1795 W. BROADWAY

REZONING APPLICATION

CONCORD PACIFIC

W.T. LEUNG ARCHITECTS

INDIGENOUS LAND ACKNOWLEDGEMENT

Concord Pacific is committed to growing our ongoing relationships with Indigenous peoples. We continue to focus on meaningful engagement and initiatives with Indigenous communities that generate understanding and strengthen connections. We honour the culture and history of Indigenous peoples and recognize that Concord Pacific has offices, developments and site operations on traditional land territories. Our sincere gratitude and appreciation extends to the many First Nations, Métis and Inuit who have lived in and cared for these lands for generations. We will continue to design and implement our projects in partnership with Indigenous peoples, to ensure we create opportunities and maintain trust.

PROJECT TEAM

Developer
Concord Pacific

Architect
W.T. Leung Architects

Landscape Architect
PWL Partnership

Geotechnical Engineering
GeoPacific Consultants

Transportation Planning
Bunt & Associates

Civil Engineering
MPT Engineering

Sustainability
Pratus

Community Relations
Pottinger Bird Community Relations

Land Surveyors
Butler Sundvick

Environmental
Keystone Environmental

Structural Engineer
Glotman Simpson Consulting Engineers

Mechanical & Electrical
Quasar

A complete and balanced vision—one that supports not only the city's physical growth, but also its social resilience.

Dear City of Vancouver Planning Department,

We submit this rezoning application for 1795 West Broadway (the "Burrard Project") with great anticipation and sincere appreciation for the possibilities that lie ahead at this site of architectural and civic prominence. This proposal offers a refined 30-storey mixed-use development that embodies the intent of the Broadway Plan while contributing meaningfully to the evolving identity of Vancouver's Great Street.

We believe the Broadway Plan rightly emphasizes rental and below-market housing to address pressing affordability needs, a complete housing strategy must also include opportunities for ownership. The provision of strata housing at this location brings essential balance to the corridor's tenure mix, supporting equity in home ownership and allowing a broader spectrum of Vancouver residents, particularly first-time buyers and long-term community members to establish lasting roots in a growing urban centre, while also creating improved access to downsizer housing options for seniors looking to age in place. Ensuring that the Broadway corridor offers inclusive pathways to ownership would be integral to fostering economic resilience, generational stability, and community diversity.

Although this project stands independently as a complete and contextually integrated development, it is also linked to a broader vision currently unfolding at 1368–1398 West Broadway and Hemlock, the Hemlock Project—a mixed-use project integrating hotel, seniors centre and market strata units. That companion rezoning application proposes a significant mixed-use development, inclusive of a 257-key hotel and a 12,000 square feet seniors centre to be delivered as an in-kind public amenity designed to serve the long-term needs of the neighbourhood. The viability of these critical elements is underpinned, in part, by the success of the Burrard project.

The importance of the proposed seniors centre cannot be overstated. Conceived as a 12,000 square foot, purpose-built facility located on the third level of the Hemlock development, it has been thoughtfully designed to meet the needs of an aging population with dignity, accessibility, and community integration at its core. The centre features its own private lobby entrance directly off West Broadway, ensuring visibility and autonomy for its users, while also offering a dedicated HandyDART drop-off zone at the rear lane to facilitate barrier-free access for those with mobility challenges.

Together, these projects represent a coordinated urban contribution. They reinforce one another through a shared architectural language, complementary land uses, and a combined civic ambition. Where Hemlock introduces hospitality and public care infrastructure, Burrard strengthens the corridor through ownership housing and animated street-level uses. Collectively, they advance a complete and balanced vision for the western gateway to the Broadway corridor—one that supports not only the city's physical growth, but also its social resilience.

In closing, we want to thank you for your leadership and the care you bring to shaping this city. This project gives us a rare chance to add something lasting to a part of Vancouver that is already rich with character and potential. We look forward to working together to create not just another building, but a place that people feel part of, where homes, public spaces, and community come together in meaningful ways.

With respect and commitment,

Concord Pacific

Contents

INTRODUCTION 3

Executive Summary 5
Project Benefits 6
Community Engagement & Support 7

PART I. PLACE + CONTEXT 8

1.1 BROADWAY—THE GREAT STREET 9

The Transformation 10
Broadway Today 13

1.2 CORRIDOR CONTEXT— BURRARD STREET 23

Burrard Corridor 24

1.3 CITY WIDE NEEDS 29

Celebrating with Seniors 30

1.4 SITE CONTEXT & ANALYSIS 33

Site & Context 35

PART II. VISION + PROPOSAL 41

The Mission 43

2.1 REZONING RATIONALE 44

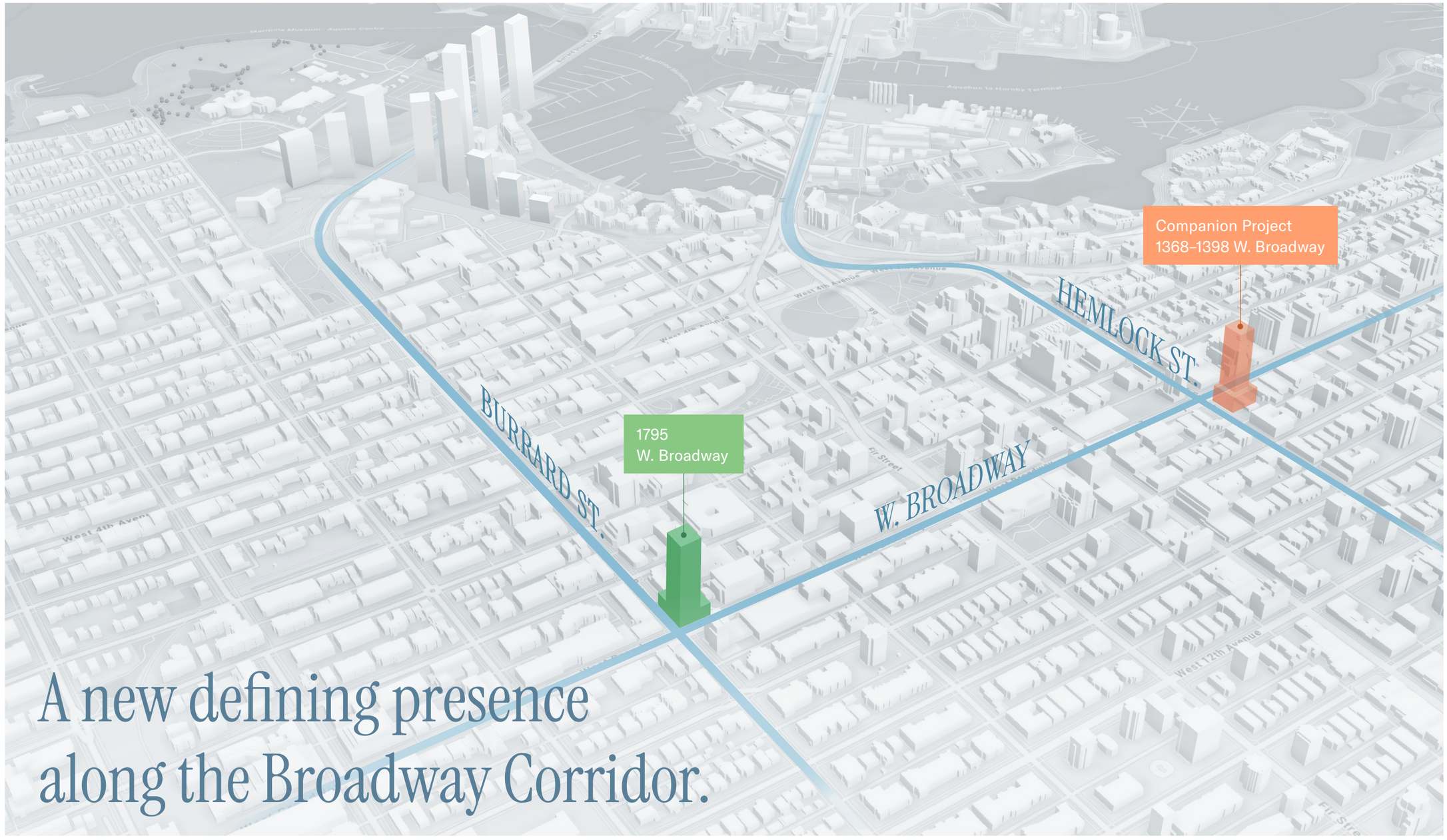
Policy Context 45
Rezoning Rationale 49
Variances from FGBB 50

2.2 PROPOSED DEVELOPMENT 55

Project Stats 56
Project Renderings 58
Building Form 66
Shadow Study 68
Ground Access 70
POPS & Public Art 74
New Purpose Built Seniors Centre Space 80
Housing 88
Sustainable Design Strategy 92

2.3 ARCHITECTURAL DRAWINGS 95

INTRODUCTION



A new defining presence along the Broadway Corridor.

EXECUTIVE SUMMARY

This application proposes the rezoning of 1795 West Broadway to permit the development of a 30-storey mixed-use tower at the high-profile intersection of Broadway and Burrard. Situated at a key entry point into Vancouver's urban core, the project marks a moment of architectural and civic prominence along two significant corridors.

DEVELOPMENT PROGRAM

Residential: The project delivers 239 market strata homes, offering a meaningful opportunity for homeownership in a transit-oriented and rapidly evolving neighbourhood. This tenure type adds critical balance to the housing spectrum envisioned for the Broadway corridor.

Ground Retail: At street level, the building features 4,500 square feet of high-quality, fine-grained retail designed to activate both Broadway and Burrard frontages, supporting local businesses and enriching the pedestrian experience.

PUBLIC REALM & POPS

Anchoring the corner is a generous 4,000+ square feet Privately Owned Publicly Accessible Space (POPS) designed as an open plaza that frames the retail frontage and provides a dignified civic presence at this gateway location. Landscaped setbacks, widened sidewalks, and integrated seating work in concert to foster a highly walkable and socially engaging streetscape. The architecture emphasizes permeability and transparency, reinforcing the City's vision for Broadway as a Great Street.

LINKED URBAN CONTRIBUTION WITH THE HEMLOCK PROJECT

The Burrard Project is a complete, thoughtfully integrated development that is also programmatically and financially connected to the nearby rezoning proposal, the Hemlock Project at 1368–1398 West Broadway. The Hemlock Project features a 257-key hotel and a 12,000-square-foot seniors centre, delivered as a significant public amenity. The seniors centre—designed with ground-level accessibility, a dedicated HandyDART entrance, and outdoor terraces—relies in part on the success of the Burrard Project for its long-term viability. Supporting this Burrard proposal would enable the viability of the Hemlock Project's creation of a hotel and a seniors centre at 1368–1398 W Broadway. Together, these two developments operate as companion projects, aligned in their architectural vision, delivery of public benefits, and contribution to neighbourhood vitality.

PROJECT BENEFITS



Transit-Oriented Development

Strategically located near two Broadway Subway stations, the Burrard Corridor, and the Arbutus Greenway, this project supports sustainable, high-density living with exceptional transit access and multiple bicycle routes.



A Place of Gathering & Social Connection for Seniors

Enables the delivery of a 12,000 sqft seniors centre in the linked Hemlock Project at 1368–1398 W Broadway, designed with outdoor terraces and accessible features that promote wellness and social inclusion.



Enhanced Public Space & POPs

Creates a 4,000+ sqft public plaza that invites gathering and interaction, enhancing the civic experience at a key urban intersection.



Job Creation

Generates significant construction and permanent retail employment, contributing to local economic vitality.



Diverse Housing Alternative

Provides 239 market strata homes, increasing housing choice and supporting ownership and diversity, creating improved access to ownership opportunities for first time home buyers and local downsizers.



Civic Contribution through Land Setback

Introduces generous setbacks to expand the public realm, improve pedestrian experiences, and align with the City's Great Street goals.

COMMUNITY ENGAGEMENT & SUPPORT

Since 2024, Concord Pacific has undertaken a proactive community consultation process leading up to the rezoning application for 1795 West Broadway, which has included engagement with local neighbours and interest groups. The goals of our community engagement program are to inform the community on City policies, share information about this application, solicit input on the proposal, and answer questions about the project and the application process.

Our engagement program includes inquiring with immediate neighbours, local stakeholder groups and community associations.

Concord Pacific is dedicated to maintaining an open and collaborative relationship with the community. As the application process moves forward, we will welcome feedback and questions, and provide ongoing opportunities for community members to connect directly with our team.



1795 West Broadway

PART I.

PLACE + CONTEXT

1.1

BROADWAY—
THE GREAT STREET

THE TRANSFORMATION



80 feet

BowMac Sign
1958

1154 W Broadway
(Broadway × Alder/Spruce)

14 storeys

Fairmont Medical Building
1959

750 W Broadway
(Broadway × Willow)

20 storeys

Frank Stanzl Building
1974

805 W Broadway
(Broadway × Willow)

5 storeys

Clock Tower
1986

1501 W Broadway
(Broadway × Granville)

18 storeys

Manhattan West
1992

1590 West 8th Ave
(Broadway × Fir)

8 storeys

Pacific Laser Centre
1992

1401 W Broadway
(Broadway × Hemlock)

Over the decades, Broadway has undergone a dramatic transformation. It is time to embrace what the new transit connection brings and celebrate a new chapter in Broadway's growth.



9 storeys

Prospect Centre
1993

1788 W Broadway
(Broadway × Burrard)

8 storeys

Pinnacle Living
2012

2080 W Broadway
(Broadway × Arbutus)

21 storeys

The Independent
2017

285 E 10th Ave
(Broadway × Main)

39 storeys

PCI Tower
2025

1477 W Broadway
(Broadway × Granville)

34 storeys

GRACORP
2025

1470–1476 W Broadway
(Broadway × Hemlock)

30 storeys

PCI Tower
2027

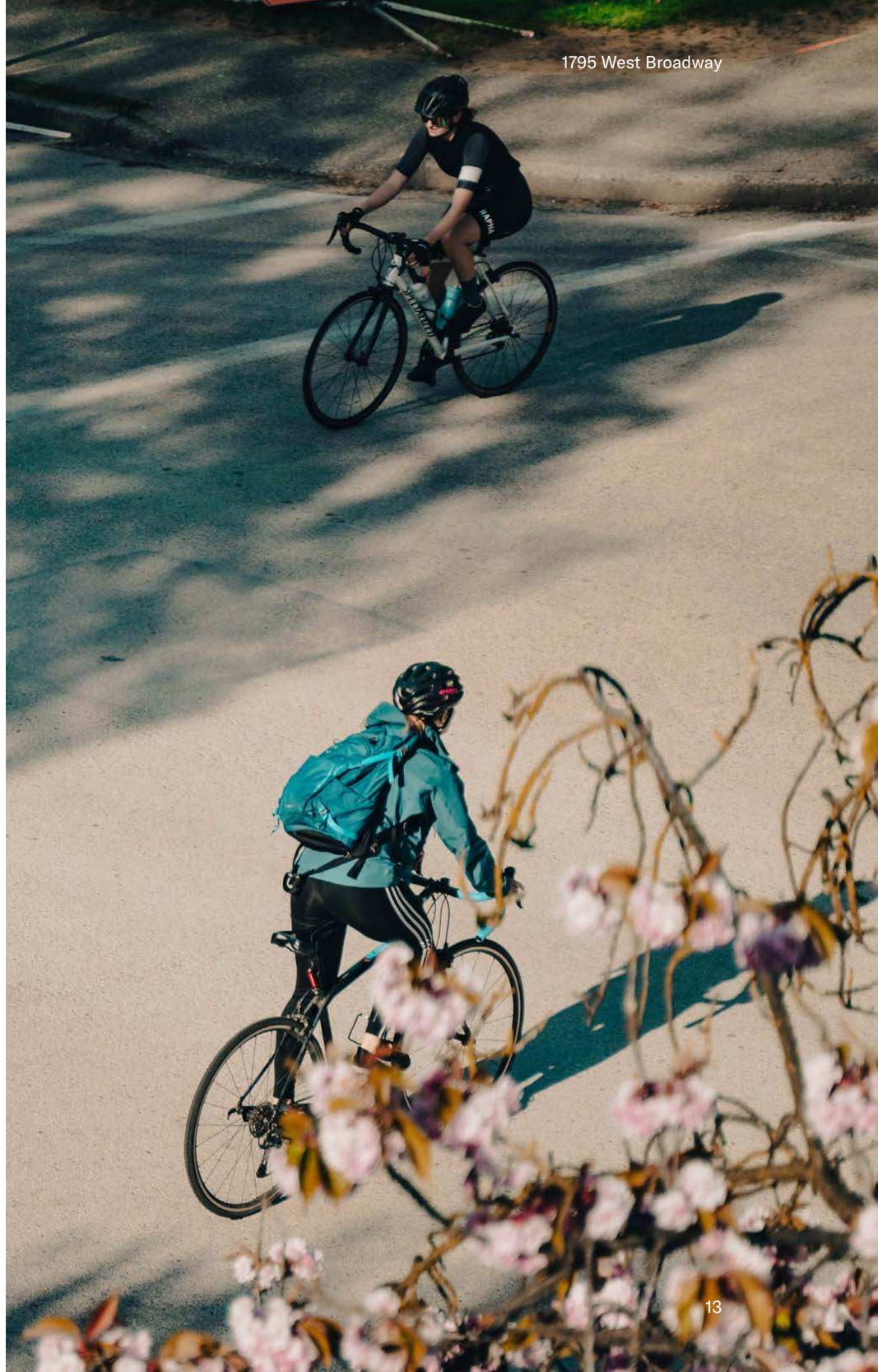
2096 W Broadway
(Broadway × Arbutus)


ASH ST
2400

BROADWAY TODAY

Broadway, Vancouver's key East–West corridor, is an essential part of the city fabric and the 2nd largest employment centre in BC.

With its commercial and cultural scene, Broadway is an active urban hub offering a diverse range of shops, restaurants, theaters, and other amenities. It is also home to several important institutions, including universities, hospitals, and tech companies, making it a critical centre for employment, health care, education, and technology. Furthermore, Broadway is served by several important public transit lines, including rapid buses and subway services, making it one of the most robust roads to navigate around the city.



1795 West Broadway

Broadway Plan Area

A total of 8.6 km² in the Broadway plan area



Larger in size than Downtown Vancouver (7.1 km²)



Larger in size than Downtown Calgary (6.0 km²)



Larger than half of Downtown Toronto (16.6 km²)

Once the new transit connection is fully developed, this area's commercial and cultural offering will likely increase. With a 57% population increase forecasted over the next 30 years, a wide spectrum of housing is needed to ensure a diverse and inclusive community.



Increasing Population

In the next 30 years, the region faces challenges in sustaining its vision and accommodating a projected 1,000,000 more residents and 600,000 new jobs.

	2011	2045		
Population	124,000	195,000	↑	57% Increase
Employment	105,000	133,000	↑	27% Increase
Full-time Students	42,000	63,000	↑	50% Increase

Sources: Metro Vancouver, *Regional Growth Strategy, Updated July 28, 2017*
Ministry of Transportation and Infrastructure Business Case, March 2018

In 2016, there were approximately 84,400 jobs and 78,000 people living within the Broadway plan area. At the same time, the region is forecasted to add 600,000 jobs (a 50% increase from 1.2 to 1.8 million) by 2041. The Regional Growth Strategy focuses on population and job growth in proximity to the current and future rapid transit network.



Commuting & Transportation

The Broadway Line is forecasted to serve daily ridership in 2030 of 143,000 to 163,000 passengers, growing to 167,000 to 191,000 daily passengers by 2045.

Broadway is one of the busiest transit corridors in North America, with over 100,000 transit trips a day, 55,000 of which are on the 99 B-Line—one of the busiest bus routes in the US and Canada.

Almost half (47%) of all people commuting to and from work in Central Broadway (the central part of the Corridor between Main Street and Burrard Street) come from outside of the City of Vancouver.

Millennium Line Broadway Extension (MLBE) Forecast Daily Ridership

	Daily Ridership
2027 (Opening Day)	135,000 – 155,000
2030	143,000 – 163,000
2045	167,000 – 191,000

Source: Ministry of Transportation and Infrastructure



2023 updated artistic rendering of the Mark V SkyTrain car (TransLink)

A connected series of mostly protected bike lanes and some local street bikeways with lower traffic volumes

The Seawall + AAA Bike Network



Academic Teaching & Research Hub



Kitsilano Shopping District



Beachfont Parks



Granville Island



Technical Support Services District



New Media & Design, Technology Hub



University of British Columbia

W 4th Ave

W Broadway

E Broadway

Main St

Clark Dr

W 16th Ave

Dunbar St

Granville St

Cambie St

Kingsway

SW Marine Dr

- Burrard Site
- Companion Site 1368–1398 W Broadway
- Broadway Area
- Potential UBC Extension
- Broadway Subway (Millennium Line Extension)
- Existing Millennium & Expo Line
- Existing Canada Line
- AAA Bike Network

South Granville Business District



Health Care District



Vancouver City Hall



Mount Pleasant District



Essential Services & Community Amenities

Broadway houses a highly concentrated range of essential services and community amenities, including health care, public safety, education and technology centres.



HEALTH CARE

40%

of Vancouver's health care businesses

1,330

registered nurses, licensed practical nurses, and other nursing staff working at the hospital



PUBLIC SAFETY

5

fire halls

3

police stations

1,400

1,400 sworn police officers

300

civilian staff



EDUCATION

12+

public and independent institutions in the neighborhood and other academic and education-related services



TECHNOLOGY

25%

of Vancouver's technology businesses

Source: Ministry of Transportation and Infrastructure, *Millennium Line Broadway Extension, March 2018*



Burrard & Broadway: A Defining Urban Intersection

The Broadway corridor is far more than a transportation route. It is a civic spine that connects neighbourhoods, communities, and economies across Vancouver. Among its seven key intersections, Burrard and Broadway stands out not only for its geographic prominence but for its symbolic and structural role within the city's urban narrative. Here, two of Vancouver's significant thoroughfares converge, forming a threshold between the west side and the downtown core.

The prominence of this location is amplified by its visual and functional role as a gateway transitioning from downtown to Broadway corridor. The Burrard Bridge provides one of the city's most iconic entry sequences, offering panoramic views of the downtown skyline, English Bay, and the North Shore mountains. The intersection at Burrard and Broadway represents the moment this grand urban procession meets the vitality of Broadway, making it an ideal candidate for architectural significance and placemaking ambition.

Today, this junction is evolving into a new epicentre of civic life. Its proximity to key transit infrastructure, including both the Arbutus and South Granville Subway Stations, positions it as a future-oriented node of sustainable urban living. At the same time, it is flanked by diverse urban typologies, from historic institutions like the Seaforth Armoury to transformative developments like Seȟáḵw, that speak to the area's layered identity and future potential.

The Burrard Project responds to this unique context with clarity and purpose. Its sculpted tower form, generous public plaza, and fine-grained retail edge create a dignified architectural moment that marks the entry into the Broadway corridor. This is not just a building. It is a civic gesture that reinforces the city's evolving structure, enriches its public realm, and speaks to the aspirations of Vancouver as a city of design, inclusion, and urban stewardship.

7 Key Intersections on Broadway



Broadway: A Corridor of Convergence and Transformation



1.2

CORRIDOR CONTEXT— BURRARD STREET

BURRARD CORRIDOR



47 storeys

Wall Centre
2001

1088 Burrard Street
(Burrard × Helmcken)

39 storeys

The Pacific
2021

889 Pacific Street
(Burrard × Pacific)

54 storeys

Burrard One
2022

1289 Hornby Street
(Burrard × Hornby)

57 storeys

Butterfly
2024

969 Burrard Street
(Burrard × Nelson)

36 storeys

Burrard Two
2028

1277 Hornby Street
(Burrard × Hornby)



26–58 storeys

Seȟáḵw Phase 1–11
Tower 1–10: 2026–2033

1655 Whyte Avenue
(Burrard/Whyte × Chestnut)
(Burrard × Seȟáḵw Lane)

40–54 storeys

CoV Rental Towers
2028

1402–1460 Burrard Street
(Burrard × Pacific)

49 storeys

Monogram
2029

1177 Burrard
(Burrard x Davie)


Bentall Centre
Wall Centre
The Butterfly
Burrard Two
Monogram
Burrard One
The Pacific
Future CoV Rental Towers Location
English Bay
Burrard Bridge
Seṅáḵw
Vancouver Seawall
Vancouver Seawall
Companion Site
1368–1398 W. Broadway
Kitsilano Beach
Seaforth Armoury
1795
W. Broadway
T
South Granville
Broadway Station
Arbutus
Greenway

The Urban Role of the Burrard Corridor



GATEWAY TO DOWNTOWN

Burrard Street is one of Vancouver's most prominent civic corridors, functioning as the west side's primary gateway into the downtown core. The view from Burrard Bridge—framing the skyline, North Shore mountains, and English Bay—makes this corridor both symbolic and distinct. Developments near Burrard and Broadway must respond with architecture and public realm design worthy of this axial prominence.



CULTURAL & COASTAL THRESHOLD

North of Broadway, Burrard links the city to its waterfront assets: Kitsilano Beach, Vanier Park, the Planetarium, Maritime Museum, and the historic Seaforth Armoury. It is also the entry point to Seȟáḵw—a landmark Indigenous-led development transforming the edge of downtown. This makes Burrard a vital cultural and civic threshold where city, coast, and community meet.



A COMPLETE STREET FOR ALL MODES

Burrard has evolved into one of the city's most successful multi-modal corridors. Protected bike lanes, widened sidewalks, and pedestrian amenities make it a model of inclusive, high-performance street design—one that supports higher-density, human-scaled development along its length.



TRANSIT-ORIENTED URBAN SPINE

Burrard intersects directly with the Broadway Subway corridor. Just blocks away, South Granville and Arbutus Stations anchor Vancouver's next generation of transit-oriented growth. Combined with bike lanes, walkability, and transit routes, the Burrard-Broadway node is poised to become a dense, sustainable hub of mixed-use urbanism.



ARCHITECTURAL CONTINUITY & URBAN RHYTHM

Burrard is already defined by bold architecture downtown and at Seȟáḵw. The Broadway intersection offers a key opportunity to extend this architectural dialogue across the bridge. The Burrard Project can respond with sculpted massing and expressive public realm, completing a civic sequence that stretches from the heart of downtown into Vancouver's west side.



A SITE FOR CIVIC GESTURE

As a critical point in the Broadway Plan's public realm network, the Burrard intersection is more than a transit stop—it is a canvas for placemaking. Through a generous corner plaza, hydrology-inspired design, and landscape integration, the Burrard Project transforms its site into a public-facing civic room—a local landmark that contributes to the life of the street and the identity of the corridor.


SPY STORE
IMPACT

1.3

CITY WIDE NEEDS

CELEBRATING WITH SENIORS

As Vancouver continues to grow and shift, one of the most urgent needs facing the city is also one of its most overlooked.

Sources:

Fact Book on Aging in British Columbia and Canada, 8th Edition, *(2023), Gerontology Research Centre, Simon Fraser University*

A Look at Loneliness Among Seniors, *(2023), Statistics Canada.*

BC Seniors Guide, 11th Edition, *(2015), Seniors BC, Province of British Columbia*

Metro Vancouver Growth Projections—A Backgrounder, *(2023-2025), Metro Vancouver*

Older Persons Strategic Framework and 2025 Early Actions, *(2025), City of Vancouver*

Seniors now represent a significant and fast-rising share of the population. Across British Columbia, one in five residents is already over the age of 65. Metro Vancouver is home to more than 470,000 people aged 65 and older. That number is projected to rise steeply over the coming decades. By 2031, a full quarter of the province will be over 65. Within a decade after that, the population over 75 is expected to double. This demographic shift carries real consequences for how we design our cities.

The issue is not just about housing. It is about social infrastructure. It is about the right to gather, to be seen, to belong. More than 30 percent of seniors in Canada live alone, and the rates of isolation are growing. Nearly one in five seniors report feeling lonely on a regular basis. Studies have shown that social isolation is strongly associated with declines in both mental and physical health, including a fifty percent higher risk of developing dementia.

There is a solution. Purpose-built gathering spaces for seniors have consistently proven to improve well-being, reduce hospital visits, and extend healthy years. These are not luxuries. They are essential, and they work. Spaces that offer opportunities for social interaction, light exercise, recreation, and cultural expression can significantly reduce the risks associated with isolation. When these spaces are designed with care, with access to light, calming materials, intuitive layouts, and connections to public transit, they become part of a city that truly supports aging with dignity.

We believe aging should be recognized not as a burden to be managed, but as a stage of life that deserves its own kind of beauty and inclusion. It is time to stop treating seniors as an afterthought in urban design. The needs are real, the data is clear, and the moral imperative is stronger than ever. Our communities should reflect the contributions of those who have built them. This begins with creating places that allow seniors to stay engaged, connected, and at home in the heart of the city.



470,000

people aged 65 and older live in Metro Vancouver, a number that is expected to rise sharply over the next decade; making up 15% of Metro Vancouver's population



1 in 4

British Columbians will be over the age of 65 by 2031, highlighting a significant demographic shift with 25% of the population projected to be 65+



2x

increase in population aged 75+ by 2041 in BC, according to provincial estimates due to aging baby boomers



30%+

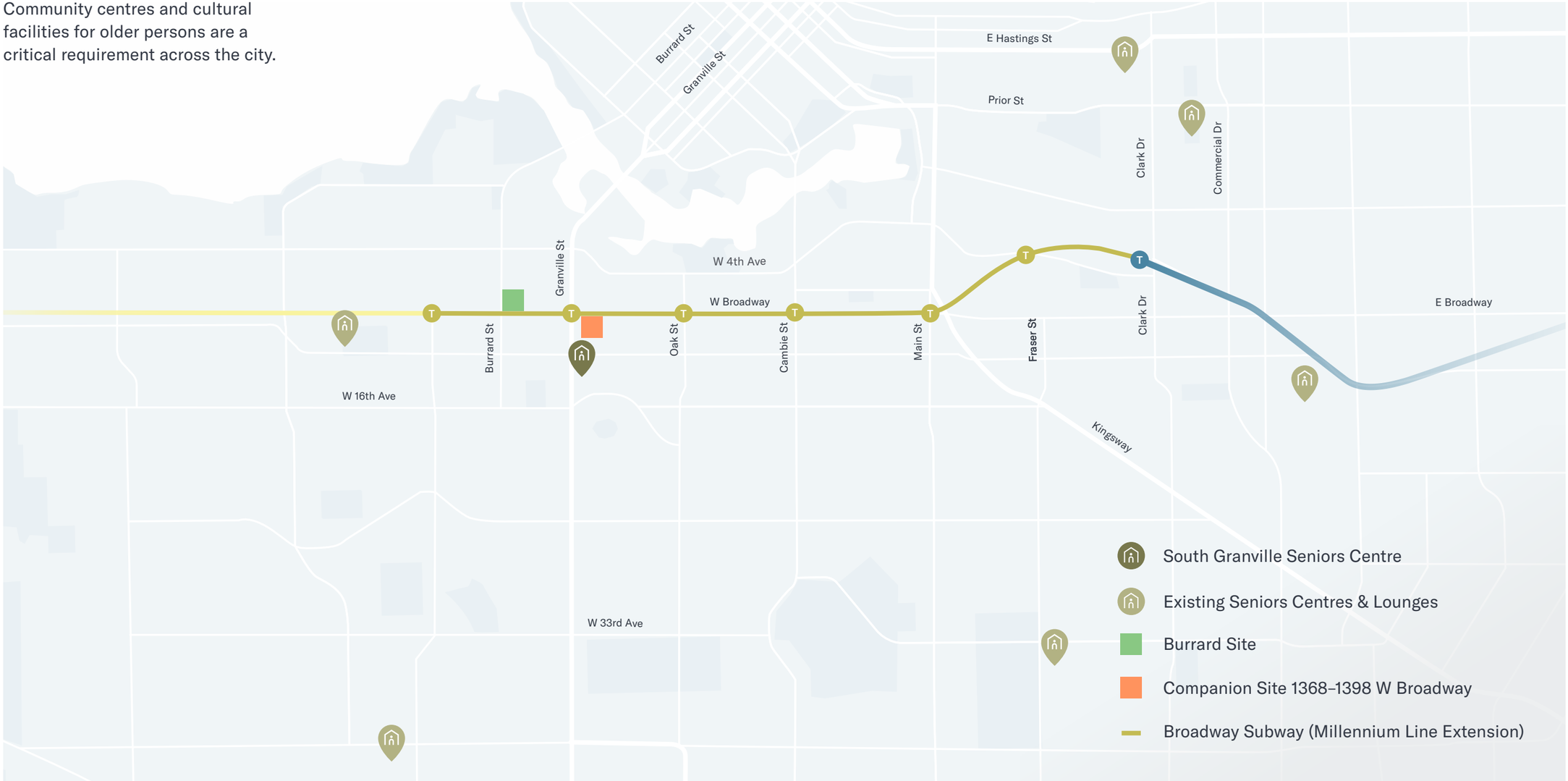
of seniors live alone; living alone is particularly common among older women and increases with age; 19% of seniors report feelings of loneliness

Intentionally crafted social centres for seniors are essential civic spaces that foster connection, wellness, and dignity—extending healthy years and uplifting the generations that nurtured our neighbourhoods.

1795 West Broadway

Seniors Centres in Need of Revitalization

Community centres and cultural facilities for older persons are a critical requirement across the city.



Programs and Support for Vancouver's Seniors
Engaging and supporting the aging population: Older Persons Strategic Framework

1.4

SITE CONTEXT & ANALYSIS

Strategically positioned for transit



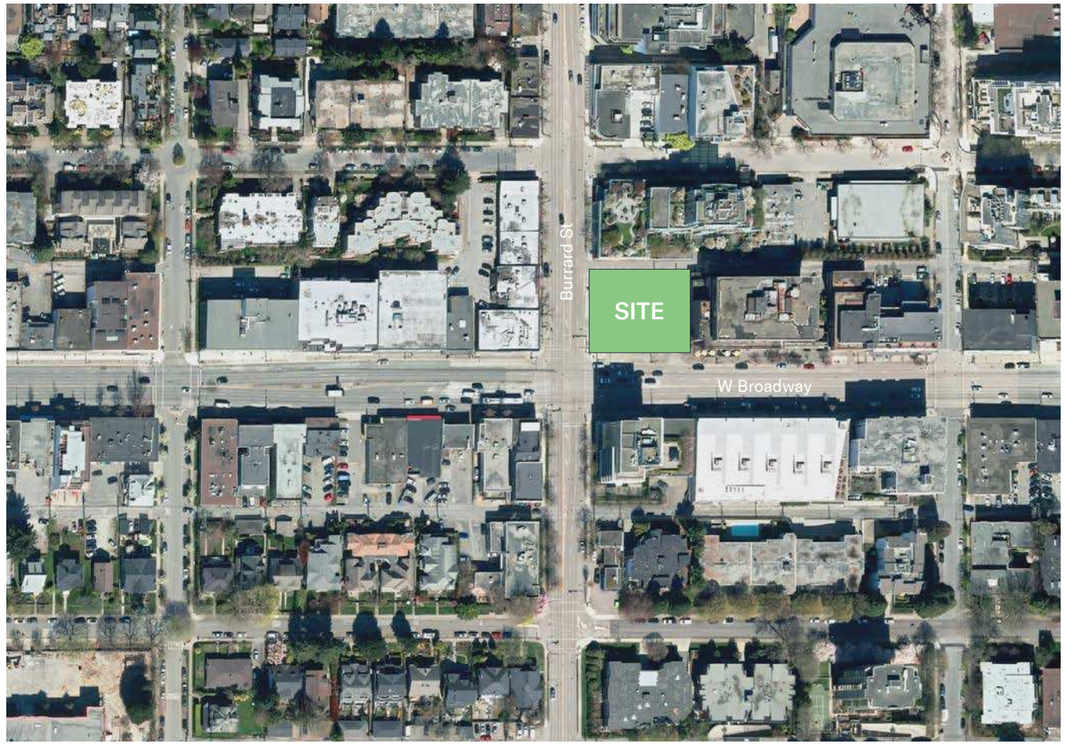
- Burrard Site
- Companion Site 1368–1398 W Broadway
- Broadway Area
- Potential UBC Extension
- Broadway Subway (Millennium Line Extension)
- Existing Millenium & Expo Line
- Existing Canada Line
- AAA Bike Network

SITE & CONTEXT

Located at the northeast corner of Burrard and Broadway in Fairview, the site is an operational gas station—and underutilized for such a prominent intersection. Situated along the Broadway Corridor which is earmarked to be Vancouver's "Second Downtown", the site can provide homes within a 7-minute walk of two future Broadway Subway stations (South Granville and Arbutus) and is steps from the 99 B-Line rapid bus.

The site is currently zoned C-3A and is home to a gas station and a car wash. There are no existing residential uses on the site. The site is located in the "Granville/Burrard Slopes—Area B" (FGBB) of the Broadway Plan which sees this area as a vibrant place to live, work and play by providing opportunities for housing, job space and active service/retail uses along Broadway. The policy suggests that the urban design for this site can support 30 storeys, which is what Concord is proposing for this prominent intersection with an increase in density.

The surrounding built form reflects the transitional nature of the corridor. Along Broadway, the streetscape features a mix of older commercial and office buildings ranging from two to nine storeys. Directly north, newer developments are predominantly mixed-use strata buildings with retail and services at grade. South and west across Broadway and Burrard lies a well-established RM-3 zone composed primarily of three-storey multi-family residential buildings.





Streetscapes & Major Developments

The property lies about three blocks east of the future Arbutus Broadway Subway Station and three blocks west of the future South Granville Broadway Subway station. West Broadway functions as a major east-west arterial, and Burrard Street is a ceremonial and major north-south link to Downtown via the Burrard Bridge, giving the site a high-profile, transit-oriented corner location. The immediate vicinity is undergoing rapid transformation, with several major developments under construction or in various stages of application. Notable examples include:



2096 West Broadway and Arbutus

A 30-storey (411 ft) mixed-use project integrating secured rental housing and commercial uses, which was approved in 2024;



Seȟáḵw Project

4 million square feet mixed-use master plan development with building heights ranging from 12 to 58 storeys, which is anticipated to complete its first phase in early 2026;



1402–1460 Burrard Street

A pair of 40 and 54-storey mixed-use towers integrating secured market rental housing and commercial use, which was proposed in 2024;



1745 W 8th Ave

A pair of 28 and 29 storey residential tower project that will deliver 528 residential units and ground retail which was proposed earlier in 2025.

Together, these projects reflect the area's ongoing evolution into a denser, transit-supportive, and architecturally ambitious precinct within Vancouver's urban fabric.

Site Streetscape Context

A. BROADWAY—SOUTHSIDE



B. BROADWAY—NORTHSIDE



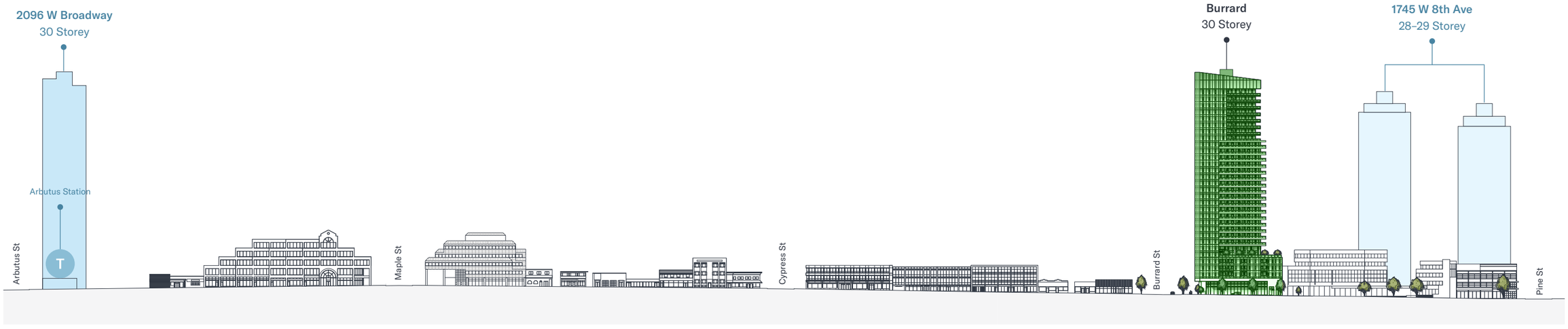
C. BURRARD—EASTSIDE



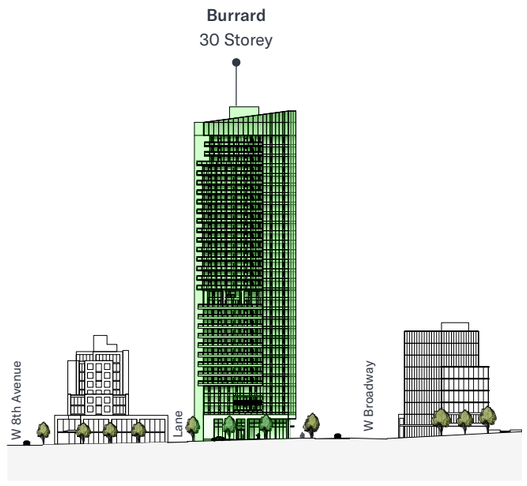
C. BURRARD—WESTSIDE



A. BROADWAY—NORTHSIDE



B. BROADWAY—EASTSIDE



Existing Conditions

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 Plan 18982A, All of Block 328 District Lot 526 Group 1 New Westminster District Plan 590

Lot Size

16,445sqft [1,528m^2]

Zoning

Existing: C-3A
Proposed: CD-1 Site Specific (Broadway Plan—Granville/Burrard Slopes Area B) FGBB Policy

Current Use

Gas Station

Proposed Use

Mixed Commercial + Multi-Family Strata Residential

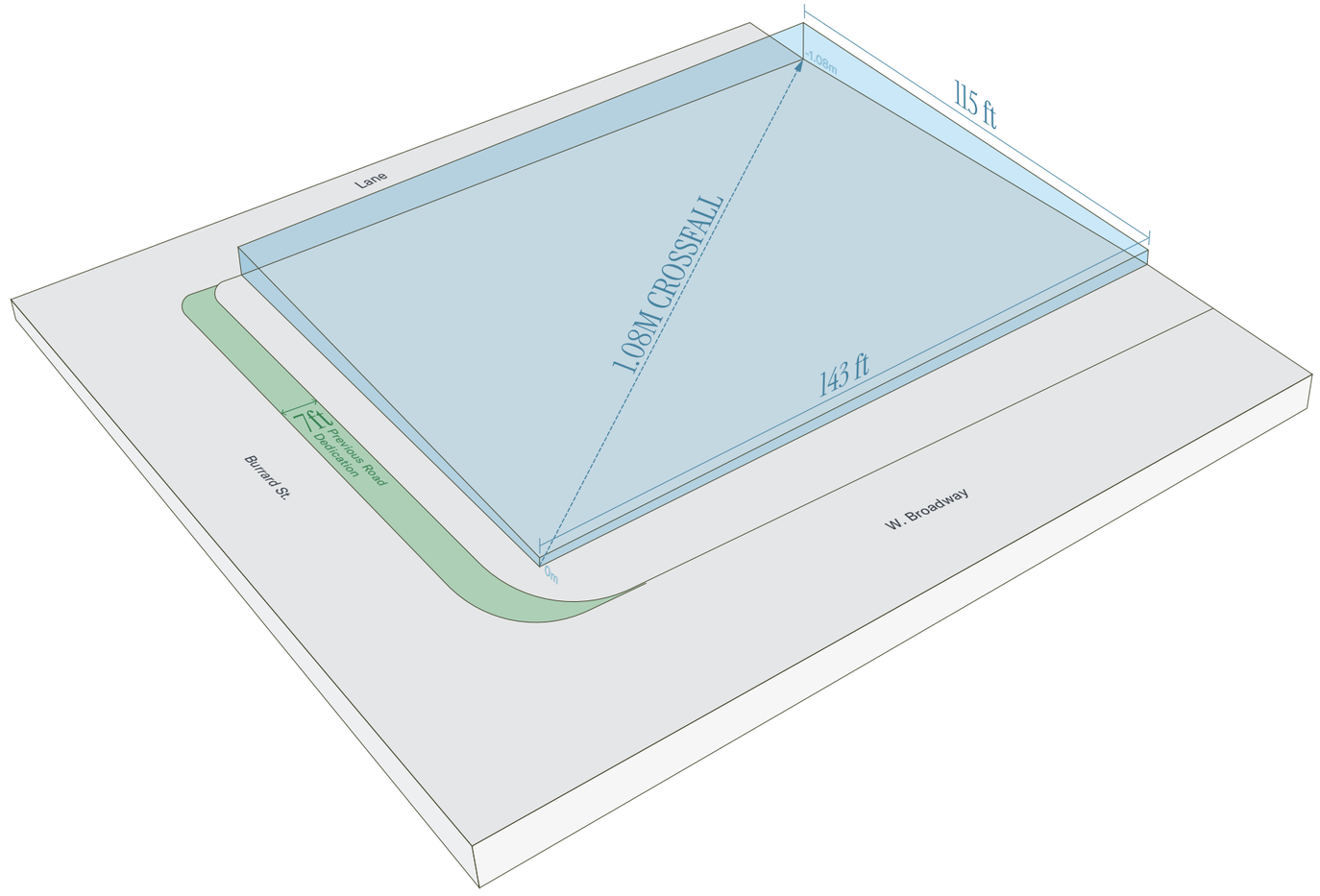


Site Constraints

The site at 1795 West Broadway faces a unique set of physical limitations that significantly constrain its development potential. Historically, a 7-foot-wide portion of the site was dedicated to the City for the widening of Burrard Street. This dedication has reduced the effective site frontage to approximately 143 feet, diminishing opportunities for horizontal programming and tower spacing along the Broadway frontage.

In addition, the site is located on the north side of West Broadway, where parcels are notably shallower than those on the south side. With a total site depth of approximately 115 feet—nearly 10 feet less than standard lots across the street—the site experiences constraints in achieving optimal building efficiency, tower siting, and servicing access.

Taken together, these dimensional limitations—reduced frontage and diminished depth—create a compact development footprint that challenges conventional massing strategies. As such, the design must respond with greater architectural precision and urban generosity to deliver a viable project that meets city-building objectives while respecting the spatial limitations of the site.



PART II.

VISION + PROPOSAL


SPY STORE
IMPACT

THE MISSION

The Burrard Project is a landmark mixed-use development at Burrard and Broadway, adding 239 new strata homes and animated ground-level retail to a key transit-oriented intersection. Financially linked to its companion project at Hemlock, it enables the delivery of a 12,000 sqft seniors centre as a vital public amenity. Together, the two projects advance a shared vision of inclusive, community-driven city building.

The Burrard Project aspires to make a lasting contribution to the future of Vancouver's west side through a carefully composed mixed-use development that prioritizes architectural excellence, social equity, and civic generosity. Situated at the high-profile intersection of Burrard and Broadway, the project responds to the site's urban significance with a design that seeks not only to enhance the skyline, but to enrich the life of the street.

At its core, this development is about balance, between density and livability, between economic feasibility and public benefit. By introducing 239 new strata homes in a transit-oriented location and a key arterial intersection, the project supports long-term ownership opportunities and tenure diversity in a neighbourhood traditionally underrepresented in such offerings. Commercial such as a well-curated food and beverage offering at grade animates the public realm, reinforcing Broadway's identity as a Great Street and enabling fine-grained urban vitality.

The Burrard Project's civic commitment extends beyond its own boundaries. It is inextricably linked to its companion development at 1368–1398 W Broadway, where a 12,000-square-foot seniors centre will be delivered as an in-kind public amenity. The Burrard Project helps to underwrite this critical piece of social infrastructure, a dedicated space designed to support aging with dignity, wellness, and community connection. In this way, the project participates in a broader city-building effort that acknowledges the interdependence of housing, care, and place.

Together with its companion site, the Burrard Project reflects a vision for Vancouver that is thoughtful, inclusive, and enduring. It is development not only of buildings, but of community, memory, and meaning.

2.1

REZONING RATIONALE

POLICY CONTEXT

Applicable Policies & Guidelines

The site is located in the “Granville/Burrard Slopes—Area B” (FGBB) of the Broadway Plan which sees this area as a vibrant place to live, work and play by providing opportunities for housing, job space and active service/retail uses along Broadway. The policy suggests that the urban design for this site can support 30 storeys, which is what Concord is proposing for this prominent intersection with an increase in density.

This proposal is being considered under the Broadway Plan and is linked to a ‘companion site’ located four blocks east at the corner of Broadway & Hemlock where Concord is proposing, 257 hotel rooms, a 12,000 sqft seniors centre, retail space and new homes. The generous community benefits proposed at Broadway & Hemlock would not be possible without the support of this companion initiative.

Broadway Plan
(2022)



Vancouver Plan
(2022)



C-3A District Schedule
(2025)



Family Room: Housing Mix Policy for Rezoning Projects
(2016)



Community Amenity Contributions Policy for Rezonings
(1999, last amended 2023)



Vancouver Utilities Development Cost Levy By-Law No. 12183
(2018, last amended 2022)



Green Buildings Policy for Rezonings
(2010, last amended 2022)



Vancouver Development Cost Levy By-Law No. 9755
(2008, last amended 2022)

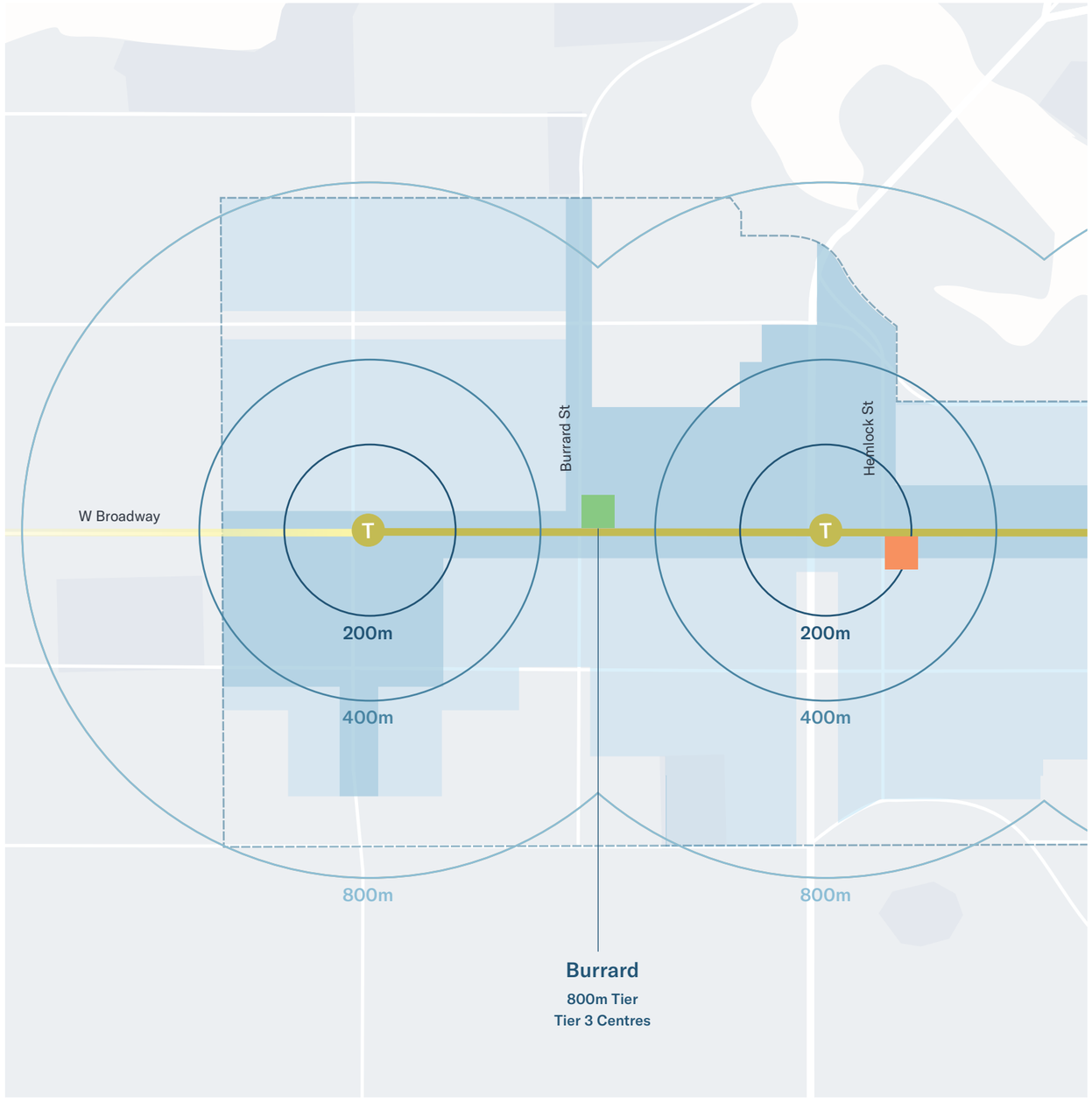


Development Cost Levies Information Bulletin
(2018, last amended 2022)



Transit-Oriented Development

In December 2023 the Province enacted new legislation that sets requirements for land use planning in Transit-Oriented Areas (TOAs).



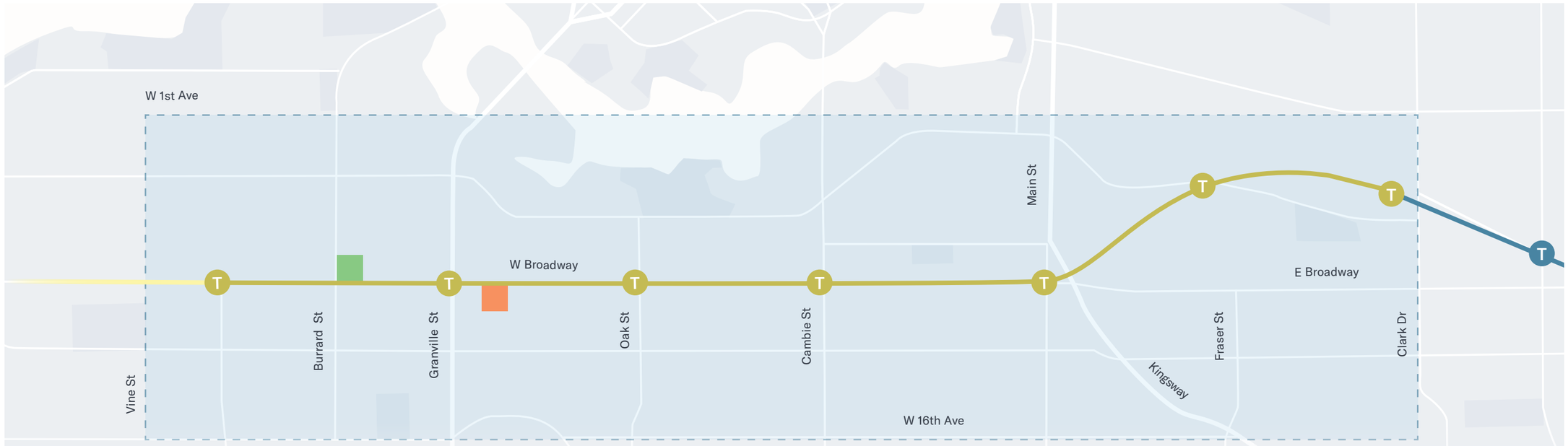
Legend

- Translink Station
- Broadway Subway (Millennium Line Extension)
- Future UBC Extension
- Burrard Site
- Companion Site 1368–1398 W Broadway
- Residential Areas
- Centres

Source: Ministry of Transportation and Infrastructure, *Millennium Line Broadway Extension, March 2018*

Broadway Plan & Broadway Plan Amendment (2024)

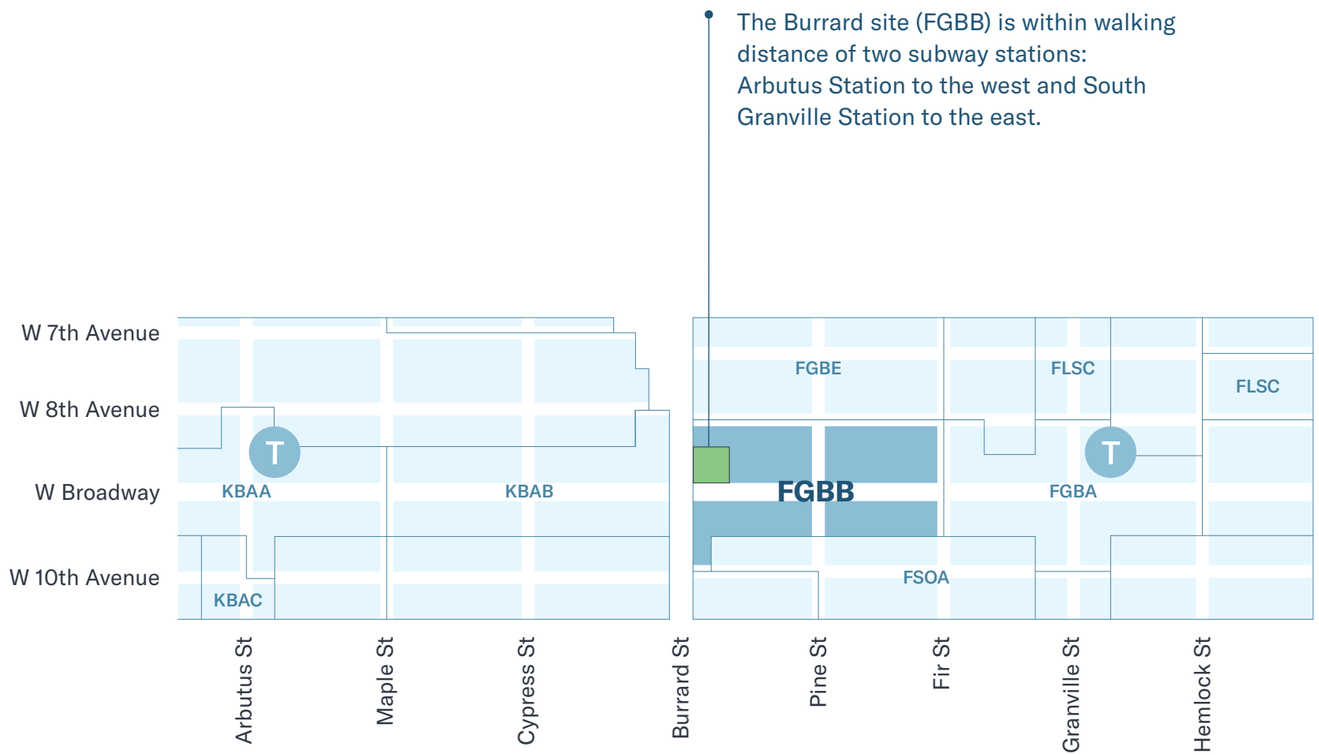
In March 2019, the City of Vancouver launched a planning process to create a comprehensive community plan for the area from Vine Street to Clark Drive, and from 1st Avenue to 16th Avenue. The Broadway Plan was approved by Vancouver City Council on June 22, 2022, following an extensive, three year-long community engagement process. The 30-year plan seeks to accommodate future growth by identifying opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway.



Broadway Plan Subareas

Zoning Proposed	Proposed—CD-1
Uses	Retail, Residential
Site Area	16,445 sqft
Height	30 storey
Net FSR	Commercial: 0.3 Residential: 12.9
Public Realm	Approximately 4,000 sqft

The Burrard site (FGBB) is within walking distance of two subway stations: Arbutus Station to the west and South Granville Station to the east.



REZONING RATIONALE

30
storey mixed-use building

12,000
square foot seniors centre (at Hemlock site)

4,000+
square feet of street-level POPS

239
strata residential units

13.1x
net FSR

The Burrard Project is a refined architectural response to a site of metropolitan significance—an intersection where two of Vancouver's most prominent civic corridors meet. Positioned at the northeast corner of Burrard Street and West Broadway, the proposal seeks rezoning from C-3A to CD-1 to allow a 30-storey mixed-use tower comprising 239 market strata homes above 418 square metres (4,500 square feet) of fine-grained retail. Located within the Granville/Burrard Slopes–Area B of the Broadway Plan, the project aligns with the Plan's vision for high-density, transit-oriented urbanism. This application proposes a project with net Floor Space Ratio (FSR) of 13.1x.

The site itself presents unusual dimensional constraints. A historical 7-foot street dedication has reduced the Broadway frontage to 143 feet, while its depth, at just 115 feet, is notably shallower than standard parcels on the south side of Broadway. These limitations demand efficiency and precision in design. Rather than compromise, the architecture responds with intention: a slender tower massing above a modest, four-level podium that enhances the pedestrian realm rather than overpowering it.

At the corner of Burrard and Broadway, the design performs an essential urban role. A series of generous setbacks culminates in a finely scaled Privately Owned Publicly Accessible Space (POPS), conceived as a civic plaza that anchors the intersection. Landscaped edges, widened sidewalks, and integrated seating foster a welcoming, open threshold to the corridor. At the skyline, a sculptural twist in the tower form gestures toward the plaza, softening its verticality while drawing movement toward the public realm. This curvature is not simply aesthetic—it choreographs flow and engagement, embodying the relationship between building and city.

Though the Burrard Project stands as an independent development, it is inextricably linked to a broader city-building initiative. Its companion project at 1368–1398 West Broadway and Hemlock proposes a 257-key hotel and a 12,000-square-foot seniors centre space to be delivered as an in-kind amenity. That seniors centre—designed with a private street-level lobby, rear-lane HandyDART access, and elevated terraces—provides vital infrastructure for Vancouver's aging population. The feasibility of that civic benefit is partially underwritten by this project, marking a shared ambition across the two sites to integrate housing, care, hospitality and public life.

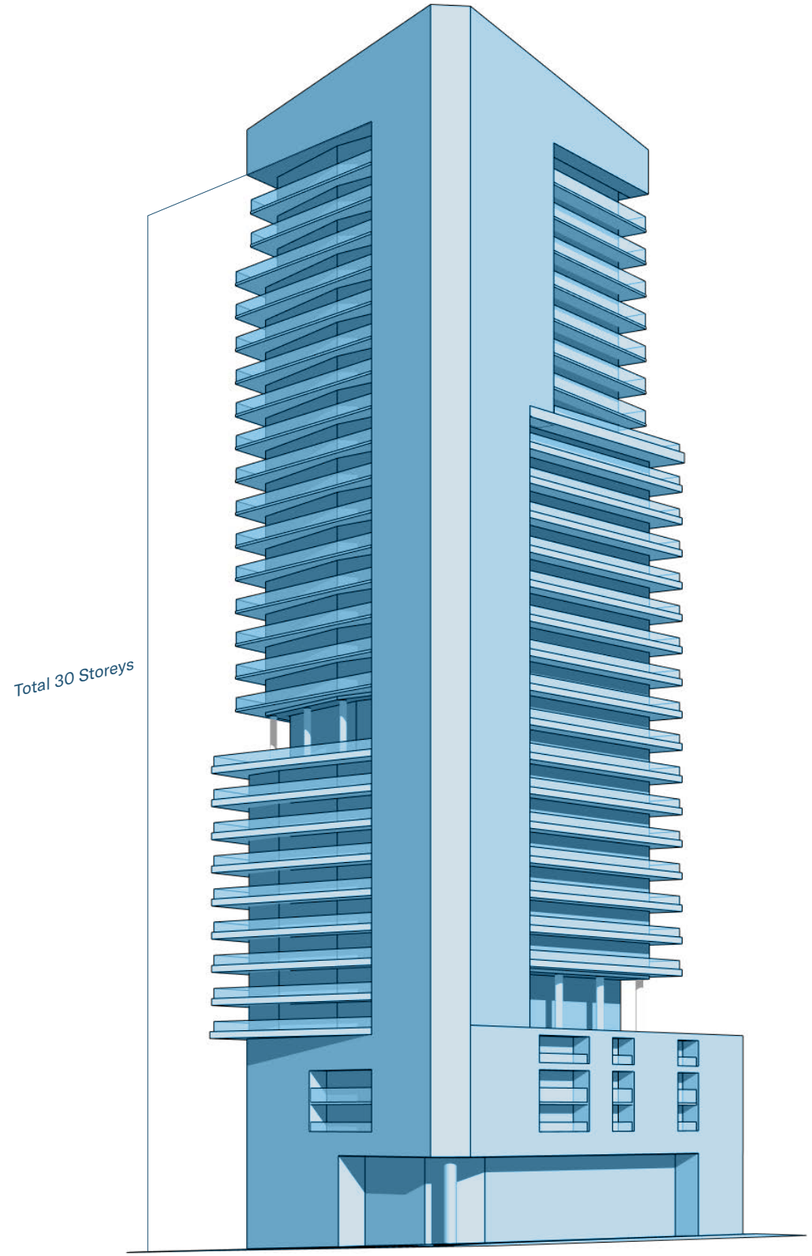
The delivery of 239 new market strata homes at Burrard advances a crucial dimension of the Broadway Plan: tenure equity and diversity. While the corridor has rightly prioritized rental and below-market housing, homeownership remains a key component of long-term urban resilience. These strata units create pathways to ownership in a location enriched by transit, services, and public space, helping to rebalance a corridor that must welcome all forms of housing across its lifespan.

This rezoning application represents a synthesis of urban design intent, civic generosity, and development feasibility. It affirms that constrained sites, when met with design discipline and public ambition, can yield city-making outcomes of the highest order. With its considered density of 13.1 FSR and its architectural contribution to one of Vancouver's most important gateways, the 1795 West Broadway is a true anchoring point of the Great Street.

VARIANCES FROM FGBB

Variance from Plan Height

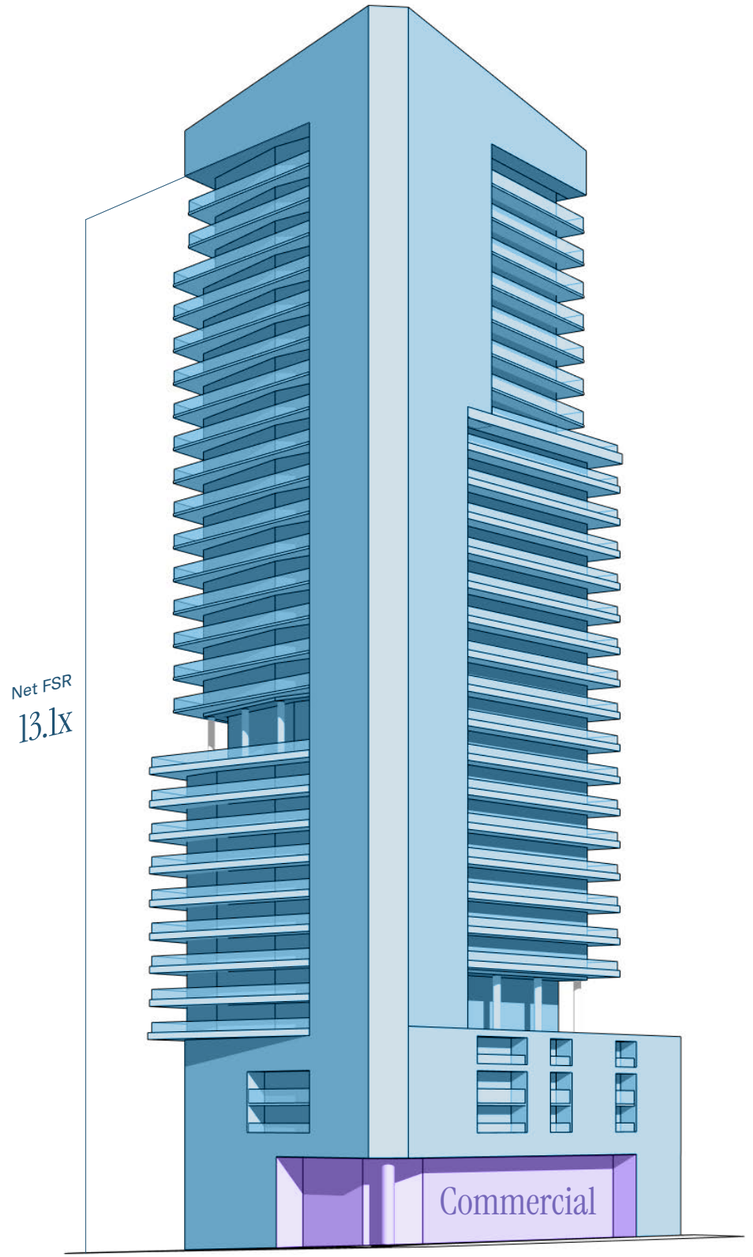
The Fairview Broadway South Area (FBSA) policy supports residential developments up to 30 storeys, although it distinguishes between 30 storeys for rental and 20 storeys for strata residential. This proposal conforms to the urban design massing, advancing a 30-storey market strata residential building, coupled with this site's high-profile location at the intersection of Burrard Street and West Broadway supports the proposed form. This corner represents a key transition point in the Broadway Corridor and is well-positioned to accommodate landmark height and urban intensity. The 30-storey tower provides architectural emphasis at this major intersection, anchoring the block with a scale and presence appropriate to its civic role. It also supports the economic viability of the seniors centre at the Hemlock Project.



Variance from Plan Density

The Broadway Plan sets a 5.5 FSR limit for strata residential projects. This proposal seeks 13.1 FSR, justified not only by programmatic need but also by its contextual performance. The proposed massing remains consistent with the emerging built form in the Broadway Corridor, especially in its immediate context. The design employs a deliberate sculptural approach, with the tower subtly twisting above the podium. This architectural move enhances vertical articulation, improves solar access, and reduces perceived bulk, contributing to a more elegant urban profile. In this way, the added density presents a design opportunity supporting both form and function.

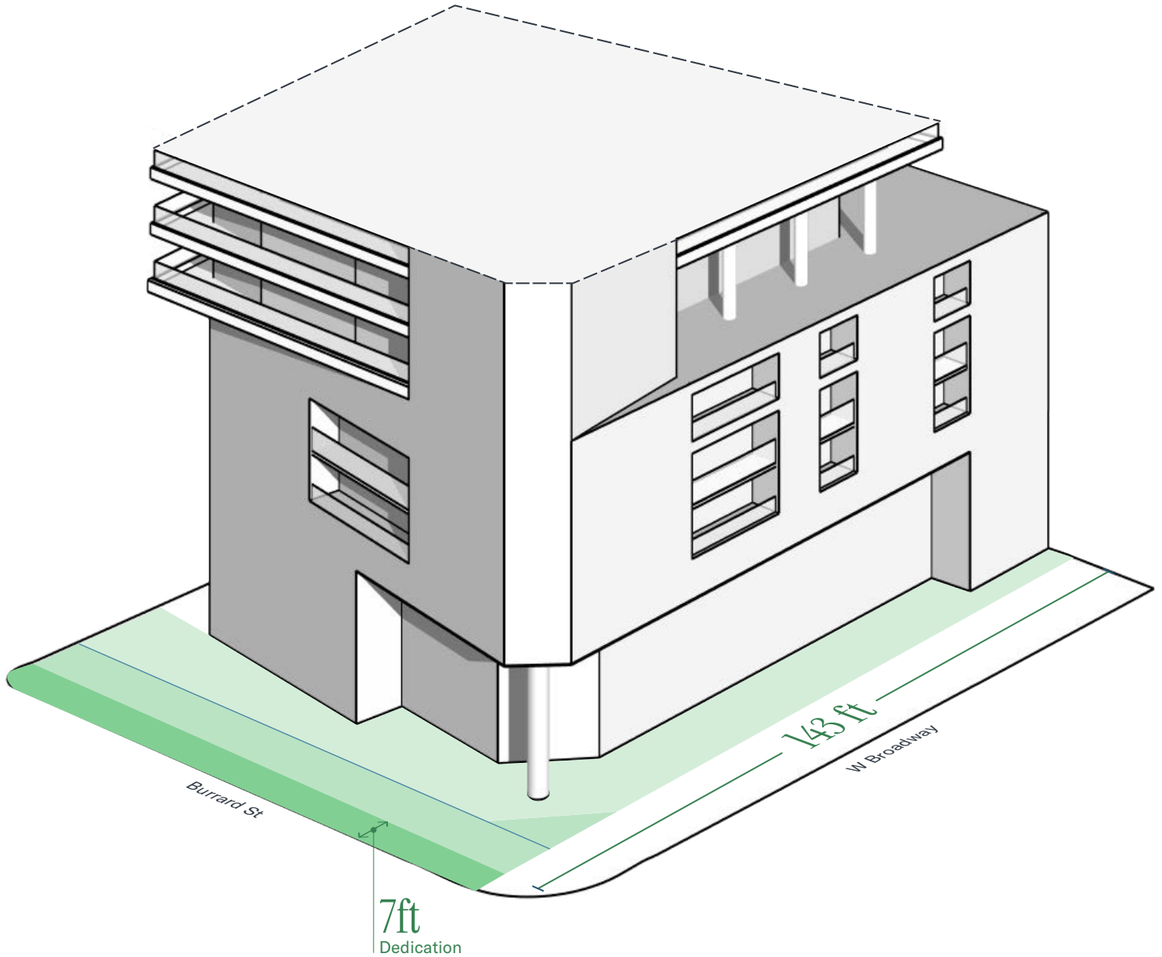
Moreover, this project is also programmatically tied to the nearby companion project at 1368–1398 West Broadway (the Hemlock Project). Together both are able to deliver substantial public and quasi-public amenities, including a 12,000-square-foot seniors centre and a 257-key hotel, community assets that cannot be delivered without financial offset from other sites. The Burrard density is part of this interrelated approach and fits comfortably within the tower envelope.



Variance from Site Frontage

The Broadway Plan recommends a minimum site frontage of 150 feet to accommodate tower development. At 143 feet, this site falls slightly below that threshold. However, this reduced dimension is the result of a 7-foot historical dedication to the City to accommodate long-term transportation improvements along Burrard Street. Burrard, like Hemlock, is a key arterial route into downtown Vancouver. This early dedication anticipated the importance of maintaining and improving corridor capacity for both vehicles and multimodal transportation.

In this way, the frontage reduction should be recognized not as a shortcoming, but as an early contribution to the city's infrastructure. It aligns with broader planning goals, much like the setback and dedication approach implemented at the Hemlock site, which similarly supports future traffic and growth demands. The resulting 143-foot frontage still allows for excellent tower separation, plaza creation, and a well-scaled podium base.

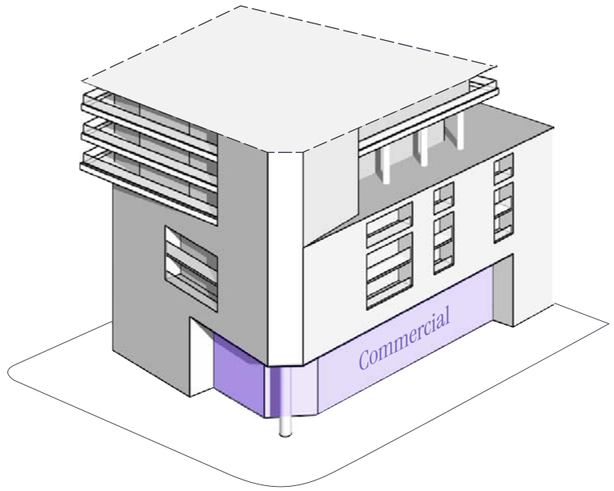


Variance from Job Space

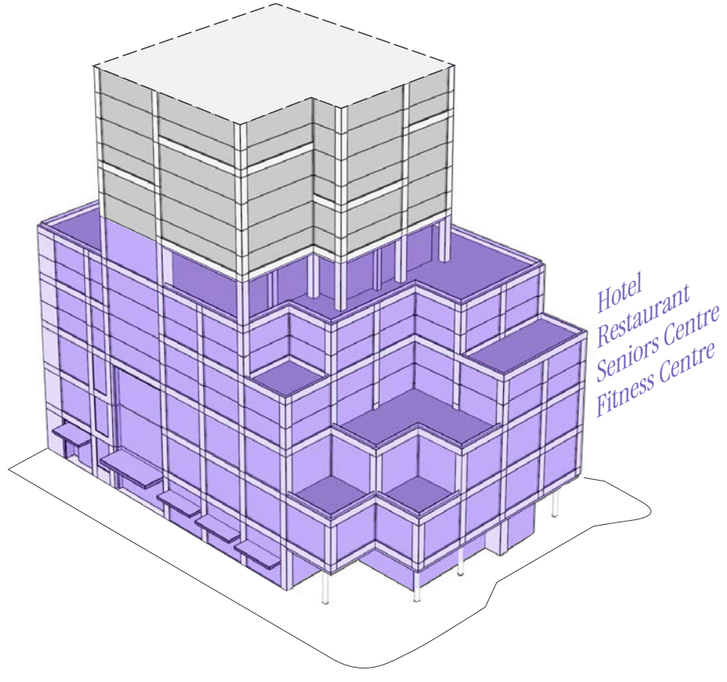
The Broadway Plan requires two storeys of job space in new developments. While the Burrard Project does not include a second storey of commercial use, it is part of a coordinated two-site strategy with the Hemlock Project, where robust job space delivery occurs. At Hemlock, multiple floors are dedicated to commercial uses—including a 257-key hotel, restaurant, fitness centre, and senior services, which collectively meet and exceed job creation targets for the precinct.

The Burrard site supplements this by providing animated, high-quality café and retail uses at grade, contributing to the pedestrian experience and economic vitality of the Broadway corridor. These active edges ensure continuous job space activation at the most publicly accessible level, while enabling the Burrard tower to deliver much-needed strata housing in a form that supports the overall viability of the two-project strategy.

BURRARD SITE

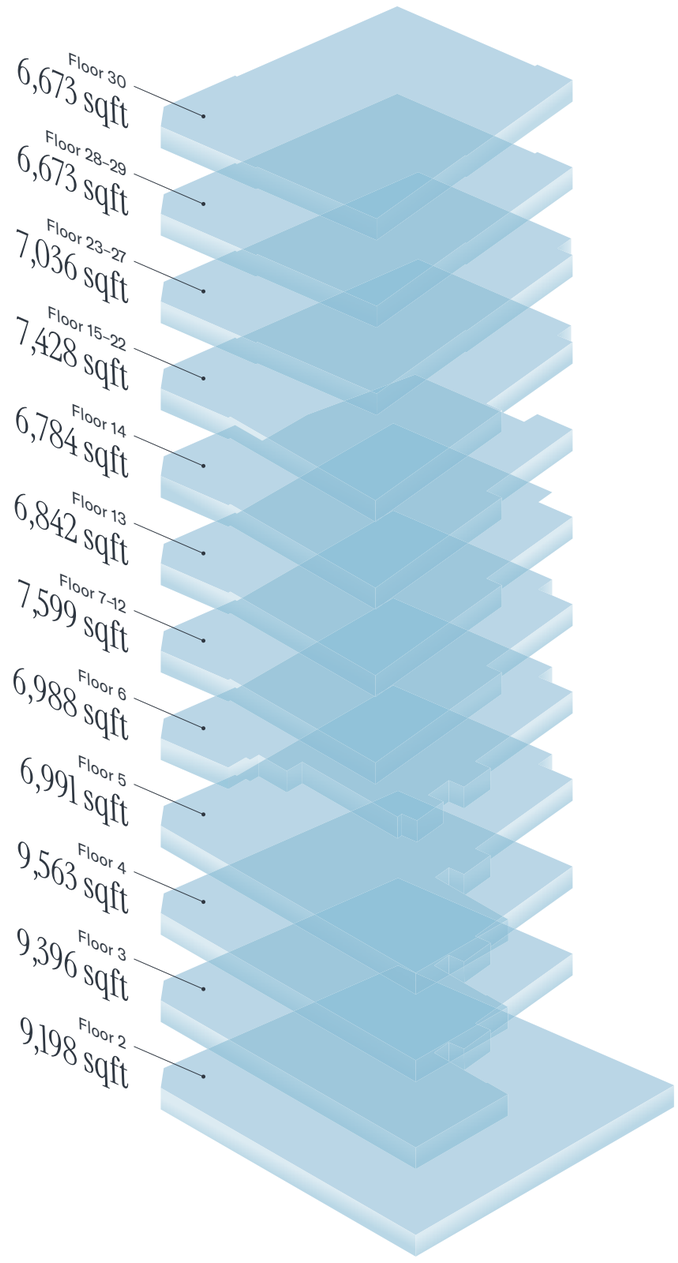


HEMLOCK SITE



Variance from Floor Plate Size

The Broadway Plan recommends a maximum residential floor plate of 6,500 square feet. This proposal introduces a modest variation, with tower plates beginning at approximately 7,600 square feet and gradually tapering to 6,670 square feet at the upper levels. These floor plate dimensions are aligned with the City's evolving policy discussions, which now anticipate an increase to 8,500 square feet in certain contexts. The slightly larger plates allow for greater efficiency, better unit layouts, and improved structural performance, helping to balance livability with project feasibility. Despite the increase, the tower remains slender, vertical, and respectful of view and shadow constraints.



2.2

PROPOSED DEVELOPMENT



PROJECT STATS

16,445 sqft
Site Area

239
Number of Strata Residential Units

13.1
Net FSR

Area and FSR

Category	Gross SF	Exempt SF	Net SF	Net FSR
Retail	4,520	—	4,520	0.3
Market Strata–239 units	223,230	11,811	211,419	12.9
Total Project	**227,750**	**11,811**	**215,939**	**13.1**

Strata Unit Mix

Strata Unit Mix	# of Units	% of Units
1 Bedroom/Studio	108	45.2%
2 Bedroom	107	44.8%
3 Bedroom	24	10.0%
Total Strata	**239**	**100.0%**

Project Typology



Strata Residential

Commercial

PROJECT RENDERINGS





← View Looking Northeast

→ Street View Looking Northeast



← View Looking North

→ View Looking South



↑
View Looking East



↑
View Looking North


CAFE

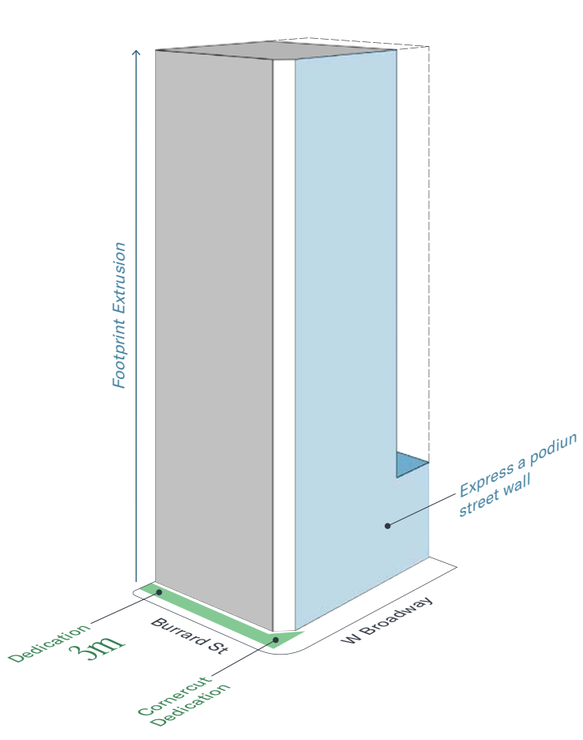
BUILDING FORM

The architectural form of 1795 West Broadway emerges from a thoughtful response to a site of uncommon civic presence. Positioned at the northeast corner of Burrard Street and West Broadway, this intersection is more than just a crossroads. It marks a shift in scale, use, and intensity along the Broadway Corridor and introduces a new urban rhythm as the city expands its transit infrastructure and housing aspirations.

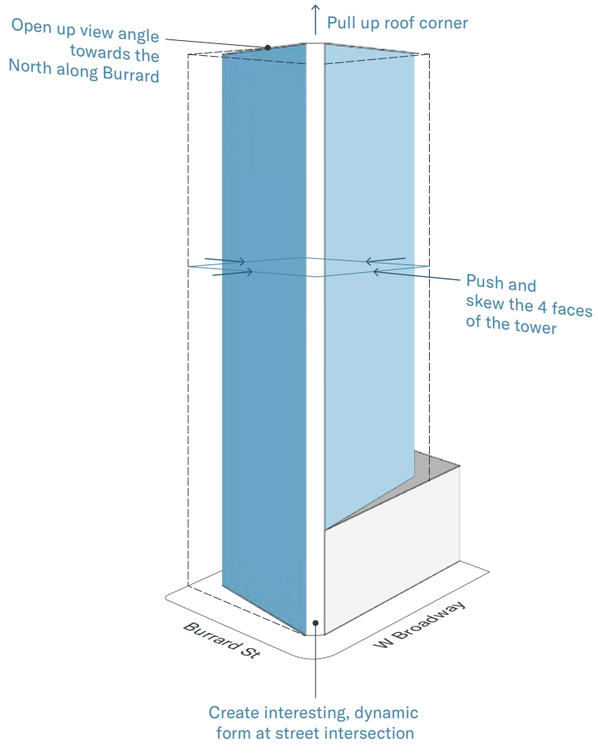
From the beginning, the design aimed to produce a building that is assertive yet composed. A 30-storey residential tower rises from a 4-storey podium, forming a strong and deliberate presence at the corner. This massing arrangement is grounded in a clear understanding of context, light, views, and street character.

At grade, the building pulls back from the property line to create a generous privately owned public space at the corner. This outdoor plaza is not a residual leftover but a purposeful civic gesture. It offers seating, landscaping, and breathing room at a highly trafficked pedestrian node. More than just a widened sidewalk, the space introduces a subtle break in the urban edge and signals a moment of arrival along both major streets. The public plaza is further shaped by a distinctive architectural

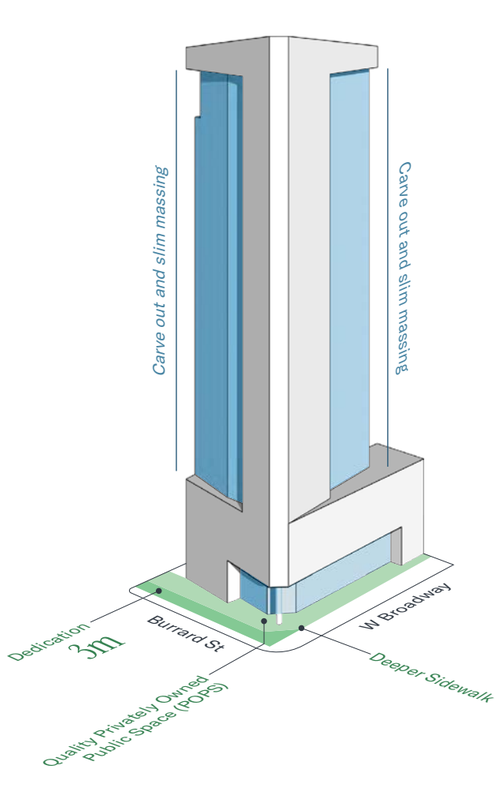
1.



2.



3.



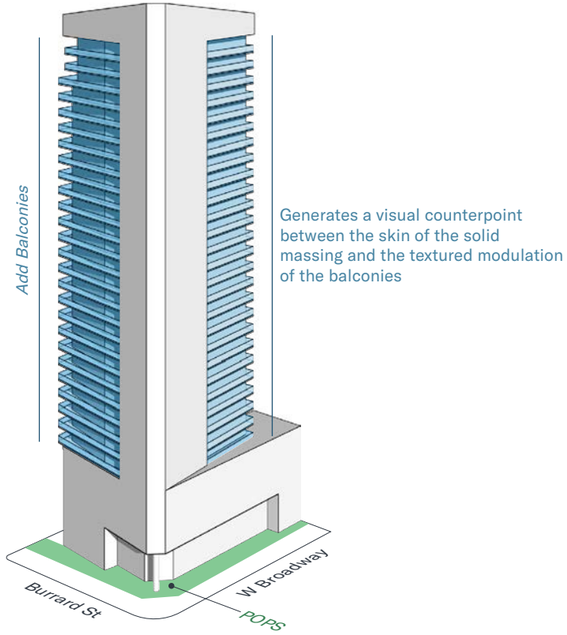
move. As the tower rises, it subtly twists off the podium grid. This rotation is modest, but meaningful. It lends the tower a sense of dynamism and lightness, softening its silhouette and distinguishing it from the strict orthogonal fabric of the surrounding blocks. The twist opens views northward along Burrard Street and enhances solar access to the corner space below, drawing light into the public realm and reinforcing the plaza's role as an urban living room.

The podium sets the architectural tone at street level. It aligns with the scale of adjacent mid-rise buildings, establishing a cohesive street wall that anchors the site in its context. Along both Burrard and Broadway, the base is animated with commercial frontages and framed by carefully modulated architecture.

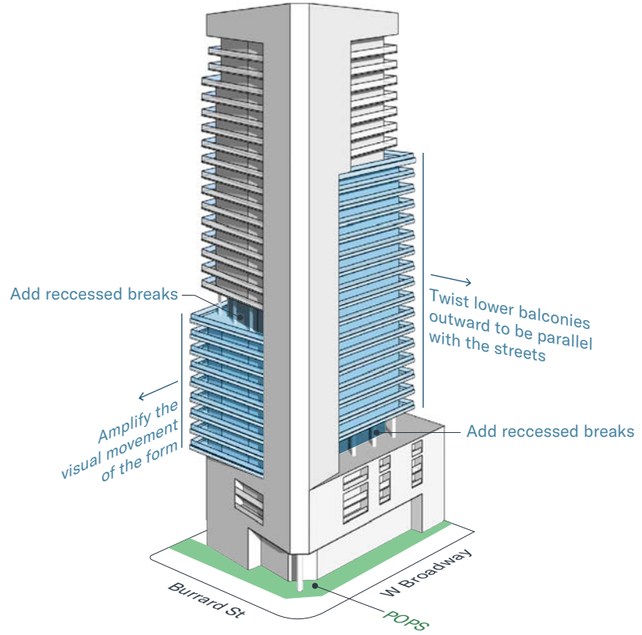
Above, the tower is designed to be elegant and slender. Its vertical lines are clean and continuous, contrasted by the dynamic horizontal lines of the balcony slab edges. These elements reduce visual weight while introducing movement and variation. The tower's proportions are carefully calibrated to maximize openness, while responding to the city's tower separation requirements.

The form of 1795 West Broadway reflects a commitment to balance between visibility and humility, between scale and sensitivity, between individual expression and urban cohesion. The interplay between the public plaza, the twisting of the tower, and the layered massing of the podium results in a building that does more than occupy space. It engages with the city around it, inviting people in, opening views out, and contributing to the ongoing evolution of Vancouver's urban form.

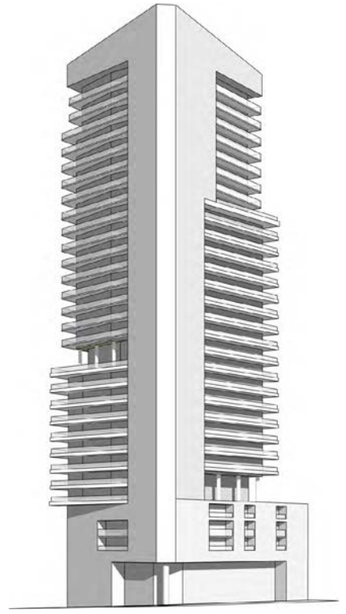
4.



5.

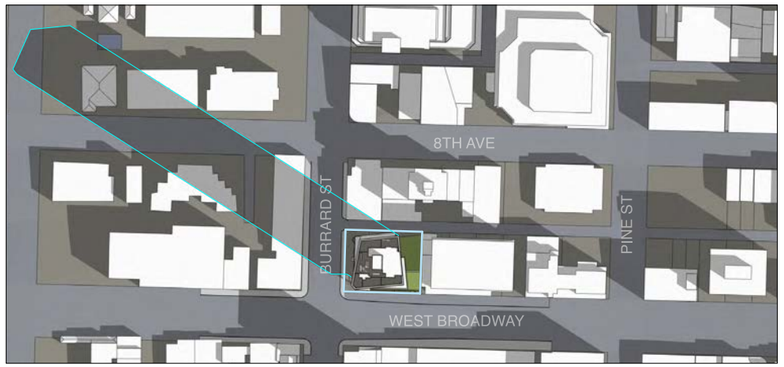


Final Form

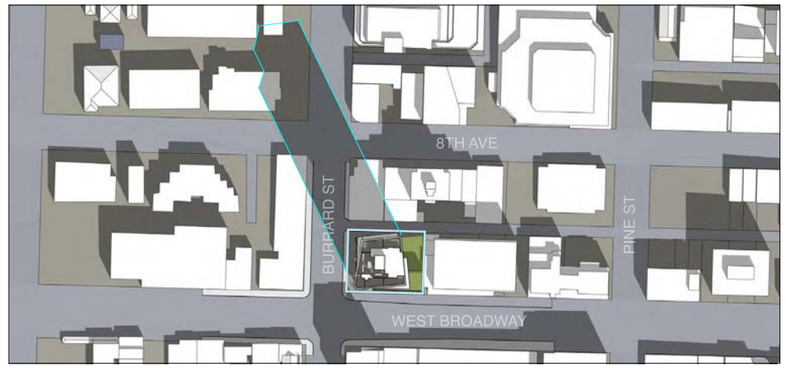


SHADOW STUDY

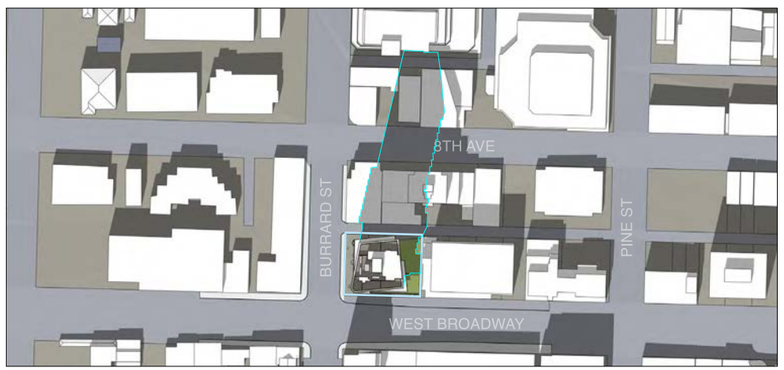
Spring Equinox



10am PDT (UTC–07:00)



12pm PDT (UTC–07:00)

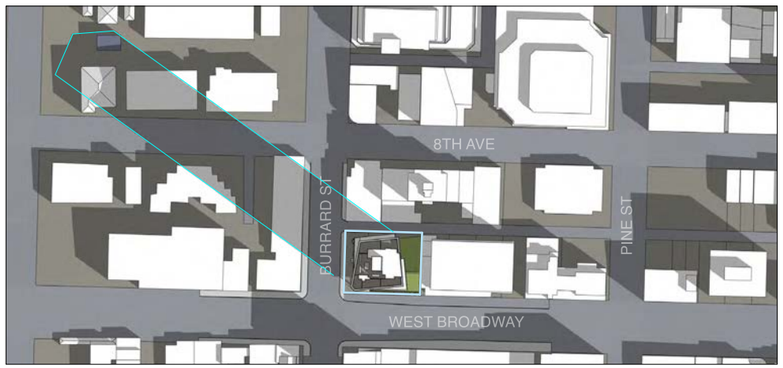


2pm PDT (UTC–07:00)



4pm PDT (UTC–07:00)

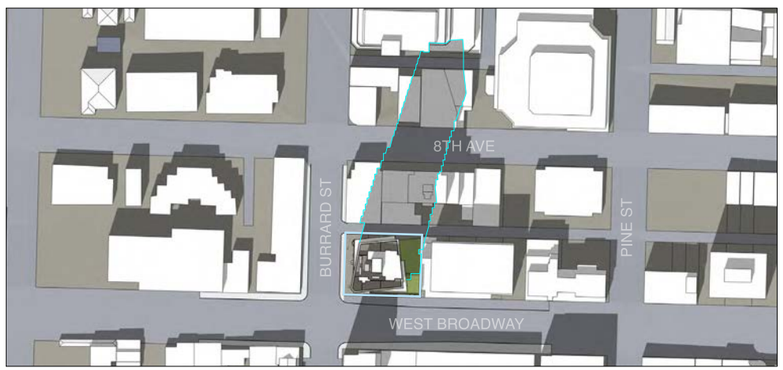
Fall Equinox



10am PDT (UTC–07:00)



12pm PDT (UTC–07:00)



2pm PDT (UTC–07:00)



4pm PDT (UTC–07:00)

GROUND ACCESS

Ground access has been carefully designed to ensure a clear and intuitive experience for residents, visitors, and the public. The site's dual frontages on Burrard Street and West Broadway are leveraged to separate uses, reduce conflict, and enhance the functionality of this mixed-use development.

A Residential Entrance on Burrard Street: Located along the Burrard Street frontage, the residential entrance offers an elegant point of arrival. Framed by refined landscaping and architectural, the entry sequence creates a strong urban presence while maintaining privacy and comfort for residents, clearly separated from the commercial activity along Broadway.

B Class A Passenger and Bicycle Access: Class A Passenger access is conveniently located near the residential lobby, offering safe pickup/drop-off for residents. Adjacent to this, secure off-street access to underground bicycle storage is provided directly from Burrard Street, supporting sustainable transportation goals.

C Commercial Retail Frontage on West Broadway: The full Broadway frontage is activated by a contiguous retail space, perfectly positioned for a neighborhood café or alike. These entries engage the public realm, support walkability, and align with the City's Broadway Plan vision of a vibrant, continuous Great Street.

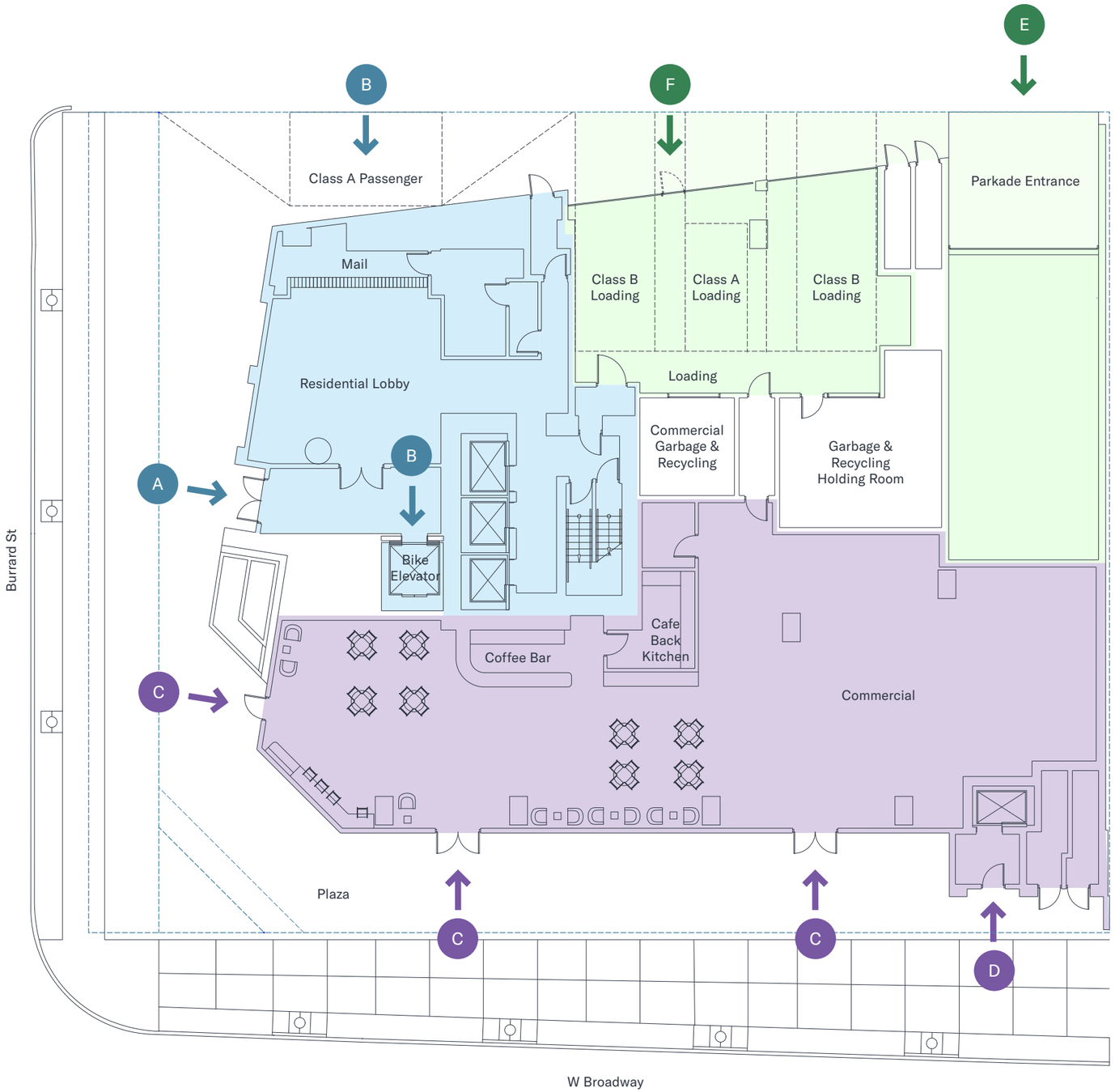
D Pedestrian Access to Commercial Parkade and Visitor Stalls: Clearly marked access points along Broadway connect directly to commercial parking and visitor stalls, promoting accessibility and ease of use for non-residential users.

E Parkade Access from Lane: Vehicular access to underground parking is located discreetly off the rear lane, keeping vehicular movement off the primary pedestrian frontages.

F Loading and Waste Management: Service functions are efficiently consolidated at the rear, with dedicated Class A and Class B loading bays accessible from the lane. This ensures essential operational needs are met without disrupting the public realm or introducing unnecessary conflicts with pedestrians or cyclists.

Altogether, the ground floor layout reflects a high level of design integration—prioritizing safety, serviceability, and vibrancy. It creates a clear and legible pattern that supports commercial success, residential comfort, and civic character.





- A — Residential Entrance
- B — Access to Residential Off-street Bicycle Spaces on Level P7
- C — Commercial Retail Frontage
- D — Pedestrian Access to Commercial Parkade & Visitor Stalls
- E — Access to Parkade
- F — Access to Loading & Garbage Pickup

Multiple Setbacks

Along Burrard Street, the building responds to two layers of dedication:

- A 2.13 metre (7 feet) prior dedication has already been completed as part of an earlier street-widening initiative.
- An additional 3.0 metre (10 feet) road dedication is provided along the current property line on Burrard as well as a corner cut to accommodate future civic upgrades, pedestrian movement, and transit expansion.
- Beyond these dedications, the building steps further back to create an enhanced public realm, approximately 4,000 square feet privately-owned public space that serves as a civic threshold. This setback allows for landscape features, seating, and light infiltration while reinforcing the corner as a moment of pause and arrival.

Along West Broadway, the project offers a particularly generous gesture:

- A 4.24 metre setback from the property line establishes a broad and accessible sidewalk zone. This proposal provides a 30-foot setback, significantly more than City's requirement of 18 feet from back of the curb—it is a spatial contribution to the city's ambition for an expanded and people-focused Broadway corridor.
- This additional width allows for smooth pedestrian flow, street tree planting, outdoor seating, and other public realm elements. It also supports the long-term function of Broadway as a major east-west transit spine.
- A Statutory Right-of-Way (SRW) at grade ensures clear pedestrian access and integrates the plaza corner into the broader streetscape.

Together, the dedications and setbacks deliver a finely tuned balance between city-building responsibilities and architectural intent. They make space for people—prioritizing walkability, openness, and comfort—and ensure that the building supports the evolution of this critical urban corridor.



1795 West Broadway

POPS & PUBLIC ART

The public realm at 1795 West Broadway is conceived not simply as a margin between building and street, but as a civic foreground that echoes the rhythms of nature and urban life. Located at the northeast corner of Burrard Street and West Broadway, one of Vancouver's most prominent intersections, the plaza establishes a landmark presence through form, material, and memory.

Continuing the design language introduced by its companion project at Hemlock and Broadway, this public space is defined by a generous setback. It includes approximately 4.24 metres along Broadway and 3.0 metres along Burrard, in addition to a prior 2.13-metre road dedication. The resulting plaza is more than a widened sidewalk. It is a 4,200 square feet—more than 25% of the site area—carefully composed public room that blends movement with pause, commerce with culture, and memory with modernity.

A curvilinear paving pattern sets the tone for the space, softening the gridded geometry of the city and introducing a natural rhythm to the ground plane. This gesture is rooted in the site's pre-urban condition. Long before the streetcar and



storefronts, this land was part of a layered hydrological system. Tatlow Creek, Arbutus Creek, and Bridge Street Creek all once flowed through the area, linking upland forests to the shores of False Creek and English Bay. Though now buried beneath streets and infrastructure, these streams remain etched in the topography and collective memory of the land.

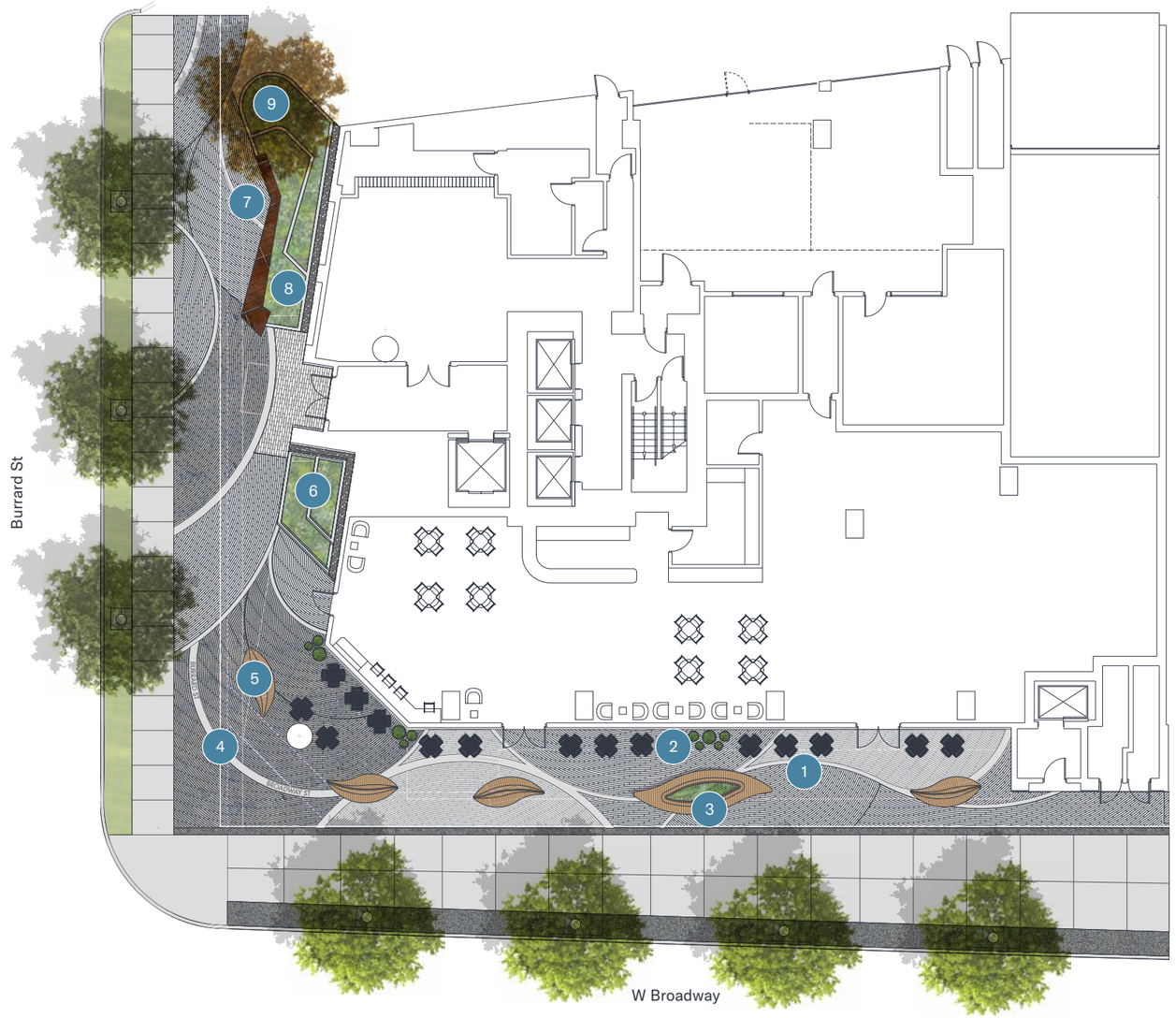
The design translates this history into form. The paving arcs suggest the flow of water. They invite pedestrians into and across the plaza in quiet emulation of old creekbeds. Alongside them, the sculptural benches, leaflike in shape, merge utility and metaphor. They offer rest, contemplation, and gathering while alluding to the canopy of Vancouver's native tree cover. These benches soften the plaza's hardscape and anchor its identity in the natural world.

Trees, layered plantings, and permeable surfaces reinforce the landscape narrative while supporting urban resilience. Lighting is thoughtfully integrated, recessed along pathways and embedded into furniture and planters. The result is a calm, ambient glow that shifts with time and season, reinforcing the space's continuity from day to night.

The plaza extends into the building through active commercial frontages designed to encourage permeability between indoors and outdoors. Glazed façades and recessed entries allow programs such as cafés, retail, and galleries to spill outward. This animation supports the emergence of a lively street corner. The public realm in this way supports not only pause and gathering, but also opportunity and exchange.

As with its Hemlock counterpart, this plaza fulfills a broader ambition of the Broadway Plan. It contributes to a connected series of public spaces that nurture social life, cultural expression, and ecological awareness. It is not a leftover, but a leading edge. A space that welcomes the city in, reflects the history beneath, and sets a new tone for how buildings and streets can speak to one another with grace, intelligence, and care.

With future opportunities for integrated public art, the plaza holds potential as a cultural anchor. It becomes an emblem of place that offers both meaning and memory for the neighbourhood and the city beyond.



1. Outdoor Seating/Dining
2. Custom Planters
3. Custom Timber Bench/Planters
4. Decorative Paving with Street Names
5. Custom Timber Bench Seating 2
6. Entry Planting
7. Custom Timber Bench Seating 3
8. Proposed Art Location
9. Feature Tree in Planter



↑ Retail Space and Public Plaza

→ Corner-cut Dedication


CAFE

A Public Realm Guided by the Rhythm of Water

Echoes of Water

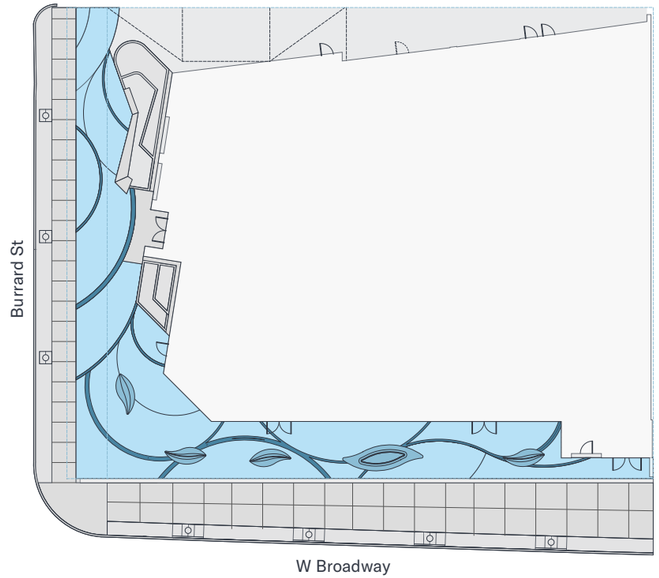
The design of the public realm at 1795 West Broadway draws inspiration from Vancouver's forgotten natural history, specifically the intricate network of creeks and streams that once shaped this part of the city before the modern grid took hold.

This intersection, where Burrard meets Broadway, sits within a landscape once shaped by the flows of Tatlow Creek, Arbutus Creek, and nearby Bridge Street Creek. These waterways were part of a vast system of hydrological corridors that connected upland forests to False Creek and English Bay. Though long buried beneath pavement and pipe, these waterways leave a ghost imprint on the land, visible in soil memory, underground currents, and the gentle sloping of terrain. The curved paving patterns introduced in the corner plaza intentionally evoke these lost watercourses. Drawing from the same organic geometries and historical cues, the design here references past movement corridors—both natural and man-made—through fluid paving patterns and layered planting that trace former pathways. Instead of an orthogonal or gridded hardscape, the surface features arcs and flowing lines, recalling the movement of water across the land. These curves soften the public space, guide pedestrians organically into the site, and help distinguish theplaza from the rigid urban fabric that surrounds it.

More than an aesthetic decision, this pattern tells a story. It reflects the land's hydrological past, acknowledges Indigenous knowledge of watershed and terrain, and reveals the quiet persistence of nature beneath the surface of the city. This approach creates a layer of cultural landscape design, tying memory to place and offering a moment of reflection in an otherwise bustling urban corridor.

The planting, material palette, and stormwater strategy of the plaza build on this concept. Textures and vegetation are indicative of riparian environments, while rainwater is directed to connected soft landscape surfaces that echo and mimic the previous existence of creek beds. These strategies provide a narrative richness to the public realm, while also represent hardiness and resilience through species selection and planting locations.

The public space at 1795 West Broadway becomes more than a transition zone, offering large flexible common areas for the public to gather and experience the sites history. The proposed landscape will serve as a contemporary tributary, a place where urban form and natural memory converge, and where the layered histories of Vancouver's landscape are invited to quietly resurface.



Vancouver's Old Streams



Source: Vancouver's Old Streams, 1978, *Vancouver Public Aquarium Association; editor, Sharon J. Proctor; designer, Greg Davies; captions and new photographs by Sharon Proctor; old photographs courtesy of the Vancouver City Archives*



NEW PURPOSE BUILT SENIORS CENTRE SPACE

Public Benefit—Contribution Via Collaboration with Hemlock Project

At the heart of every city are its elders, the stewards of history, wisdom, and continuity. Vancouver's seniors are not only residents but quiet architects of the city we enjoy today. As we shape a more connected and inclusive future, we believe growth must honour those who have contributed so much to the fabric of our communities.

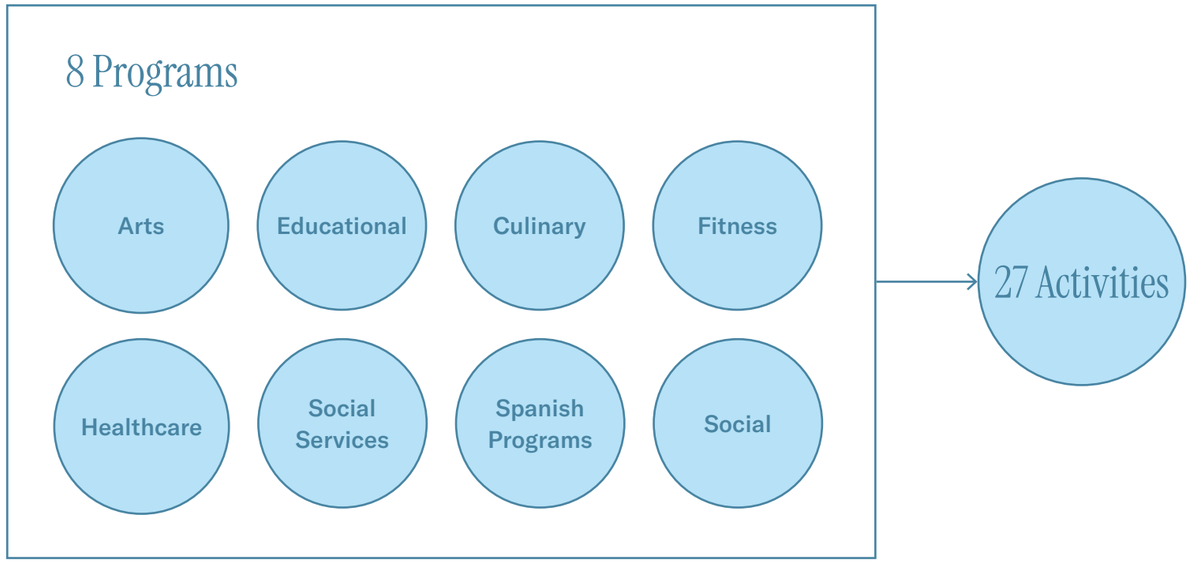
South Granville Seniors Centre (SGSC)

Founded in 1983, the South Granville Seniors Centre is a non-profit drop-in community centre that serves adults aged 55 and older in the Granville/Fairview neighbourhood. The South Granville Seniors Centre is an important resource for local seniors that supports well-being through friendship, diversity, and individual worth. Serving over 450 members and reaching more than 2,000 seniors, the centre has long been considered the community's heart and living room. The existing South Granville Seniors Centre facilities, which are located at 1420 West 12th Avenue, are aging and not suited to the needs of seniors facing dementia and mobility challenges. This project presents an opportunity to renew the South Granville Seniors aging facilities, providing a new, permanent hub for seniors from across the City of Vancouver.

The Soul of SGSC

Over the past fiscal year, South Granville Seniors Centre proudly delivered a diverse range of wellness, recreational, educational, multi-cultural, and food programs to over 1000 seniors. By offering these programs and support, the Centre helps seniors live healthy, active and independent lives.

SGSC is a place where people come together to connect, build friendships, and share meaningful moments. It's a space that nurtures belonging, and encourages everyone to stay involved. At its core, SGSC is a strong, caring community, that will continue to grow futher.



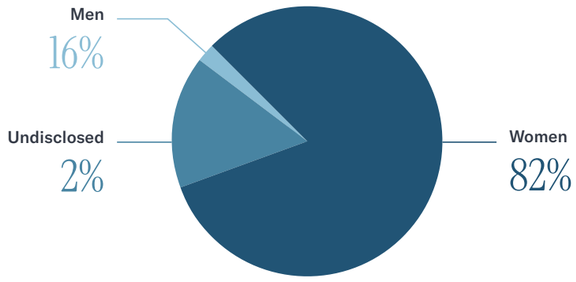
386
Total Members[1]

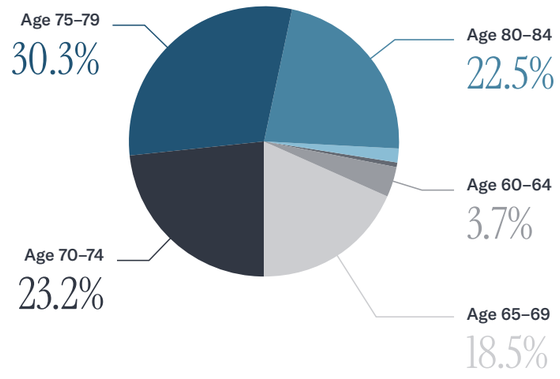
120
New Members[2]

11
Average New Members per month[2]

750
Local Residents Served[2]

Demographics of SGSC





1 As of March 31, 2025
2 April 1, 2024–March 31, 2025

Bringing the South Granville Seniors Centre's Mission Forward

As part of this responsibility, our proposal at 1795 West Broadway includes a contribution towards the creation of a 12,000-square-foot community centre space—at 1368 West Broadway (Companion Project)—dedicated to seniors across the city. Positioned directly on Broadway, across from a future SkyTrain station and served by multiple rapid bus routes, the centre offers unmatched accessibility, inviting seniors from all backgrounds and neighbourhoods to gather, connect, and thrive.

This is more than an amenity. It is a civic space, one designed for wellness programs, cultural events, social connection, and reflection. Its prominent location ensures it is not hidden away but placed with intention, signaling that seniors belong at the heart of urban life. The welcoming elements also extend to the start of this experiential center where a private lobby entrance has been thoughtfully located right on Broadway, and a dedicated HandyDart loading space has also been created in the back lane providing convenient and dignified access for the seniors.

In an era where livability must include all generations, the Seniors Community Centre is a tangible expression of social equity, respect, and gratitude. It reflects what it means to be a responsible corporate citizen, to build not only with ambition, but with care.

This is a space to honour legacy, foster connection, and ensure that Vancouver continues to be a city for everyone at every stage of life.



Hemlock Site: Seniors Centre Access

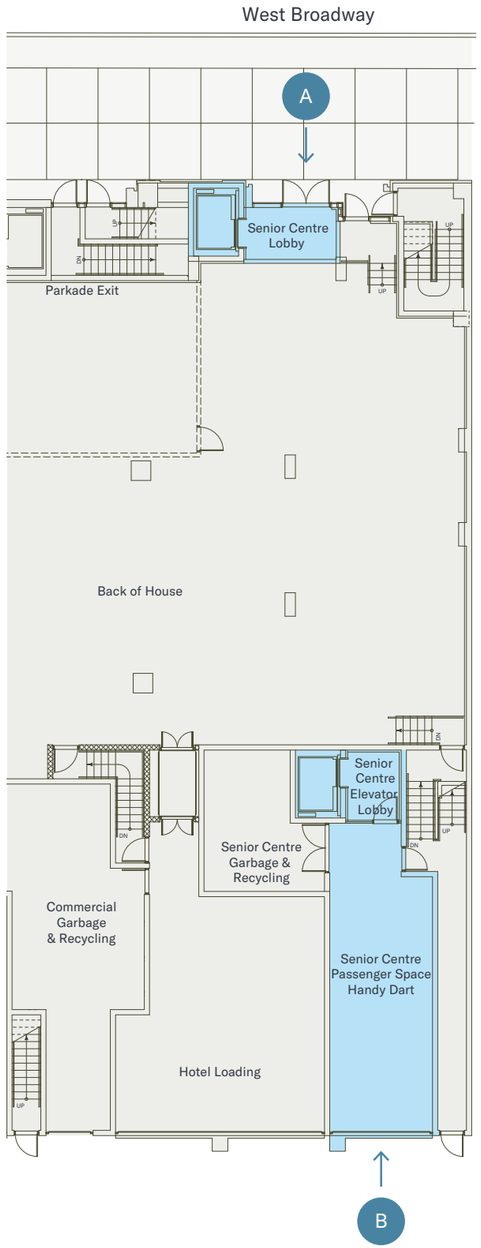
The proposed seniors' centre satisfies the Bylaw's Class B loading requirement through a shared Class B passenger space, designed in direct response to City staff's request to support HandyDart operations. This approach not only meets all dimensional and operational standards but also provides a passenger space not otherwise required under the Bylaw. Given the low anticipated service demands and limited frontage, and with a loading coordinator and management protocols in place, the shared-use solution offers a practical, efficient, and policy-consistent outcome that balances site constraints with the City's operational objectives.

A Primary Seniors Centre Entrance

B Seniors Centre HandyDart Access



GROUND ACCESS





A Space for Aging with Dignity, Community, & Light

An ongoing urban initiative in coordination with the City of Vancouver, the Hemlock Project's seniors community centre is designed with meaning and gratitude to our city's elder community. With great attention to detail both inside and out, it's a social hub designed for accessibility, recreation, and versatility, harmonizing with the cadence of its guests.



Tucked into the third floor of the Hemlock Project is a space designed with deep intention—a 12,000 square foot seniors centre that brings older adults into the core of the city's civic life. It's not a leftover space. It's a place that's been purposefully imagined to feel open, welcoming, and alive.

Large outdoor terraces wrap the building, offering sun, fresh air, and long views across the neighbourhood. These are not just patios. They are part of the architecture's way of saying: you belong here. Landscaped with care and shaped to feel safe and accessible, they offer space for rest, for movement, for quiet time in the company of others or alone. Most importantly, the overall terracing architecture is also symbolic of the current generation to celebrate those steps taken by our seniors in this community. Functionally the outdoor patio also creates a fabulous opportunity of passive participation of dynamic street activities stimulating the mind and body towards a total wellness experience.

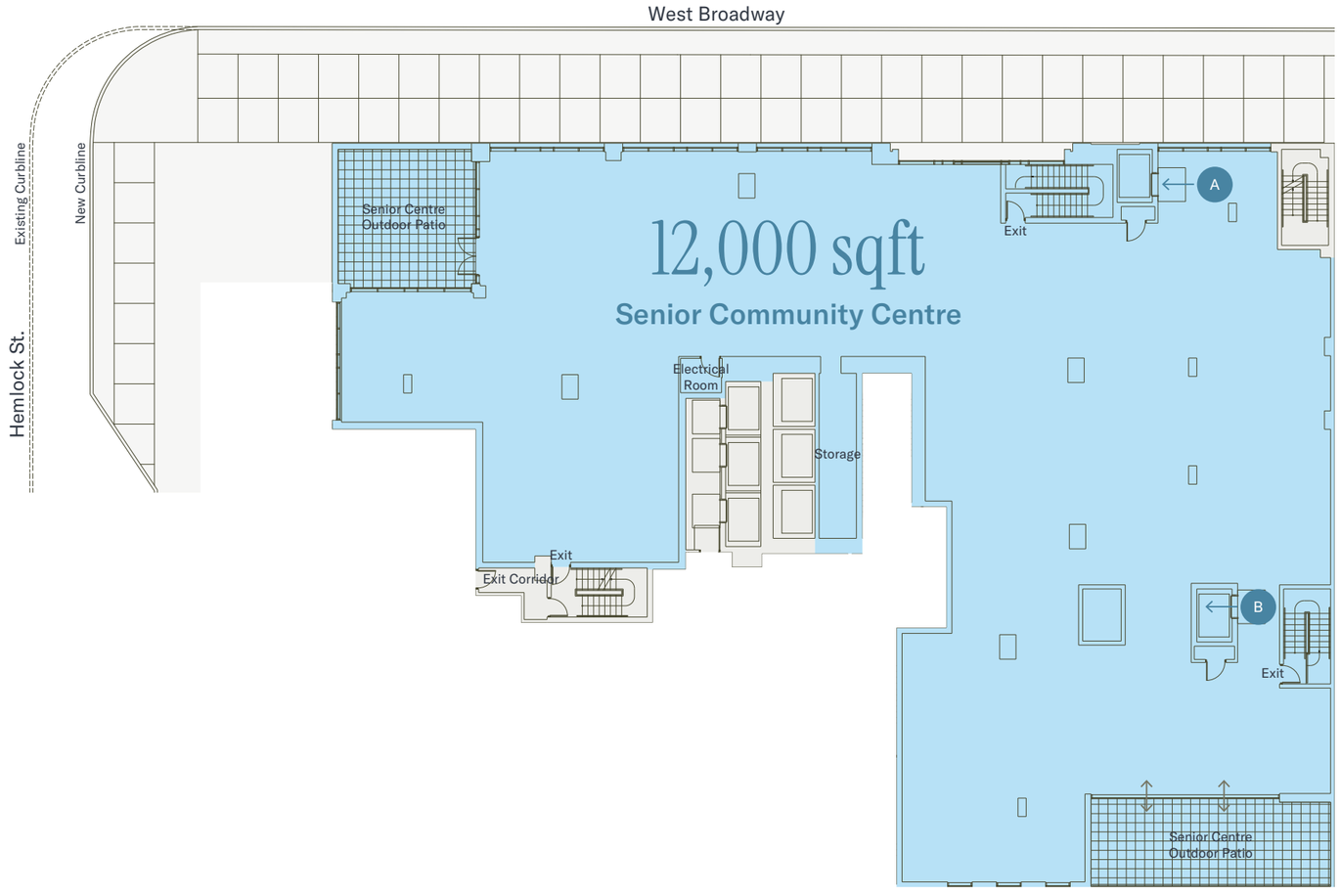
Inside, the layout is intended to allow flexibility over time. Some days the space might host a fitness class or a cultural event. Other times, it might serve as a reading lounge, a gathering place, or a hub for digital access and learning. It's not about fitting seniors into a program. It's about building something that adapts to their needs, interests, and rhythms.

A key part of this space is how people arrive. There's a dedicated entrance along Broadway, giving the centre its own identity on the street. It feels public and grounded, with its own front door and lobby. Around the back, there's a second entrance designed for ease of access via HandyDart, with its own dedicated drop-off and elevator. That kind of care in arrival design matters and it sets the tone for the experience inside.

The vision for the centre is not static. It will continue to take shape in collaboration with the City and a future operating partner with experience in seniors' programming. The goal is to ensure that what's built here will be meaningful, relevant, and responsive.

As part of the project's community contribution, the seniors centre stands as more than just square footage. It's a civic offering. A space for belonging. A quiet but confident addition to the city's social fabric. A place where aging feels connected to the life of the street, the rhythms of the neighbourhood, and the broader story of Vancouver itself.

HEMLOCK SITE—LEVEL 3



A Primary Senior Centre Elevator Entrance

B Senior Centre Elevator Entrance HandyDart Access



↑ Hemlock—Companion Site
Seniors Centre Ground Floor Entrance

→ Hemlock—Companion Site
Seniors Centre Third Floor Patio



HOUSING

Housing diversity is fundamental to building resilient and inclusive communities. As Vancouver continues to grow and evolve, the need for a broader spectrum of housing choices becomes increasingly important. This includes not only a range of affordability levels, but also a variety of forms and tenures that support residents at different stages of life.

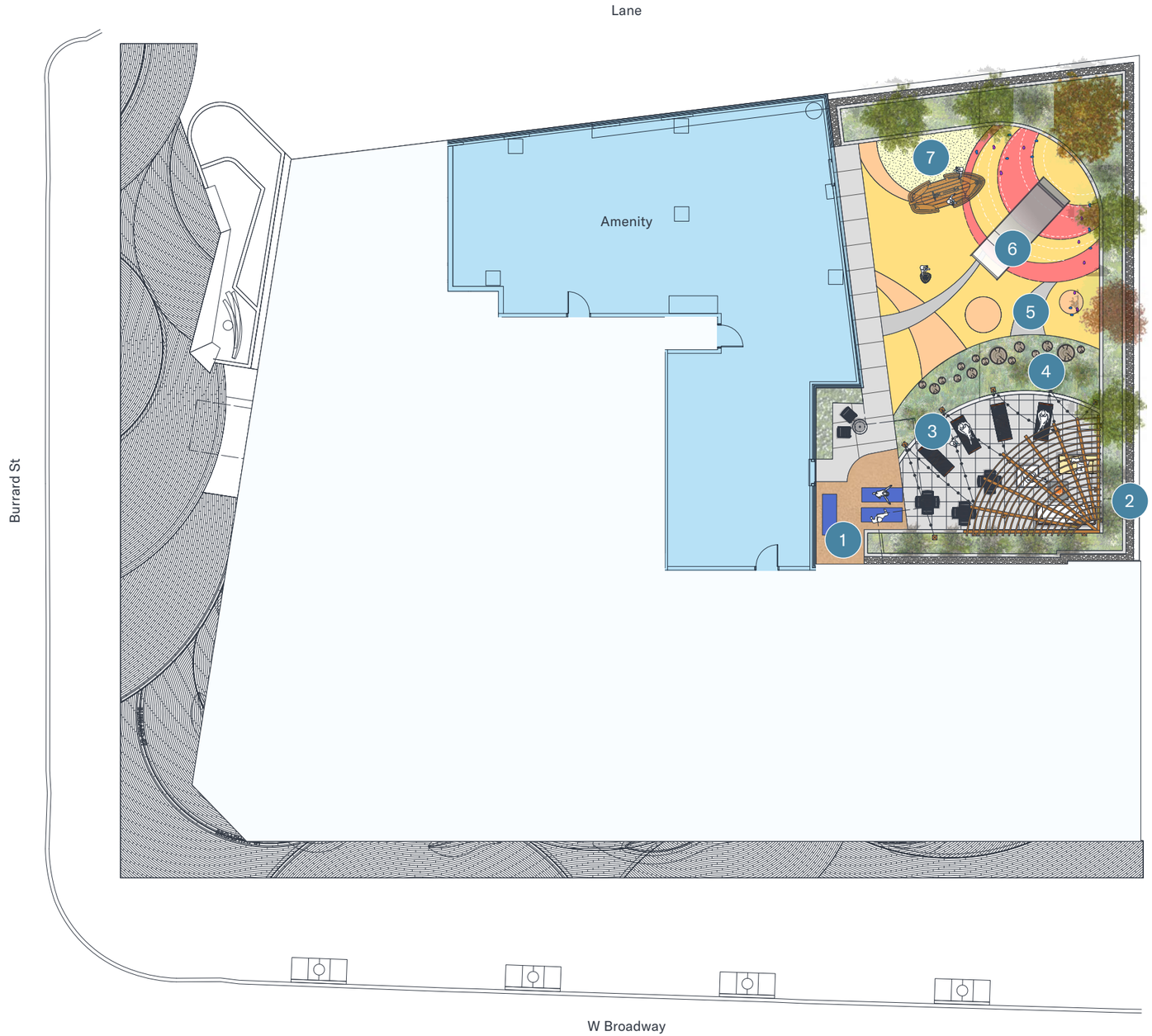
1795 West Broadway contributes meaningfully to this diversity by introducing 239 new market strata homes into the Broadway corridor. While the area is well supported by a strong rental foundation, the addition of ownership housing enhances the neighbourhood's long-term vitality. It reflects the principle that complete communities are those that offer both rental and ownership options, giving residents the opportunity to make choices that reflect their goals and needs.

Providing ownership opportunities in a transit-oriented, amenity-rich location allows residents to invest not only in property, but also in community. These homes offer the permanence and stability that ownership brings, enabling individuals and families to stay, grow, and contribute meaningfully to the life of the neighbourhood over time.

By creating strata housing in a central and connected location, this project supports the principle of housing equity. It ensures that homeownership is not limited to specific areas, but becomes part of the broader vision for a diverse, inclusive, and complete Vancouver.



Residential Amenity Space Level 2



1. Yoga/Stretching Area
2. Custom Pergola Structure
3. Outdoor Lounge Furniture
4. Play Stepping Stones
5. Children's Play Area
6. Play Slide
7. Sand Play Area



←
Level 2 Outdoor Amenity Space

Residential Amenity Space Level 5



1. Seating with High Table
2. Custom Pergola Structure
3. BBQ Kitchen
4. Dining Area
5. Coniferous Privacy Screen



SUSTAINABLE DESIGN STRATEGY

The Burrard Project will be designed to meet the City of Vancouver's Green Building Policy for Rezonings (April 2025 update), with a comprehensive strategy that incorporates energy efficiency, reduced embodied carbon, climate resilience, and future-ready design.



Energy & Emissions Performance

- Designed to meet the 2025 Vancouver Building By-law limits.
- Preliminary energy model was completed to assess the proposed design. Modeled whole-building energy and emission performance significantly exceeds performance limits:
  - Total Energy Use Intensity (TEUI): 84.6 kWh/m² (vs. 129.5 limit)
  - Thermal Energy Demand Intensity (TEDI): 24.4 kWh/m² (vs. 25.2 limit)
  - Greenhouse Gas Intensity (GHGI): 1.4 kg CO2/m² (vs. 3.5 limit)

Key strategies include:

- Window-Wall Ratio of approximately 40%–45%.
- Modernized heating & cooling system with hybrid electric/gas backup.
- High-efficiency Energy recovery ventilators ERVs (72–85% effective).
- Low-flow plumbing fixtures, reducing peak water use by 23%.



Embodied Carbon

- Targeted reduction through material choices and early life-cycle analysis.
- Achieves a 13% reduction from the benchmark:
  - 349.66 kg CO_2e/m^2 (vs. 400 limit)
- Targeted compliance with the Absolute Emissions Pathway under VBBL 2025.



Resilience & Climate Adaptation

- Warming Temperature & Extreme heat: Use of high-performance glazing with a low solar heat gain coefficient; passive cooling through green roofs; dedicated cooling refuge on 2nd floor.
- Wildfire smoke: Airtight envelope, use of Energy Recovery Ventilators with MERV 13 filters; positively pressurized corridors.
- Extreme rainfall: Green roofs & soft landscape to manage onsite filtration and drainage; mechanical & electrical rooms located and designed to minimize risks to service from flooding; use of back flow prevention values and water detection sensors at below-grade levels.



Commissioning & Energy Metering

- An enhanced commission process will be implemented for all building energy system;
- The project will include building metering and sub-metering of all major energy uses as required by the Green Building Policy for Rezoning.

2.3

ARCHITECTURAL DRAWINGS

TOPOGRAPHIC PLAN OF:
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

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

LEGEND:

PP	DENOTES POWER POLE
BO	DENOTES BOLLARD
CB	DENOTES CATCH BASIN
SB	DENOTES SERVICE BOX
MH	DENOTES MANHOLE
LS	DENOTES LAMP STANDARD (UNLESS NOTED OTHERWISE)
TS	DENOTES TRAFFIC SIGNAL
MW	DENOTES MONITORING WELL
WV	DENOTES WATER VALVE
GV	DENOTES GAS VALVE
SN	DENOTES SIGN
TW	DENOTES TOP OF WALL
TC	DENOTES TOP OF CONCRETE

TREE CANOPY RADIUS (m)
XXXø TREE TYPE DL X
TREE CALIPER (mm)

NOTES:
PROPERTY LINES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE PENDING FURTHER FIELD SURVEY

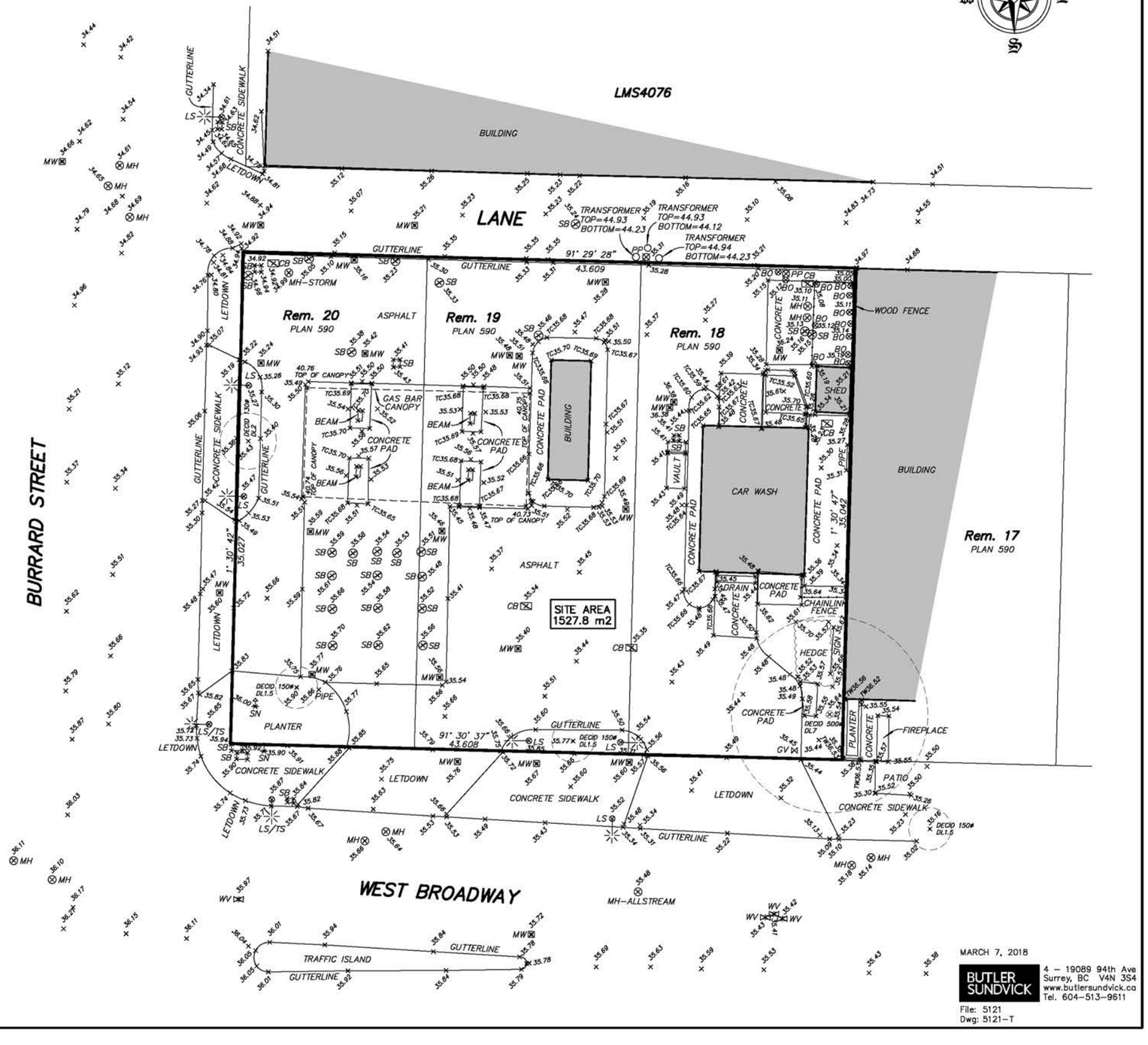
THIS PLAN SHOULD BE READ IN CONJUNCTION WITH TITLE No. CA6515333, CA6515334, AND CA6515335 TO CONFIRM ANY CHARGES THAT MAY AFFECT THIS PLAN

ELEVATION DERIVATION

ELEVATIONS ARE DERIVED FROM CITY OF VANCOUVER CONTROL MONUMENT No. V-3793 ELEVATION=33.683m (CVD28GVRD)

CIVIC ADDRESS

1795 WEST BROADWAY
VANCOUVER, BC



MARCH 7, 2018

BUTLER SUNDVICK
4 – 19089 94th Ave
Surrey, BC V4N 3S4
www.butlersundvick.ca
Tel. 604-513-9611

File: 5121
Dwg: 5121-T

W. T. LEUNG
ARCHITECTS INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia,
Canada, V5Z 1K3
Telephone 604 736-9711
Facsimile 604 736-7991

ISSUE/REVISION
B 2025-07-28 Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

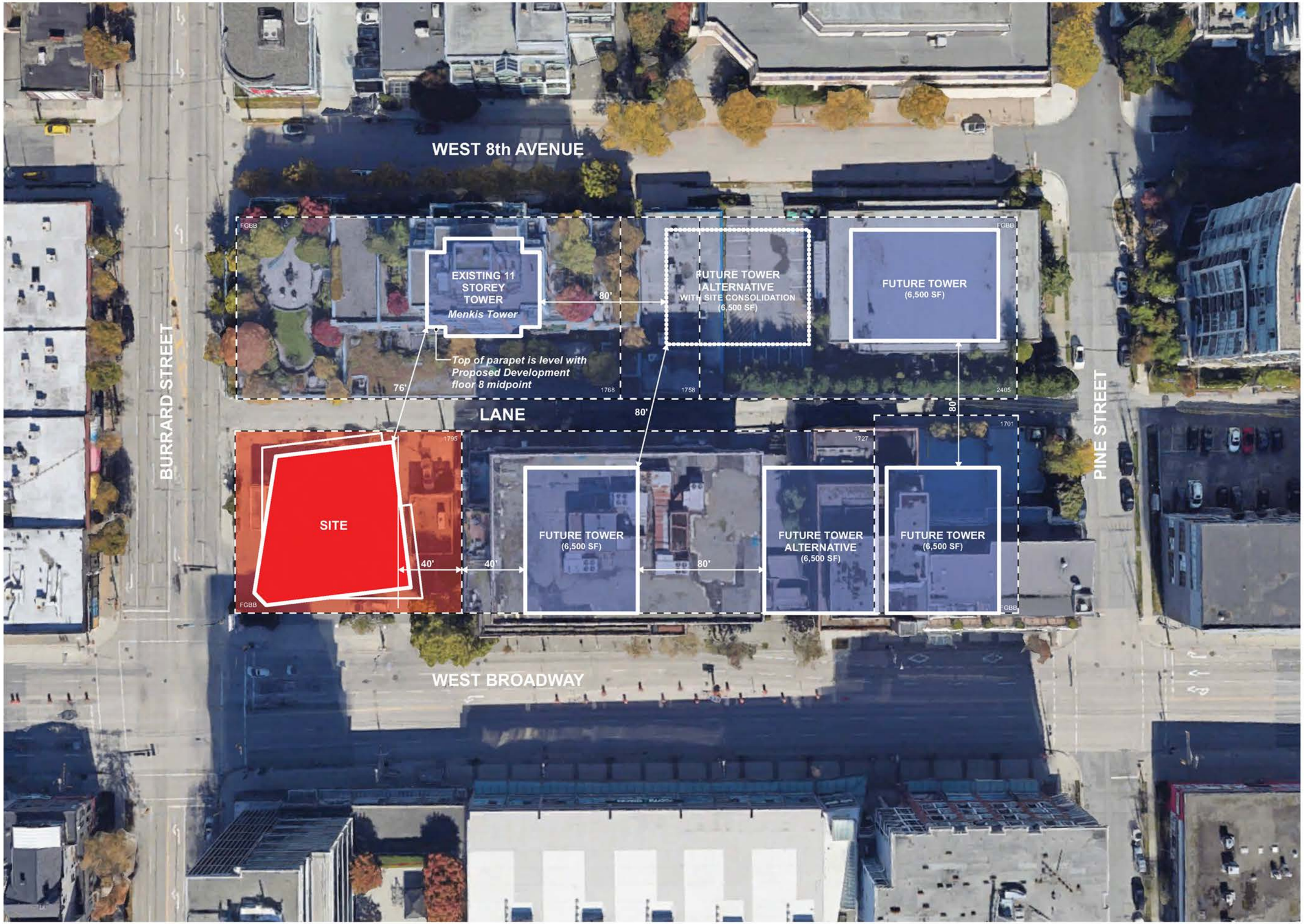
Survey Plan

JOB NO.	BRO 18-06
DRAWN	
DATE	July 28, 2025
SCALE	N/A
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO. :

A0.6



W. T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia,
Canada, V5Z 1K3
Telephone 604 736-9711
Facsimile 604 736-7991

NORTH

ISSUE/REVISION
B 2025-07-28 Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

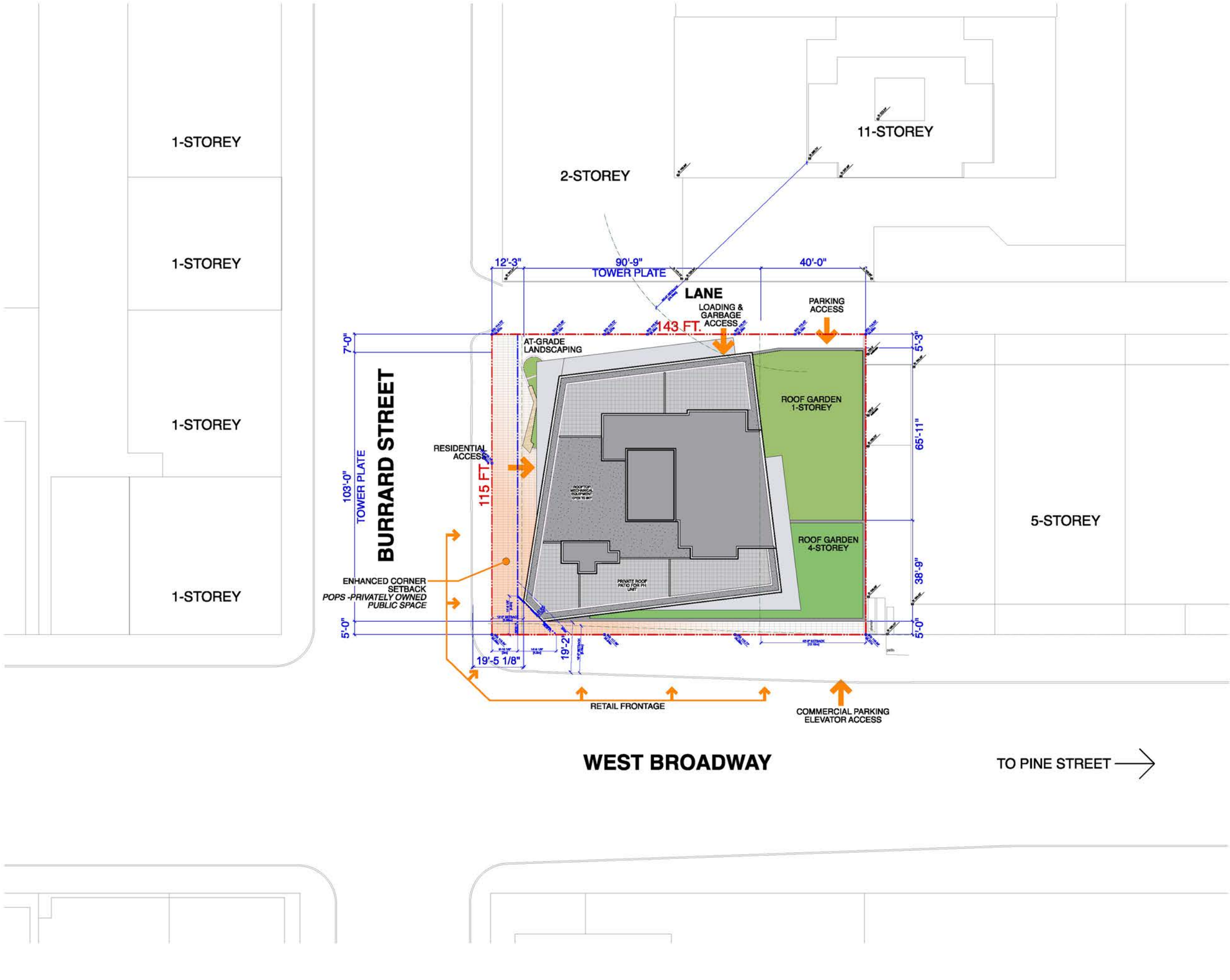
Tower Separation

JOB NO.	**BRO 18-06**
DRAWN	**LL**
DATE	**July 28, 2025**
SCALE	**N/A**
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO. :

A0.7



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia ♦ Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Ias for Rezoning Enquiry
B	2025-07-28	Ias for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

Site Plan

JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/16" = 1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO. :

A1.0

2025 July 25 9:26:43 AM J:\JOB_1795 W Broadway.rvwx

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: 13.1 FSR NET (With Density Transfer)			
Floor Plate	Max recommended:	6,500 SF	[603.87 SM]	
	Proposed:	7,600 SF	[706.06 SM]	
Height	Geodetic Height		Building Height from 115.83' [35.3 M] (interpolated grade from 4 site corners)	
-elevator overhead	454.00 FT	[138.38 M]	338.17 FT	[103.07 M]
-roof parapet (top of 30 storeys)	449.75 FT	[137.08 M]	333.92 FT	[101.78 M]
Underground Parking	7 Levels			
Tower Setbacks	Front (Broadway)	19.17 FT	[5.84 M]	*from back of curb*
	Side West (Burrard)	19.42 FT	[5.92 M]	*from back of curb*
	Rear (Lane)	6.92 FT	[2.11 M]	*tower*
	Side East	0 FT	[0.00 M]	*podium*

AREA SUMMARY

			Exempt Area			
	Gross Commercial	**Gross Residential**	**Storage**	**Enclosed Balc**	**Amenity**	**Net Area**
Ground Floor	4,519.9 SF	2,870.5 SF				7,390.3 SF
1.5 Floor		1,397.6 SF				1,397.6 SF
2nd Floor		9,197.9 SF	251.9 SF	108.9 SF	2,194.1 SF	6,643.0 SF
3rd Floor		9,396.2 SF	356.3 SF	242.6 SF		8,797.4 SF
4th Floor		9,563.1 SF	356.7 SF	356.5 SF		8,849.9 SF
5th Floor		6,991.2 SF	194.7 SF	0.0 SF	1,354.0 SF	5,442.6 SF
6th Floor		6,987.8 SF	220.4 SF	0.0 SF		6,767.4 SF
7th Floor		7,599.1 SF	276.0 SF	0.0 SF		7,323.2 SF
8th Floor		7,599.1 SF	276.0 SF	0.0 SF		7,323.2 SF
9th Floor		7,599.1 SF	276.0 SF	0.0 SF		7,323.2 SF
10th Floor		7,599.1 SF	276.0 SF	0.0 SF		7,323.2 SF
11th Floor		7,599.1 SF	276.0 SF	0.0 SF		7,323.2 SF
12th Floor		7,599.1 SF	276.0 SF	0.0 SF		7,323.2 SF
13th Floor		6,842.0 SF	217.8 SF	0.0 SF		6,624.2 SF
14th Floor		6,783.6 SF	210.4 SF	126.2 SF		6,447.0 SF
15th Floor		7,427.8 SF	271.7 SF	0.0 SF		7,156.2 SF
16th Floor		7,427.8 SF	271.7 SF	0.0 SF		7,156.2 SF
17th Floor		7,427.8 SF	271.7 SF	0.0 SF		7,156.2 SF
18th Floor		7,427.8 SF	271.7 SF	0.0 SF		7,156.2 SF
19th Floor		7,427.8 SF	271.7 SF	0.0 SF		7,156.2 SF
20th Floor		7,427.8 SF	271.7 SF	0.0 SF		7,156.2 SF
21th Floor		7,427.8 SF	271.7 SF	0.0 SF		7,156.2 SF
22th Floor		7,427.8 SF	271.7 SF	0.0 SF		7,156.2 SF
23th Floor		7,035.8 SF	254.1 SF	0.0 SF		6,781.7 SF
24th Floor		7,035.8 SF	254.1 SF	0.0 SF		6,781.7 SF
25th Floor		7,035.8 SF	254.1 SF	0.0 SF		6,781.7 SF
26th Floor		7,035.8 SF	254.1 SF	0.0 SF		6,781.7 SF
27th Floor		7,035.8 SF	254.1 SF	0.0 SF		6,781.7 SF
28th Floor		6,673.3 SF	184.7 SF	0.0 SF		6,488.6 SF
29th Floor		6,673.3 SF	184.7 SF	0.0 SF		6,488.6 SF
30th Floor		6,673.3 SF	152.2 SF	0.0 SF		6,521.1 SF
Roof		2,983.3 SF	0.0 SF	0.0 SF		2,983.3 SF
Total Building Area	**4,519.9 SF**	**223,229.7 SF**	**7,429.4 SF**	**834.1 SF**	**3,548.0 SF**	**215,938.0 SF**

	Net FSR	
FSR Commercial	**0.3 FSR**	**4,519.9 SF**
FSR Strata Residential	**12.9 FSR**	**211,418.1 SF**
Proposed Combined FSR	**13.1 FSR**	**215,938.0 SF**

W. T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia,
Canada, V5Z 1K3
Telephone 604 736-9711
Facsimile 604 736-7991

ISSUE/REVISION
B 2025-07-28 Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

Project Data & Area Summary

JOB NO.	**BRO 18-06**
DRAWN	**LL**
DATE	**July 28, 2025**
SCALE	**N/A**
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO. :

A1.1.

PARKING ANALYSIS

7 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			**126**	(not incl. HC)(per developer)
Number of Units	239 units				
HC Stalls per Section 4.1.4	1/first 7units + 0.034/additional units		*9 (min.)	**9**	
Small Car Stalls (max. 25%)			32 (max.)	29	
Visitor Stalls per Section 4.1.3	min. 0.05 to max. 0.1 stalls/unit		12 (min.)	**12**	(4 small car visitor)
Total Stalls (Residential)			21	**147**	
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)			21	**150**	
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	108 units	162		
Section 6.2.1.2 Class A	2.5 per Unit > 65 SM<105 SM	125 units	313		
Section 6.2.1.2 Class A	3 per Unit > 105 SM	6 units	18		
Total Class A			**493**	**495**	
Class A Bicycle stall types as per VPBL 6.3.13 & 6.3.13A					
min. 55% horizontal Bicycle Stalls (VPBL 6.3.13)			271	**ɨ, lockers, oversize, regular**	
max. 60% stacked Bicycle Stalls (or 30% vert & 30% stacked) (VPBL 6.3.13)			296	**279**	
min. 10% Bicycle Lockers (VPBL 6.3.13A)			49	**52**	
min. 5% oversize Bicyle Stalls (VPBL 6.3.9)			25	**25**	
regular horizontal Bicycle Stalls				**139**	
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		13	13	
Loading Space Commercial					
Retail Section 5.2.6 Class B			1Class B		
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**	

W. T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia,
Canada, V5Z 1K3
Telephone 604 736-9711
Facsimile 604 736-7991

ISSUE/REVISION
B 2025-07-28 Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

Project Data
Parking Analysis

JOB NO.	**BRO 18-06**
DRAWN	**LL**
DATE	**July 28, 2025**
SCALE	**N/A**
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO. :

A1.2.

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	6	2	0	8	364.76
3rd Floor	0	7	4	0	11	445.80
4th Floor	0	7	4	0	11	292.58
5th Floor	0	2	4	0	6	961.62
6th Floor	0	3	5	0	8	1,130.41
7th Floor	0	4	4	1	9	1,669.61
8th Floor	0	4	4	1	9	1,669.61
9th Floor	0	4	4	1	9	1,669.61
10th Floor	0	4	4	1	9	1,669.61
11th Floor	0	4	4	1	9	1,669.61
12th Floor	0	4	4	1	9	1,669.61
13th Floor	0	2	4	1	7	789.03
14th Floor	0	2	4	1	7	789.03
15th Floor	0	5	3	1	9	1,551.65
16th Floor	0	5	3	1	9	1,551.65
17th Floor	0	5	3	1	9	1,551.65
18th Floor	0	5	3	1	9	1,551.65
19th Floor	0	5	3	1	9	1,551.65
20th Floor	0	5	3	1	9	1,551.65
21st Floor	0	5	3	1	9	1,551.65
22nd Floor	0	5	3	1	9	1,551.65
23rd Floor	0	3	5	0	8	1,318.42
24th Floor	0	3	5	0	8	1,318.42
25th Floor	0	3	5	0	8	1,318.42
26th Floor	0	3	5	0	8	1,318.42
27th Floor	0	3	5	0	8	1,318.42
28th Floor	0	0	2	3	5	1,197.70
29th Floor	0	0	2	3	5	1,197.70
30th Floor	0	0	3	2	5	1,197.70
Total Strata Residential	**0**	**108**	**107**	**24**	**239**	**37,389.31**

0.0%	45.2%	44.8%	10.0%
45.2%		54.8%	
Studio/ 1Bed Units		Family Units	

Amenity	Required	Provided
Required Indoor Resid'l Amenity @ 13 SF/Unit	3,107 SF	3,542 SF
Required Outdoor Resid'l Amenity @ 21.5 SF/Unit	5,139 SF	5,212 SF

Open Balcony		
FSR Residential Net Area		211,412.1 SF
Maximum Balcony Area Allowed	12% of FSR	25,369 SF
Provided Balcony Area	18 %	37,389 SF

Unit #	Unit Type	Gross Area	Storage	Net Area
Floor 2				
201	2 BDR	901.9	25.5	876.5
202	1 BDR	602.8	32.9	570.0
203	1 BDR	608.4	41.0	567.4
204	1 BDR	612.5	28.9	583.5
205	1 BDR	610.7	39.3	571.4
206	1 BDR	629.0	29.9	599.2
207	2 BDR	904.3	29.4	874.8
208	1 BDR	533.5	24.9	508.6
Floor 3				
301	2 BDR	901.5	25.5	876.0
302	1 BDR	593.4	29.6	563.8
303	2 BDR	951.8	35.4	916.5
304	2 BDR	851.2	39.5	811.7
305	1 BDR	602.9	32.9	570.0
306	1 BDR	608.4	41.0	567.4
307	1 BDR	612.5	28.9	583.5
308	1 BDR	610.7	39.3	571.4
309	1 BDR	629.2	29.9	599.3
310	2 BDR	904.0	29.4	874.6
311	1 BDR	533.5	24.9	508.6
Floor 4				
401	2 BDR	883.6	25.9	857.7
402	1 BDR	593.4	29.6	563.8
403	2 BDR	951.8	35.4	916.5
404	2 BDR	850.6	39.5	811.1
405	1 BDR	602.8	32.9	570.0
406	1 BDR	608.4	41.0	567.4
407	1 BDR	612.5	28.9	583.5
408	1 BDR	610.7	39.3	571.4
409	1 BDR	629.0	29.9	599.2
410	2 BDR	972.3	29.4	942.8
411	1 BDR	651.7	24.9	626.8
Floor 5				
501	2 BDR	862.9	31.8	831.1
502	1 BDR	507.1	30.6	476.6
503	2 BDR	860.2	39.5	820.7
504	2 BDR	825.7	37.3	788.4
505	2 BDR	885.3	29.4	855.9
506	1 BDR	571.0	26.0	544.9
Floor 6				
601	2 BDR	862.9	31.8	831.1
602	1 BDR	507.1	30.6	476.6
603	2 BDR	860.2	39.5	820.7
604	2 BDR	825.7	37.3	788.4
605	2 BDR	781.4	25.8	755.7
606	1 BDR	582.2	0.0	582.2
607	2 BDR	872.2	29.4	842.8
608	1 BDR	571.0	26.0	544.9
Floor 7-12				
701	2 BDR	862.9	31.8	831.1
702	1 BDR	507.1	30.6	476.6
703	2 BDR	860.2	39.5	820.7
704	2 BDR	825.7	37.3	788.4
705	3 BDR	926.4	27.5	898.9
706	1 BDR	483.7	24.0	459.7
707	1 BDR	551.7	29.8	522.0
708	2 BDR	885.3	29.4	855.9
709	1 BDR	571.0	26.0	544.9

Unit #	Unit Type	Gross Area	Storage	Net Area
Floor 13				
1301	2 BDR	973.6	37.7	935.8
1302	2 BDR	1,010.3	25.5	984.8
1303	2 BDR	830.4	37.3	793.1
1304	3 BDR	926.4	27.5	898.9
1305	1 BDR	483.7	24.0	459.7
1306	1 BDR	509.8	25.0	484.8
1307	2 BDR	1,007.5	40.7	966.8
Floor 14				
1401	2 BDR	911.5	40.9	870.6
1402	2 BDR	1,023.9	25.5	998.4
1403	2 BDR	830.4	37.3	793.1
1404	3 BDR	926.4	27.5	898.9
1405	1 BDR	483.7	24.0	459.7
1406	1 BDR	512.4	28.5	483.9
1407	2 BDR	994.4	26.7	967.6
Floor 15-22				
1501	2 BDR	875.7	26.3	849.4
1502	1 BDR	551.8	40.2	511.6
1503	2 BDR	875.5	40.1	835.3
1504	1 BDR	601.0	28.3	572.7
1505	3 BDR	926.4	27.5	898.9
1506	1 BDR	483.7	24.1	459.7
1507	1 BDR	551.7	29.8	522.0
1508	2 BDR	886.4	29.4	856.9
1509	1 BDR	567.4	26.0	541.4
Floor 23-27				
2301	2 BDR	877.8	26.3	851.4
2302	1 BDR	551.7	40.2	511.5
2303	2 BDR	872.7	40.1	832.6
2304	1 BDR	576.4	29.4	547.1
2305	2 BDR	772.3	25.1	747.2
2306	2 BDR	800.8	37.6	763.2
2307	2 BDR	913.4	29.4	884.0
2308	1 BDR	567.4	26.0	541.4
Floor 28-29				
2801	3 BDR	1,395.6	39.3	1,356.4
2802	3 BDR	1,293.6	38.0	1,255.6
2803	3 BDR	1,110.2	30.3	1,079.9
2804	2 BDR	801.5	37.6	763.9
2805	2 BDR	988.0	39.5	948.5
Floor 30				
3001	3 BDR	1,389.4	32.1	1,500.6
	Roof access	143.3		
3002	3 BDR	1,336.9	30.3	1,436.8
	Roof access	130.1		
3003	2 BDR	904.1	27.4	980.7
	Roof access	104.0		
3004	2 BDR	910.0	32.4	974.0
	Roof access	96.4		
3005	2 BDR	1,085.4	30.0	1,163.6
	Roof access	108.1		

Average Gross Unit Area by Unit Type

1-Bdr	556 SF	[51.6 SM]
2-Bdr	878 SF	[81.6 SM]
3-Bdr	1059 SF	[98.4 SM]

W. T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia,
Canada, V5Z 1K3
Telephone 604 736-9711
Facsimile 604 736-7991

ISSUE/REVISION
B 2025-07-28 Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

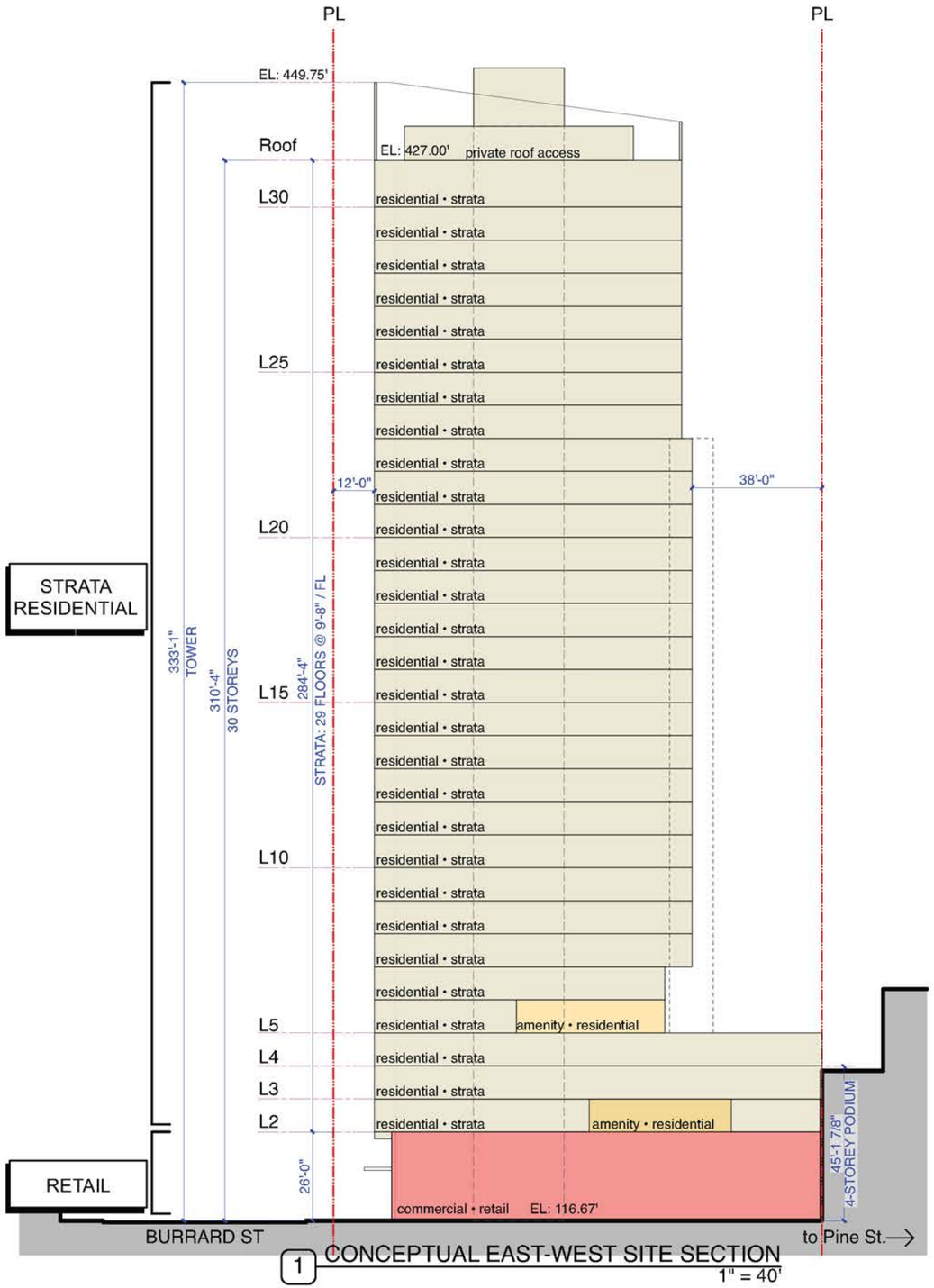
Project Data Residential Unit Summary

JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	N/A
CHECKED	

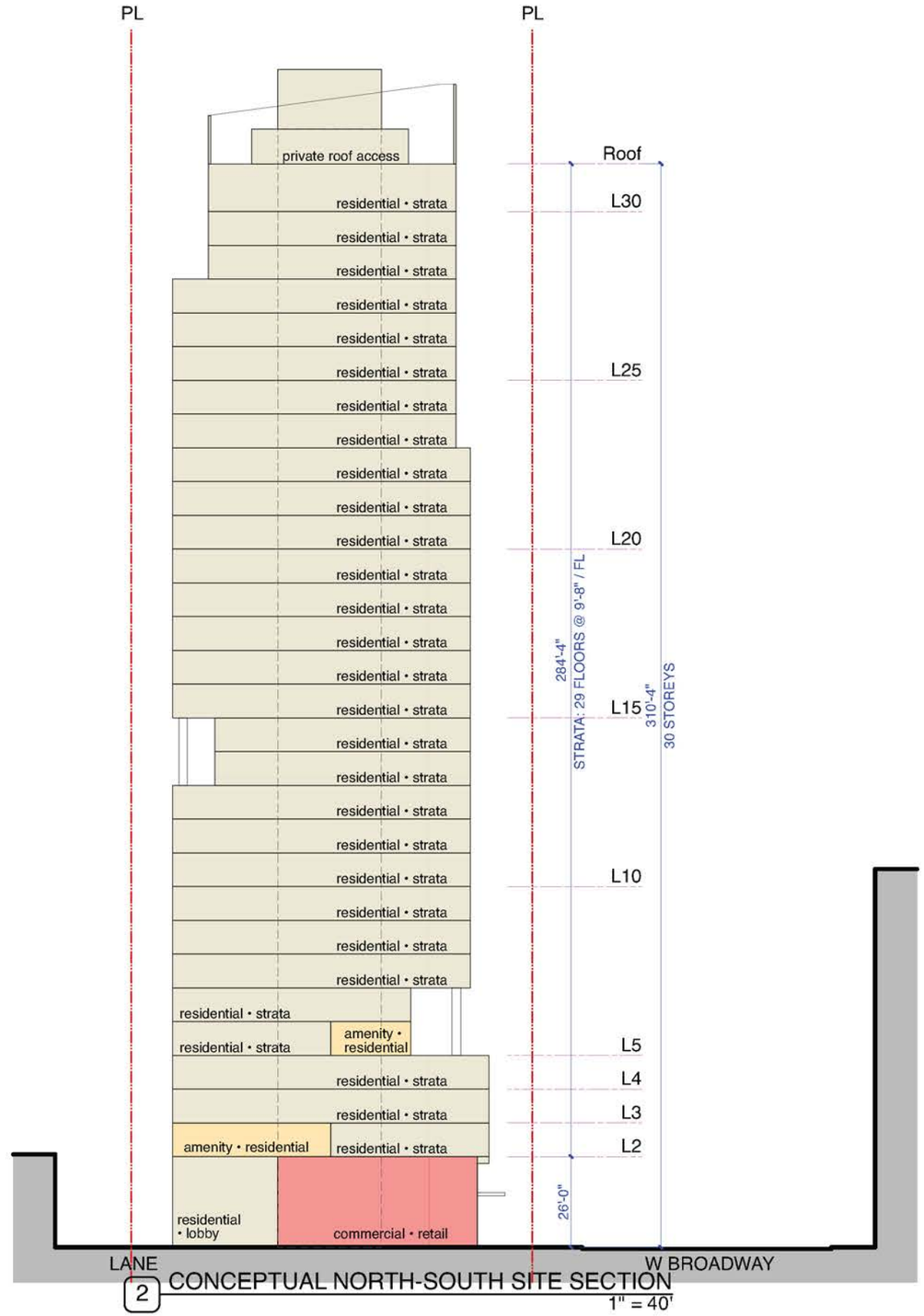
© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO. :

A1.3.



1 CONCEPTUAL EAST-WEST SITE SECTION
1" = 40'



2 CONCEPTUAL NORTH-SOUTH SITE SECTION
1" = 40'

W. T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia,
Canada, V5Z 1K3
Telephone 604 736-9711
Facsimile 604 736-7991

ISSUE/REVISION
B 2025-07-28 Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

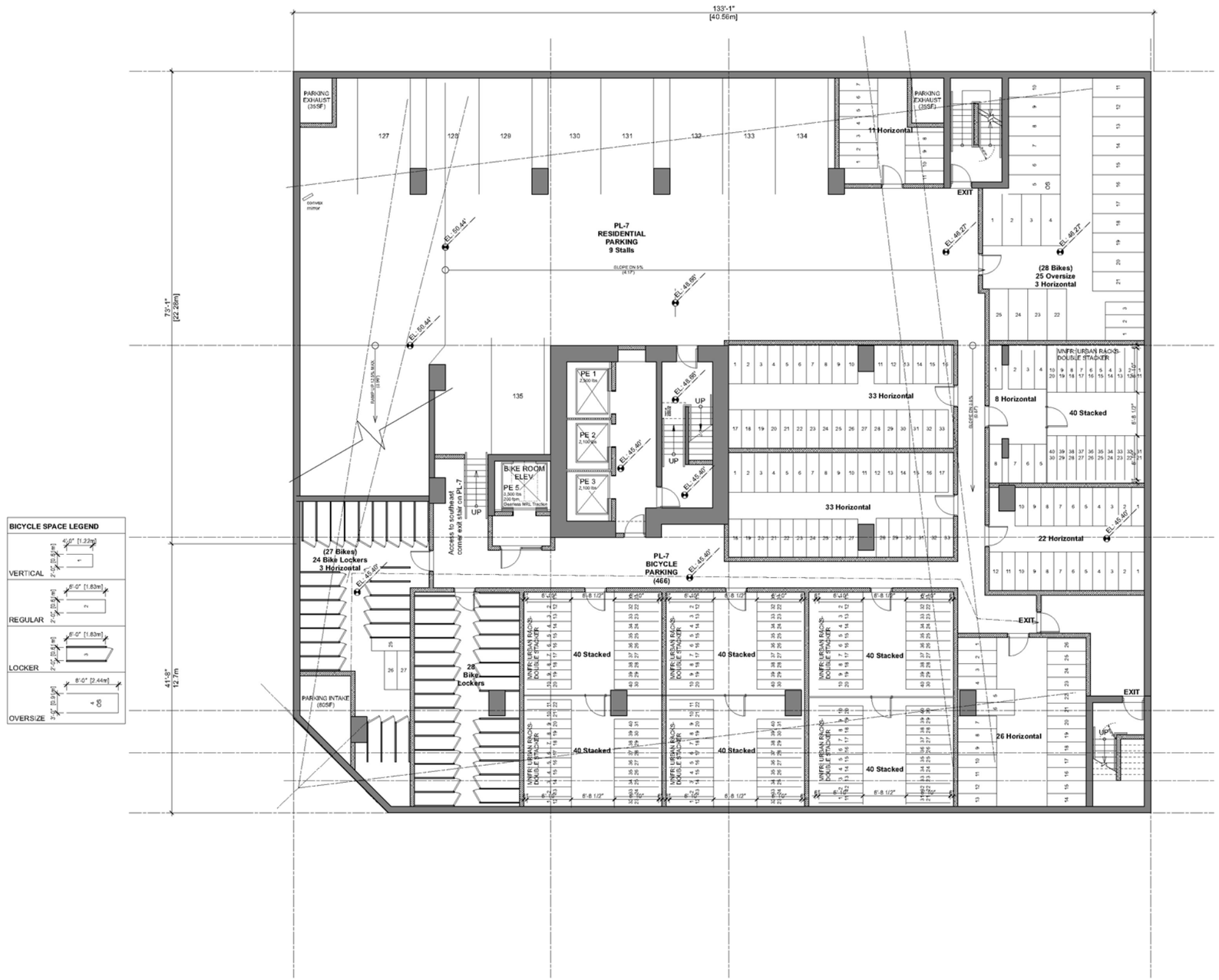
Schematic Site Sections

JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	N/A
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO. :

A2.2



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Iss for Rezoning Enquiry
B	2025-07-28	Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

PL-7

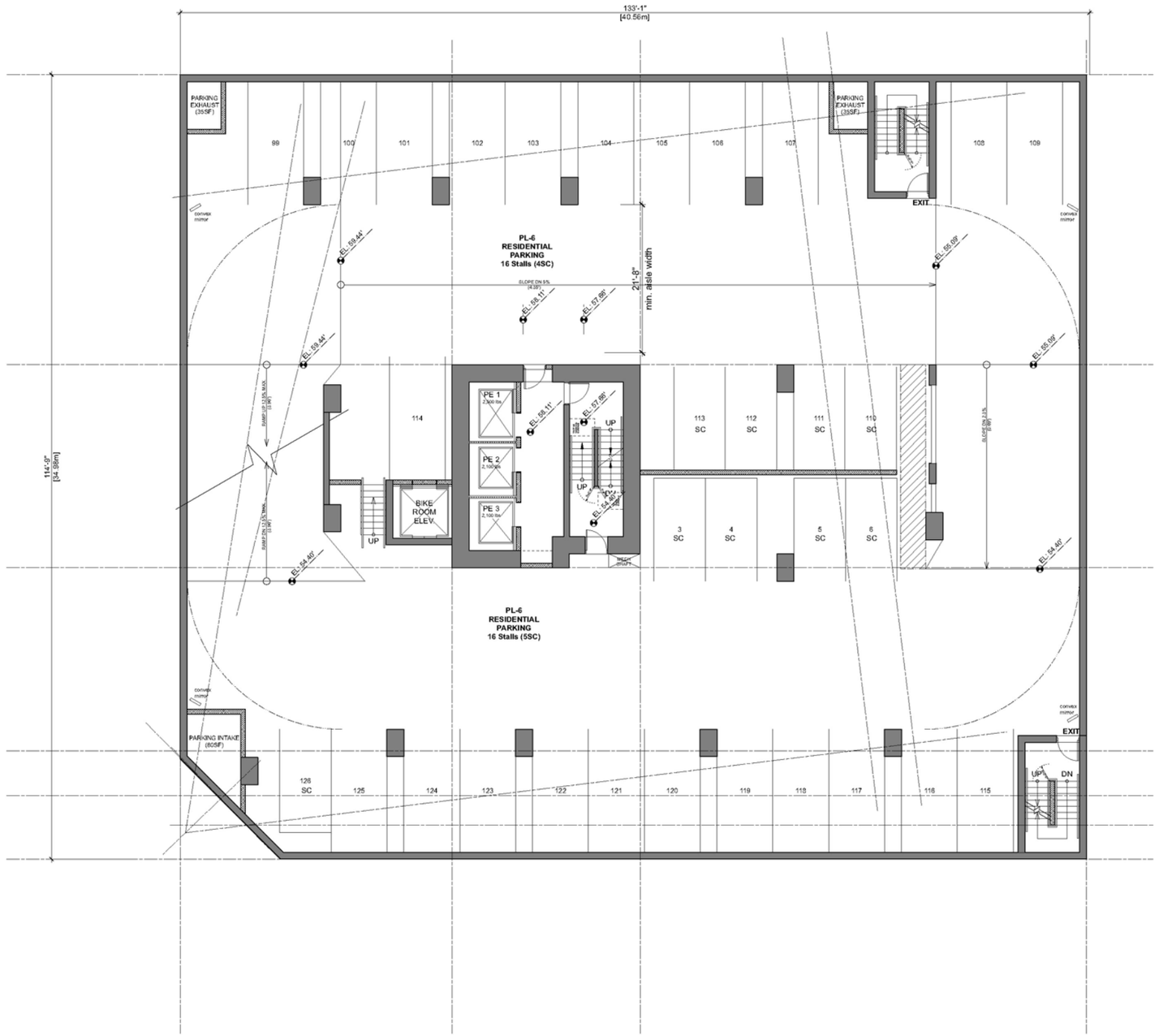
JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8" = 1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO. :

A3.0

2025 July 25 9:26:32 AM -dsdr 1795 W Broadway.rvwx



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Ias for Rezoning Enquiry
B	2025-07-28	Ias for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

PL-6 & PL-5

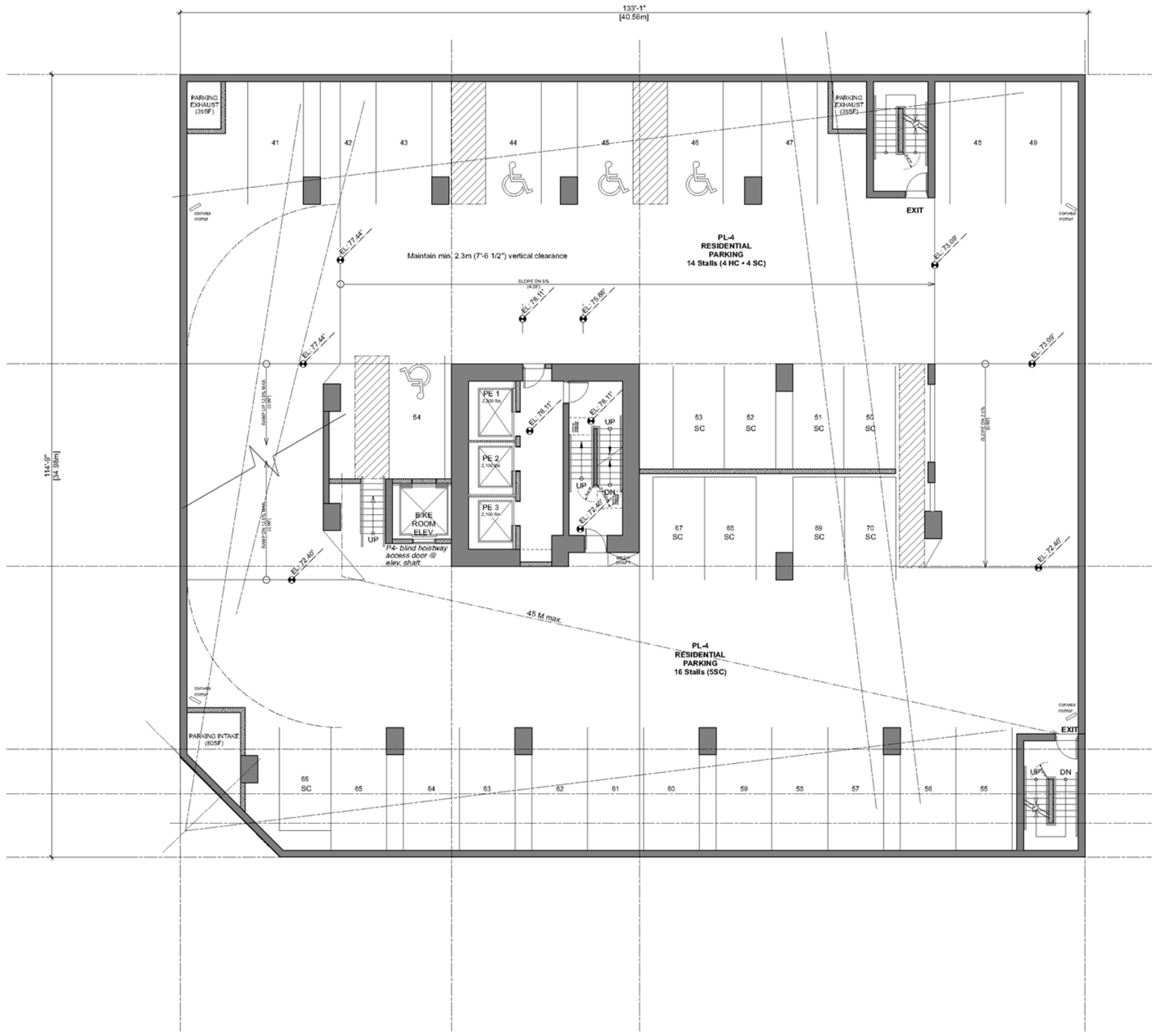
JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8" = 1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W.T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO. :

A3.1

2025 July 25 9:26:54 AM -0Ult 1795 W Broadway.vwx



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Iss for Rezoning Enquiry
B	2025-07-28	Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

PL-4

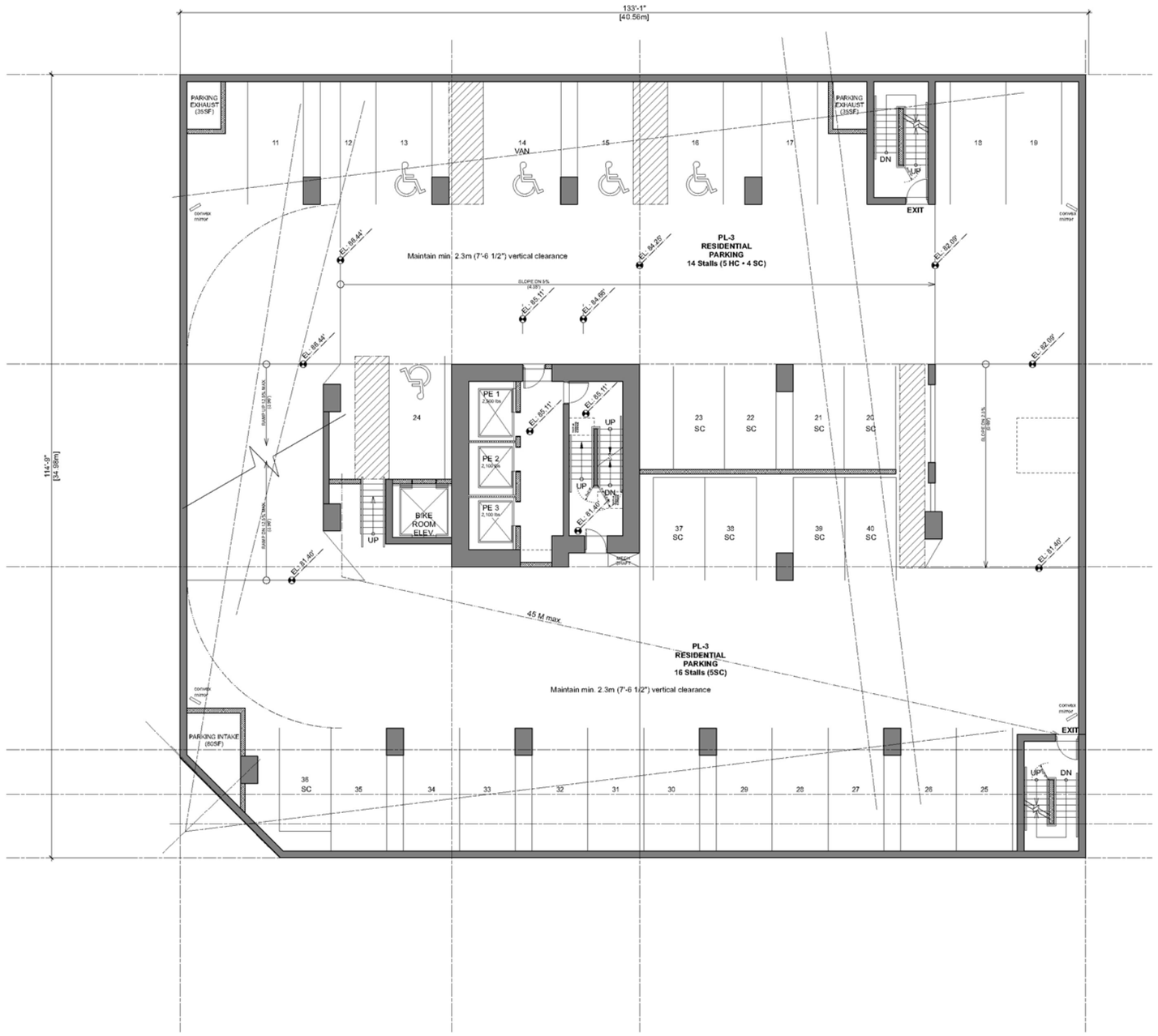
JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8" = 1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO.:

A3.2

2025 July 25 9:26:54 AM 4SUR 1795 W Broadway.rvwx



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Ias for Rezoning Enquiry
B	2025-07-28	Ias for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

PL-3

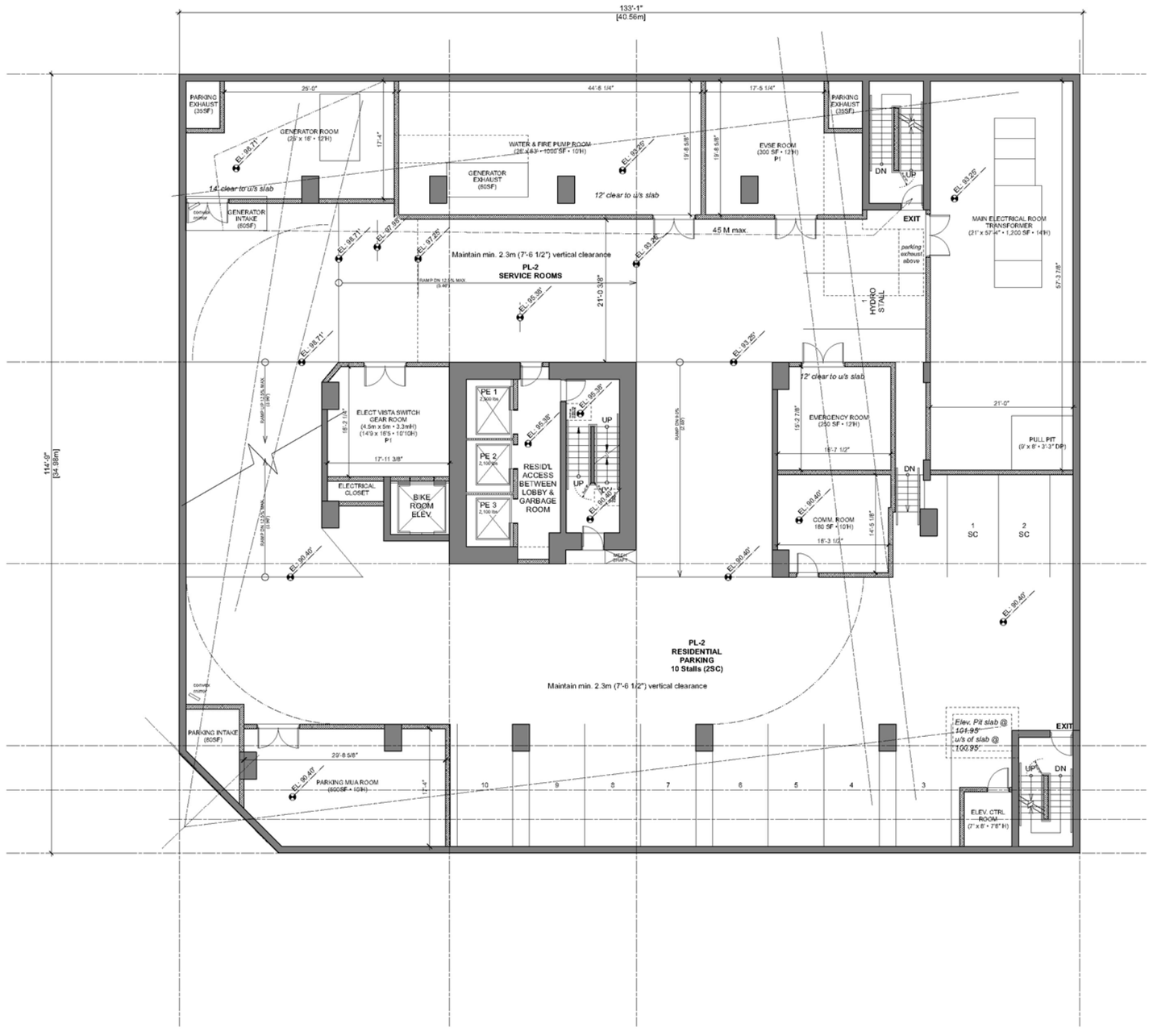
JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8" = 1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO. :

A3.3

2025 July 25 9:26:55 AM -SILR: 1795 W Broadway.vwx



2025 July 25 9:26:56 AM #3UR 1795 W Broadway.rvwx

W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Iss for Rezoning Enquiry
B	2025-07-28	Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

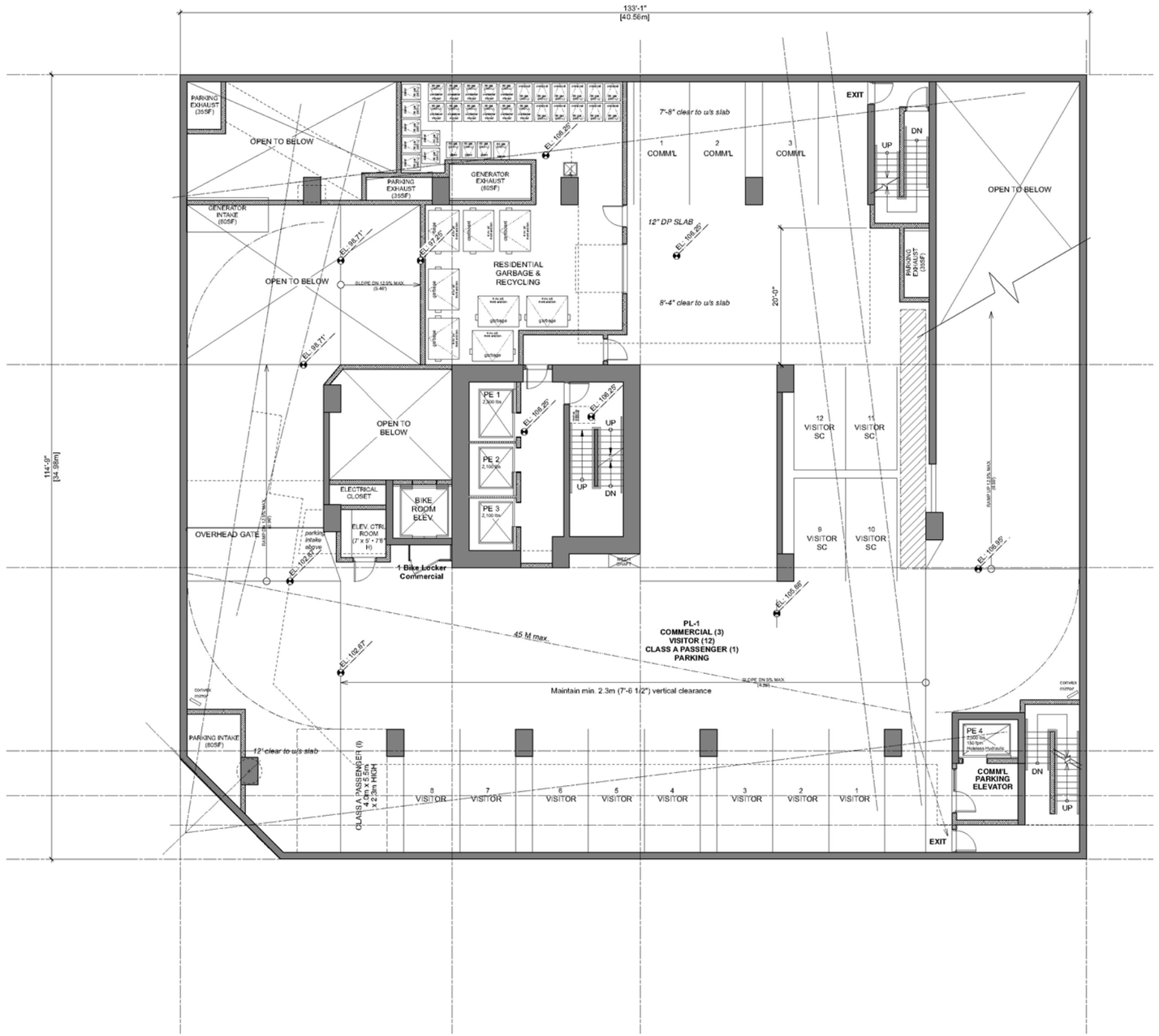
PL-2

JOB NO. **BRO 18-06**
DRAWN **LL**
DATE **July 28, 2025**
SCALE **1/8" = 1'-0"**
CHECKED

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO.:

A3.4



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Ias for Rezoning Enquiry
B	2025-07-28	Ias for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

PL-1

JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8" = 1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO. :

A3.5

2025 July 25 9:26:58 AM -RevR 1795 W Broadway.vwx

BURRARD STREET



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Iss for Rezoning Enquiry
B	2025-07-28	Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

Ground

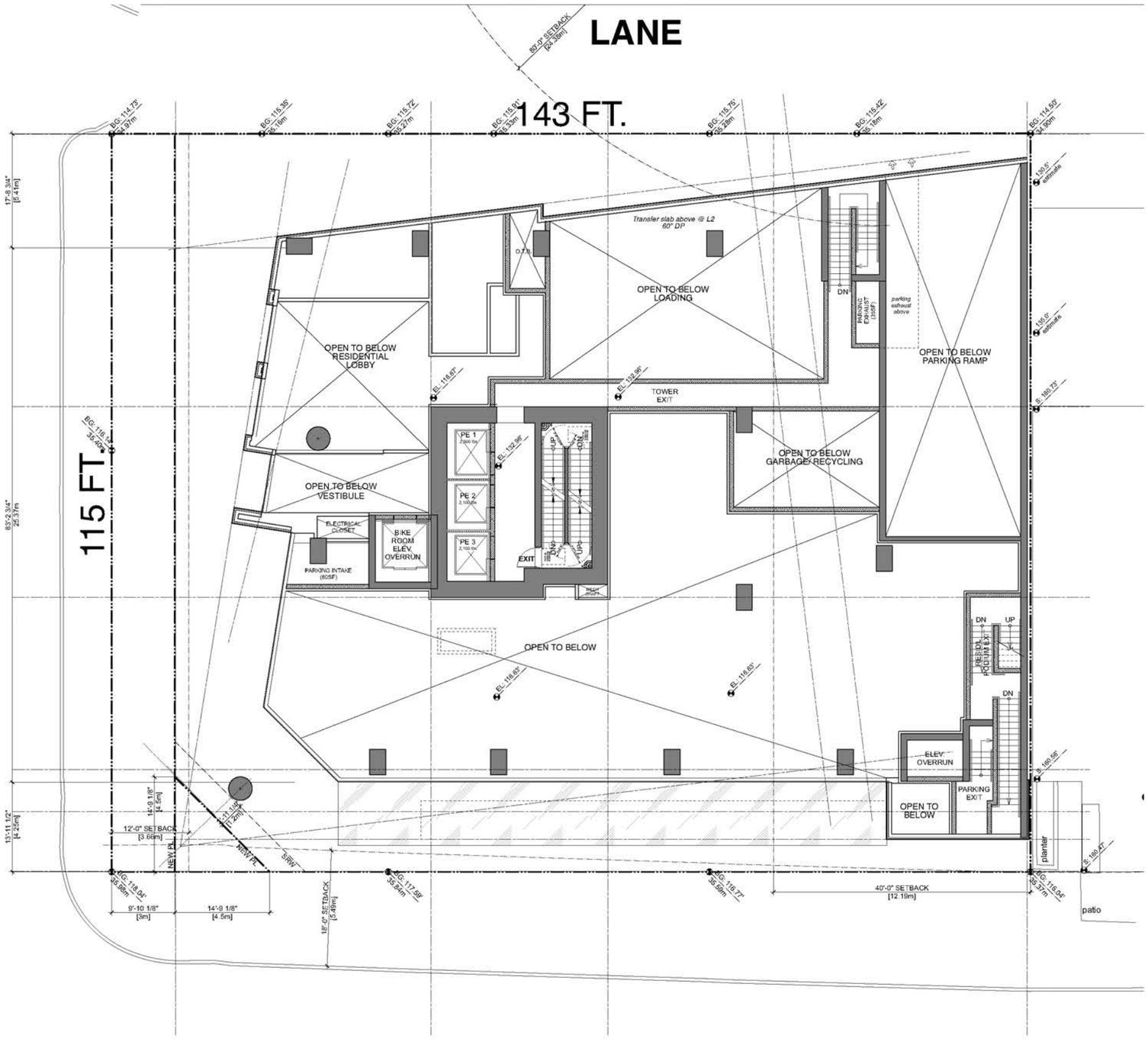
JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8" = 1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO.:

A3.6

2025 July 25 9:25:57 AM -SUR 1795 W Broadway.vwx



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Ias for Rezoning Enquiry
B	2025-07-28	Ias for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

FL 1.5

JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8" = 1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W.T. Leung Architects Inc. and cannot be used without the Architects' consent

DRAWING NO. :

A3.7

2025 July 25 9:27:04 AM -RAR: 1795 W Broadway.vwx

BURRARD STREET



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia ♦ Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Iss for Rezoning Enquiry
B	2025-07-28	Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

FL 2
Amenity & Residential Strata

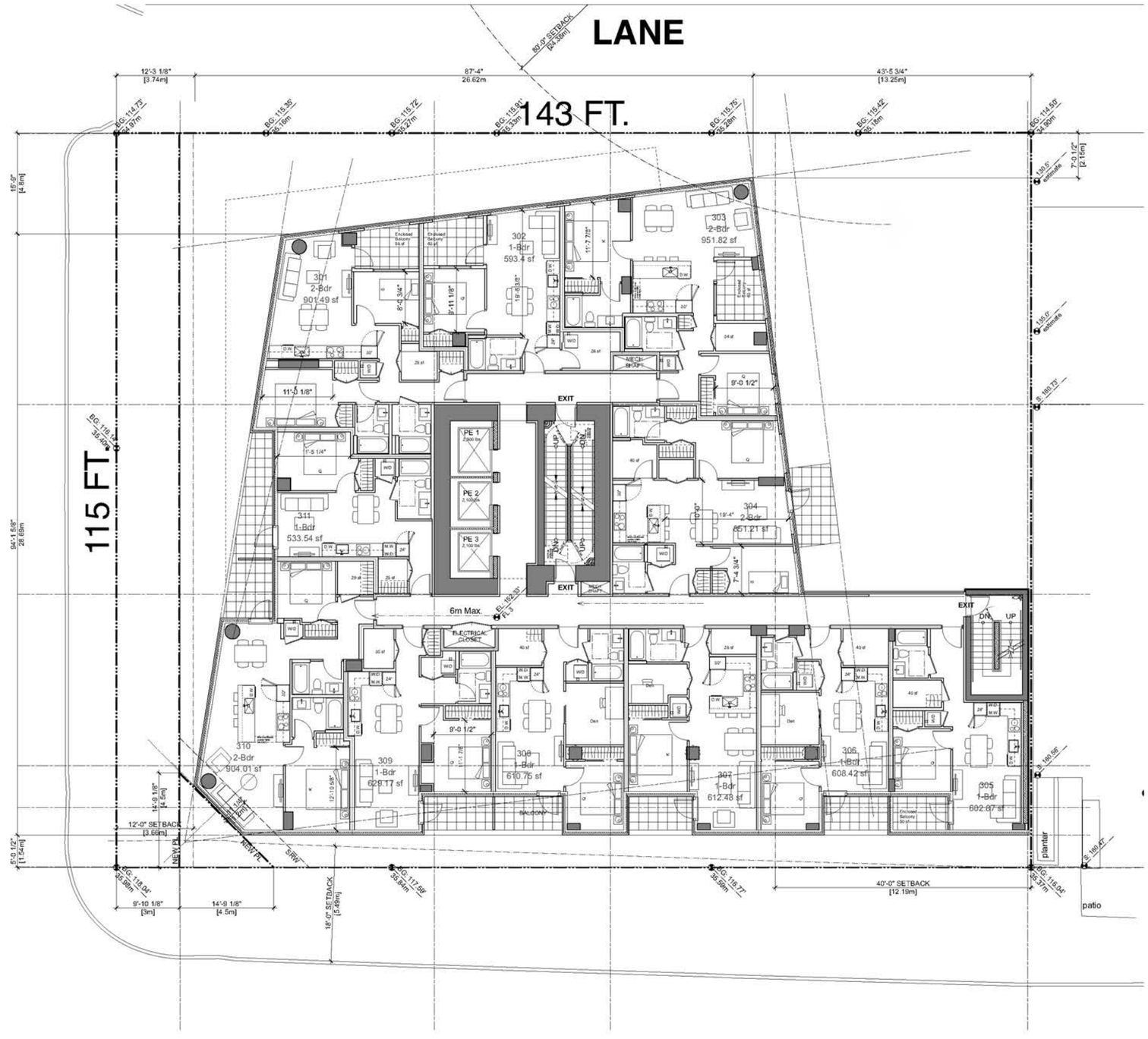
JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8" = 1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO. :

A3.8

2025 July 25 9:27:04 AM -SUR \ 1795 W Broadway.vwx



BURRARD STREET

2025.July.25 9:27:11 AM -\BUR-1795 W Broadway.rvwx

W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Ias for Rezoning Enquiry
B	2025-07-28	Ias for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

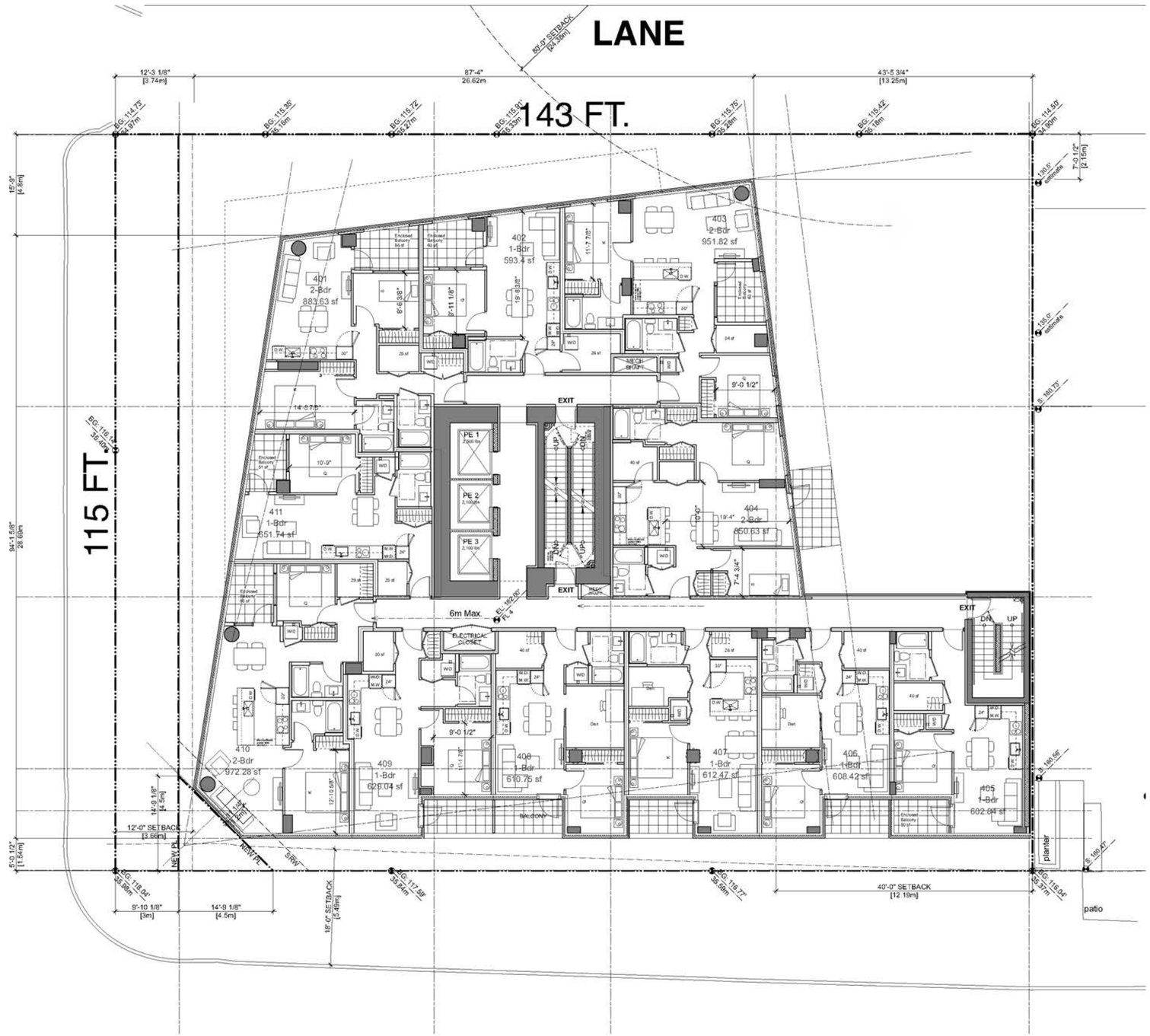
FL 3
Residential Strata

JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8" = 1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent

DRAWING NO. :

A3.9



BURRARD STREET

2025 July 25 9:27:13 AM -SUR: 1795 W Broadway.vwx

W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Iss for Rezoning Enquiry
B	2025-07-28	Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

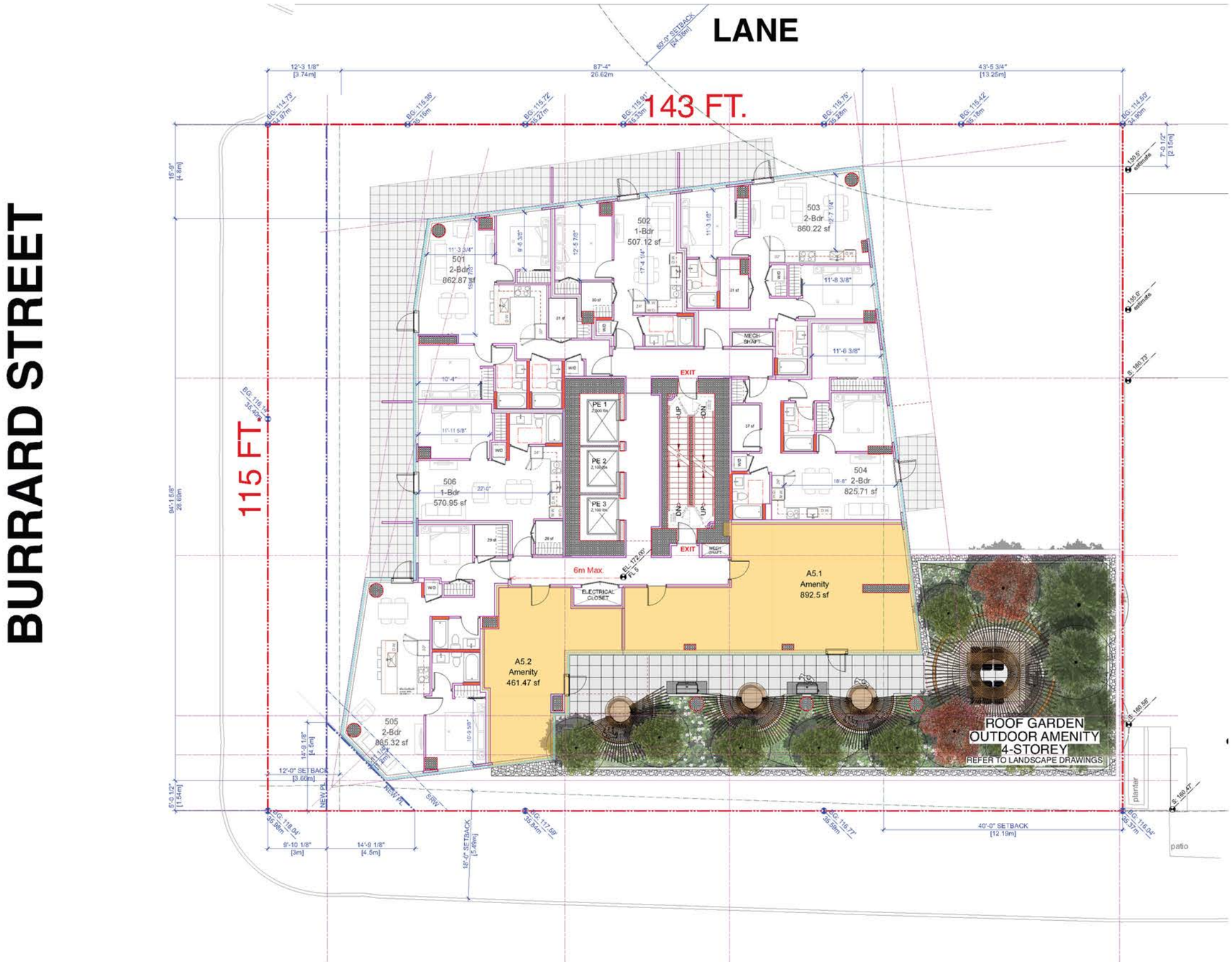
FL 4
Residential Strata

JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8" = 1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent

DRAWING NO. :

A3.10



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Iss for Rezoning Enquiry
B	2025-07-28	Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

FL 5 Amenity & Residential Strata

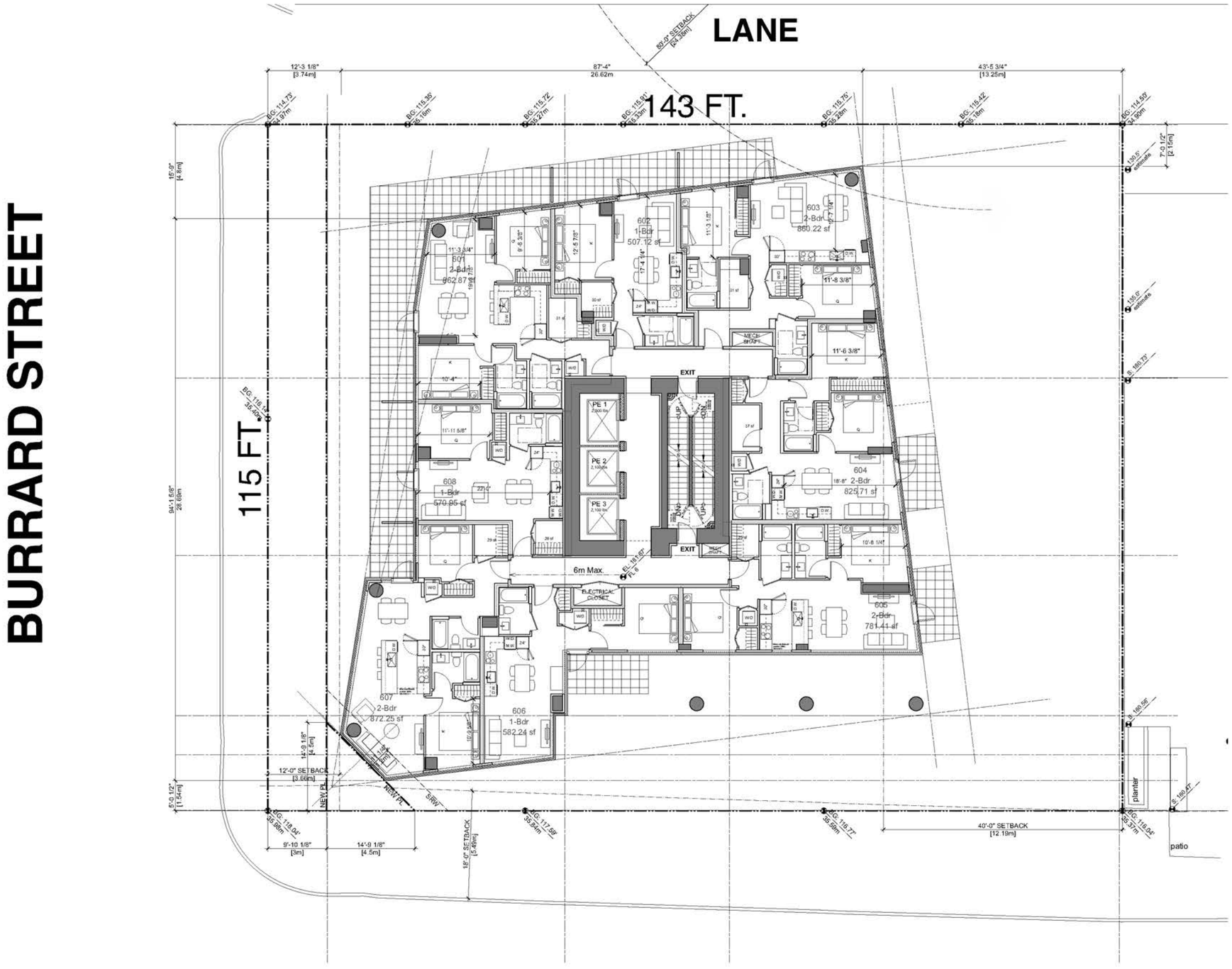
JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8" = 1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent

DRAWING NO.:

A3.11

2025 July 25 9:27:14 AM -RVR: 1795 W Broadway.rvwx



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Iss for Rezoning Enquiry
B	2025-07-28	Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

FL 6
Residential Strata

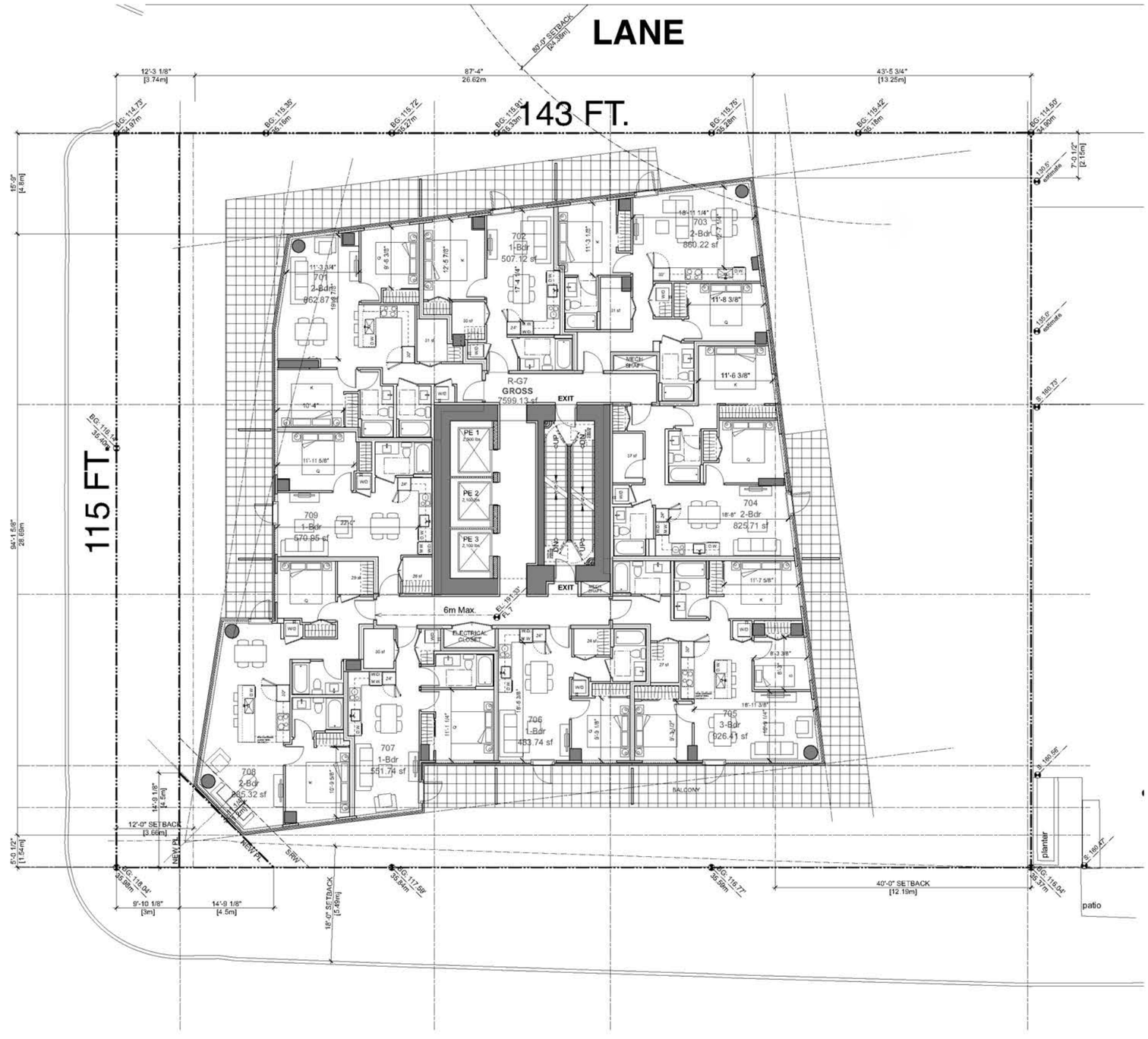
JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8" = 1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent

DRAWING NO. :

A3.12

2025 July 28 9:27:16 AM -RAJA: 1795 W Broadway.rvwx



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Ias for Rezoning Enquiry
B	2025-07-28	Ias for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

FL 7-12
Residential Strata

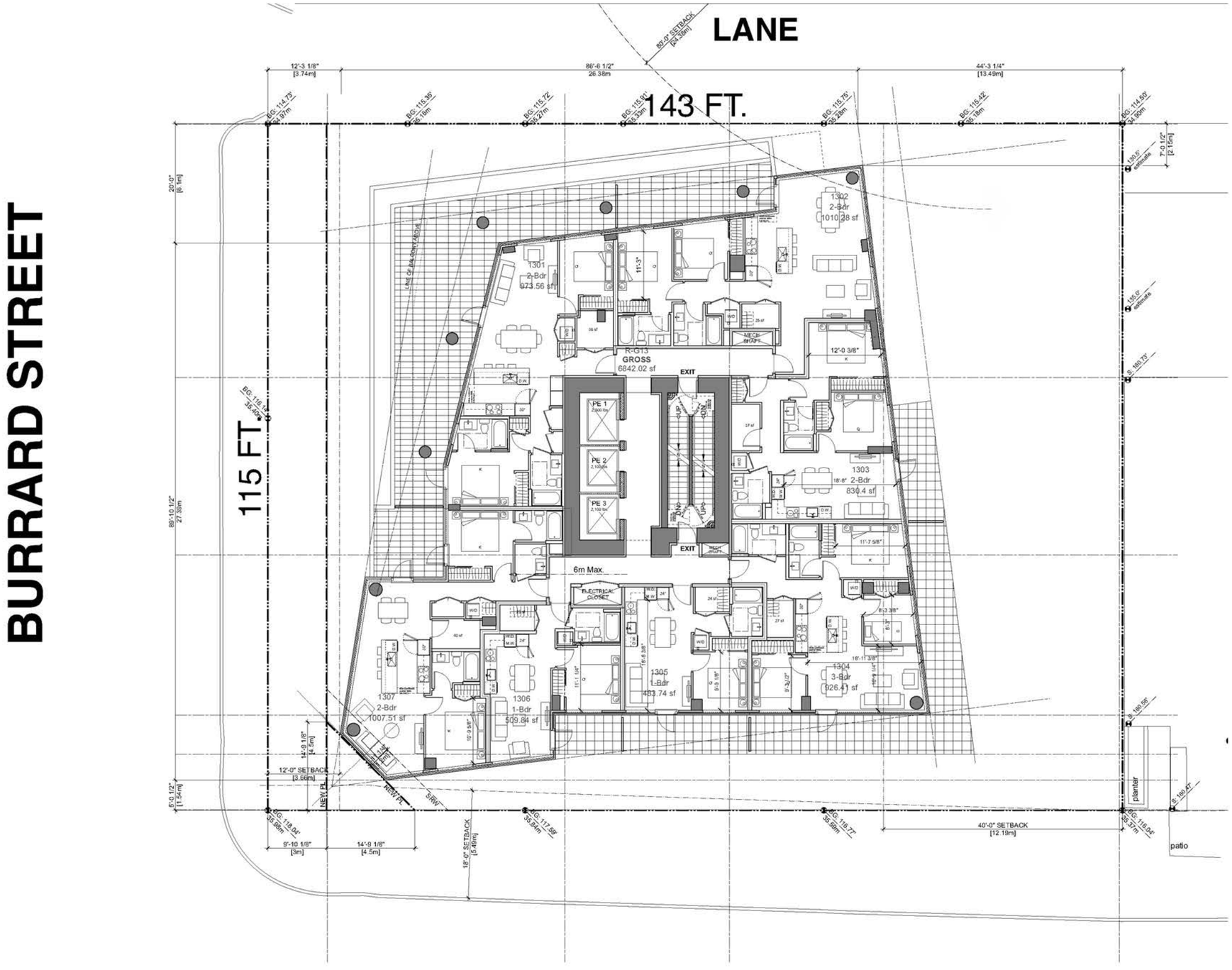
JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8" = 1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent

DRAWING NO. :

A3.13

2025 July 28 9:27:19 AM -RAR: 1795 W Broadway.rvwx



BURRARD STREET

W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Iss for Rezoning Enquiry
B	2025-07-28	Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

FL 13
Residential Strata

JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8" = 1'-0"
CHECKED	

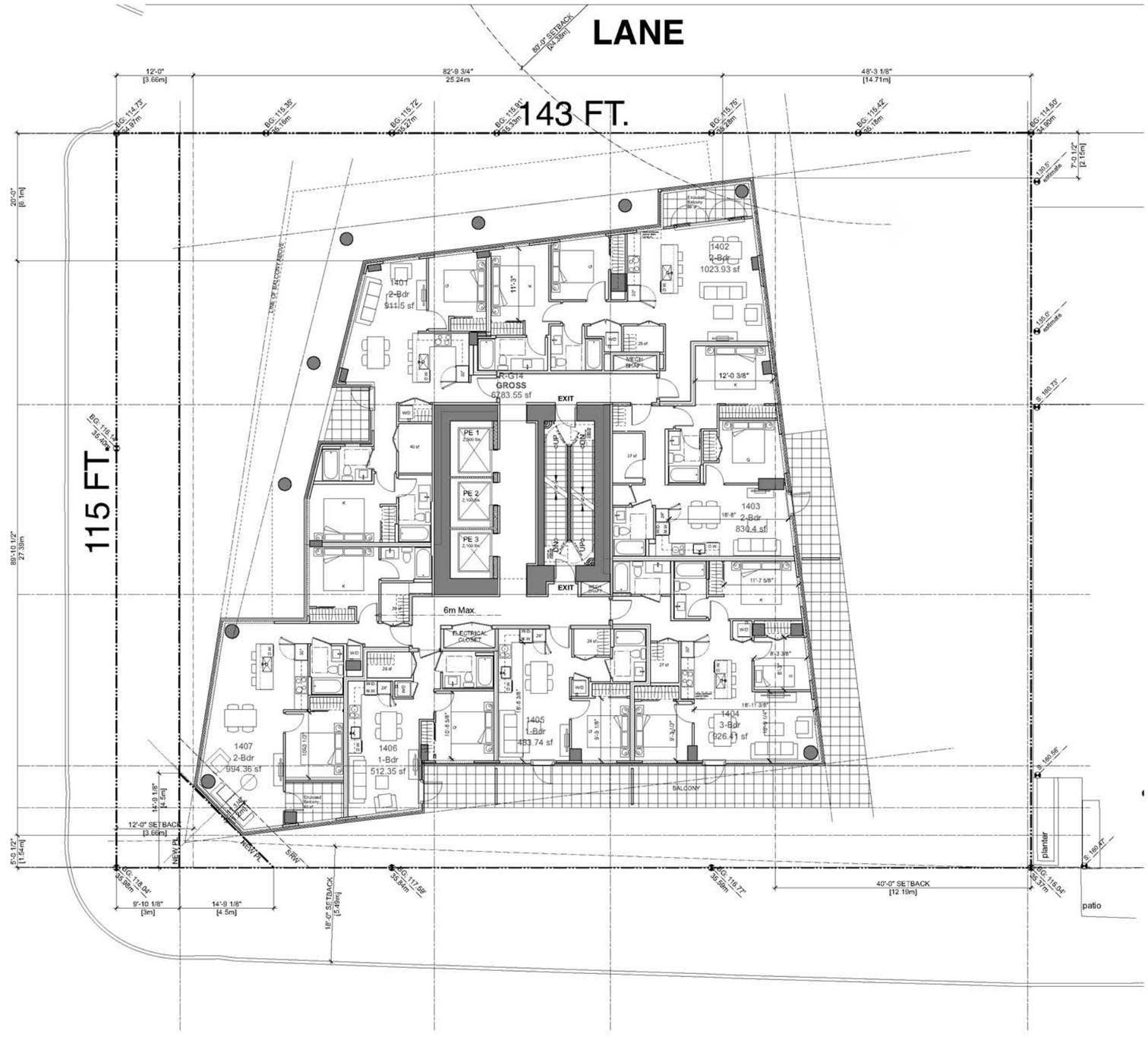
© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent

DRAWING NO.:

A3.14

25-July-25 9:27:20 AM C:\Users\...\1795 W Broadway.rvt

BURRARD STREET



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Ias for Rezoning Enquiry
B	2025-07-28	Ias for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

FL 14
Residential Strata

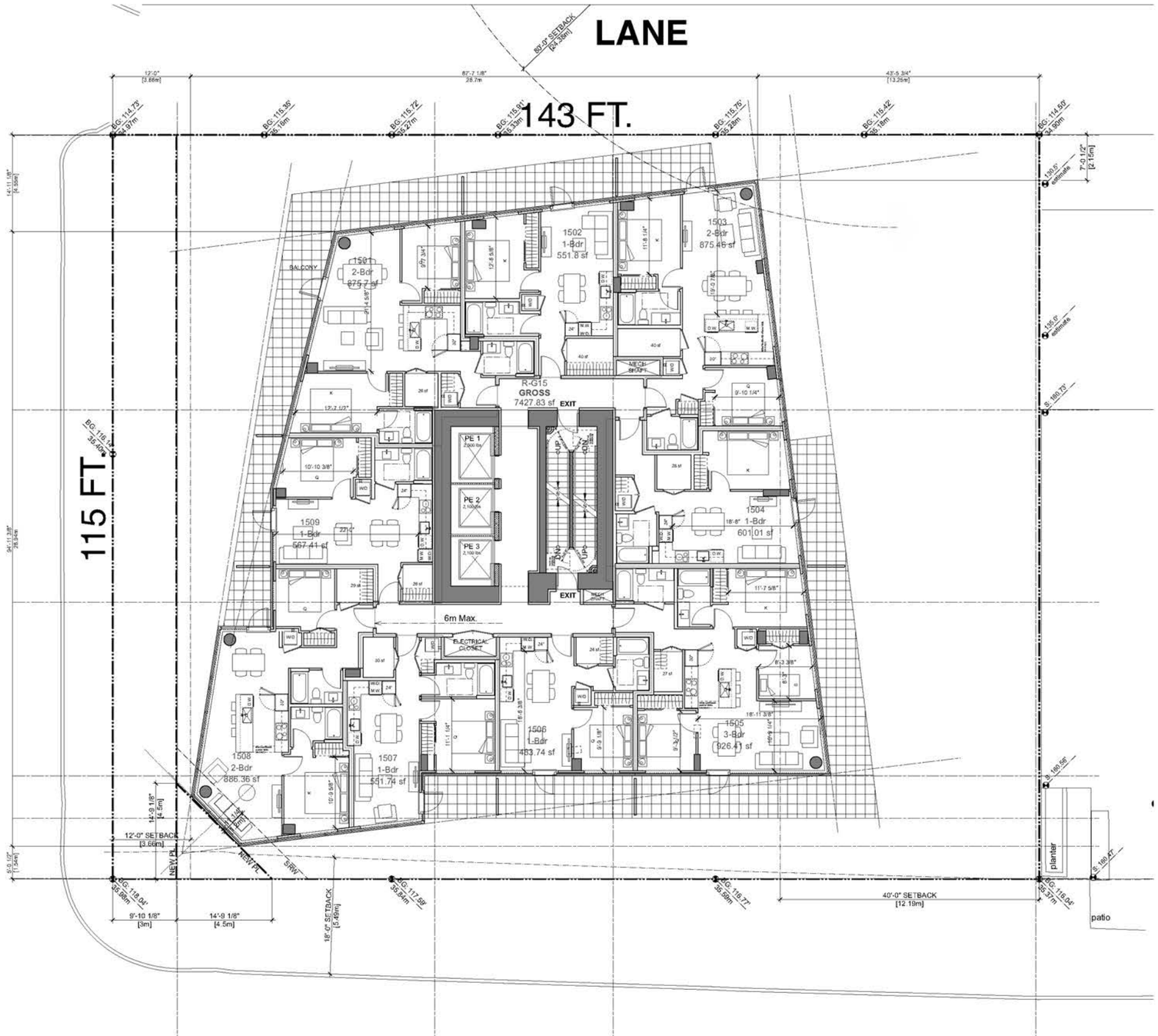
JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8" = 1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent

DRAWING NO. :

A3.15

2025 July 28 9:27:21 AM -SAJA: 1795 W Broadway.vwx



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Iss for Rezoning Enquiry
B	2025-07-28	Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

FL 15-22
Residential Strata

JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8" = 1'-0"
CHECKED	

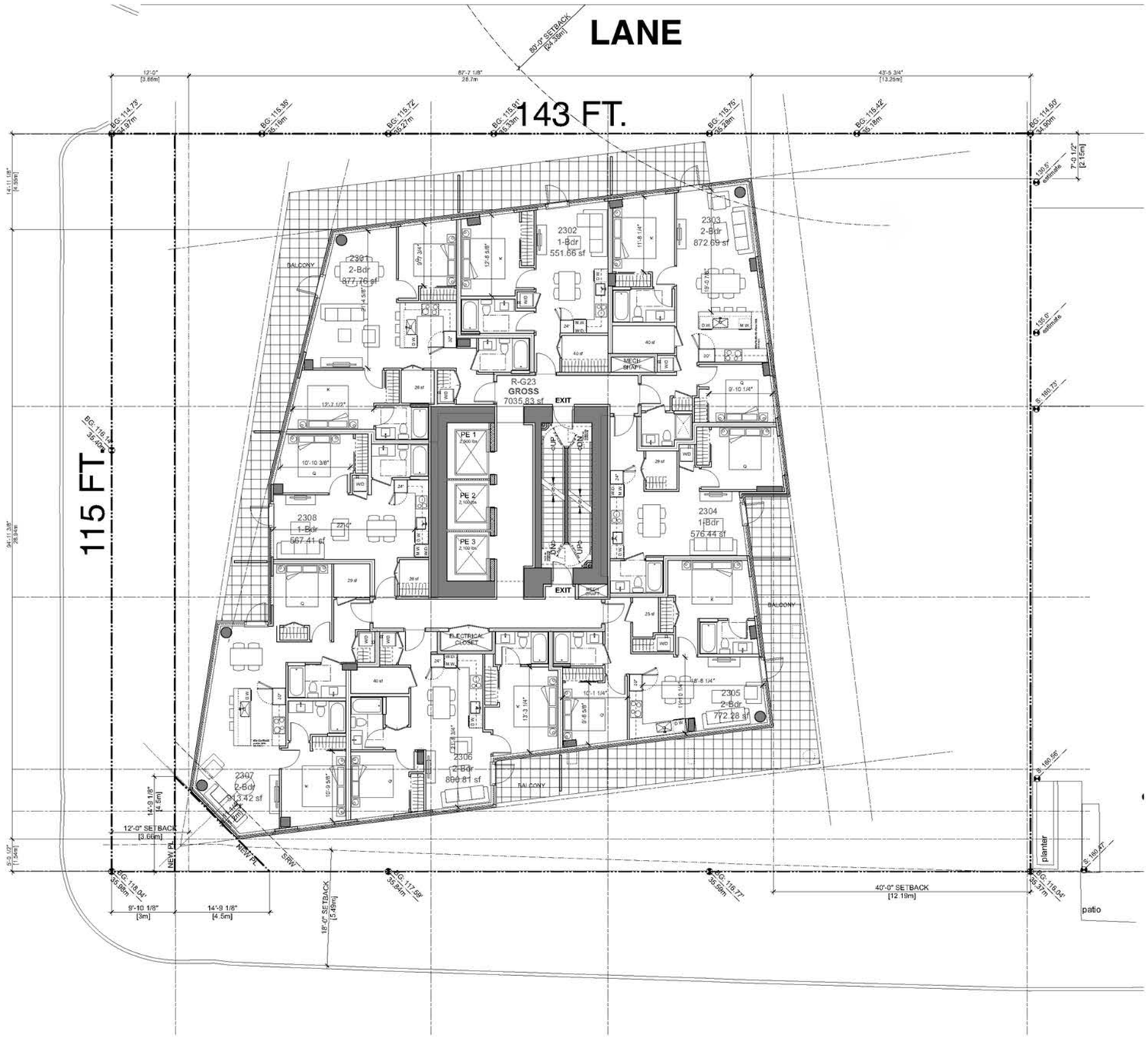
© Copyright reserved. This plan and design is and at all times remains the exclusive property of W.T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO. :

A3.16

2025 July 25 9:27:22 AM -BMR \ 1795 W Broadway.vwx

BURRARD STREET



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Iss for Rezoning Enqury
B	2025-07-28	Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

FL 23-27 Residential Strata

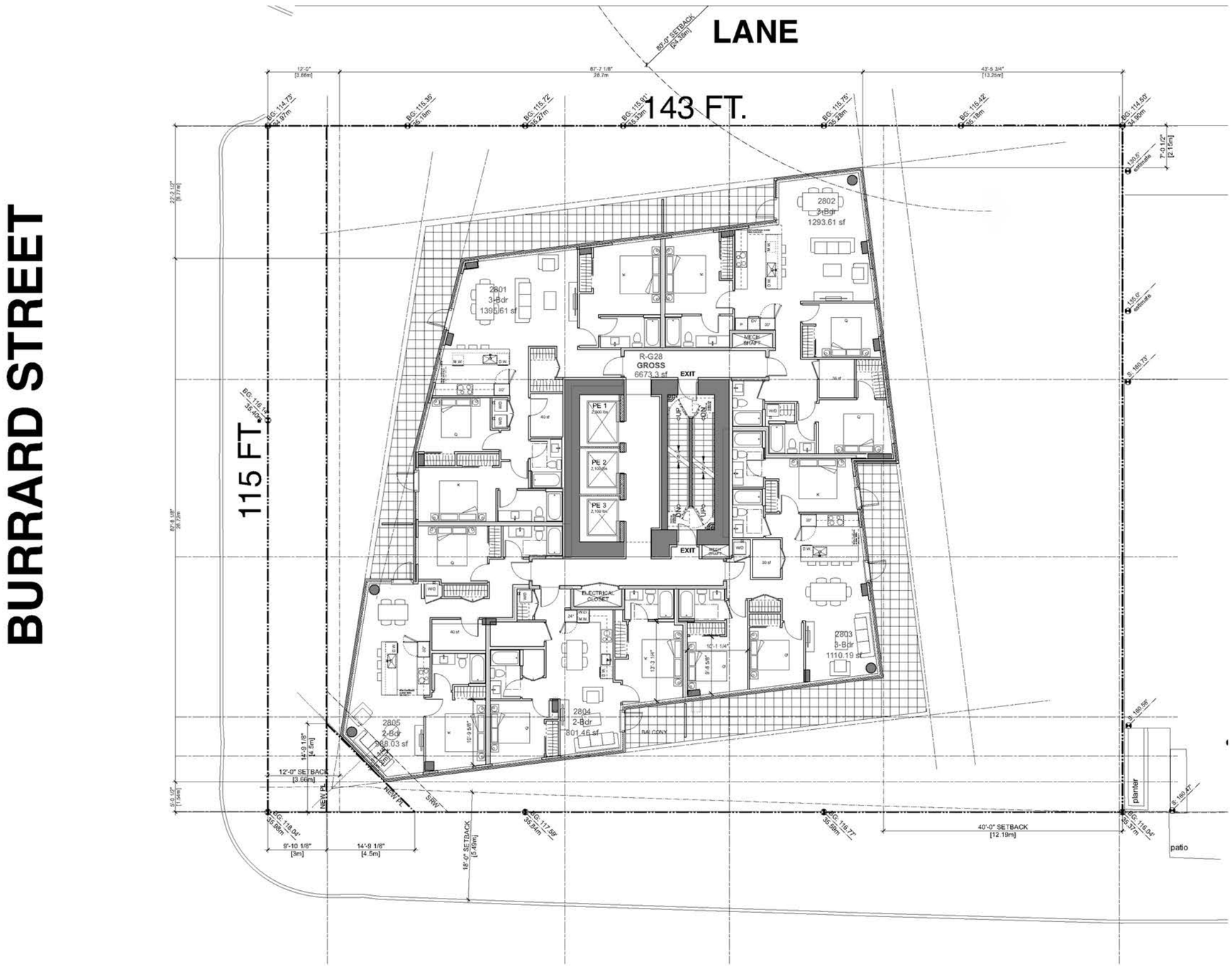
JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8" = 1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent

DRAWING NO.:

A3.17

2025 July 25 9:27:23 AM -SUR: 1795 W Broadway.vwx



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Iss for Rezoning Enquiry
B	2025-07-28	Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

FL 28-29
Residential Strata

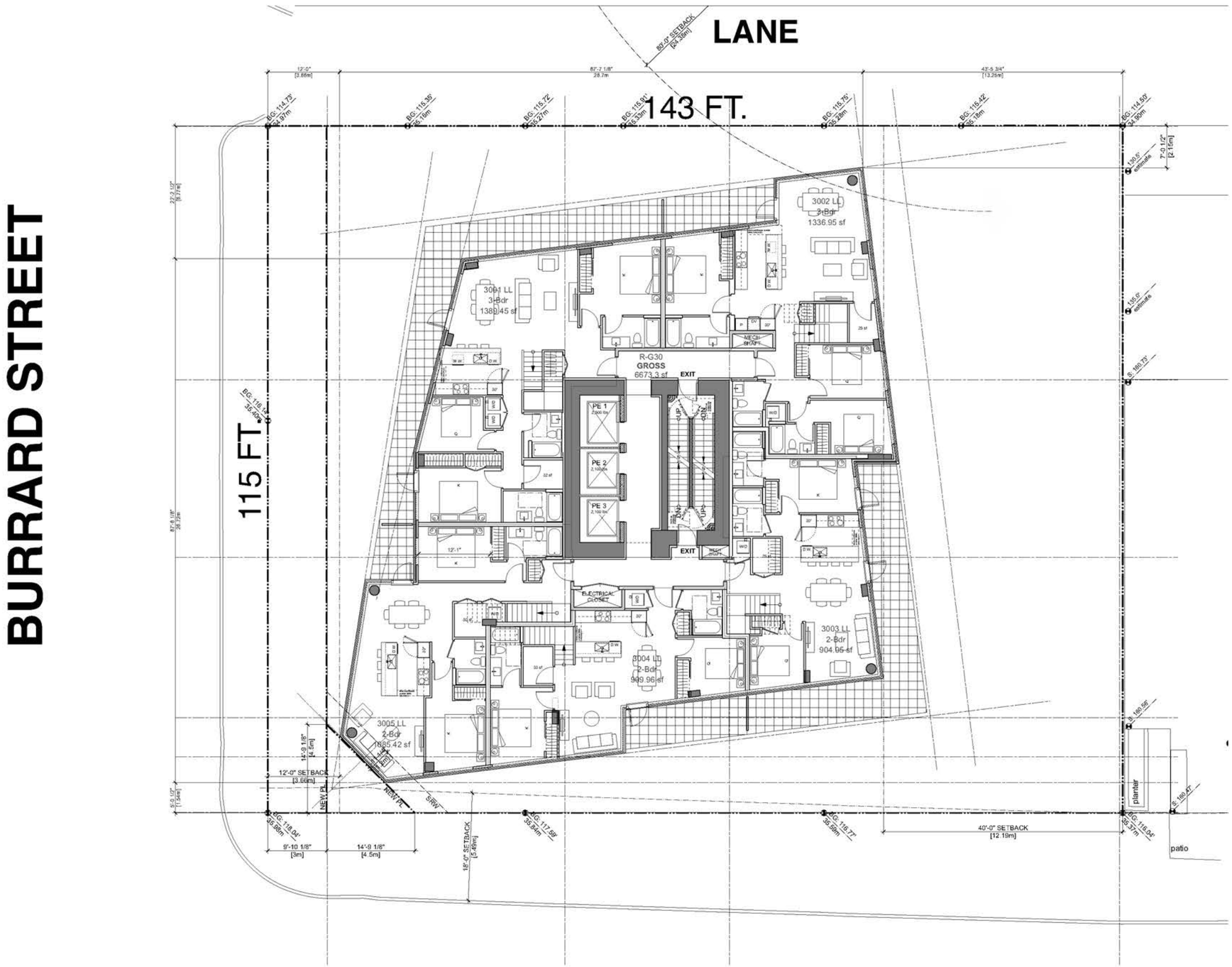
JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8" = 1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent

DRAWING NO. :

A3.18

2025 July 28 9:27:24 AM -RAR: 1795 W Broadway.rvwx



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Iss for Rezoning Enquiry
B	2025-07-28	Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

FL 30
Residential Strata

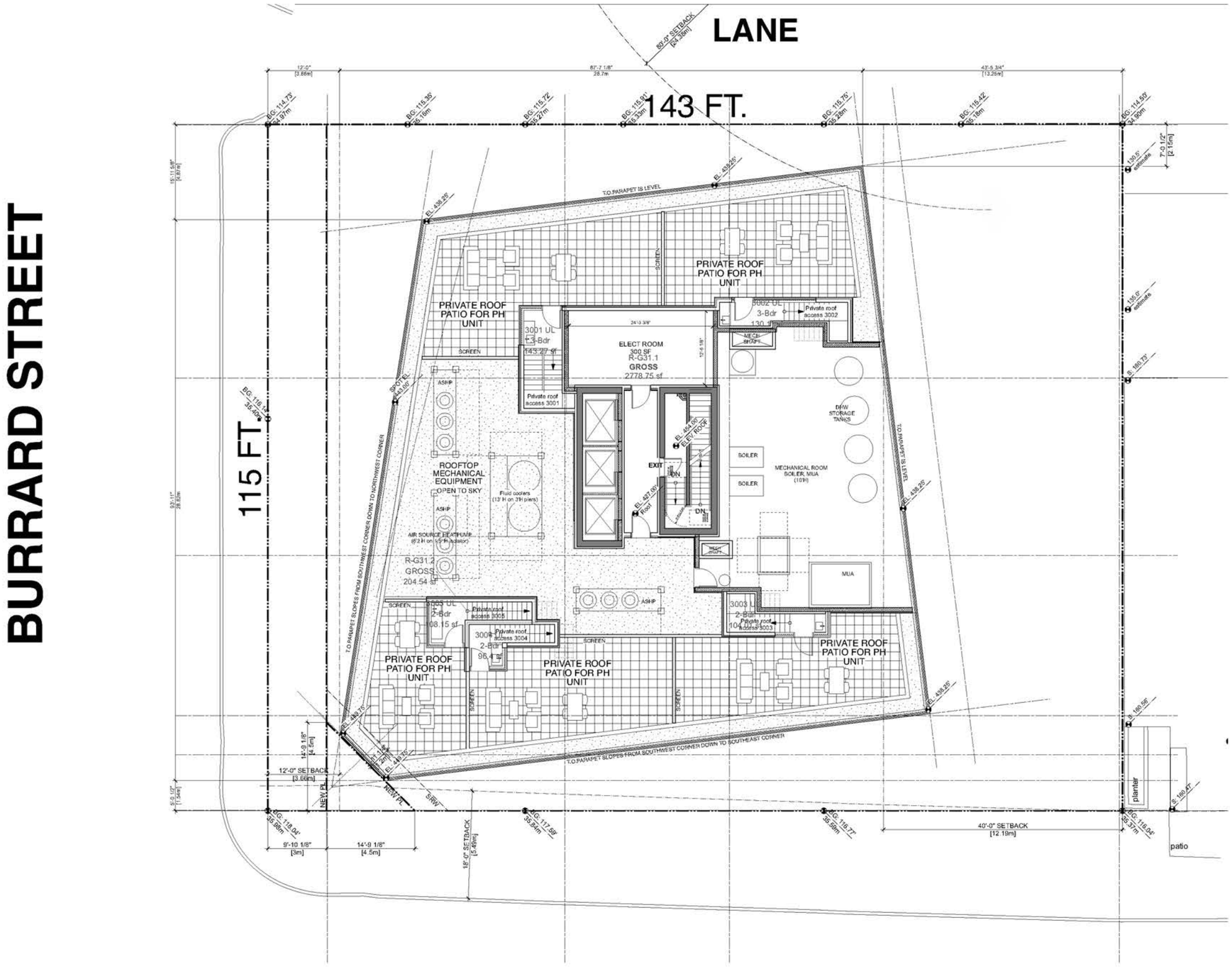
JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8" = 1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent

DRAWING NO. :

A3.19

2025 July 28 9:27:24 AM -RUR- 1795 W Broadway.rvwx



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

A	2023-06-05	Iss for Rezoning Enquiry
B	2025-07-28	Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

Roof

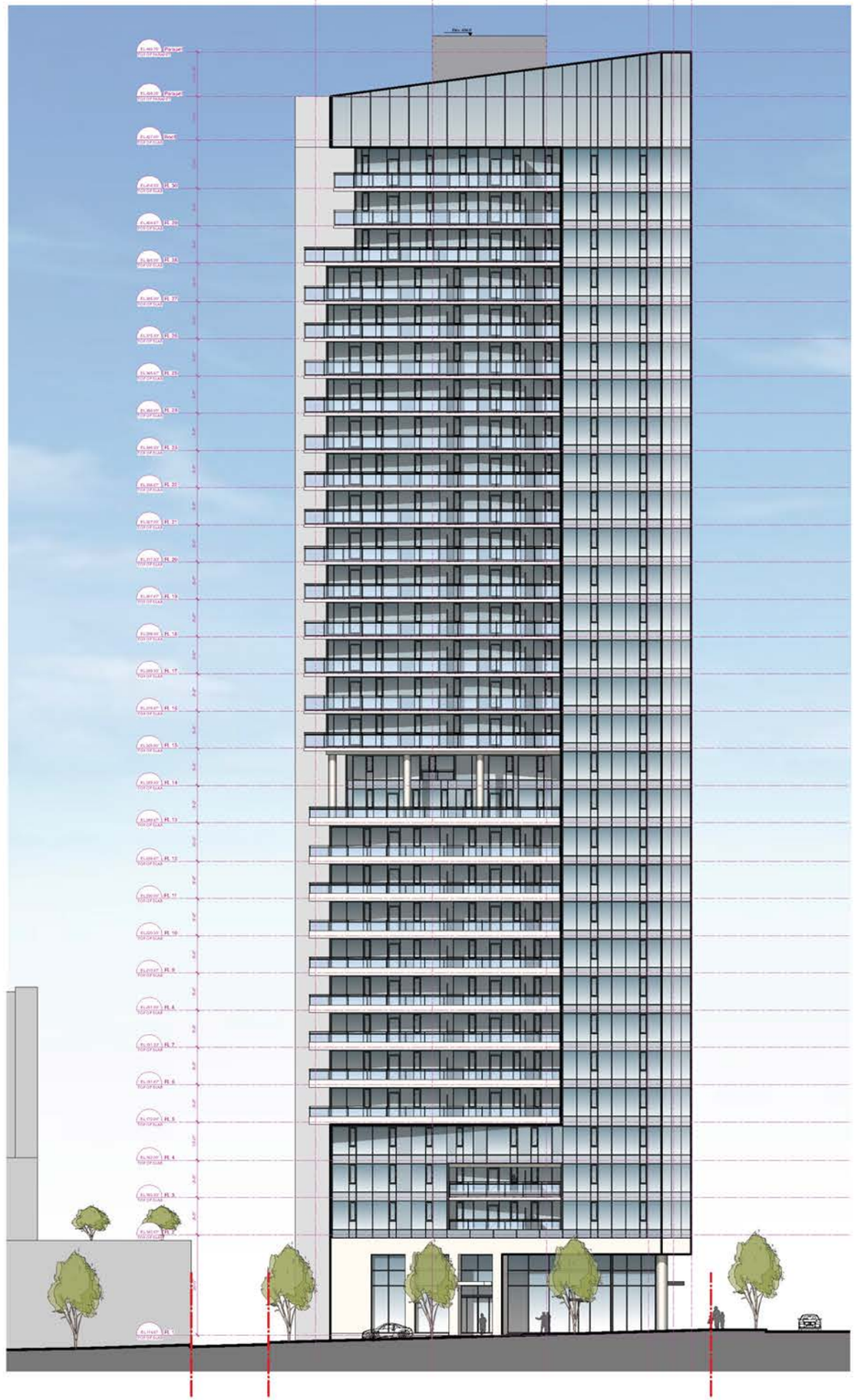
JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8" = 1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent

DRAWING NO. :

A3.20

2025 July 28 9:27:25 AM -RAJA: 1795 W Broadway.rvwx





W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

ISSUE/REVISION

A 2025-07-28 Ias for Rezoning

PROJECT

1795 W. BROADWAY @ BURRARD ST

BURRARD ST

Elevations West & South

JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/16" = 1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO.:

A4.0

2025-July-25 10:28:26 AM -SILVR- 1795 W Broadway Elev2Sect.vwx





W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

ISSUE/REVISION

A 2025-07-28 Issue for Rezoning

PROJECT

1795 W. BROADWAY @ BURRARD ST

BURRARD ST

Elevations East & North

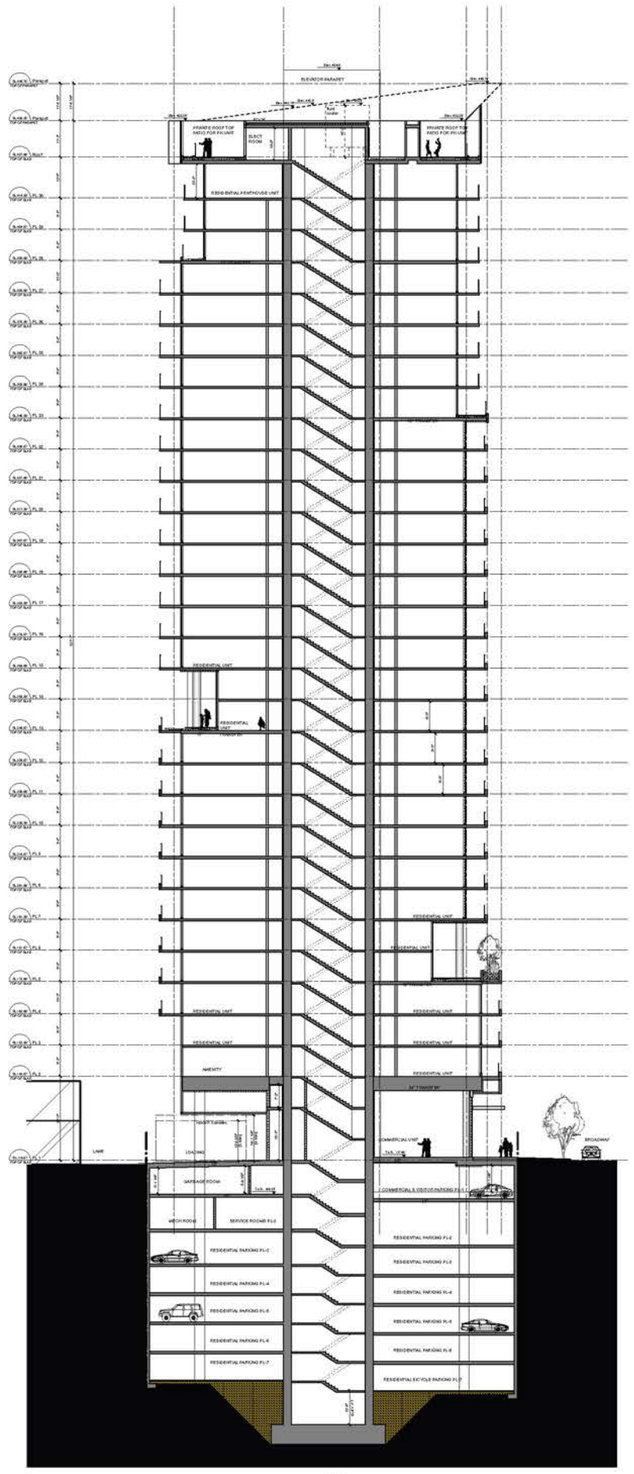
JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/16" = 1'-0"
CHECKED	

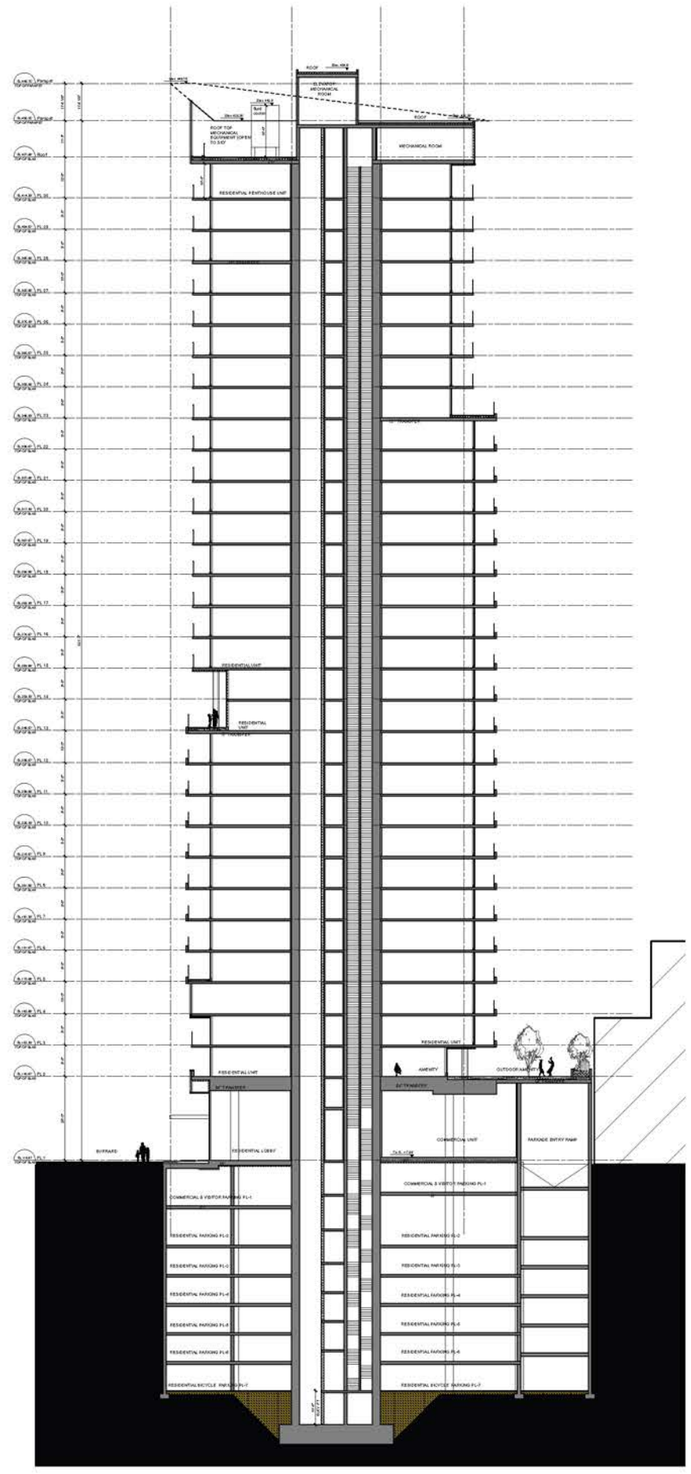
© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO.:

A4.1

2025-July-25 10:28:29 AM 4SUR-1795 W Broadway Elev2Sect.vwx





W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia ♦ Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

ISSUE/REVISION

A 2025-07-28 Ias for Rezoning

PROJECT

1795 W. BROADWAY @ BURRARD ST

BURRARD ST

Sections

JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1:250
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W.T. Leung Architects Inc. and cannot be used without the Architects' consent

DRAWING NO.:

A5.0

2025 July 25 10:28:30 AM -SUR 1795 W Broadway Elec/Sec2.vwx



PROJECT NAME
Broadway and Burrard

CIVIC ADDRESS
1795 W Broadway

LEGAL ADDRESS

DRAWING CONTENTS

L0.00	COVER
L0.01	PRECEDENTS L1
L0.02	PRECEDENTS L2
L0.03	PRECEDENTS L5
L1.01	LAYOUT AND MATERIALS PLAN L1
L1.02	LAYOUT AND MATERIALS PLAN L2
L1.03	LAYOUT AND MATERIALS PLAN L5
L1.04	LAYOUT AND MATERIALS ROOFTOP
L2.01	REPRESENTATIVE PLANT LIST
L3.01	GRADING PLAN L1
L3.02	GRADING PLAN L2
L3.03	GRADING PLAN L5
L3.04	GRADING ROOFTOP
L4.01	SECTIONS
L4.02	SECTIONS
L4.03	SECTIONS

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

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

PROJECT
Broadway and Burrard

ADDRESS
1795 W Broadway

DRAWING TITLE
COVER

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH

SCALE
1:400

PROJECT NO.	25056		
DATE	2025-07-28		
FILE NAME	25056 PLAN.vwx		
PLOTTED	2025-07-28		
DRAWN	AE / LB	REVIEWED	GB

DRAWING
L0.00

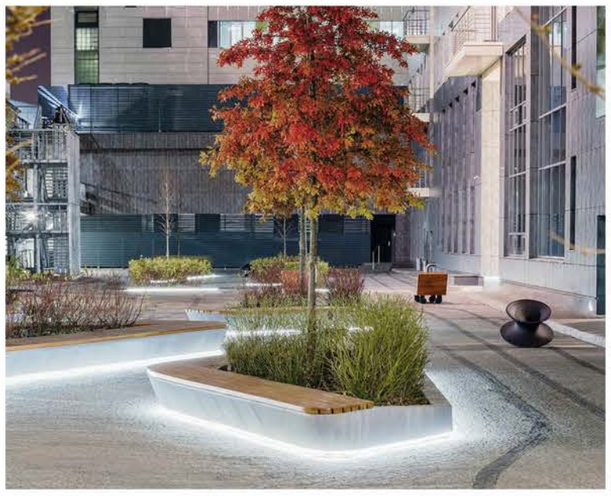
GROUND LEVEL PLAZA

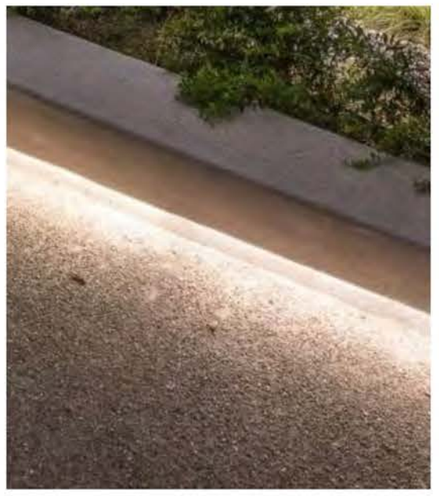












PWL PARTNERSHIP

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

www.pwlpartnership.com

REVISIONS AND ISSUES

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

PROJECT

Broadway and Burrard

ADDRESS

1795 W Broadway

DRAWING TITLE

PRECEDENTS L1

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH	SCALE
	NA

PROJECT NO.	25056		
DATE	2025-07-28		
FILE NAME	25056 PLAN.vwx		
PLOTTED	2025-07-28		
DRAWN	AE / LB	REVIEWED	GB

DRAWING

L0.01

L2 CHILDREN'S PLAY AREA







L2 EXCERCISE AREA / LOUNGE











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

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

PROJECT

Broadway and Burrard

ADDRESS

1795 W Broadway

DRAWING TITLE

PRECEDENTS L2

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH	SCALE
	NA

PROJECT NO.	25056		
DATE	2025-07-28		
FILE NAME	25056 PLAN.vwx		
PLOTTED	2025-07-28		
DRAWN	AE / LB	REVIEWED	GB

DRAWING

L0.02

L5 AMENITY AREA













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

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

PROJECT

Broadway and Burrard

ADDRESS

1795 W Broadway

DRAWING TITLE

PRECEDENTS L5

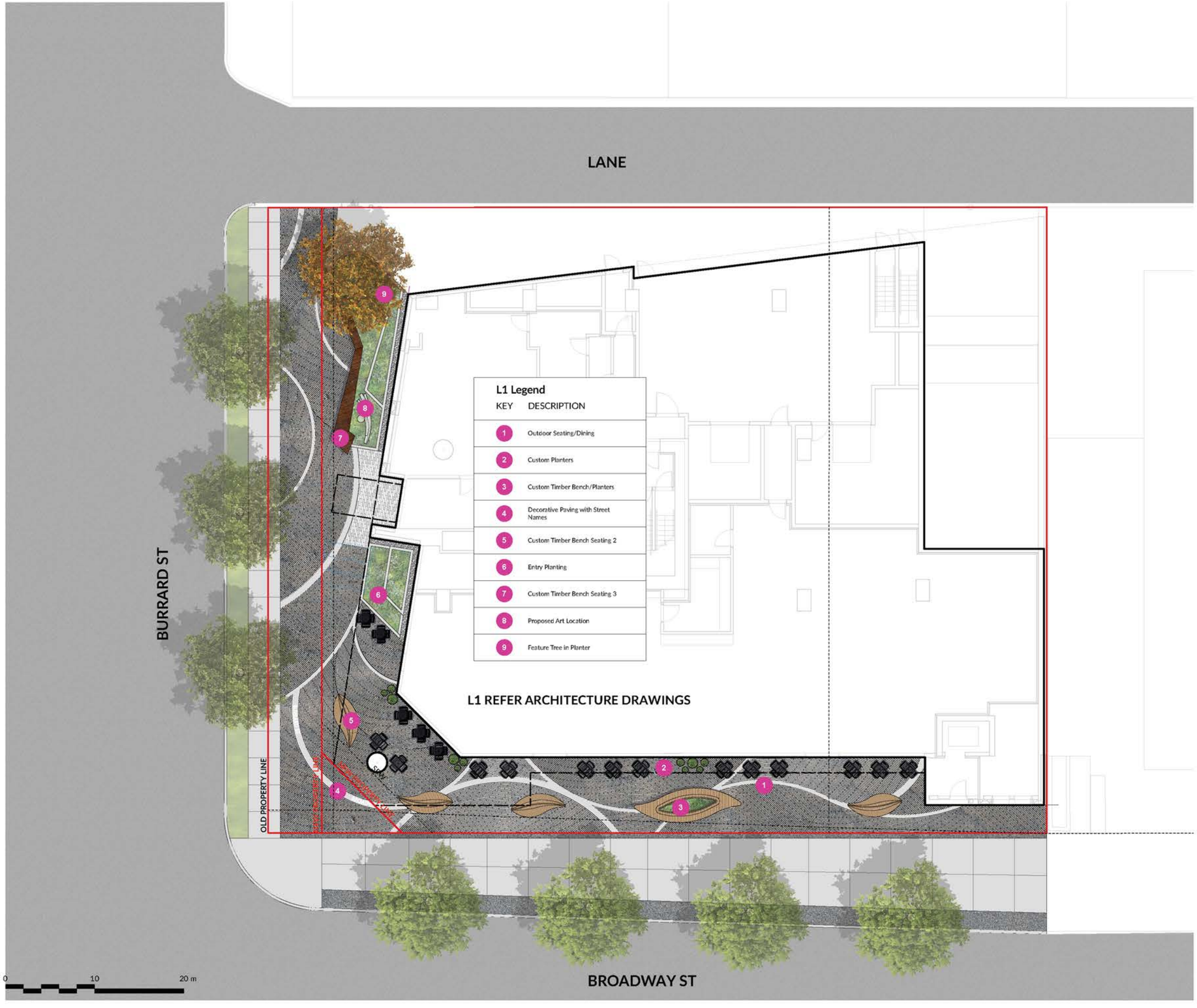
Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH	SCALE
	NA

PROJECT NO.	25056		
DATE	2025-07-28		
FILE NAME	25056 PLAN.vwx		
PLOTTED	2025-07-28		
DRAWN	AE / LB	REVIEWED	GB

DRAWING

L0.03



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

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

PROJECT
Broadway and Burrard

ADDRESS
1795 W Broadway

DRAWING TITLE
LAYOUT AND MATERIALS PLAN L1

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

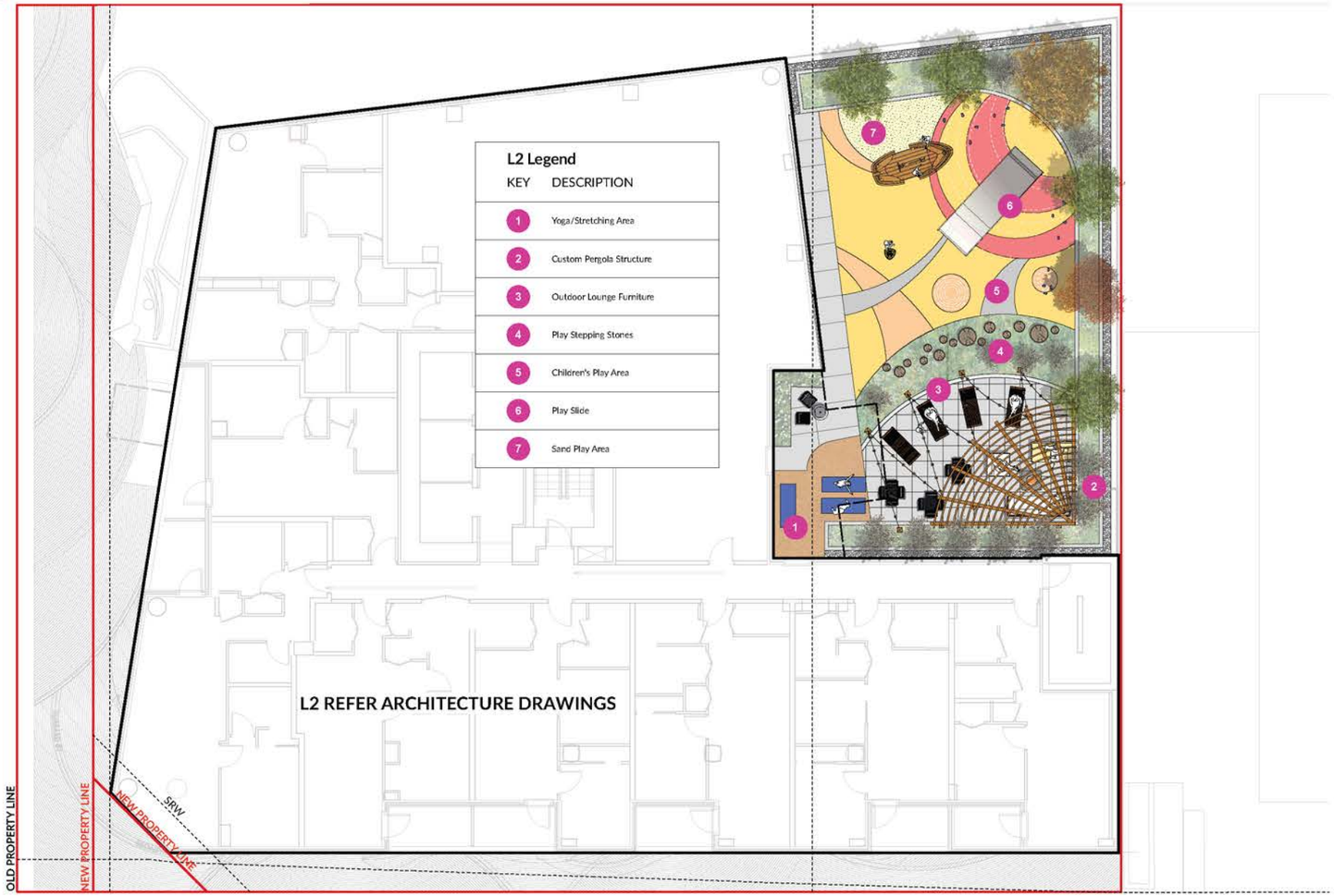
NORTH

SCALE 1:100

PROJECT NO.	25056
DATE	2025-07-28
FILE NAME	25056 PLAN.vwx
PLOTTED	2025-07-28
DRAWN	AE / LB
REVIEWED	GB

DRAWING
L1.01

LANE



BURRARD ST

BROADWAY ST

0 10 20 m

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

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

PROJECT
Broadway and Burrard

ADDRESS
1795 W Broadway

DRAWING TITLE
LAYOUT AND MATERIALS PLAN L2

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

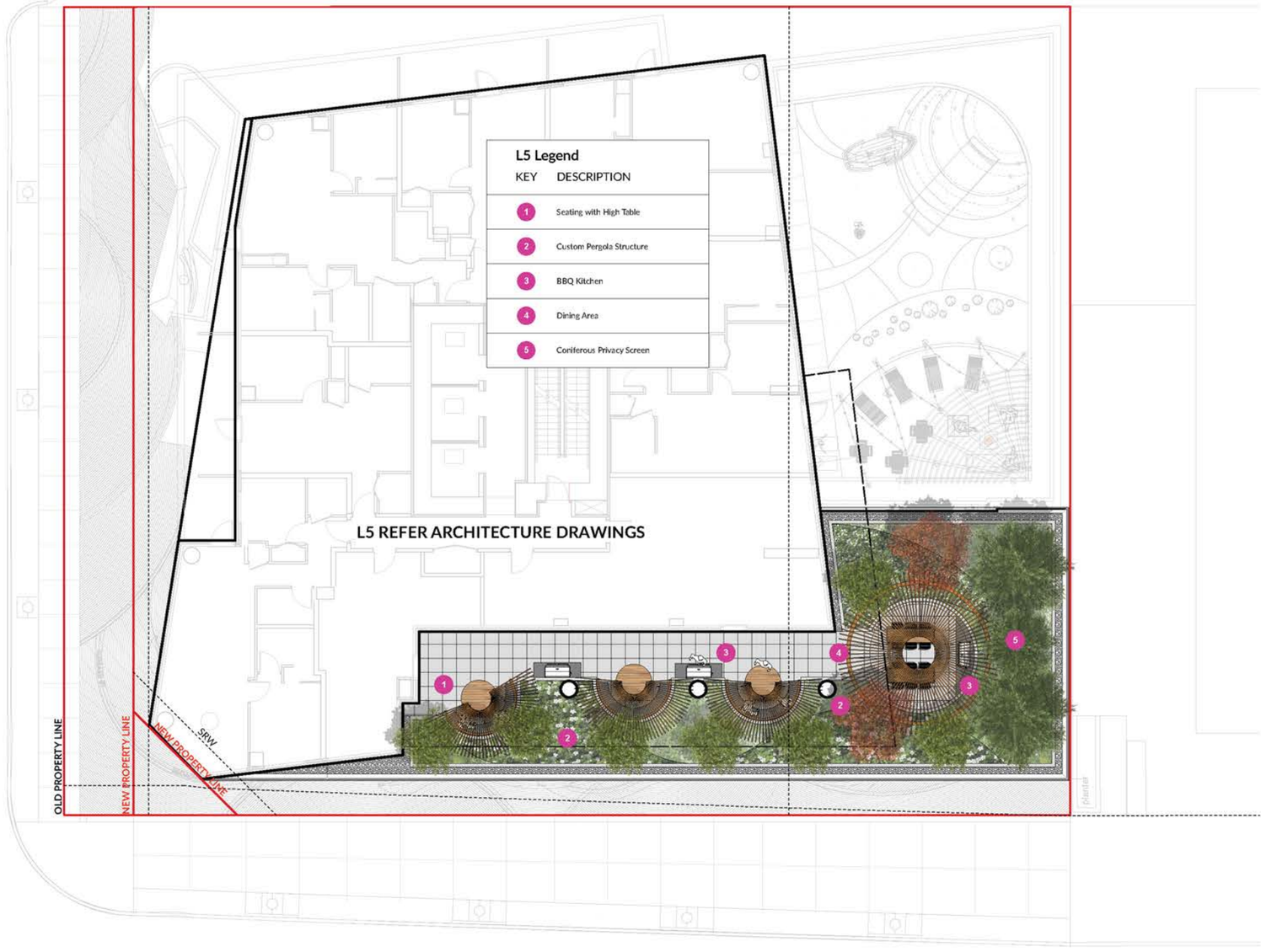
NORTH

SCALE 1:100

PROJECT NO.	25056
DATE	2025-07-28
FILE NAME	25056 PLAN.vwx
PLOTTED	2025-07-28
DRAWN	AE / LB
REVIEWED	GB

DRAWING
L1.02

LANE



BURRARD ST

BROADWAY ST

0 10 20 m

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

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

PROJECT
Broadway and Burrard

ADDRESS
1795 W Broadway

DRAWING TITLE
LAYOUT AND MATERIALS PLAN L5

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH

SCALE 1:100

PROJECT NO.	25056
DATE	2025-07-28
FILE NAME	25056 PLAN.vwx
PLOTTED	2025-07-28
DRAWN	AE / LB
REVIEWED	GB

DRAWING
L1.03

NOTE:

ALL FURNITURE TO BE OWNER SUPPLIED

LANE



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

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

PROJECT
Broadway and Burrard

ADDRESS
1795 W Broadway

DRAWING TITLE
LAYOUT AND MATERIALS PLAN ROOFTOP

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH

SCALE 1:100

PROJECT NO.	25056
DATE	2025-07-28
FILE NAME	25056 PLAN.vwx
PLOTTED	2025-07-28
DRAWN	AE / LB
REVIEWED	GB

DRAWING
L1.04

Plant List
25056 Broadway and Burrard

ID	Qtv	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
OEC		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	Creeping Barberry	#1 pot	40cm (16")	Well established, nursery grown
		Perennials				
AMF		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

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

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

PROJECT

Broadway and Burrard

ADDRESS

1795 W Broadway

DRAWING TITLE

REPRESENTATIVE PLANT LIST

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH

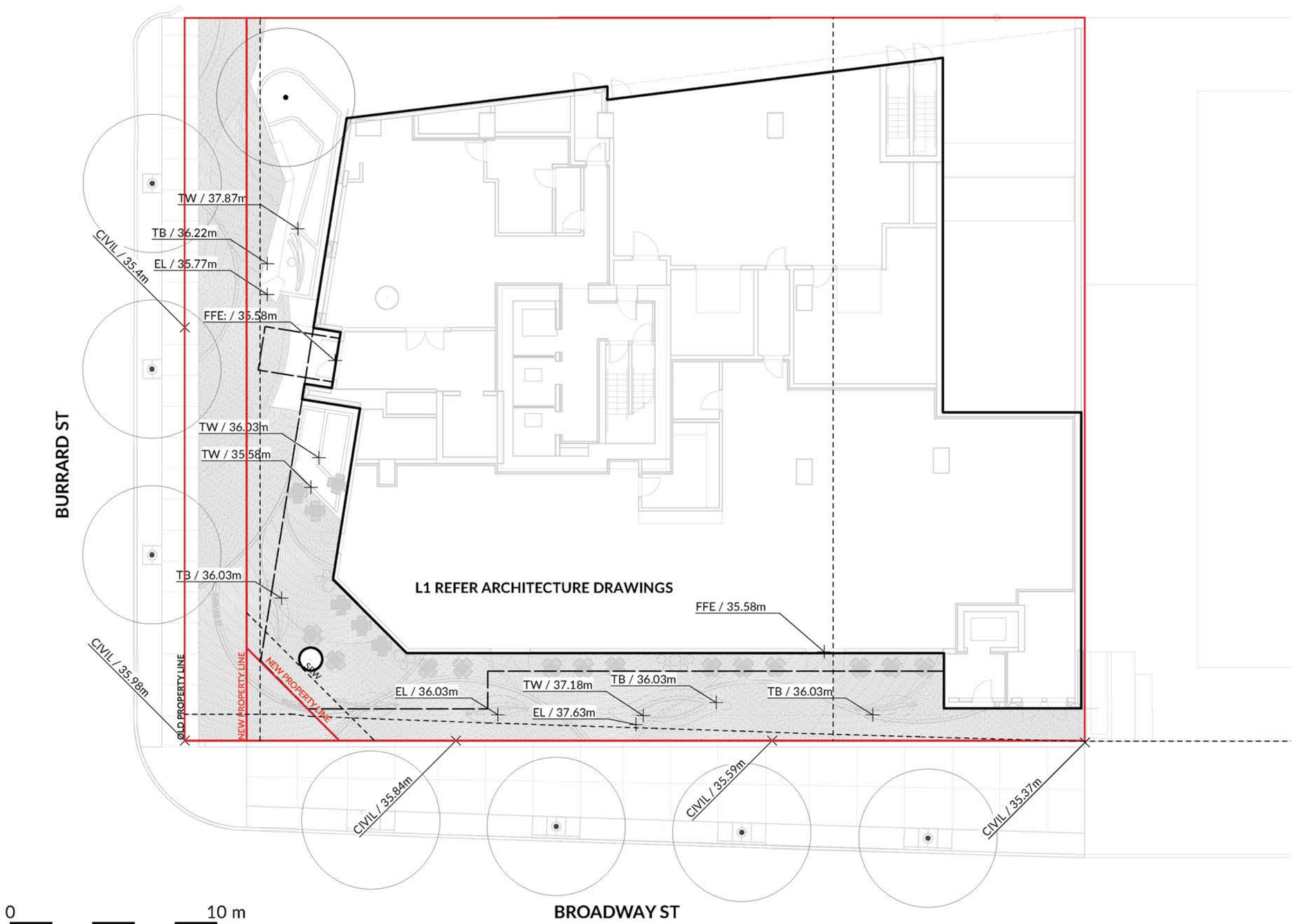
SCALE

Scale

PROJECT NO.	25056
DATE	2025-07-28
FILE NAME	25056 PLAN.vwx
PLOTTED	2025-07-28
DRAWN	AE / LB
REVIEWED	GB

DRAWING

L2.01



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

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

PROJECT

Broadway and Burrard

ADDRESS

1795 W Broadway

DRAWING TITLE

GRADING PLAN L1

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH

SCALE 1:200

PROJECT NO.	25056		
DATE	2025-07-28		
FILE NAME	25056 PLAN.vwx		
PLOTTED	2025-07-28		
DRAWN	AE / LB	REVIEWED	GB

DRAWING

L3.01



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

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

PROJECT

Broadway and Burrard

ADDRESS

1795 W Broadway

DRAWING TITLE

GRADING PLAN L2

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

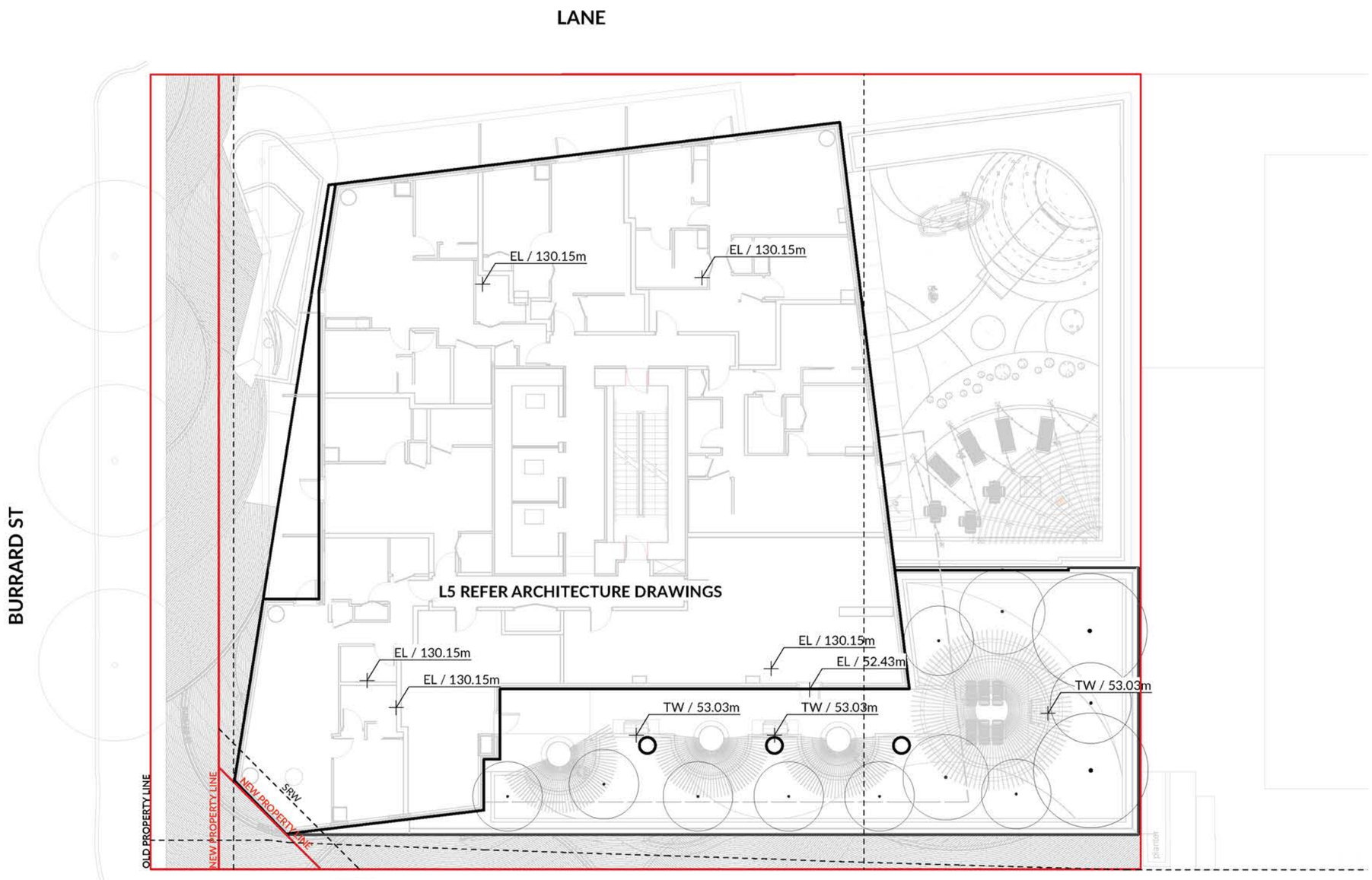
NORTH

SCALE 1:200

PROJECT NO.	25056		
DATE	2025-07-28		
FILE NAME	25056 PLAN.vwx		
PLOTTED	2025-07-28		
DRAWN	AE / LB	REVIEWED	GB

DRAWING

L3.02



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

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

PROJECT

Broadway and Burrard

ADDRESS

1795 W Broadway

DRAWING TITLE

GRADING PLAN L5

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH

SCALE 1:200

PROJECT NO.	25056		
DATE	2025-07-28		
FILE NAME	25056 PLAN.vwx		
PLOTTED	2025-07-28		
DRAWN	AE / LB	REVIEWED	GB

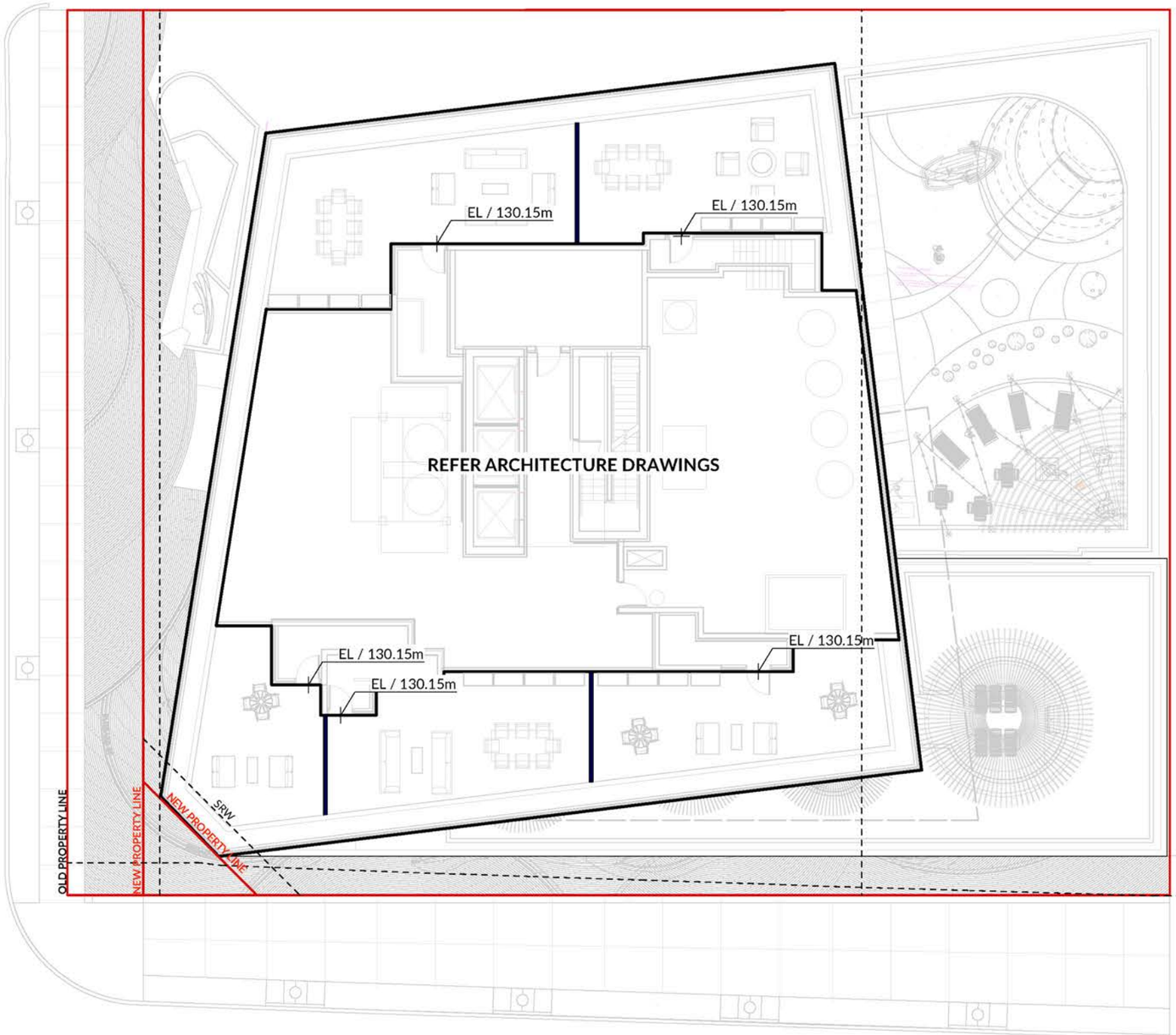
DRAWING

L3.03

NOTE:

ALL FURNITURE TO BE OWNER SUPPLIED

LANE



0 10 m

BROADWAY ST

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

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

PROJECT

Broadway and Burrard

ADDRESS

1795 W Broadway

DRAWING TITLE

GRADING ROOFTOP

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

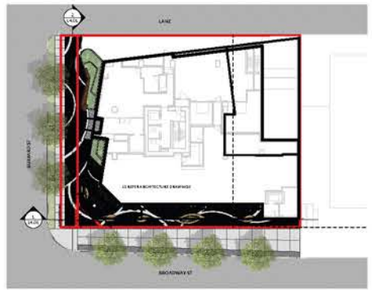
NORTH

SCALE 1:200

PROJECT NO.	25056		
DATE	2025-07-28		
FILE NAME	25056 PLAN.vwx		
PLOTTED	2025-07-28		
DRAWN	AE / LB	REVIEWED	GB

DRAWING

L3.04



KEY PLAN: L1
Scale: 1:500



1 **BROADWAY ST SECTION**
Scale: 1:100



2 **HEMLOCK ST SECTION**
Scale: 1:100

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

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

PROJECT
BURRARD AND BROADWAY

ADDRESS
CIVIC ADDRESS

LEGAL ADDRESS

DRAWING TITLE
SECTIONS

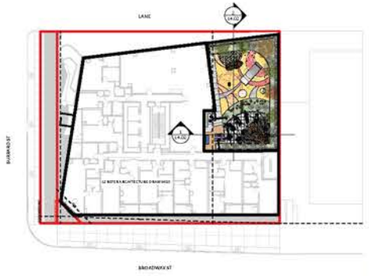
Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH

SCALE 1:100

PROJECT NO.	0000
DATE	2025-07-28
FILE NAME	25056 SECTIONS .vwx
PLOTTED	2025-07-28
DRAWN	AE / LB
REVIEWED	GB

DRAWING
L4.01



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

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

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

PROJECT
BURRARD AND BROADWAY

ADDRESS
CIVIC ADDRESS

LEGAL ADDRESS

DRAWING TITLE
SECTIONS

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH

SCALE
1:100

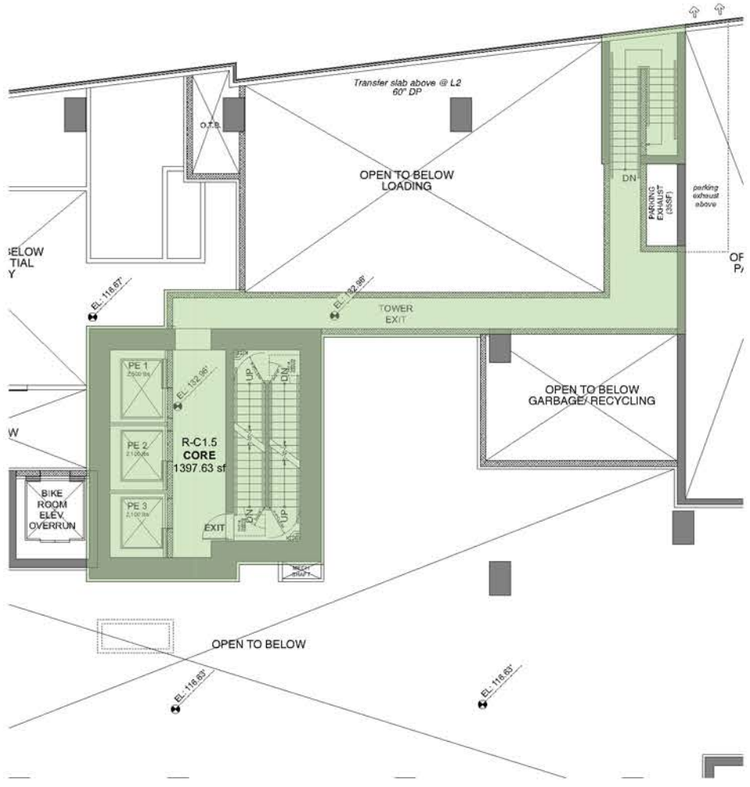
PROJECT NO.	0000
DATE	2025-07-28
FILE NAME	25056 SECTIONS .vwx
PLOTTED	2025-07-28
DRAWN	AE / LB
REVIEWED	GB

DRAWING
L4.02

Area Summary - Level 1		
Unit Mix		
Total		**0 Units**
Unit Area		
Total		**0.0 sf**
Core / Circulation Area		
R-C1.1	CORE	2685.8 sf
R-C1.2	CORE	101.1 sf
R-C1.2	CORE	83.6 sf
Total		**2,870.5 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	4,519.9 sf
Total		**4,519.9 sf**
Total Gross Area		**7,390.4 sf**
Total Exemptions		**0.0 sf**
Total Net FSR Area		**7,390.4 sf**
Total Unit Area		**0.0 sf**

Area Summary - Level 1.5		
Unit Mix		
Total		**0 Units**
Unit Area		
Total		**0.0 sf**
Core / Circulation Area		
R-C1.5	CORE	1397.6 sf
Total		**1,397.6 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		
Total		**0.0 sf**
Total Gross Area		**1,397.6 sf**
Total Exemptions		**0.0 sf**
Total Net FSR Area		**1,397.6 sf**
Total Unit Area		**0.0 sf**





W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

B	2025-07-28	Ias for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

FL 1 & 1.5 FSR

JOB NO.	**BRO 18-06**
DRAWN	**LL**
DATE	**July 28, 2025**
SCALE	**1/8"=1'-0"**
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent

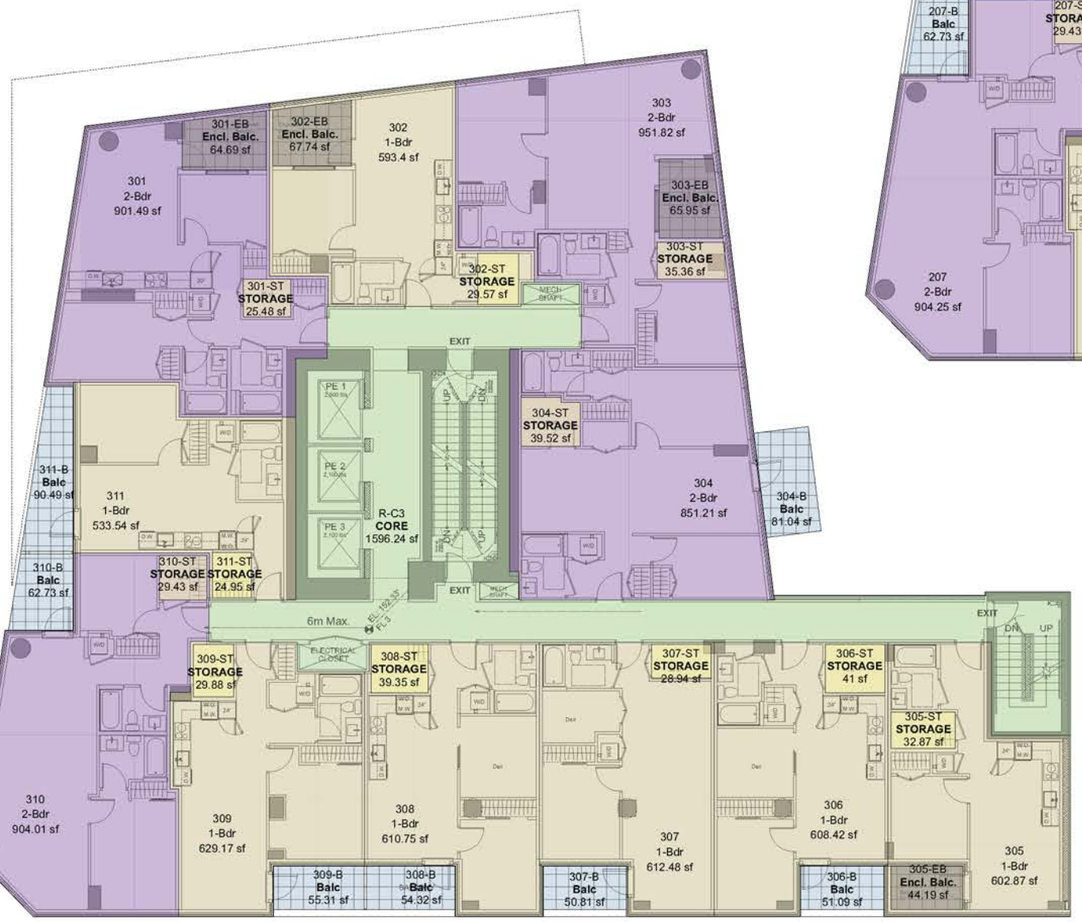
DRAWING NO.:

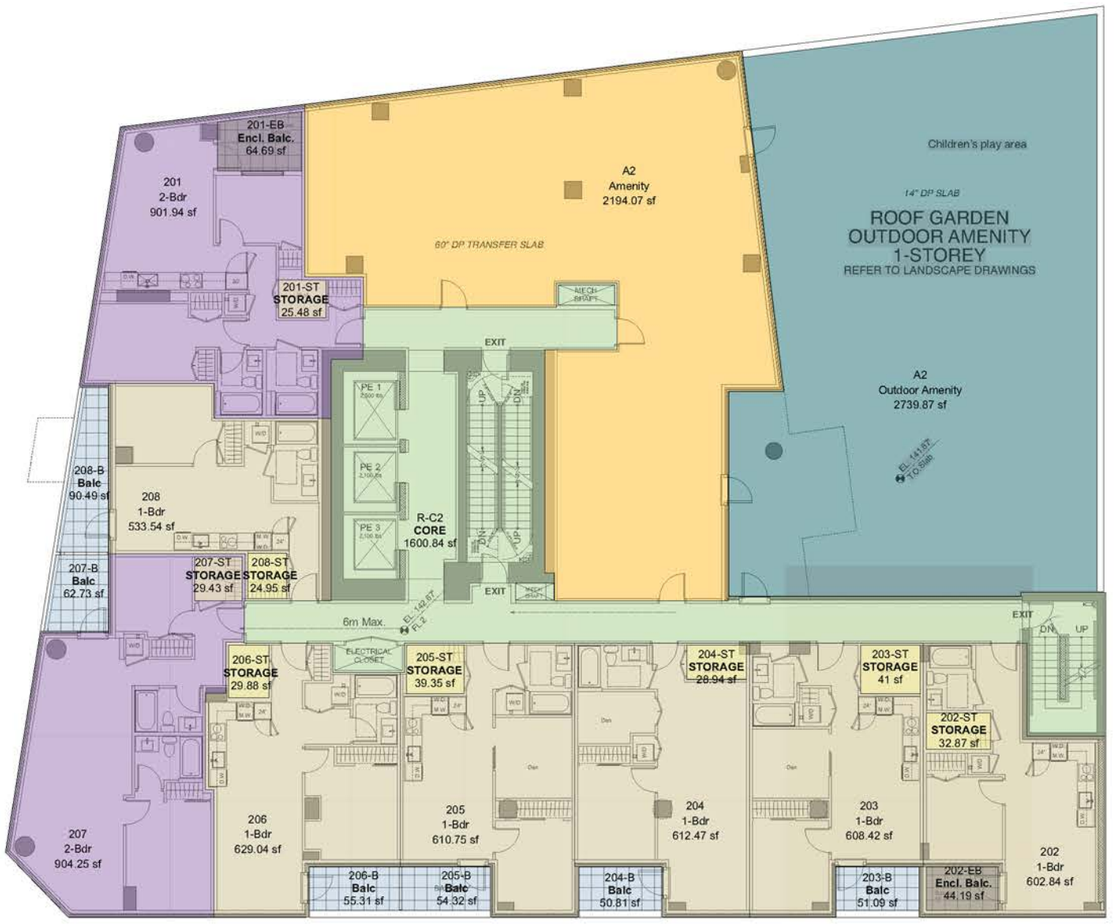
FSR 1

2025 July 25 9:27:26 AM -SUR: 1795 W.Broadway.vwx

Area Summary - Level 3		
Unit Mix		
	1-Bdr	7 Units
	2-Bdr	4 Units
Total		**11 Units**
Unit Area		
301	2-Bdr	901.5 sf
302	1-Bdr	593.4 sf
303	2-Bdr	951.8 sf
304	2-Bdr	851.2 sf
305	1-Bdr	602.9 sf
306	1-Bdr	608.4 sf
307	1-Bdr	612.5 sf
308	1-Bdr	610.7 sf
309	1-Bdr	629.2 sf
310	2-Bdr	904.0 sf
311	1-Bdr	533.5 sf
Total		**7,799.2 sf**
Core / Circulation Area		
R-C3	CORE	1596.2 sf
Total		**1,596.2 sf**
Amenity Exemption		
Total		**0.0 sf**
Storage Exemption		
301-ST	STORAGE	25.5 sf
302-ST	STORAGE	29.6 sf
303-ST	STORAGE	35.4 sf
304-ST	STORAGE	39.5 sf
305-ST	STORAGE	32.9 sf
306-ST	STORAGE	41.0 sf
307-ST	STORAGE	28.9 sf
308-ST	STORAGE	39.3 sf
309-ST	STORAGE	29.9 sf
310-ST	STORAGE	29.4 sf
311-ST	STORAGE	24.9 sf
Total		**356.3 sf**

Wall Exemption		
Total		**0.0 sf**
Enclosed Balcony Exemption		
301-EB	Encl. Balc	64.7 sf
302-EB	Encl. Balc	67.7 sf
305-EB	Encl. Balc	44.2 sf
303-EB	Encl. Balc	65.9 sf
Total		**242.6 sf**
Open Balcony		
304-B	Balc	81.0 sf
306-B	Balc	51.1 sf
307-B	Balc	50.8 sf
308-B	Balc	54.3 sf
309-B	Balc	55.3 sf
310-B	Balc	62.7 sf
311-B	Balc	90.5 sf
Total		**445.8 sf**
Roof Deck- Private		
Total		**0.0 sf**
Total Gross Area		**9,395.4 sf**
Total Exemptions		**598.9 sf**
Total Net FSR Area		**8,796.5 sf**
Total Unit Area		**7,799.2 sf**





Area Summary - Level 2		
Unit Mix		
	1-Bdr	6 Units
	2-Bdr	2 Units
Total		**8 Units**
Unit Area		
201	2-Bdr	901.9 sf
202	1-Bdr	602.8 sf
203	1-Bdr	608.4 sf
204	1-Bdr	612.5 sf
205	1-Bdr	610.7 sf
206	1-Bdr	629.0 sf
207	2-Bdr	904.3 sf
208	1-Bdr	533.5 sf
Total		**5,403.3 sf**
Core / Circulation Area		
R-C2	CORE	1600.8 sf
Total		**1,600.8 sf**
Amenity Exemption		
A2	Amenity	2194.1 sf
Total		**2,194.1 sf**
Storage Exemption		
201-ST	STORAGE	25.5 sf
202-ST	STORAGE	32.9 sf
203-ST	STORAGE	41.0 sf
204-ST	STORAGE	28.9 sf
205-ST	STORAGE	39.3 sf
206-ST	STORAGE	29.9 sf
207-ST	STORAGE	29.4 sf
208-ST	STORAGE	24.9 sf
Total		**251.9 sf**

Wall Exemption		
Total		**0.0 sf**
Enclosed Balcony Exemption		
201-EB	Encl. Balc.	64.7 sf
202-EB	Encl. Balc.	44.2 sf
Total		**108.9 sf**
Open Balcony		
203-B	Balc	51.1 sf
204-B	Balc	50.8 sf
205-B	Balc	54.3 sf
206-B	Balc	55.3 sf
207-B	Balc	62.7 sf
208-B	Balc	90.5 sf
Total		**364.8 sf**
Roof Deck- Private		
Total		**0.0 sf**
Total Gross Area		**9,198.2 sf**
Total Exemptions		**2,554.8 sf**
Total Net FSR Area		**6,643.3 sf**
Total Unit Area		**5,403.3 sf**

W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

B 2025-07-28 Iss for Rezoning

PROJECT

1795 W. BROADWAY @ BURRARD ST

BURRARD ST

FL 2 & 3 FSR

JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8"=1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

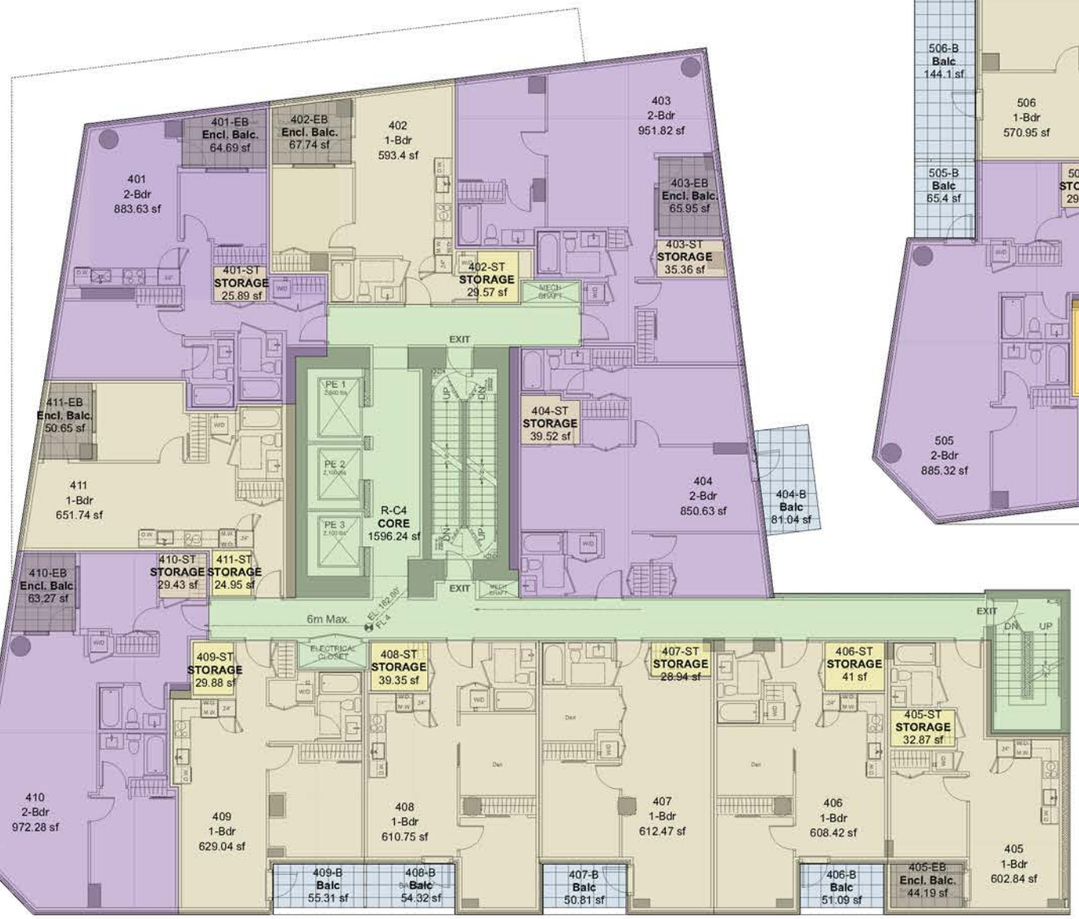
DRAWING NO.:

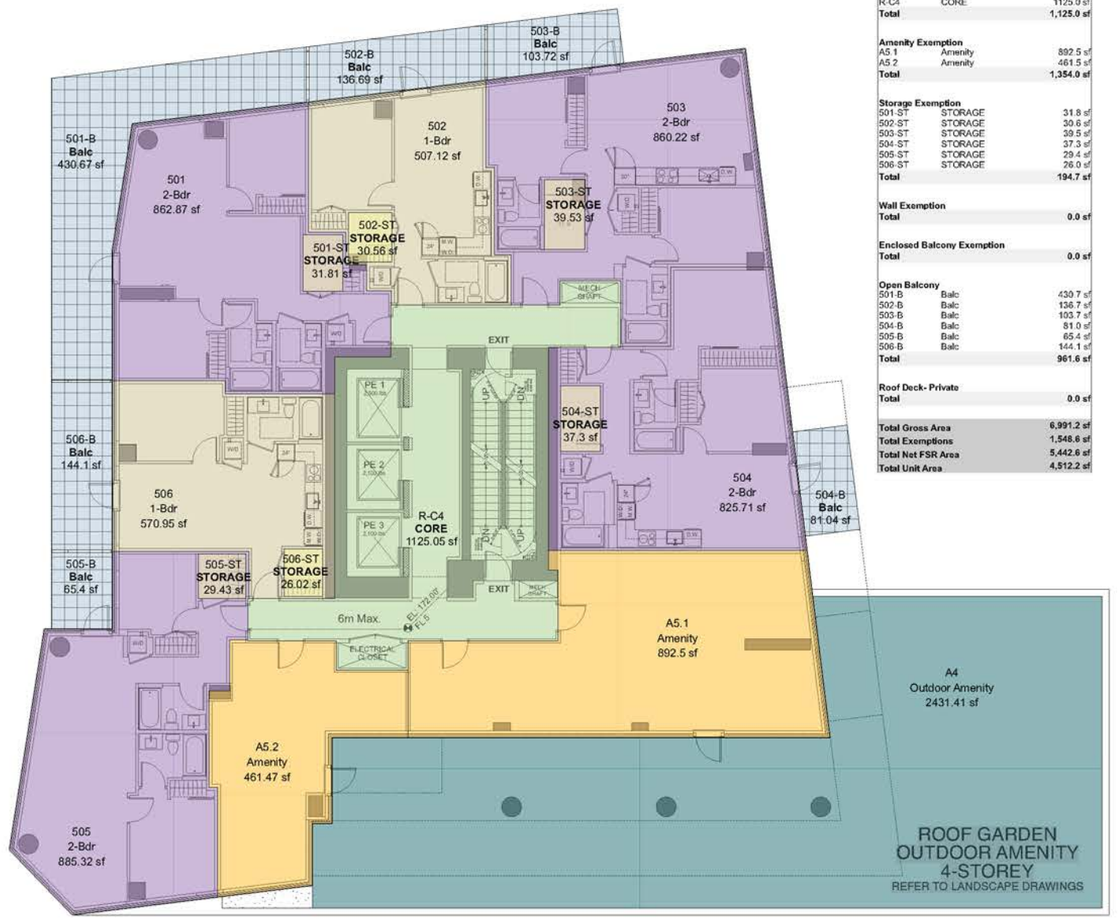
FSR 2

2025 July 25 9:27:37 AM -RVR: 1795 W Broadway.vwx

Area Summary - Level 4		
Unit Mix		
	1-Bdr	7 Units
	2-Bdr	4 Units
Total		**11 Units**
Unit Area		
401	2-Bdr	883.6 sf
402	1-Bdr	593.4 sf
403	2-Bdr	951.8 sf
404	2-Bdr	850.6 sf
405	1-Bdr	602.8 sf
406	1-Bdr	608.4 sf
407	1-Bdr	612.5 sf
408	1-Bdr	610.7 sf
409	1-Bdr	629.0 sf
410	2-Bdr	972.3 sf
411	1-Bdr	651.7 sf
Total		**7,967.0 sf**
Core / Circulation Area		
R-C4	CORE	1596.2 sf
Total		**1,596.2 sf**
Amenity Exemption		
Total		**0.0 sf**
Storage Exemption		
401-ST	STORAGE	25.9 sf
402-ST	STORAGE	29.6 sf
403-ST	STORAGE	35.4 sf
404-ST	STORAGE	39.5 sf
405-ST	STORAGE	32.9 sf
406-ST	STORAGE	41.0 sf
407-ST	STORAGE	28.9 sf
408-ST	STORAGE	39.3 sf
409-ST	STORAGE	29.9 sf
410-ST	STORAGE	29.4 sf
411-ST	STORAGE	24.9 sf
Total		**356.7 sf**

Wall Exemption		
Total		**0.0 sf**
Enclosed Balcony Exemption		
401-EB	Encl. Balc	64.7 sf
402-EB	Encl. Balc	67.7 sf
403-EB	Encl. Balc	65.9 sf
405-EB	Encl. Balc	44.2 sf
410-EB	Encl. Balc	63.3 sf
411-EB	Encl. Balc	50.6 sf
Total		**356.5 sf**
Open Balcony		
404-B	Balc	81.0 sf
406-B	Balc	51.1 sf
407-B	Balc	50.8 sf
408-B	Balc	54.3 sf
409-B	Balc	55.3 sf
Total		**292.6 sf**
Roof Deck- Private		
Total		**0.0 sf**
Total Gross Area		**9,563.3 sf**
Total Exemptions		**713.2 sf**
Total Net FSR Area		**8,850.0 sf**
Total Unit Area		**7,967.0 sf**





Area Summary - Level 5		
Unit Mix		
	1-Bdr	2 Units
	2-Bdr	4 Units
Total		**6 Units**
Unit Area		
501	2-Bdr	862.9 sf
502	1-Bdr	507.1 sf
503	2-Bdr	860.2 sf
504	2-Bdr	825.7 sf
505	2-Bdr	885.3 sf
506	1-Bdr	571.0 sf
Total		**4,512.2 sf**
Core / Circulation Area		
R-C4	CORE	1125.0 sf
Total		**1,125.0 sf**
Amenity Exemption		
A5.1	Amenity	892.5 sf
A5.2	Amenity	461.5 sf
Total		**1,354.0 sf**
Storage Exemption		
501-ST	STORAGE	31.8 sf
502-ST	STORAGE	30.6 sf
503-ST	STORAGE	39.5 sf
504-ST	STORAGE	37.3 sf
505-ST	STORAGE	29.4 sf
506-ST	STORAGE	26.0 sf
Total		**194.7 sf**
Wall Exemption		
Total		**0.0 sf**
Enclosed Balcony Exemption		
Total		**0.0 sf**
Open Balcony		
501-B	Balc	430.7 sf
502-B	Balc	136.7 sf
503-B	Balc	103.7 sf
504-B	Balc	81.0 sf
505-B	Balc	65.4 sf
506-B	Balc	144.1 sf
Total		**961.6 sf**
Roof Deck- Private		
Total		**0.0 sf**
Total Gross Area		**6,991.2 sf**
Total Exemptions		**1,548.6 sf**
Total Net FSR Area		**5,442.6 sf**
Total Unit Area		**4,512.2 sf**

W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION		
B	2025-07-28	Ias for Rezoning

PROJECT
1795 W. BROADWAY
@ BURRARD ST

BURRARD ST

FL 4 & 5 FSR

JOB. NO.	**BRO 18-06**
DRAWN	**LL**
DATE	**July 28, 2025**
SCALE	**1/8"=1'-0"**
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent

DRAWING NO. :

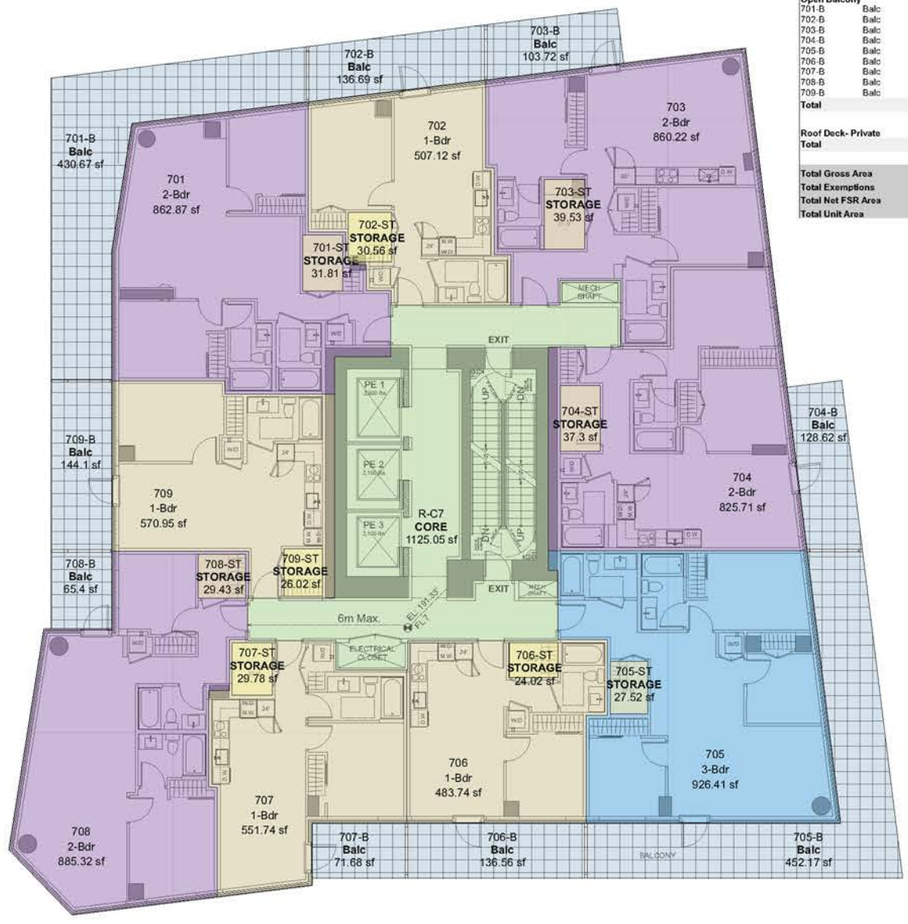
FSR 3

2025 July 25 9:27:29 AM -\\MJR 1795 W Broadway.rvwx



Area Summary - Level 6

Unit Mix		
	1-Bdr	3 Units
	2-Bdr	5 Units
Total		**8 Units**
Unit Area		
601	2-Bdr	862.9 sf
602	1-Bdr	507.1 sf
603	2-Bdr	860.2 sf
604	2-Bdr	825.7 sf
605	2-Bdr	781.4 sf
606	1-Bdr	582.2 sf
607	2-Bdr	872.2 sf
608	1-Bdr	571.0 sf
Total		**5,862.8 sf**
Core / Circulation Area		
R-C6	CORE	1125.0 sf
Total		**1,125.0 sf**
Amenity Exemption		
Total		**0.0 sf**
Storage Exemption		
601-ST	STORAGE	31.8 sf
602-ST	STORAGE	30.6 sf
603-ST	STORAGE	39.5 sf
604-ST	STORAGE	37.3 sf
605-ST	STORAGE	25.8 sf
607-ST	STORAGE	29.4 sf
608-ST	STORAGE	26.0 sf
Total		**220.4 sf**
Wall Exemption		
Total		**0.0 sf**
Enclosed Balcony Exemption		
Total		**0.0 sf**
Open Balcony		
601-B	Balc	430.7 sf
602-B	Balc	136.7 sf
603-B	Balc	103.7 sf
604-B	Balc	81.0 sf
605-B	Balc	81.0 sf
606-B	Balc	87.8 sf
607-B	Balc	65.4 sf
608-B	Balc	144.1 sf
Total		**1,130.4 sf**
Roof Deck- Private		
Total		**0.0 sf**
Total Gross Area		**6,987.8 sf**
Total Exemptions		**220.4 sf**
Total Net FSR Area		**6,767.4 sf**
Total Unit Area		**5,862.8 sf**



Area Summary - Level 7~12

Unit Mix		
	1-Bdr	4 Units
	2-Bdr	4 Units
	3-Bdr	1 Units
Total		**9 Units**
Unit Area		
701	2-Bdr	862.9 sf
702	1-Bdr	507.1 sf
703	2-Bdr	860.2 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	885.3 sf
709	1-Bdr	571.0 sf
Total		**6,474.1 sf**
Core / Circulation Area		
R-C7	CORE	1125.0 sf
Total		**1,125.0 sf**
Amenity Exemption		
Total		**0.0 sf**
Storage Exemption		
701-ST	STORAGE	31.8 sf
702-ST	STORAGE	30.6 sf
703-ST	STORAGE	39.5 sf
704-ST	STORAGE	37.3 sf
705-ST	STORAGE	27.5 sf
706-ST	STORAGE	24.0 sf
707-ST	STORAGE	29.8 sf
708-ST	STORAGE	29.4 sf
709-ST	STORAGE	26.0 sf
Total		**276.0 sf**
Wall Exemption		
Total		**0.0 sf**
Enclosed Balcony Exemption		
Total		**0.0 sf**
Open Balcony		
701-B	Balc	430.7 sf
702-B	Balc	136.7 sf
703-B	Balc	103.7 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	65.4 sf
709-B	Balc	144.1 sf
Total		**1,669.6 sf**
Roof Deck- Private		
Total		**0.0 sf**
Total Gross Area		**7,599.1 sf**
Total Exemptions		**276.0 sf**
Total Net FSR Area		**7,323.2 sf**
Total Unit Area		**6,474.1 sf**

W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

B	2025-07-28	Iss for Rezoning

PROJECT

1795 W. BROADWAY @ BURRARD ST

BURRARD ST

FL 6 & 7-12 FSR

JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8"=1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W.T. Leung Architects Inc. and cannot be used without the Architects' consent.

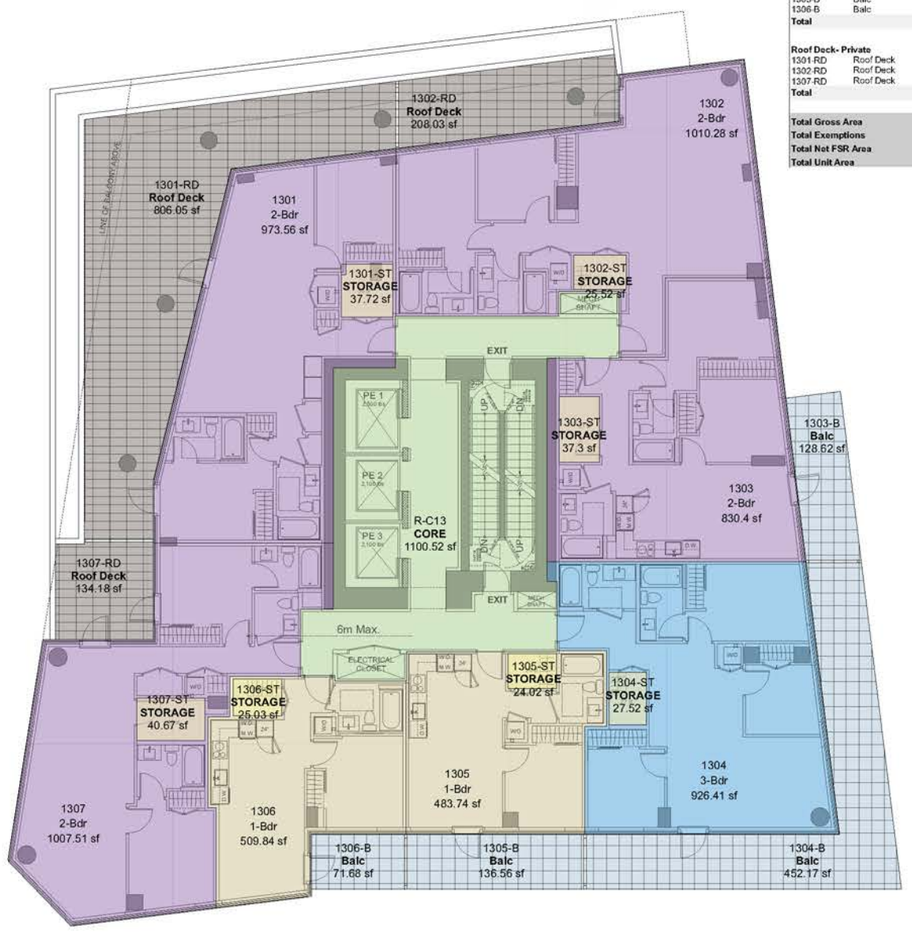
DRAWING NO. :

FSR 4

2025 July 25 9:27:31 AM -SUR: 1795 W Broadway.rvwx

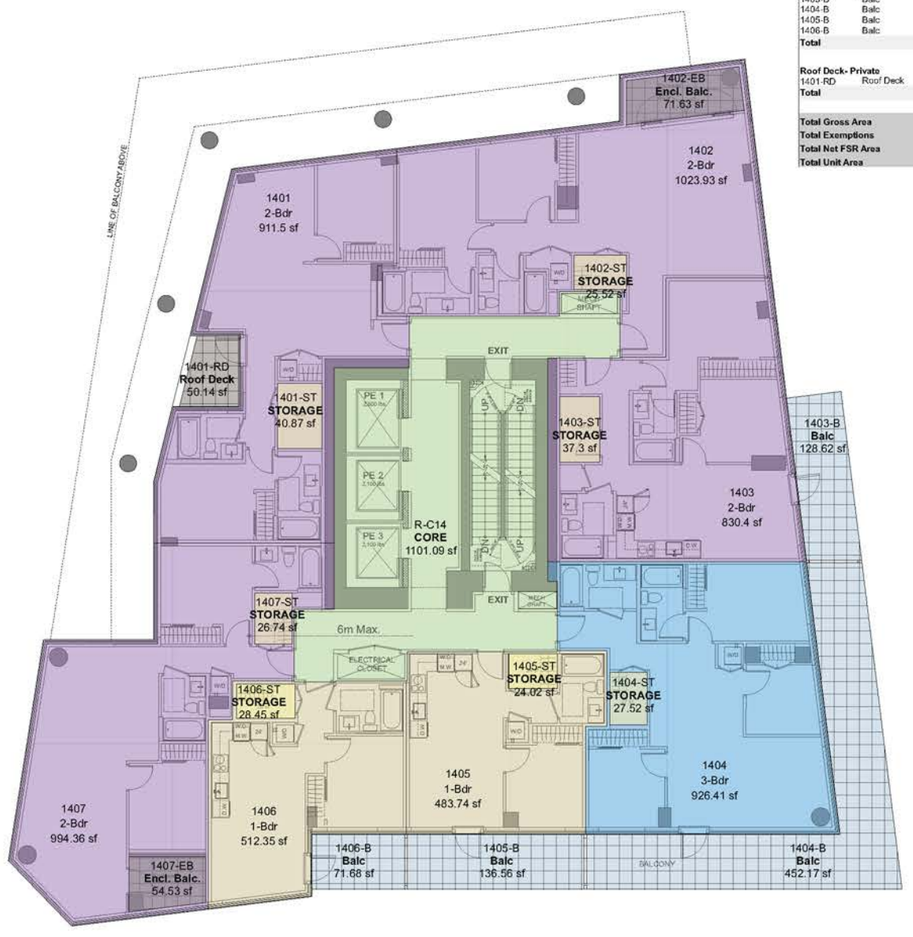
Area Summary - Level 13

Unit Mix		
	1-Bdr	2 Units
	2-Bdr	4 Units
	3-Bdr	1 Units
Total		**7 Units**
Unit Area		
1301	2-Bdr	973.6 sf
1302	2-Bdr	1,010.3 sf
1303	2-Bdr	830.4 sf
1304	3-Bdr	926.4 sf
1305	1-Bdr	483.7 sf
1306	1-Bdr	509.8 sf
1307	2-Bdr	1,007.5 sf
Total		**5,741.7 sf**
Core / Circulation Area		
R-C13	CORE	1100.5 sf
Total		**1,100.5 sf**
Amenity Exemption		
Total		**0.0 sf**
Storage Exemption		
1301-ST	STORAGE	37.7 sf
1302-ST	STORAGE	25.5 sf
1303-ST	STORAGE	37.3 sf
1304-ST	STORAGE	27.5 sf
1305-ST	STORAGE	24.0 sf
1306-ST	STORAGE	25.0 sf
1307-ST	STORAGE	40.7 sf
Total		**217.8 sf**
Wall Exemption		
Total		**0.0 sf**
Enclosed Balcony Exemption		
Total		**0.0 sf**
Open Balcony		
1303-B	Balc	128.6 sf
1304-B	Balc	452.2 sf
1305-B	Balc	136.6 sf
1306-B	Balc	71.7 sf
Total		**789.0 sf**
Roof Deck- Private		
1301-RD	Roof Deck	806.0 sf
1302-RD	Roof Deck	208.0 sf
1307-RD	Roof Deck	134.2 sf
Total		**1,148.3 sf**
Total Gross Area		**6,842.3 sf**
Total Exemptions		**217.8 sf**
Total Net FSR Area		**6,624.5 sf**
Total Unit Area		**5,741.7 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	911.5 sf
1402	2-Bdr	1,023.9 sf
1403	2-Bdr	830.4 sf
1404	3-Bdr	926.4 sf
1405	1-Bdr	483.7 sf
1406	1-Bdr	512.4 sf
1407	2-Bdr	994.4 sf
Total		**5,682.7 sf**
Core / Circulation Area		
R-C14	CORE	1101.1 sf
Total		**1,101.1 sf**
Amenity Exemption		
Total		**0.0 sf**
Storage Exemption		
1401-ST	STORAGE	40.9 sf
1402-ST	STORAGE	25.5 sf
1403-ST	STORAGE	37.3 sf
1404-ST	STORAGE	27.5 sf
1405-ST	STORAGE	24.0 sf
1406-ST	STORAGE	28.5 sf
1407-ST	STORAGE	26.7 sf
Total		**210.4 sf**
Wall Exemption		
Total		**0.0 sf**
Enclosed Balcony Exemption		
1407-EB	Encl. Balc	54.5 sf
1402-EB	Encl. Balc	71.6 sf
Total		**126.2 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	50.1 sf
Total		**50.1 sf**
Total Gross Area		**6,783.8 sf**
Total Exemptions		**336.6 sf**
Total Net FSR Area		**6,447.2 sf**
Total Unit Area		**5,682.7 sf**



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

B	2025-07-28	Ias for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

FL 13 & 14 FSR

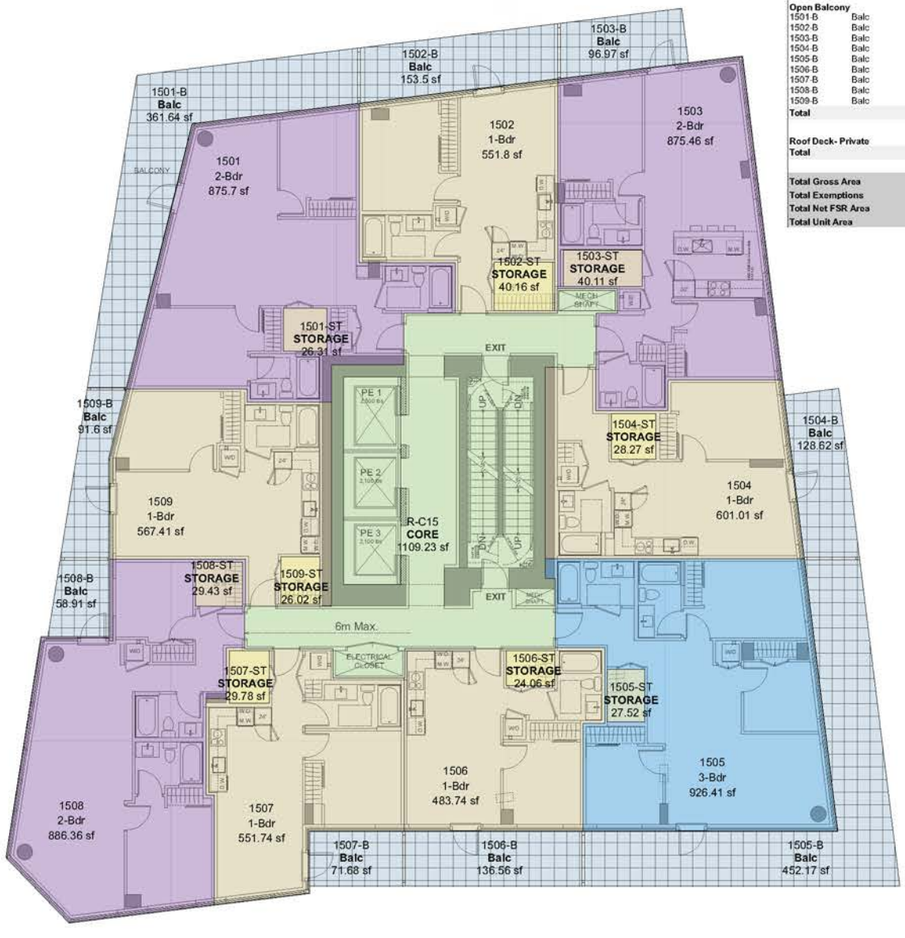
JOB NO.	BRO 18-06
DRAWN	LL
DATE	July 28, 2025
SCALE	1/8"=1'-0"
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W.T. Leung Architects Inc. and cannot be used without the Architects' consent

DRAWING NO.:

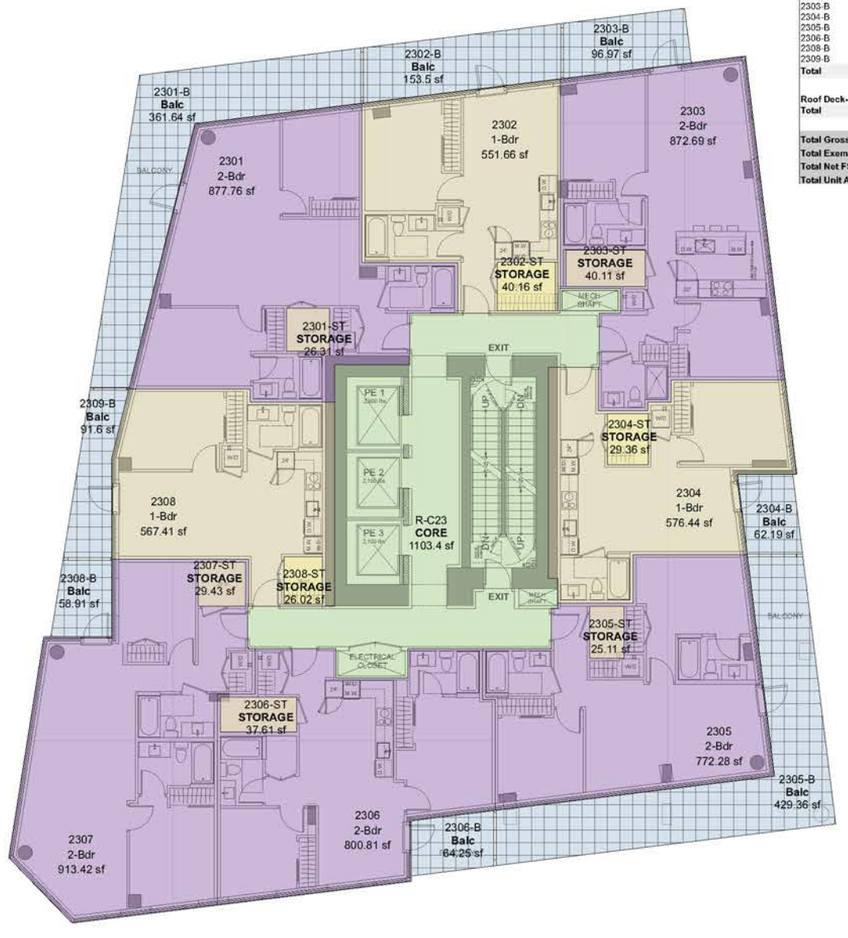
FSR 5

2025 July 25 9:37:33 AM -SAVE: 1795 W Broadway.vwx



Area Summary - Level 15~22

Unit Mix		
	1-Bdr	5 Units
	2-Bdr	3 Units
	3-Bdr	1 Units
Total		**9 Units**
Unit Area		
1501	2-Bdr	875.7 sf
1502	1-Bdr	551.8 sf
1503	2-Bdr	875.5 sf
1504	1-Bdr	601.0 sf
1505	3-Bdr	926.4 sf
1506	1-Bdr	483.7 sf
1507	1-Bdr	551.7 sf
1508	2-Bdr	886.4 sf
1509	1-Bdr	567.4 sf
Total		**6,319.6 sf**
Core / Circulation Area		
R-C15	CORE	1109.2 sf
Total		**1,109.2 sf**
Amenity Exemption		
Total		**0.0 sf**
Storage Exemption		
1501-ST	STORAGE	26.3 sf
1502-ST	STORAGE	40.2 sf
1503-ST	STORAGE	40.1 sf
1504-ST	STORAGE	28.3 sf
1505-ST	STORAGE	27.5 sf
1506-ST	STORAGE	24.1 sf
1507-ST	STORAGE	29.8 sf
1508-ST	STORAGE	29.4 sf
1509-ST	STORAGE	26.0 sf
Total		**271.7 sf**
Wall Exemption		
Total		**0.0 sf**
Enclosed Balcony Exemption		
Total		**0.0 sf**
Open Balcony		
1501-B	Balc	361.6 sf
1502-B	Balc	153.5 sf
1503-B	Balc	97.0 sf
1504-B	Balc	128.6 sf
1505-B	Balc	452.2 sf
1506-B	Balc	136.6 sf
1507-B	Balc	71.7 sf
1508-B	Balc	58.9 sf
1509-B	Balc	91.6 sf
Total		**1,551.7 sf**
Roof Deck- Private		
Total		**0.0 sf**
Total Gross Area		**7,428.9 sf**
Total Exemptions		**271.7 sf**
Total Net FSR Area		**7,157.2 sf**
Total Unit Area		**6,319.6 sf**



Area Summary - Level 23~27

Unit Mix		
	1-Bdr	3 Units
	2-Bdr	5 Units
Total		**8 Units**
Unit Area		
2301	2-Bdr	877.8 sf
2302	1-Bdr	551.7 sf
2303	2-Bdr	872.7 sf
2304	1-Bdr	576.4 sf
2305	2-Bdr	772.3 sf
2306	2-Bdr	809.8 sf
2307	2-Bdr	913.4 sf
2308	1-Bdr	567.4 sf
Total		**5,932.5 sf**
Core / Circulation Area		
R-C23	CORE	1103.4 sf
Total		**1,103.4 sf**
Amenity Exemption		
Total		**0.0 sf**
Storage Exemption		
2301-ST	STORAGE	26.3 sf
2302-ST	STORAGE	40.2 sf
2303-ST	STORAGE	40.1 sf
2304-ST	STORAGE	29.4 sf
2305-ST	STORAGE	25.1 sf
2306-ST	STORAGE	37.6 sf
2307-ST	STORAGE	29.4 sf
2308-ST	STORAGE	26.0 sf
Total		**254.1 sf**
Wall Exemption		
Total		**0.0 sf**
Enclosed Balcony Exemption		
Total		**0.0 sf**
Open Balcony		
2301-B	Balc	361.6 sf
2302-B	Balc	153.5 sf
2303-B	Balc	97.0 sf
2304-B	Balc	62.2 sf
2305-B	Balc	429.4 sf
2306-B	Balc	64.2 sf
2308-B	Balc	58.9 sf
2309-B	Balc	91.6 sf
Total		**1,318.4 sf**
Roof Deck- Private		
Total		**0.0 sf**
Total Gross Area		**7,035.9 sf**
Total Exemptions		**254.1 sf**
Total Net FSR Area		**6,781.8 sf**
Total Unit Area		**5,932.5 sf**

W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

B	2025-07-28	Iss for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

FL 15-22 & 23-27 FSR

JOB NO.	**BRO 18-06**
DRAWN	**LL**
DATE	**July 28, 2025**
SCALE	**1/8"=1'-0"**
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

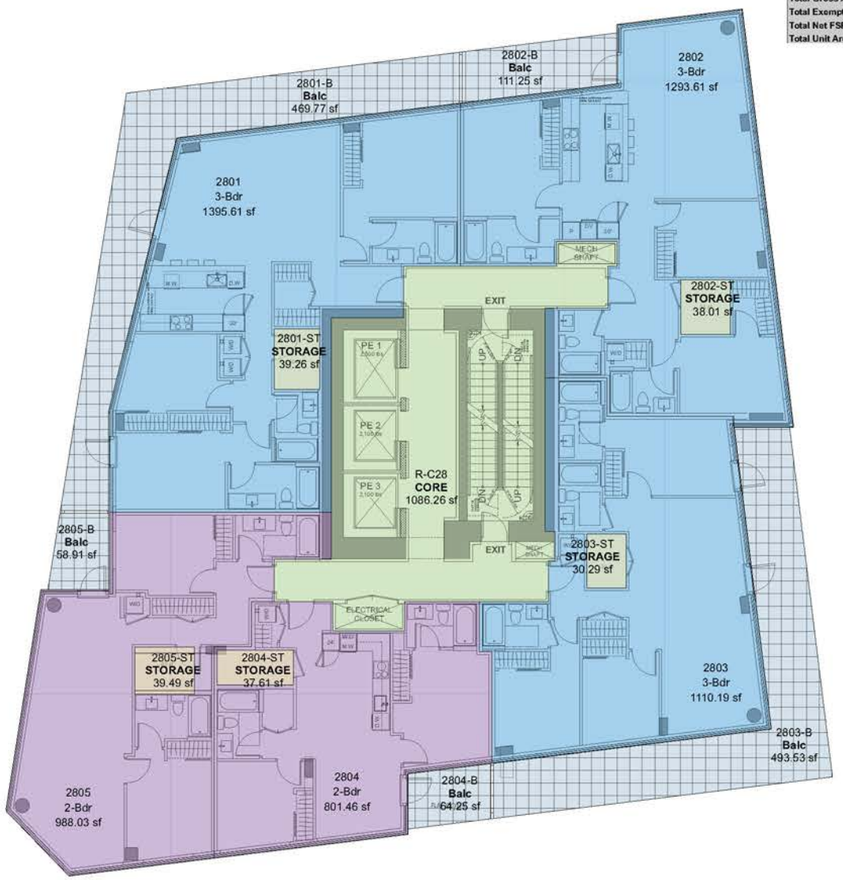
DRAWING NO.:

FSR 6

2025 July 25 9:27:35 AM 4SUR: 1795 W Broadway.rvwx

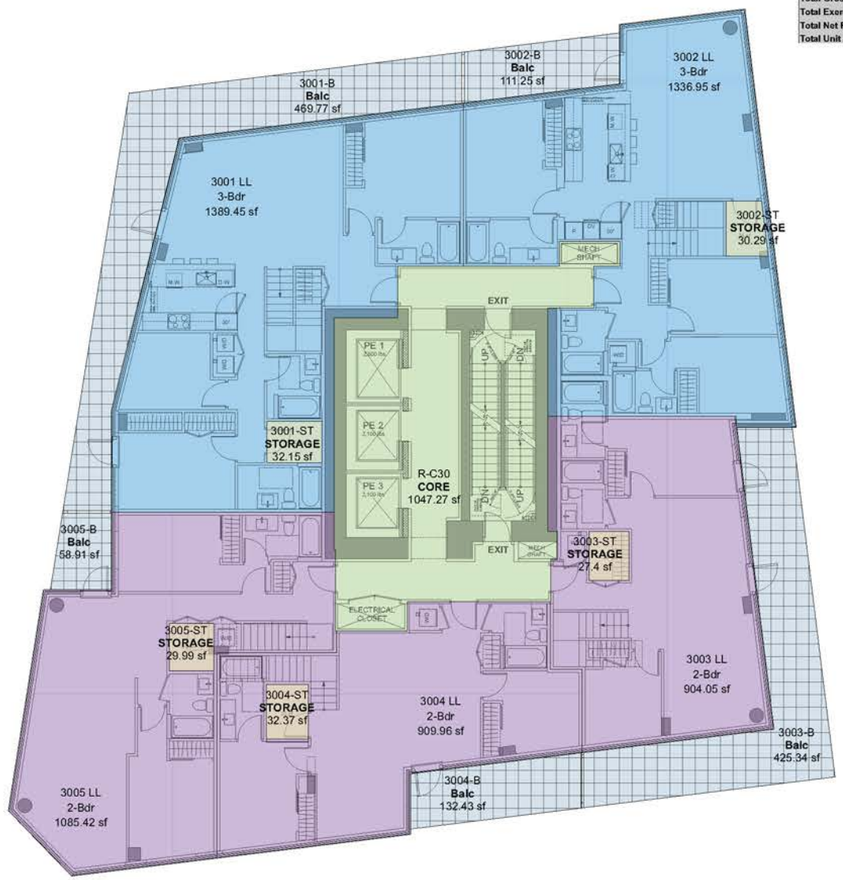
Area Summary - Level 28~29

Unit Mix		
	2-Bdr	2 Units
	3-Bdr	3 Units
Total		**5 Units**
Unit Area		
2801	3-Bdr	1,395.6 sf
2802	3-Bdr	1,293.6 sf
2803	3-Bdr	1,110.2 sf
2804	2-Bdr	801.5 sf
2805	2-Bdr	988.0 sf
Total		**5,588.9 sf**
Core / Circulation Area		
R-C28	CORE	1086.3 sf
Total		**1,086.3 sf**
Amenity Exemption		
Total		**0.0 sf**
Storage Exemption		
2801-ST	STORAGE	39.3 sf
2802-ST	STORAGE	38.0 sf
2803-ST	STORAGE	30.3 sf
2804-ST	STORAGE	37.6 sf
2805-ST	STORAGE	39.5 sf
Total		**184.7 sf**
Wall Exemption		
Total		**0.0 sf**
Enclosed Balcony Exemption		
Total		**0.0 sf**
Open Balcony		
2801-B	Balc	469.8 sf
2802-B	Balc	111.2 sf
2803-B	Balc	493.5 sf
2804-B	Balc	64.2 sf
2805-B	Balc	58.9 sf
Total		**1,197.7 sf**
Roof Deck- Private		
Total		**0.0 sf**
Total Gross Area		**6,675.2 sf**
Total Exemptions		**184.7 sf**
Total Net FSR Area		**6,490.5 sf**
Total Unit Area		**5,588.9 sf**



Area Summary - Level 30

Unit Mix		
	2-Bdr	3 Units
	3-Bdr	2 Units
Total		**5 Units**
Unit Area		
3001 LL	3-Bdr	1,389.4 sf
3002 LL	3-Bdr	1,336.9 sf
3003 LL	2-Bdr	904.1 sf
3004 LL	2-Bdr	919.0 sf
3005 LL	2-Bdr	1,085.4 sf
Total		**5,625.8 sf**
Core / Circulation Area		
R-C30	CORE	1047.3 sf
Total		**1,047.3 sf**
Amenity Exemption		
Total		**0.0 sf**
Storage Exemption		
3001-ST	STORAGE	32.1 sf
3002-ST	STORAGE	30.3 sf
3003-ST	STORAGE	27.4 sf
3004-ST	STORAGE	32.4 sf
3005-ST	STORAGE	30.0 sf
Total		**152.2 sf**
Wall Exemption		
Total		**0.0 sf**
Enclosed Balcony Exemption		
Total		**0.0 sf**
Open Balcony		
3001-B	Balc	469.8 sf
3002-B	Balc	111.2 sf
3003-B	Balc	425.3 sf
3004-B	Balc	132.4 sf
3005-B	Balc	58.9 sf
Total		**1,197.7 sf**
Roof Deck- Private		
Total		**0.0 sf**
Total Gross Area		**6,673.1 sf**
Total Exemptions		**152.2 sf**
Total Net FSR Area		**6,520.9 sf**
Total Unit Area		**5,625.8 sf**



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

B 2025-07-28 Ias for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

FL 28-29 & 30 FSR

JOB NO.	**BRO 18-06**
DRAWN	**LL**
DATE	**July 28, 2025**
SCALE	**1/8"=1'-0"**
CHECKED	

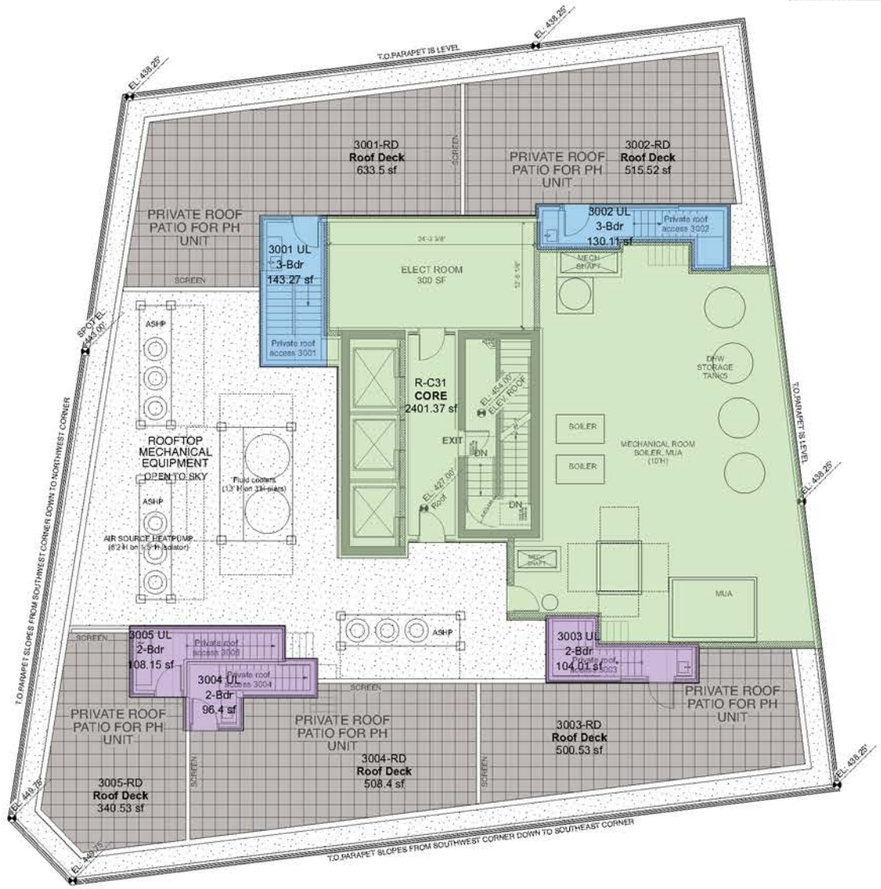
© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent

DRAWING NO. :

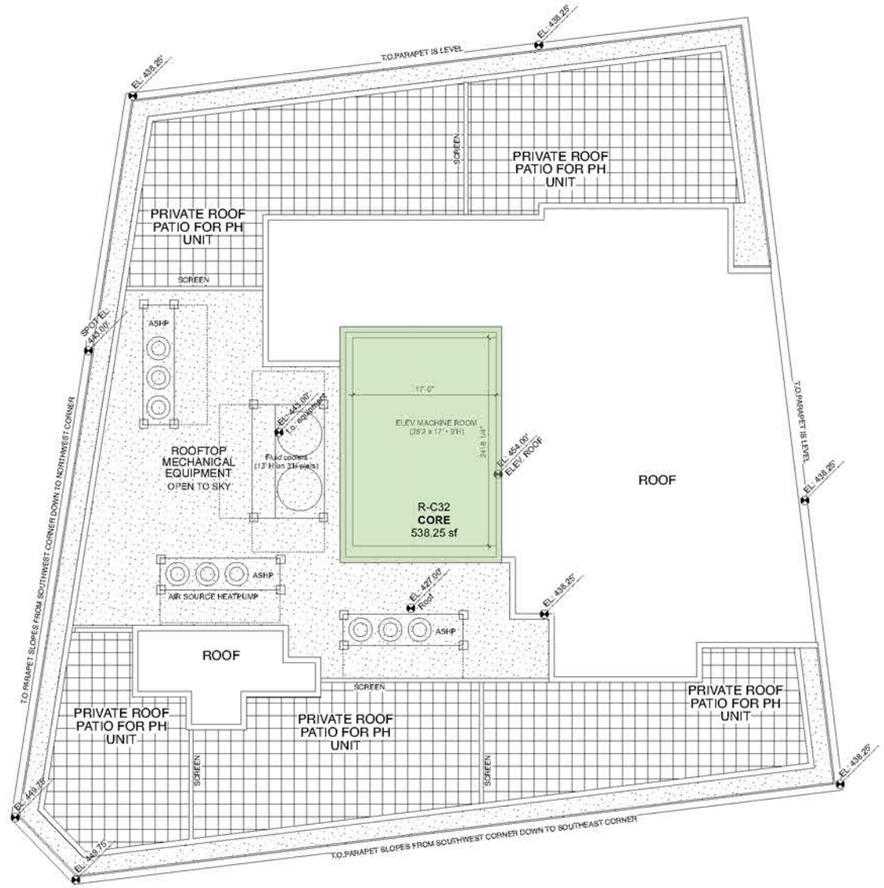
FSR 7

2025-July-25 9:37:37 AM -RVR \ 1795 W Broadway.rvex

Area Summary - Level 31 Roof		
Unit Mix		
	2-Bdr	3 Units
	3-Bdr	2 Units
Total		**5 Units**
Unit Area		
3001 UL	3-Bdr	143.3 sf
3002 UL	3-Bdr	130.1 sf
3003 UL	2-Bdr	104.0 sf
3004 UL	2-Bdr	96.4 sf
3005 UL	2-Bdr	108.1 sf
Total		**581.9 sf**
Core / Circulation Area		
R-C31	CORE	2401.4 sf
Total		**2,401.4 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		
3001-RD	Roof Deck	633.5 sf
3002-RD	Roof Deck	515.5 sf
3003-RD	Roof Deck	500.5 sf
3004-RD	Roof Deck	508.4 sf
3005-RD	Roof Deck	340.5 sf
Total		**2,498.5 sf**
Total Gross Area		**2,983.3 sf**
Total Exemptions		**0.0 sf**
Total Net FSR Area		**2,983.3 sf**
Total Unit Area		**581.9 sf**



Area Summary - Level 32 Roof		
Unit Mix		
Total		**0 Units**
Unit Area		
Total		**0.0 sf**
Core / Circulation Area		
R-C32	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**



W.T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

NORTH

ISSUE/REVISION

B	2025-07-28	Isa for Rezoning

PROJECT
1795 W. BROADWAY @ BURRARD ST

BURRARD ST

Roof FSR

JOB NO.	**BRO 18-06**
DRAWN	**LL**
DATE	**July 28, 2025**
SCALE	**1/8"=1'-0"**
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W.T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO. :

FSR 8

2025 July 25 9:27:39 AM -SUR: I:\1795 W Broadway.rvwx

CONCORD PACIFIC

W.T. LEUNG ARCHITECTS