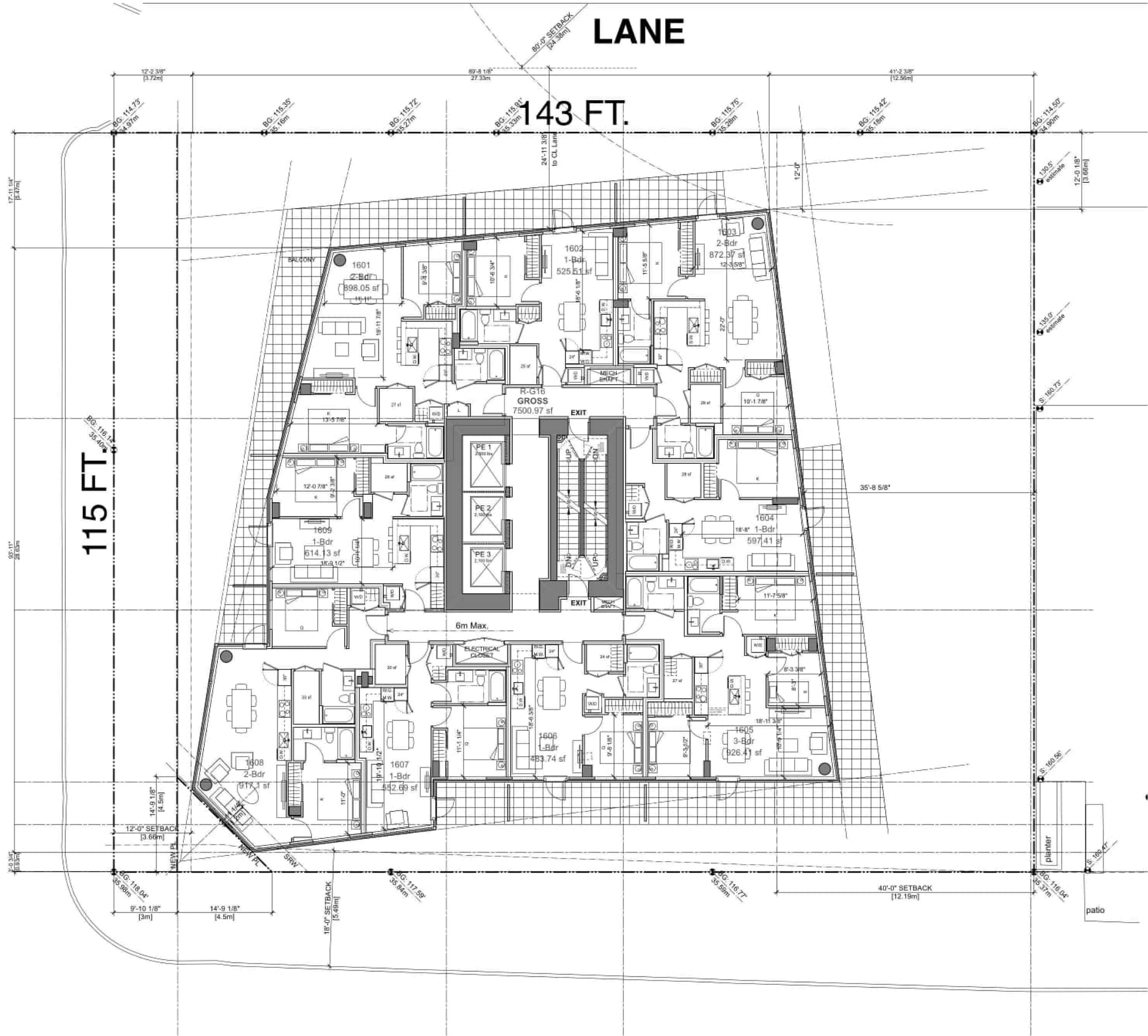
DRAWING NO.:

A3.15

BURRARD STREET



BURRARD STREET



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PROJECT
**1795 W. BROADWAY
@ BURRARD ST**

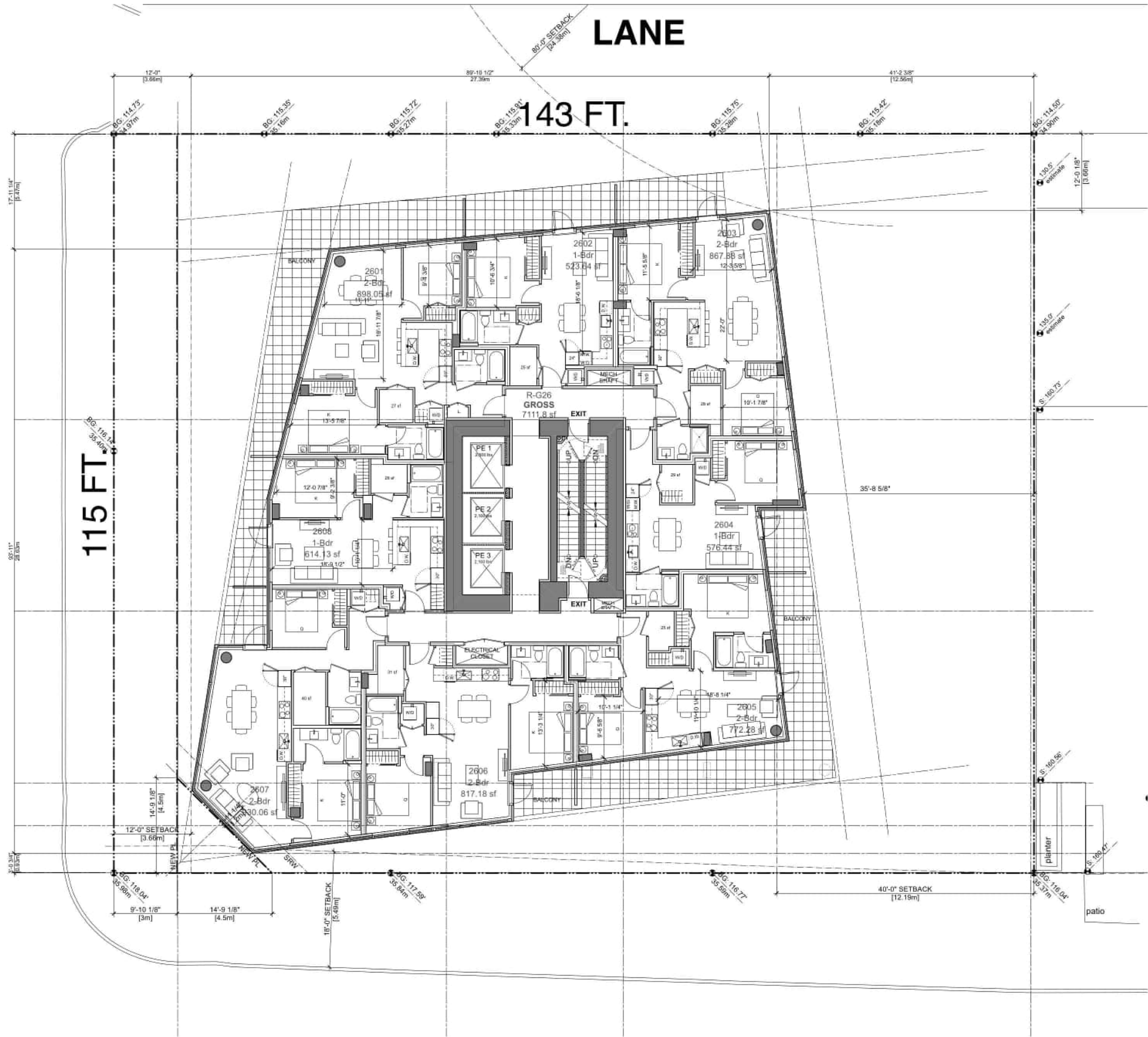
BURRARD ST

**FL 16-25
Residential Strata**

JOB NO.	BRO 18-06
DRAWN	LL
DATE	April 8, 2026
SCALE	1/8" = 1'-0"

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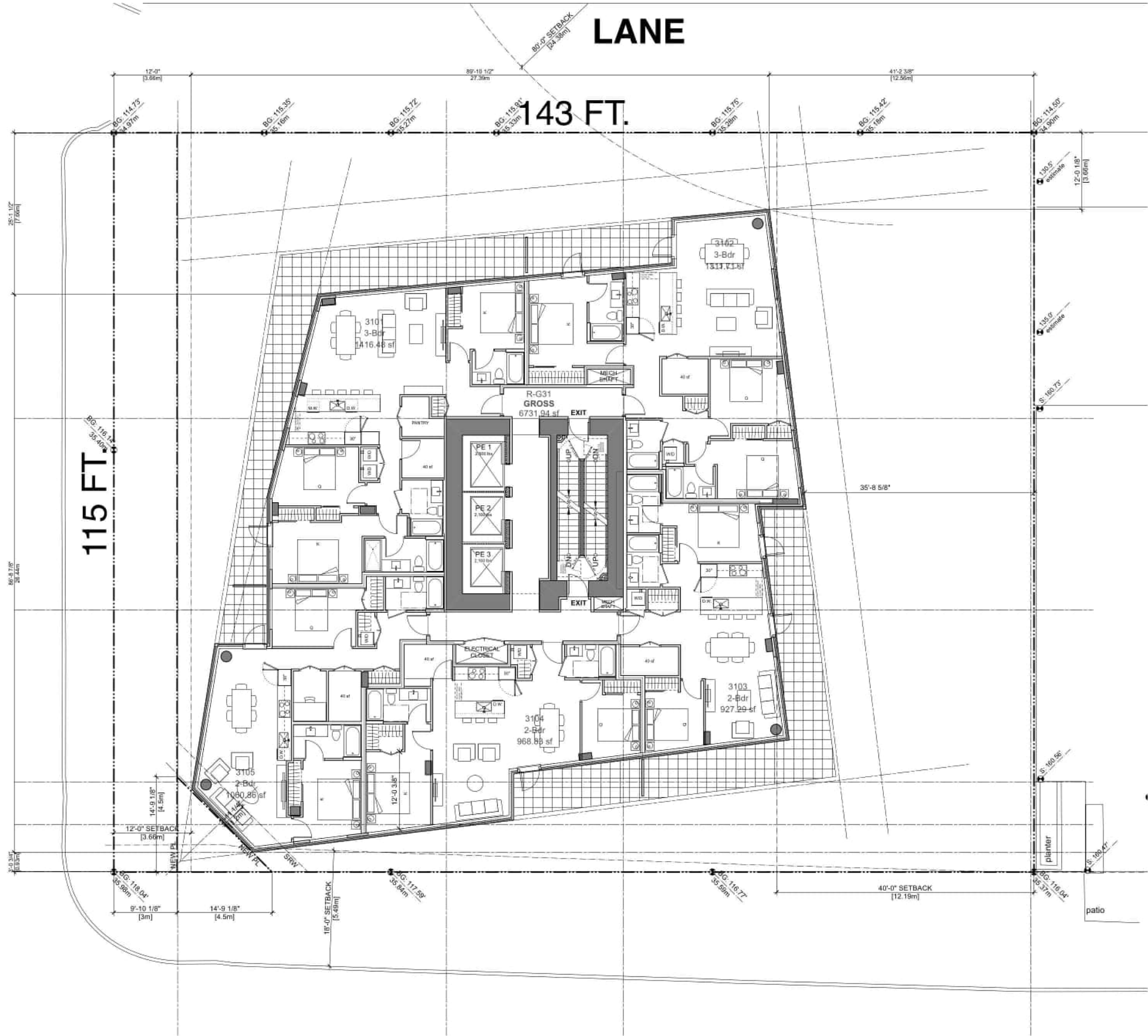
BURRARD ST

**FL 26-30
Residential Strata**

JOB NO. **BRO 18-06**
DRAWN **LL**
DATE **April 8, 2026**
SCALE **1/8" = 1'-0"**

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**1795 W. BROADWAY
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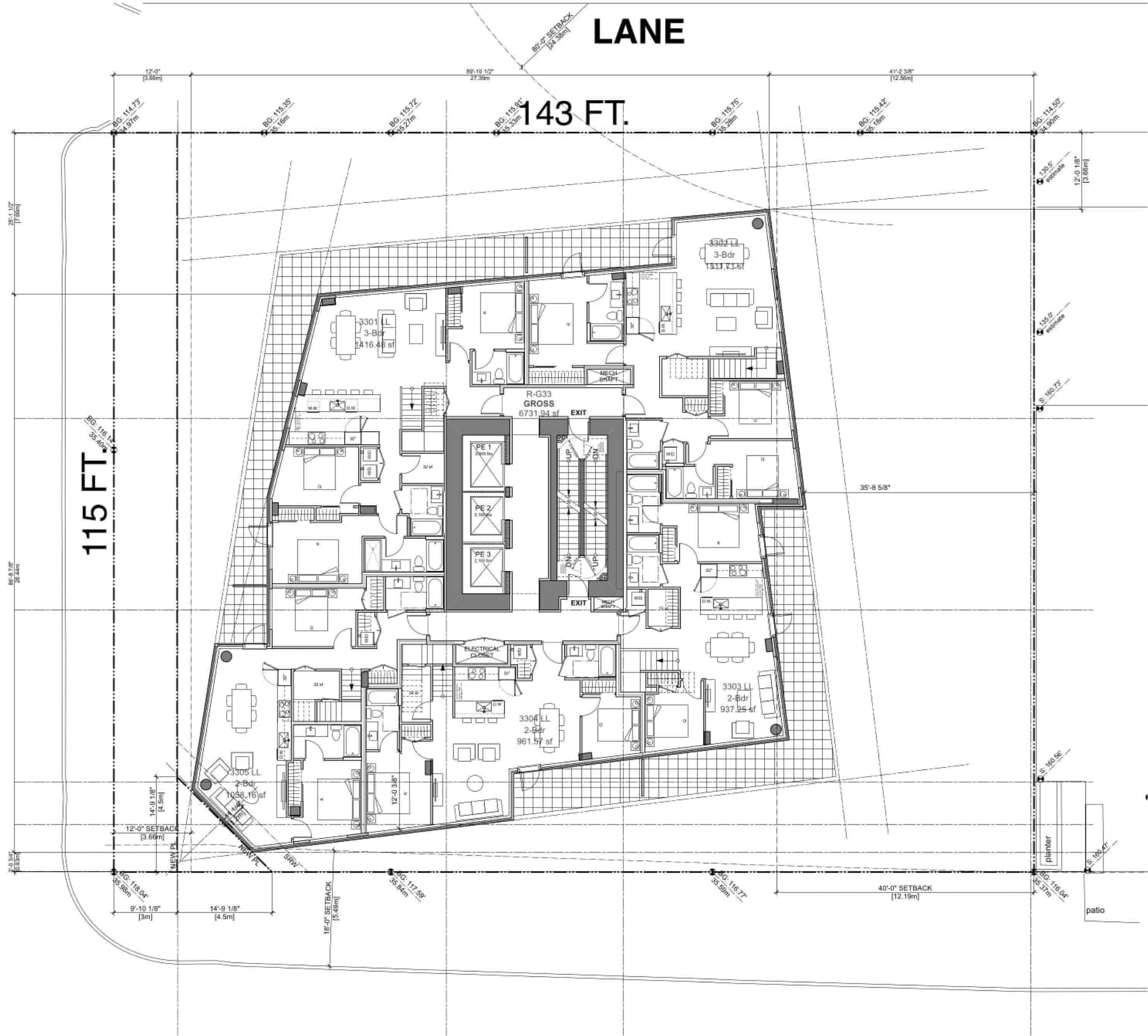
BURRARD ST

**FL 31-32
Residential Strata**

JOB NO: **BRO 18-06**
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DATE: **April 8, 2026**
SCALE: **1/8" = 1'-0"**

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PROJECT
**1795 W. BROADWAY
@ BURRARD ST**

BURRARD ST

**FL 33
Residential Strata**

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@ BURRARD ST**

BURRARD ST

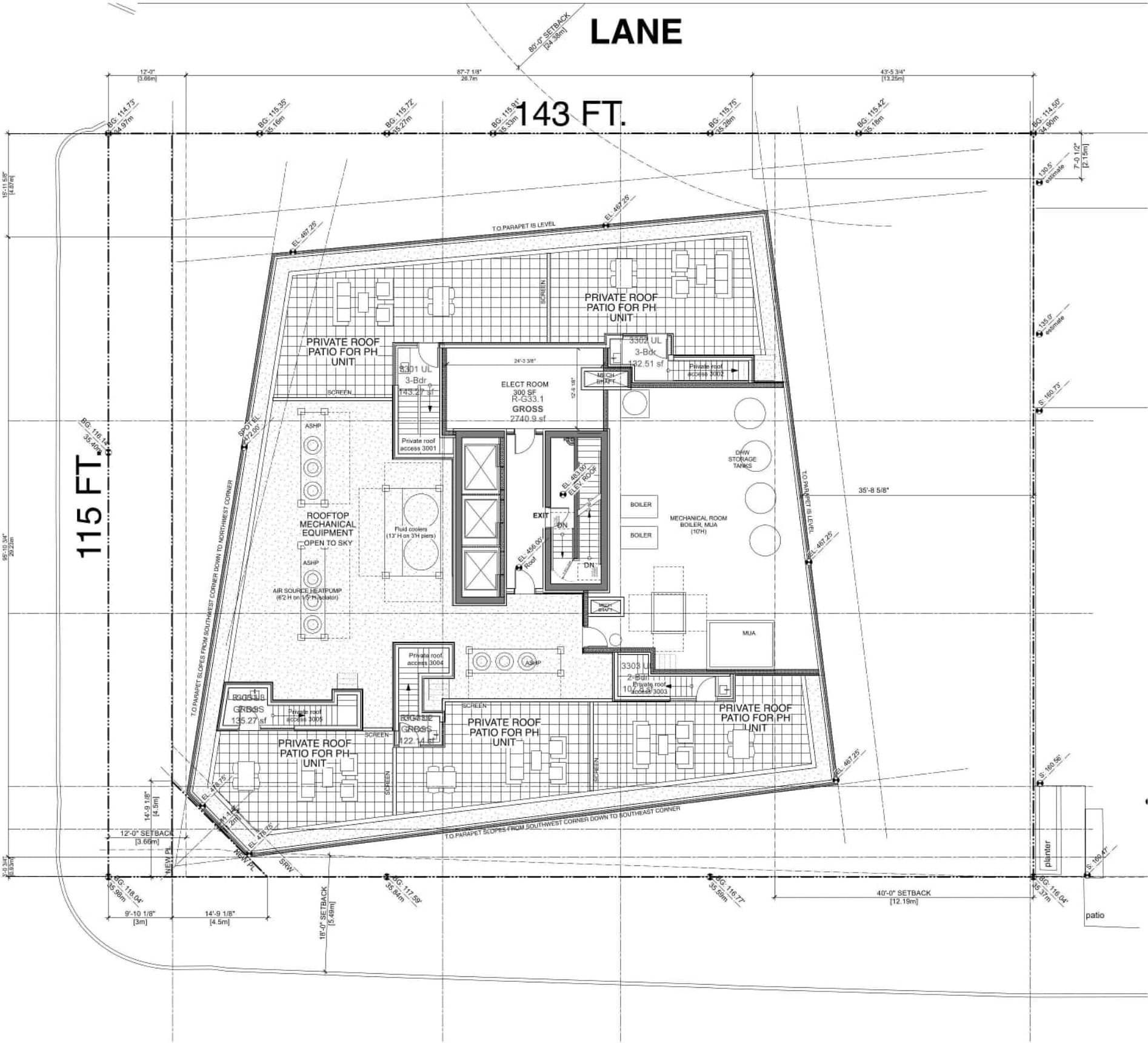
Roof

JOB NO.	BRO 18-06
DRAWN	LL
DATE	April 8, 2026
SCALE	1/8" = 1'-0"

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DRAWING NO.:

A3.20

BURRARD STREET



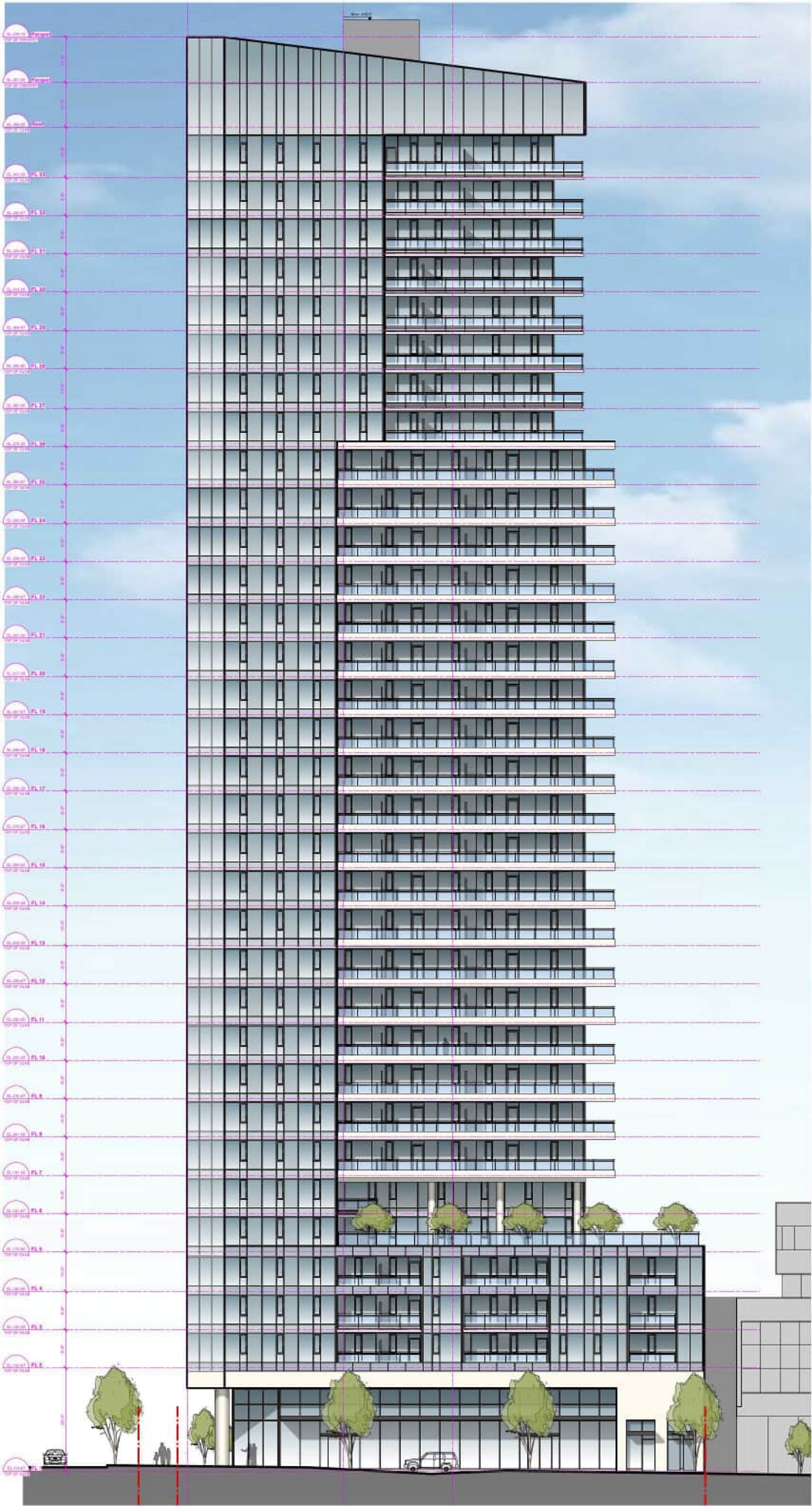
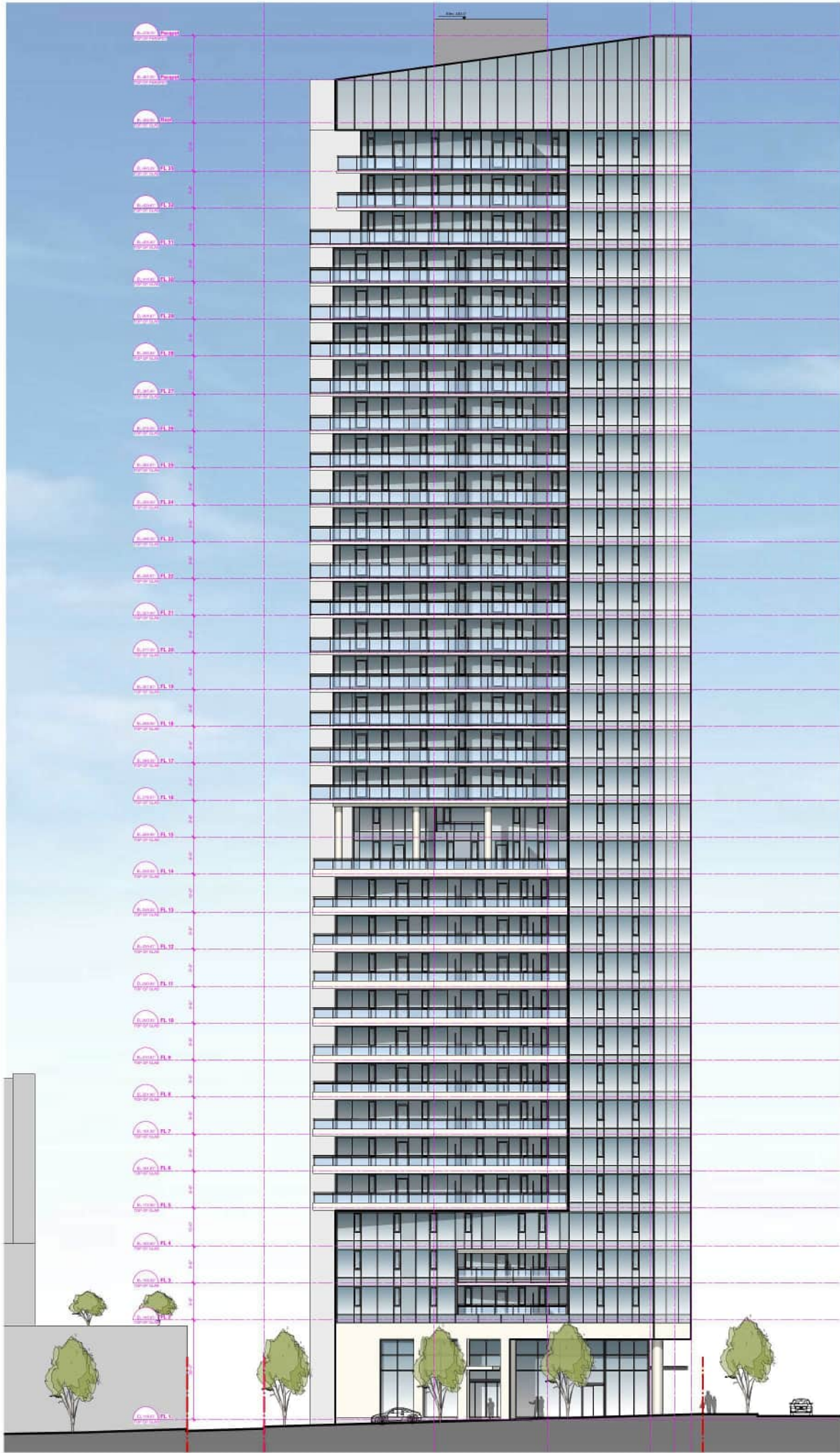
ISSUE/REVISION		
A	2025-07-28	Iss for Reasoning
B	2025-04-08	Re-Iss for Reasoning

PROJECT
**1795 W. BROADWAY
@ BURRARD ST**

BURRARD ST

**Elevations
West & South**

JOB NO.	BRO 18-06
DRAWN	LL
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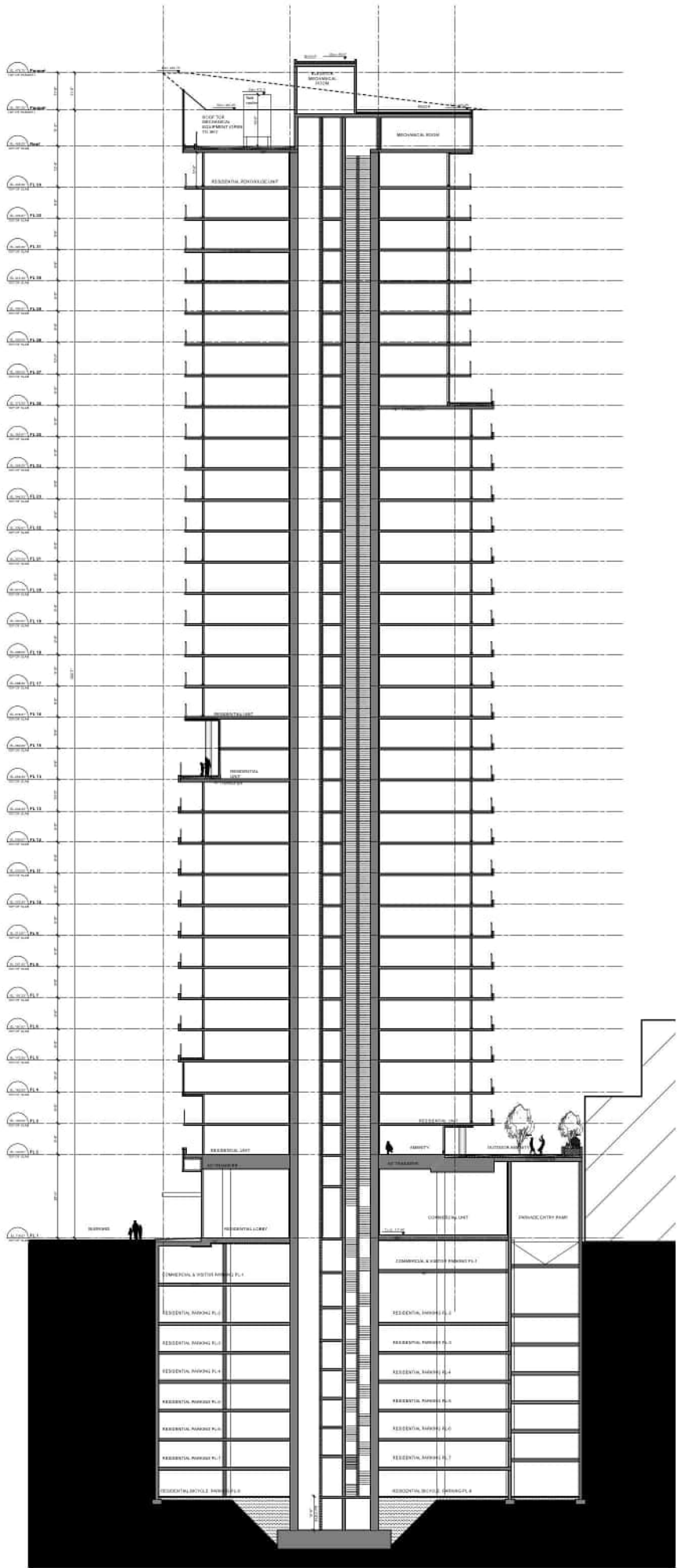
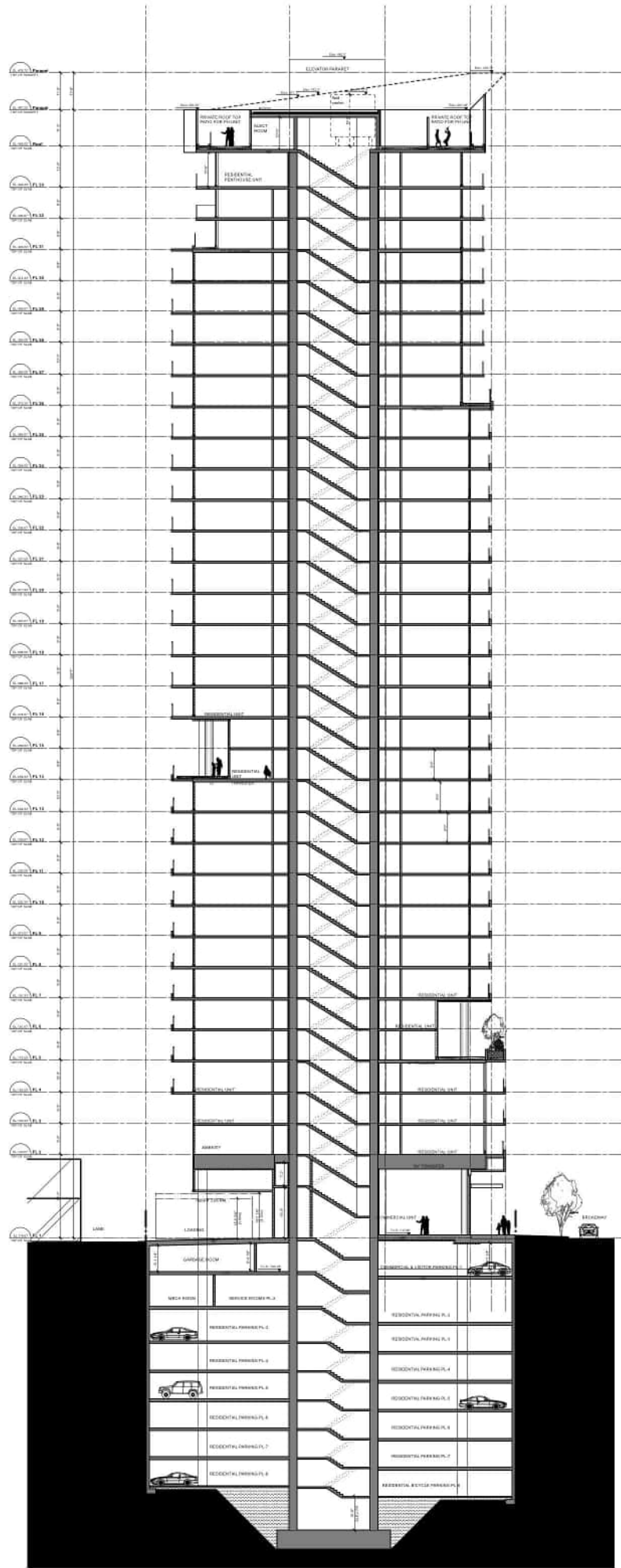
PROJECT
**1795 W. BROADWAY
@ BURRARD ST**

BURRARD ST

Sections

JOB NO.	BRO 18-06
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DATE	April 8, 2026
SCALE	1:250
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A5.0





PROJECT NAME
Broadway and Burrard

CIVIC ADDRESS
1795 W Broadway

LEGAL ADDRESS

DRAWING CONTENTS

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2025-07-28	ISSUED FOR REZONING

PROJECT

Broadway and Burrard

ADDRESS

1795 W Broadway

DRAWING TITLE

COVER

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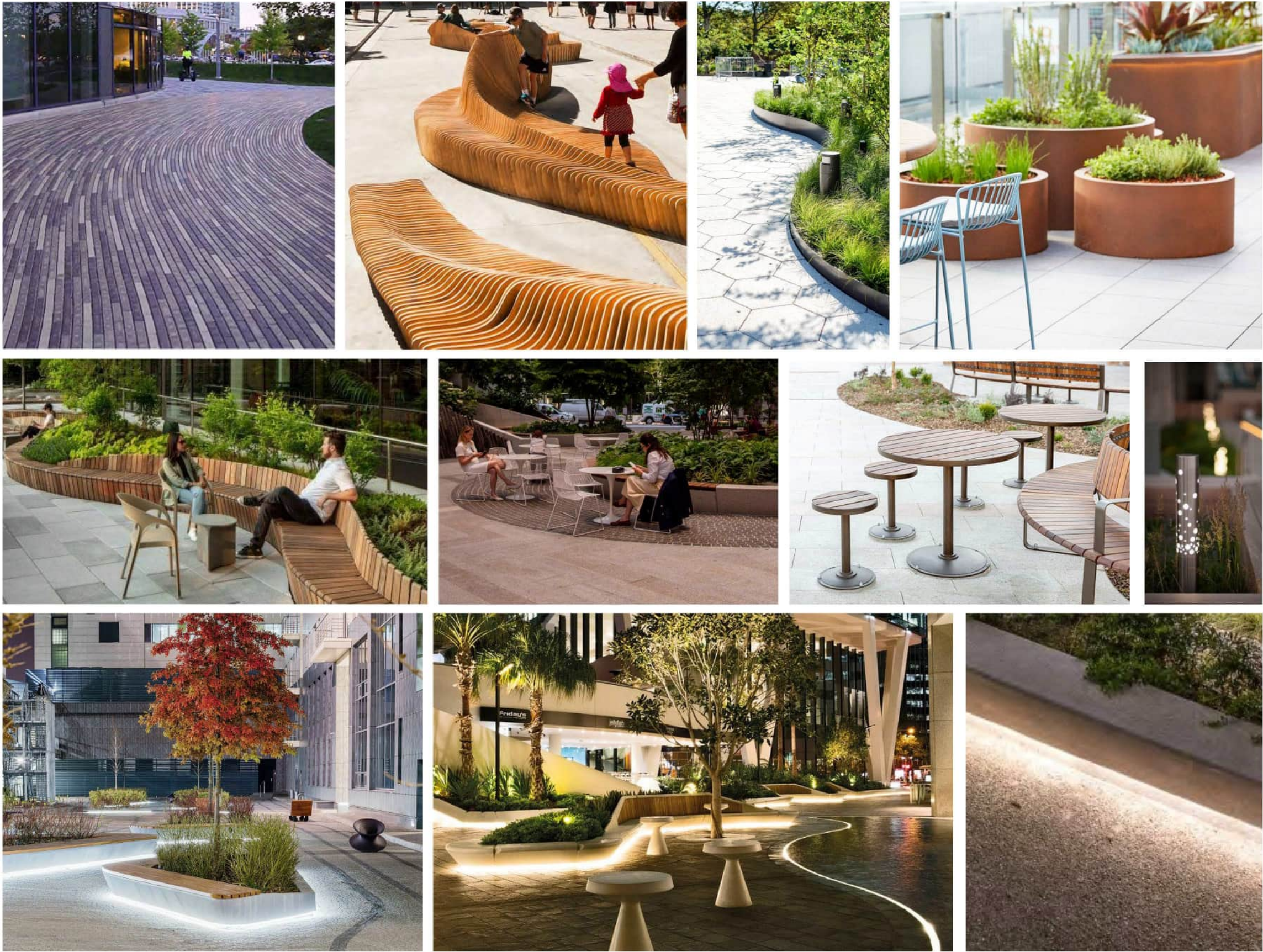
NORTH	SCALE
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PROJECT NO.	25056		
DATE	2025-07-28		
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DRAWING

L0.00

GROUND LEVEL PLAZA



PWL
PARTNERSHIP

5th Floor, East Asiatic House
1201 West Pender St, Vancouver, BC V6E 2V2
T 604.688.6111
www.pwlpartnership.com

REVISIONS AND ISSUES

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Broadway and Burrard

ADDRESS

1795 W Broadway

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PRECEDENTS L1

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NORTH	SCALE
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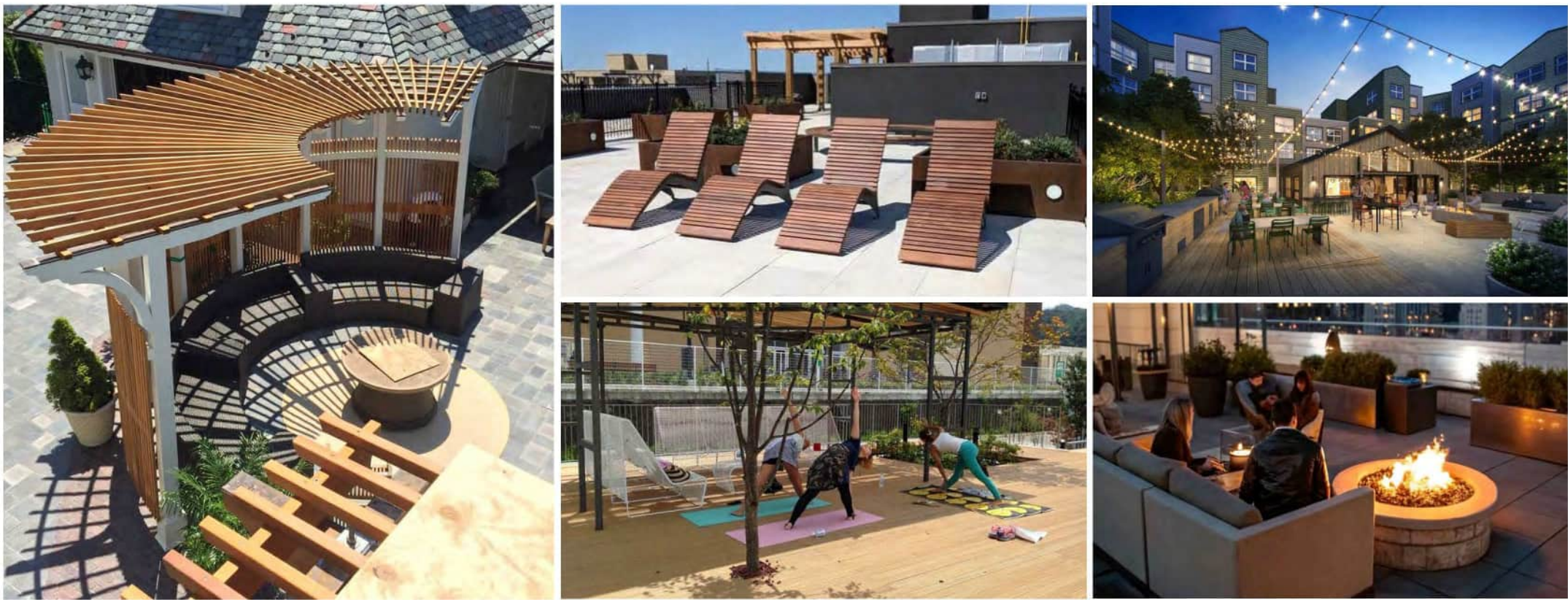
DRAWING

L0.01

L2 CHILDREN'S PLAY AREA



L2 EXCERCISE AREA / LOUNGE



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ADDRESS
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PRECEDENTS L2

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		NA	

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DRAWING
L0.02

L5 AMENITY AREA



PWL

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PRECEDENTS L5

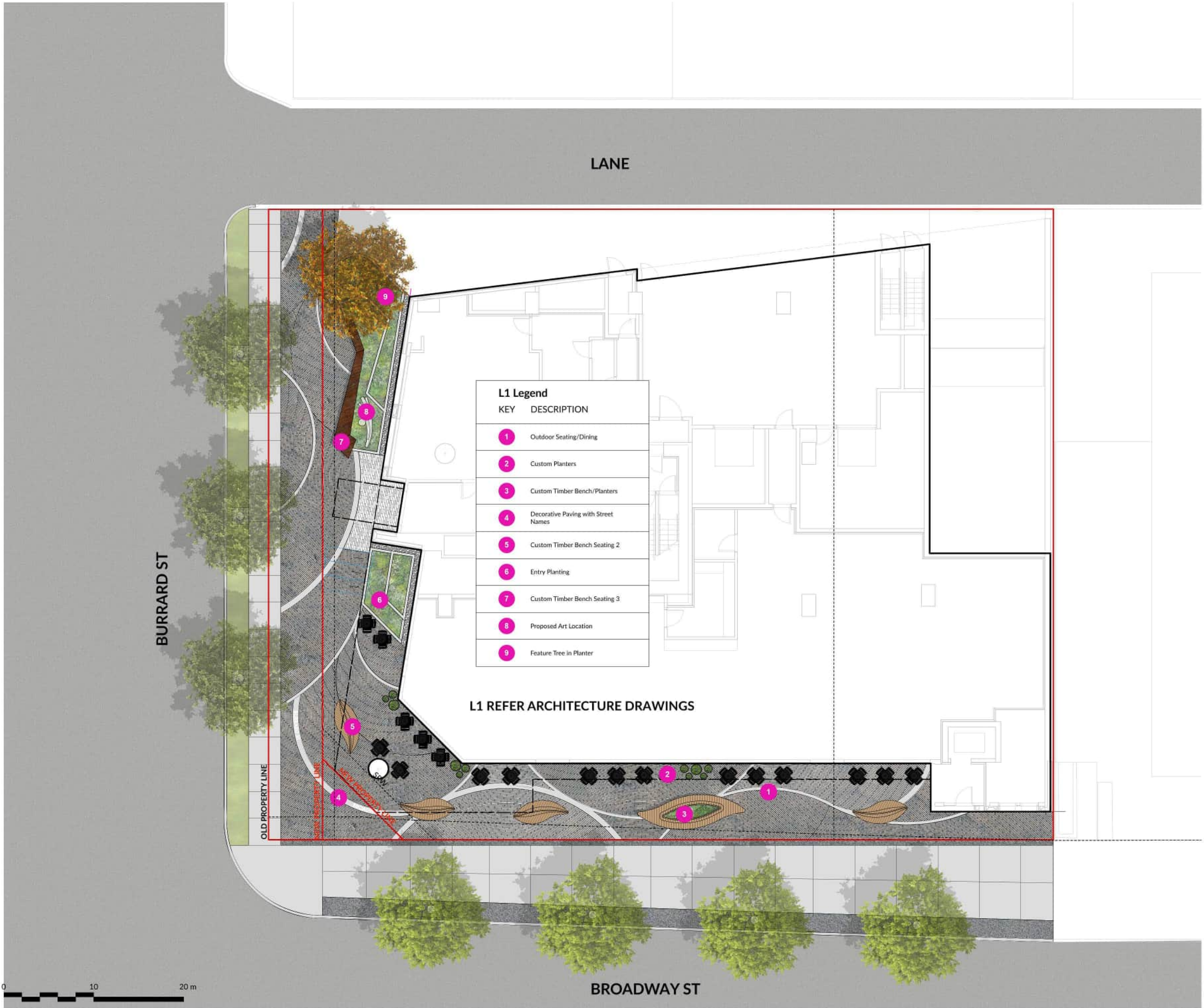
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DRAWING

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ADDRESS
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LAYOUT AND
MATERIALS PLAN L1

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L1.01

REVISIONS AND ISSUES		
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LAYOUT AND
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DRAWING	

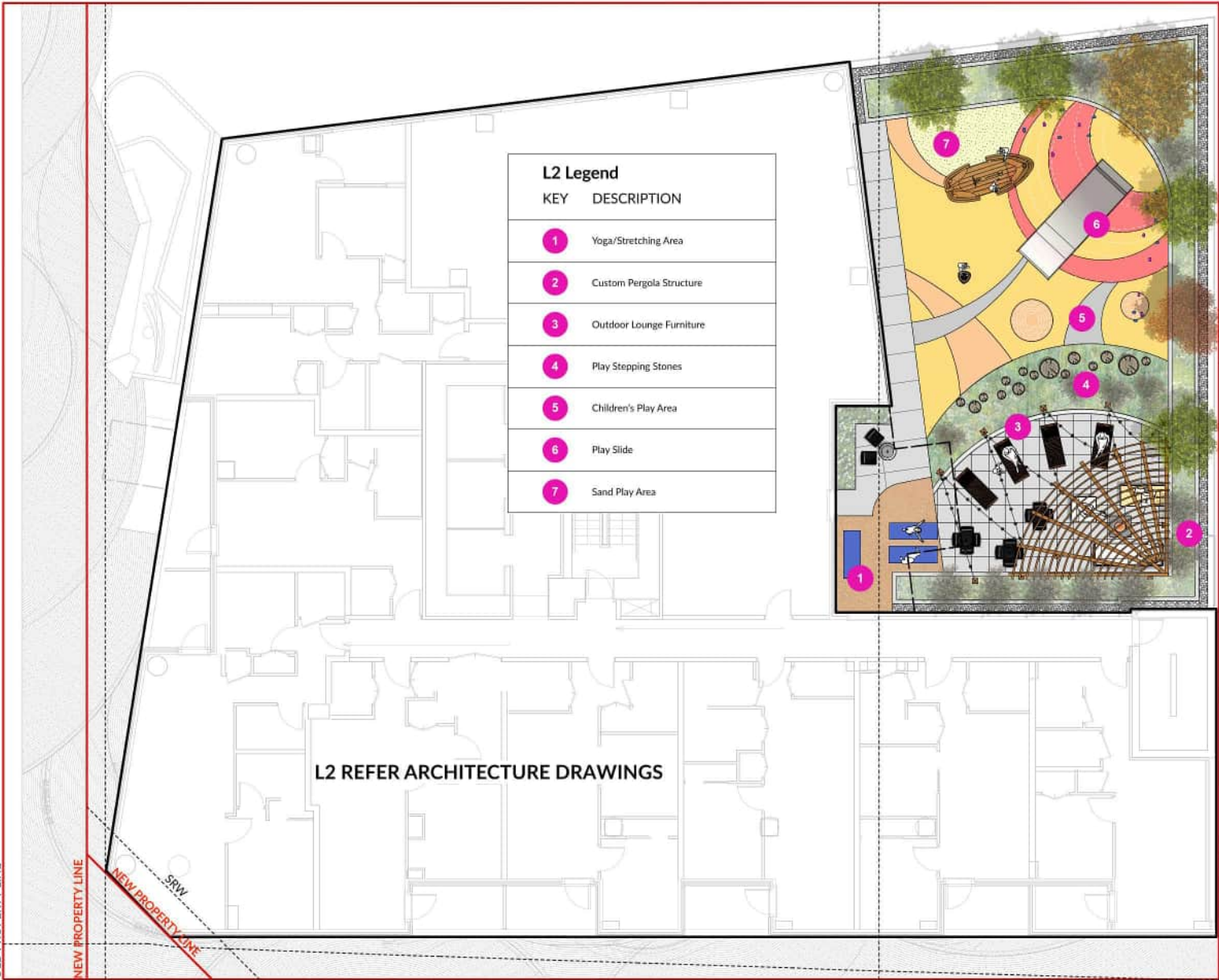
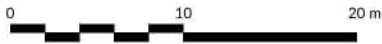
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LANE

BURRARD ST

L2 REFER ARCHITECTURE DRAWINGS

BROADWAY ST





REVISIONS AND ISSUES		
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Broadway and Burrard

ADDRESS
1795 W Broadway

DRAWING TITLE
LAYOUT AND
MATERIALS PLAN L5

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	1:100

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DRAWING	

L1.03

REVISIONS AND ISSUES		
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Broadway and Burrard

ADDRESS
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DRAWING TITLE
LAYOUT AND
MATERIALS PLAN
ROOFTOP

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	1:100

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DRAWING	

L1.04

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LANE



Plant List 25056 Broadway and Burrard					
ID	Qty	Botanical Name	Common Name	Scheduled Size Spacing	Remarks
Trees					
Shrubs					
CSK		Cornus sericea 'Kelseyii'	Kelseyii Dogwood	#2 pot 75cm (30")	Well established, nursery grown
GSH		Gaultheria shallon	Salal	#2 pot 75cm (30")	Well established, nursery grown
DEC		Oemleria cerasiformis	Indian plum	#2 pot 107cm (42")	Well established, nursery grown
RNK		Rosa nootkana	Nootka rose	#2 pot 75cm (30")	Well established, nursery grown
SPN		Salix purpurea 'Nana'	Dwarf Purple Osier	#2 pot 75cm (30")	Well established
SJP		Skimmia japonica	Japanese Skimmia	#3 pot 60cm (24")	Well established
SDG		Spiraea douglasii	Douglas Spiraea	#2 pot 90cm (36")	Well established, nursery grown
VOV		Vaccinium ovatum	Evergreen Huckleberry	#3 pot 75cm (30")	Well established, nursery grown
Ground Cover					
AUU		Arctostaphylos uva-ursi	Kinnikinnick	#1 pot 38 cm (15")	15cm (6") leads. Minimum 3 leads
FCH		Fragaria chiloensis	Beach Strawberry	#1 pot 38cm (15")	10cm (4") height. Well established, nursery grown
MRP		Mahonia nervosa	Dwarf Oregon Grape	#1 pot 40cm (16")	Well established, nursery grown
MRS		Mahonia repens	Creeeping Barberry	#1 pot 40cm (16")	Well established, nursery grown
Perennials					
AMP		Achillea millefolium	Common White Yarrow	#1 pot 30cm (12")	Well established
AFR		Aquilegia formosa	Red Columbine	#1 pot 30 cm (12")	Well established, nursery grown
EPR		Echinacea purpurea	Purple Cone Flower	#1 pot 45 cm (18")	Well established
IVC		Iris versicolor	Blue Flag Iris	#1 pot 38 cm (15")	Well established
PGG		Polygonatum biflorum	Great Solomon's Seal	#1 pot 45 cm (18")	Well established
Ornamental Grasses					
CAK		Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reedgrass	#1 pot 75 cm (30")	Well established
PAH		Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	#1 pot 45 cm (18")	Well established
CEA		Carex elata 'Aurea'	Golden Variegated Sedge	#1 pot 45 cm (18")	Well established
COB		Carex obnupta	Slough Sedge	#1 pot 60 cm (24")	Well established
JEF		Juncus effusus	Common Rush	#1 pot 60 cm (24")	Well established
BSP		Blechnum spicant	Deer Fern	#1 pot 38 cm (15")	Well established, nursery grown
PMU		Polystichum munitum	Western Sword Fern	#1 pot 60 cm (24")	Well established, nursery grown

SHRUBS



Cornus sericea 'Kelseyii'



Gaultheria shallon



Oemleria cerasiformis



Rosa nootkana



Salix purpurea 'Nana'



Skimmia japonica



Spiraea douglasii



Vaccinium ovatum

TREES



Acer palmatum 'Green'



Amelanchier alnifolia



Carpinus caroliniana 'Columnaris'



Styrax japonica

GROUND COVER



Arctostaphylos uva-ursi



Fragaria chiloensis



Mahonia nervosa



Mahonia repens

PERENNIALS



Achillea millefolium



Aquilegia formosa



Echinacea purpurea



Iris versicolor



Polygonatum biflorum

ORNAMENTAL GRASSES



Calamagrostis x acutiflora 'Karl Foerster'



Pennisetum alopecuroides 'Hamelin'

AQUATIC PLANTS



Carex elata 'Aurea'



Carex obnupta



Juncus effusus

FERNS



Blechnum spicant



Polystichum munitum

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2025-07-28	ISSUED FOR REZONING

PROJECT

Broadway and Burrard

ADDRESS

1795 W Broadway

DRAWING TITLE

REPRESENTATIVE PLANT
LIST

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NORTH 		SCALE Scale	
PROJECT NO.		25056	
DATE		2025-07-28	
FILE NAME		25056 PLAN.vwx	
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DRAWING

L2.01

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
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Broadway and Burrard

ADDRESS

1795 W Broadway

DRAWING TITLE

GRADING PLAN L1

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NORTH	SCALE
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DRAWING

L3.01

LANE



L1 REFER ARCHITECTURE DRAWINGS

REVISIONS AND ISSUES

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Broadway and Burrard

ADDRESS

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DRAWING TITLE

GRADING PLAN L2

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DRAWING

L3.02

LANE

BURRARD ST

L2 REFER ARCHITECTURE DRAWINGS

OLD PROPERTY LINE

NEW PROPERTY LINE

NEW PROPERTY LINE

SRW

TW / 44.09m

TW / 44.09m

EL / 44.09m

EL / 44.09m

TW / 44.09m

TW / 44.09m

EL / 43.49m

TW / 44.09m

0 10 m

BROADWAY ST

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
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Broadway and Burrard

ADDRESS

1795 W Broadway

DRAWING TITLE

GRADING PLAN L5

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	1:200

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DRAWING

L3.03

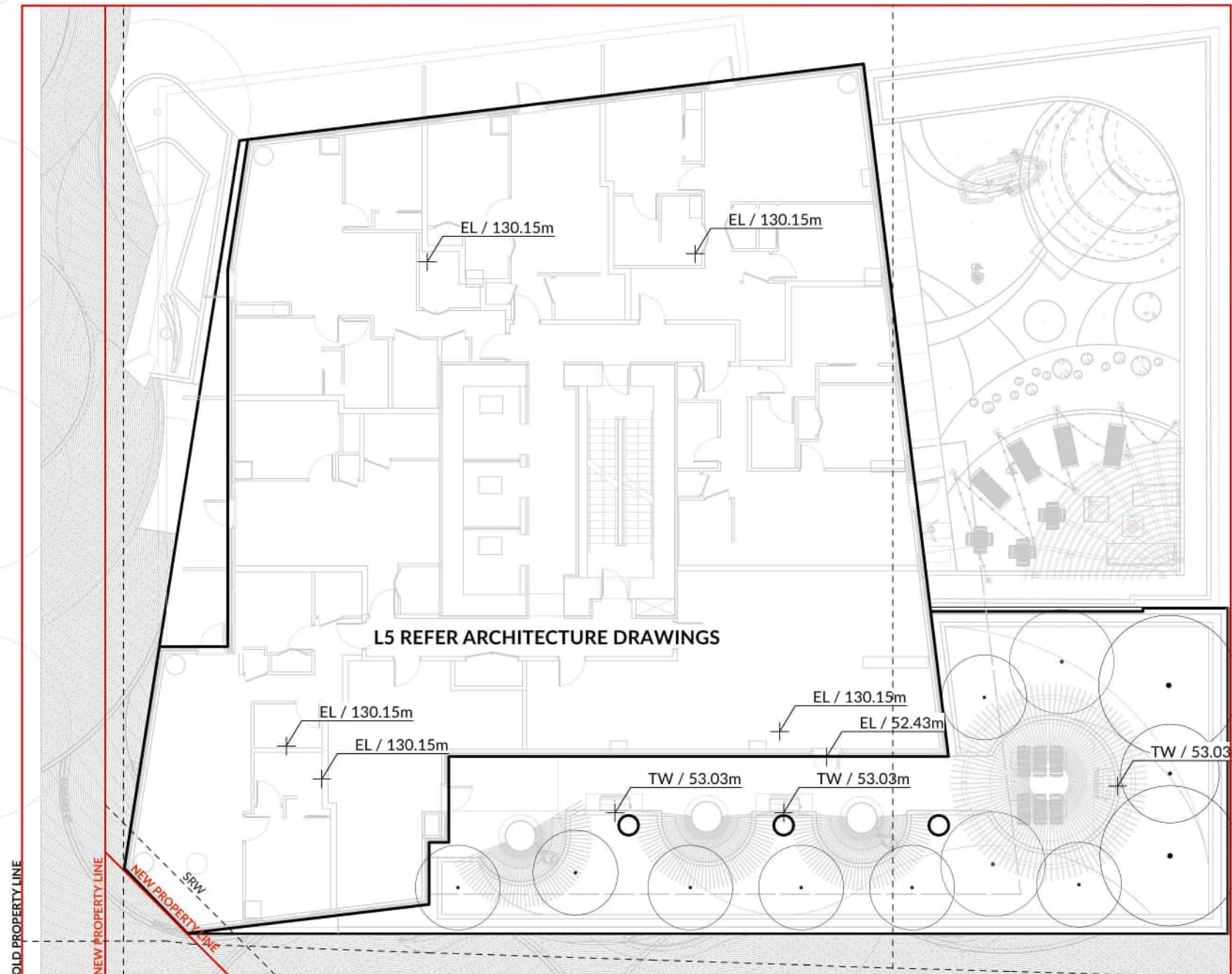
LANE

BURRARD ST

L5 REFER ARCHITECTURE DRAWINGS

BROADWAY ST

0 10 m



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LANE

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Broadway and Burrard

ADDRESS

1795 W Broadway

DRAWING TITLE

GRADING ROOFTOP

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NORTH	SCALE
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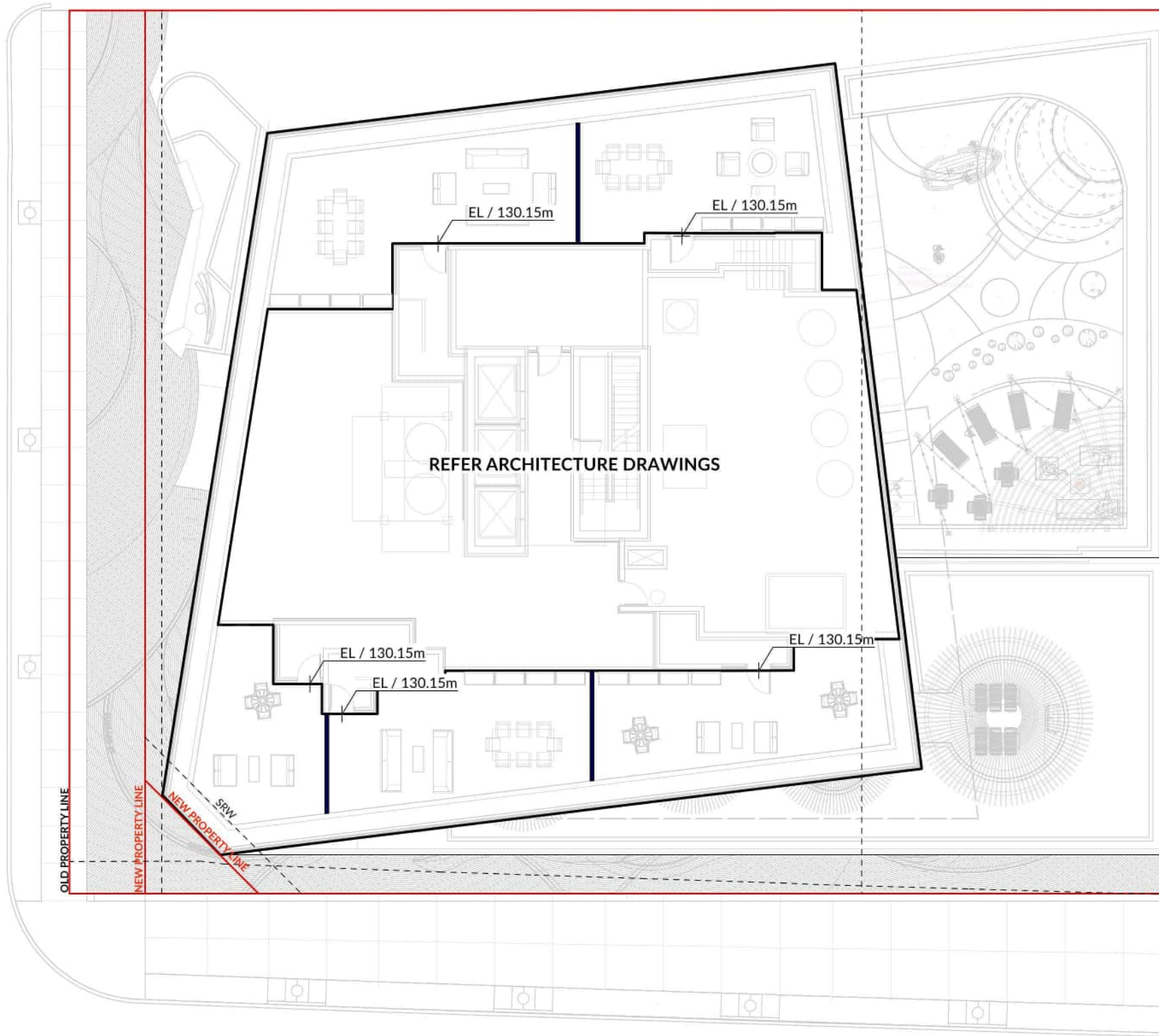
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L3.04

BURRARD ST

BROADWAY ST

0 10 m





KEY PLAN: L1
Scale: 1:500



1 BROADWAY ST SECTION
Scale: 1:100



2 HEMLOCK ST SECTION
Scale: 1:100

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
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PROJECT
Burrard and
Broadway

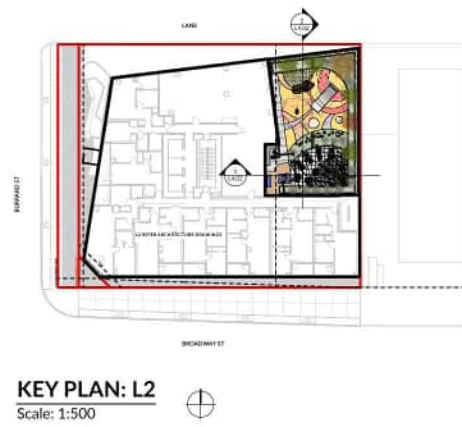
ADDRESS
CIVIC ADDRESS
LEGAL ADDRESS

DRAWING TITLE
SECTIONS

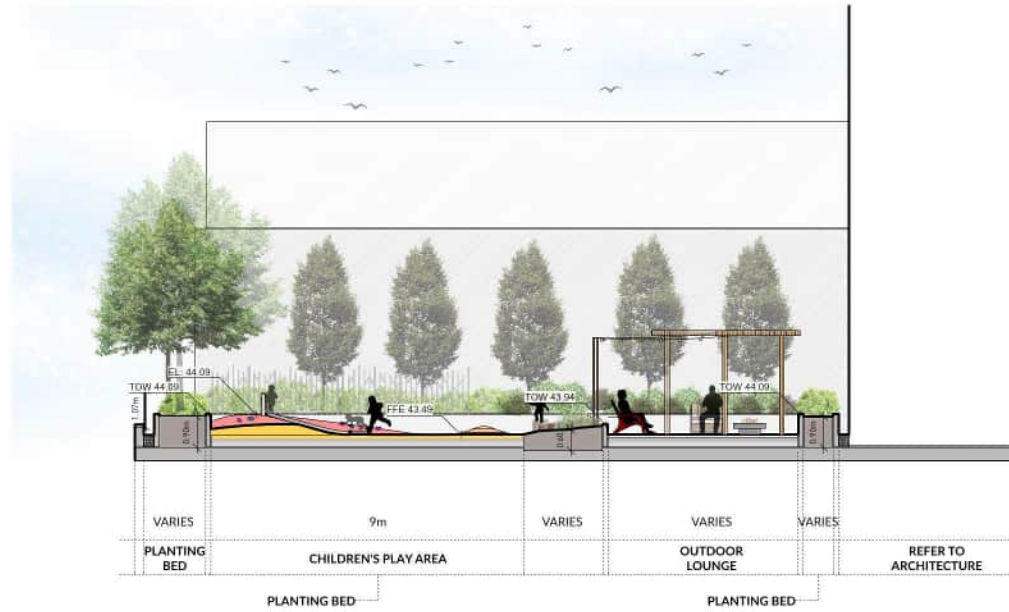
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NORTH
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PROJECT NO.	0000
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KEY PLAN: L2
Scale: 1:500



1 LEVEL 2 SECTION 1
Scale: 1:100



2 LEVEL 2 SECTION 2
Scale: 1:100



KEY PLAN: L5
Scale: 1:500



3 LEVEL 5 SECTION 1
Scale: 1:100

REVISIONS AND ISSUES		
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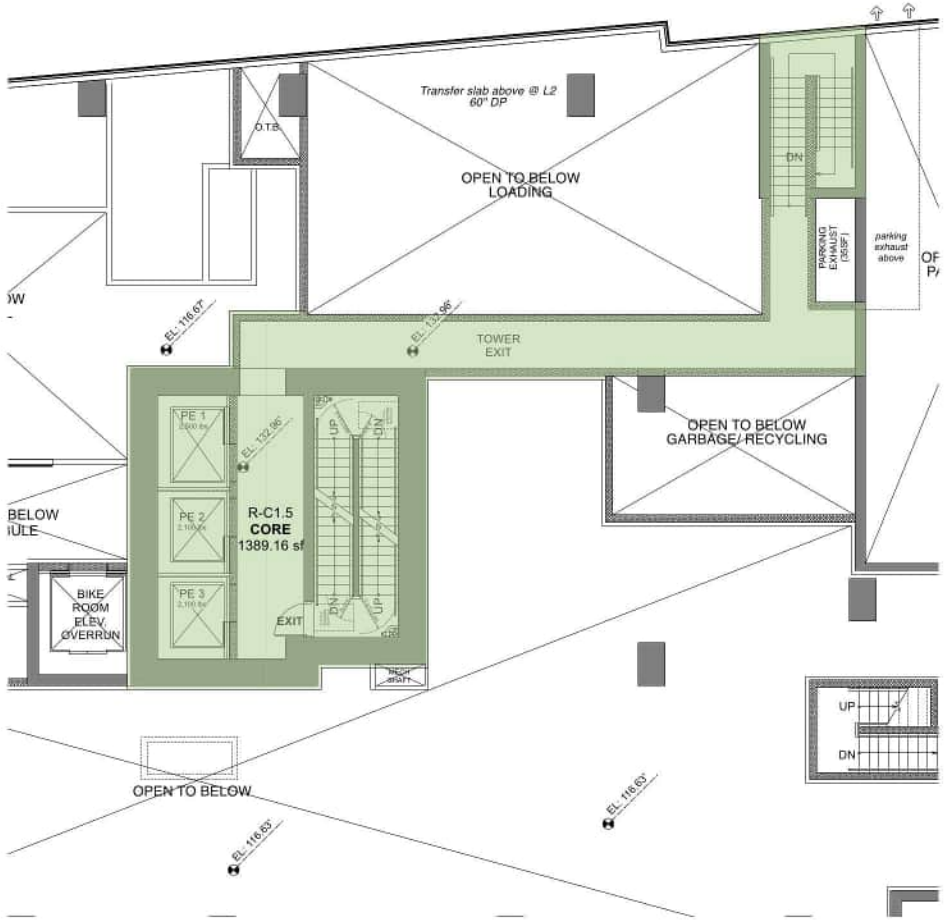
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DATE	2025-07-28
FILE NAME	25056 SECTIONS.vwx
PLOTTED	2025-07-28
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L4.02



Area Summary - Level 1.5			
Unit Mix			
Total			0 Units
Unit Area			
Total			0.0 sf
Core / Circulation Area			
R-C1.5	CORE	1389.2 sf	
Total			1,389.2 sf
Amenity Exemption			
Total			0.0 sf
Storage Exemption			
Total			0.0 sf
Wall Exemption			
Total			0.0 sf
Open Balcony			
Total			0.0 sf
Roof Deck- Private			
Total			0.0 sf
Commercial			
Total			0.0 sf
Total Gross Area			1,389.2 sf
Total Exemptions			0.0 sf
Total Net FSR Area			1,389.2 sf
Total Unit Area			0.0 sf

Area Summary - Level 1			
Unit Mix			
Total		0 Units	
Unit Area			
Total		0.0 sf	
Core / Circulation Area			
R-C1.1	CORE	2752.0 sf	
R-C1.2	CORE	83.6 sf	
R-C1.2	CORE	101.1 sf	
Total		2,936.6 sf	
Amenity Exemption			
Total		0.0 sf	
Storage Exemption			
Total		0.0 sf	
Wall Exemption			
Total		0.0 sf	
Open Balcony			
Total		0.0 sf	
Roof Deck- Private			
Total		0.0 sf	
Commercial			
C-G1.2	GROSS	4,340.5 sf	
Total		4,340.5 sf	
Total Gross Area		7,277.2 sf	
Total Exemptions		0.0 sf	
Total Net FSR Area		7,277.2 sf	
Total Unit Area		0.0 sf	



PROJECT
1795 W. BROADWAY
@ BURRARD ST

BURRARD ST

FL 1 & 1.5
FSR

JOB NO.	BRO 18-06
DRAWN	LL
DATE	April 8, 2025
SCALE	1/8"=1'-0"
CHECKED	
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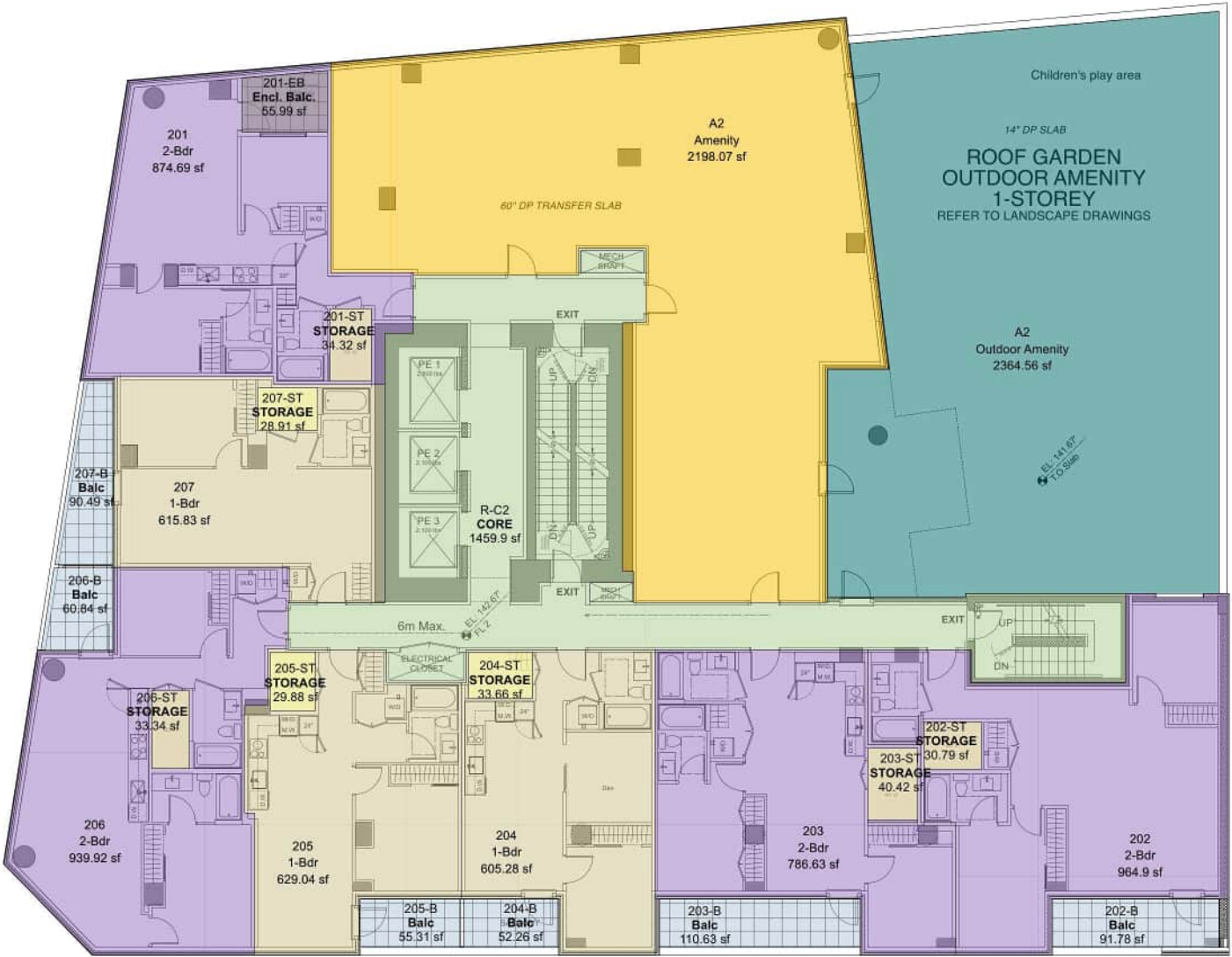
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ISSUE/REVISION
B 2025-07-28 Iss. for Planning
C 2025-04-08 Re-iss. for Reasoning

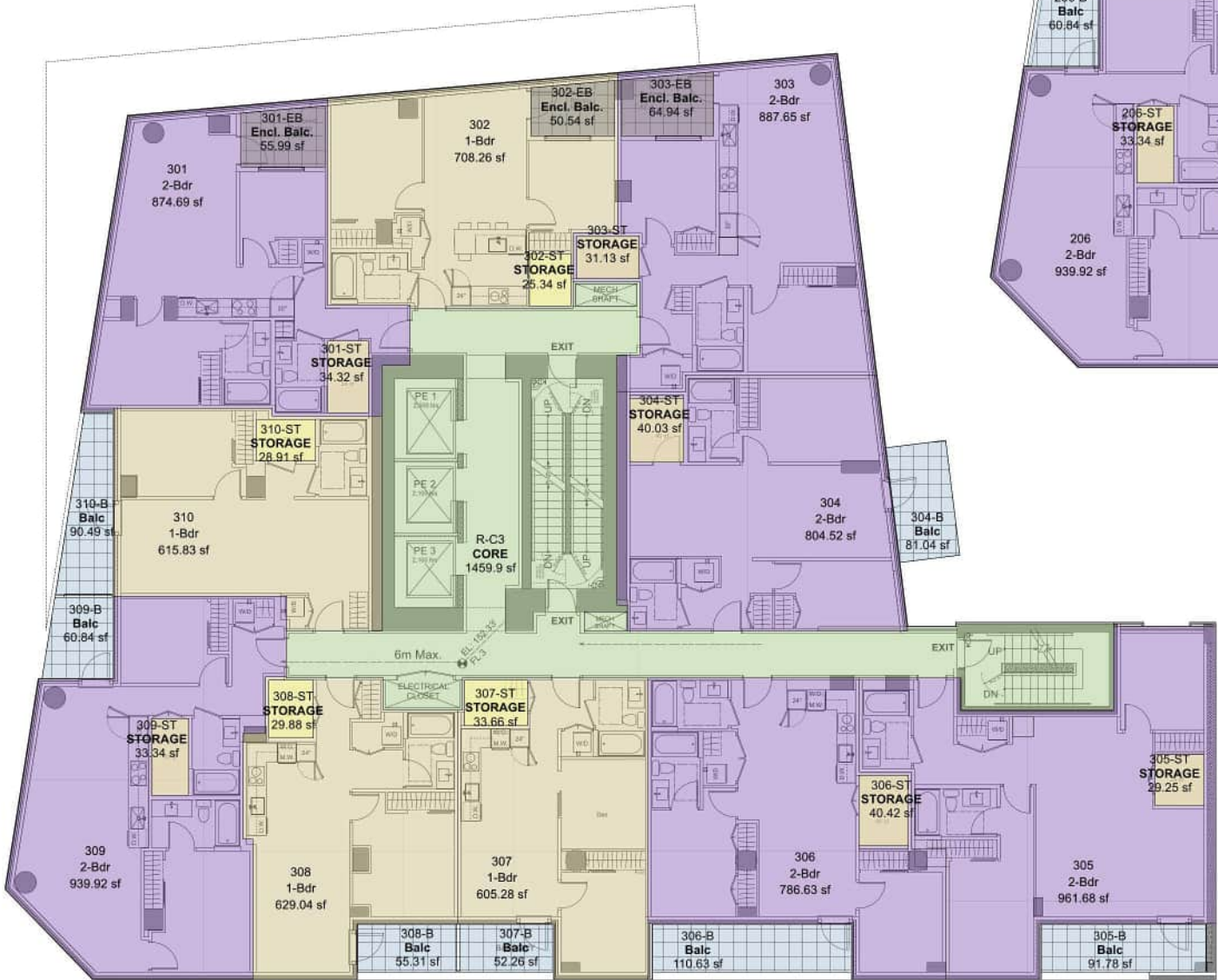
Area Summary - Level 3			
Unit Mix	1-Bdr	4 Units	
	2-Bdr	6 Units	
Total		10 Units	
Unit Area	2-Bdr	874.7 sf	
	1-Bdr	708.3 sf	
301	2-Bdr	874.7 sf	
302	1-Bdr	708.3 sf	
303	2-Bdr	874.7 sf	
304	2-Bdr	874.7 sf	
305	2-Bdr	961.7 sf	
306	2-Bdr	786.6 sf	
307	1-Bdr	605.3 sf	
308	1-Bdr	629.0 sf	
309	2-Bdr	939.9 sf	
310	1-Bdr	615.8 sf	
Total		7,813.5 sf	
Core / Circulation Area		1,459.9 sf	
R-C3	CORE	1,459.9 sf	
Total		1,459.9 sf	
Amenity Exemption		0.0 sf	
Total		0.0 sf	
Storage Exemption		34.3 sf	
301-ST	STORAGE	34.3 sf	
302-ST	STORAGE	25.3 sf	
303-ST	STORAGE	31.1 sf	
304-ST	STORAGE	40.0 sf	
305-ST	STORAGE	29.9 sf	
306-ST	STORAGE	40.4 sf	
307-ST	STORAGE	33.7 sf	
308-ST	STORAGE	29.9 sf	
309-ST	STORAGE	33.3 sf	
310-ST	STORAGE	28.9 sf	
Total		326.3 sf	
Wall Exemption		0.0 sf	
Total		0.0 sf	

Enclosed Balcony Exemption			
301-EB	Encl. Balc.	56.0 sf	
302-EB	Encl. Balc.	50.5 sf	
303-EB	Encl. Balc.	64.9 sf	
Total		171.5 sf	
Open Balcony		81.0 sf	
304-B	Balc	81.0 sf	
305-B	Balc	91.8 sf	
306-B	Balc	110.6 sf	
307-B	Balc	52.3 sf	
308-B	Balc	55.3 sf	
309-B	Balc	60.8 sf	
310-B	Balc	90.5 sf	
Total		542.4 sf	
Roof Deck- Private		0.0 sf	
Total		0.0 sf	
Total Gross Area		9,273.4 sf	
Total Exemptions		497.8 sf	
Total Net FSR Area		8,775.6 sf	
Total Unit Area		7,813.5 sf	



Area Summary - Level 2			
Unit Mix	1-Bdr	3 Units	
	2-Bdr	4 Units	
Total		7 Units	
Unit Area	2-Bdr	874.7 sf	
	1-Bdr	708.3 sf	
201	2-Bdr	874.7 sf	
202	2-Bdr	964.9 sf	
203	2-Bdr	786.6 sf	
204	1-Bdr	605.3 sf	
205	1-Bdr	629.0 sf	
206	2-Bdr	939.9 sf	
207	1-Bdr	615.8 sf	
Total		5,416.3 sf	
Core / Circulation Area		1,459.9 sf	
R-C2	CORE	1,459.9 sf	
Total		1,459.9 sf	
Amenity Exemption		2198.1 sf	
A2	Amenity	2,198.1 sf	
Total		2,198.1 sf	
Storage Exemption		34.3 sf	
201-ST	STORAGE	34.3 sf	
202-ST	STORAGE	30.8 sf	
203-ST	STORAGE	40.4 sf	
204-ST	STORAGE	33.7 sf	
205-ST	STORAGE	29.9 sf	
206-ST	STORAGE	33.3 sf	
207-ST	STORAGE	28.9 sf	
Total		231.3 sf	
Wall Exemption		0.0 sf	
Total		0.0 sf	

Enclosed Balcony Exemption			
201-EB	Encl. Balc.	56.0 sf	
Total		56.0 sf	
Open Balcony		91.8 sf	
202-B	Balc	91.8 sf	
203-B	Balc	110.6 sf	
204-B	Balc	52.3 sf	
205-B	Balc	55.3 sf	
206-B	Balc	60.8 sf	
207-B	Balc	90.5 sf	
Total		461.3 sf	
Roof Deck- Private		0.0 sf	
Total		0.0 sf	
Total Gross Area		9,074.3 sf	
Total Exemptions		2,485.4 sf	
Total Net FSR Area		6,588.9 sf	
Total Unit Area		5,416.3 sf	



PROJECT
1795 W. BROADWAY
@ BURRARD ST

BURRARD ST

FL 2 & 3
FSR

JOB NO. BRO 18-06

DRAWN LL

DATE April 8, 2026

SCALE 1/8"=1'-0"

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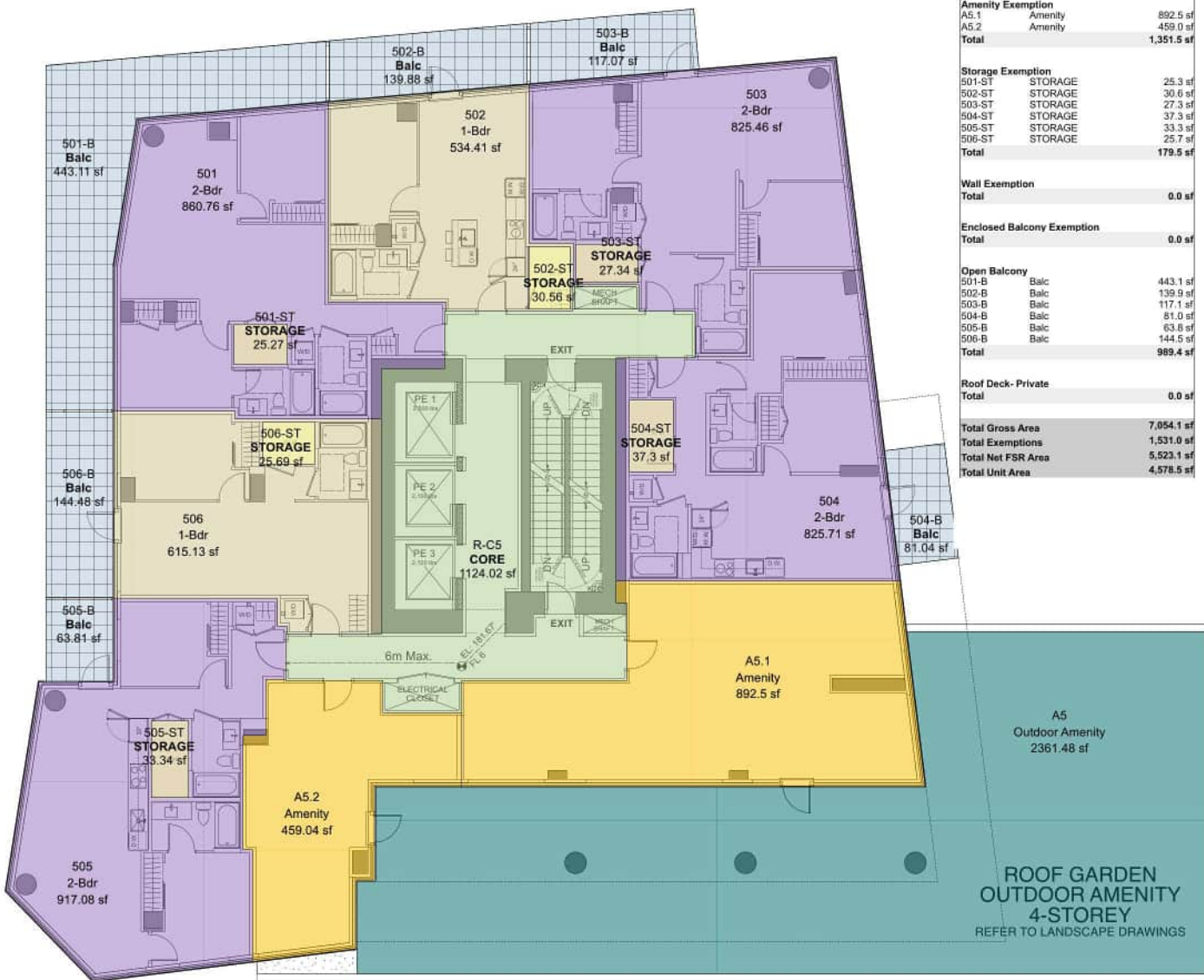
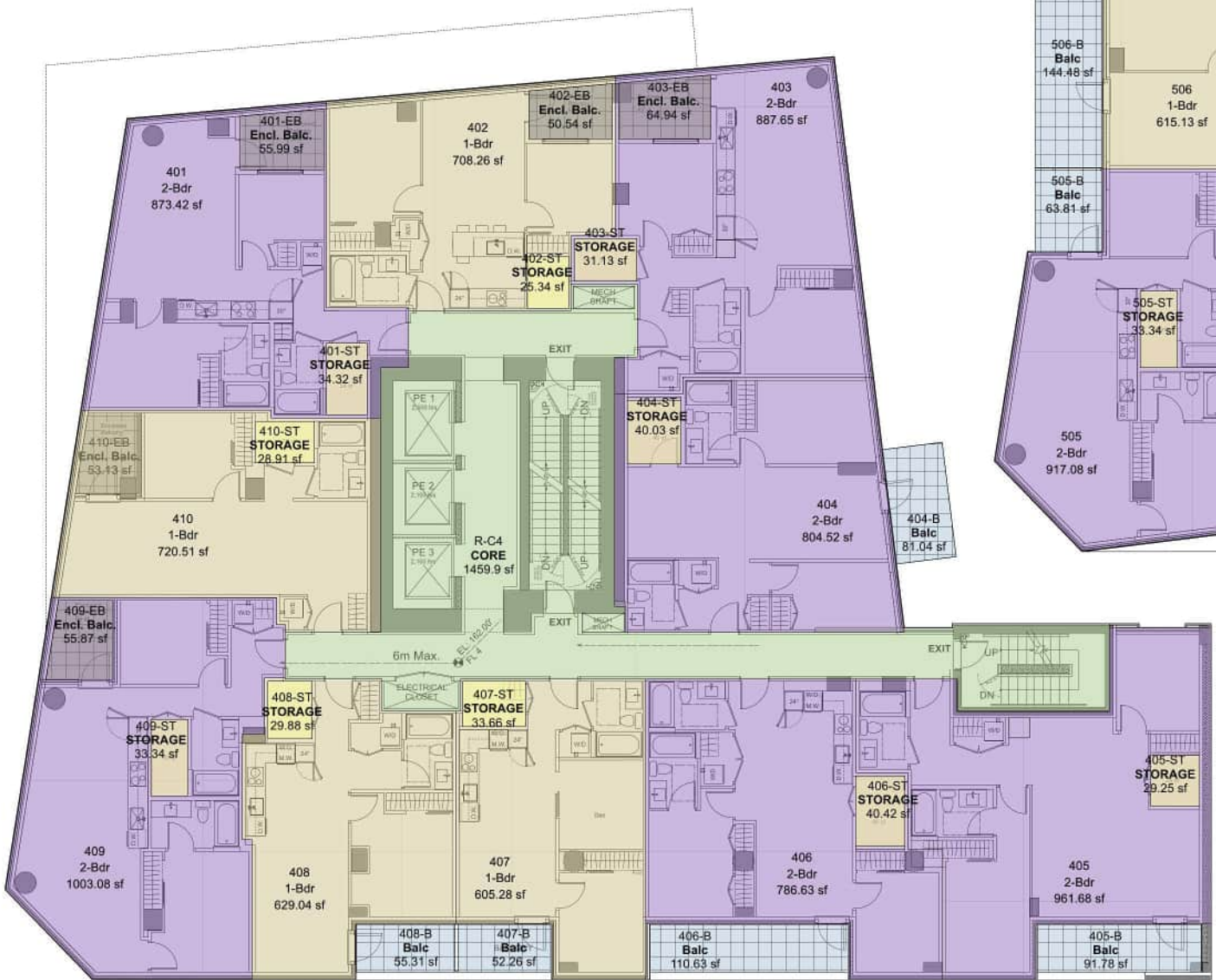
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FSR 2

Area Summary - Level 4		
Unit Mix	1-Bdr	4 Units
	2-Bdr	6 Units
Total		10 Units
Unit Area	2-Bdr	873.4 sf
401	1-Bdr	708.3 sf
402	2-Bdr	887.7 sf
403	2-Bdr	804.5 sf
404	2-Bdr	961.7 sf
405	2-Bdr	786.6 sf
406	1-Bdr	605.3 sf
407	1-Bdr	629.0 sf
408	2-Bdr	1,003.1 sf
409	1-Bdr	720.5 sf
410	1-Bdr	720.5 sf
Total		7,980.1 sf
Core / Circulation Area		
R-C4	CORE	1,459.9 sf
Total		1,459.9 sf
Amenity Exemption		
Total		0.0 sf
Storage Exemption		
401-ST	STORAGE	34.3 sf
402-ST	STORAGE	25.3 sf
403-ST	STORAGE	31.1 sf
404-ST	STORAGE	40.0 sf
405-ST	STORAGE	29.3 sf
406-ST	STORAGE	40.4 sf
407-ST	STORAGE	33.7 sf
408-ST	STORAGE	29.9 sf
409-ST	STORAGE	33.3 sf
410-ST	STORAGE	28.9 sf
Total		326.3 sf
Wall Exemption		
Total		0.0 sf

Enclosed Balcony Exemption		
401-EB	Encl. Balc.	56.0 sf
402-EB	Encl. Balc.	50.5 sf
403-EB	Encl. Balc.	64.9 sf
409-EB	Encl. Balc.	55.9 sf
410-EB	Encl. Balc.	53.1 sf
Total		280.5 sf
Open Balcony		
404-B	Balc	81.0 sf
405-B	Balc	91.9 sf
406-B	Balc	110.6 sf
407-B	Balc	52.3 sf
408-B	Balc	55.3 sf
Total		391.0 sf
Roof Deck - Private		
Total		0.0 sf
Total Gross Area		9,440.0 sf
Total Exemptions		606.8 sf
Total Net FSR Area		8,833.2 sf
Total Unit Area		7,980.1 sf

Area Summary - Level 5		
Unit Mix	1-Bdr	2 Units
	2-Bdr	4 Units
Total		6 Units
Unit Area	2-Bdr	860.8 sf
501	1-Bdr	534.4 sf
502	2-Bdr	825.5 sf
503	2-Bdr	825.7 sf
504	2-Bdr	917.1 sf
505	1-Bdr	615.1 sf
506	1-Bdr	615.1 sf
Total		4,578.5 sf
Core / Circulation Area		
R-C5	CORE	1,124.0 sf
Total		1,124.0 sf
Amenity Exemption		
A5.1	Amenity	892.5 sf
A5.2	Amenity	459.0 sf
Total		1,351.5 sf
Storage Exemption		
501-ST	STORAGE	25.3 sf
502-ST	STORAGE	30.6 sf
503-ST	STORAGE	27.3 sf
504-ST	STORAGE	37.3 sf
505-ST	STORAGE	33.3 sf
506-ST	STORAGE	25.7 sf
Total		179.5 sf
Wall Exemption		
Total		0.0 sf
Enclosed Balcony Exemption		
Total		0.0 sf
Open Balcony		
501-B	Balc	443.1 sf
502-B	Balc	139.9 sf
503-B	Balc	117.1 sf
504-B	Balc	81.0 sf
505-B	Balc	63.8 sf
506-B	Balc	144.5 sf
Total		989.4 sf
Roof Deck - Private		
Total		0.0 sf
Total Gross Area		7,054.1 sf
Total Exemptions		1,531.0 sf
Total Net FSR Area		5,523.1 sf
Total Unit Area		4,578.5 sf



PROJECT
**1795 W. BROADWAY
@ BURRARD ST**

BURRARD ST

ROOF GARDEN
OUTDOOR AMENITY
4-STOREY
REFER TO LANDSCAPE DRAWINGS

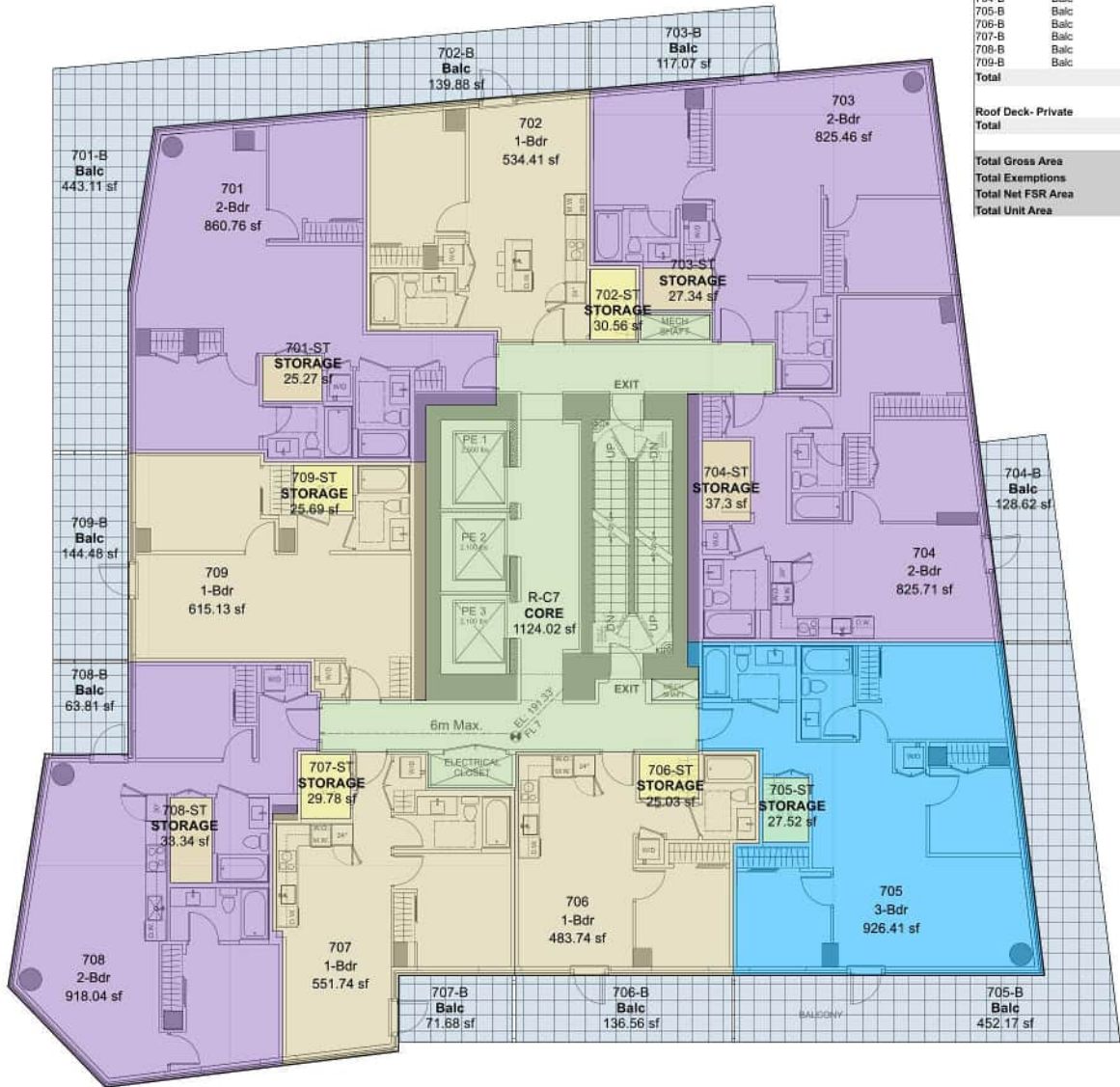
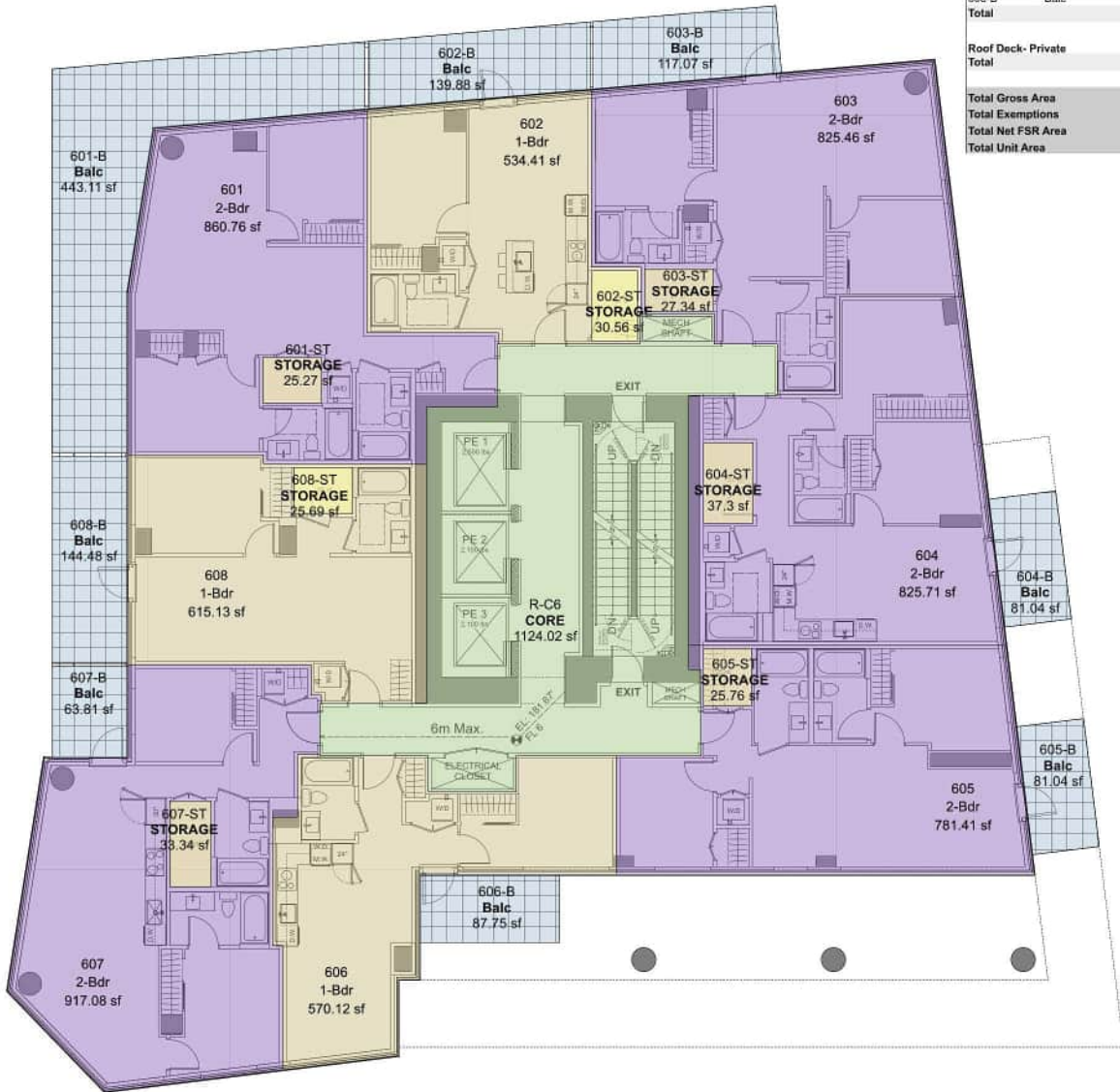
FL 4 & 5
FSR

JOB NO.	BRO 18-06
DRAWN	LL
DATE	April 8, 2026
SCALE	1/8"=1'-0"
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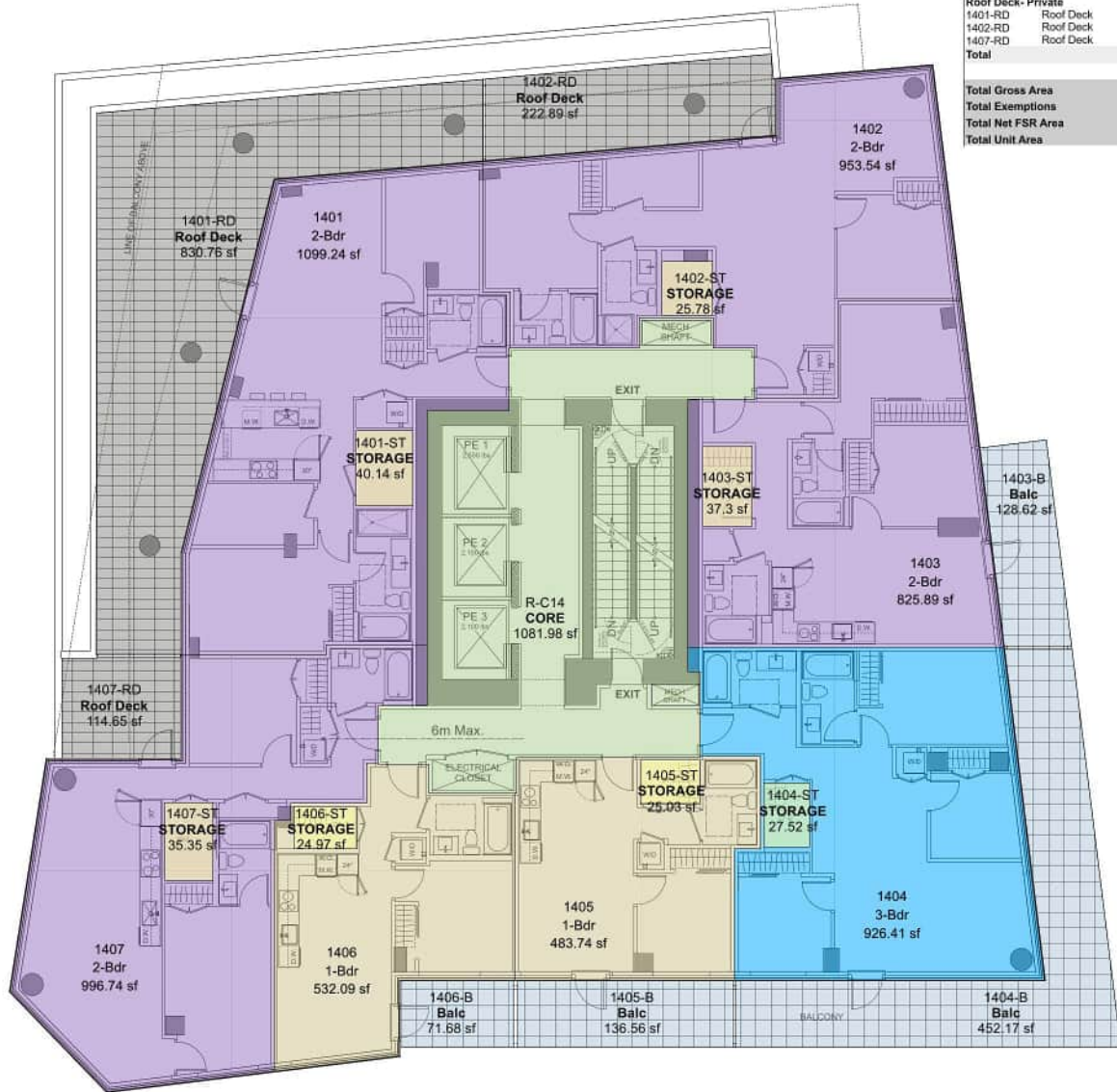
FSR 3



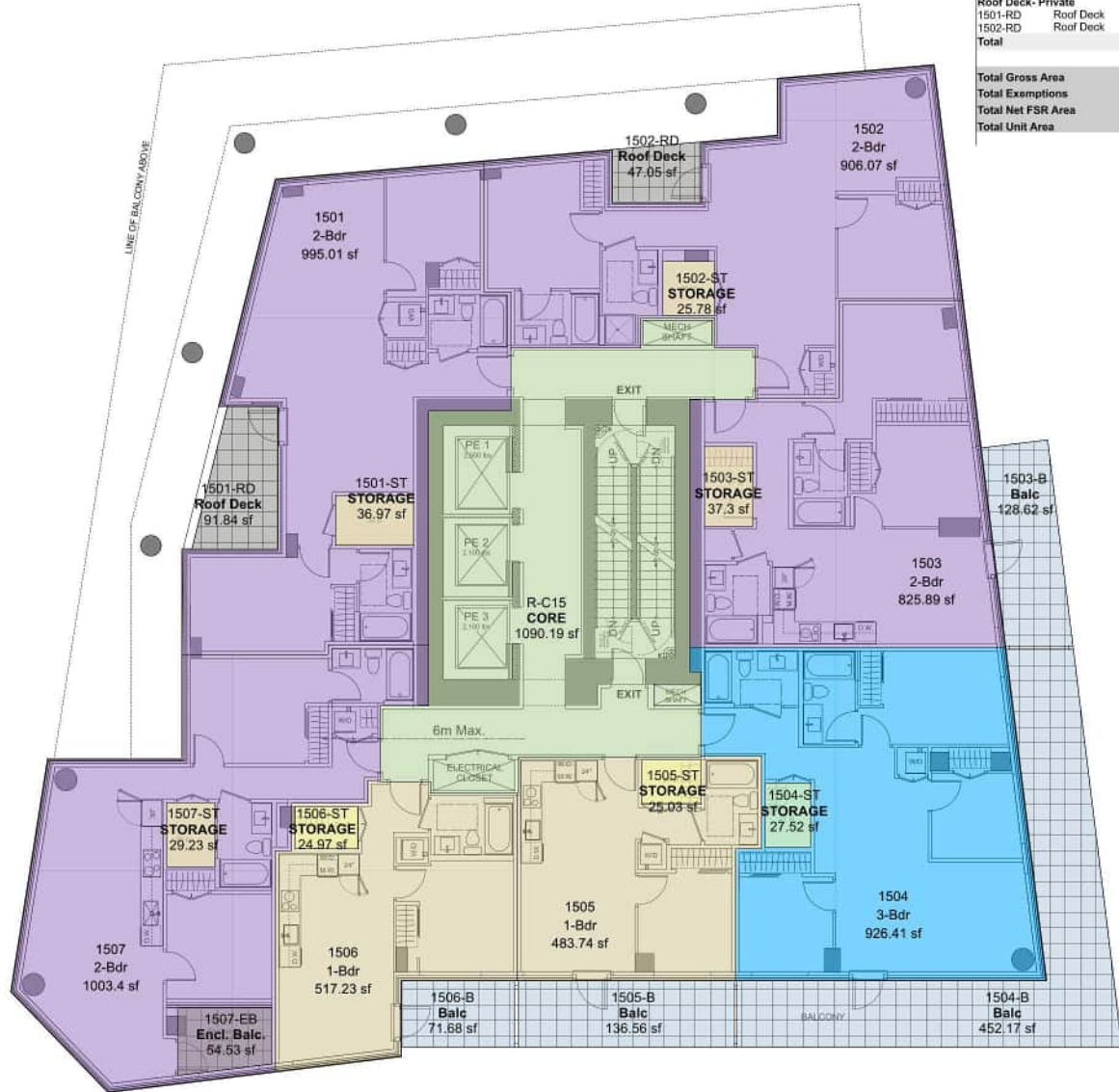
Area Summary - Level 6			
Unit Mix	1-Bdr	3 Units	
	2-Bdr	5 Units	
Total		8 Units	
Unit Area			
601	2-Bdr	860.8 sf	
602	1-Bdr	534.4 sf	
603	2-Bdr	825.5 sf	
604	2-Bdr	825.7 sf	
605	2-Bdr	781.4 sf	
606	1-Bdr	570.1 sf	
607	2-Bdr	917.1 sf	
608	1-Bdr	615.1 sf	
Total		5,930.1 sf	
Core / Circulation Area			
R-C6	CORE	1124.0 sf	
Total		1,124.0 sf	
Amenity Exemption			
Total		0.0 sf	
Storage Exemption			
601-ST	STORAGE	25.3 sf	
602-ST	STORAGE	30.6 sf	
603-ST	STORAGE	27.3 sf	
604-ST	STORAGE	37.3 sf	
605-ST	STORAGE	25.8 sf	
607-ST	STORAGE	33.3 sf	
608-ST	STORAGE	25.7 sf	
Total		205.3 sf	
Wall Exemption			
Total		0.0 sf	
Enclosed Balcony Exemption			
Total		0.0 sf	
Open Balcony			
601-B	Balc	443.1 sf	
602-B	Balc	139.9 sf	
603-B	Balc	117.1 sf	
604-B	Balc	81.0 sf	
605-B	Balc	87.8 sf	
607-B	Balc	63.8 sf	
608-B	Balc	144.5 sf	
Total		1,158.2 sf	
Roof Deck - Private			
Total		0.0 sf	
Total Gross Area		7,054.1 sf	
Total Exemptions		205.3 sf	
Total Net FSR Area		6,848.8 sf	
Total Unit Area		5,930.1 sf	



Area Summary - Level 7-13			
Unit Mix	1-Bdr	4 Units	
	2-Bdr	4 Units	
	3-Bdr	1 Units	
Total		9 Units	
Unit Area			
701	2-Bdr	860.8 sf	
702	1-Bdr	534.4 sf	
703	2-Bdr	825.5 sf	
704	2-Bdr	825.7 sf	
705	3-Bdr	926.4 sf	
706	1-Bdr	483.7 sf	
707	1-Bdr	551.7 sf	
708	2-Bdr	918.0 sf	
709	1-Bdr	615.1 sf	
Total		6,541.4 sf	
Core / Circulation Area			
R-C7	CORE	1124.0 sf	
Total		1,124.0 sf	
Amenity Exemption			
Total		0.0 sf	
Storage Exemption			
701-ST	STORAGE	25.3 sf	
702-ST	STORAGE	30.6 sf	
703-ST	STORAGE	27.3 sf	
704-ST	STORAGE	37.3 sf	
705-ST	STORAGE	27.5 sf	
706-ST	STORAGE	25.0 sf	
707-ST	STORAGE	29.8 sf	
708-ST	STORAGE	33.3 sf	
709-ST	STORAGE	25.7 sf	
Total		261.8 sf	
Wall Exemption			
Total		0.0 sf	
Enclosed Balcony Exemption			
Total		0.0 sf	
Open Balcony			
701-B	Balc	443.1 sf	
702-B	Balc	139.9 sf	
703-B	Balc	117.1 sf	
704-B	Balc	128.6 sf	
705-B	Balc	452.2 sf	
706-B	Balc	136.6 sf	
707-B	Balc	71.7 sf	
708-B	Balc	63.8 sf	
709-B	Balc	144.5 sf	
Total		1,697.4 sf	
Roof Deck - Private			
Total		0.0 sf	
Total Gross Area		7,665.4 sf	
Total Exemptions		261.8 sf	
Total Net FSR Area		7,403.6 sf	
Total Unit Area		6,541.4 sf	

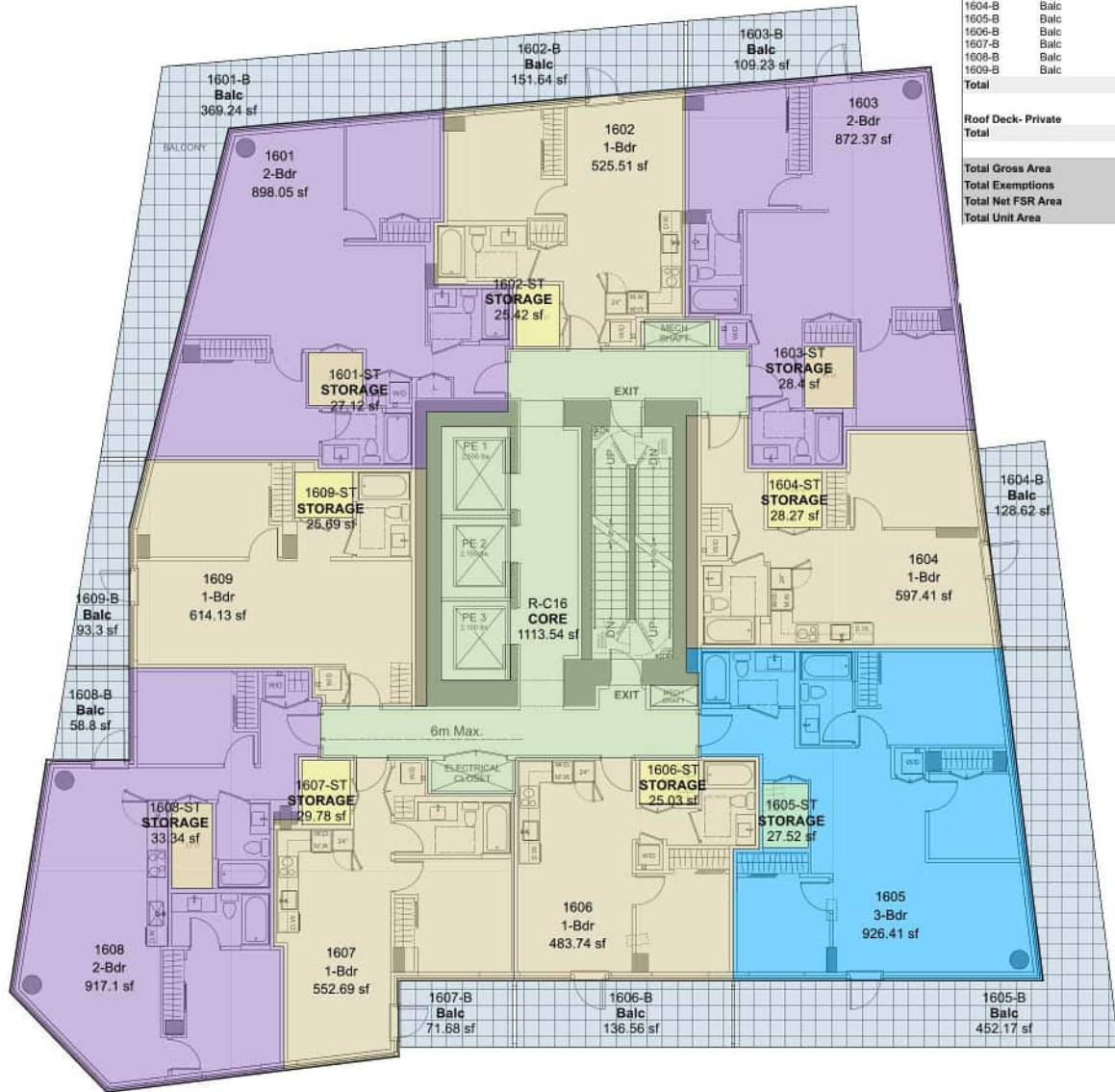


Area Summary - Level 14		
Unit Mix	1-Bdr	2 Units
	2-Bdr	4 Units
	3-Bdr	1 Units
Total		7 Units
Unit Area		
1401	2-Bdr	1,099.2 sf
1402	2-Bdr	953.5 sf
1403	2-Bdr	825.9 sf
1404	3-Bdr	926.4 sf
1405	1-Bdr	483.7 sf
1406	1-Bdr	532.1 sf
1407	2-Bdr	996.7 sf
Total		5,817.6 sf
Core / Circulation Area		
R-C14	CORE	1,082.0 sf
Total		1,082.0 sf
Amenity Exemption		
Total		0.0 sf
Storage Exemption		
1401-ST	STORAGE	40.1 sf
1402-ST	STORAGE	25.8 sf
1403-ST	STORAGE	37.3 sf
1404-ST	STORAGE	27.5 sf
1405-ST	STORAGE	25.0 sf
1406-ST	STORAGE	25.0 sf
1407-ST	STORAGE	35.3 sf
Total		216.1 sf
Wall Exemption		
Total		0.0 sf
Enclosed Balcony Exemption		
Total		0.0 sf
Open Balcony		
1403-B	Balc	128.6 sf
1404-B	Balc	452.2 sf
1405-B	Balc	136.6 sf
1406-B	Balc	71.7 sf
Total		789.0 sf
Roof Deck- Private		
1401-RD	Roof Deck	830.8 sf
1402-RD	Roof Deck	222.9 sf
1407-RD	Roof Deck	114.6 sf
Total		1,168.3 sf
Total Gross Area		6,899.6 sf
Total Exemptions		216.1 sf
Total Net FSR Area		6,683.5 sf
Total Unit Area		5,817.6 sf

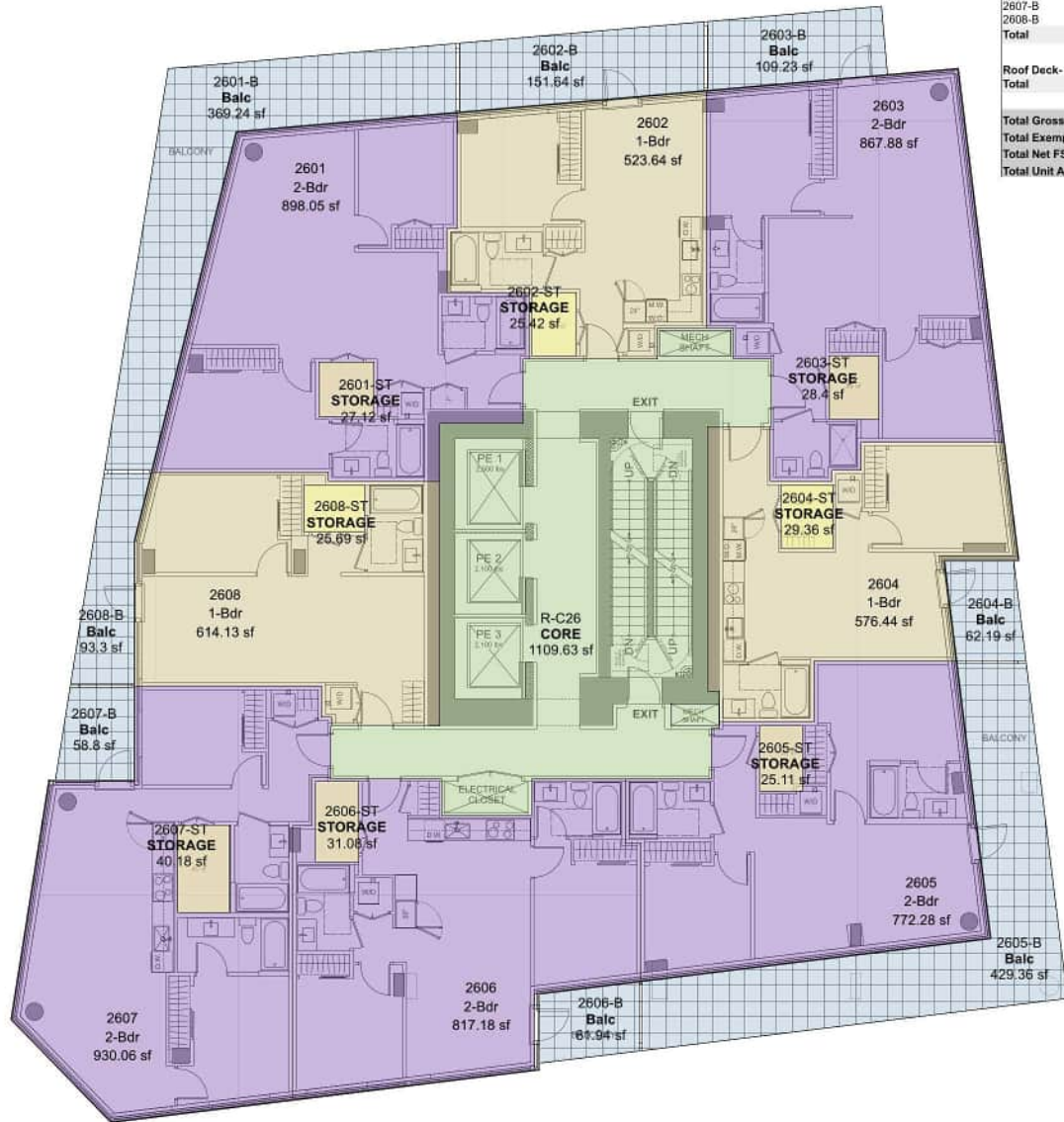


Area Summary - Level 15		
Unit Mix	1-Bdr	2 Units
	2-Bdr	4 Units
	3-Bdr	1 Unit
Total		7 Units
Unit Area		
1501	2-Bdr	995.0
1502	2-Bdr	906.1
1503	2-Bdr	825.9
1504	3-Bdr	926.4
1505	1-Bdr	483.7
1506	1-Bdr	517.2
1507	2-Bdr	1,003.4
Total		5,657.7
Core / Circulation Area		
R-C15	CORE	1090.2
Total		1,090.2
Amenity Exemption		
Total		0.0
Storage Exemption		
1501-ST	STORAGE	37.0
1502-ST	STORAGE	25.8
1503-ST	STORAGE	37.3
1504-ST	STORAGE	27.5
1505-ST	STORAGE	25.0
1506-ST	STORAGE	25.0
1507-ST	STORAGE	29.2
Total		206.8
Wall Exemption		
Total		0.0
Enclosed Balcony Exemption		
Total		0.0
Open Balcony		
1503-B	Balc	128.6
1504-B	Balc	452.2
1505-B	Balc	136.6
1506-B	Balc	71.7
Total		789.0
Roof Deck- Private		
1501-RD	Roof Deck	91.8
1502-RD	Roof Deck	47.1
Total		138.9
Total Gross Area		6,747.9
Total Exemptions		206.8
Total Net FSR Area		6,541.1
Total Unit Area		5,657.7



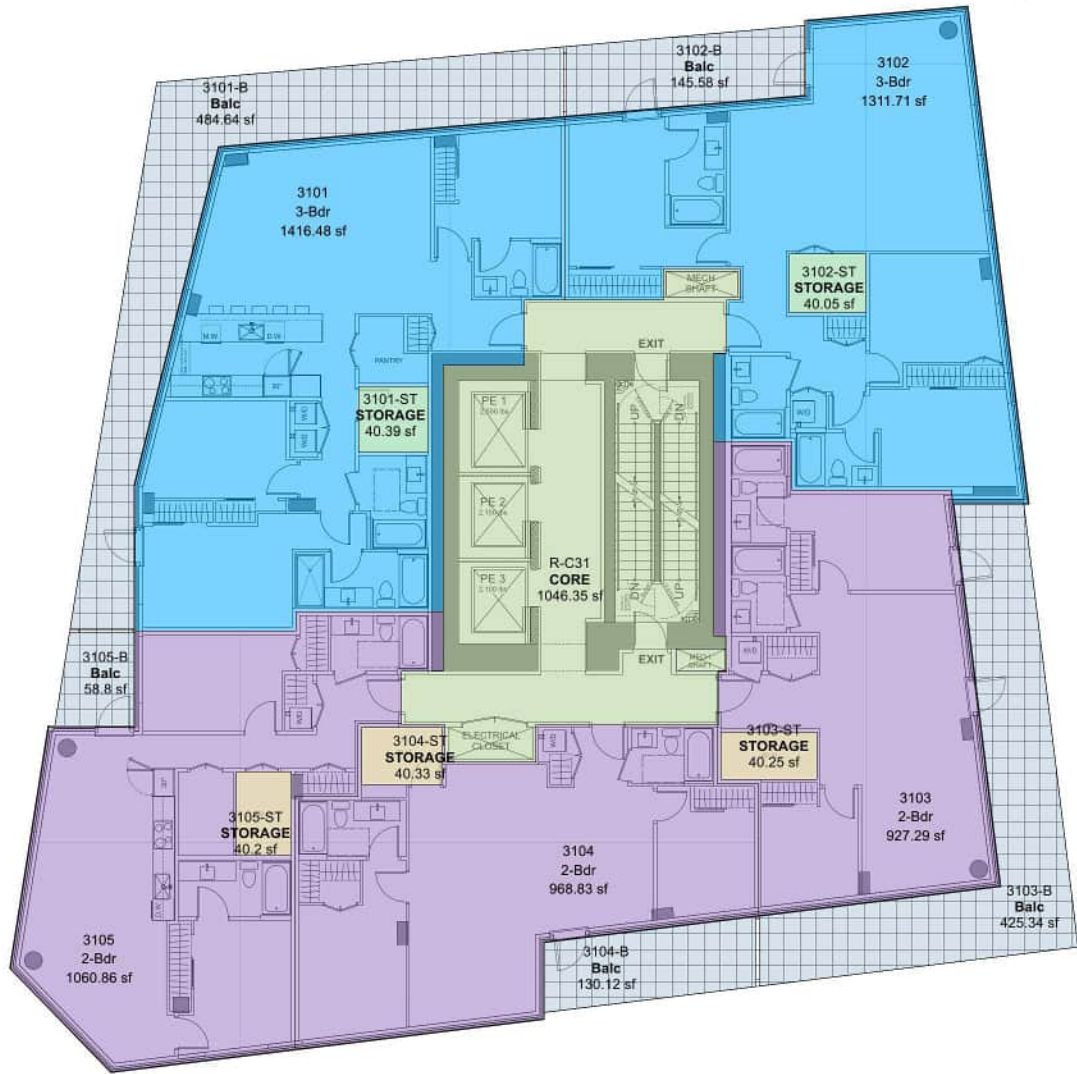


Area Summary - Level 16-25		
Unit Mix	1-Bdr	5 Units
	2-Bdr	3 Units
Total	3-Bdr	1 Units
		9 Units
Unit Area	2-Bdr	898.0 sf
	1-Bdr	525.5 sf
	2-Bdr	872.4 sf
	1-Bdr	597.4 sf
	3-Bdr	926.4 sf
	1-Bdr	483.7 sf
	1-Bdr	552.7 sf
	2-Bdr	917.1 sf
	1-Bdr	614.1 sf
		6,387.4 sf
Core / Circulation Area	R-C16 CORE	1113.5 sf
	Total	1,113.5 sf
Amenity Exemption		
Total		0.0 sf
Storage Exemption		
1601-ST	STORAGE	27.1 sf
1602-ST	STORAGE	25.4 sf
1603-ST	STORAGE	28.4 sf
1604-ST	STORAGE	28.3 sf
1605-ST	STORAGE	27.5 sf
1606-ST	STORAGE	25.0 sf
1607-ST	STORAGE	29.8 sf
1608-ST	STORAGE	33.3 sf
1609-ST	STORAGE	25.7 sf
Total		250.6 sf
Wall Exemption		
Total		0.0 sf
Enclosed Balcony Exemption		
Total		0.0 sf
Open Balcony		
1601-B	Balc	369.2 sf
1602-B	Balc	151.6 sf
1603-B	Balc	109.2 sf
1604-B	Balc	128.6 sf
1605-B	Balc	452.2 sf
1606-B	Balc	136.6 sf
1607-B	Balc	71.7 sf
1608-B	Balc	58.8 sf
1609-B	Balc	93.3 sf
Total		1,571.2 sf
Roof Deck- Private		
Total		0.0 sf
Total Gross Area		7,501.0 sf
Total Exemptions		250.6 sf
Total Net FSR Area		7,250.4 sf
Total Unit Area		6,387.4 sf

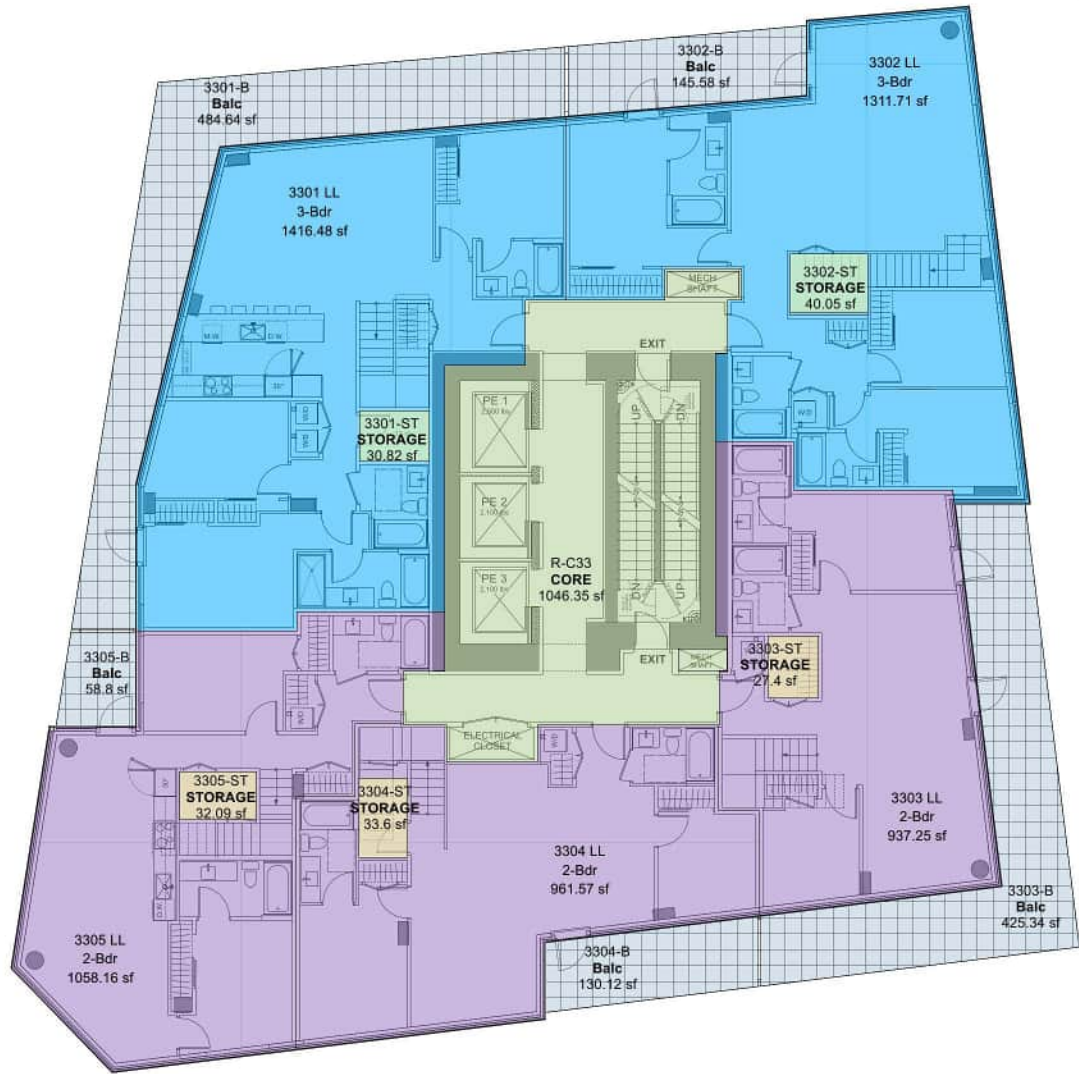


Area Summary - Level 26-30		
Unit Mix	1-Bdr	3 Units
	2-Bdr	5 Units
Total		8 Units
Unit Area	2-Bdr	898.0 sf
	1-Bdr	523.6 sf
	2-Bdr	867.9 sf
	1-Bdr	576.4 sf
	2-Bdr	772.3 sf
	2-Bdr	817.2 sf
	2-Bdr	930.1 sf
	1-Bdr	614.1 sf
Total		5,999.7 sf
Core / Circulation Area		
R-C26	CORE	1109.6 sf
Total		1,109.6 sf
Amenity Exemption		
Total		0.0 sf
Storage Exemption		
2601-ST	STORAGE	27.1 sf
2602-ST	STORAGE	25.4 sf
2603-ST	STORAGE	28.4 sf
2604-ST	STORAGE	29.4 sf
2605-ST	STORAGE	25.1 sf
2606-ST	STORAGE	31.1 sf
2607-ST	STORAGE	40.2 sf
2608-ST	STORAGE	25.7 sf
Total		232.4 sf
Wall Exemption		
Total		0.0 sf
Enclosed Balcony Exemption		
Total		0.0 sf
Open Balcony		
2601-B	Balc	369.2 sf
2602-B	Balc	151.6 sf
2603-B	Balc	109.2 sf
2604-B	Balc	62.2 sf
2605-B	Balc	429.4 sf
2606-B	Balc	61.9 sf
2607-B	Balc	58.8 sf
2608-B	Balc	93.3 sf
Total		1,335.7 sf
Roof Deck- Private		
Total		0.0 sf
Total Gross Area		7,109.3 sf
Total Exemptions		232.4 sf
Total Net FSR Area		6,876.9 sf
Total Unit Area		5,999.7 sf



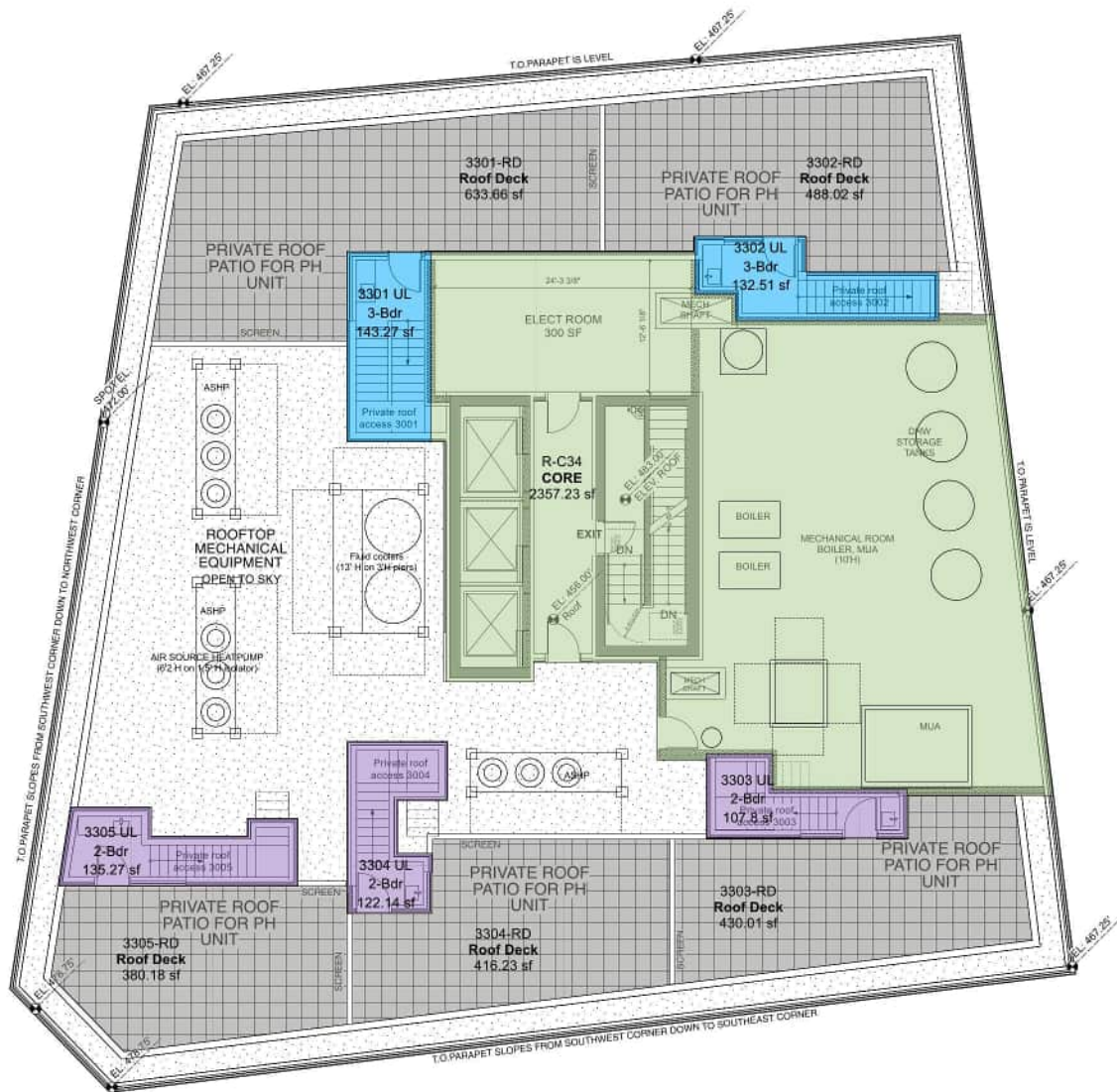


Area Summary - Level 31-32			
Unit Mix			
	2-Bdr	3 Units	
	3-Bdr	2 Units	
Total		5 Units	
Unit Area			
3101	3-Bdr	1,416.5 sf	
3102	3-Bdr	1,311.7 sf	
3103	2-Bdr	927.3 sf	
3104	2-Bdr	968.8 sf	
3105	2-Bdr	1,060.9 sf	
Total		5,685.2 sf	
Core / Circulation Area			
R-C31	CORE	1046.3 sf	
Total		1,046.3 sf	
Amenity Exemption			
Total		0.0 sf	
Storage Exemption			
3101-ST	STORAGE	40.4 sf	
3102-ST	STORAGE	40.1 sf	
3103-ST	STORAGE	40.3 sf	
3104-ST	STORAGE	40.3 sf	
3105-ST	STORAGE	40.2 sf	
Total		201.2 sf	
Wall Exemption			
Total		0.0 sf	
Enclosed Balcony Exemption			
Total		0.0 sf	
Open Balcony			
3101-B	Balc	484.6 sf	
3102-B	Balc	145.6 sf	
3103-B	Balc	425.3 sf	
3104-B	Balc	130.1 sf	
3105-B	Balc	58.8 sf	
Total		1,244.5 sf	
Roof Deck- Private			
Total		0.0 sf	
Total Gross Area		6,731.5 sf	
Total Exemptions		201.2 sf	
Total Net FSR Area		6,530.3 sf	
Total Unit Area		5,685.2 sf	

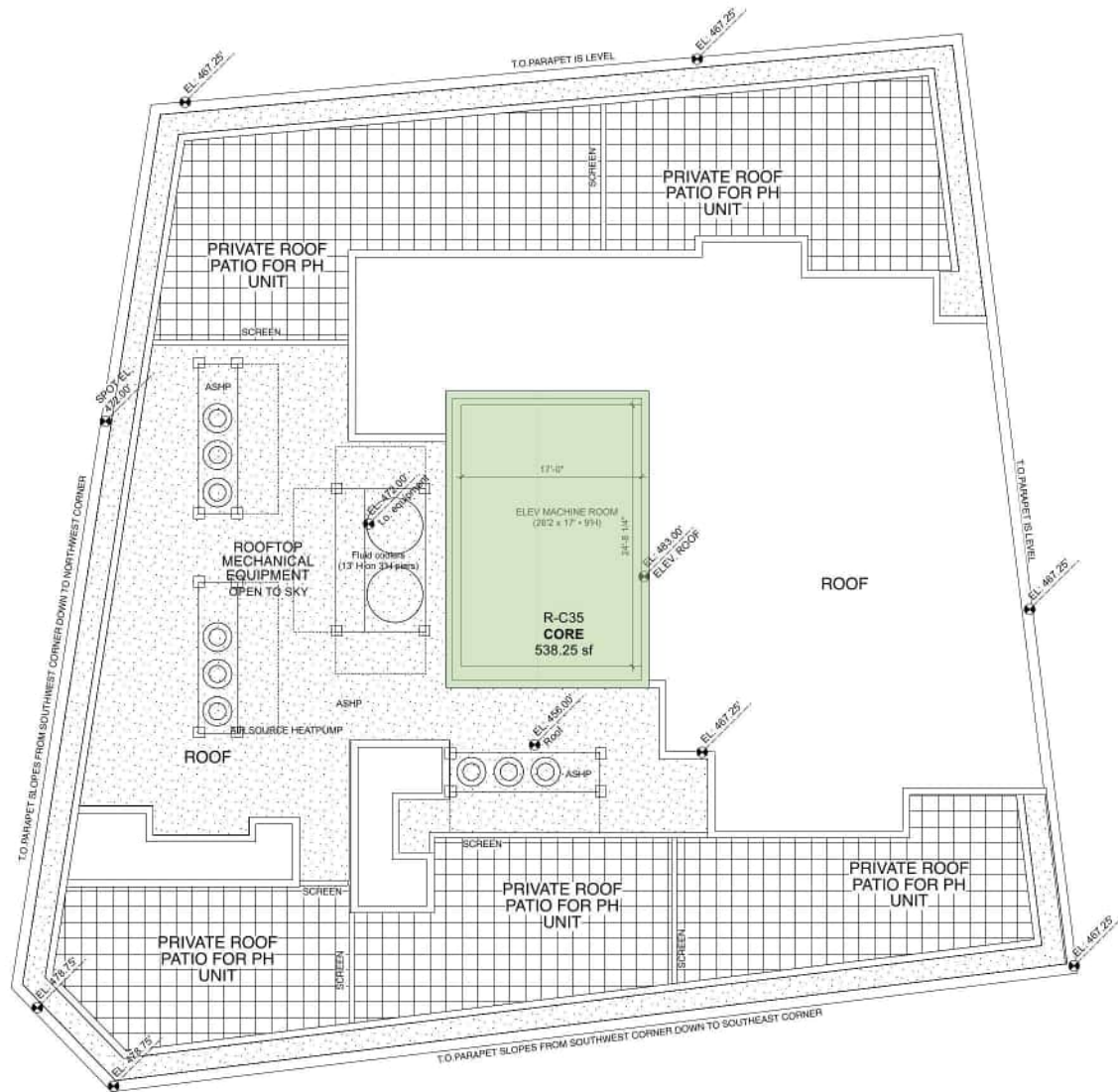


Area Summary - Level 33			
Unit Mix			
	2-Bdr	3 Units	
	3-Bdr	2 Units	
Total		5 Units	
Unit Area			
3301 LL	3-Bdr	1,416.5 sf	
3302 LL	3-Bdr	1,311.7 sf	
3303 LL	2-Bdr	937.3 sf	
3304 LL	2-Bdr	961.6 sf	
3305 LL	2-Bdr	1,058.2 sf	
Total		5,685.2 sf	
Core / Circulation Area			
R-C33	CORE	1046.3 sf	
Total		1,046.3 sf	
Amenity Exemption			
Total		0.0 sf	
Storage Exemption			
3301-ST	STORAGE	30.8 sf	
3302-ST	STORAGE	40.1 sf	
3303-ST	STORAGE	27.4 sf	
3304-ST	STORAGE	33.6 sf	
3305-ST	STORAGE	32.1 sf	
Total		164.0 sf	
Wall Exemption			
Total		0.0 sf	
Enclosed Balcony Exemption			
Total		0.0 sf	
Open Balcony			
3301-B	Balc	484.6 sf	
3302-B	Balc	145.6 sf	
3303-B	Balc	425.3 sf	
3304-B	Balc	130.1 sf	
3305-B	Balc	58.8 sf	
Total		1,244.5 sf	
Roof Deck- Private			
Total		0.0 sf	
Total Gross Area		6,731.5 sf	
Total Exemptions		164.0 sf	
Total Net FSR Area		6,567.5 sf	
Total Unit Area		5,685.2 sf	





Area Summary - Level 34 Roof		
Unit Mix	2-Bdr	3 Units
	3-Bdr	2 Units
Total		5 Units
Unit Area	3-Bdr	143.3 sf
	3-Bdr	132.5 sf
	2-Bdr	107.8 sf
	2-Bdr	122.1 sf
	2-Bdr	135.3 sf
Total		641.0 sf
Core / Circulation Area	R-C34 CORE	2357.2 sf
Total		2,357.2 sf
Amenity Exemption	Total	0.0 sf
Storage Exemption	Total	0.0 sf
Wall Exemption	Total	0.0 sf
Enclosed Balcony Exemption	Total	0.0 sf
Open Balcony	Total	0.0 sf
Roof Deck- Private	3301-RD Roof Deck	633.7 sf
	3302-RD Roof Deck	488.0 sf
	3303-RD Roof Deck	430.0 sf
	3304-RD Roof Deck	416.2 sf
	3305-RD Roof Deck	380.2 sf
Total		2,348.1 sf
Total Gross Area		2,998.2 sf
Total Exemptions		0.0 sf
Total Net FSR Area		2,998.2 sf
Total Unit Area		641.0 sf



Area Summary - Level 35 Roof		
Unit Mix		0 Units
Total		0.0 sf
Unit Area		0.0 sf
Core / Circulation Area	R-C35 CORE	538.3 sf
Total		538.3 sf
Amenity Exemption	Total	0.0 sf
Storage Exemption	Total	0.0 sf
Wall Exemption	Total	0.0 sf
Enclosed Balcony Exemption	Total	0.0 sf
Open Balcony	Total	0.0 sf
Roof Deck- Private	Total	0.0 sf
Total Gross Area		538.3 sf
Total Exemptions		0.0 sf
Total Net FSR Area		538.3 sf
Total Unit Area		0.0 sf

