# 2268-2280 WEST 3RD AVE

## REZONING APPLICATION

JUNE 27, 2025

REGISTERED ARCHITECT
SHANE OLEKSIUK
BRITISH COLUMBIA

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2025-07-04

MARCON

Boniface
Oleksiuk
Politano
Architects




Aerial view of the site

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# 1.0

# Introduction

# Project Overview

This booklet outlines a proposed 23-storey mixed-use rental residential tower located in Kitsilano, in compliance with the original Broadway Plan as well as the policy amendments approved by the City Council. The development integrates residential units with commercial spaces to foster a vibrant community atmosphere. Featuring modern architectural design and sustainable construction practices, it includes robust residential amenities on multiple levels and retail options at grade. The project aims to enhance urban living while preserving the neighborhood's character. With a strong focus on community engagement, the development aligns with the regulations outlined in the Broadway Plan. It seeks to contribute positively to Kitsilano's urban fabric for a new generation. A summary of proposal highlights are listed below:

- The proposed development consists of a 23-storey residential building located at the southeast corner of West 3rd Ave and Vine St. in the Kitsilano area.
- The development replaces a 20-unit 2-storey townhouse block.
- The proposed program is rental housing with a commercial ground floor.
- The residential component includes a range of unit types, including, studios, 1-bedroom, 2-bedroom and 3-bedroom family suites.
- Project massing includes a stretched tower in the east-west direction to optimize views to the north. The tower massing provides for future tower setbacks on all adjacent properties.
- Mid-block connector providing public open space at grade between Lane and Vine St. Provides a connection to the public courtyard at the Whole Foods site accross the Lane.
- The residential amenity program includes a range of indoor and outdoor amenities supporting a variety of activities and uses on Level 1, Level 2 and the Roof.
- All vehicle and loading functions occur from the south laneway. Including a secondary lobby access and lane-facing amenity area to provide active programming on that side.



View Looking SE at 3rd and Vine

# Project Team



## MARCON

Since 1985, Marcon has been acquiring, developing, building and managing properties across Metro Vancouver. We built our business by focusing on quality and craft. Our foundation and our strength in construction has afforded us the opportunity to apply these values to urban environments on a much larger scale, fostering distinctive, dynamic experiences and important landmarks.

Through our partnerships, we are stewards of community, creativity and capital. Landowners who want to enhance the value of their holding. Trades people who want to be treated with respect and fairness. Civic planners with a vision for a better, more livable, built environment. Not-for-profit partners who share our common goal of creating inclusive communities.

Together, we're building for life.



## Boniface Oleksiuk Politano Architects

BOP is built on a history of great projects spanning 30 years across North America. Our team has designed and built numerous projects with a broad range of clients. From large-scale master plans to more intimate community-based projects, and from project conception to opening day, we have done it all. In all our work, we are focused on creating lasting communities: places that are vibrant, sustainable, and walkable. Our work is based on a belief in the connectivity of buildings to their surroundings, that structures support the life of the street, and that a vibrant public realm creates better living environments.



## LOCI Landscape Architecture + Urban Design

Young, creative, and accountable. Our firm's identity stems from the idea of genius loci; a term that refers to a location's distinctive atmosphere, its nature, or a spirit of place. As placemakers, problem solvers and designers, this idea embodies the approach to our work and our core inspiration for what we do - aiming to improve the everyday experiences of our communities. Our studio is built on the collective experiences of nearly 20 years of design, planning, and project management expertise serving our diverse client base, including developers, municipalities, and institutions, on projects that span throughout Metro Vancouver, Vancouver Island, the B.C. Interior, Washington State, California, and Asia. As a full-service firm, we pride ourselves in our adaptability, responsiveness, and willingness to exceed client expectations.

## Consultants

**Civil:**
Aplin Martin Consultants

**Survey:**
Butler Sundvick

**Transportation:**
Arcadis

**Structural:**
Glotman Simpson Group of Companies

**Mechanical:**
Enersolv Design + Build Ltd.

**Energy Model/ Sustainability:**
Edge Consultants

**Geotech:**
Geopacific Consultants

**Electrical:**
Nemetz (S/A) & Associates Ltd.

**Code:**
McAuley Consulting

**Arborist:**
Froggers Creek Tree Consultants

# Rezoning Intent

## Summary:

Marcon is pleased to submit a Rezoning Application to the City of Vancouver for 2268-2280 West 3rd Ave, situated in the Kitsilano KKNB Area under the Broadway Plan.

The application will replace an aging townhouse complex with a purpose-built rental & commercial development inclusive of the following:

- 23-storey secured market rental housing tower with 207 units.
- 20% of housing will be below market rental, which includes replacement homes for each of the 20-existing homes, if the tenant chooses to return.
- 4 neighborhood-serving retail units including space below grade in the parkade.

The site meets minimum frontage of 150 ft as per KKNB policy. It also complies with building height and setbacks. There are no known shadow limitations related to open spaces that this proposal is subject to as submitted. It is submitted without any requests for relaxation from Broadway Plan policy.

This proposal will provide much-needed housing and further enhance the urban vitality of the Kitsilano neighborhood. It is imagined as a place for a new generation of people to be able to enjoy the high quality of life and rich urban + natural amenities that this area offers.



View Looking NE at 4th and Vine

# Proposal Summary

## CURRENT

### 3.1 Mixed-Use Residential Building that Includes a Child Day Care Facility, and Multiple Dwelling

Mixed-use residential building that includes a child day care facility, and multiple dwelling are subject to the following regulations.

#### 3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.75, except that:

(a) the Director of Planning may increase the permitted floor space ratio in accordance with section 3.1.2.12 of this schedule; or

(b) the Director of Planning or Development Permit Board may increase the permitted floor space ratio to a maximum of 3.00 where 100% of the residential floor area is developed as social housing and the Director of Planning or Development Permit Board considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

#### 3.1.2 Building Form and Placement

| | Regulations | RM-4 and RM-4N |
|---|---|---|
| 3.1.2.1 | Minimum site area | 550 $m^2$ |
| 3.1.2.2 | Maximum site frontage | 45.8 m |
| 3.1.2.3 | Maximum building height | 10.7 m |
| 3.1.2.4 | Minimum front yard depth | 6.1 m |
| 3.1.2.5 | Minimum side yard width | 2.1 m |
| 3.1.2.6 | Minimum rear yard depth | 10.7 m |

**Site Area**

3.1.2.7 The Director of Planning may reduce the minimum site area:

(a) to 500 $m^2$ if the lot was on record in the Land Title Office prior to March 9, 1976; or

(b) if the Director of Planning considers the development site to consist of locked in lots and provided the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

## PROPOSED REZONING

| | |
|---|---|
| **ZONING** | CD-1 (REZONING) |
| **USES** | **Retail (R)**<br>**Service (S)**<br>**Dwelling (D)** |
| **HEIGHT** | 76.86m **height**<br>**POLICIES:** BROADWAY PLAN, BROADWAY PLAN AMENDMENTS |
| **TOWER FLOOR PLATE** | **6489 sf**<br>**POLICY:** BROADWAY PLAN (Maximum 6500 sf) |
| **TOWER DIMENSIONS** | **64.88t (19.77m) depth**<br>**105ft (32m) width**<br>**POLICY:** BROADWAY PLAN (KKNB) |
| **FAMILY UNITS (2 & 3-BED)** | Minimum 35% family units<br>**POLICY:** BROADWAY PLAN |
| **FSR** | **6.5 + 0.3 = 6.8 FSR plus below grade commercial**<br>increase in FSR for delivery of ground level local-serving retail<br>**POLICY:** BROADWAY PLAN (KKNB) |


SAFEWAY

# 2.0

# Rezoning Rationale

# Rezoning Rationale

Section 2.0 of this booklet describes the technical aspects of the proposal as it relates to the applicable policy. The site context response and design rationale follow in subsequent sections.

This proposal is brought forward in response to the Broadway Plan enabling policy. It is intended to be compliant with all aspects of the plan with respect to form, density, massing, setbacks, height and others. This site within the plan offers a unique opportunity to provide seamless addition of vibrant rental housing and commercial uses given its proximity to West 4th Ave and the thriving 'North of 4th' neighbourhood. As such, this project looks to reinforce these existing contextual opportunities with a modern and intensified form of development.

This proposal sits within the KKNB area of the Broadway Plan and contemplates the allowable 6.5 FSR Rental option highlighted on page 13. Additionally, in line with existing policy, this project proposes an additional 0.3 FSR allowable due to the inclusion of neighbourhood-serving retail plus below grade commercial.

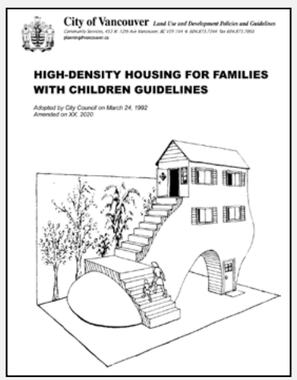
## FAMILY UNITS

**35% total family units**

**POLICY PRECEDENTS:**
- BROADWAY PLAN (2022)
- DISTRICTS SCHEDULE: RM-4 AND RM-4N (2022)
- CD-1 REZONING APPLICATION GUIDE (2024)
- HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES

**RATIONALE:**

Family units **a minimum of 35%** - including a minimum 10% of 3BED and a minimum 25% 2BED per the Broadway Plan.
Family units **meets the recommended 35%** per the Broadway Plan.









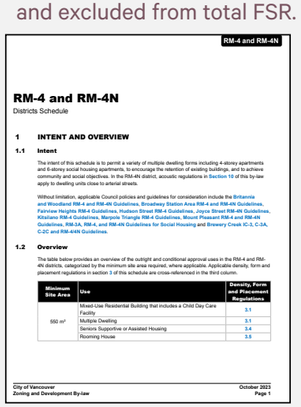

## FSR AND SITE COVERAGE

**6.80 Above Grade**
**0.14 Below Grade**

**POLICY PRECEDENTS:**
- BROADWAY PLAN (2022)
- DISTRICTS SCHEDULE: RM-4 AND RM-4N (2022)
- BROADWAY PUBILC REALM PLAN (PRP) - (2024)
- BROADWAY PLAN AMENDMENTS (2025)

**RATIONALE:**
Height = 23 storeys
Density = 6.8
Frontage = 30.2m

This project aims to provide **rental housing with ground floor retail**, in line with the vision for the Broadway Plan.
The proposal conforms with the Broadway Plan density target of 6.5 FSR with the allowed additional density of 0.3 FSR for providing ground level local-serving retail. 0.14 FSR of commercial, located below-grade, is provided and excluded from total FSR. The tower form is below the maximum allowable floorplate size of 6500 sf.

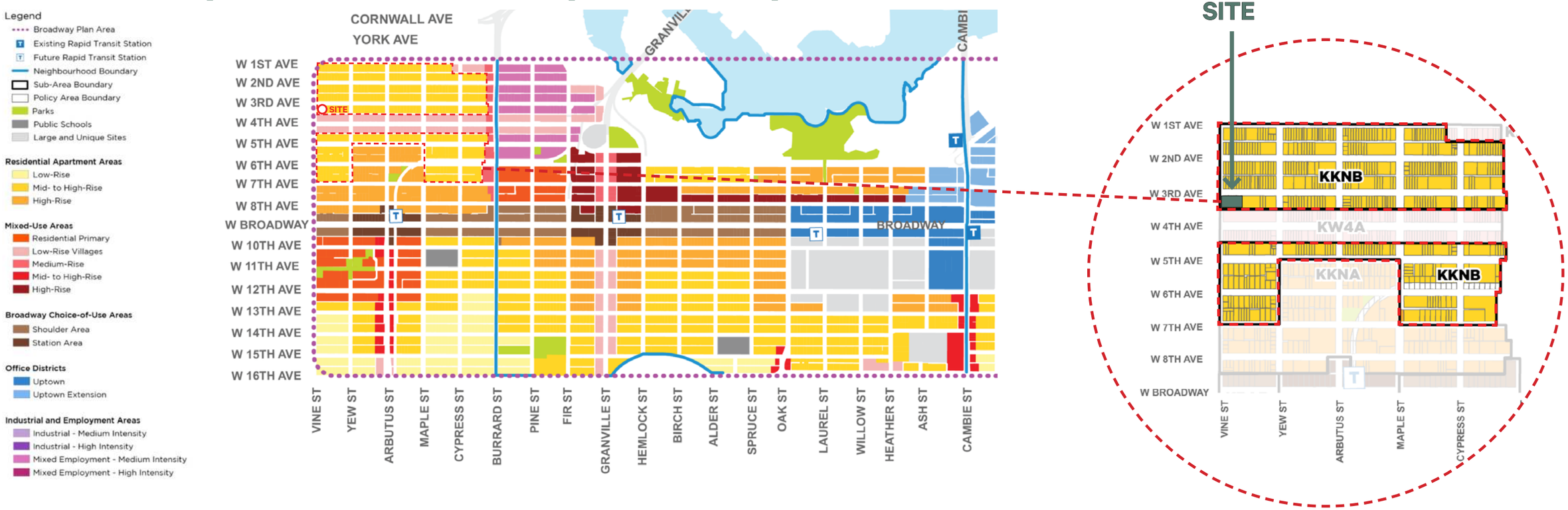








# Broadway Plan KKNB Policy Summary




| Policy Area | Kitsilano North - Area B | | | KKNB |
|---|---|---|---|---|
| Uses | Residential, retail/service | | | |
| Option/Tenure | Secured market rental housing or social housing | | Strata ownership housing, limited to sites without existing purpose-built rental or social housing | |
| | Tower form | Non-tower form | Tower form | Non-tower form |
| Max Height | 20 storeys | 3-6 storeys | 12 storeys | 3-6 storeys |
| Max Density | 6.5 FSR | 1.0-2.7 FSR | 4.0 FSR | 1.0-2.7 FSR |
| Min Frontage | 45.7 m (150 ft.) | Variable - refer to Built Form and Site Design (Chapter 11) | 45.7 m (150 ft.). | Variable - refer to Built Form and Site Design (Chapter 11) |
| Notes | • A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).<br>• For existing social housing sites, 100% of the residential floor area must be social housing.<br>• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. | • For existing social housing sites, 100% of the residential floor area must be social housing.<br>• Applies where a tower cannot be achieved due to lot conditions or policy 8.2.2.<br>• Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). | • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. | • Applies where a tower cannot be achieved due to lot conditions or policy 8.2.2.<br>• Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). |
| | • "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. | | | |

table 1

## Introduction

Kitsilano is a cherished neighbourhood set near the beach, destination waterfront parks, and the iconic Kitsilano Pool. It has a significant stock of purpose-built rental housing, diverse shops and restaurants along West 4th, and a concentration of office space and newer mixed-use development along Broadway. The Broadway Plan policies seek to retain what makes Kitsilano special, while also enabling a greater diversity of housing options, job space, shops and services, and amenities throughout the neighbourhood. Some of the key Plan directions for Kitsilano include:

- Retaining what is most cherished by the community, such as the West 4th Village, green and leafy residential streets, and heritage buildings.
- Creating opportunities for new job space, housing, and amenities near Arbutus Station.
- Adding more diverse housing options such as rental apartment buildings, particularly in lower density residential areas south of Broadway.
- Supporting the long-term renewal of aging rental apartments, ensuring affordability is preserved and existing tenants are protected.
- Encouraging new local-serving retail and services in residential areas, such as corner grocery stores, cafés, bakeries, and small pharmacies.

# Form + Massing Policy Summary

The Broadway Plan provides for form, massing, setback, and urban design guidelines on this site. This proposal works to meet each of them, including the tower separation, podium height/expression, setbacks, floor plate size and building height. Table 2, on the next page, summarizes the following aspects of this application.

## 11.4 Residential: Mid to High-Rise Apartment

### Intent

Mid to high-rise buildings will provide increased housing opportunities within quiet residential neighbourhoods. Building and site design should ensure new development is sensitive to context, responds to the pattern and character of the existing neighbourhood, and minimizes shadowing and overlook impacts on adjacent homes and open space.

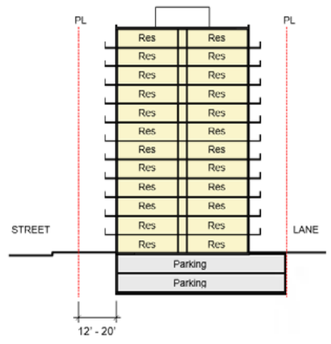
*Figure 11.33 - Key map identifying areas where this typology is enabled*




*Figure 11.34 - Typical 12 storey apartment (axo)*



*Figure 11.35 - Typical 12 storey apartment (section)*




### Building Height

11.4.1 Mid- to high-rise residential apartment typologies will be considered between 12 - 20 storeys. Specific allowable building heights by policy area can be found in Chapters 8-10.

11.4.2 A consistent 4-storey podium should be provided in residential areas to create a consistent street wall that is compatible with existing neighbourhood character and preserves solar access across the street. However, if a "tower-in-open space" typology is being proposed, no podium will be required.

11.4.3 Additional height will be considered for floor-to-floor height increase with ground level commercial uses.

11.4.4 Increased building height, generally up to six additional storeys, can be considered in circumstances where additional building height helps achieve better urban design outcomes. Cases may include, but are not limited to developments:

- **a)** On larger sites with a frontage greater than 45.7 m (150 ft.).
- **b)** Providing an Enhanced Open Space Setback (see policy 11.4.11).
- **c)** Proposing tower floor plate sizes less than 604 $m^2$ (6,500 $ft.^2$).
- **d)** Proposing a "tower-in-open space" typology.
- **e)** Proposing heritage conservation with up to 10% additional density.

*Figure 11.36 - Typical 20 storey apartment (axo)*



### Site Requirements

11.4.5 Minimum frontage: 45.7 m (150 ft.). (See Chapter 7 for cases where lesser site frontage may be considered at the discretion of the Director of Planning.)

11.4.6 Minimum lot depth: 33.5 m (110 ft.)

## Setbacks

Setbacks for mid- to high-rise residential buildings should balance the liveability of new homes (usable outdoor space, daylight and ventilation) with those of the broader community (minimizing overlook and shadowing).

**Podium**

11.4.7 Front yard setbacks should be a minimum of 3.7 m (12 ft.). Where possible, larger front yard setbacks that better align with adjacent buildings and provide more usable outdoor space for ground floor units are desirable.

11.4.8 Underground parking structures should be set back from the front property line and exterior side yard (where applicable) by 3.7 m (12 ft.) to ensure adequate soil depth for healthy trees are desired. Where roughly equivalent site area is provided, alternative alignments for underground setbacks may be considered to better accommodate high-value tree retention, on-site tree planting (e.g. within an enhanced open space setback), or to support green rainwater infrastructure associated with blue green systems.

11.4.9 Side yard setbacks for the podium should be a minimum of 2.4 m (8 ft.).

11.4.10 Rear yard setbacks should allow for usable ground floor outdoor space, support the liveability of residential units, and consider solar access and overlook for adjacent properties.

11.4.11 Development on larger sites with a frontage of 60.7 m (199 ft.) or greater should provide an at-grade Enhanced Open Space Setback (EOSS), utilizing additional building height (per 11.4.4) to reallocate density. The EOSS should comprise approximately 20% of the frontage length that extends the full depth of the site. This space is intended primarily for publicly accessible greenspace and park-like space. Other uses may be considered on a case-by-case basis (e.g. outdoor child day care spaces). See the Broadway Public Realm Plan for further design guidelines for EOSS.

**Tower Floor Plates**

11.4.12 For lot depths of 36.6 m (120 ft.) or greater, maximum tower floor plates of 604 $m^2$ (6,500 $ft.^2$) are recommended.

11.4.13 For lot depths less than 36.6 m (120 ft.), tower floor plates less than 604 $m^2$ (6,500 $ft.^2$) will be recommended to ensure adequate setbacks and solar access.

*Broadway Plan Policy - 2025 Update*

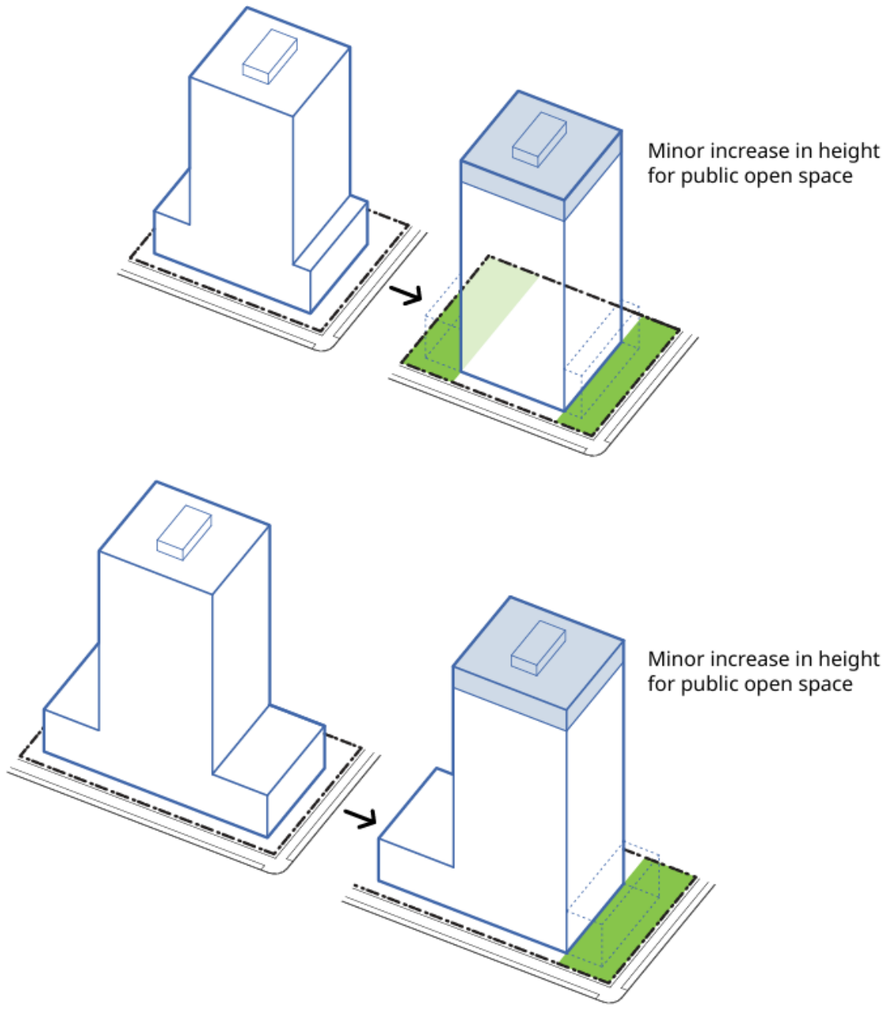
| **Form + Massing Summary** | |
|---|---|
| **Setbacks** | |
| **Required** | **Proposed** |
| **Front yard (North):** Minimum 3.7m (12') | **Front yard:** 4.71m (15.45') on West 3rd |
| **Side yard (East + West):** Minimum 2.4m (8') | **West side yard:** 3.5m (11.57') At Retail<br><br>**East side yard:** 13.7m (45') for on-site public open space |
| **Tower floor plate:** 604 $m^2$ (6,500 $ft^2$)* | **Tower floor plate:** 603 $m^2$ (6,489 $ft^2$) |
| **Underground Parking Structures** | |
| **Front yard setback:** Minimum 3.7m (12') | **East side yard:** 3.7m (12') to retain existing trees along East PL |
| **Height** | |
| **Podium:** 0 storeys<br><br>**no podium required if "tower-in-open space" typology is proposed.* | **Podium:** 1 storey |
| **Tower:** 12-20 storeys<br><br>**additional height might be considered with a ground level commercial use and for providing on-site public open space.* | **Tower:** 22 storeys<br><br>**ground level has commercial use*<br>**Proposal offers on-site public open space as a midblock connector along east side* |

Table 2

# New Policy: Flexibility for Building Height & On-Site Public Open Space

## Broadway Plan Amendments: Building Heights

*Broadway Plan Amendments: Page 14*




**The Broadway Plan specifies maximum building heights for different locations and building types. The Plan provides some flexibility for modest increases in building heights for larger sites and/or sites providing on-site public open space.**

Based on early learnings from Plan implementation, the City is considering amendments to the Broadway Plan policies to provide more specific direction on when modest increases in building height would be considered.

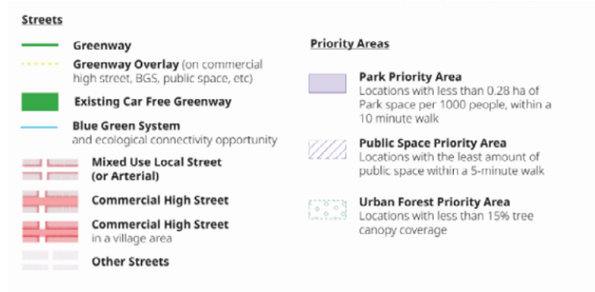
The intent of allowing flexibility for building heights is to:

- Accommodate a greater range of building forms
- Enable delivery of on-site public open space from new developments
- Provide design flexibility to allow maximum densities to be achieved on larger sites

Maximum building heights would vary depending on the existing allowable building height for the area. Typically, additional building height would not exceed five additional storeys. Policies that protect solar access on key public spaces or maintain protected public views would continue to apply.

## 4 Public Realm Network: Concept Maps

*Broadway Public Realm: Page 55*



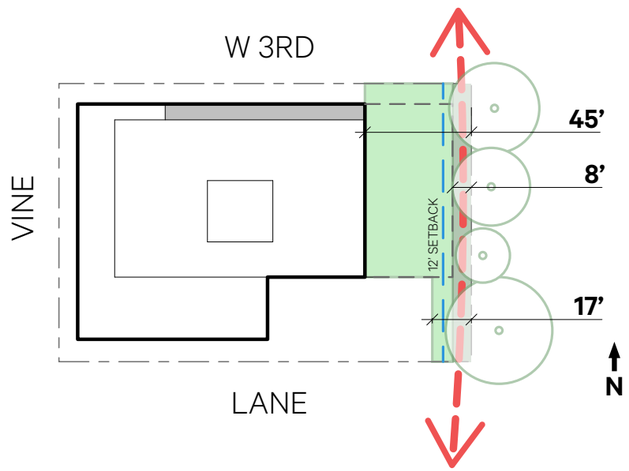



# Proposed Building Height, Below Grade Setback & On-Site Public Open Space

As per the Broadway Public Realm Plan, additional building height will be considered when the application provides on-site public open space. The subject site provides a unique opportunity to connect the thoroughfare from the West 4th mid-block plaza through to West 3rd. In doing so, the site will contribute to a high quality on-site public open space, strengthening the urban fabric and creating opportunities for community engagement. See diagram on next page that highlights this connection. To enhance this public realm contribution, the proposal seeks a relaxation of the front yard setback requirements for underground parking, relocating the 12' below grade setback to align with the east property line. This strategic repositioning allows for the preservation of the existing mature tree canopy along the eastern boundary, which not only maintains the site's established landscape character but also strengthens the quality and environmental value of the proposed public open space. The retained trees will provide natural screening, shade, and biodiversity benefits that complement the pedestrian-oriented public realm improvements.

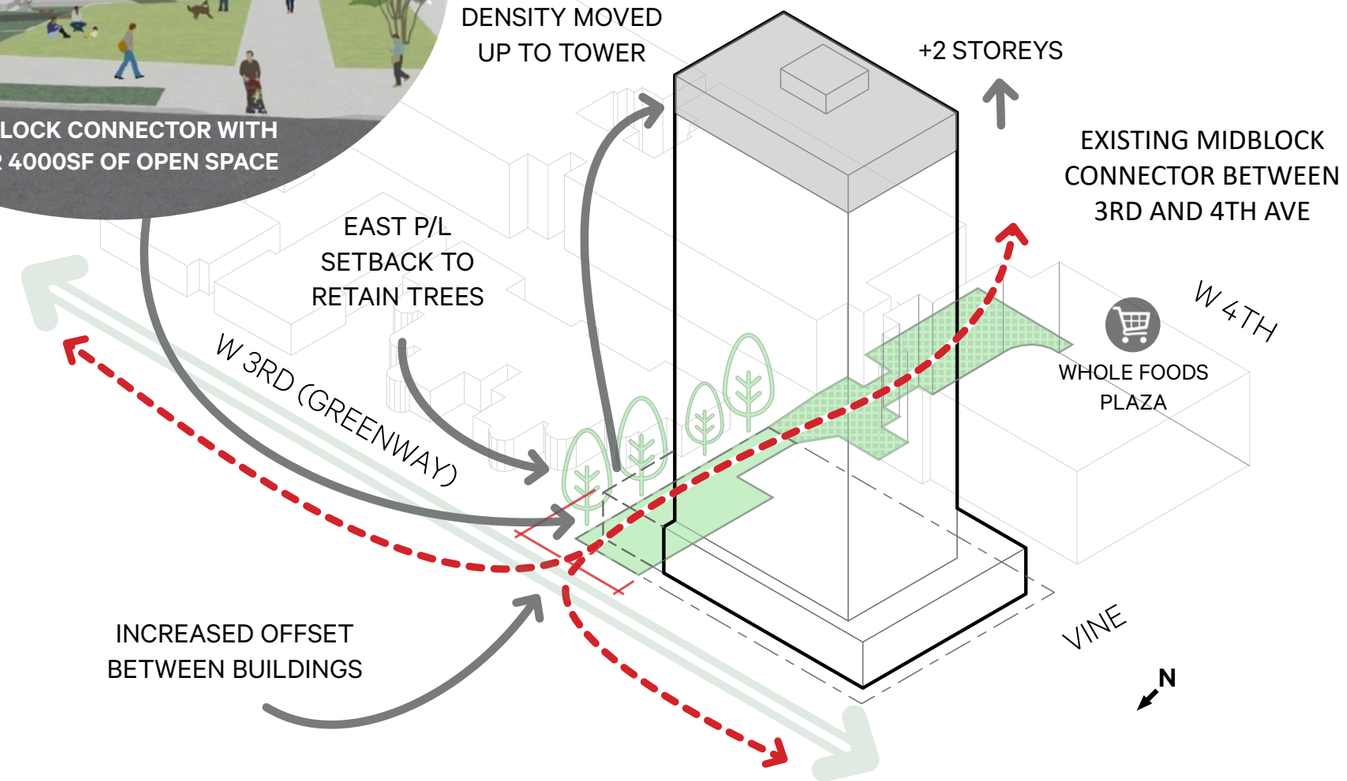
ON-SITE PUBLIC OPEN SPACE SETBACK 45' TO BUILDING ALONG EAST P/L

RELOCATED 12' BELOW GRADE SETBACK ALONG EAST P/L TO RETAIN EXISTING TREES



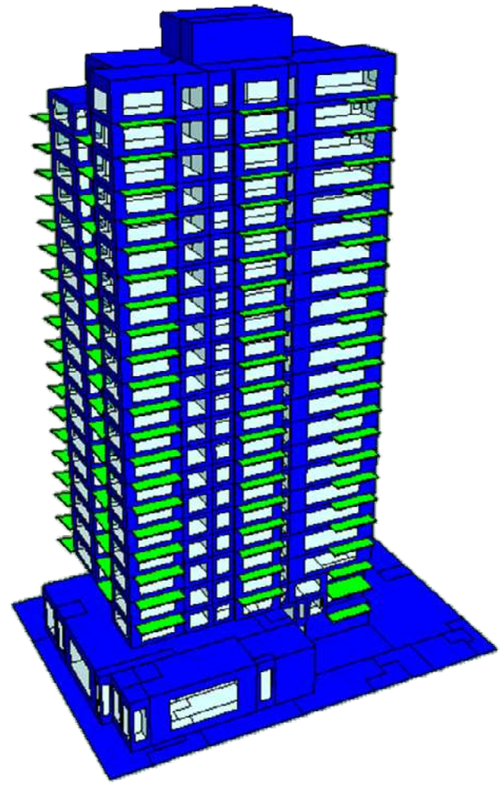

ON-SITE PUBLIC OPEN SPACE INCLUDING PEDESTRIAN WALKWAY



# Sustainability

The building has been designed with a thermally efficient construction envelope that aims to maximize the thermal efficiency of the building. The building also includes numerous energy efficiency measures such as high efficiency Energy Recovery Ventilators (ERV) in each suite and in communal areas to increase efficiencies within the HVAC system, an Air-Source Variable Refrigerant Flow (VRF) system which aims to provide the building with a high-effciency low carbon energy system that will provide low carbon heating and cooling system. The VRF system will also provide a pre-heat to the all electric Domestic Hot Water system which will lead to further increases in efficiencies and reduction in Greenhouse Gas (GHG) emissions. The Make-Up Air (MUA) unit for the corridors will also be fed via a dedicated air source heat pump to further improve the efficiency of the building and reduce GHG emissions.



CITY OF VANCOUVER

**Embodied Carbon Design Report**
**Part 3 Buildings**

Version 1.0
Updated: 2023-10-20

**Results & Compliance**

**Compliance Assessment**

| Embodied Carbon Limit | Proposed | Benchmark | Limit |
|---|---|---|---|
| Total Embodied Carbon Emissions (kg $CO_2e$) | 6,216,798 | 5,661,800 | 11,323,600 |
| Embodied Carbon Intensity (without Parkade) (kg $CO_2e/m^2$) | 439.21 | 400.00 | 800.00 |

| Embodied Carbon Reduction from the Benchmark (%) | |
|---|---|
| The proposed design meets the embodied carbon limit | Yes |
| Minimum Reduction Required | -100% |
| Reduction Achieved | -10% |

| Energy Performance | TEUI kWh/($m^2$.year) | TEDI kWh/($m^2$.year) | GHGI kg$CO_{2e}$/($m^2$.year) |
|---|---|---|---|
| Modelled Result | 101.2 | 38.3 | 1.9 |
| Required Limit | 131.5 | 39.6 | 3.0 |
| Comparison (%) | -23.0% | -3.3% | -38.0% |
| Result | Compliant | Compliant | Compliant |

Note: Preliminary Energy Results Only

# Rationale Summary

### Key Policy Guidelines

1. Allowable FSR 6.5 + 0.3 = 6.8
2. 20% Below Market Rental
3. Max Height 20 Storeys + additional height for providing on-site public open space
4. Min Frontage 45.7 m ( 150 ft. )

### Benefits of Proposed Rezoning

**Family units:** total of 35% of family units.

**Energy Efficient:** larger balconies on the north, lesser opening on east and west, shades/baffles on the south to provide additional shading.

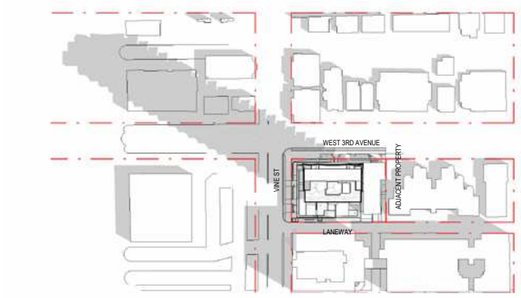
**Respecting Context:** architecturally responsive to neighbouring buildings and emergent urban context.

**Environmental benefits:** more opaque exterior will reduce energy loss.

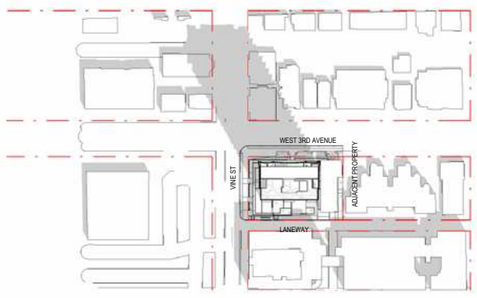
**Social benefits:** retail at grade will activate the street.

**Public realm:** mid-block connector providing on-site public open space

# Shadow Studies



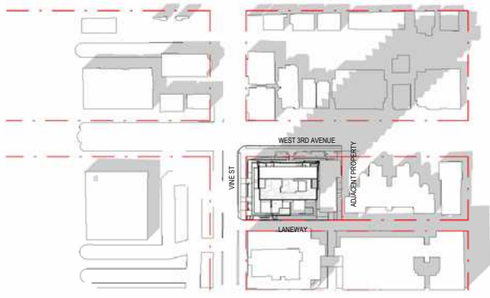

March 21@ 10AM



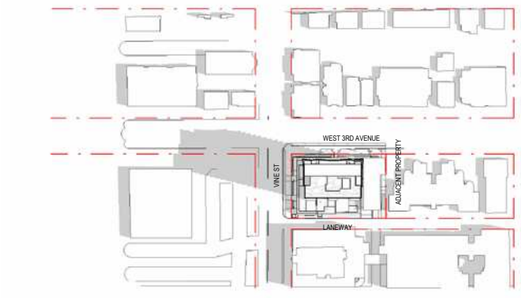

March 21@ 12PM




March 21@ 2PM




March 21@ 4PM



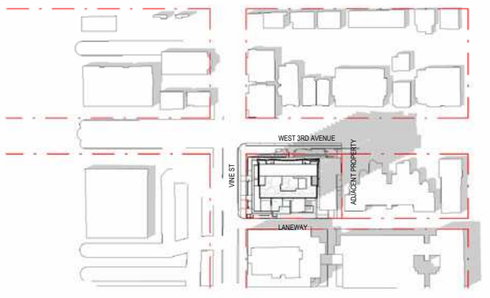

JUNE 21@ 10AM




JUNE 21@ 12PM




JUNE 21@ 2PM

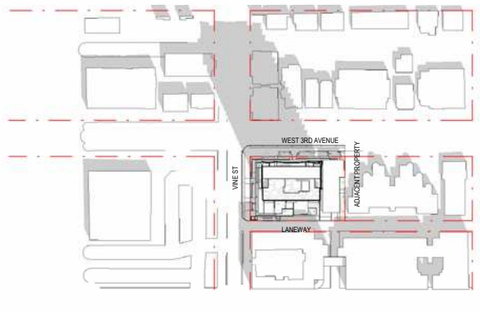



JUNE 21@ 4PM

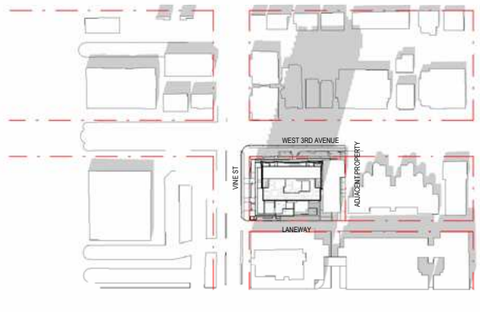
## 2.6 SHADOW STUDIES



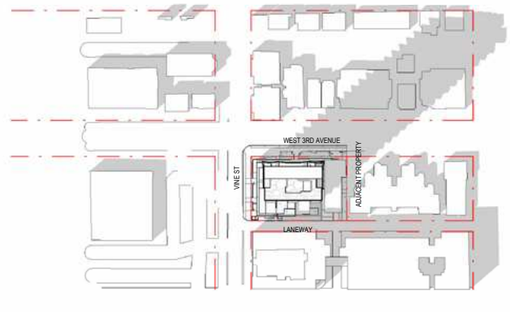

September 22 @ 10AM




September 22 @ 12PM




September 22 @ 2PM




September 22 @ 4PM

# Project Data Summary

## PROGRAM

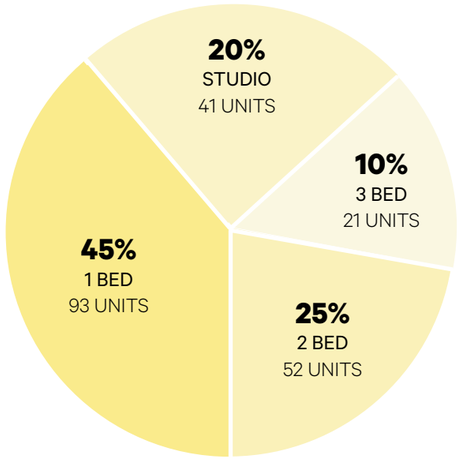
### RESIDENTIAL

**207** RESIDENTIAL UNITS
43 BELOW MARKET RENTAL
164 MARKET RENTAL

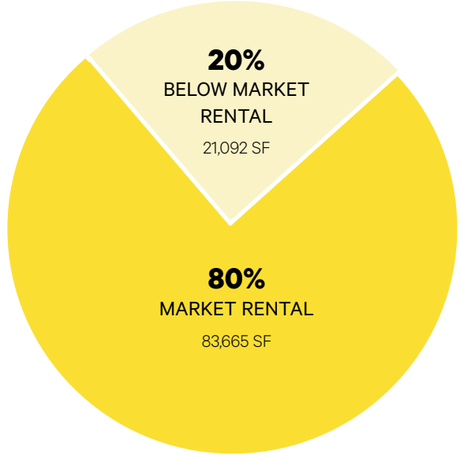
### COMMERCIAL

**4,390 SF** COMMERCIAL AREA - ABOVE GRADE
**2,262 SF** COMMERCIAL AREA - BELOW GRADE

## RESIDENTIAL DATA SUMMARY



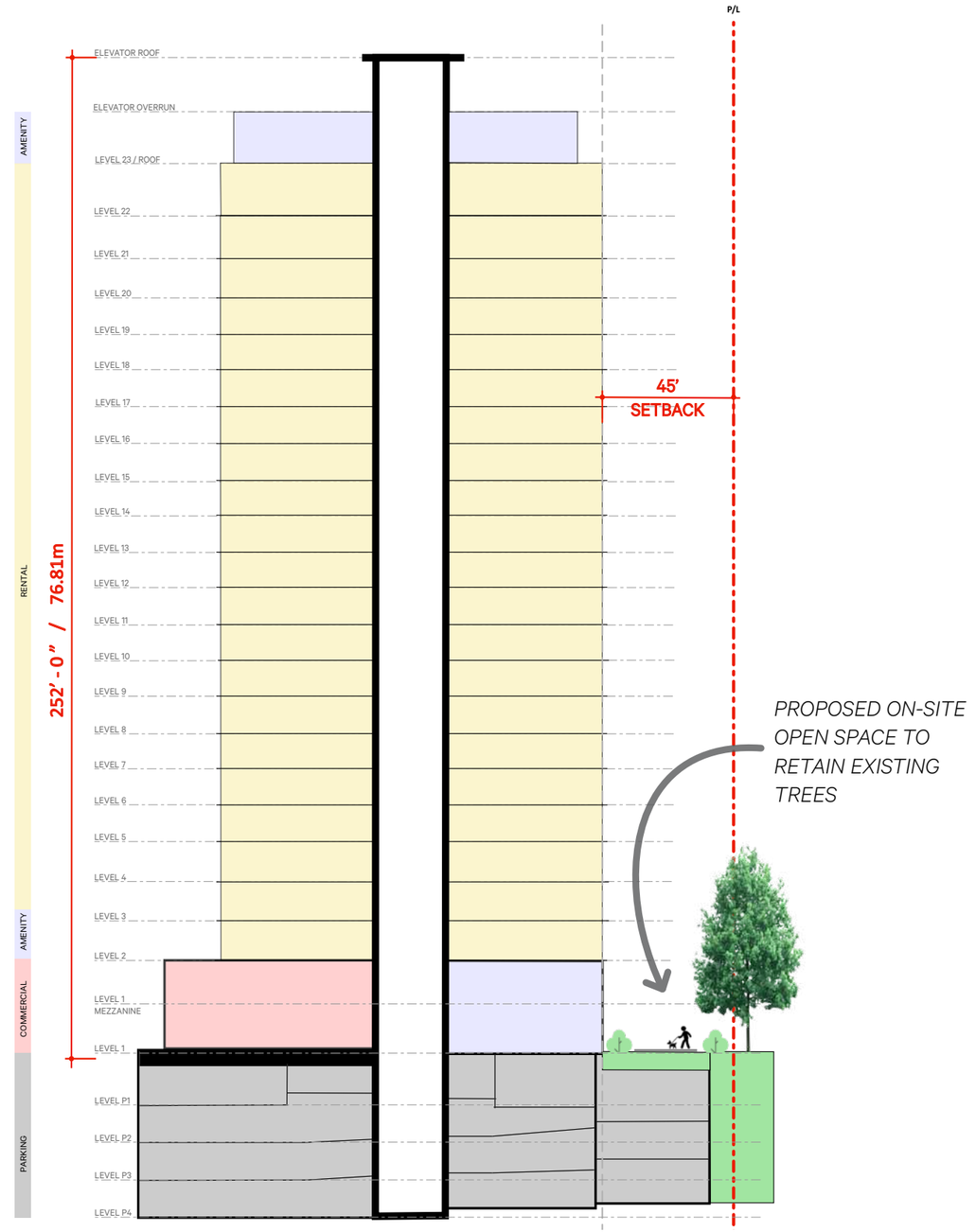

**207** TOTAL UNITS
35% FAMILY UNITS




**104,757 SF** TOTAL UNIT AREA

*EXCLUDES STORAGE AREA

# Building Height



# Project Statistics

## SITE INFORMATION

| | |
|---|---|
| ADDRESS : | 2268 - 2280 W3RD AVENUE, VANCOUVER, BC |
| LEGAL DESCRIPTION: | LOTS 1 - 7, BLK 233, PLAN VAP590 DL 526 NWD |
| PID: | 015-375-692 + 015-375-579 |
| ZONE : | KKNB - KITSILANO NORTH |
| EXISTING USE : | LOW RISE MULTI-FAMILY RENTAL RESIDENTIAL |
| PROPOSED USES : | MULTI-FAMILY RESIDENTIAL. RETAIL COMMERCIAL. |
| EXISTING SITE AREA : | 20,645 $ft^2$ (1,918 $m^2$) |

## BUILDING FORM CONSIDERATIONS

| | PERMITTED / REQUIRED: | PROVIDED: |
|---|---|---|
| MAX STOREYS | 20 +1 STOREYS<br>IF NEIGHBOURHOOD SERVING RETAIL INCLUDED | 23 STOREYS |
| MAX FLOOR PLATE AREA : | 6500 $ft^2$ | 6489 $ft^2$ |
| MIN TOWER SEPARATION: | 80' (40' FROM EAST PL)<br>80' (40' FROM CENTRELINE OF LANE) | 80' (45.38' FROM EAST PL)<br>80' (47' FROM CENTRELINE OF LANE) |
| SETBACKS: | | |
| NORTH: | 12' | 15.45' |
| EAST : | 8' | 45.38' |
| WEST: | 8' | 24.63' |
| SOUTH: | UNDEFINED | VARIES |

## AREA SUMMARY (FSR)

### GROSS AREA BY USE

| Area Use | Total Area (SF) | Total Area (m2) |
|---|---|---|
| BG - COMM | 2262.0 SF | 210.1 m² |
| BG - RES | 1055.8 SF | 98.1 m² |
| COMM | 4389.9 SF | 407.8 m² |
| RES - BM | 21737.8 SF | 2019.5 m² |
| RES - R | 128872.1 SF | 11972.6 m² |
| TOTAL GFA | 158317.6 SF | 14708.2 m² |

### FSR AREA BY USE - ABOVE GRADE

| Use | Total Area (sf) | Total Area (m2) | FSR |
|---|---|---|---|
| RES | 136025.8 SF | 12637.2 m² | 6.59 |
| COMM | 4389.9 SF | 407.8 m² | 0.21 |
| TOTAL AREA | 140415.7 SF | 13045.0 m² | 6.80 |

### AREA BY USE - BELOW GRADE

| Use | Total Area (sf) | Total Area (m2) | FSR |
|---|---|---|---|
| COMM | 2262.0 SF | 210.1 m² | 0.00 |
| RES | 1055.8 SF | 98.1 m² | 0.00 |
| TOTAL AREA | 3317.8 SF | 308.2 m² | 0.00 |

## MINIMUM UNIT SIZE AND MIX (FSR)

### TOTAL UNIT TYPE COUNT AND SIZE

| Unit Type | # Bed | Unit Count | Unit Area (sf) | Storage Area (sf) | Total Unit Area (sf) | Total Unit Area (m2) |
|---|---|---|---|---|---|---|
| A1 | 0 BED | 20 | 353.7 SF | 0.0 SF | 353.7 SF | 32.86 m² |
| A2 | 0 BED | 21 | 357.4 SF | 0.0 SF | 357.4 SF | 33.20 m² |
| B1 | 1 BED | 20 | 388.6 SF | 0.0 SF | 388.6 SF | 36.10 m² |
| B2 | 1 BED | 21 | 386.3 SF | 0.0 SF | 386.3 SF | 35.89 m² |
| B3 | 1 BED | 15 | 432.1 SF | 30.0 SF | 462.1 SF | 42.93 m² |
| B3A | 1 BED | 6 | 462.1 SF | 0.0 SF | 462.1 SF | 42.93 m² |
| B4 | 1 BED | 21 | 388.7 SF | 0.0 SF | 388.7 SF | 36.11 m² |
| B5 | 1 BED | 10 | 622.1 SF | 25.1 SF | 647.2 SF | 60.12 m² |
| C1 | 2 BED | 10 | 622.1 SF | 25.1 SF | 647.2 SF | 60.12 m² |
| C2 | 2 BED | 21 | 711.7 SF | 39.5 SF | 751.2 SF | 69.79 m² |
| C3 | 2 BED | 21 | 711.3 SF | 39.7 SF | 751.0 SF | 69.77 m² |
| D1 | 3 BED | 21 | 693.0 SF | 36.6 SF | 729.6 SF | 67.78 m² |
| TOTAL | | 207 | 6129.0 SF | 196.0 SF | 6325.0 SF | 587.62 m² |

NOTE:
UNIT MIX SHOWN FOR COMPLIANCE WITH HOUSING MIX POLICY FOR REZONING PROJECTS AND WITH MINIMUM UNIT SIZES AND,
UNIT AREA INFORMATION IS MEASURED FROM PAINT TO PAINT AS PER CITY OF VANCOUVER AND DEVELOPMENT BY-LAW 11.3.1, APRIL 2024

### UNIT TYPE MIX

| # Bed | Unit Count | % |
|---|---|---|
| 0 BED | 41 | 19.8% |
| 1 BED | 93 | 44.9% |
| 2 BED | 52 | 25.1% |
| 3 BED | 21 | 10.1% |
| TOTAL | 207 | 100.0% |

### BMR UNIT TYPE MIX

| # Bed | Unit Count | % |
|---|---|---|
| 0 BED | 14 | 32.6% |
| 1 BED | 14 | 32.6% |
| 2 BED | 10 | 23.3% |
| 3 BED | 5 | 11.6% |
| TOTAL | 43 | 100.0% |

## MAX. BALCONY AREA CALCULATION (FSR)

### BALCONY

| Level | Excl. Balcony (sf) |
|---|---|
| .LEVEL P1 | 0.0 SF |
| LEVEL 1 | 0.0 SF |
| LEVEL 1 MEZZANINE | 0.0 SF |
| LEVEL 2 | 149.2 SF |
| LEVEL 3 | 891.7 SF |
| LEVEL 4-5 | 1783.4 SF |
| LEVEL 6 | 891.7 SF |
| LEVEL 7-9 | 2675.2 SF |
| LEVEL 10 | 891.7 SF |
| LEVEL 11 | 891.7 SF |
| LEVEL 12 | 891.7 SF |
| LEVEL 13-16 | 3566.9 SF |
| LEVEL 17-22 | 5350.3 SF |
| LEVEL 23 ROOF LEVEL | 0.0 SF |
| LEVEL 24 ELEV. OVERRUN | 0.0 SF |
| TOTAL BALCONY | 17983.7 SF |

BALCONY MAXIMUM = 12% PERMITTED AREA

| RES GFA (sf) | RES GFA (m2) | Max. Balcony (12%) |
|---|---|---|
| 150609.9 SF | 13992.1 m² | 1,679.05 m² |

BALCONY PROVIDED: 12%

| Total Balcony (sf) | Total Balcony (m2) |
|---|---|
| 17983.7 SF | 1670.7 m² |

## AMENITY AREAS (FSR)

| RECOMMENDED AREAS | TOTAL MINIMUM RECOMMENDED | TOTAL PROVIDED |
|---|---|---|
| INDOOR: MIN. 1.2m² / DWELLING UNIT | 207 UNITS X 1.2 SPACES/UN. = 249m² | **759m²** |
| OUTDOOR: MIN. 2.0m² / DWELLING UNIT | 207 UNITS X 2.0 SPACES/UN. = 414m² | **414m²** |

## BELOW MARKET RENTAL (BMR) CALCULATION (FSR)

| | TOTAL DWELLING UNIT AREA | | BMR UNIT AREA (20%) | | MR UNIT AREA (80%) | |
|---|---|---|---|---|---|---|
| Levels | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) |
| .LEVEL P1 | 0.0 SF | 0.0 m² | 0.0 SF | 0.0 m² | 0.0 SF | 0.0 m² |
| LEVEL 1 | 0.0 SF | 0.0 m² | 0.0 SF | 0.0 m² | 0.0 SF | 0.0 m² |
| LEVEL 1 MEZZANINE | 0.0 SF | 0.0 m² | 0.0 SF | 0.0 m² | 0.0 SF | 0.0 m² |
| LEVEL 2 | 3680.3 SF | 341.9 m² | 3294.0 SF | 306.0 m² | 386.3 SF | 35.9 m² |
| LEVEL 3 | 5044.9 SF | 468.7 m² | 3946.9 SF | 366.7 m² | 1098.0 SF | 102.0 m² |
| LEVEL 4-5 | 10089.7 SF | 937.4 m² | 5872.2 SF | 545.5 m² | 4217.5 SF | 391.8 m² |
| LEVEL 6 | 5044.9 SF | 468.7 m² | 2503.9 SF | 232.6 m² | 2540.9 SF | 236.1 m² |
| LEVEL 7-9 | 15134.6 SF | 1406.0 m² | 4371.7 SF | 406.1 m² | 10762.9 SF | 999.9 m² |
| LEVEL 10 | 5044.9 SF | 468.7 m² | 745.9 SF | 69.3 m² | 4298.9 SF | 399.4 m² |
| LEVEL 11 | 5044.9 SF | 468.7 m² | 357.4 SF | 33.2 m² | 4687.5 SF | 435.5 m² |
| LEVEL 12 | 5044.9 SF | 468.7 m² | 0.0 SF | 0.0 m² | 5044.9 SF | 468.7 m² |
| LEVEL 13-16 | 20179.4 SF | 1874.7 m² | 0.0 SF | 0.0 m² | 20179.4 SF | 1874.7 m² |
| LEVEL 17-22 | 30449.1 SF | 2828.8 m² | 0.0 SF | 0.0 m² | 30449.1 SF | 2828.8 m² |
| LEVEL 23 ROOF LEVEL | 0.0 SF | 0.0 m² | 0.0 SF | 0.0 m² | 0.0 SF | 0.0 m² |
| LEVEL 24 ELEV. OVERRUN | 0.0 SF | 0.0 m² | 0.0 SF | 0.0 m² | 0.0 SF | 0.0 m² |
| TOTAL | 104757.4 SF | 9732.3 m² | 21092.0 SF | 1959.5 m² | 83665.4 SF | 7772.8 m² |

*EXCLUDES STORAGE AREA

### BMR AREA RATIO SUMMARY

| Area Use | Total Dwelling Area (sf) | Total Dwelling Area (m2) | % |
|---|---|---|---|
| RES - BM | 21092.0 SF | 1959.51 m² | 20% |
| RES - R | 83665.4 SF | 7772.77 m² | 80% |
| TOTAL RES | 104757.4 SF | 9732.28 m² | 100% |

*EXCLUDES STORAGE AREA

NOTE:
AREAS SHOWN FOR COMPLIANCE WITH BMR HOUSING POLICY FOR REZONING AND MINIMUM UNIT SIZES AND, UNIT AREA INFORMATION IS MEASURED FROM PAINT TO PAINT AS PER CITY OF VANCOUVER AND DEVELOPMENT BY-LAW 11.3.1, APRIL 2024.

### BMR UNIT COUNT

| Unit Type | Level Group | Level Multiplier | # Bed | Count | Number |
|---|---|---|---|---|---|
| C2 | LEVEL 2 | 1 | 2BD-BM | 1 | 201 |
| B3 | LEVEL 2 | 1 | 1BD-BM | 1 | 203 |
| B4 | LEVEL 2 | 1 | 1BD-BM | 1 | 204 |
| C3 | LEVEL 2 | 1 | 2BD-BM | 1 | 205 |
| A2 | LEVEL 2 | 1 | 0BD-BM | 1 | 206 |
| D1 | LEVEL 2 | 1 | 3BD-BM | 1 | 207 |
| B1 | LEVEL 3 | 1 | 1BD-BM | 1 | 301 |
| C1 | LEVEL 3 | 1 | 2BD-BM | 1 | 302 |
| A1 | LEVEL 3 | 1 | 0BD-BM | 1 | 303 |
| B3 | LEVEL 3 | 1 | 1BD-BM | 1 | 306 |
| B4 | LEVEL 3 | 1 | 1BD-BM | 1 | 307 |
| C3 | LEVEL 3 | 1 | 2BD-BM | 1 | 308 |
| A2 | LEVEL 3 | 1 | 0BD-BM | 1 | 309 |
| D1 | LEVEL 3 | 1 | 3BD-BM | 1 | 310 |
| B1 | LEVEL 4-5 | 2 | 1BD-BM | 2 | 401-501 |
| A1 | LEVEL 4-5 | 2 | 0BD-BM | 2 | 403-503 |
| B3 | LEVEL 4-5 | 2 | 1BD-BM | 2 | 406-506 |
| C3 | LEVEL 4-5 | 2 | 2BD-BM | 2 | 408-508 |
| A2 | LEVEL 4-5 | 2 | 0BD-BM | 2 | 409-509 |
| D1 | LEVEL 4-5 | 2 | 3BD-BM | 2 | 410-510 |
| B1 | LEVEL 6 | 1 | 1BD-BM | 1 | 601 |
| A1 | LEVEL 6 | 1 | 0BD-BM | 1 | 603 |
| C3 | LEVEL 6 | 1 | 2BD-BM | 1 | 608 |
| A2 | LEVEL 6 | 1 | 0BD-BM | 1 | 609 |
| D1 | LEVEL 6 | 1 | 3BD-BM | 1 | 610 |
| B1 | LEVEL 7-9 | 3 | 1BD-BM | 3 | 701-901 |
| C3 | LEVEL 7-9 | 3 | 2BD-BM | 3 | 708-908 |
| A2 | LEVEL 7-9 | 3 | 0BD-BM | 3 | 709-909 |
| B1 | LEVEL 10 | 1 | 1BD-BM | 1 | 1001 |
| A2 | LEVEL 10 | 1 | 0BD-BM | 1 | 1009 |
| A2 | LEVEL 11 | 1 | 0BD-BM | 1 | 1109 |
| TOTAL | | | | 43 | |

## BULK STORAGE

| TOTAL MINIMUM REQUIRED | TOTAL PROVIDED | |
|---|---|---|
| 207 | 207 | 98 IN SUITE (18 BMR UNITS)<br>109 BELOW GRADE |

## BICYCLE PARKING

| REQUIRED BICYCLE SPACES: | BYLAW SUMMARY | TOTAL REQUIRED | TOTAL PROVIDED |
|---|---|---|---|
| 6.2.1.2<br>REQUIRED CLASS 'A' BICYCLE SPACES:<br>FOR MULTIPLE DWELLING | 1.5 SPACES FOR EACH DWELLING UNIT UNDER 65M $^2$ (700 FT$^2$)<br>2.5 SPACES FOR EACH DWELLING UNIT OVER 65 M $^2$ (700 FT$^2$) AND UNDER 105 M$^2$ (1130 FT$^2$)<br>3.0 SPACES FOR EACH DWELLING UNIT OVER 105 M$^2$ (1130 FT$^2$) (N/A)<br>Units < 65 m2: 171 — Bikes (*1.5): 256.5<br>Units > 65 m2: 42 — Bikes (*2.5): 105 | BYLAW = 349 MIN | = 349 |
| 6.2.1.2<br>REQUIRED CLASS 'B' BICYCLE SPACES:<br>FOR MULTIPLE DWELLING | A MINIMUM OF 2 SPACES FOR ANY DEVELOPMENT CONTAINING AT LEAST 20 DWELLING UNITS, AND ONE ADDITIONAL SPACE FOR EVERY ADDITIONAL 20 DWELLING UNITS. | FIRST 20 UNITS: = 2<br>REMAINING 184 UNITS = 10<br>TOTAL = 12 MIN | = 12 |
| 6.2.5.1<br>BICYCLE PARKING CLASS 'A' BY TYPE: | HORIZONTAL SPACES (NO REQUIREMENT)<br>BICYCLE LOCKERS (MIN. 10%)<br>OVERSIZED SPACES (MIN. 5%)<br>STACKED + VERTICAL SPACES (30% MAX VERTICAL AND COMBINED MAX. 60% OF REQ'D) | HORIZONTAL: = N/A<br>LOCKERS: (10% MIN) = 35 MIN<br>OVERSIZED (5% MIN) = 18 MIN<br>VERTICAL (MAX. 30%) = 105 MAX<br>STACKED + VERTICAL (MAX.60%) = 210 MAX | HORIZONTAL: = 86<br>LOCKERS (10%) = 35<br>OVERSIZED (5%) = 18<br>VERTICAL (30%) = 104<br>STACKED = 106<br>STACKED + VERTICAL (60%) = 210 |

## OFF-STREET VEHICLE PARKING AND LOADING

### RESIDENTIAL PARKING - VEHICLE STALLS / USE

| Use | Stall Type | Tag | Count |
|---|---|---|---|
| VISITOR | ACCESSIBLE STALL | HC | 1 |
| VISITOR | REGULAR STALL | REG | 6 |
| VISITOR | SMALL CAR STALL | SM | 5 |
| VISITOR | | | 12 |
| RES | ACCESSIBLE STALL | HC | 7 |
| RES | REGULAR STALL | REG | 62 |
| RES | SMALL CAR STALL | SM | 7 |
| RES | | | 76 |
| TOTAL PARKING STALLS | | | 88 |

### RESIDENTIAL PARKING - VEHICLE STALLS /TYPE

| Stall Type | Tag | Count | % |
|---|---|---|---|
| SMALL CAR STALL | SM | 12 | 13% |
| REGULAR STALL | REG | 68 | 71% |
| ACCESSIBLE STALL | HC | 8 | 17% |
| TOTAL PARKING STALLS | | 88 | 100% |

### RESIDENTIAL PARKING - VEHICLE STALLS/LEVEL

| Level | Stall Type | Tag | Count |
|---|---|---|---|
| LEVEL P1 | REGULAR STALL | REG | 3 |
| LEVEL P1 | | | 3 |
| LEVEL P2 | ACCESSIBLE STALL | HC | 8 |
| LEVEL P2 | REGULAR STALL | REG | 25 |
| LEVEL P2 | SMALL CAR STALL | SM | 9 |
| LEVEL P2 | | | 42 |
| LEVEL P3 | REGULAR STALL | REG | 40 |
| LEVEL P3 | SMALL CAR STALL | SM | 3 |
| LEVEL P3 | | | 43 |
| TOTAL PARKING STALLS | | | 88 |

### PARKING - LOADING STALLS

| Level | Description | Tag | Parking Stall Type | Count |
|---|---|---|---|---|
| LEVEL 1 | CLASS A LOADING STALL | LOADING (A) | RES | 1 |
| LEVEL 1 | CLASS A PASSENGER LOADING STALL | PASSENGER (A) | RES | 1 |
| LEVEL 1 | CLASS B LOADING STALL | LOADING (B) | COMM + RES | 1 |
| LEVEL P1 | CLASS A PASSENGER LOADING STALL | PASSENGER (A) | RES | 1 |
| TOTAL LOADING STALLS | | | | 4 |




Aerial Context View Looking North East

# 3.0

# Site Analysis

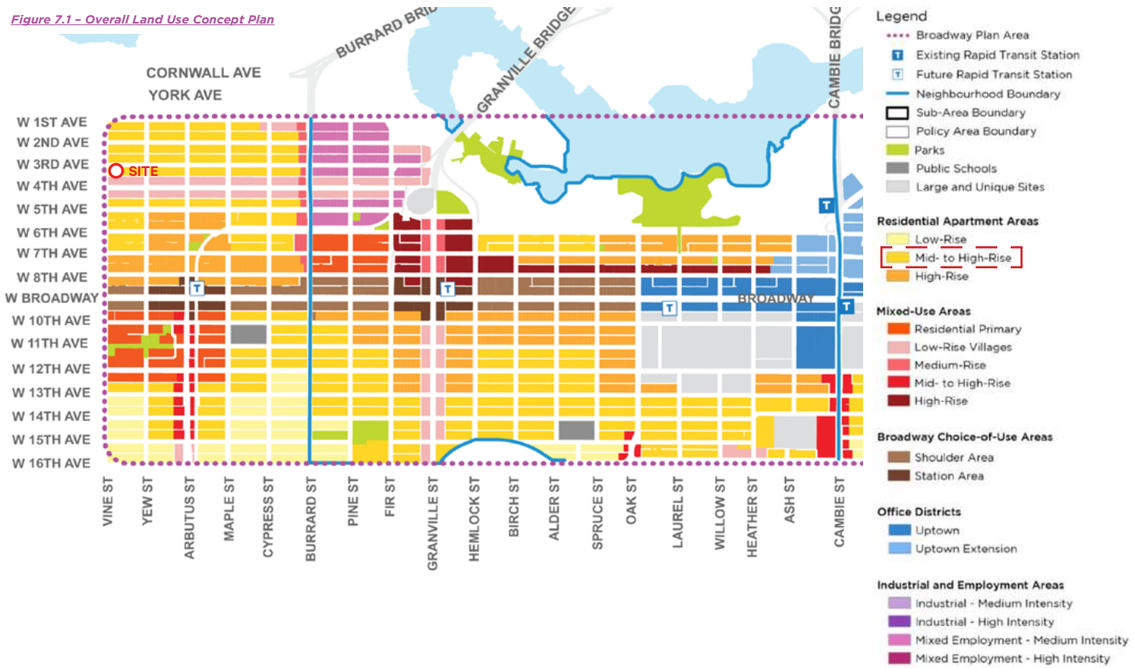
# Site Context

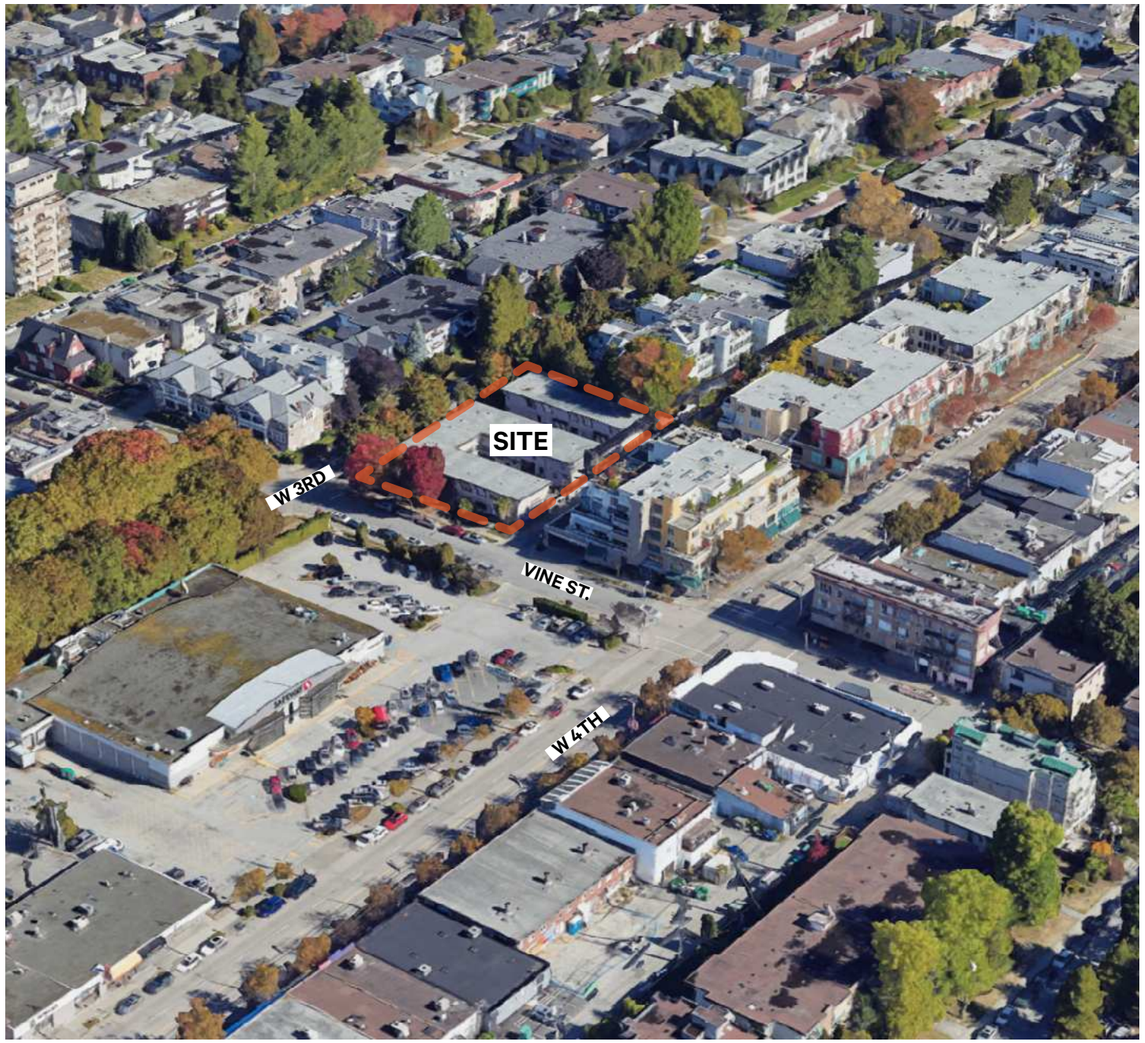
### Site Context:

The Site is located at the southeast corner of West 3rd Ave and Vine St., and is within the “Kitsilano North Apartment Area- Area B” (KKNB) of the Broadway Plan. Although the site is located along a block that has existing structures, the entire block is also within the future vision of the Broadway Plan, and as such, the project must be considered both in the current conditions and the future context of intensified development. The scale and expression of the project in-keeping with the established forms of development of the neighborhood, both old and new.

### Current Use on Site and Adjacent Sites:

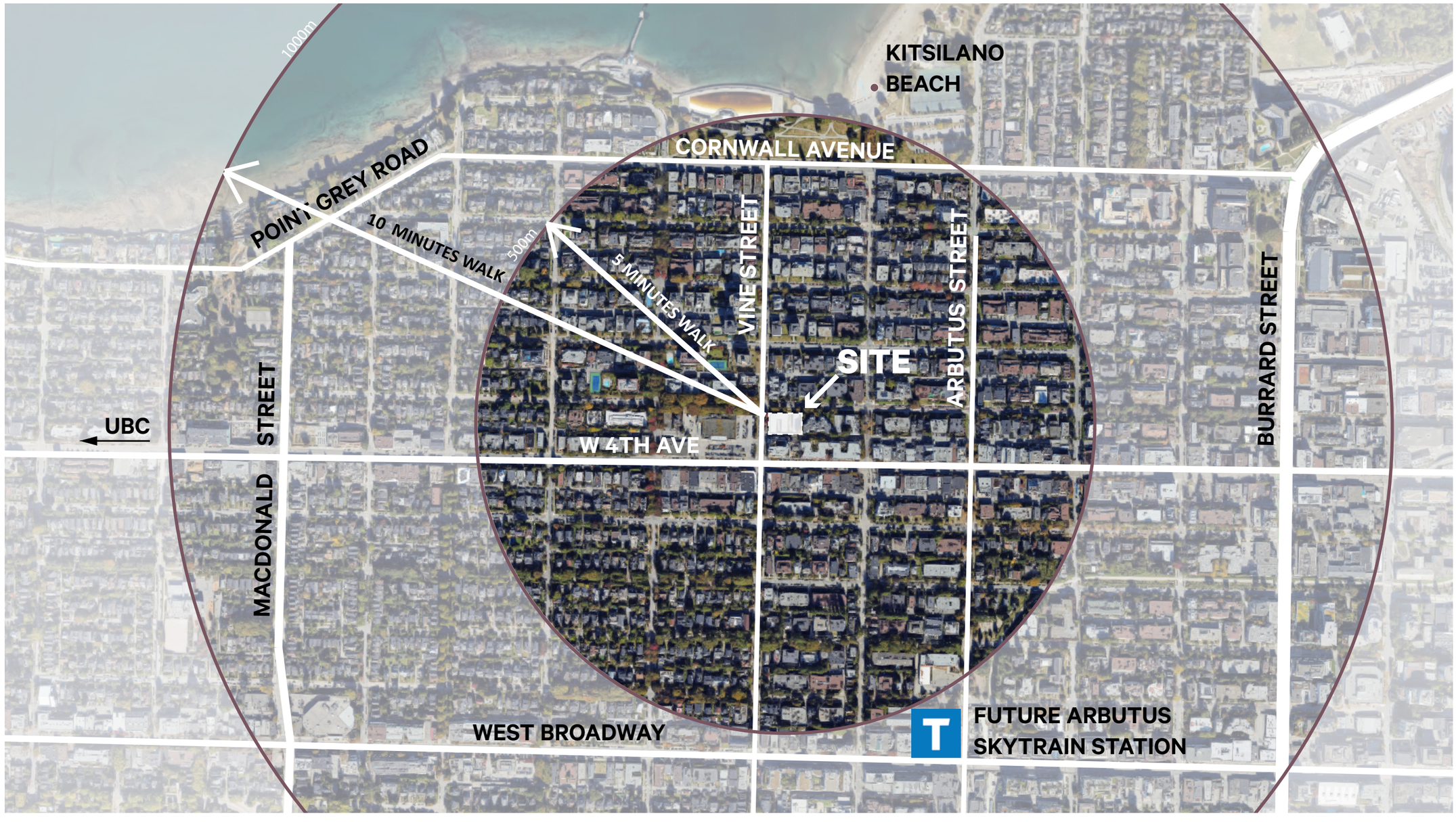
There are two, two-storey townhouse complexes currently occupying the site. The site is steps away from the West 4th Ave commercial corridor with grocers directly south and west of the site. To the north and east of the site is a build-up of low to mid-rise multi-family residential buildings. Further north there is Kitsilano Beach, which is heavily influencing the form of this development.



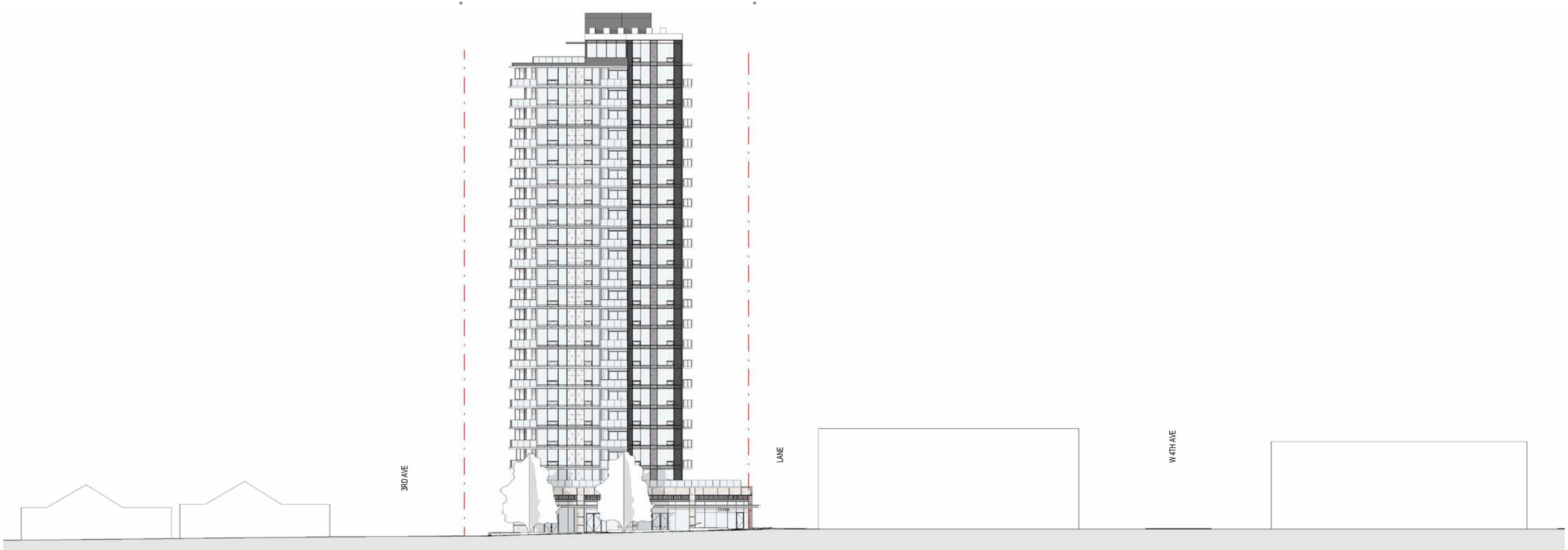

**Aerial Context View Looking North East**

# Walking Radius Map

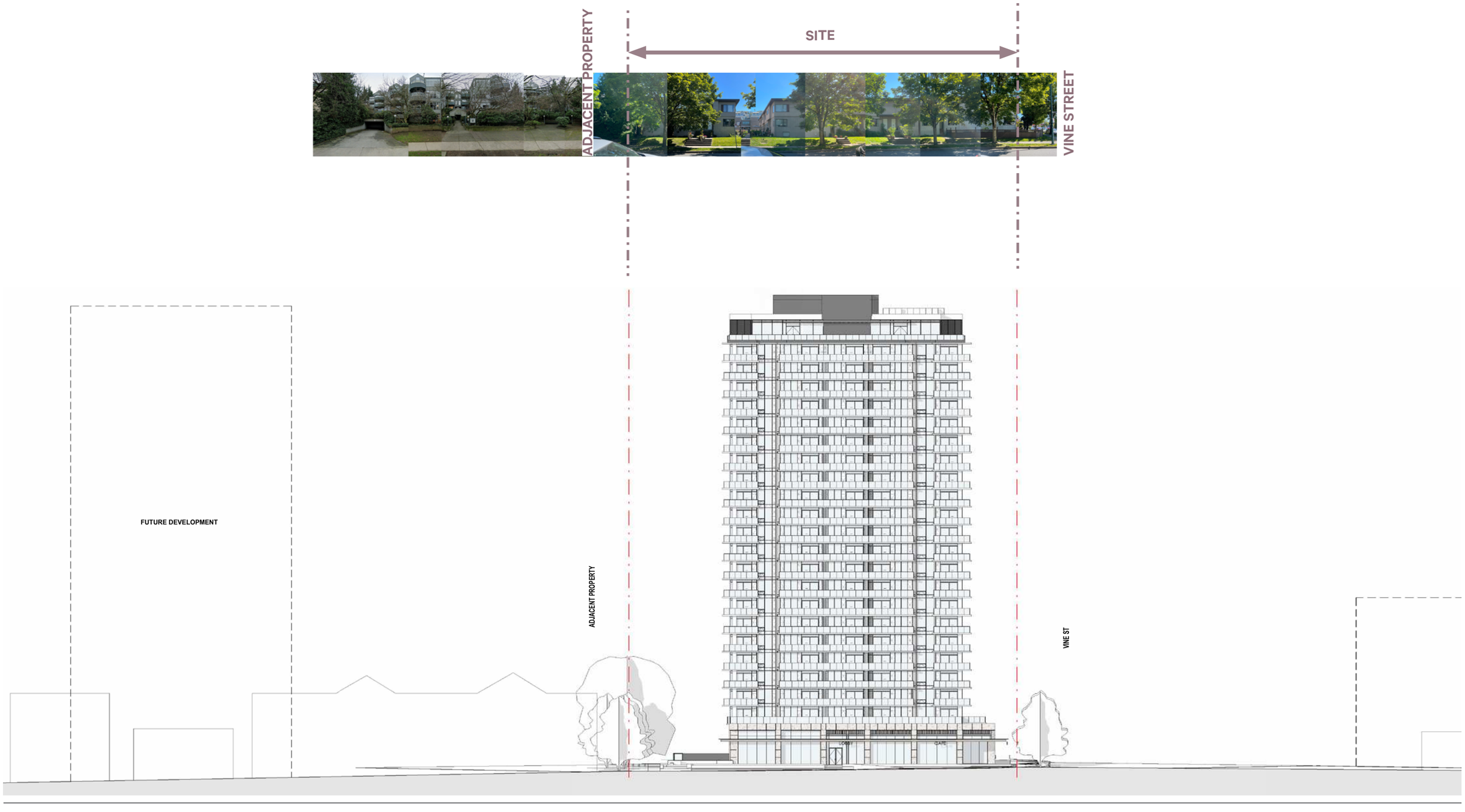


# Streetscape



## 3.3 STREETSCAPE



Aerial View Looking North Along Vine

# 4.0

# Design Rationale

# Massing: Response to Site

There are 3 primary contextual influences driving the urban design and architectural response to this site.

First, the views that will be available from this site to the north. As the site sits at the crest of the hill coming up from Kitsilano Beach, there will be an opportunity to enjoy views of the mountains and ocean to the north from all levels. Even the retail patio proposed on the NW corner will benefit from this prospect.

Second is the relationship with the existing retail activity along West 4th Ave. This site offers an opportunity to bring a 'node' of retail north from West 4th Ave along Vine Street to a more intimate location. In that way, the development can support and be supported by the existing community of commercial networks. In particular, the building directly to the south with Whole Foods and other commercial retailers, offers an interesting mid-block pedestrian connection to the easternmost edge of the site.

Last is the proximity with Kits Beach. The contemplated amenity and service package is centered around residents who will take advantage of the recreational and lifestyle opportunities near the Beach.



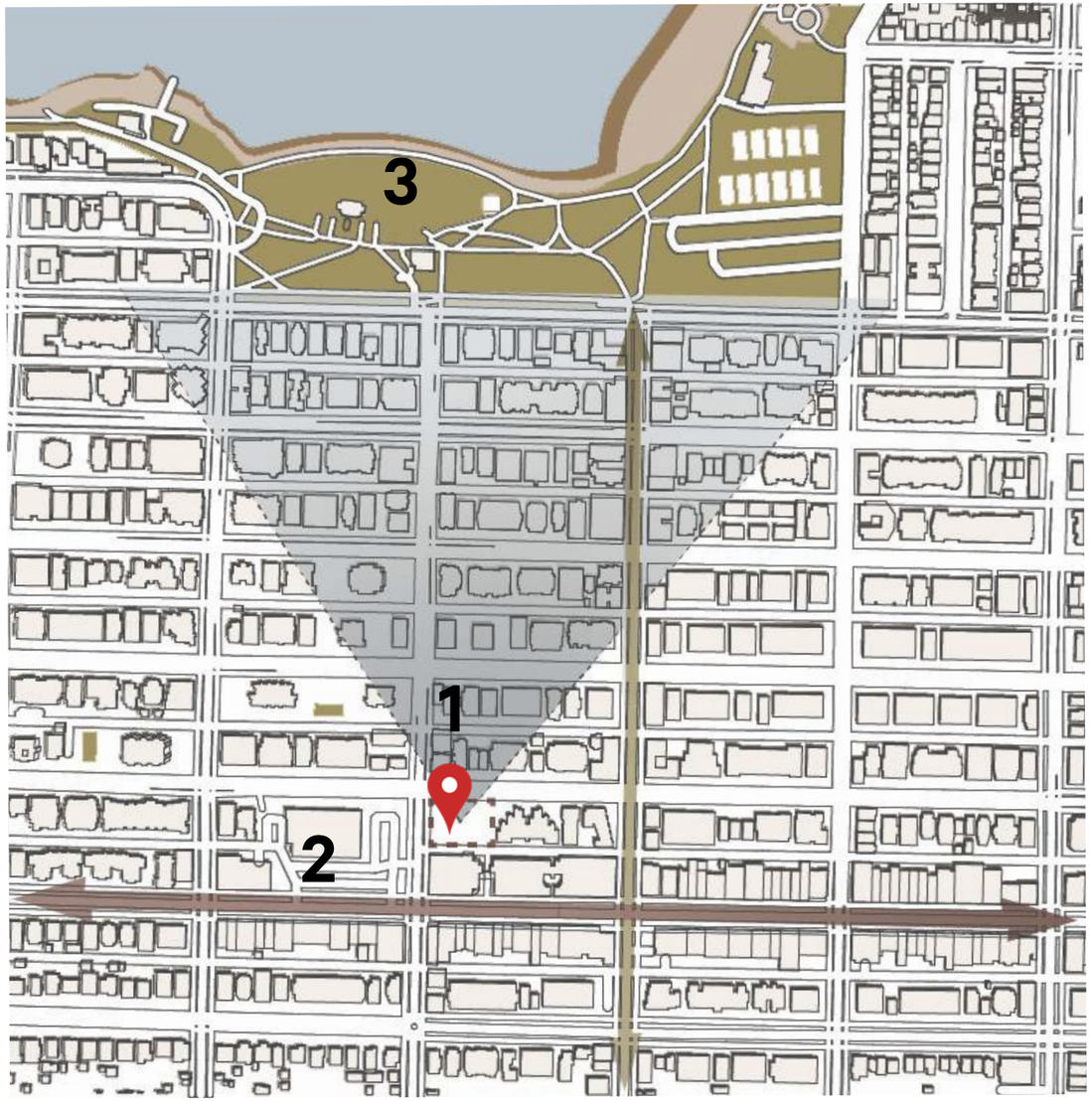
**1** VIEW TO THE NORTH



**2** WEST 4th COMMERCIAL HUB



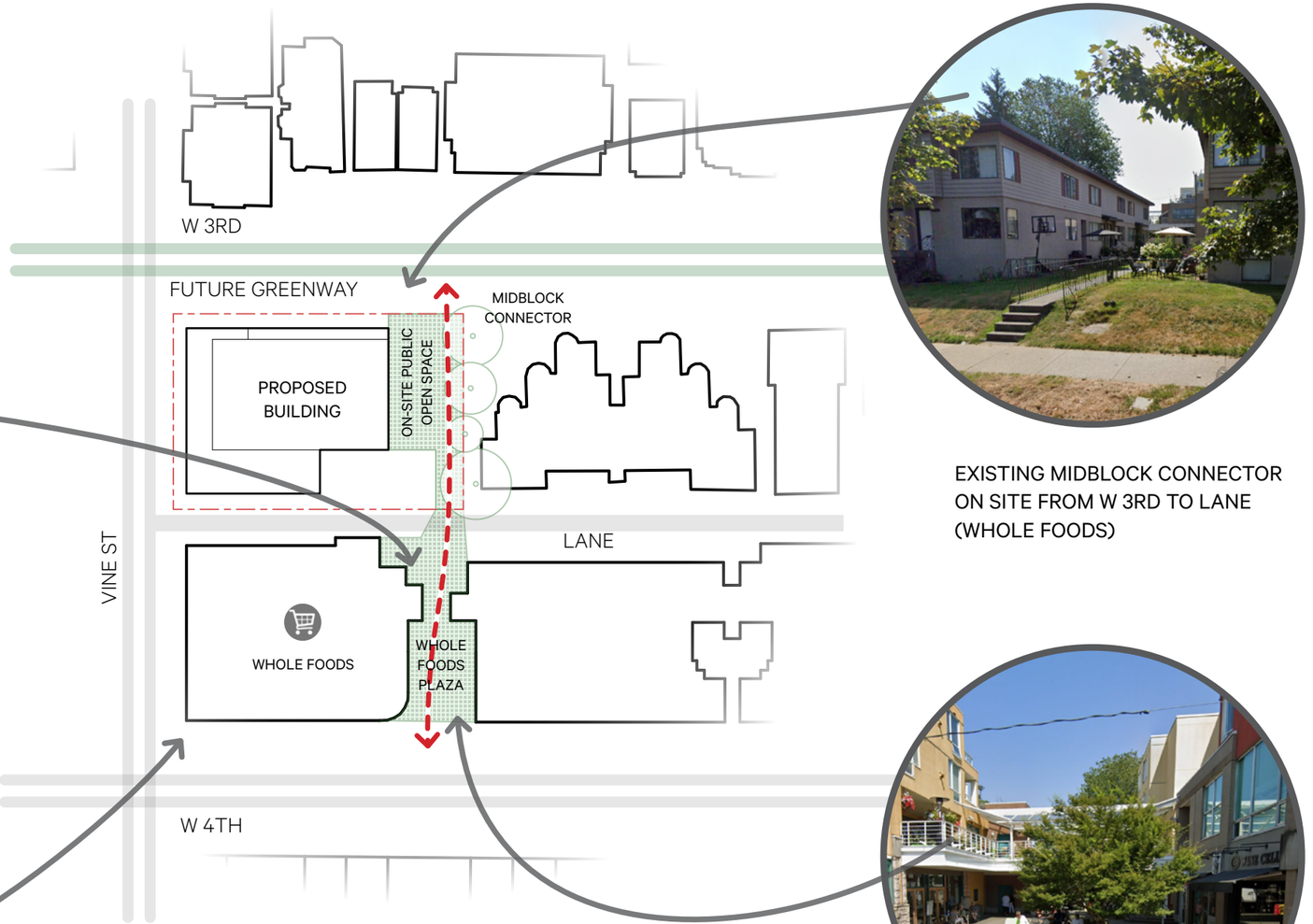
**3** KITSILANO BEACH



# Massing: Response to Site



EXISTING MIDBLOCK CONNECTOR
FROM LANE TO W 4TH






EXISTING MIDBLOCK CONNECTOR
ON SITE FROM W 3RD TO LANE
(WHOLE FOODS)

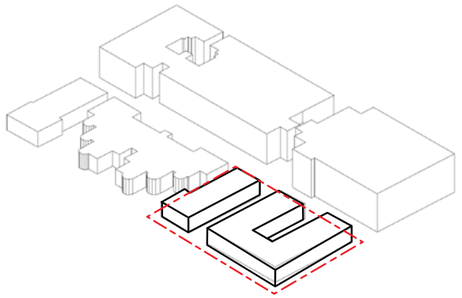


W 4TH AND VINE CORNER

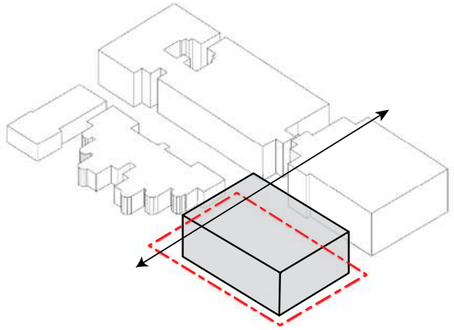


EXISTING MIDBLOCK CONNECTOR
FROM W 4TH TO LANE (SITE)

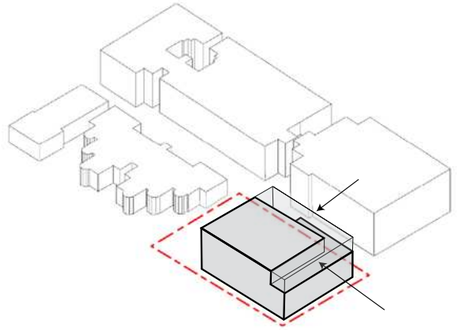
# Form of Development



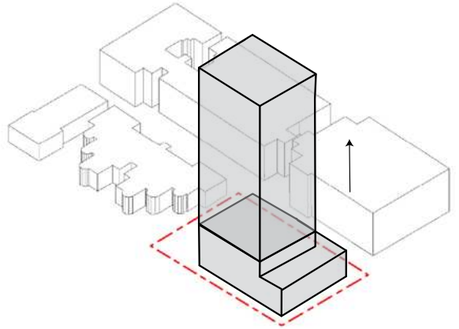
STEP 0: EXISTING SITE



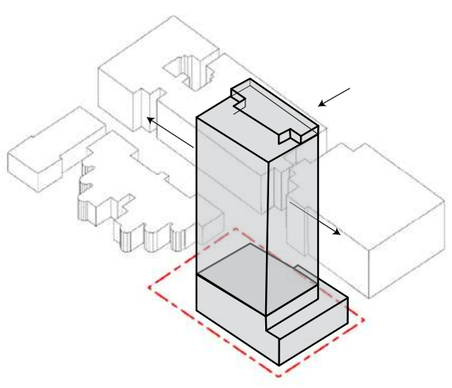
STEP 1: LOCATE A 2 STOREY PODIUM AND PROVIDE A MID BLOCK CONNECTION FROM WEST 4TH AVE TO WEST 3RD AVE



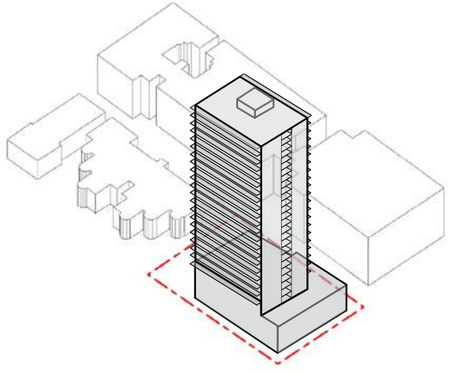
STEP 2: PUSH BACK THE PODIUM ALONG VINE DEFINING THE RETAIL VOLUME AT GRADE



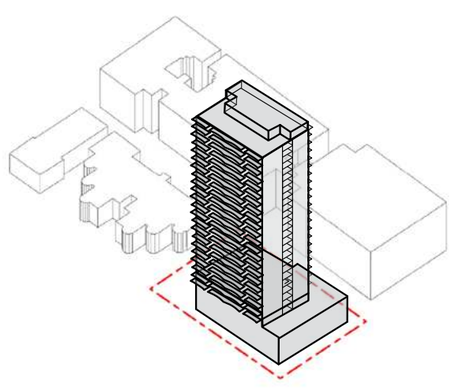
STEP 3: LOCATE 23 STOREY TOWER WITHIN THE TOWER SEPARATION SETBACKS



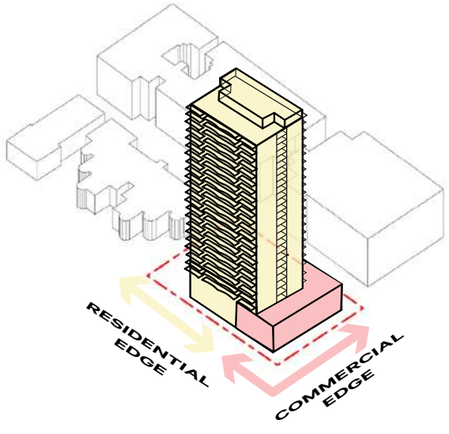
STEP 4: SHAPE THE TOWER EAST AND WEST AND BIAS THE FLOORPLATE TO THE NORTH TO MAXIMIZE NORTH FACING VIEWS



STEP 5: FOCUS BALCONIES ON THE NORTH FACING VIEW UNITS AND LIMIT SLAB EXTENSIONS TO THE EAST, WEST, AND SOUTH



STEP 6: ADD ARCHITECTURAL DETAIL TO THE FACADE TAKING INSPIRATION FROM THE LANDSCAPE AND NEIGHBOURHOOD CONTEXT




RESULT: A 23 STOREYS BUILDING WITH AT GRADE COMMERCIAL, 2 STOREY PODIUM, AND 21 STOREYS RESIDENTIAL TOWER.

# Architectural Concept Overview

The building has a defined split in the massing in response to the 'dual aspect' of the site. The ocean, beach, mountains, and other natural forms to the north are juxtaposed with the regular urban grid to the south.

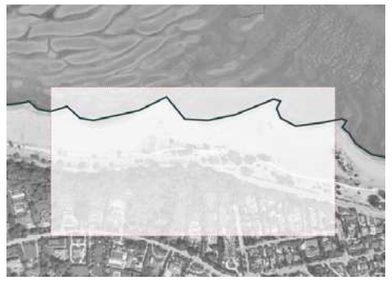
To the north, inspired by natural forms and the the coved banks of Kits Beach in particular, we developed the scalloped language for the balconies as the defining architectural feature. These light scalloped edges also offer extended view facing outdoor living opportunities for residents. In contrast, the urban edge on south side of the project is strictly orthogonal acting as a foil to the playful scalloped edges on the north. The ground floors are also specifically shaped to address the commercial and residential interfaces and scale on each building face.



OCEAN



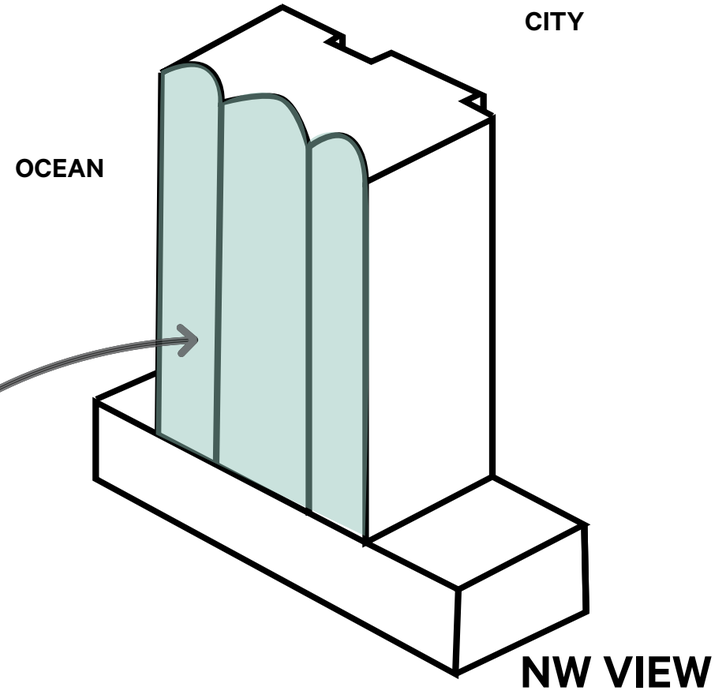
CITY





OCEAN

CITY

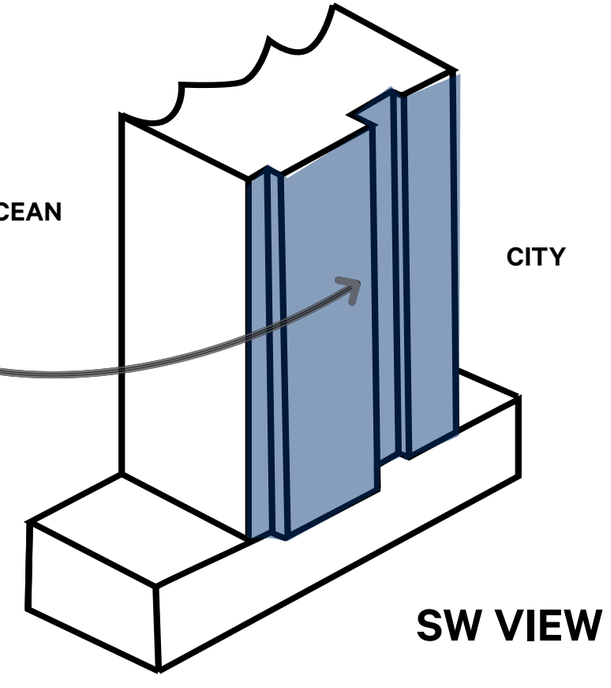


CITY

OCEAN

NW VIEW





OCEAN

CITY

SW VIEW

# Site Features

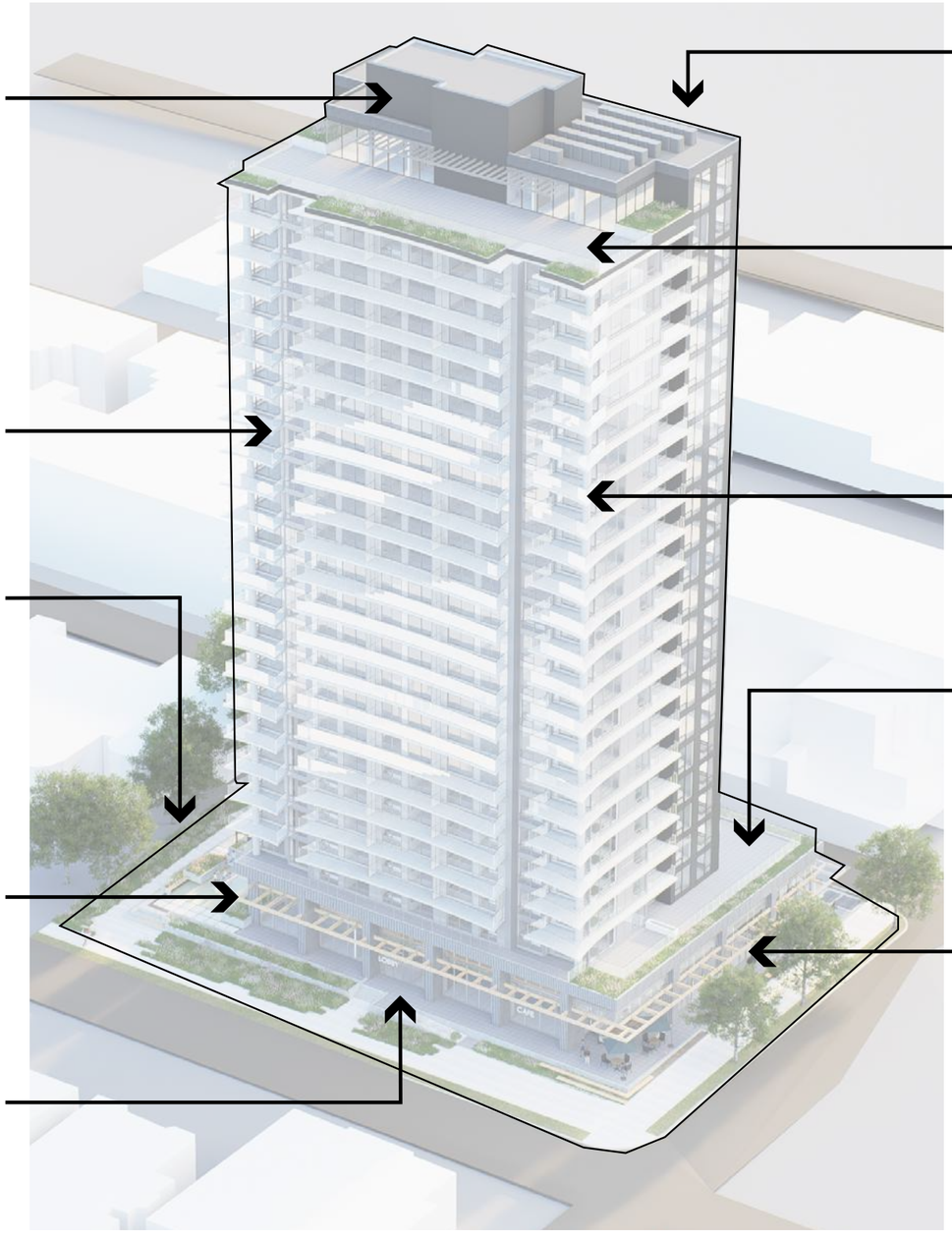
**MECHANICAL SYSTEMS**
MECHANICAL EQUIPMENS LOCATED ON THE AMENITY ROOF IN A WAY THAT DOESN'T IMPACT THE ARCHITECTURAL EXPRESSION.

**LARGE NORTH FACING BALCONIES**
EXTENDED PRIVATE BALCONIES FOR CORNER UNITS.

**MID BLOCK CONNECTION**
THE MID-BLOCK CONNECTION PROVIDES A PEDESTRIAN LINK BETWEEN W 4TH AND W 3RD STREETS, COMPLETING THE PATHWAY FROM THE EXISTING W 4TH PLAZA. THE PEDESTRIAN WALKWAY TRAVELS THROUGH THE ON-SITE PUBLIC OPEN SPACE.

**AMENITY INTEGRATED WITH ON-SITE PUBLIC OPEN SPACE**
GROUND LEVEL AMENITY ENGAGEMENT WITH THE STREET AND MID BLOCK CONNECTOR.

**DEFINED RESIDENTIAL LOBBY**
POSITIONED AT THE TRANSITION OF THE RETAIL EDGE ALONG AND THE PRIVATE UNITS ALONG 3RD THE RESIDENTIAL LOBBY IS GENEROUS AND OPEN TO THE STREET.



**ORTHOGONAL 'URBAN' FACE**
SHAPED BY THE RIGID CITY GRID THE NORTH FACADE IS ORDERED AND RECTILINEAR.

**INDOOR + OUTDOOR ROOFTOP AMENITY**
NORTH-FACING AMENITY ROOFTOP WITH VIEWS OF THE OCEAN, THE MOUNTAINS, AND AN OUTDOOR SOCIAL SPACE.

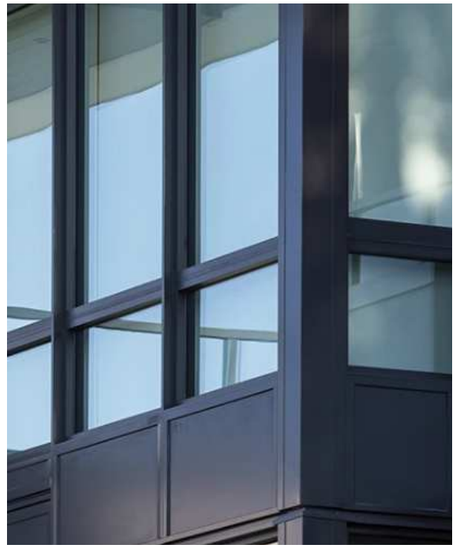
**SCALLOPED 'NATURAL' FACE**
INSPIRED BY THE NATURAL FORMS TO THE NORTH THE BALCONIES ARE SHAPED AND SCALLOPED FOR A FEATURE ARCHITECTURAL EXPRESSION.

**PRIVATE ROOF DECKS + OUTDOOR AMENITY**
PRIVATE ROOF DECKS, OUTDOOR AMENITY AND GREEN ROOF PLANTING.

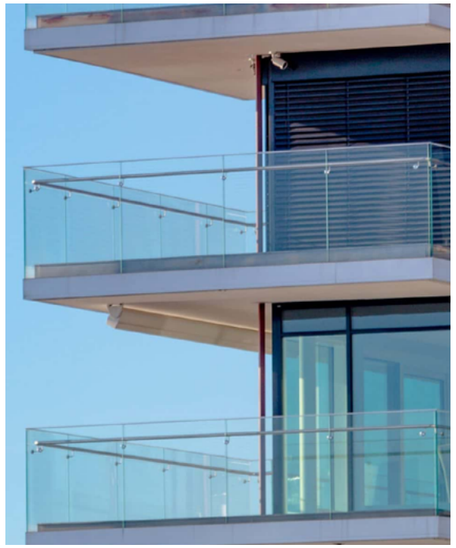
**CONTINUOUS RETAIL**
RETAIL FRONTAGE ALONG VINE IS A CONTINUATION FROM THE ADJACENT WEST 4TH RETAIL DISTRICT.



1 - FCB /CMP - DARK/LIGHT GREY



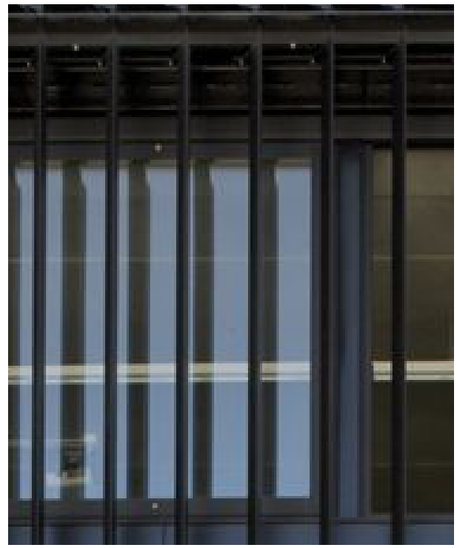
2 - WINDOW WALL - DARK/LIGHT



3 - METAL AND GLASS BALCONY GUARD
PAINTED CONCRETE SLAB



4 - PRIVACY SCREEN - DARK/LIGHT



5 - DARK METAL SLAT SCREEN



6 -CURTAIN WALL RETAIL





7 - GFRC LIGHT COLOR (TOP)
DARK GREY LOUVER (BOTTOM)



8 -CONCRETE BOARD SOFFIT



9 - PICKET RAILINGS



10 - CANOPY - GLASS WITH WOOD

# 4.4 Materials

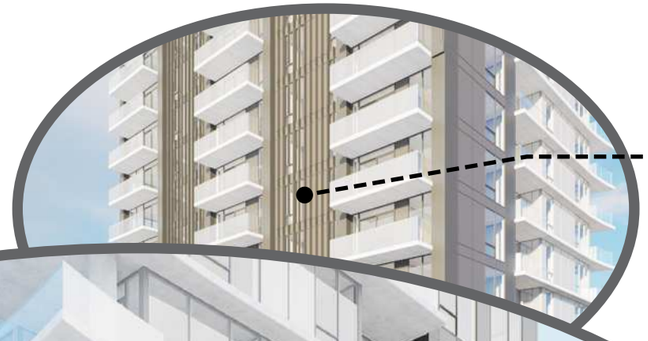
## ARCHITECTURAL CONCEPT OVERVIEW



GREEN ROOFS



AMENITY DECKS



SE VIEW



DARK METAL SLATS



WINDOW WALL - DARK/LIGHT

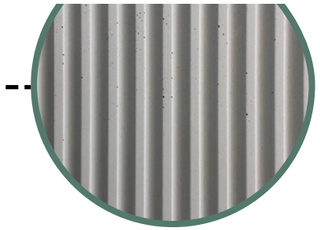


FCB PANEL - DARK



METAL AND GLASS BALCONY GUARD

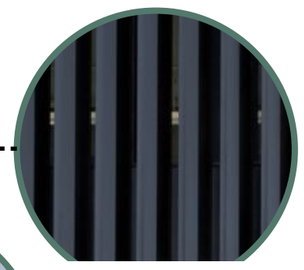




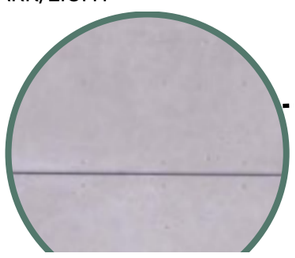
GFRC PANEL - LIGHT COLOUR



4 - PRIVACY SCREEN - DARK/LIGHT



DARK GREY LOUVRE



8 - CONCRETE BOARD SOFFIT

NW VIEW



LANDSCAPE AND PLANTING BY LOCI



10 - CANOPY - GLASS WITH WOOD



6 - CURTAIN WALL RE-TAIL FRONTAGE



Public On-site open space looking from 3rd

# 5.0

# Landscape Design

# Landscape Inspiration + Thematics




ICONIC KITSILANO NEIGHBOURHOOD:
VIBRANT COMMUNITY FEEL



BEACHSIDE COMMUNITY



ARCHITECTURAL EXPRESSION

# Landscape Concept Diagram

## PROGRAMME DIAGRAM & DESIGN CONSIDERATIONS - GROUND LEVEL

### DESIGN CONSIDERATIONS

- INSPIRED BY BEACHSIDE COMMUNITY DESIGN
- INVITING FRONTAGES WITH YEAR-ROUND INTEREST
- PLANTING AT PROPERTY FRONTAGES FOR PRIVACY + PUBLIC REALM ENHANCEMENT

### VINE STREET FRONTAGES (OFFSITE)

- ACTIVATE FRONTAGES AT CRU'S
- PROTECT EXISTING STREET TREES
- ACTIVATE W/ SEATING + FEATURE PAVING

### WEST 3RD AVENUE FRONTAGES (OFFSITE)

- LOBBY ACCESS
- TERRACED PLANTING
- EXPLORE PLANTING OPPORTUNITIES IN SETBACK
- ACCESS TO MID-BLOCK CONNECTOR

### COMMERCIAL PLAZA SPACE

- FRONTAGE TO COMMERCIAL/RETAIL UNITS
- OUTDOOR SEATING FOR SOCIALIZING: POSSIBLE LICENSED PATIO
- SUN EXPOSURE
- GREAT VIEWS TO THE NORTH

### RESIDENTIAL AMENITY

- PLANTING BUFFER
- CONNECTION TO KID PLAY

### PEDESTRIAN ACCESS (MID BLOCK CONNECTOR)

- ACCESS FROM WEST 3RD AVENUE TO SOUTH LOT (WHOLE FOODS MARKET)
- OVERLAPS WITH EXISTING TREE PROTECTION ZONES FROM ADJACENT LOT
- PUBLIC REALM IMPROVEMENT W/ POTENTIAL CHILDREN'S PLAYGROUND/POCKET PARK

### SOUTH LANEWAY

- EXPLORE WAYS TO SCREEN VIEWS TO ADJACENT PROPERTY AND UTILITY POLES
- PARKADE ACCESS, LOADING, INTAKE/EXHAUSTS, GARBAGE AND GAS METERS
- BIKE PARKING

### COMMERCIAL/RETAIL ACCESS

- MAIN ACCESS POINTS TO COMMERCIAL/RETAIL UNITS.

### RESIDENTIAL ACCESS

- MAIN ACCESS POINTS TO RESIDENTIAL UNITS.

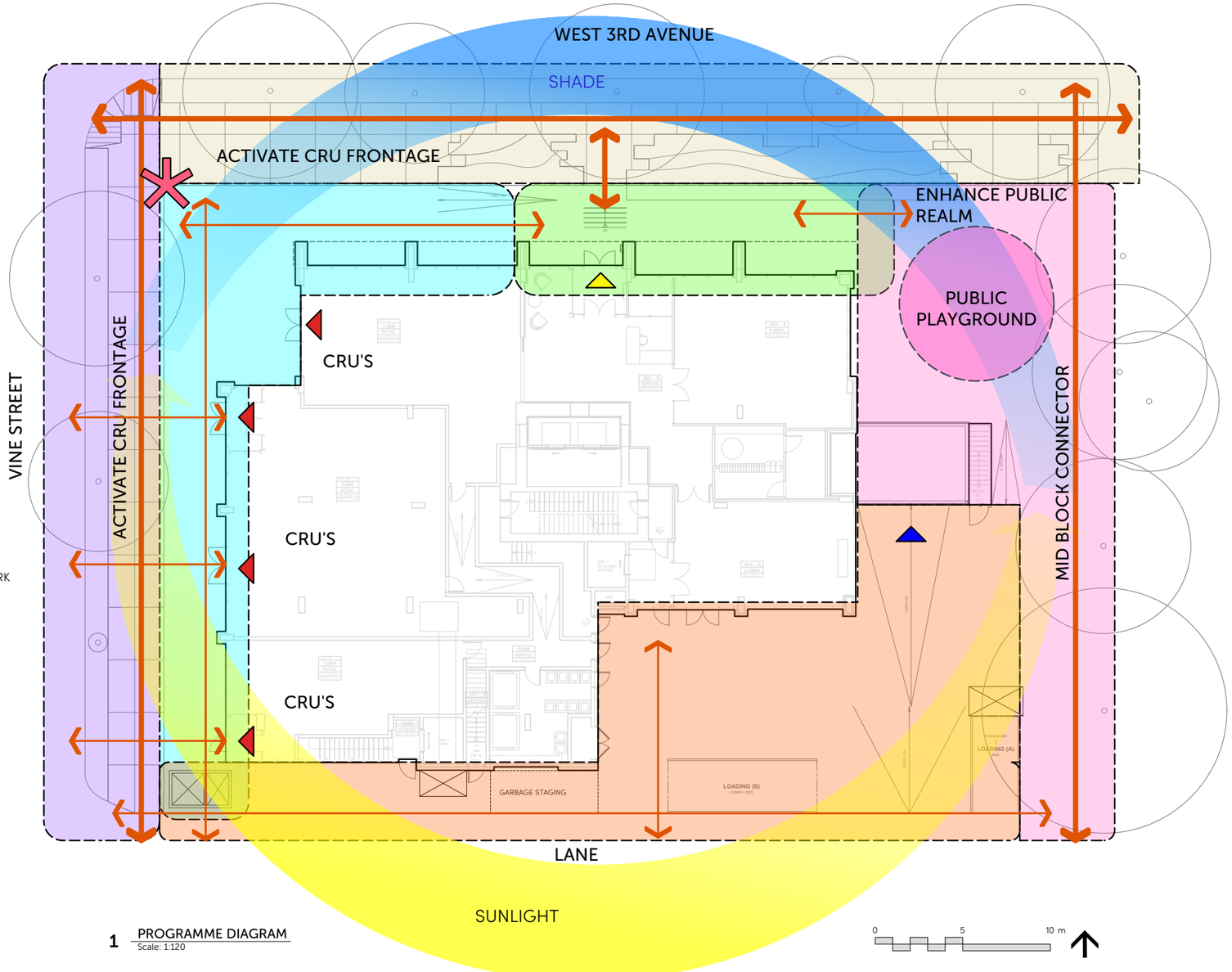
### VEHICULAR PARKADE ACCESS

- VEHICULAR ACCESS TO UNDERGROUND PARKADE.

### PEDESTRIAN SITE CIRCULATION

- PEDESTRIAN SITE CIRCULATION THROUGHOUT SITE.

### POSSIBLE FOCAL POINT/PUBLIC ART




1 PROGRAMME DIAGRAM
Scale: 1:120

# Landscape Plans

## Ground Level

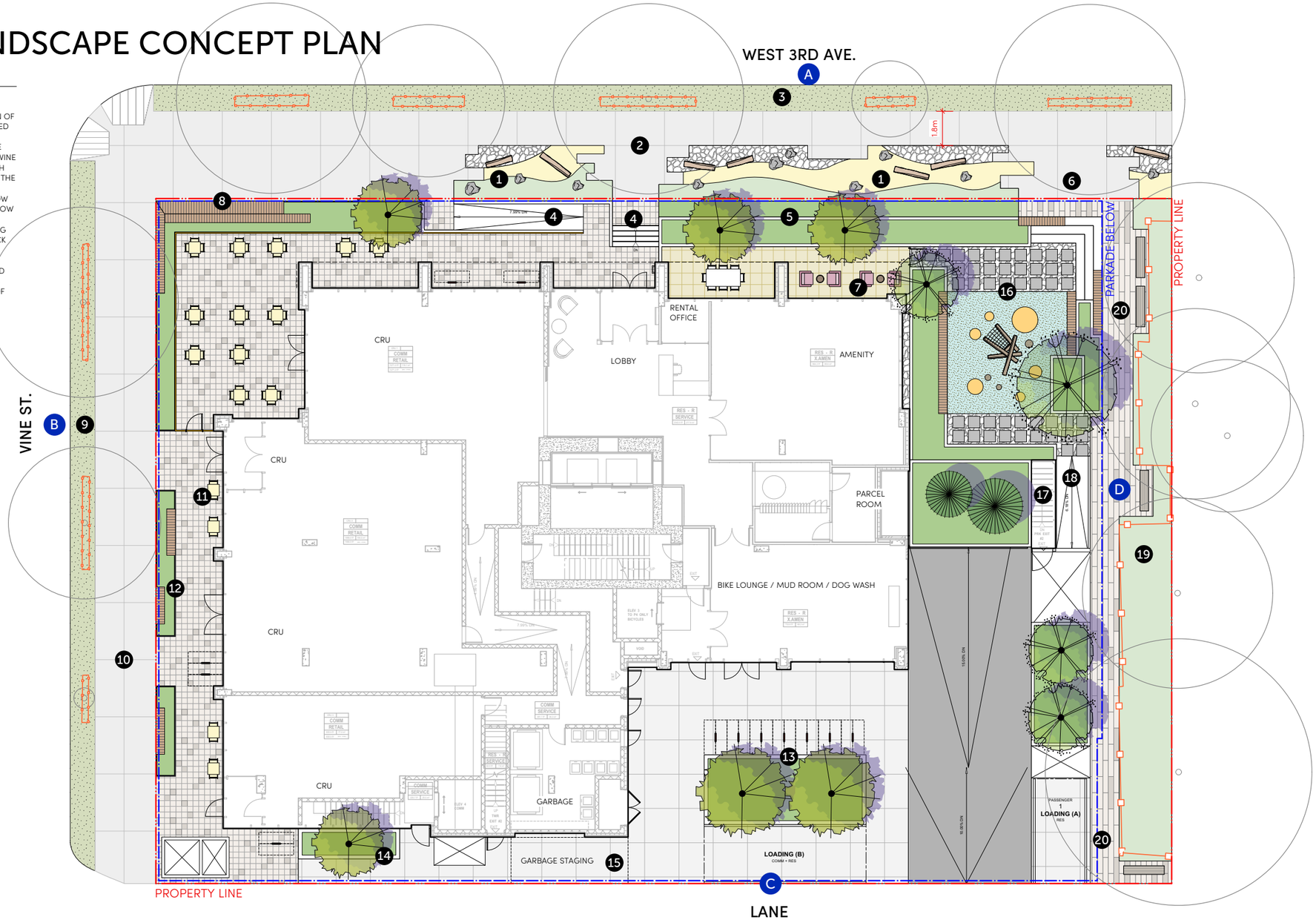
## GROUND LEVEL LANDSCAPE CONCEPT PLAN

### DESIGN RATIONALE

VINE & 3RD IS LOCATED IN THE VIBRANT COMMUNITY OF KITSILANO NEAR KITS BEACH, LEADING TO THE ADAPTATION OF THE COASTAL BEACH THEMATIC THROUGHOUT THE LANDSCAPE DESIGN OF THIS PROJECT. AT THE INTERSECTION OF WEST 3RD AVENUE AND VINE STREET, THE FEATURE PAVING, PLANTING, AND TIERED WOOD-TOP SEATING ACTIVATES THIS CORNER TO CREATE A NEIGHBOURHOOD MEETING PLACE. ABOVE THAT IS A PRIVATE PATIO THAT WILL SERVE THE FEATURE CORNER CRU, IDEALLY FOR A BUSTLING RESTAURANT OR COFFEE SHOP. ALONG VINE STREET, METAL PLANTERS WITH ORNAMENTAL GRASSES INTEGRATED WITH BENCH SEATING LINE THE CRU FRONTAGES WITH A WIDE SIDEWALK TO ACCOMMODATE THE BUSY 4TH AVE PEDESTRIAN TRAFFIC HEADING TO THE BEACH. AS W. 3RD AVE IS SHADIER AND MORE QUIET OF THE BOUNDING STREETS, WE HAVE PROPOSED LOW "BEACH-THEMED" GARDENS ADJACENT TO THE SIDEWALKS, CHARACTERIZED BY LOW GROUND COVERS, GRASSES, LOGS AND BOULDERS. THESE COMPRISE THE FOREGROUND OF THE NORTH BUILDING FACE, WITH RAISED PLANTERS PROVIDING TERRACED PRIVACY. AT THE NE CORNER OF THE SITE, ACCESS TO THE MID-BLOCK CONNECTION IS PROVIDED, WITH A FEW GENTLE STEPS UP LEADING TO THE COMMUNITY PLAYGROUND AND GARDEN AREA. MOVING SOUTH ALONG THIS PATHWAY, LUSH PLANTING AND BENCHES HELP TO ACTIVATE THIS CORRIDOR AND MAKING IF FEEL SAFE AND WELCOMING. SIMILARLY, THE LANEWAY FRONTAGE IS CHARACTERIZED WITH PLANTING BEDS AND TREES TO HELP SOFTEN THE 'BACK OF HOUSE' FEEL ADJACENT TO THE LOADING BAYS AND PARKADE ACCESS.

### KEY LEGEND

- **A** WEST 3RD AVENUE FRONTAGE
- 1 COASTAL BEACH THEMATIC PLANTING WITH WOOD LOGS AND BOULDERS
- 2 CIP CONCRETE SIDEWALK, AS PER COV STANDARDS
- 3 SODDED STREET BOULEVARD WITH EXISTING STREET TREES TO REMAIN AND TO BE PROTECTED
- 4 RESIDENTIAL LOBBY ACCESS STAIRS + RAMP
- 5 TERRACED PLANTING + ORNAMENTAL TREES
- 6 MID-BLOCK ENTRY
- 7 GROUND LEVEL COMMON AMENITY DECK
- 8 PUBLIC PLAZA: STEPPED SEATING + PLANTING
- **B** VINE STREET FRONTAGE
- 9 SODDED STREET BOULEVARD WITH EXISTING STREET TREES TO REMAIN AND TO BE PROTECTED.
- 10 CIP CONCRETE SIDEWALK, AS PER COV STANDARDS
- 11 MOVABLE TABLES + CHAIRS ALONG CRU FRONTAGES
- 12 BENCH SEATING INTEGRATED WITH PLANTER
- **C** LANE FRONTAGE
- 13 FOUNDATION PLANTING W/ TREES + BIKE PARKING SPACES
- 14 BUFFER PLANTING
- 15 GARBAGE STAGING AREA + LOADING AREA
- **D** MID-BLOCK CONNECTOR
- 16 POCKET PARK / KID PLAY AREA: BENCH SEATING INTEGRATED W/ CONC. STEPS + PLAY STRUCTURE ON PIP RUBBER SURFACING + FLOWERING TREES
- 17 PARKADE STAIR ENCLOSURE
- 18 RAMP TO KID PLAY
- 19 TREE PROTECTION AREA W/ GROUND COVER PLANTING
- 20 FEATURE PUBLIC PATHWAY W/ PLANTING + BENCHES




1 GROUND LEVEL LANDSCAPE PLAN
Scale: 1:100

## Ground Level Precedent Images


KITSILANO BEACH PARK THEMATIC


ORNAMENTAL GRASSES/PERENNIALS


ORNAMENTAL GRASSES/PERENNIALS


PAVERS ON GRAVEL


COASTAL / BEACHSIDE THEMATIC GARDENS - WOOD LOGS, GRASSES, RIVER ROCK, BOULDERS


STAIRS WITH SEAT WALLS


OUTDOOR DINING


WALKING PATH W/ LUSH PLANTING + SEATING


NATURALIZED PLAY STRUCTURE


FEATURE STONE-CLAD RETAINING WALLS AT CRU FRONTAGES


PLANTER W/ INTEGRATED WOOD-TOP BENCH

# Landscape Plans Level 2

## LEVEL 2 LANDSCAPE CONCEPT PLAN

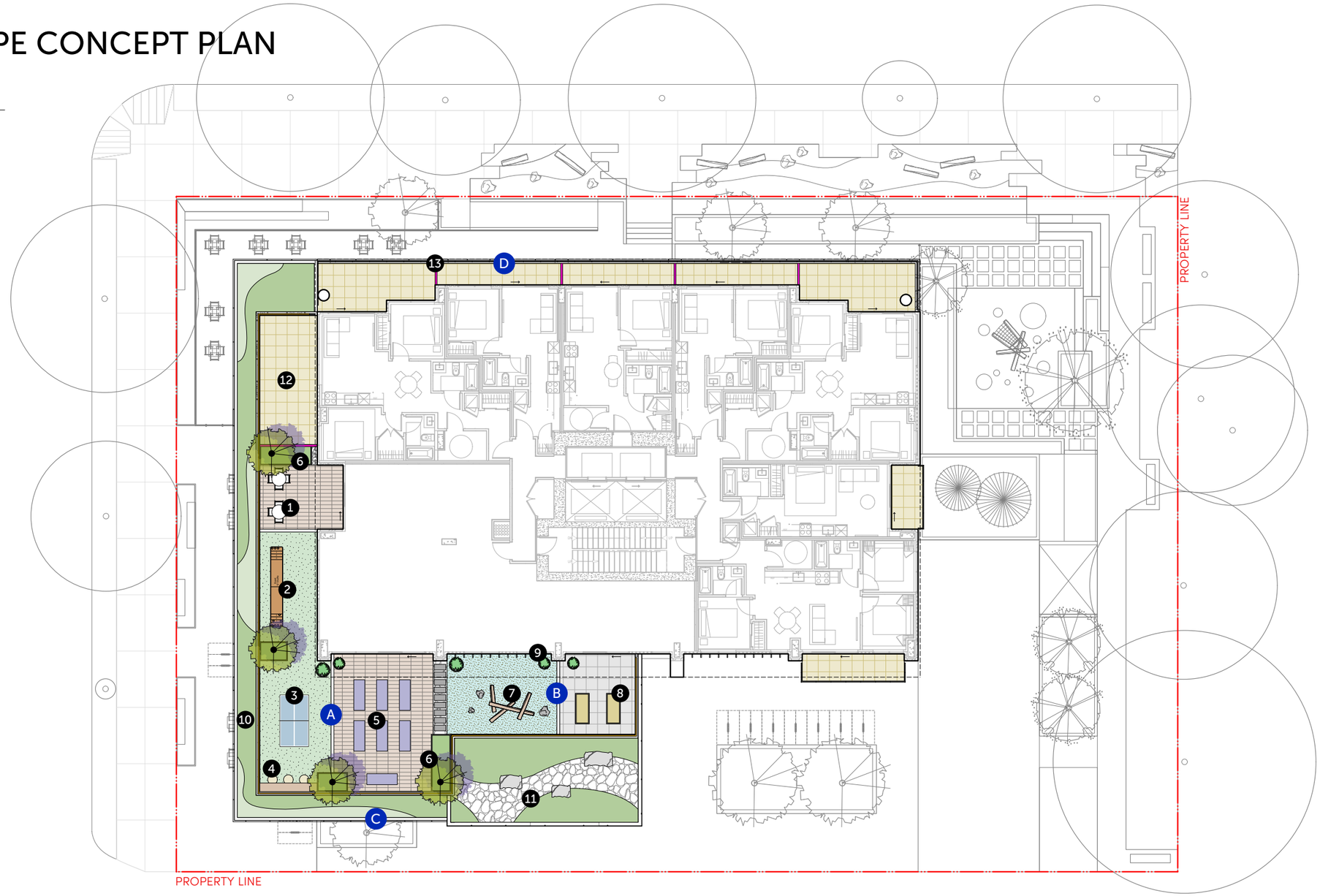
### DESIGN RATIONALE

AT THE LEVEL 2 AMENITY DECK, AMPLE PROGRAMMING IS PROVIDED INCLUDING: URBAN AGRICULTURE, OUTDOOR YOGA SPACE, NATURAL KIDS PLAY, A FLEX TURF LAWN FOR GAMES & ACTIVITIES, SOCIAL LOUNGE WITH MOVEABLE SEATING.

THE "BEACH THEMATIC" CONTINUES TO LEVEL 2, WITH SWATHS OF BEACH GRASS, GROUND COVER, BEACH PEBBLES, AND FEATURE BOULDERS AT THE PERIMETER PLANTERS, VISIBLE FROM THE STREET BELOW.

### KEY LEGEND

- A — OUTDOOR GAME + SOCIAL AREA
- 1 — MOVABLE TABLE + CHAIRS
- 2 — SHUFFLE BOARD TABLE
- 3 — PING PONG TABLE
- 4 — 42" HT. BAR TABLE + STOOLS
- 5 — OUTDOOR YOGA
- 6 — 42" HT. METAL PLANTERS
- B — OUTDOOR KIDS PLAY AREA + URBAN AGRICULTURE AREA
- 7 — LOGS + BOULDERS ON PIP RUBBER SURFACING
- 8 — RAISED URBAN AGRICULTURE PLANTER
- 9 — MOVABLE PLANTER POT
- C — PERIMETER PLANTERS
- 10 — 24" DEPTH PLANTER W/ SHRUBS + PERENNIALS + ORNAMENTAL GRASSES
- 11 — GROUND COVER + BEACH PEBBLES W/ FEATURE BOULDERS
- D — PRIVATE PATIOS
- 12 — PRE-CAST UNIT PAVERS ON PEDESTALS
- 13 — PRIVACY SCREEN




1 LEVEL 2 LANDSCAPE CONCEPT PLAN
Scale: 1:100

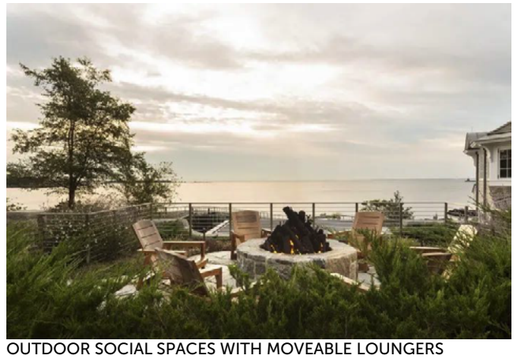
## Level 2 Precedent Images

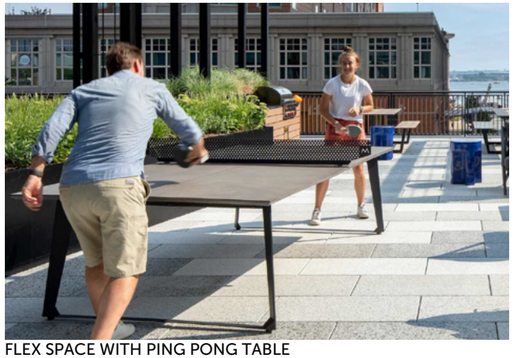

URBAN AGRICULTURE

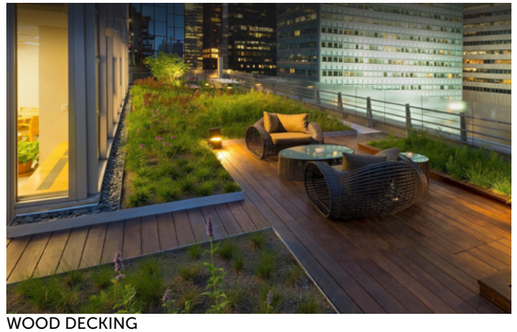

NATURAL KIDS PLAY


OUTDOOR SEATING WITH THEMATIC PLANTING, MAXIMIZING VIEWS


YOGA


OUTDOOR SOCIAL SPACES WITH MOVEABLE LOUNGERS


FLEX SPACE WITH PING PONG TABLE


WOOD DECKING

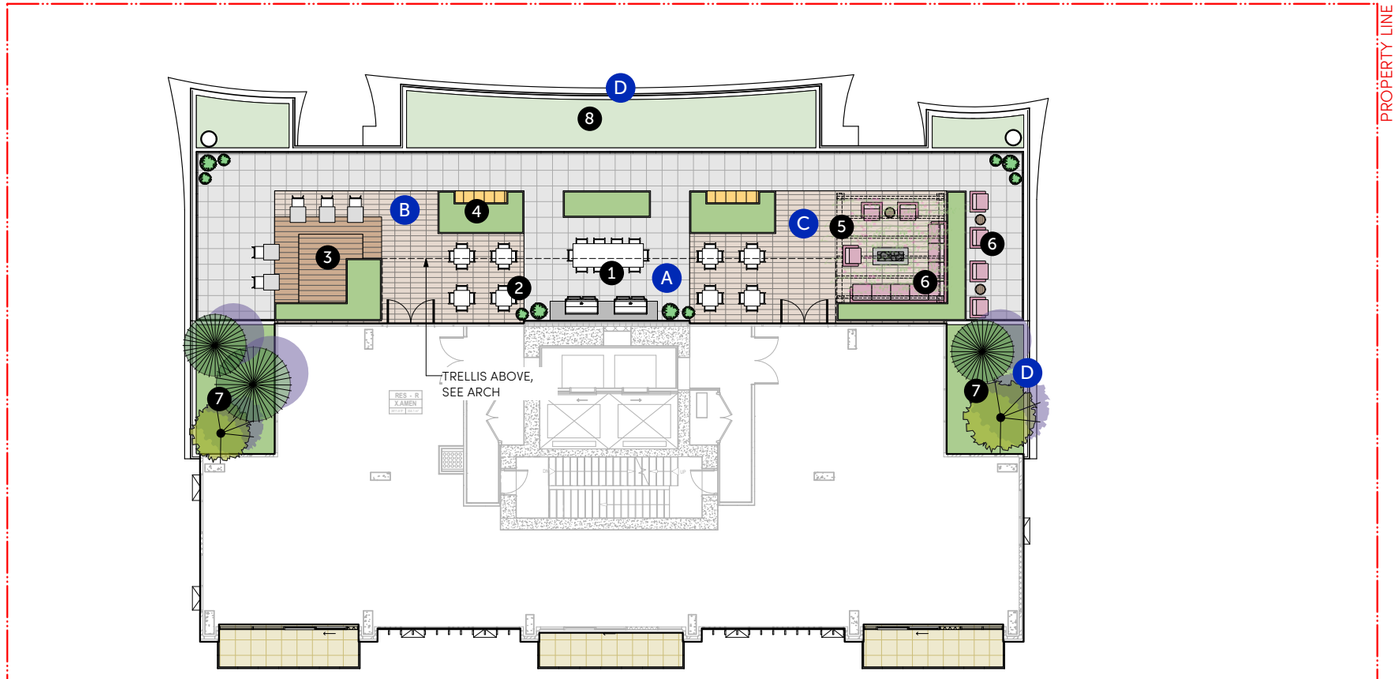
# Landscape Plans Roof

## DESIGN RATIONALE

AT THE ROOFTOP AMENITY DECK, THE DESIGN EMPHASIZES THE SCENIC VIEWS TO THE NORTH AND WEST, WHILE PROVIDING MANY OPPORTUNITIES FOR SOCIALIZING AND GATHERING, INCLUDING A SOCIAL LOUNGE AREA, VARIOUS SEATING AREAS, AND OUTDOOR DINING WITH A COVERED BBQ SPACE.

## KEY LEGEND

- A — OUTDOOR KITCHEN/DINING AREA
- 1 — MOVABLE BANQUET TABLE + OUTDOOR BBQ
- 2 — MOVABLE TABLE/CHAIR + MOVABLE PLANTER POTS
- B — VIEWING / OBSERVATION DECK
- 3 — TWO-TIER VIEWING WOOD DECK + MOVABLE TABLES
- 4 — BENCH INTEGRATED W/ METAL PLANTER + MOVABLE TABLE/CHAIR
- C — LOUNGE / SOCIAL AREA
- 5 — TRELLIS WITH VINE PLANTING
- 6 — MOVABLE COUCHES + FIRE PIT
- D — PERIMETER PLANTING
- 7 — PERIMETER CONCRETE PLANTER W/ TREE CLUSTERS
- 8 — EXTENSIVE GREEN ROOF W/ SEDUM MAT + ORNAMENTAL GRASS PLUGS




1 ROOFTOP AMENITY LANDSCAPE CONCEPT PLAN
Scale: 1:100

0 5 10 m

## Roof Precedent Images


GREEN ROOF PLANTING WITH GRASSES, SEDUM, PERENNIALS


TIERED SEATING INTEGRATED W/ PLANTER


OUTDOOR SOCIAL AREA


COVERED SEATING AREA


OUTDOOR KITCHEN


PLANTER W/ INTEGRATED WOOD-TOP BENCH + MOVABLE TABLE & CHAIRS


OUTDOOR DINING

## Conceptual Plant List + Images

### TREES


Pinus Contorta
Shore Pine


Prunus x yedoensis 'Akebono'
Akebono Yoshino Cherry


Populus tremuloides
Trembling Aspen


*Acer circinatum*
*'Pacific Fire'*
Pacific Fire Maple


Magnolia stellata
Star Magnolia

### SHRUBS


Lonicera pileata
Box-Leaved Honeysuckle


Azalea japonica 'Hino White'
Hino White Azalea


Sarcococca ruscifolia
Fragrant Sweet Box


Arbutus unedo 'Compacta'
Compact Strawberry Bush


Pinus mugo var. pumilio
Dwarf Mugo Pine


Berberis thunbergii 'atropurpurea'
Japanese Barberry


Spiraea bumalda 'Goldflame'
'Goldflame' Spiraea


Rhododendron x 'Ramapo'
Ramapo Rhododendron

### PERENNIALS, GRASSES, GROUND COVER


Liriope muscari
Lily Turf


Carex oshimensis
Japanese sedge


Hakonechloa macra
Golden Japanese Forest Grass


Carex elata 'Aurea'
Bowles' Golden Sedge


Alchemilla mollis
Lady's Mantle


Lysimachia nummularia
Creeping Jenny


Calamagrostis x acutiflora 'Karl Foerster'
Feather Reed Grass


Stipa tenuissima
Mexican Feather Grass

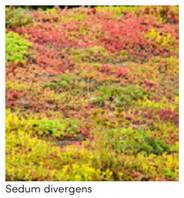

Miscanthus sinensis
Maiden Grass


Pennisetum orientale
Oriental Fountain Grass


Euphorbia characias subsp. wulfenii
Spurge


Arctostaphylos uva-ursi
Bearberry, Kinnikinick


Juniperus conferta 'Blue Pacific'
Blue Pacific Juniper


Sedum divergens
Spreading Stonecrop


Rudbeckia fulgida 'Goldstrum'
Blackeyed Susan


Carex testacea 'Prairie Fire'
Orange New Zealand Sedge


Nepeta faassenii
'Cat's Meow' Catmint


Festuca idahoensis
Idaho Fescue


Helictotrichon sempervirens
Blue Oat Grass


Fragaria chiloensis
Coastal Strawberry


Lupinis x hybrida
Lupine

View Looking SE at 3rd and Vine

# 6.0

# Project Drawings

# 6.1 CONTEXT PLAN




SITE VIEW FROM W 3RD AND VINE CROSSING




SW LANE VIEW FROM VINE ST




NW CORNER SITE FROM 3RD AND VINE CROSSING




SW VIEW FROM VINE ST




SE VIEW FROM THE LANE



NE VIEW - FUTURE PEDESTRIAN WALKWAY

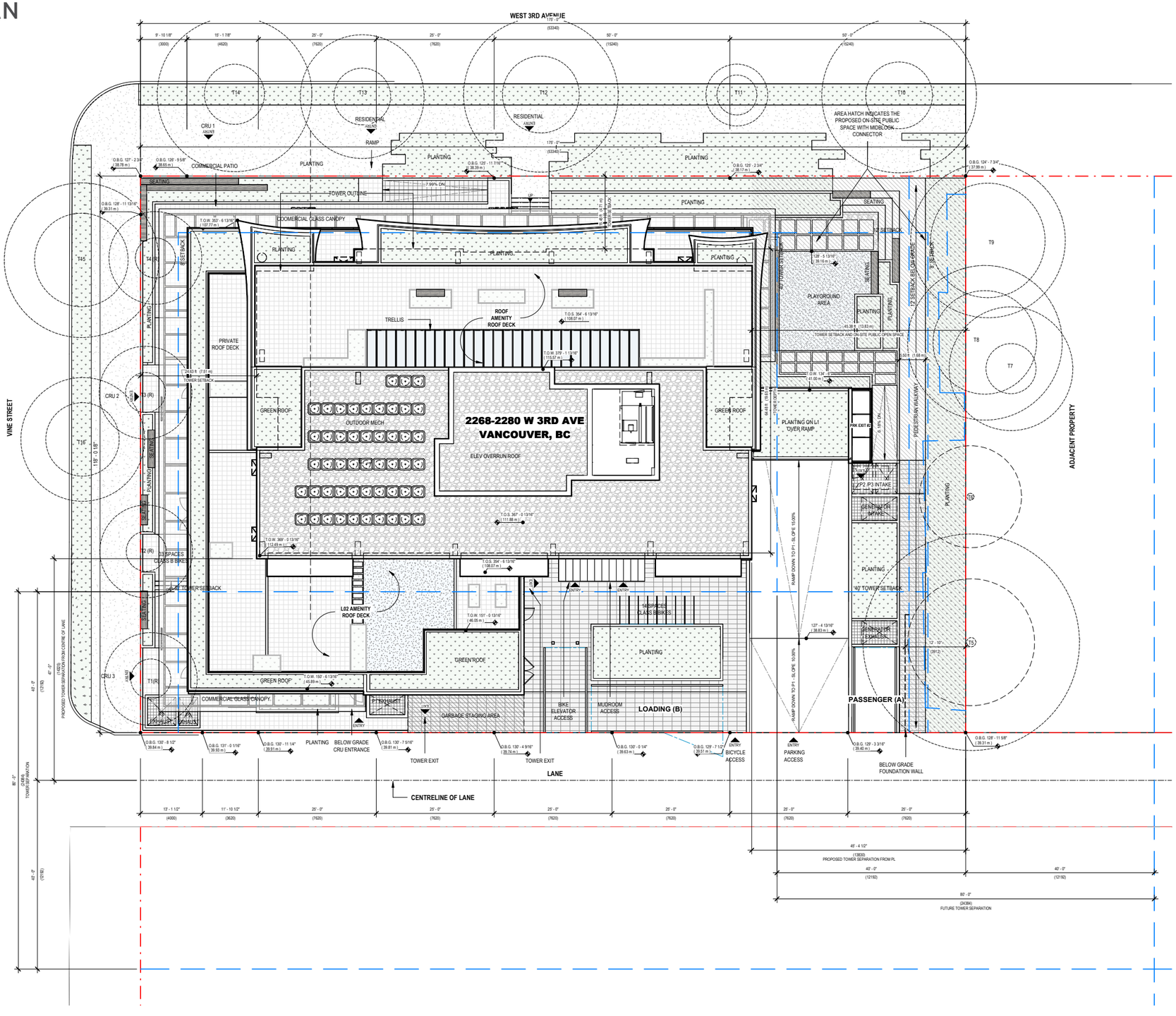






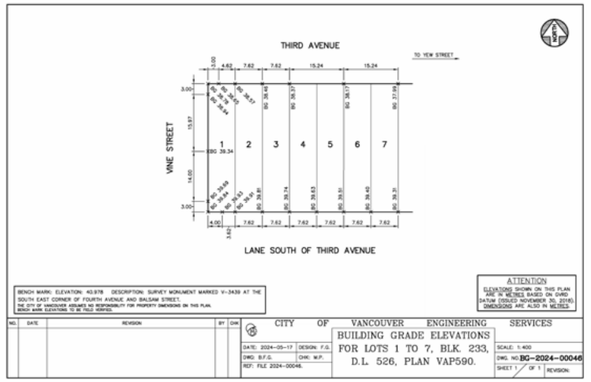
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# 6.2 SITE PLAN

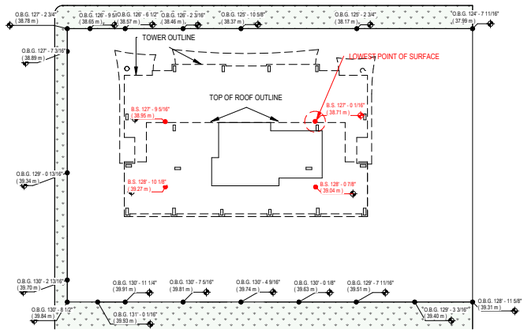



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# 6.3 BASE SURFACE PLAN




1 DRAWINGS_BUILDING GRADE
SCALE: 1/64" = 1'-0"

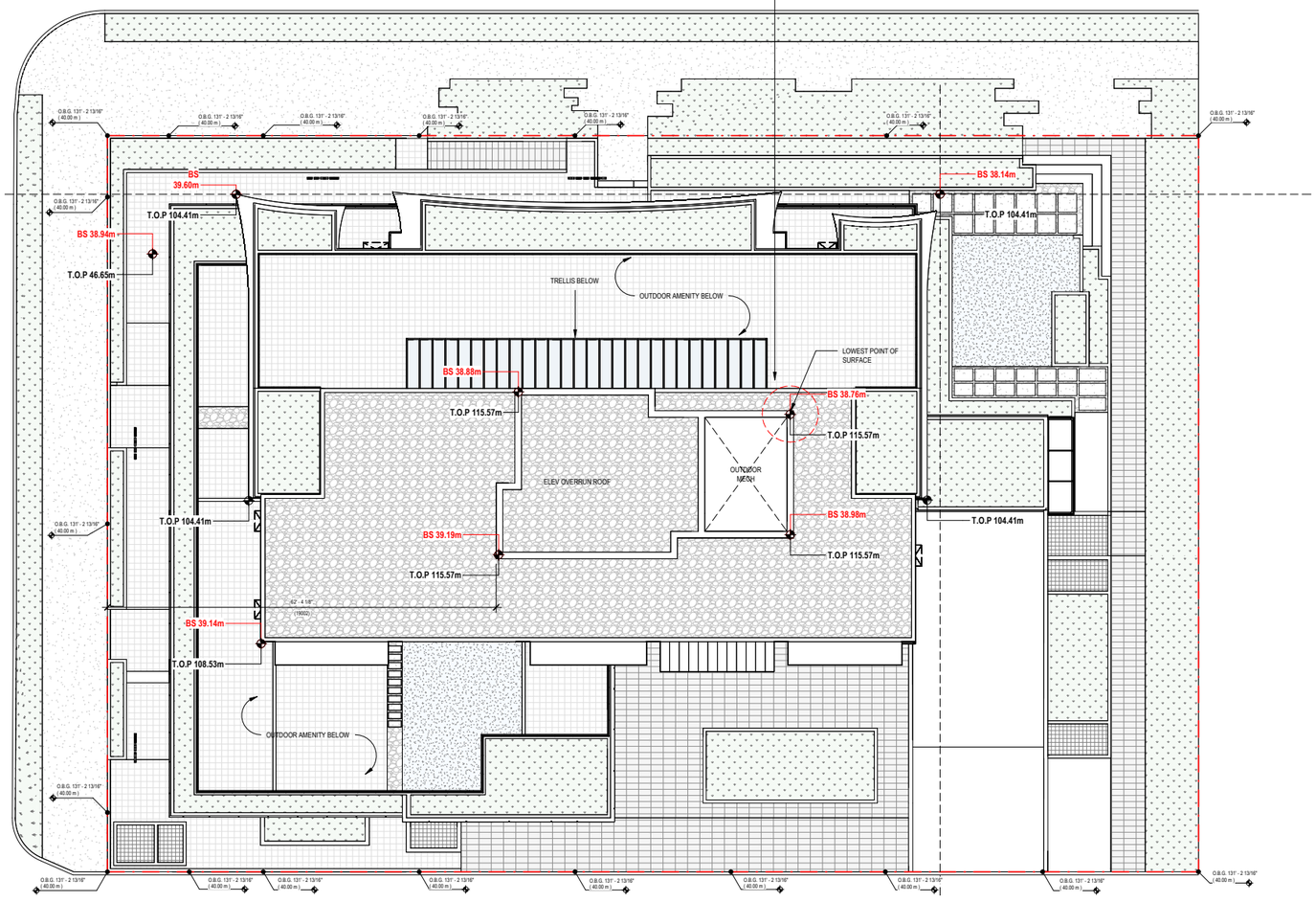



2 BASE SURFACE ELEVATIONS PLAN
A1.04 SCALE: 1" = 30'-0"

ELEVATIONS LEGEND

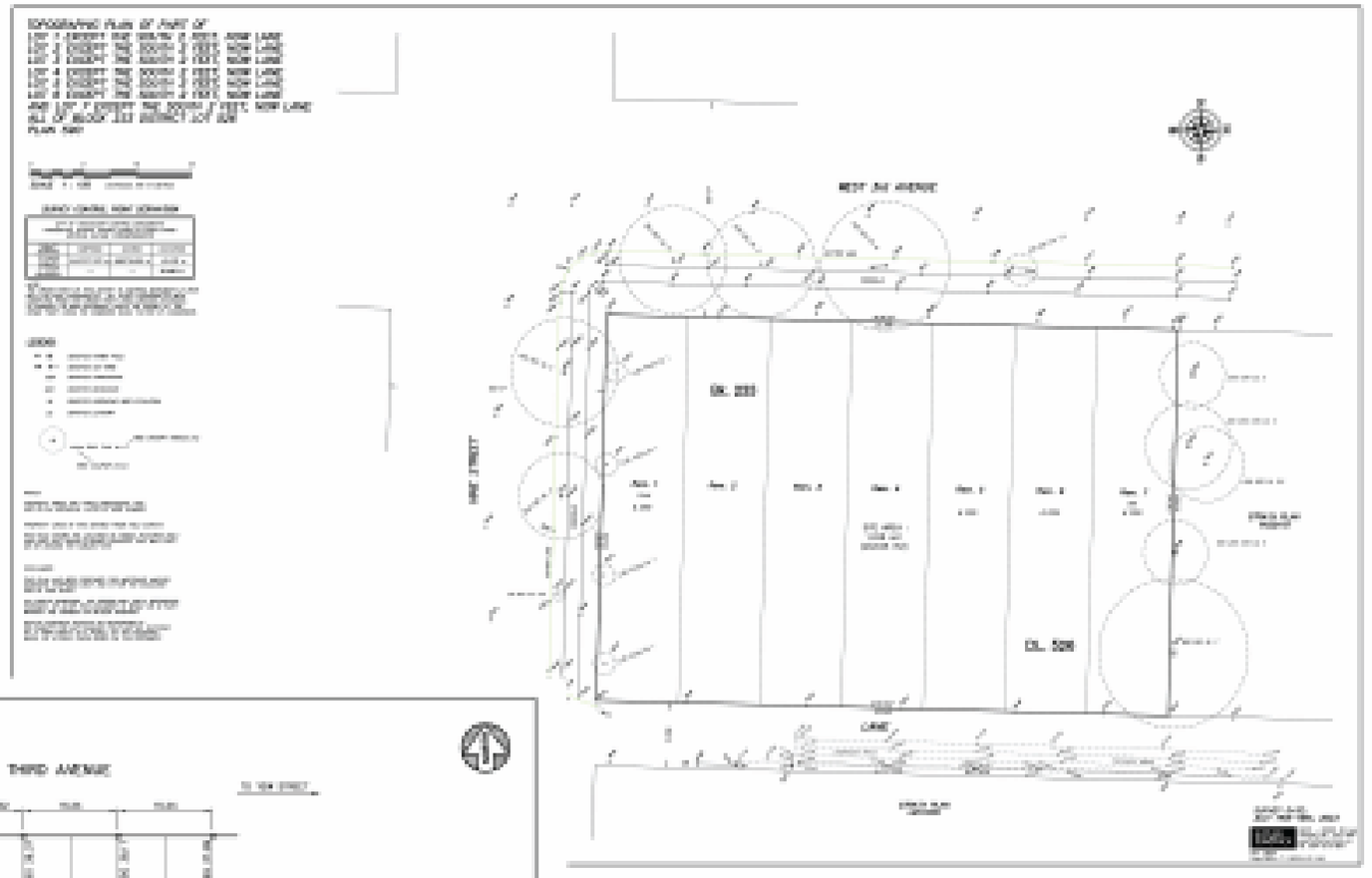
- I.B.G. INTERPOLATED BUILDING GRADE
- O.B.G. OFFICIAL BUILDING GRADE
- B.S. BASE SURFACE
- T.O.P TOP OF PARAPET
- ELEVATION AT LEVEL

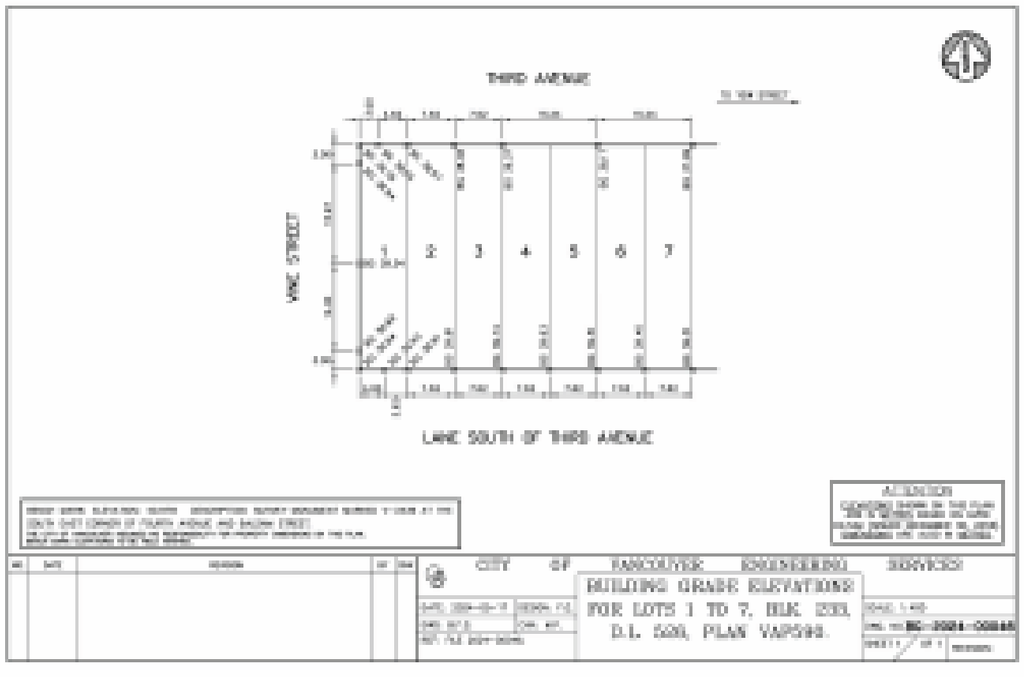
**LOWEST POINT OF BASE SURFACE ADJACENT TO BUILDING: 38.71m**
**MAXIMUM BUILDING HEIGHT IS AT 112.19m**
**BUILDING HEIGHT = 73.48m**




NTS

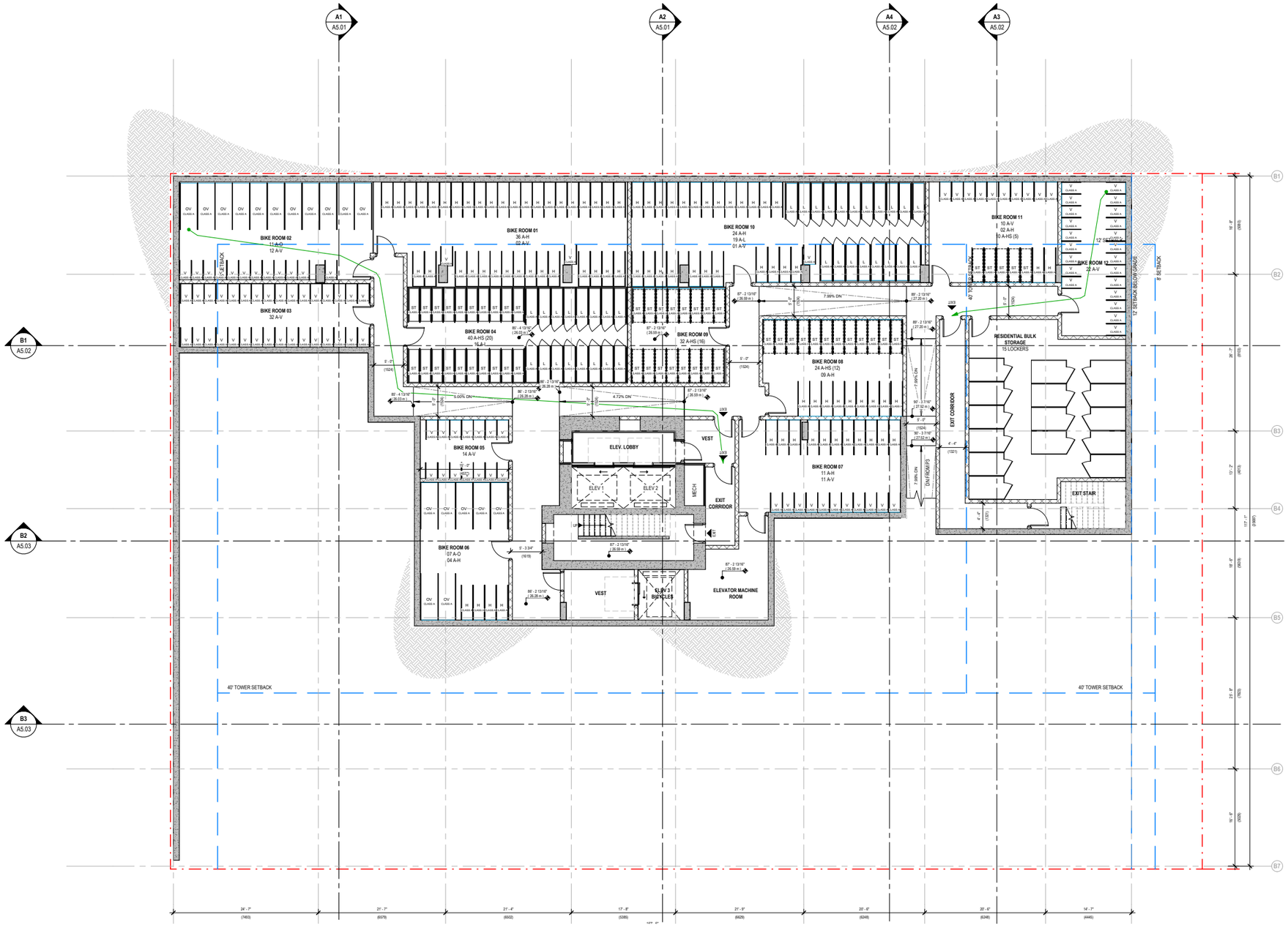
## 6.4 SURVEY PLAN





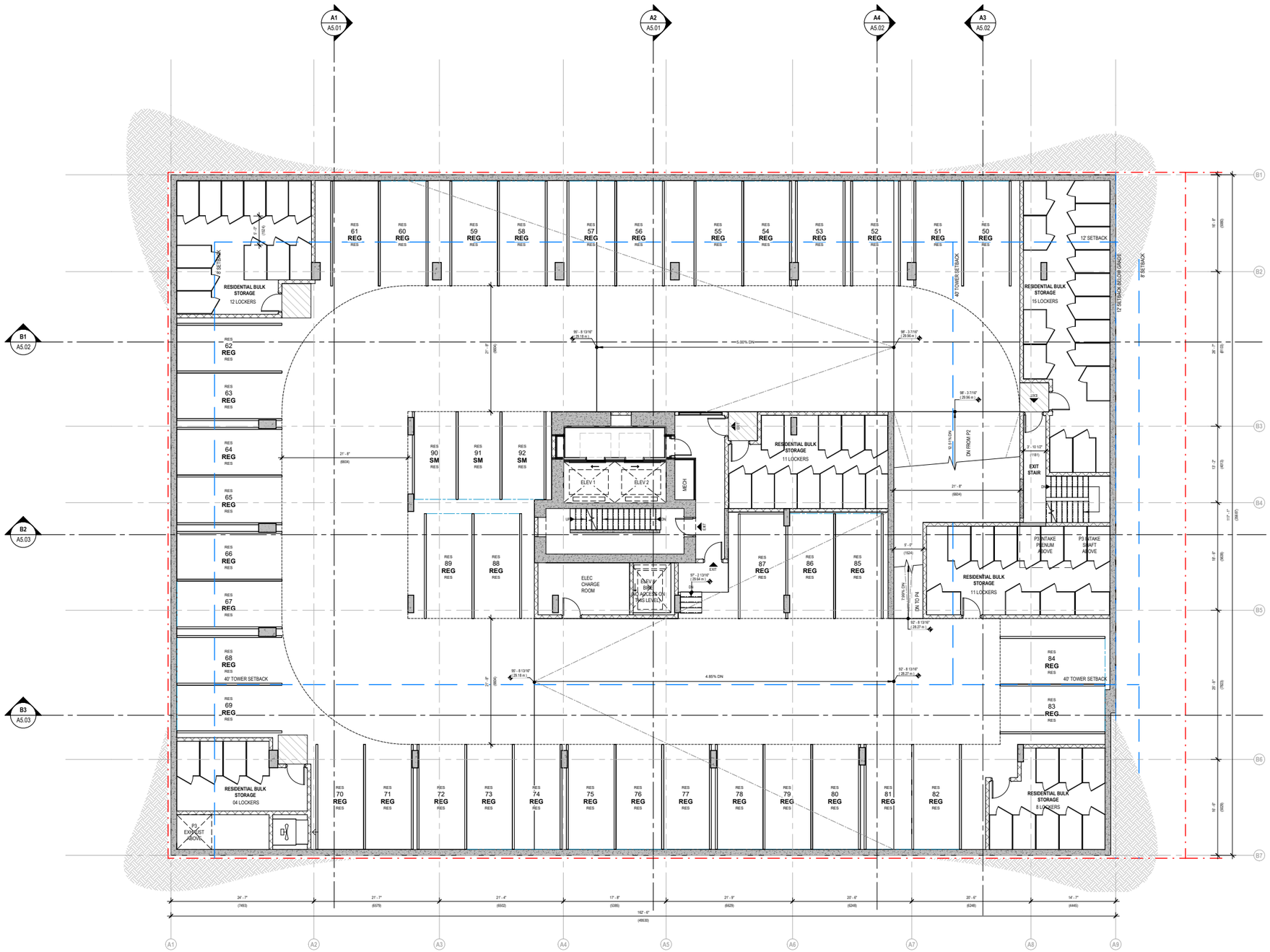

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# 6.5 P4 PLAN



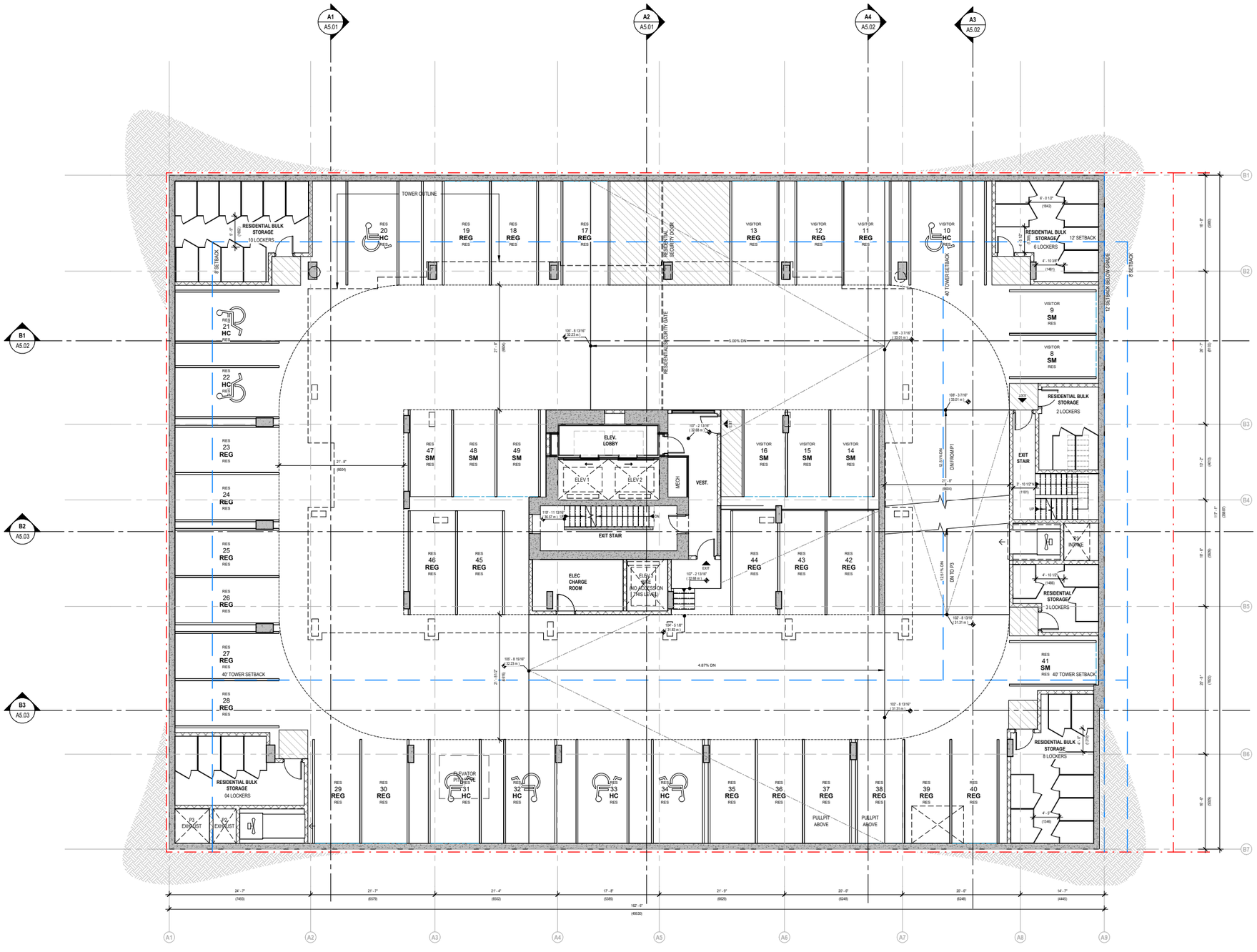

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# 6.5 P3 PLAN



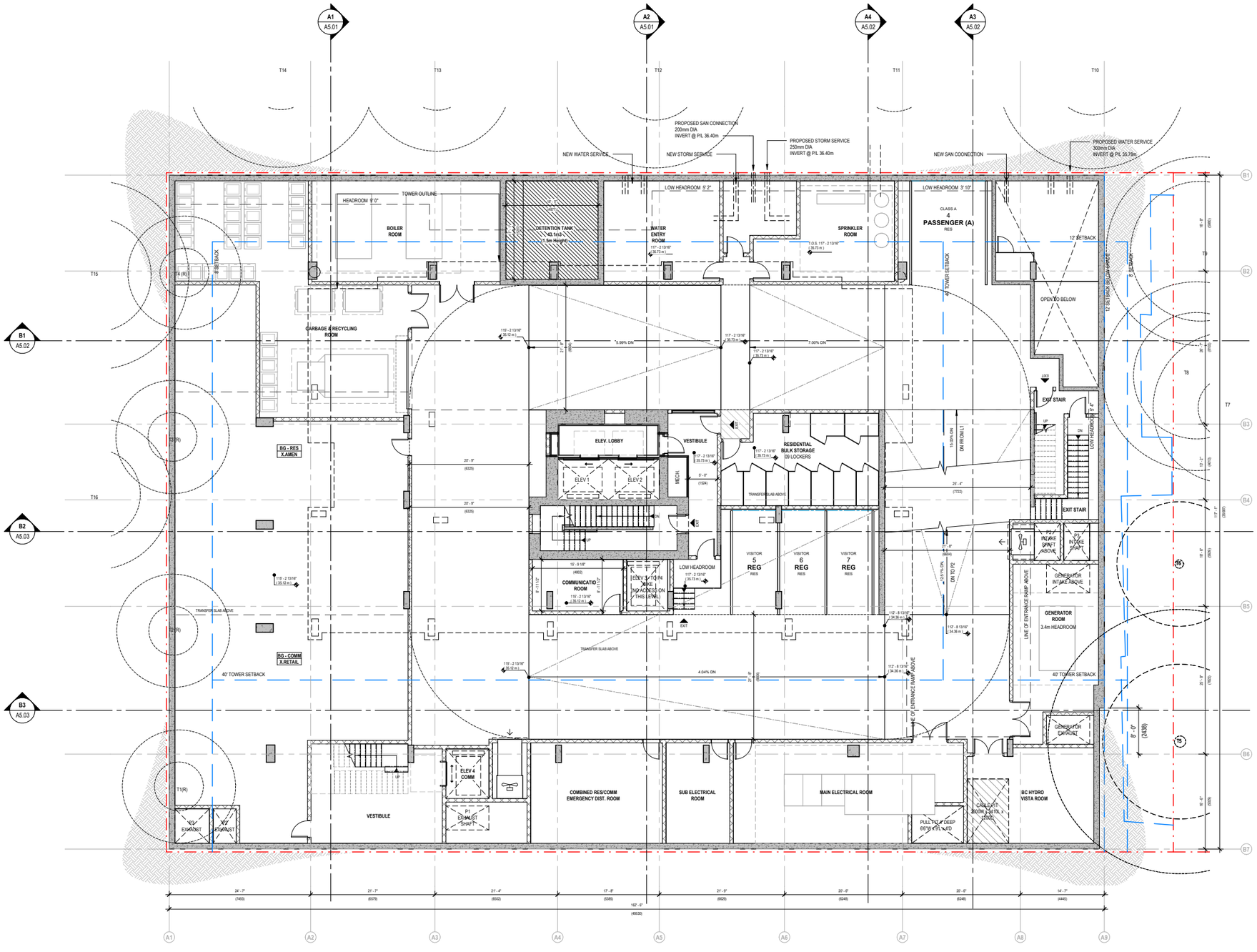

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# 6.5 P2 PLAN



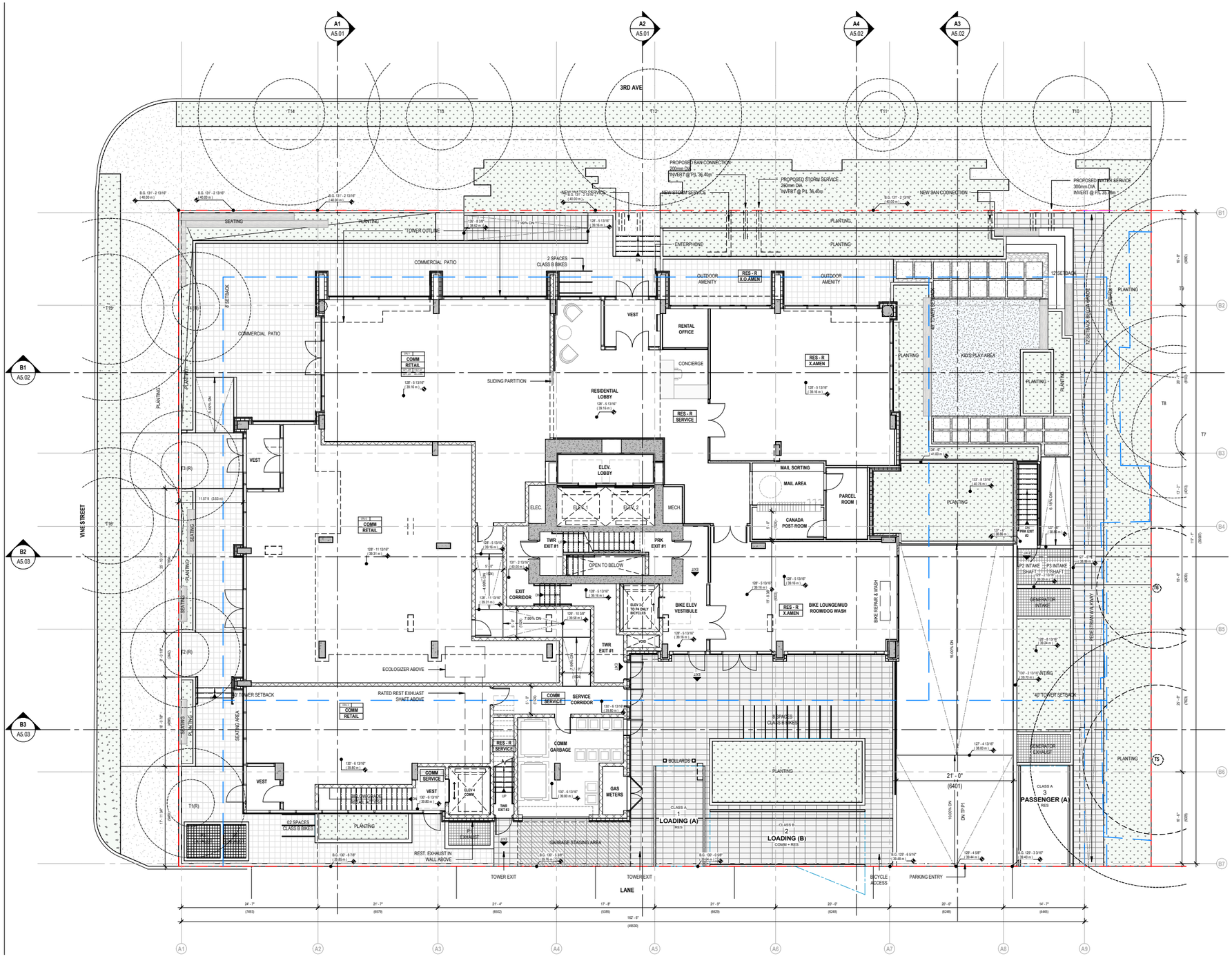

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# 6.5 P1 PLAN



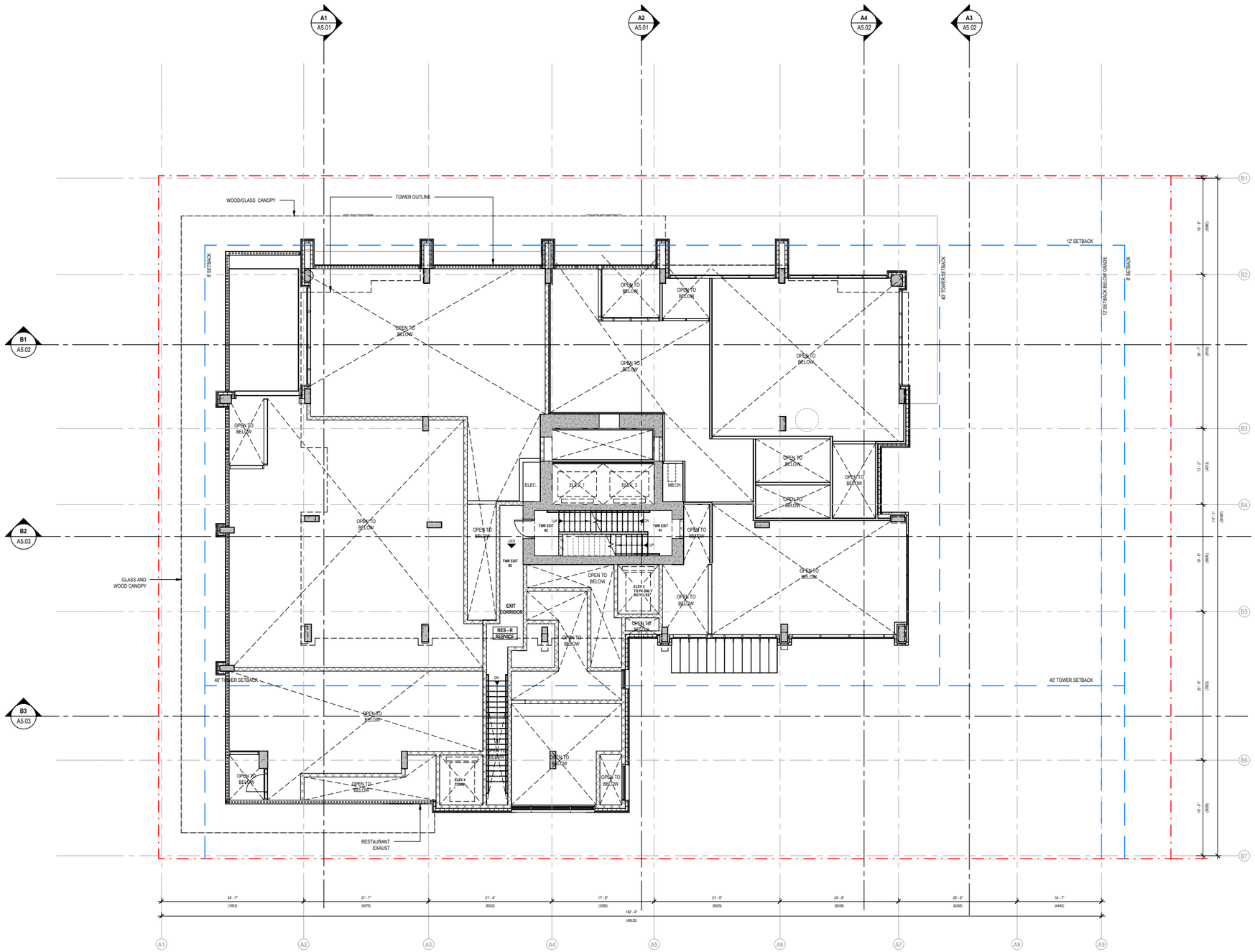

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# 6.5 LEVEL 01 PLAN



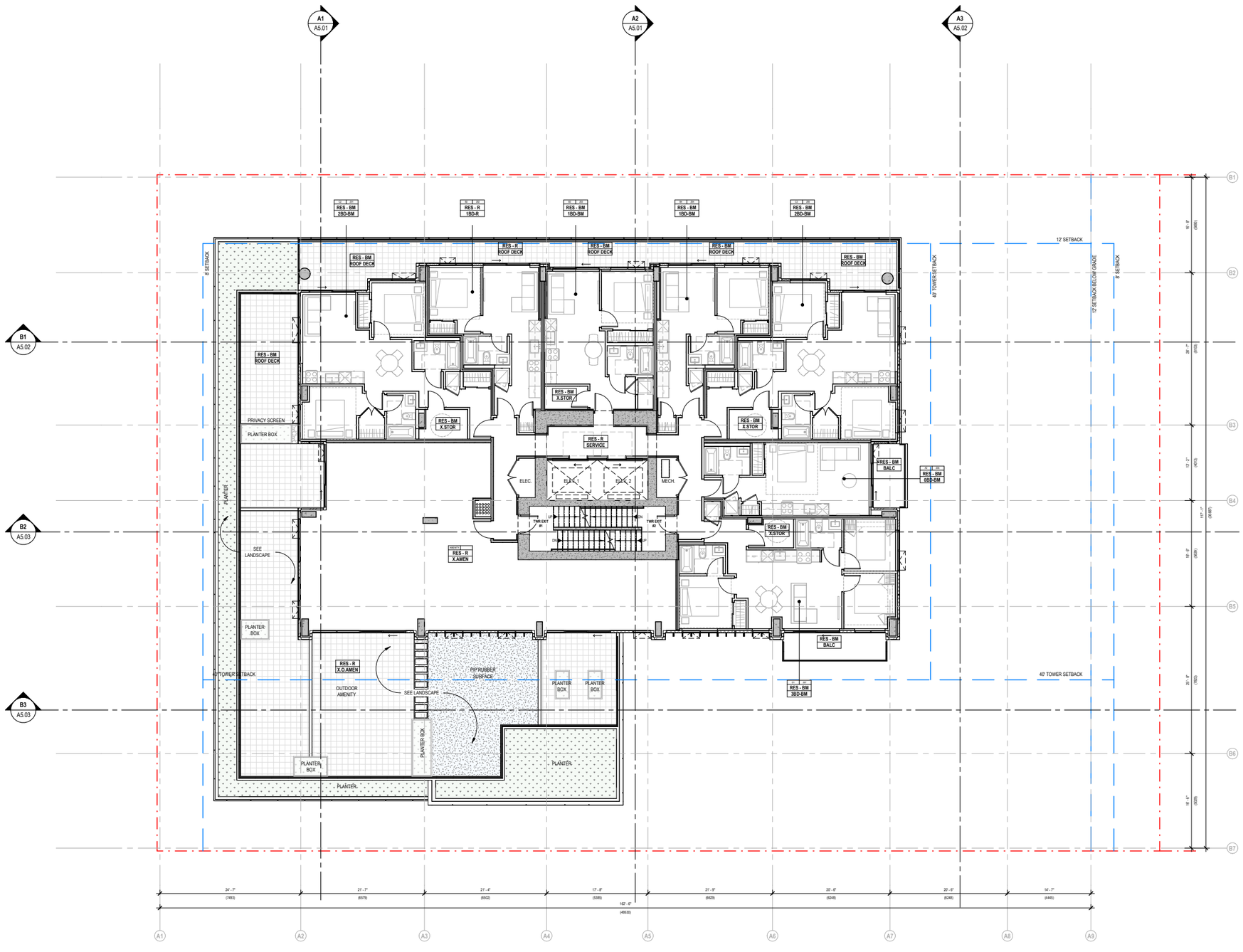

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# 6.5 LEVEL 01 MEZZANINE PLAN



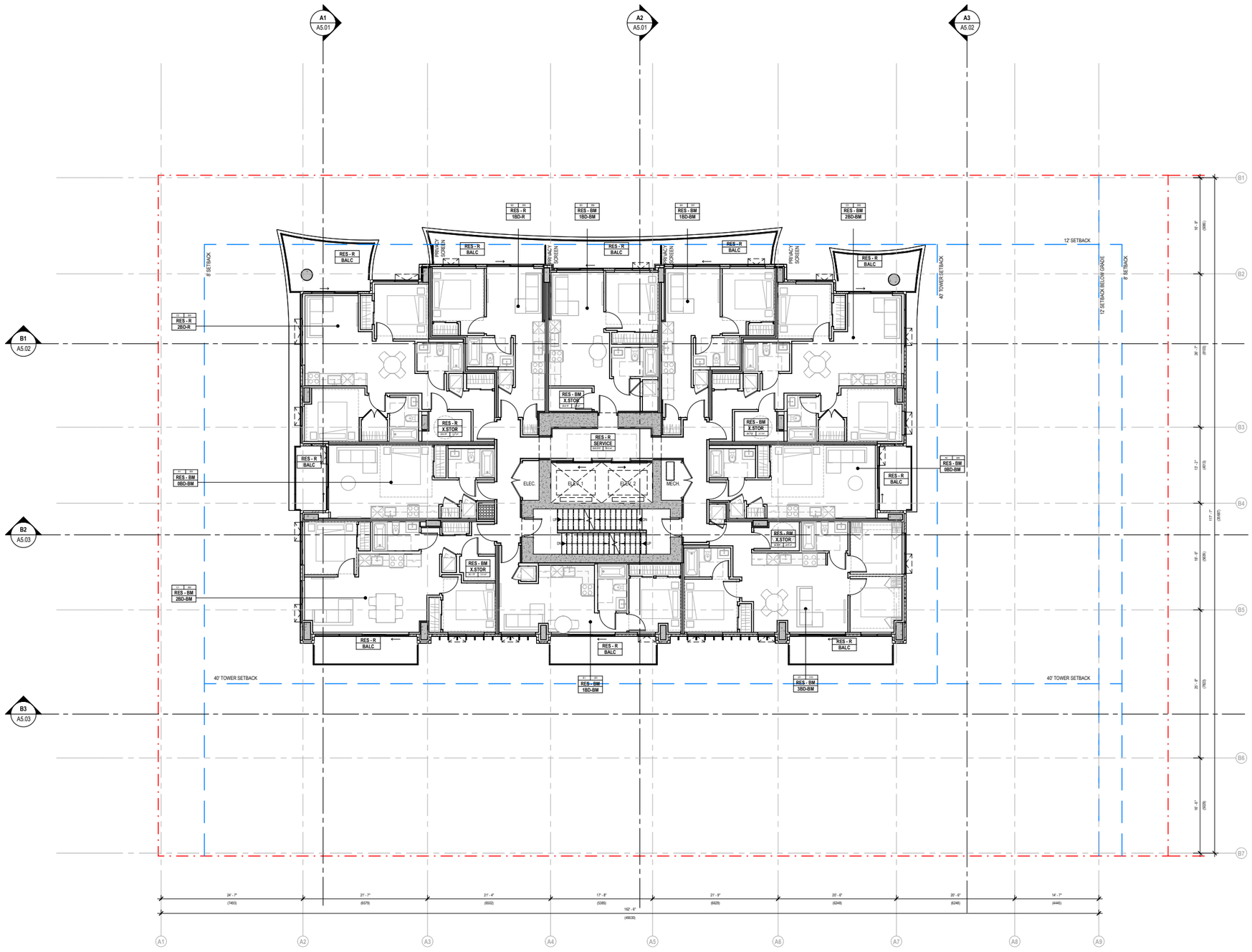

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# 6.5 LEVEL 02 PLAN



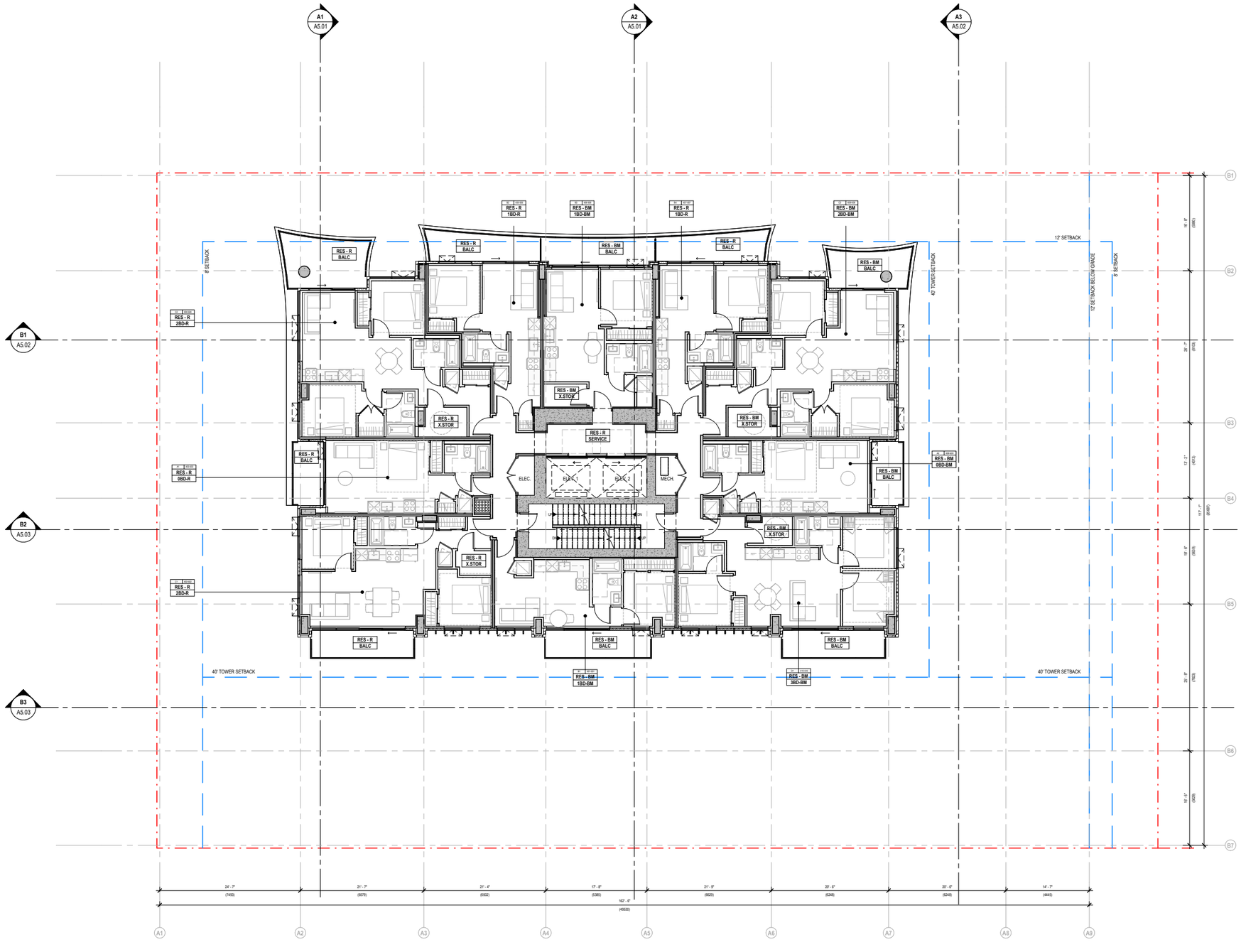

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# 6.5 LEVEL 03 PLAN



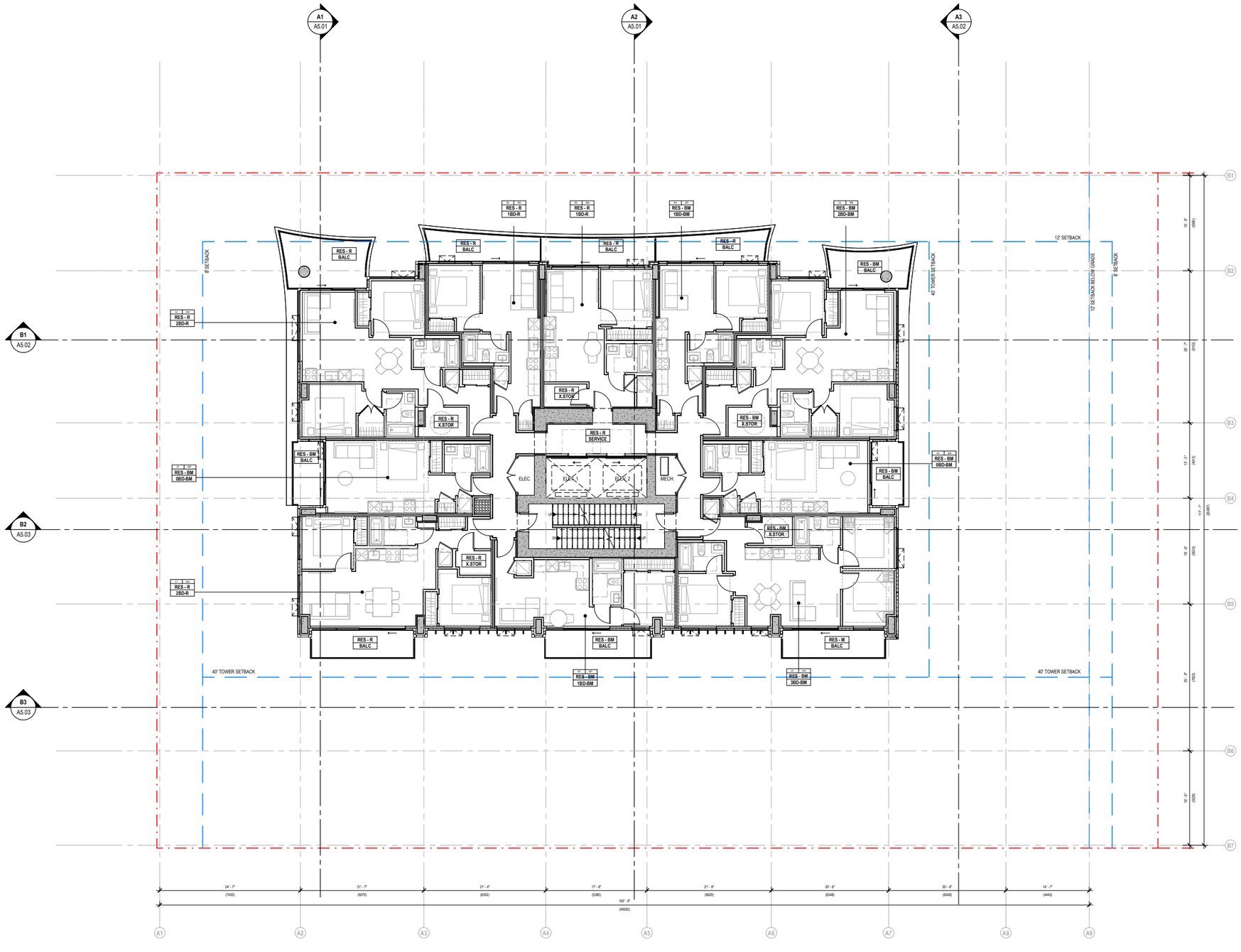

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# 6.5 LEVEL 04-05 PLAN



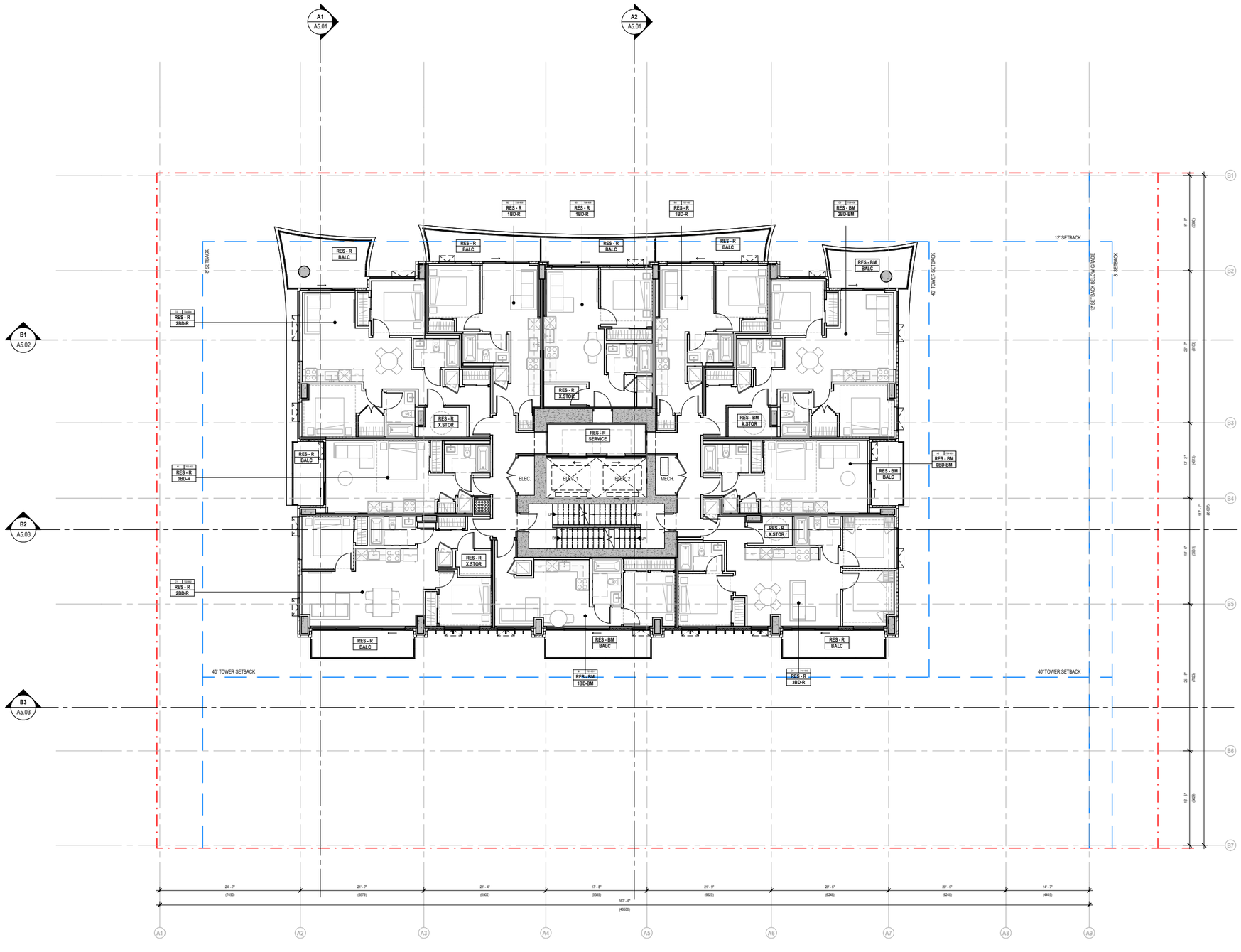

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# 6.5 LEVEL 06 PLAN



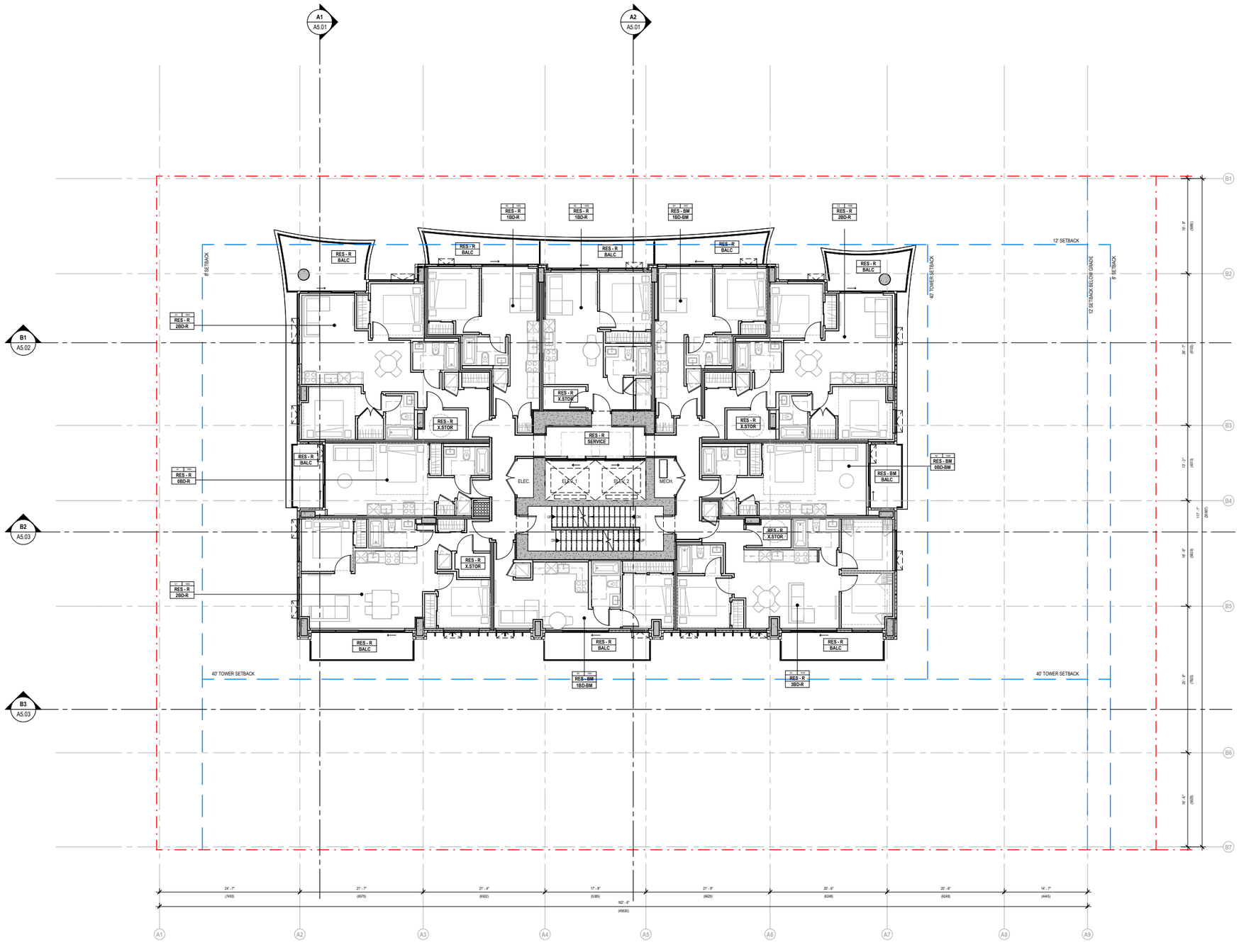

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# 6.5 LEVEL 07-09 PLAN



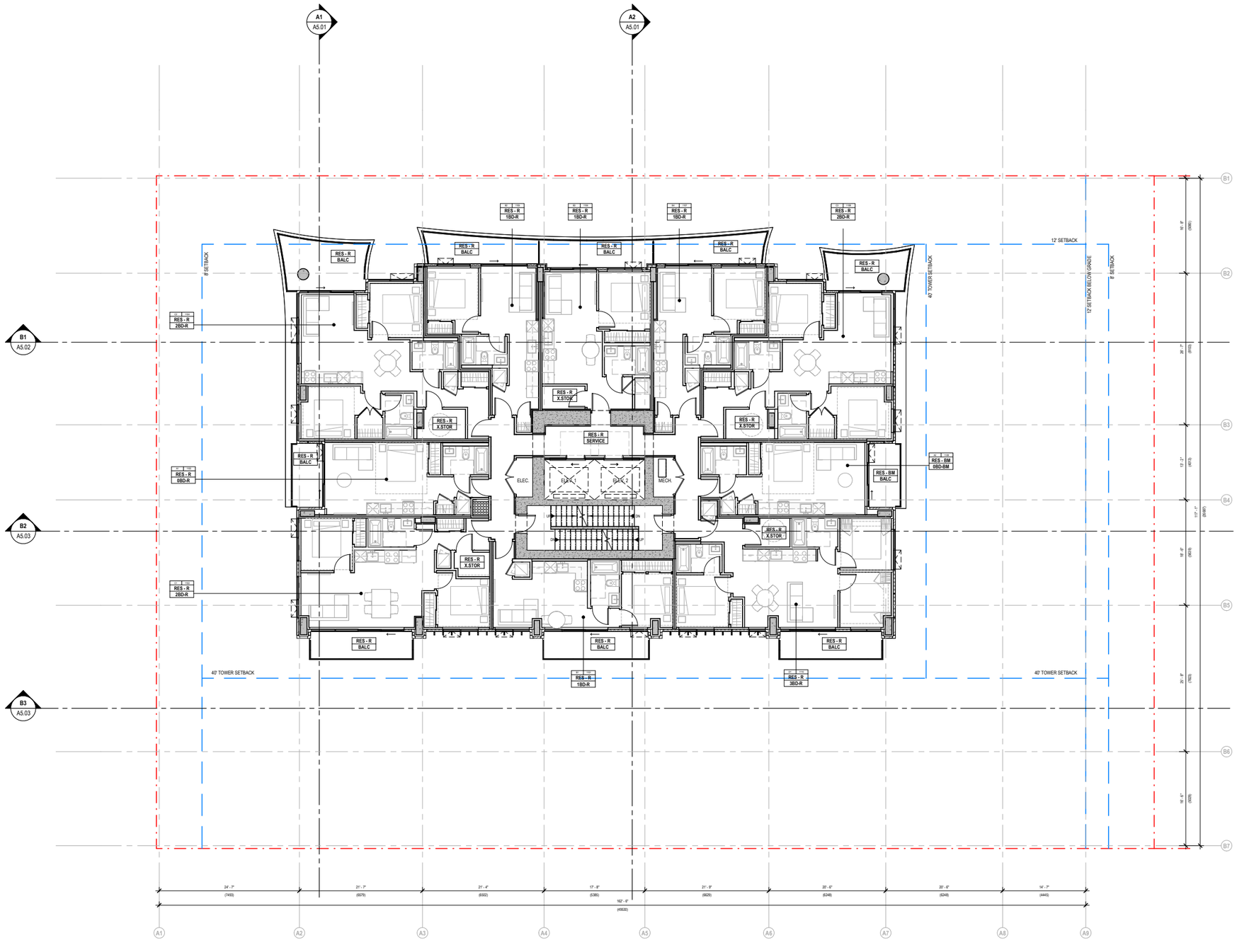

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# 6.5 LEVEL 10 PLAN



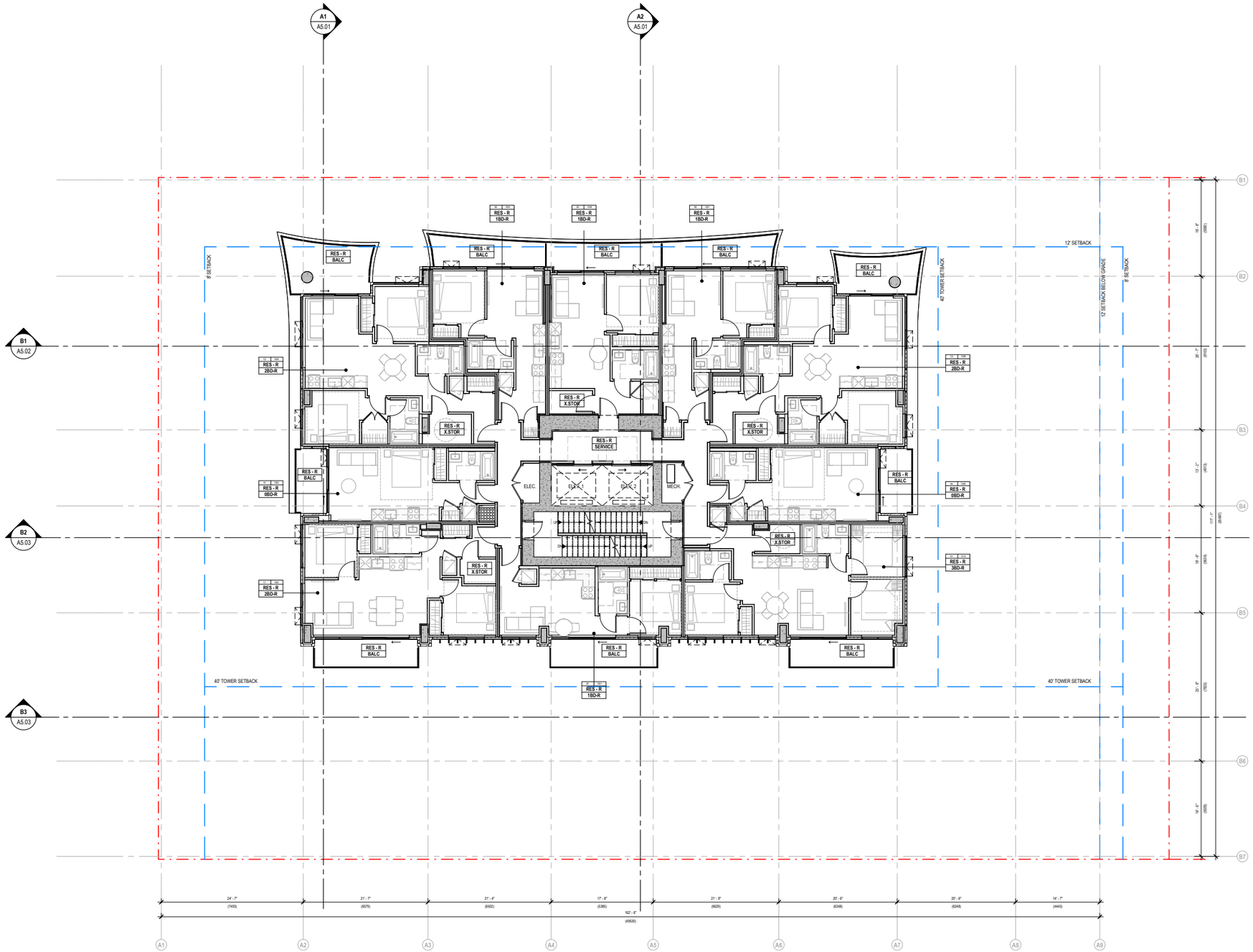

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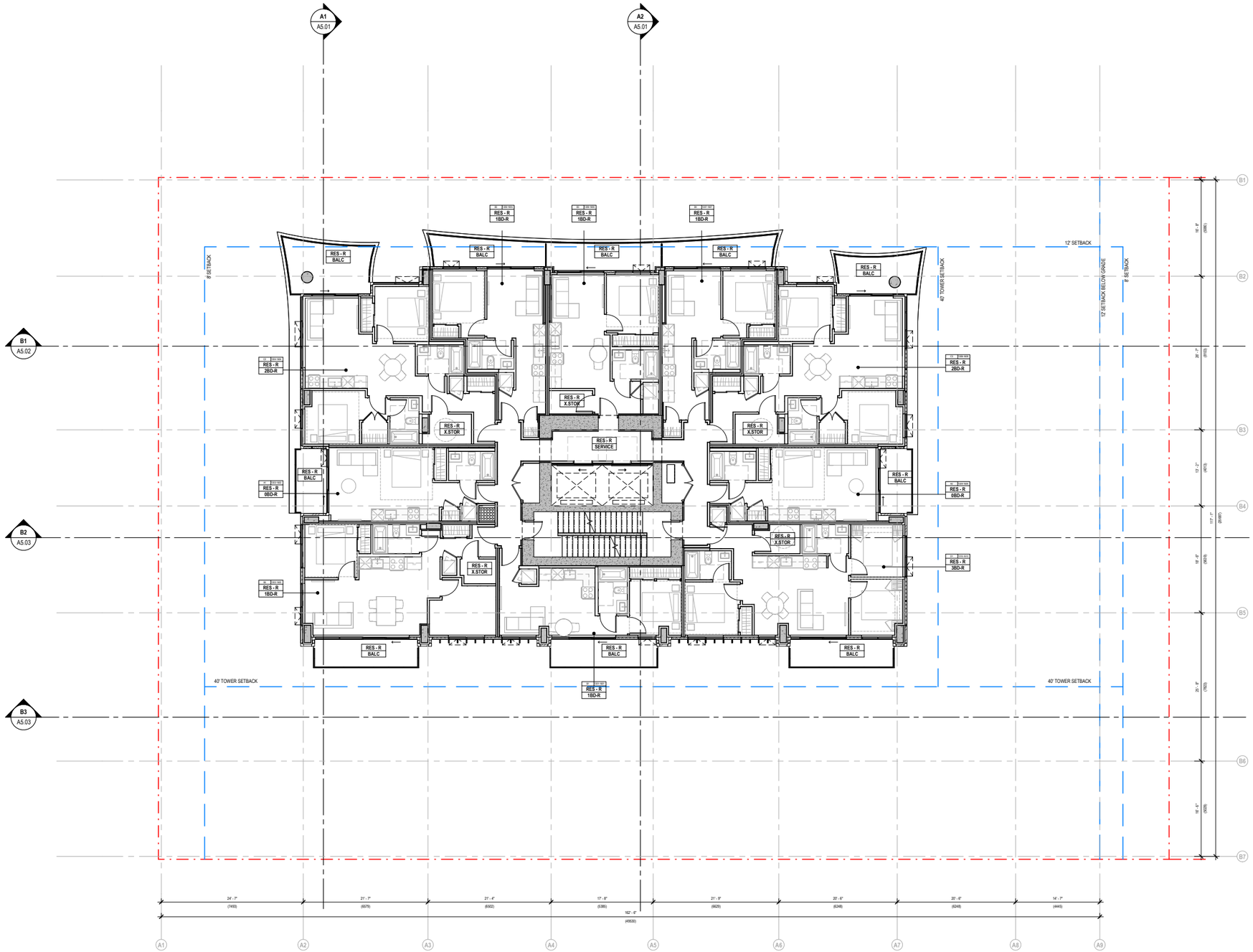

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# 6.5 LEVEL 12 PLAN



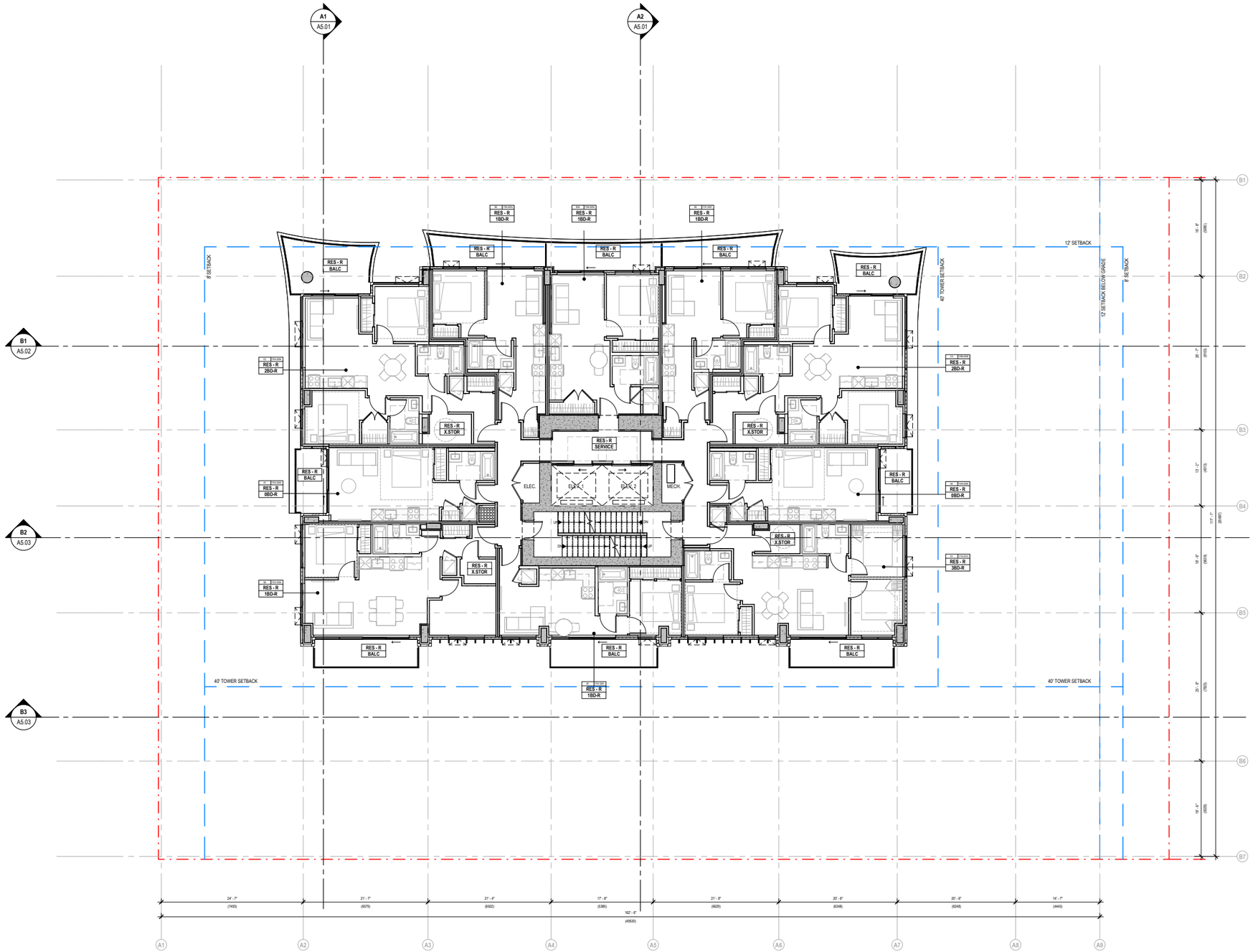

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# 6.5 LEVEL 13-16 PLAN



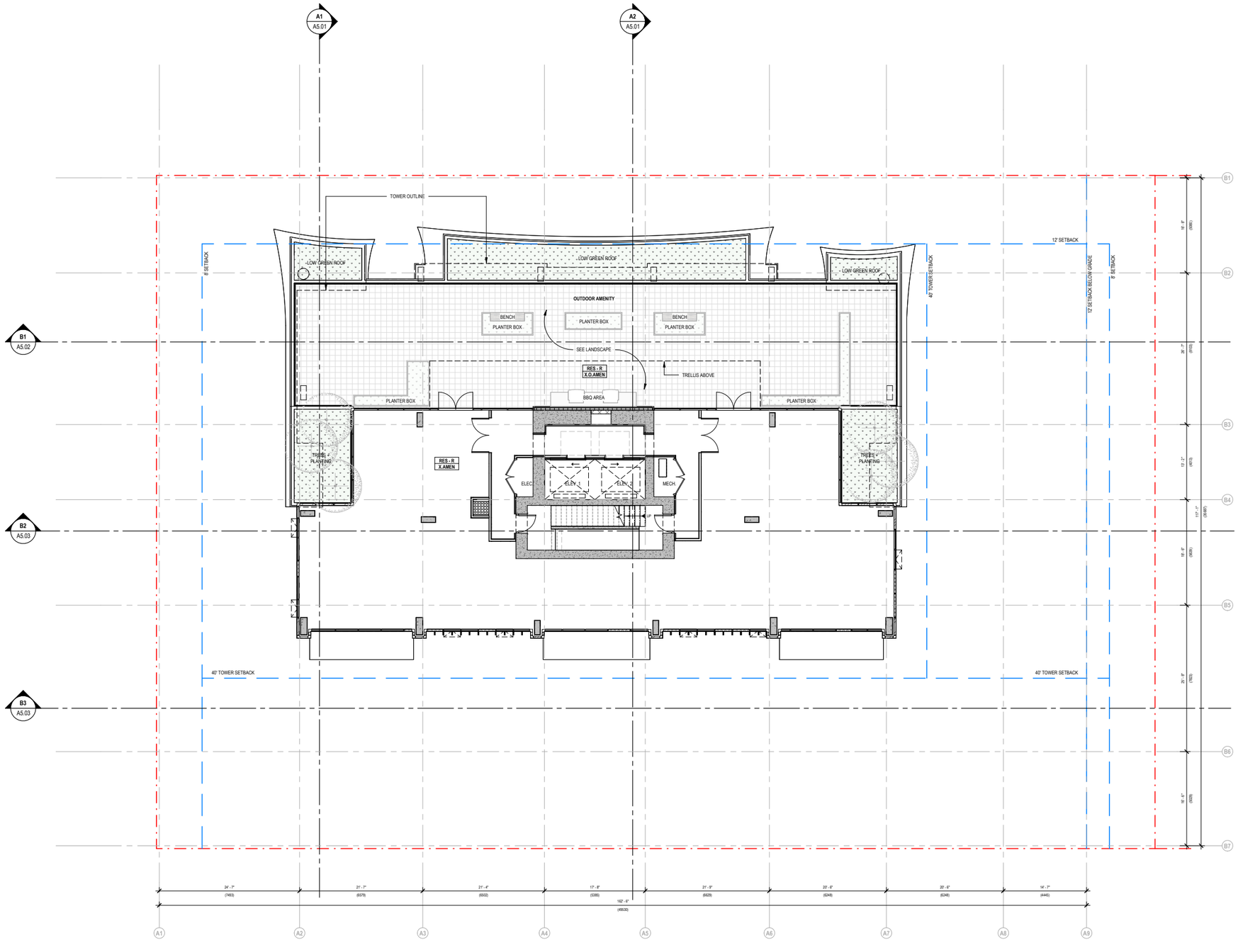

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# 6.5 LEVEL 17-22 PLAN



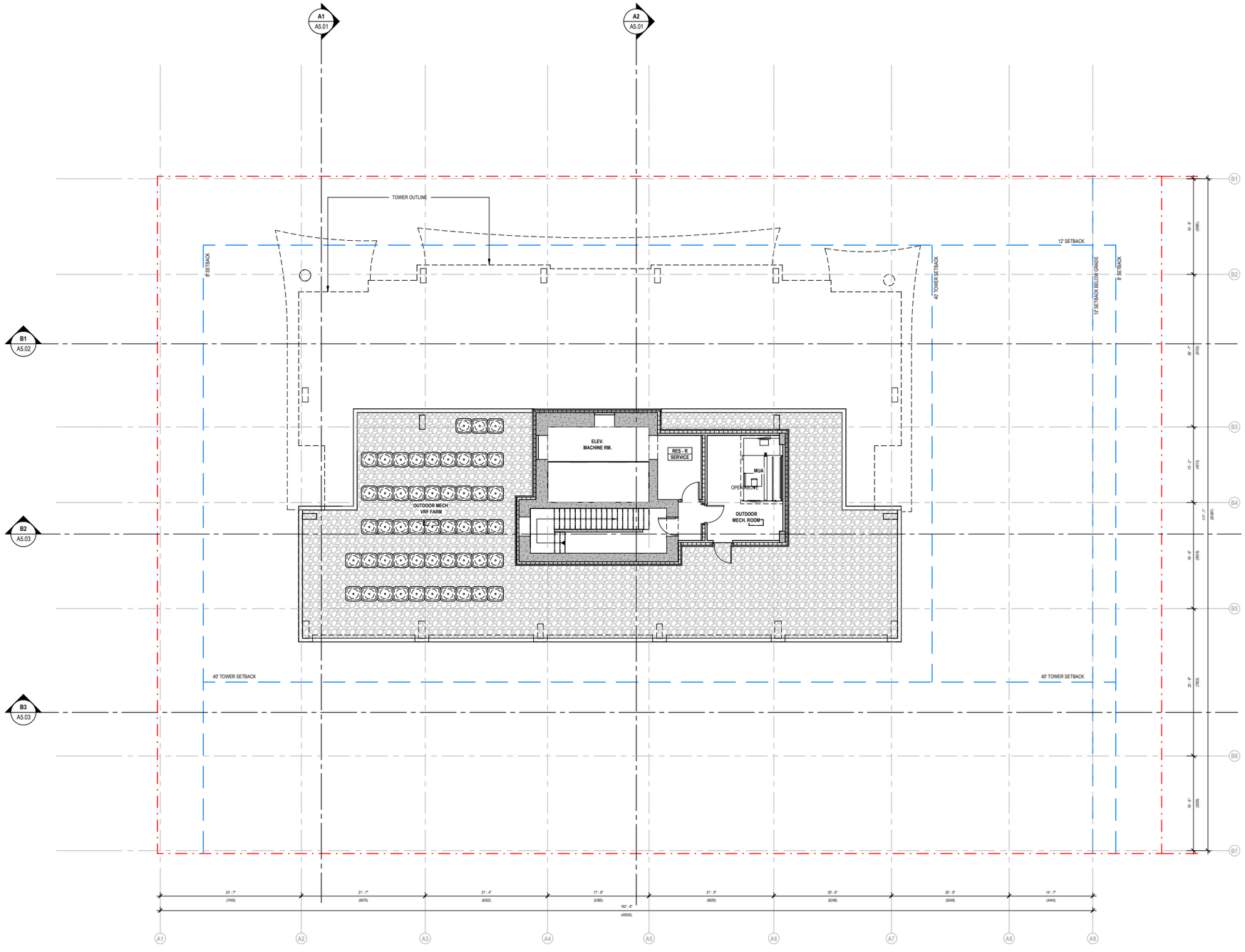

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# 6.5 ROOF PLAN



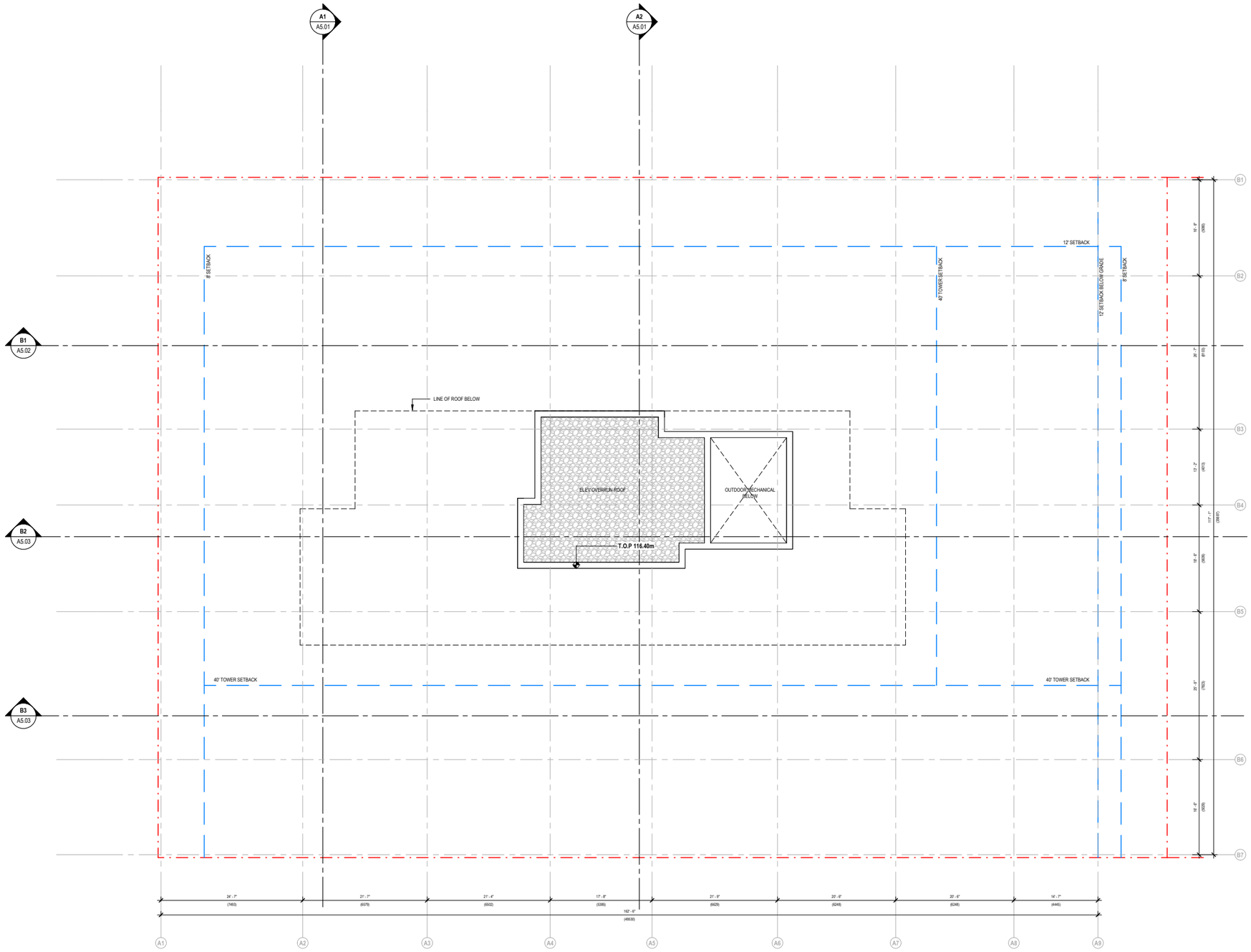

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# 6.5 ELEVATOR OVERRUN PLAN




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# 6.5 ELEVATOR OVERRUN ROOF

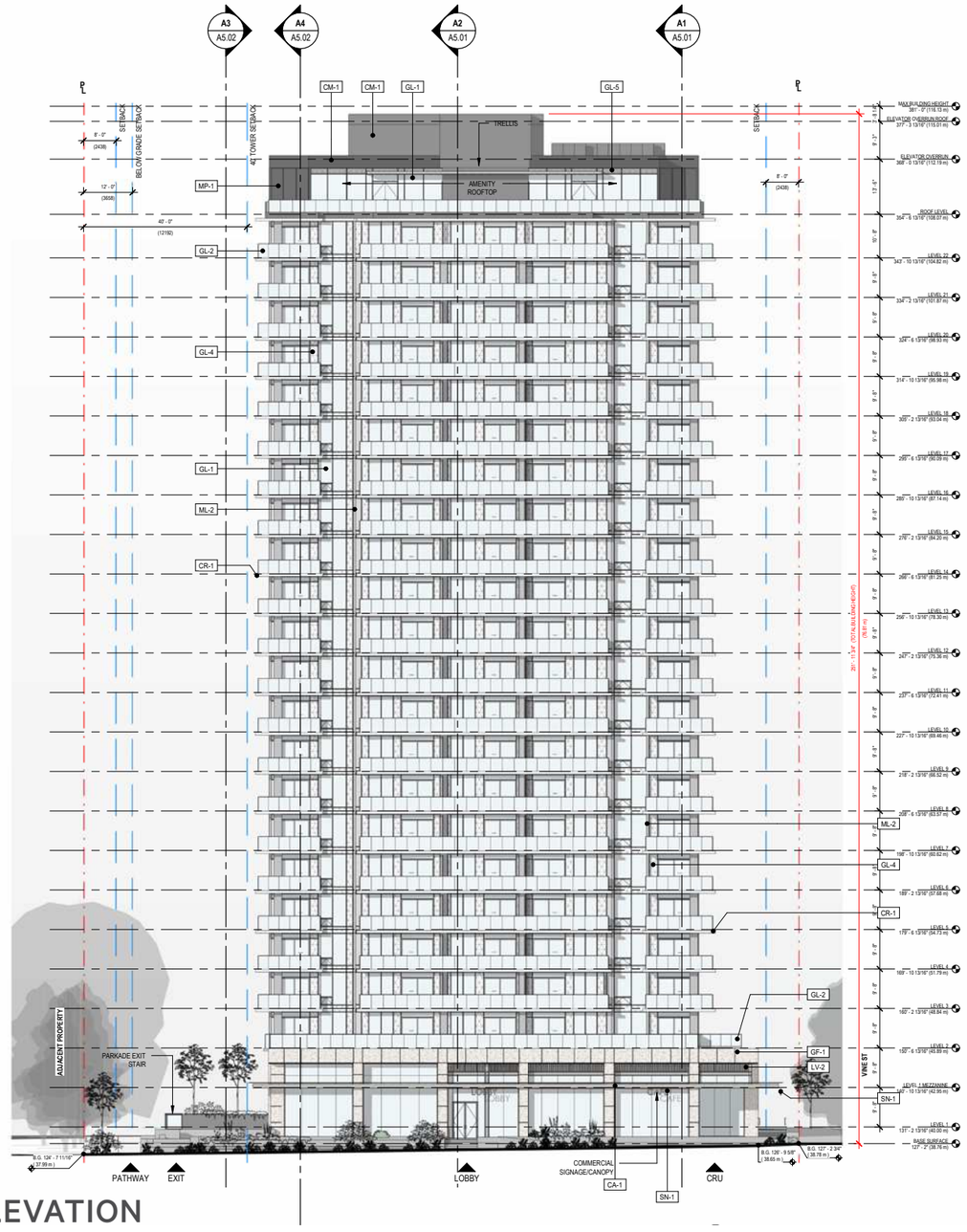



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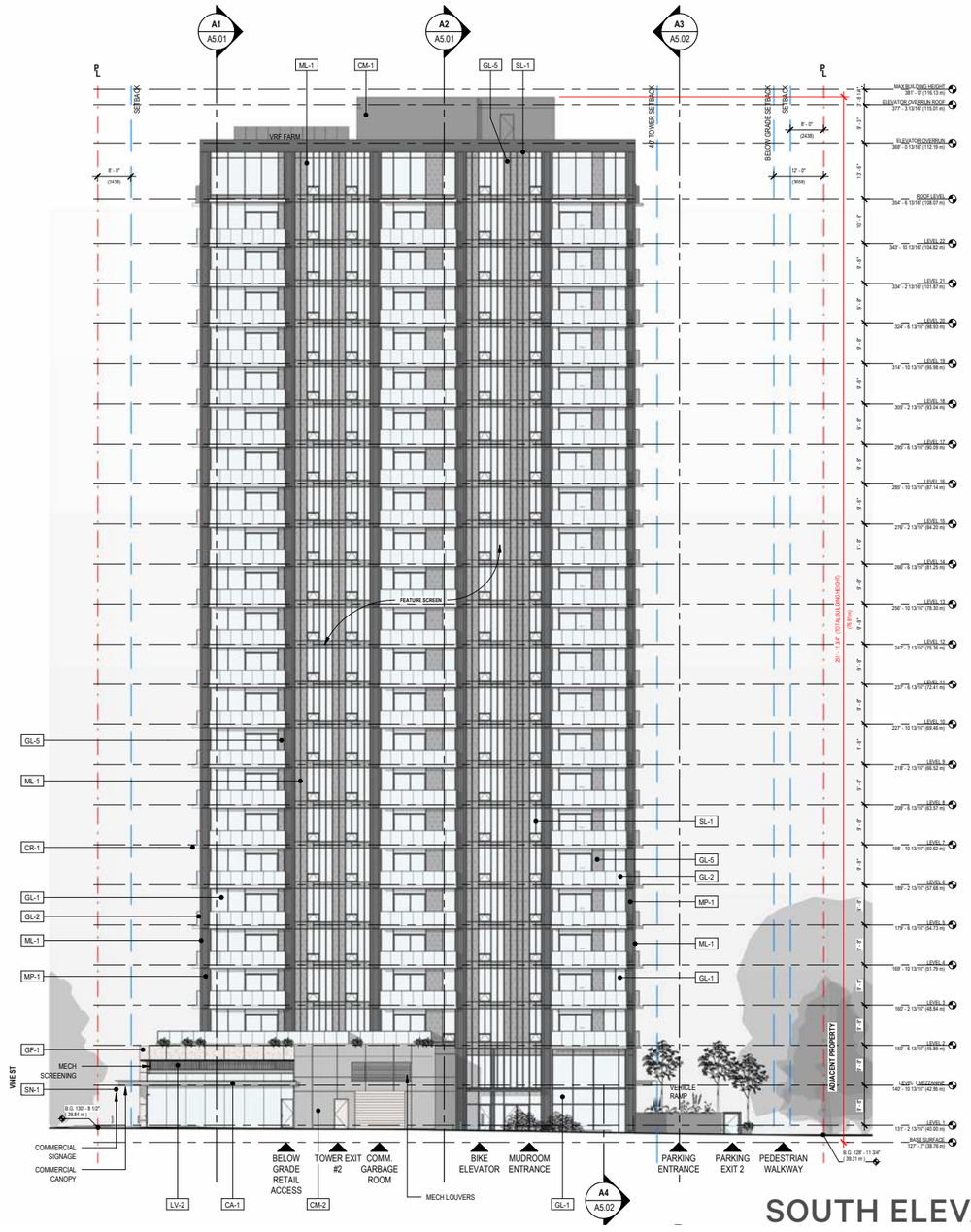
# 6.6 ELEVATIONS

MATERIAL LEGEND - ELEVATIONS

| PATTERN | LEGEND | DESCRIPTION | PATTERN | LEGEND | DESCRIPTION | PATTERN | LEGEND | DESCRIPTION |
|---|---|---|---|---|---|---|---|---|
| | CR-1 | PAINTED CONCRETE | | GL-1 | VISION GLASS | | MP-1 | METAL PANEL (WINDOW WALL) - DARK GREY |
| | CR-2 | CONCRETE (LANDSCAPE WALLS) | | GL-2 | BALCONY GUARD GLASS | | CA-1 | STOREFRONT CANOPY - WOOD AND GLASS |
| | CM-1 | CMP - DARK GREY | | GL-3 | OPAQUE GLASS PRIVACY SCREEN | | | |
| | CM-2 | CMP - LIGHT GREY | | GL-4 | SPANDREL GLASS (LIGHT) | | | |
| | | | | GL-5 | SPANDREL GLASS (DARK) | | | |
| | GF-1 | GFRC LIGHT COLOUR PANEL | | SL-1 | DARK METAL SLAT SCREEN | | | |
| | SN-1 | COMMERCIAL SIGNAGE | | RL-1 | PICKET RAILING (DARK GREY) | | | |
| | LV-1 | MECHANICAL LOUVRES - HORIZONTAL (LIGHT GREY) | | ML-1 | MULLIONS - DARK GREY | | | |
| | LV-2 | MECHANICAL LOUVRES - VERTICAL (LIGHT GREY) | | ML-2 | MULLIONS - LIGHT GREY | | | |




NORTH ELEVATION



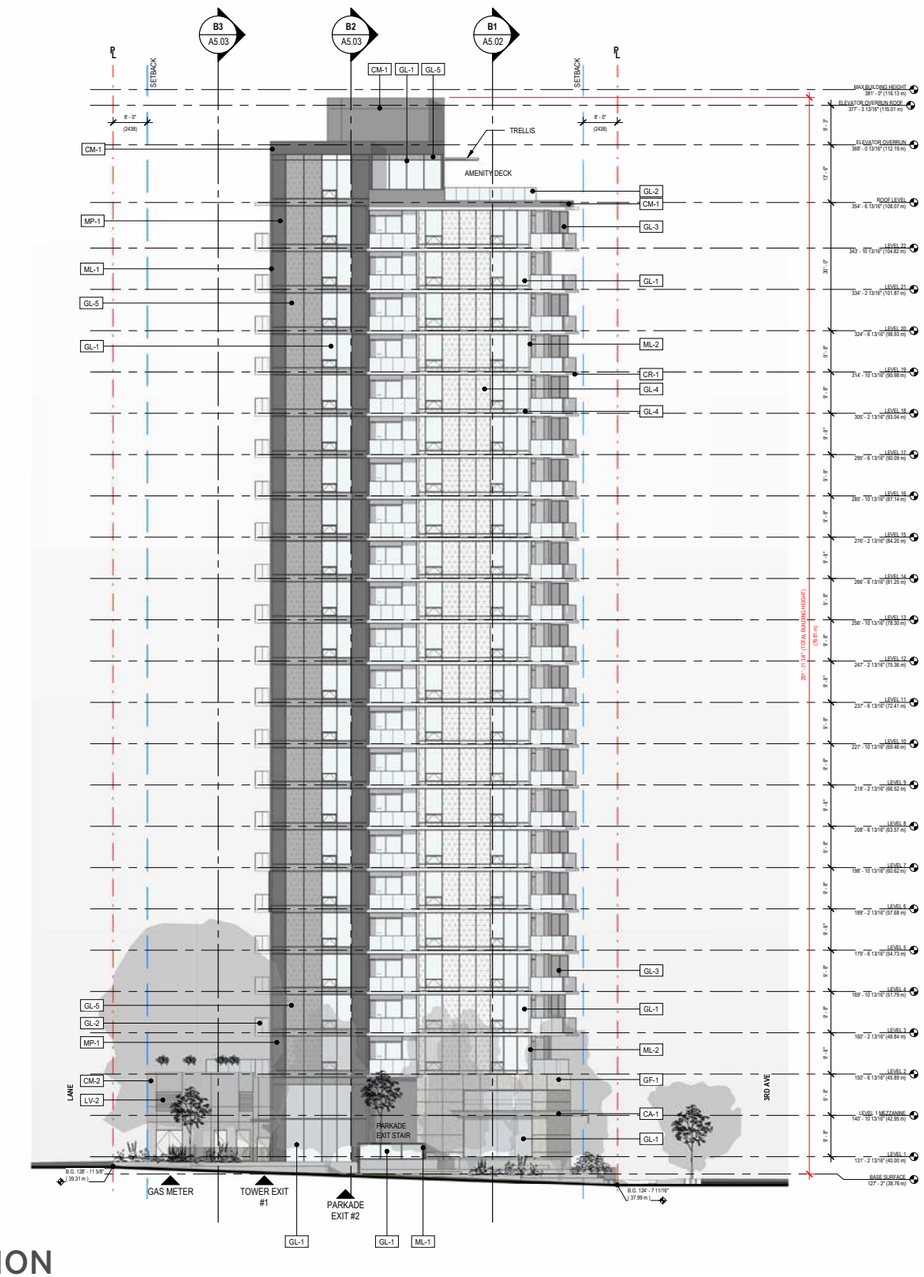

SOUTH ELEVATION

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# 6.6 ELEVATIONS

MATERIAL LEGEND - ELEVATIONS

| PATTERN | LEGEND | DESCRIPTION | PATTERN | LEGEND | DESCRIPTION | PATTERN | LEGEND | DESCRIPTION |
|---|---|---|---|---|---|---|---|---|
| | CR-1 | PAINTED CONCRETE | | GL-1 | VISION GLASS | | MP-1 | METAL PANEL (WINDOW WALL) - DARK GREY |
| | CR-2 | CONCRETE (LANDSCAPE WALLS) | | GL-2 | BALCONY GUARD GLASS | | CA-1 | STOREFRONT CANOPY - WOOD AND GLASS |
| | CM-1 | CMP - DARK GREY | | GL-3 | OPAQUE GLASS PRIVACY SCREEN | | | |
| | CM-2 | CMP - LIGHT GREY | | GL-4 | SPANDREL GLASS (LIGHT) | | | |
| | | | | GL-5 | SPANDREL GLASS (DARK) | | | |
| | GF-1 | GFRC LIGHT COLOUR PANEL | | SL-1 | DARK METAL SLAT SCREEN | | | |
| | SN-1 | COMMERCIAL SIGNAGE | | RL-1 | PICKET RAILING (DARK GREY) | | | |
| | LV-1 | MECHANICAL LOUVRES - HORIZONTAL (LIGHT GREY) | | ML-1 | MULLIONS - DARK GREY | | | |
| | LV-2 | MECHANICAL LOUVRES - VERTICAL (LIGHT GREY) | | ML-2 | MULLIONS - LIGHT GREY | | | |



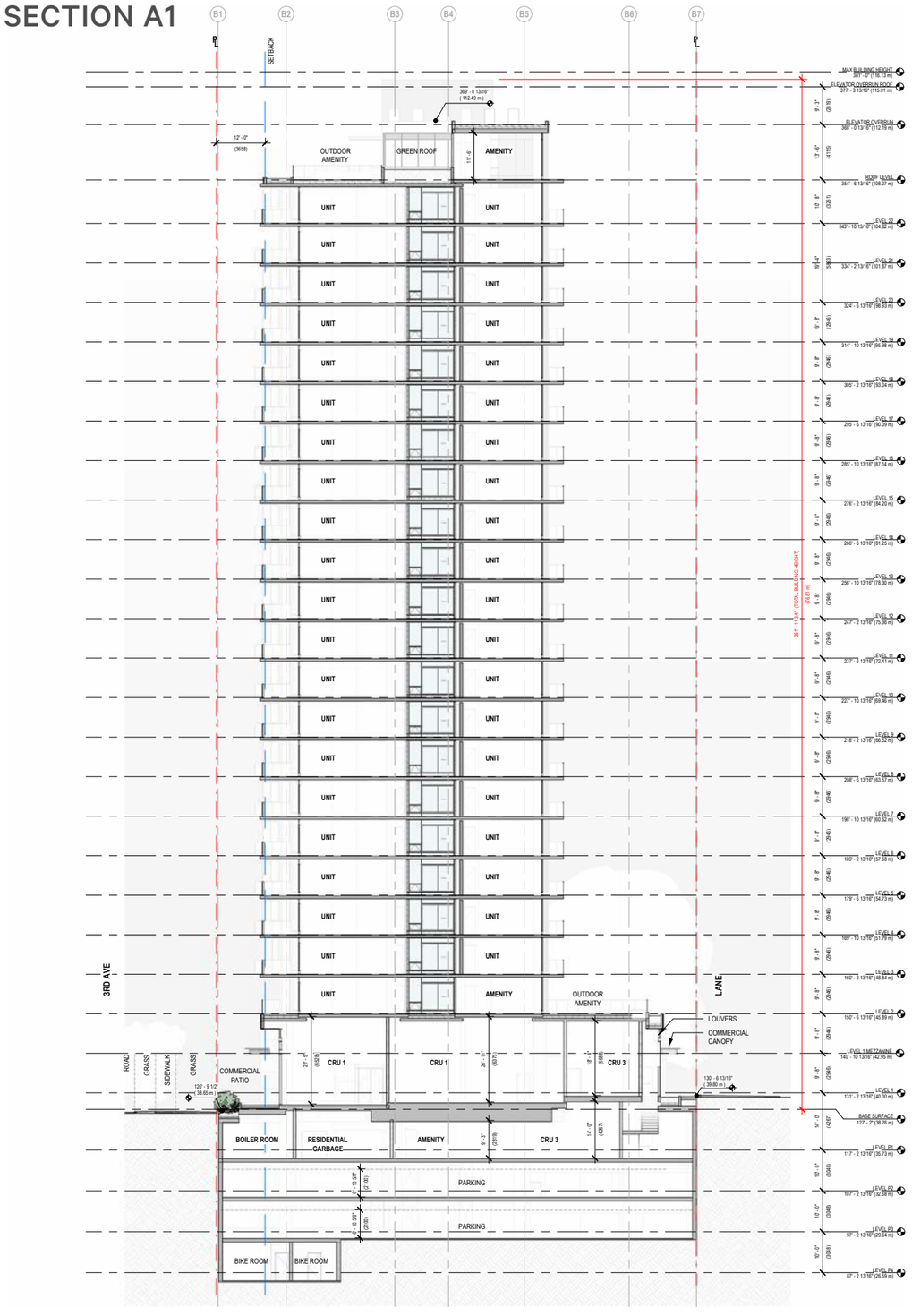

EAST ELEVATION



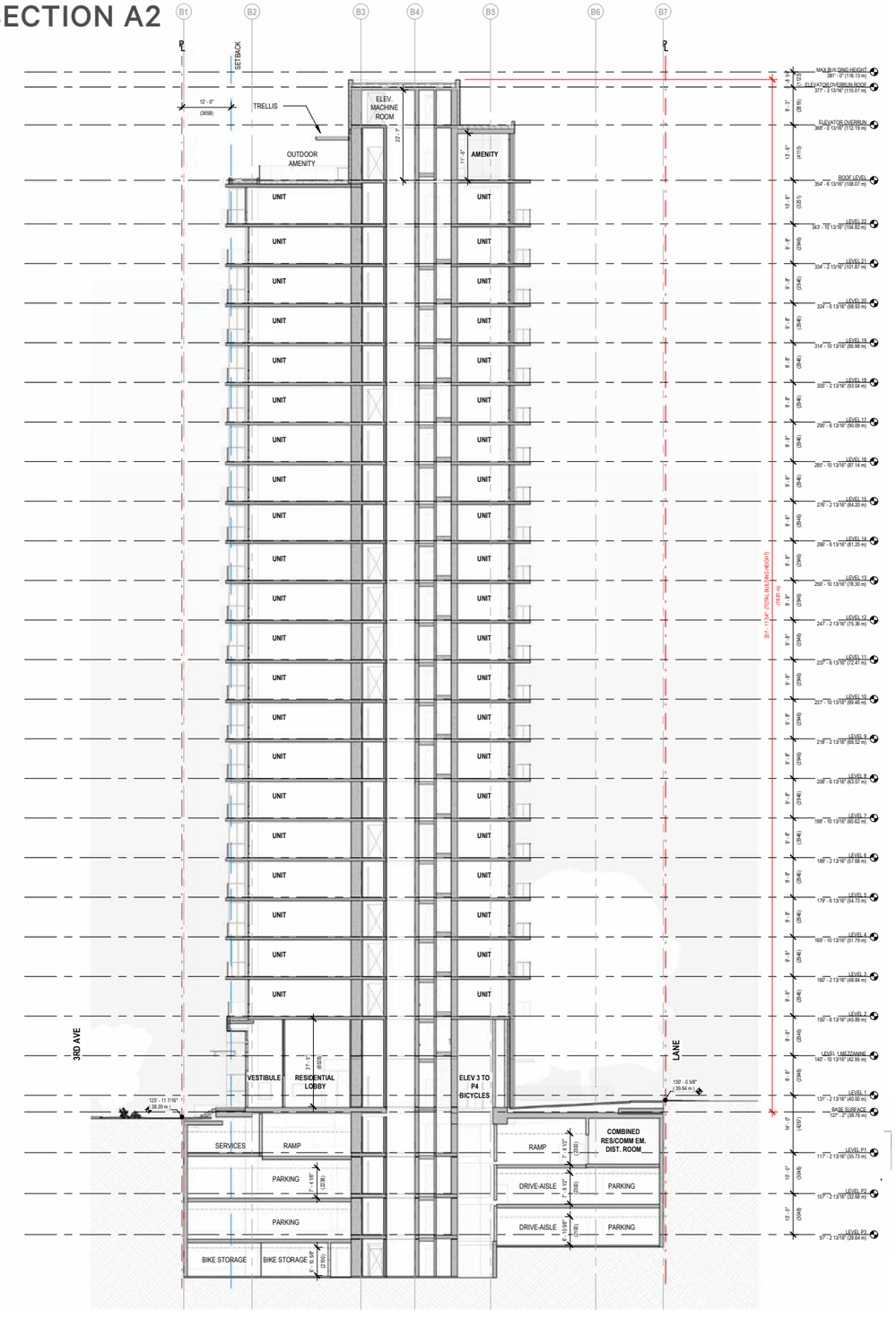

WEST ELEVATION

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# SECTION A1




# SECTION A2

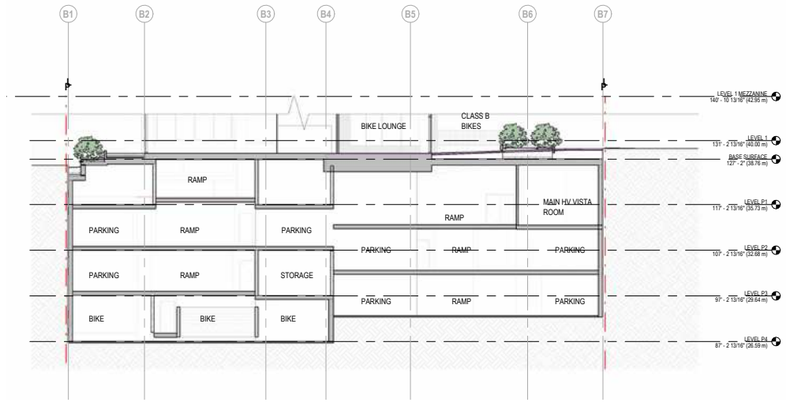



## KEY PLAN

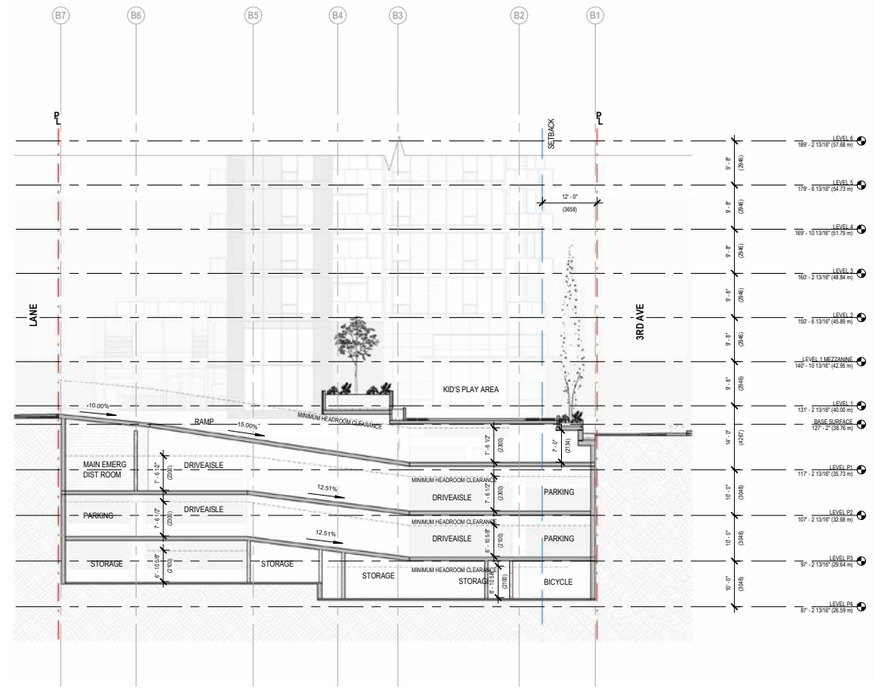



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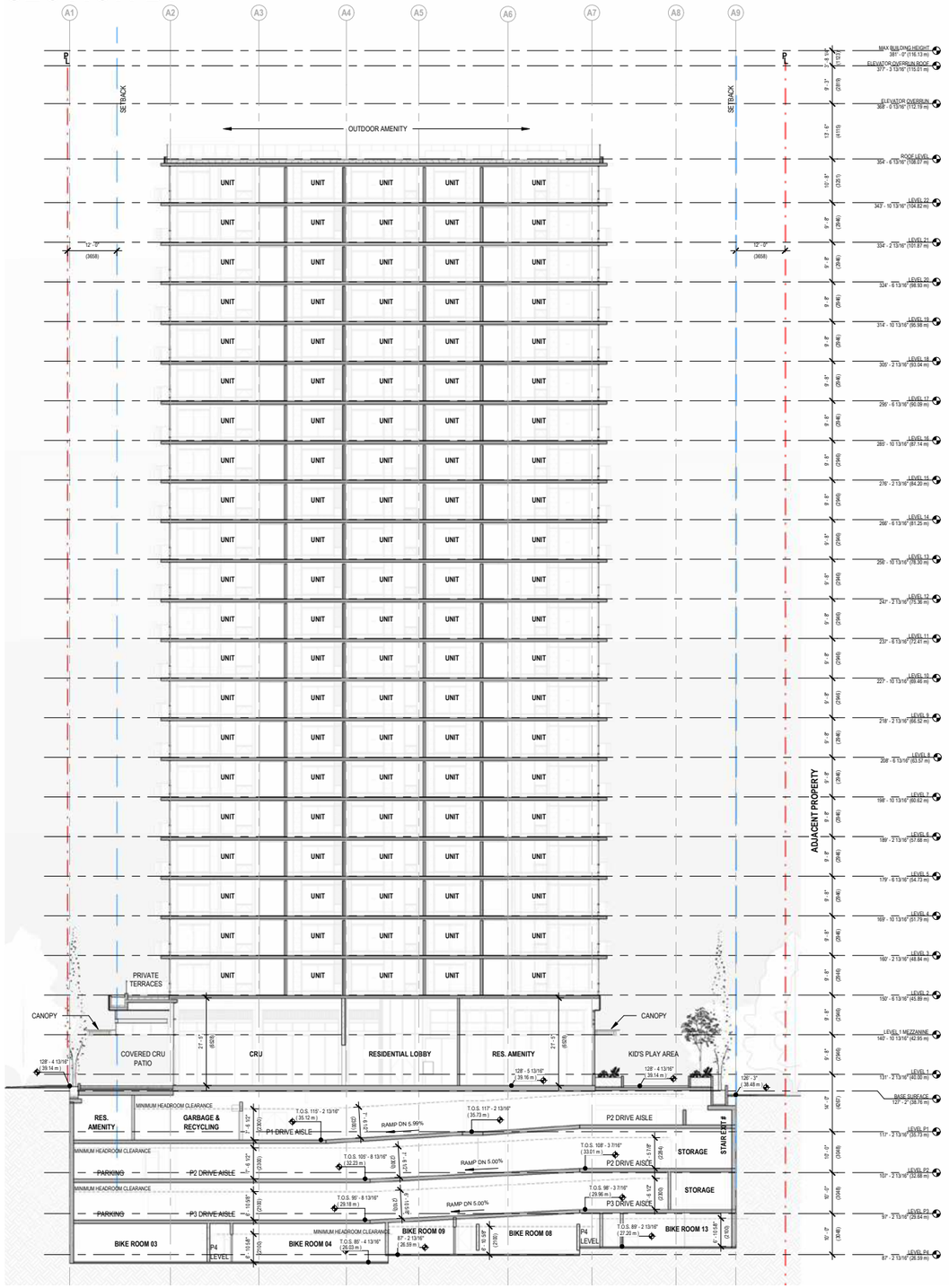
## SECTION A4




## SECTION A3




## SECTION B1

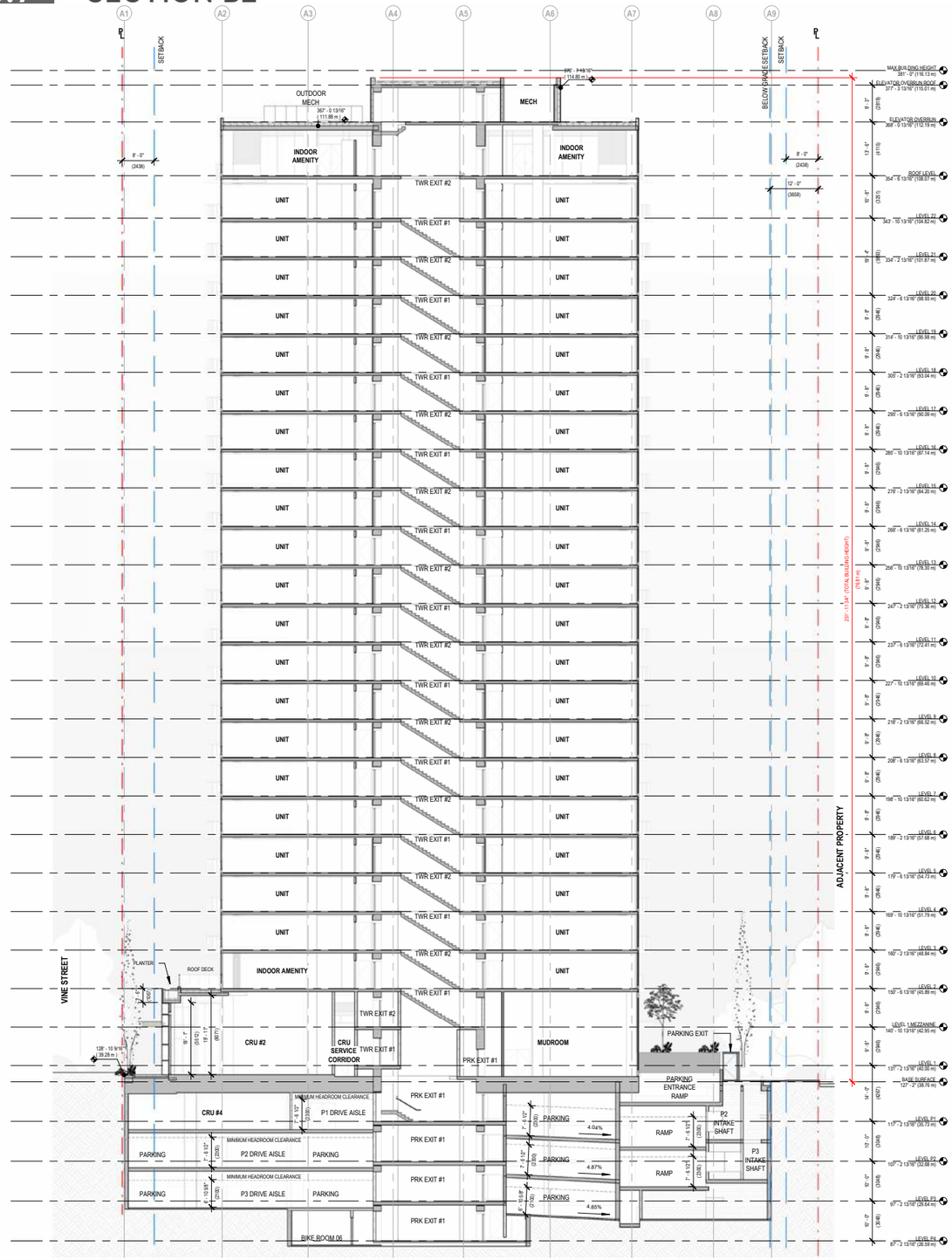



## KEY PLAN

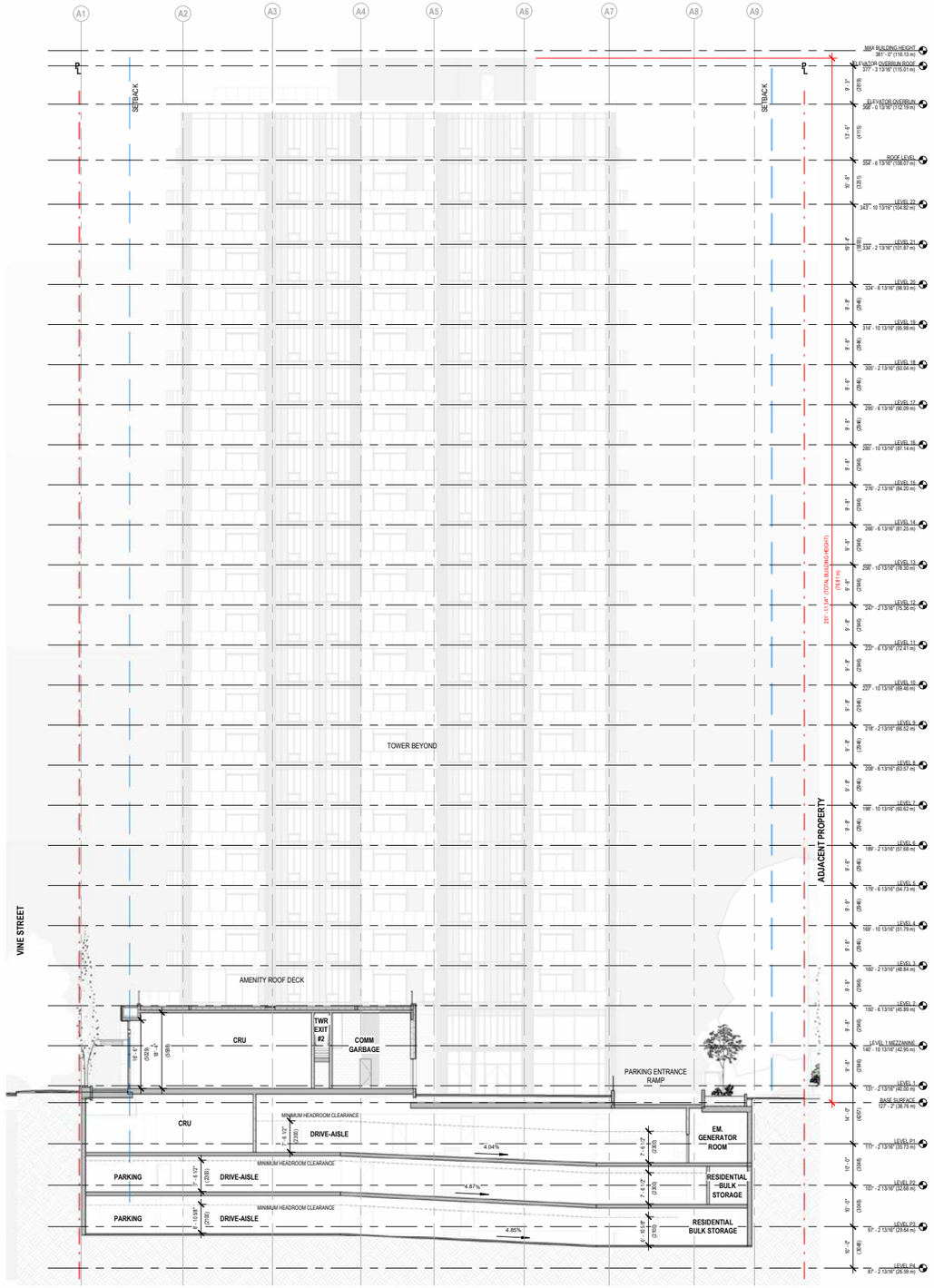



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# SECTION B2




# SECTION B3




## KEY PLAN




NTS

## 6.8 ARCHITECTURAL RENDERINGS



Aerial Context View Looking North East



View Looking SE at 3rd and Vine



View Looking NE at 4th and Vine

## 6.8 ARCHITECTURAL RENDERINGS


Aerial View Looking North Along Vine


View Looking SE at 3rd and Vine


View looking NE at Vine and Lane


Public On-site open space looking from 3rd