1045 Haro street

REZONING



SITE INFORMATION

CIVIC ADDRESS: 1045 HARO STREET, VANCOUVER BC, **V6E 3Z8**

LEGAL ADDRESS: LOT 1, PLAN EPP85244,
DISTRICT LOT 185,
NEW WESTMINSTER LAND DISTRICT

LOT AREA: 66,456 SQ.FT.
4,015.10 m^2

ZONING: CURRENT: CD-1 (COMPREHENSIVE DEVELOPMENT)

DRAWING LIST

DRAWING NO.	DRAWING TITLE
A000	COVER SHEET
A001	PROJECT INFO
A002	PROJECT INFO
A100	CONTEXT PLAN
A101	SITE PLAN
A102	SHADOW STUDIES
A103	SHADOW STUDIES
A104	SHADOW STUDIES
A200	LEVEL P3
A201	LEVEL P2
A202	LEVEL P1
A203	LEVEL P1 MEZZ
A204	LEVEL 1
A205	LEVEL 2
A206	LEVEL 3-6
A207	LEVEL 7-8
A208	LEVEL 9
A209	LEVEL 10-23
A210	LEVEL 24
A211	LEVEL 25
A212	LEVEL 26
A213	LEVEL 27 - ROOF
A300	SOUTH ELEVATION
A301	NORTH ELEVATION
A302	EAST & WEST ELEVATIONS
A303	EAST & WEST ELEVATIONS
A400	SECTION A & B
FSR A001	FSR OVERLAYS - SUMMERY
FSR A204	FSR OVERLAYS - LEVEL 1
FSR A205	FSR OVERLAYS - LEVEL 2
FSR A206	FSR OVERLAYS - LEVEL 3-6
FSR A207	FSR OVERLAYS - LEVEL 7-8
FSR A208	FSR OVERLAYS - LEVEL 9
FSR A209	FSR OVERLAYS - LEVEL 10-23
FSR A210	FSR OVERLAYS - LEVEL 24
FSR A211	FSR OVERLAYS - LEVEL 25
FSR A212	FSR OVERLAYS - LEVEL 26
FSR A213	FSR OVERLAYS - LEVEL 27

LOCATION MAP



PROJECT TEAM

DEVELOPER
CHARD DEVELOPMENT LTD.
SUITE 1400, 510 BURRARD STREET
VANCOUVER, BC V6C 3A8
CONTACT: ANTHONY QUIN
D. 604.339.8397

ARCHITECT
MUSSON CATTELL MACKEY PARTNERSHIP
1900-1066 WEST HASTINGS STREET
VANCOUVER, BC V6E 3X1
CONTACT: MARK WHITEHEAD
T. 604.687.2990

STRUCTURAL ENGINEER
GLOTMAN SIMPSON
1661 WEST 5TH AVENUE
VANCOUVER, BC V6J 1N5
CONTACT: LEVI STOELTING
D. 604.630.3487

MECHANICAL ENGINEER
AME CONSULTING GROUP LTD.
200 - 638 SMITHE STREET
VANCOUVER, BC V6B 1E3
CONTACT:MARIE VENNERI
604.684.5995

ELECTRICAL ENGINEER
AES ENGINEERING
950 - ONE BENTALL CENTER
505 BURRARD STREET
VANCOUVER, BC V7X 1M4
CONTACT: SONIA MOLLAEI
T. 778.833.0908

LANDSCAPE
PWL LANDSCAPE ARCHITECTS INC.
5TH FLOOR - EAST ASIATIC HOUSE
1201 WEST PENDER STREET
VANCOUVER, BC V6E 2V2
CONTACT: GRANT BRUMPTON
T. 604.688.6111

LEED / SUSTAINABILITY
CIMA+ INC.
700 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B 1N2
CONTACT: NEHA BISHT
604.696.7449

CIVIL ENGINEER
APLIN & MARTIN CONSULTANTS LTD.
1818 - 1177 WEST HASTINGS,
VANCOUVER, BC V6E 2K3
CONTACT: TODD STEWART
T. 604.218.2870

ENVIRONMENTAL
PGL ENVIRONMENTAL CONSULTANTS
1500 - 1185 WEST GEORGIA STREET
VANCOUVER, BC V6E 4E6
CONTACT: ZAYED MOHAMED
T. 604.895.7640

GEOTECH
GEOPACIFIC CONSULTANTS LTD.
1779 WEST 75TH AVENUE
VANCOUVER, BC V6P 6P2
CONTACT: MATT KOKAN
T. 604.439.0922 X226

ARBOURIST
DIAMOND HEAD CONSULTING LTD
3559 COMMERCIAL STREET
VANCOUVER, BC V5N 4E8
CONTACT: MAX RATHBURN
T. 604.363.2053

TRANSPORTATION
BUNT & ASSOCIATES ENGINEERING LTD.
1550 - 1050 WEST PENDER STREET
VANCOUVER, BC V6E 3S7
CONTACT: PETER JOYCE
T. 604.685.6427

SURVEYOR
BENNETT LAND SURVEYING LTD.
BC LAND SURVEYORS
201 - 275 FELL AVENUE
NORTH VANCOUVER, BC V7P 3R5
CONTACT: CHRISTEPHEN CHENG.
604.685.6427 X232

CODE (CP)
McAULEY
503 - 1587 WEST 8TH AVENUE
VANCOUVER, BC V6J 1T5
CONTACT: TRAVIS McAULEY
778.834.6569

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1045 HARO ST.

Project #
224034

2 | 29 JULY 2025 | ISSUED FOR RZ
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COVER

A 000

FSR

	Grocery	Retail	Residential	Service	Total (sqft.) GBA	In unit storage	Amenity	Daycare	Total (sqft.)FSR	Total (sqm.)
					Exclusions:					
L1	24292	1925	4275	2182	33489			815	32674	3036
L2			23348	883	30394	359	1020	5143	23872	2218
L3-L6			107173	7996	117259	1536	2090		113633	10557
L7-L8			22666	960	45516	280	21803		23433	2177
L9			14166		14920		754		14166	1316
L10-23			208880		208880				208880	19406
L24			13750		13750				13750	1277
L25			11250		11250				11250	1045
L26			5071	1548	6619				6619	615
L27				1802	1802				1802	167
	24292	1925	410579	15371	**483879**	2175	25667	5958	**450079**	41814
					44954 (sqm)	(3.7sqm/unit)sqm	(max 10,000sqft)	(max 10,763.91sqft)	**465746**	43269
					Site:	43218.18 sqft.		**FSR:**	10.78	

REQUIRED PARKING

COMMERCIAL - GROCERY STORE + RETAIL

Area	*Calculation*	*Total*	
26,217	*1 / 100m² - 300m², 1 / 50m²*	*24*	
	(1,076.39ft² - 3229.17ft²), 538.2ft²	*24*	**67**
			Provided

RESIDENTIAL

Units	*Calculation*	*Total*	
542	*0.30 / unit*	*163*	
		163	**165**
SMALL CAR		*59*	*22%*
CAR SHARE			**14**

RES. VISITOR

Units	Calculation	Required	
542	0.05 / unit	27	**28**

PARKING TOTAL **274**

LOADING:

RETAIL / COMMERCIAL

Area	Calculation	Required	Provided
26,217	1 / 4000m² (43,055.64.09ft²)	1 Pass. A	1
26,217	1 / 2325m² (25,026.09ft²)	2 Class B	**2**
26,217	*1 / 1900-5000m², 2/2325+m²*	*1 Class C*	0
	(20,451.43ft²; 53,819.55ft²)		

RESIDENTIAL

Units	Calculation	Required	Provided
542	1/(50-299), 1(200+) units	3 Class A	**3**
542	1(50-125), 1(150+) units	4 Pass. A	**4**
542	1(100-299), 1(300-499). 1(200+) units	3 Class B	**3**

DAYCARE

Persons	Calculation	Total	Provided
37	1 / 8 child care spaces	5	
		5 Pass. A	**5**

ACCESSIBLE

RETAIL / COMMERCIAL

Area	Calculation	Required	
26,217	1 / 500m², 0.4 / 1000m²	2	(incl)
(2503.18ft²)	(5,381.96ft²; 1,550,003.1ft²)		**2**

RESIDENTIAL

Units	Calculation	Required	
542	1 / 7units, 0.034 / unit	20	(incl)
			20

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PROJECT INFORMATION

A001

UNIT BREAKDOWN

Unit size	(849-934sqft)	(1062sqft)	(637-840sqft)	(747-840sqft)	(526-620sqft)	(530-569sqft)	(418-477sqft)	
Level	**3 Bed**	**3 Bed A**	**2 Bed**	**2 Bed A**	**1 Bed**	**1 Bed A**	**Studio**	**TOTAL**
L26	-	-	2	-	4	-	-	6
L25	2	-	4	-	6	-	2	14
L24	4	-	2	-	10	-	2	18
L23	2	-	2	-	12	-	6	22
L22	2	-	2	-	12	-	6	22
L21	2	-	2	-	12	-	6	22
L20	2	-	2	-	12	-	6	22
L19	2	-	2	-	12	-	6	22
L18	2	-	2	-	12	-	6	22
L17	2	-	2	-	12	-	6	22
L16	2	-	2	-	12	-	6	22
L15	2	-	2	-	12	-	6	22
L14	2	-	2	-	12	-	6	22
L13	2	-	2	-	12	-	6	22
L12	2	-	2	-	12	-	6	22
L11	2	-	2	-	12	-	6	22
L10	2	-	2	-	12	-	6	22
L9	2	-	2	-	11	-	5	20
L8	-	-	-	5	4	2	4	15
L7	-	-	-	5	4	2	4	15
L6	3	1	4	13	1	6	3	31
L5	3	1	4	13	1	6	3	31
L4	3	1	4	13	1	6	3	31
L3	3	1	4	13	1	6	3	31
YWCA	934sqft		(724-857sqft)	(757-882sqft)				
L2	1	-	7	14	-	-	-	22
TOTAL	**49**	**4**	**59**	**76**	**207**	**28**	**113**	**542**
	9%	14%	11%	14%	38%	5%	**21%**	100%
	TOTAL 3B:	**23%**	TOTAL 2B:	**25%**	TOTAL 1B:	**43%**		

TOTAL ADAPTABLE:	**108**	
	20%	
TOTAL MARKET RENTAL:	520	**96%**
TOTAL BELOW MARKET RENTAL: (YWCA)	22	**4%**

STORAGE

Level	In unit	Lockers
TOWER B		
L25		
L24		
L10-23		
L9		
TOWER A		
L26		
L25		
L24		
L10-23		
L9		
L7-8	8	24
L3-6	44	288
L2	10	32
P1		
P2		109
P3		84
TOTAL	62	537
	TOTAL PROV.	**599**

TOTAL REQ.	TOTAL UNITS	
1/UNIT	542	542

End of trip facilities:		Required	Provided
1.4x bicycles	Lockers	11	11
1/5-10 bicycles	Showers	2	2
1/10 bicycles	WCs	1	2
1/5-10 bicycles	Sink	2	2
1/shwr	Groom	2	2

REQUIRED BICYCLE STORAGE

COMMERCIAL	Area	Required	Provided
Class A:			
1 / 340m² (3,659.73ft²)	26217	8	
		8	**8**
Class B:			
6 / >1000m² (10,763.91ft²)	26217	6	
		6	**6**

RESIDENTIAL	Units	Required	Provided
Class A			
1.5 / unit <65m²	352	528	
2.5 / units 65 to 105 m²	190	475	
		1003	**1006**
Class B			
2 / 20units, 1 / 20 units	542	28	
		28	**28**

DAYCARE

Class A:		
1/ 17 employees	1	
	1	**1**
Class B:		
1 / 6 child care spaces	6	
	6	**6**

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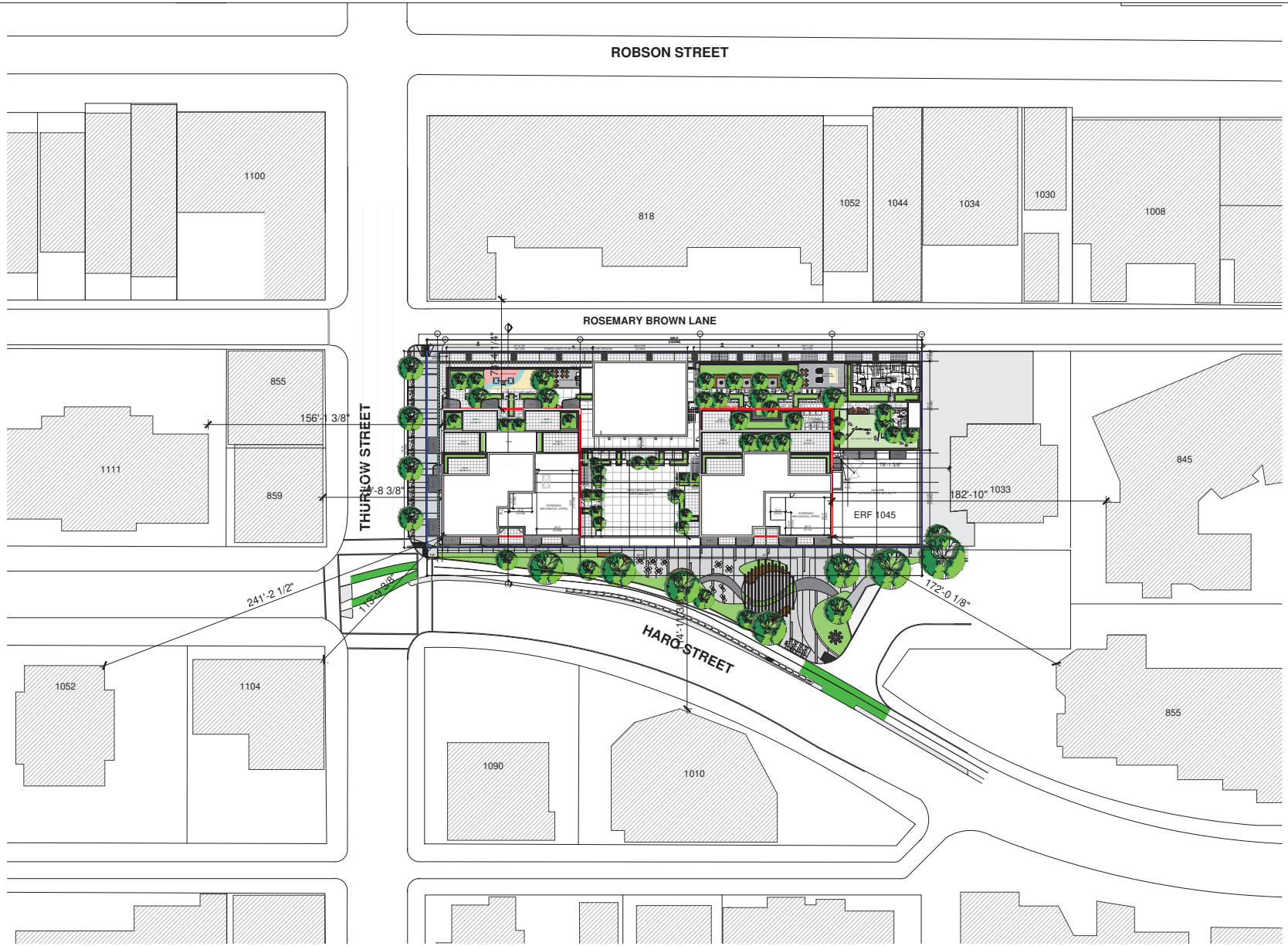
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PROJECT INFORMATION

A002

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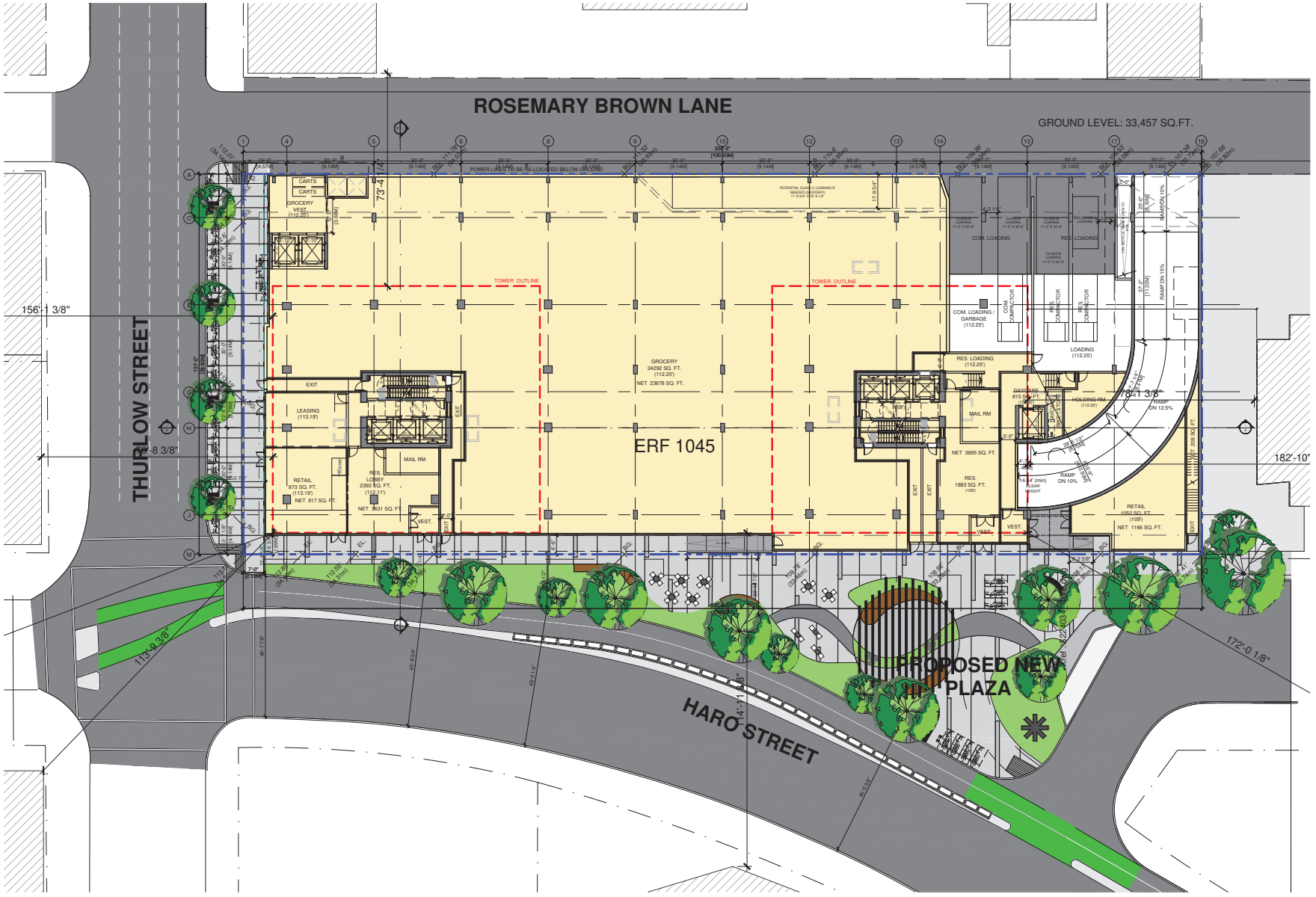
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CONTEXT PLAN

1/64" = 1'-0"

A100



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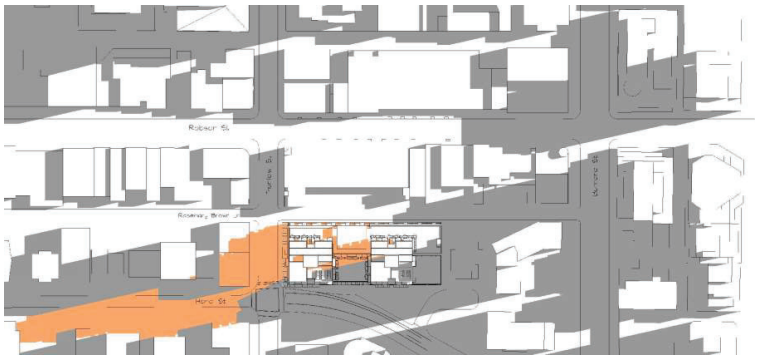
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SITE PLAN

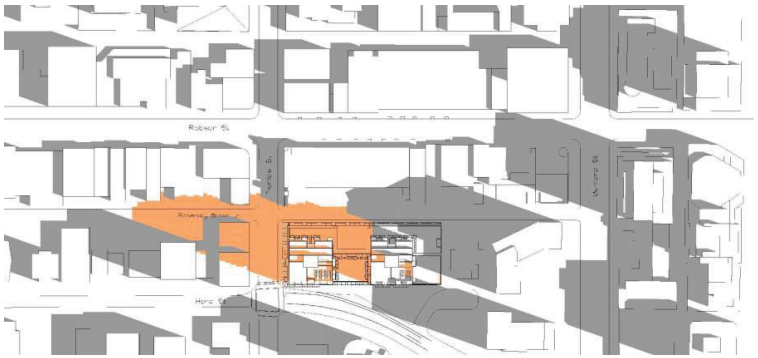
1/32" = 1'-0"

A101

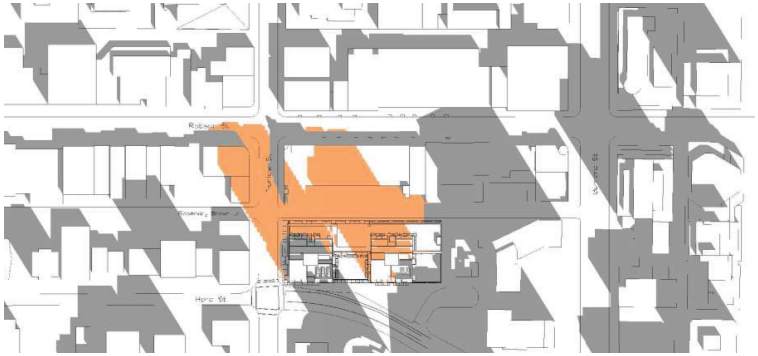
SPRING EQUINOX
MARCH 20th
Pacific Daylight Time (UTC: -7:00)



10:00 AM



12:00 PM



02:00 PM



04:00 PM

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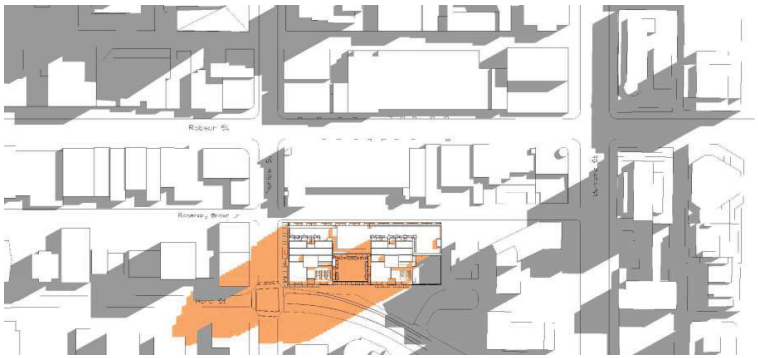
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SHADOW STUDIES

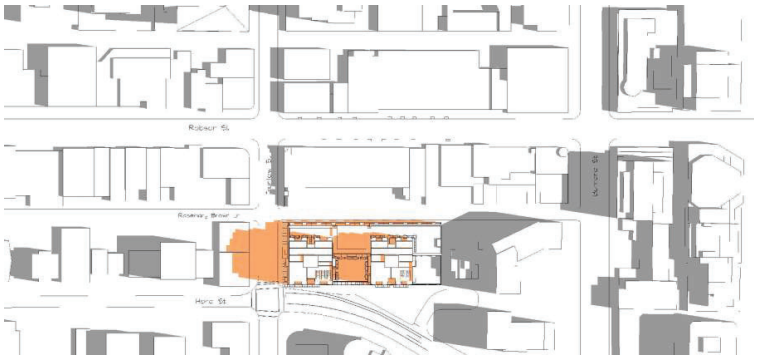
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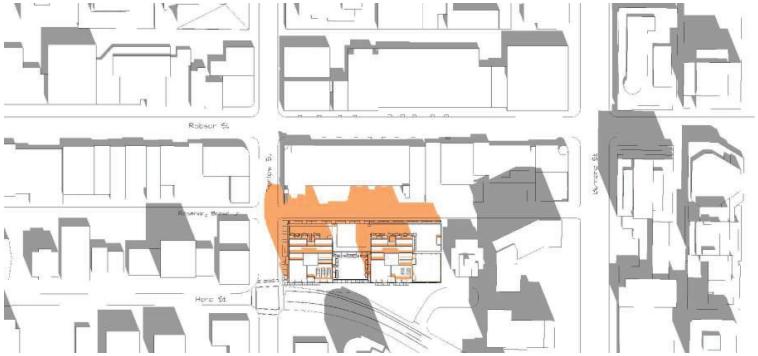
SUMMER SOLSTICE
JUNE 20th
Pacific Daylight Time (UTC: -7:00)



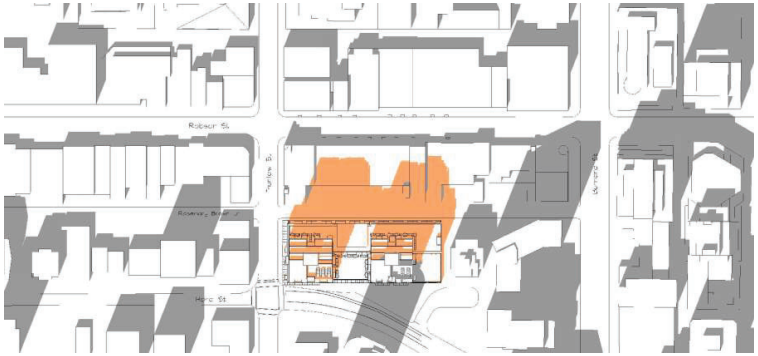
10:00 AM



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SHADOW STUDIES

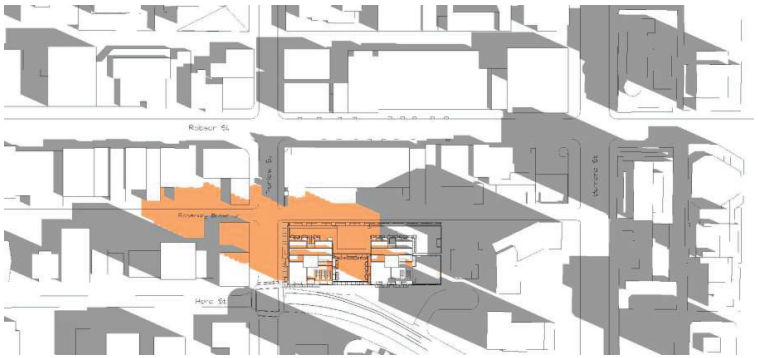
A103

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FALL EQUINOX
SEPTEMBER 22th
Pacific Daylight Time (UTC: -7:00)



10:00 AM



12:00 PM



02:00 PM



04:00 PM

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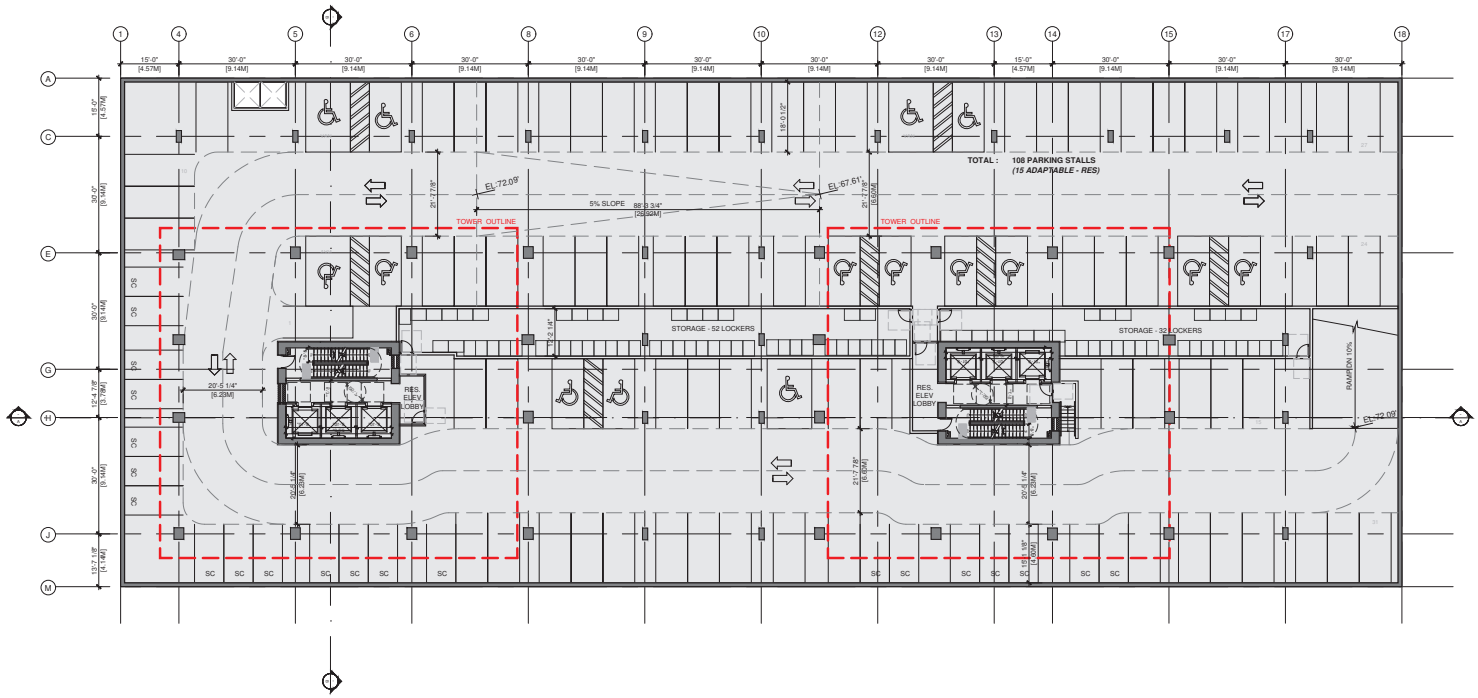
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SHADOW STUDIES

A104

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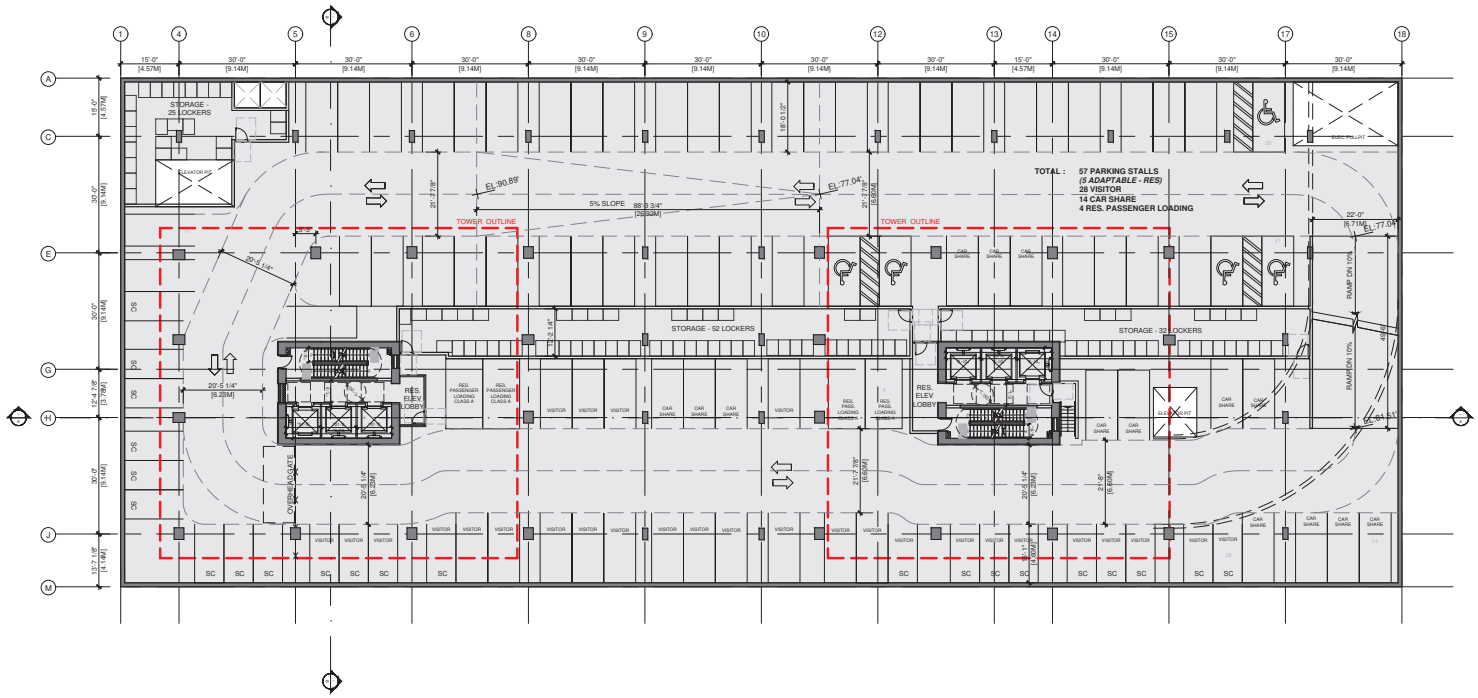
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PARKING LEVEL P3

1/32" = 1'-0"

A 200



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

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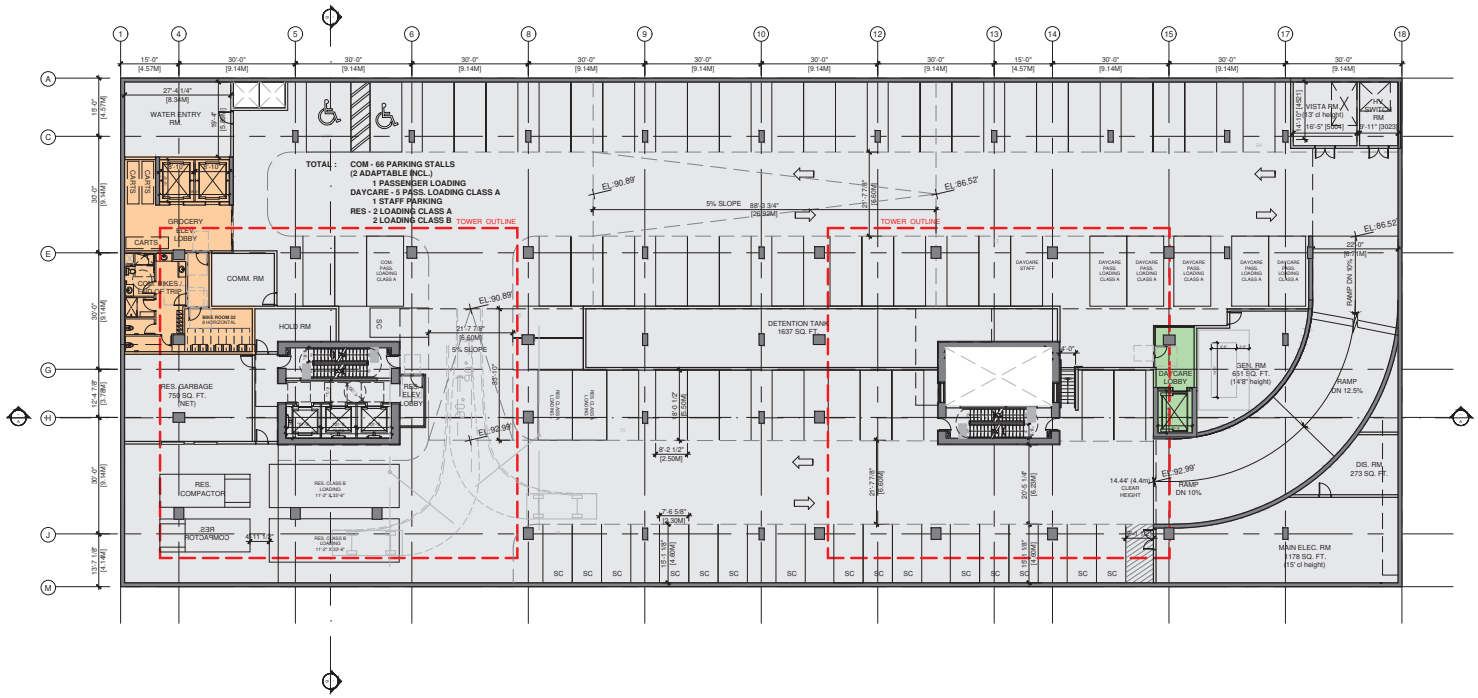
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PARKING LEVEL P2

1/32" = 1'-0"

A 201



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

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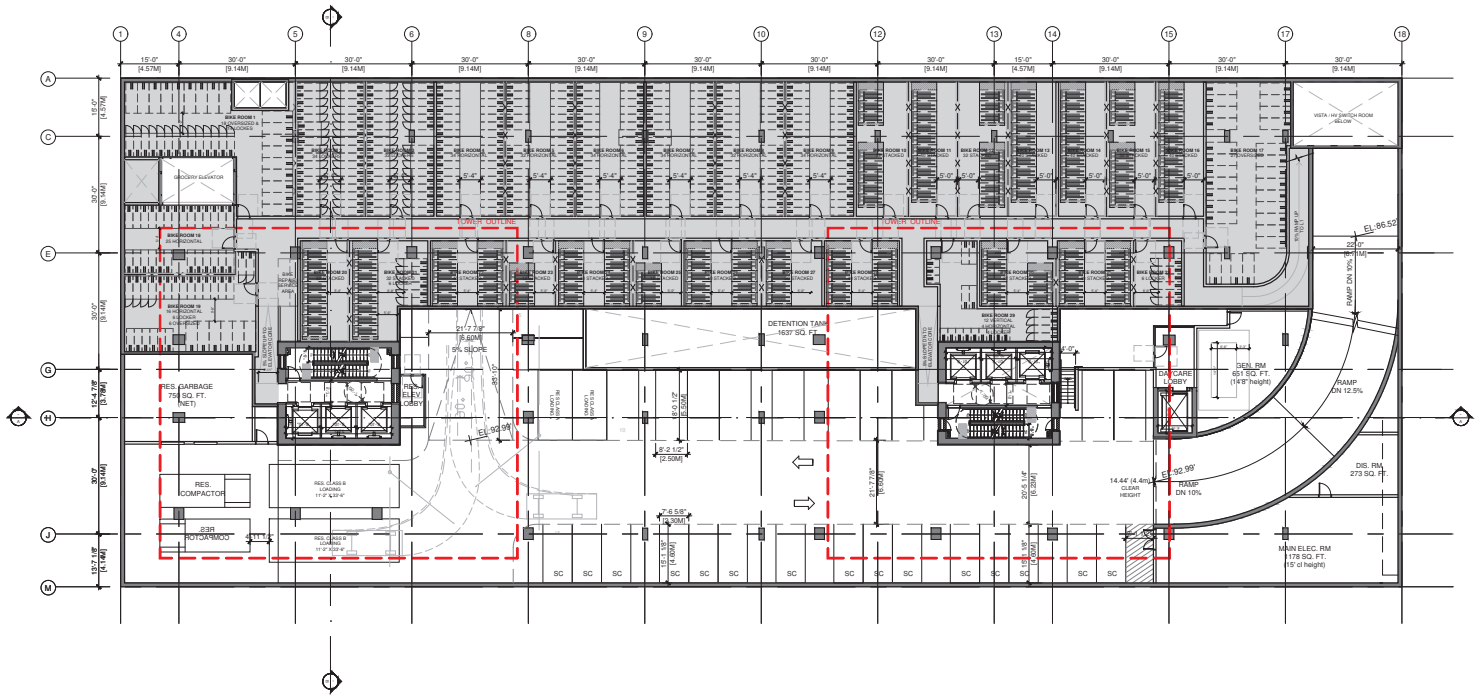
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PARKING LEVEL P1

1/32" = 1'-0"

A 202



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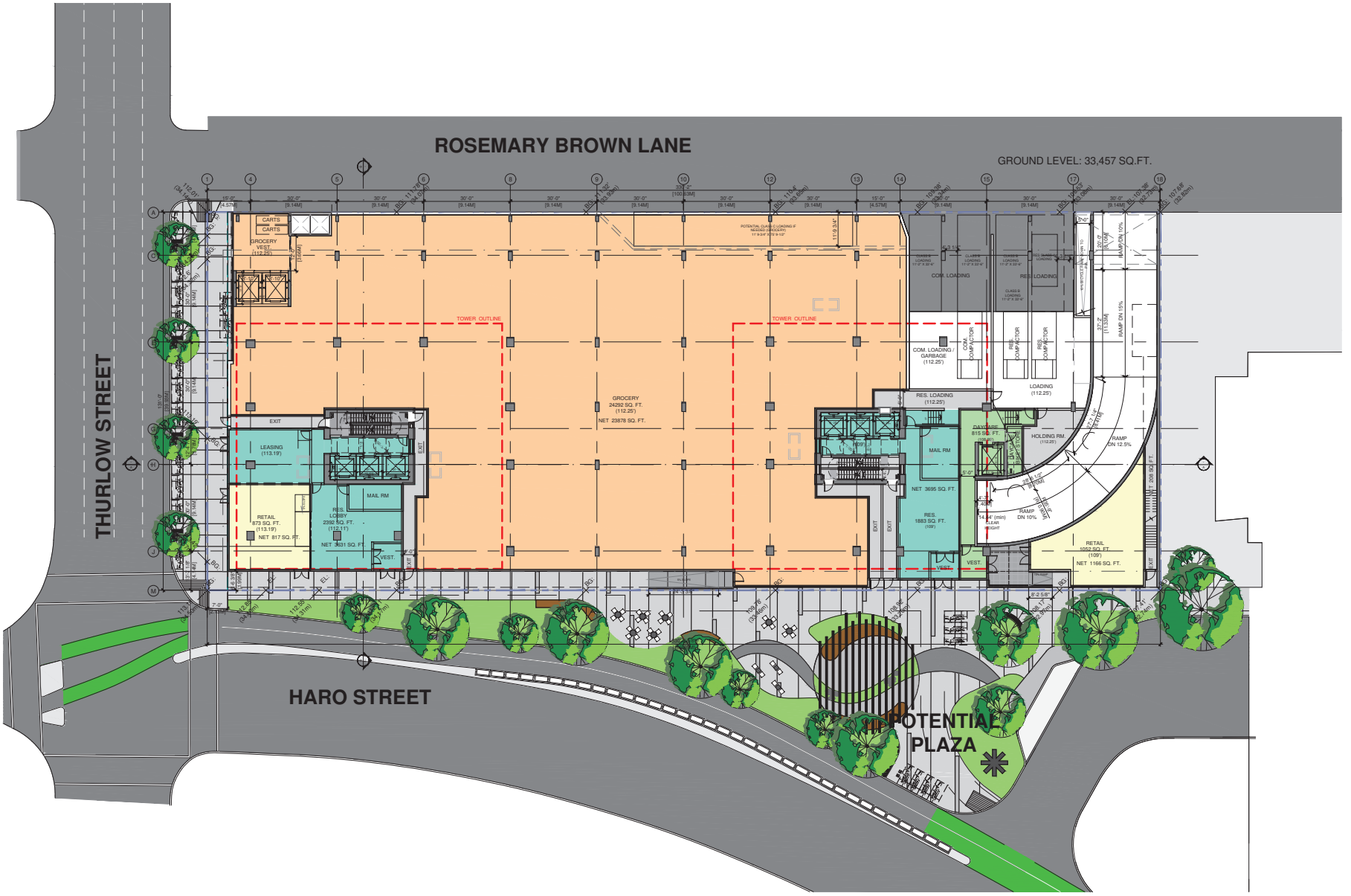
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PARKING LEVEL P1 - MEZZ. BICYCLE RMS

1/32" = 1'-0"

A 203



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GROUND LEVEL

1/32" = 1'-0"

A 204



3 BED :	1
2 BED :	21 (14A)
1 BED :	0
Studio :	0
	22

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

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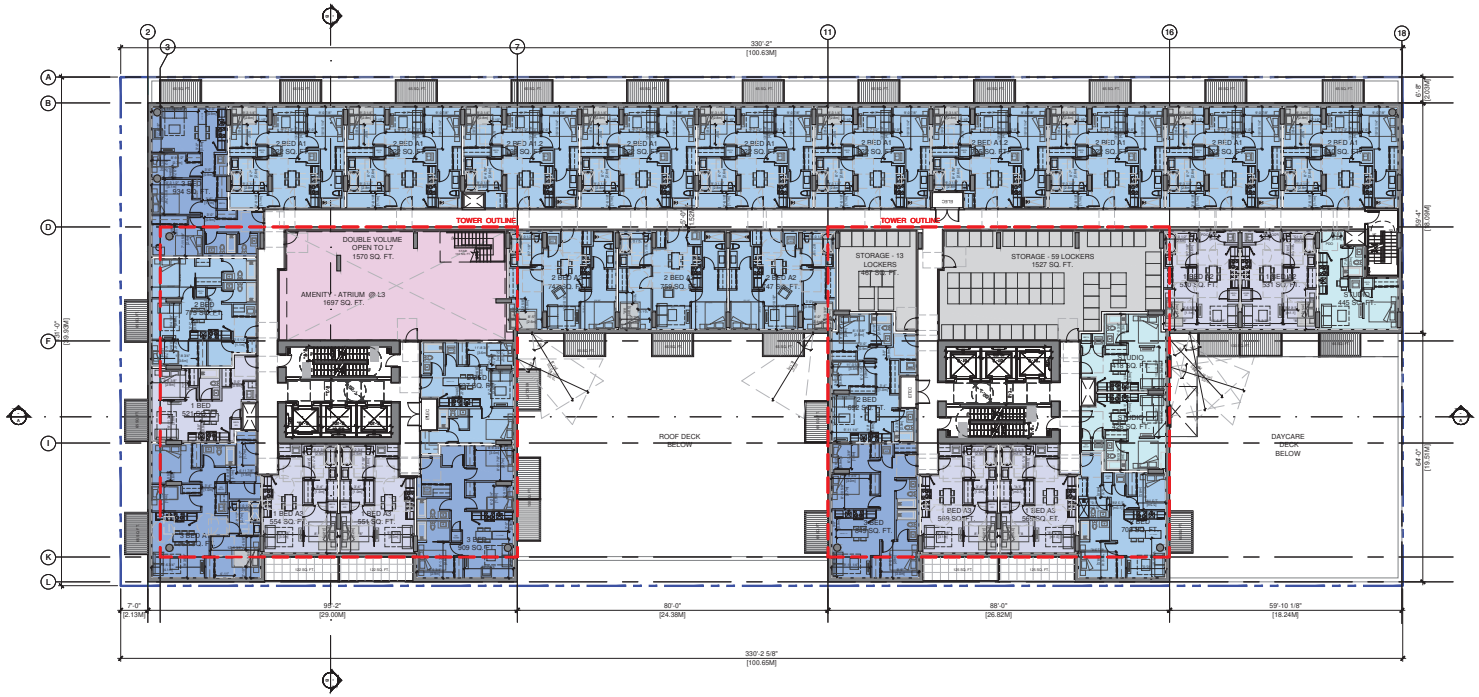
Project # 224034

1 | 02 JUNE 2025 | ISSUED FOR RZ

YWCA
LEVEL 2

1/32" = 1'-0"

A 205



3 BED :	4 (1A)
2 BED :	17 (13A)
1 BED :	7 (6A)
Studio :	3
	31

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

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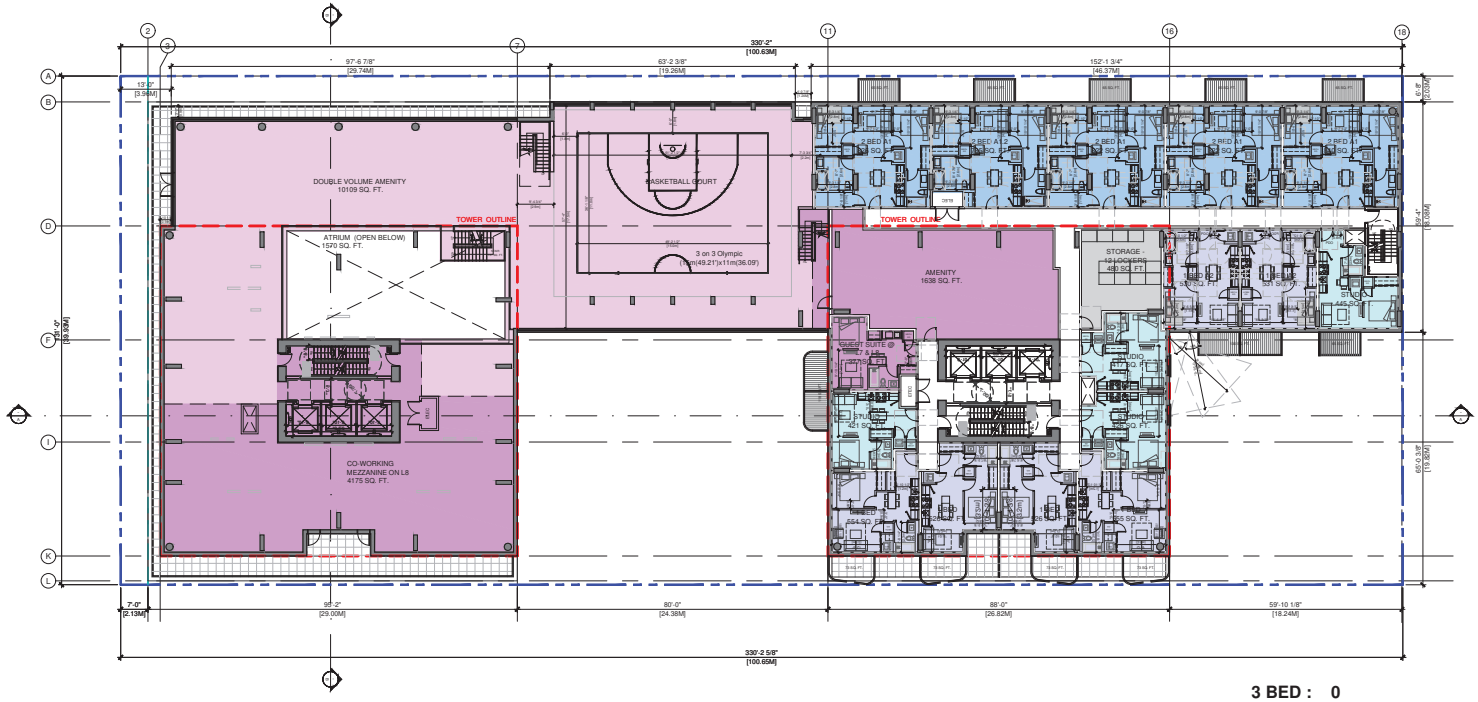
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224034

LEVEL 3-6

1/32" = 1'-0"

A 206



3 BED :	0
2 BED :	5 (5A)
1 BED :	6 (2A)
Studio :	4
	15

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

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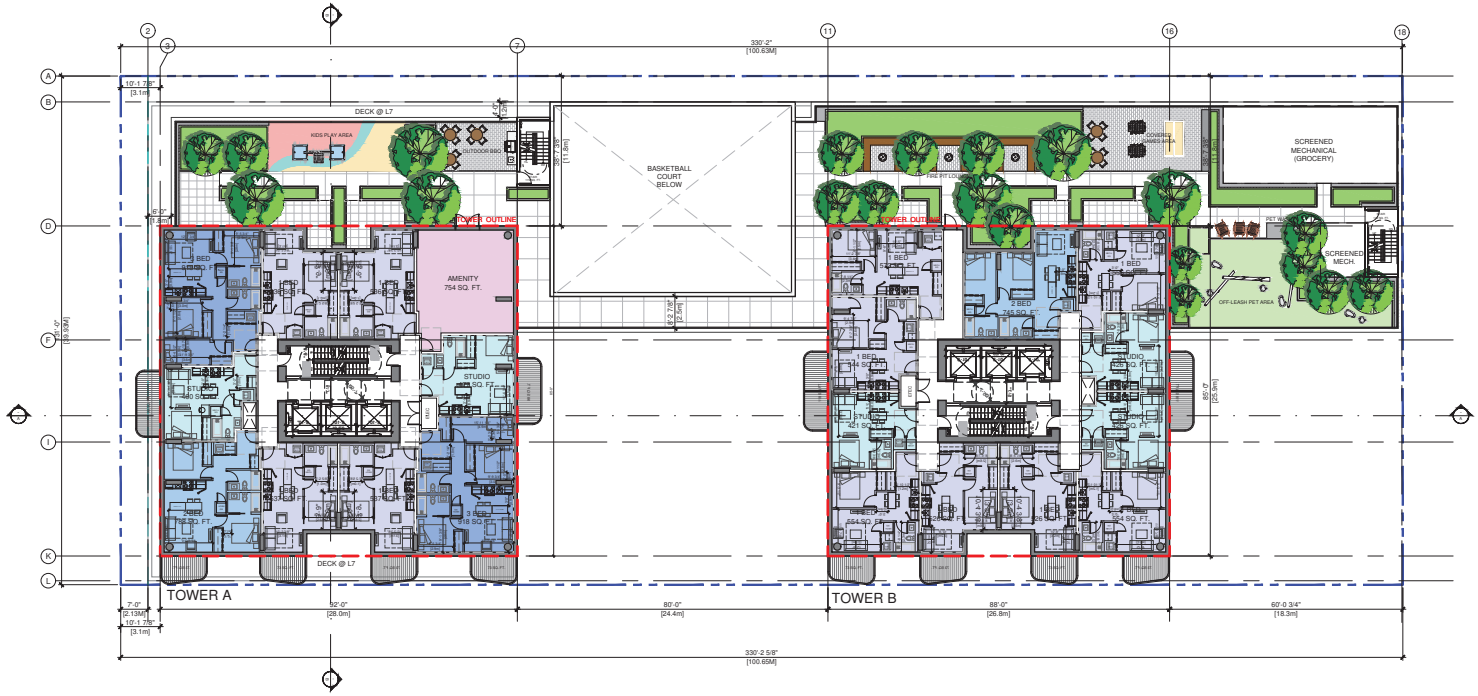
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224034

LEVEL 7-8

1/32" = 1'-0"

A207



TOWER A:		TOWER B:	
3 BED :	2	3 BED :	0
2 BED :	1	2 BED :	1
1 BED :	4	1 BED :	7
Studio :	2	Studio :	3
	9		11

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

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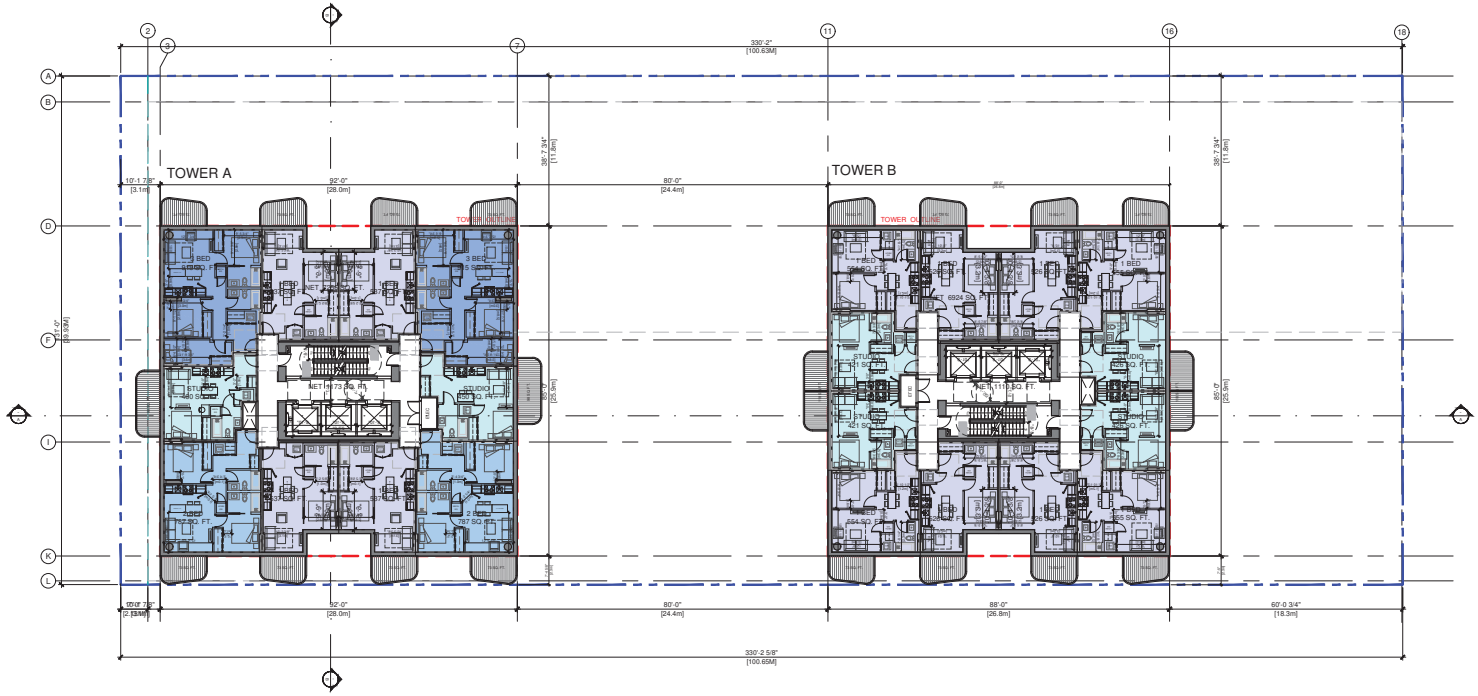
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224034

LEVEL 9

1/32" = 1'-0"

A208



TOWER A:		TOWER B:	
3 BED :	2	3 BED :	0
2 BED :	2	2 BED :	0
1 BED :	4	1 BED :	8
Studio :	2	Studio :	4
	10		12

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

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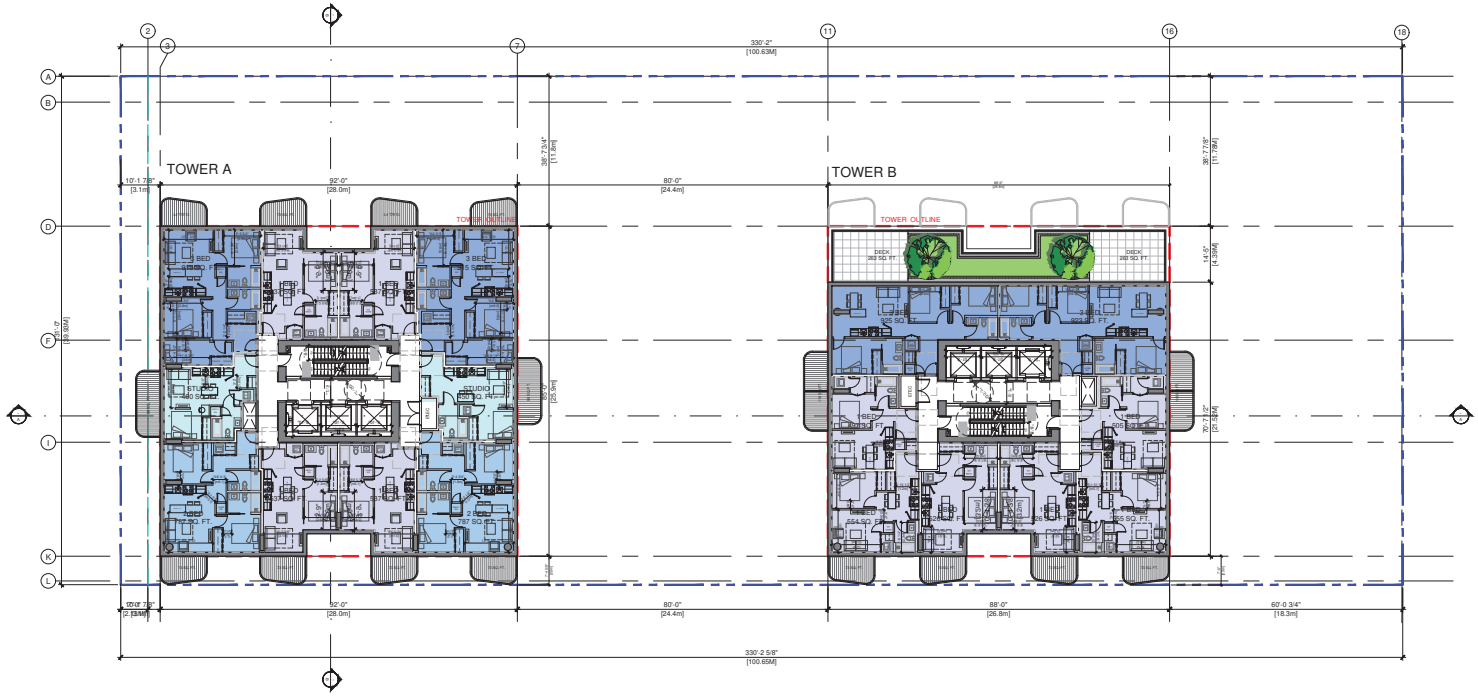
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LEVEL 10-23

1/32" = 1'-0"

A 209



TOWER A:		TOWER B:	
3 BED :	2	3 BED :	2
2 BED :	2	2 BED :	0
1 BED :	4	1 BED :	6
Studio :	2	Studio :	0
	10		8

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

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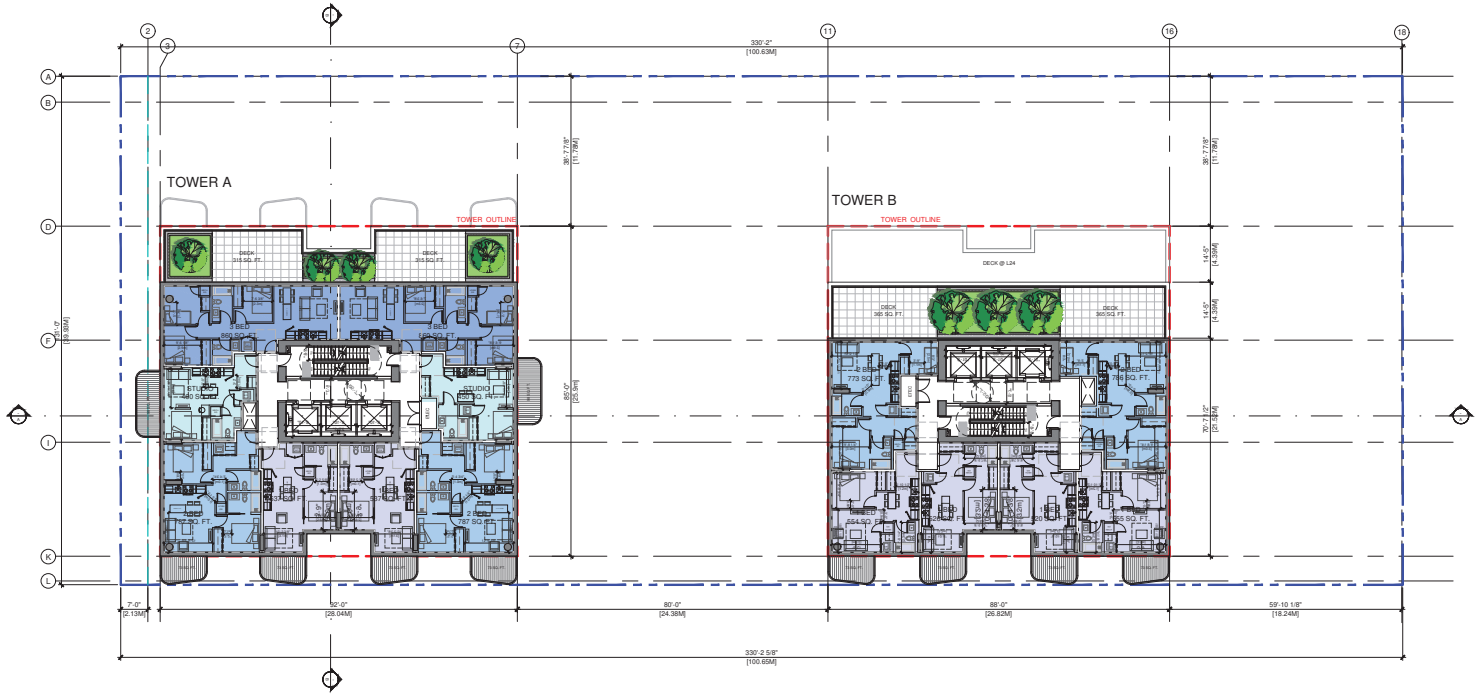
Project #
224034

1 | 30 MAY 2025
ISSUED FOR RZ

LEVEL 24

1/32" = 1'-0"

A 210



TOWER A:		TOWER B:	
3 BED :	2	3 BED :	0
2 BED :	2	2 BED :	2
1 BED :	2	1 BED :	4
Studio :	2	Studio :	0
	8		6

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

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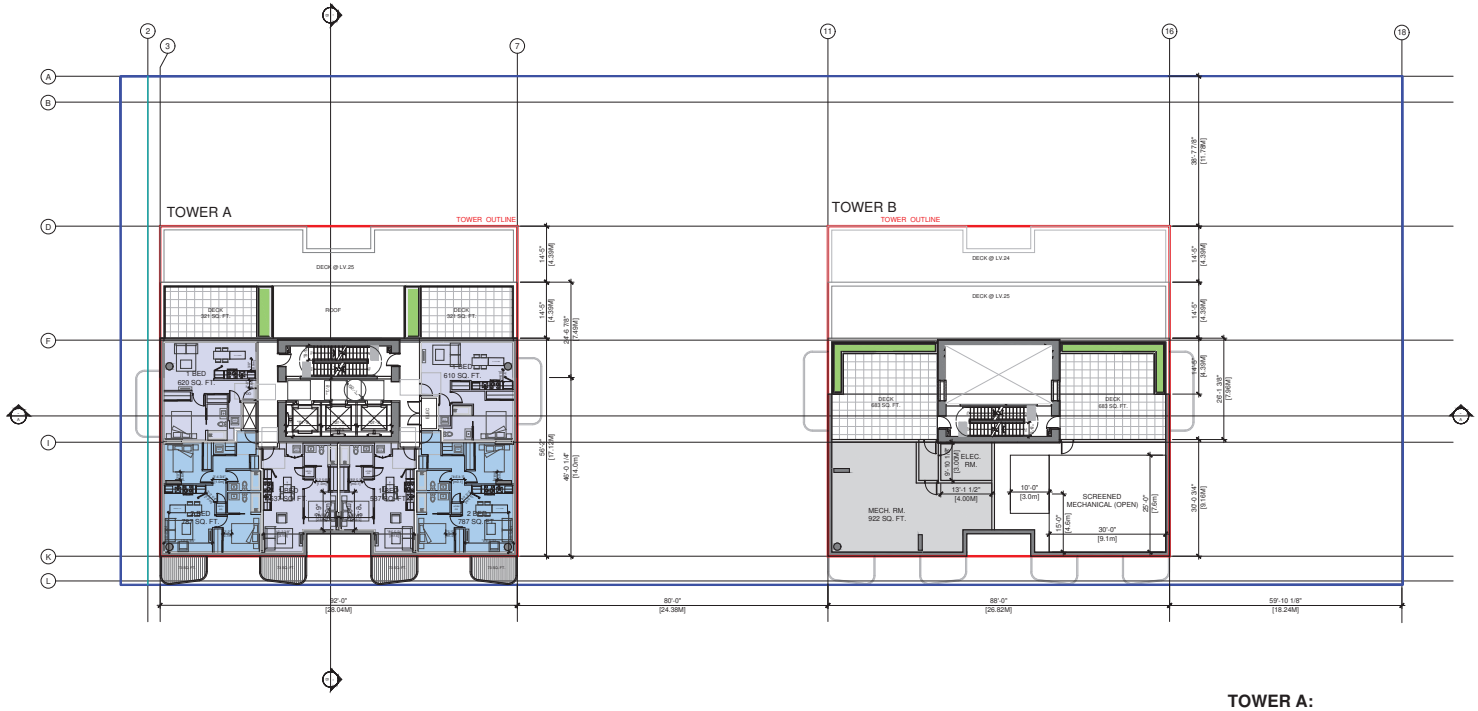
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LEVEL 25

1/32" = 1'-0"

A 211



TOWER A:

3 BED :	0
2 BED :	2
1 BED :	4
Studio :	0
	6

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

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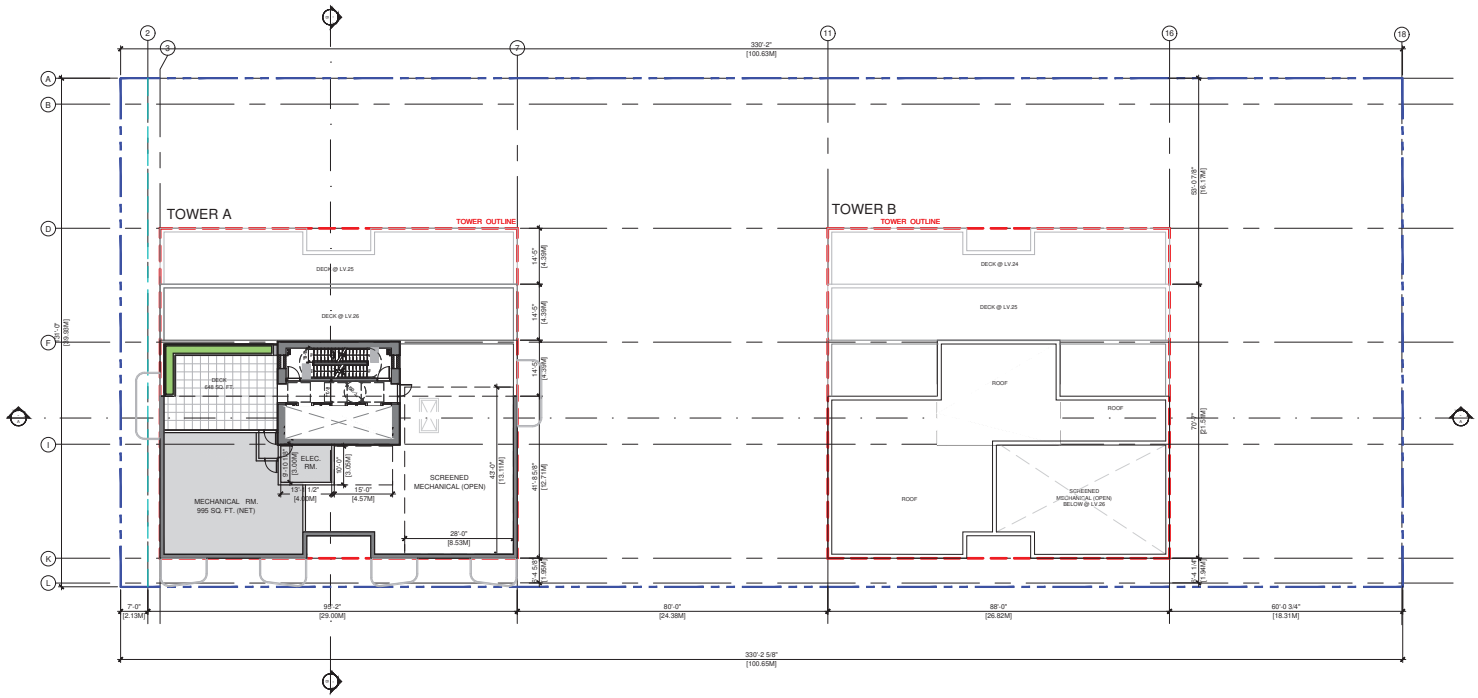
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LEVEL 26

1/32" = 1'-0"

A 212



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LEVEL ROOF

1/32" = 1'-0"

A 213



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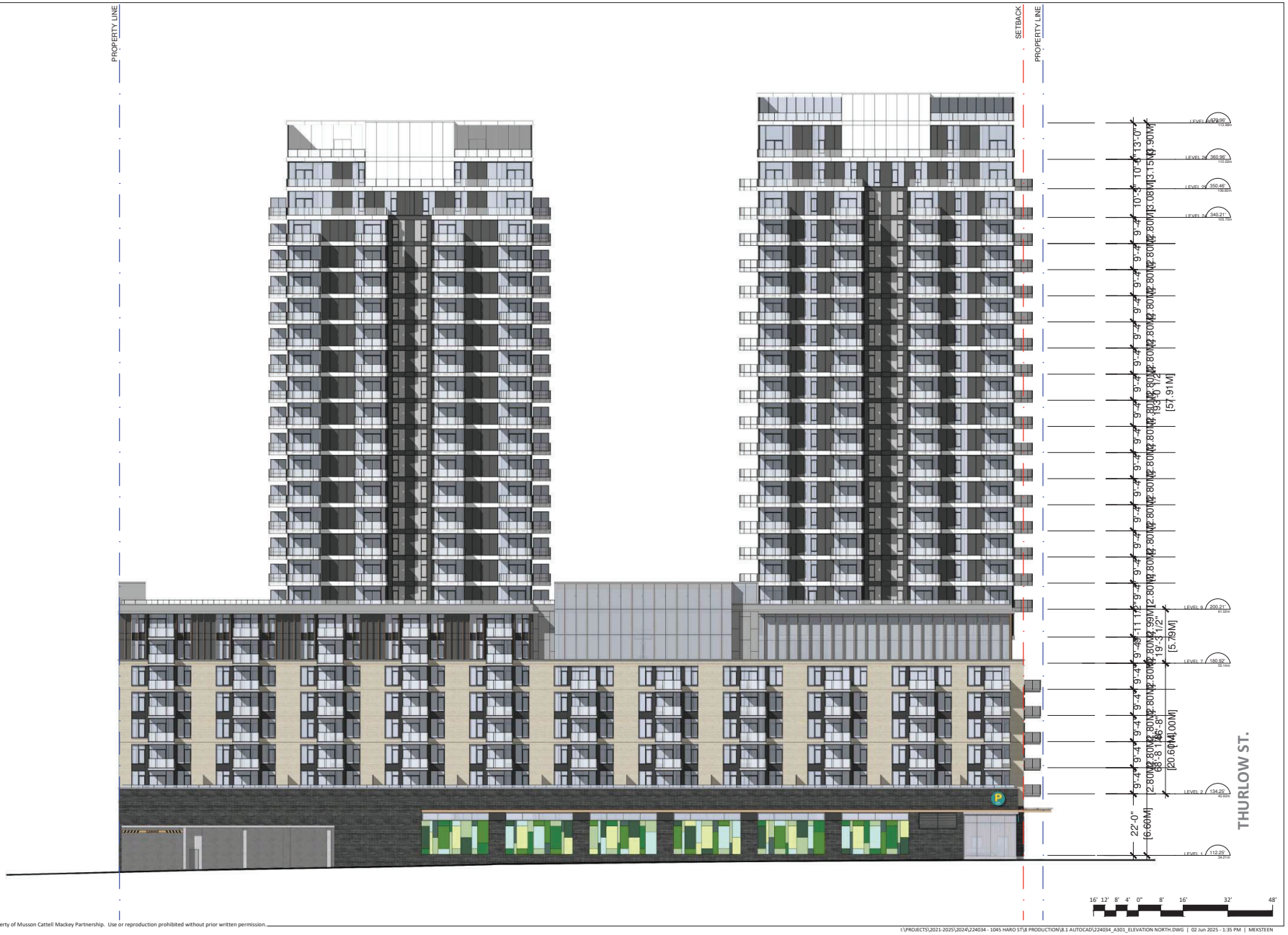
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224034

SOUTH ELEVATION

1/32" = 1'-0"

A 300



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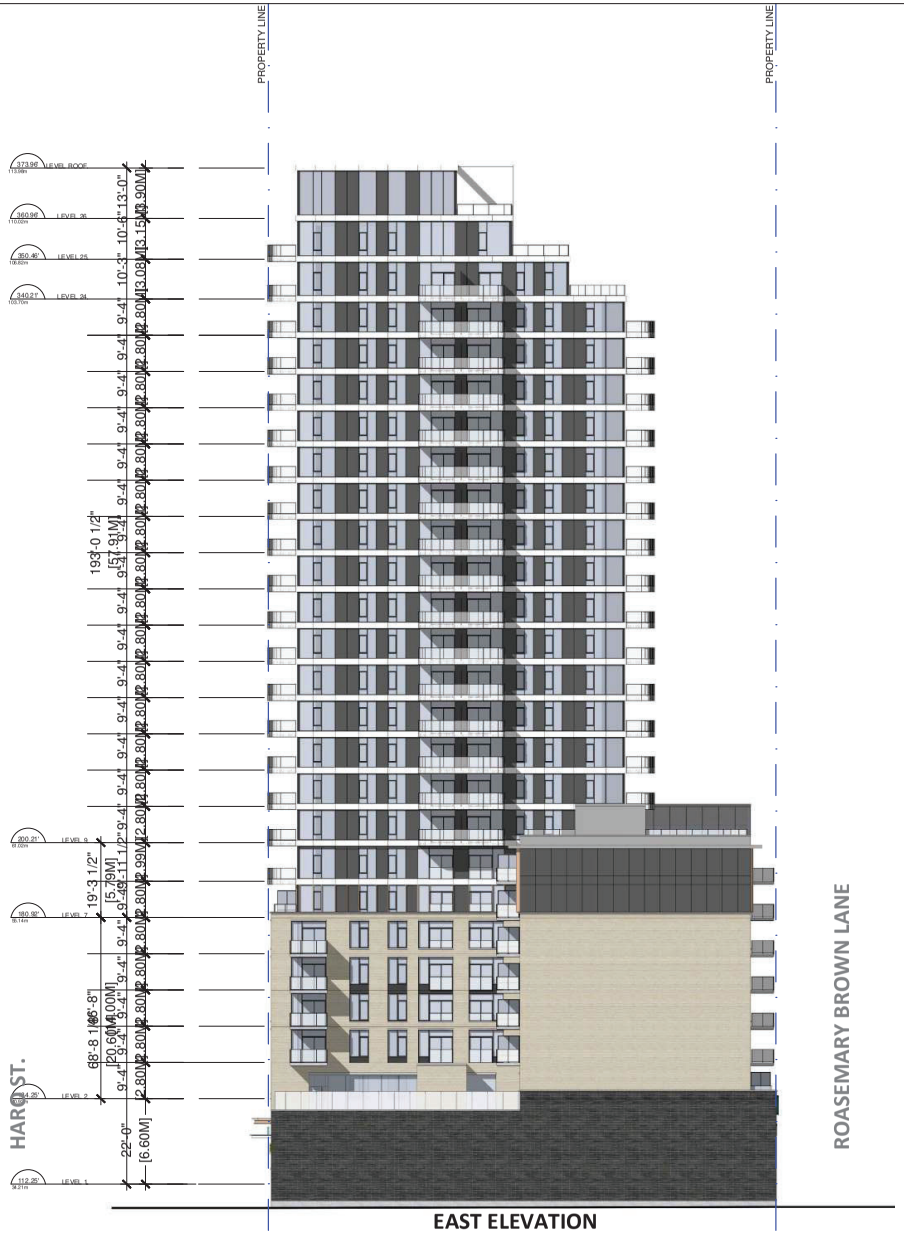
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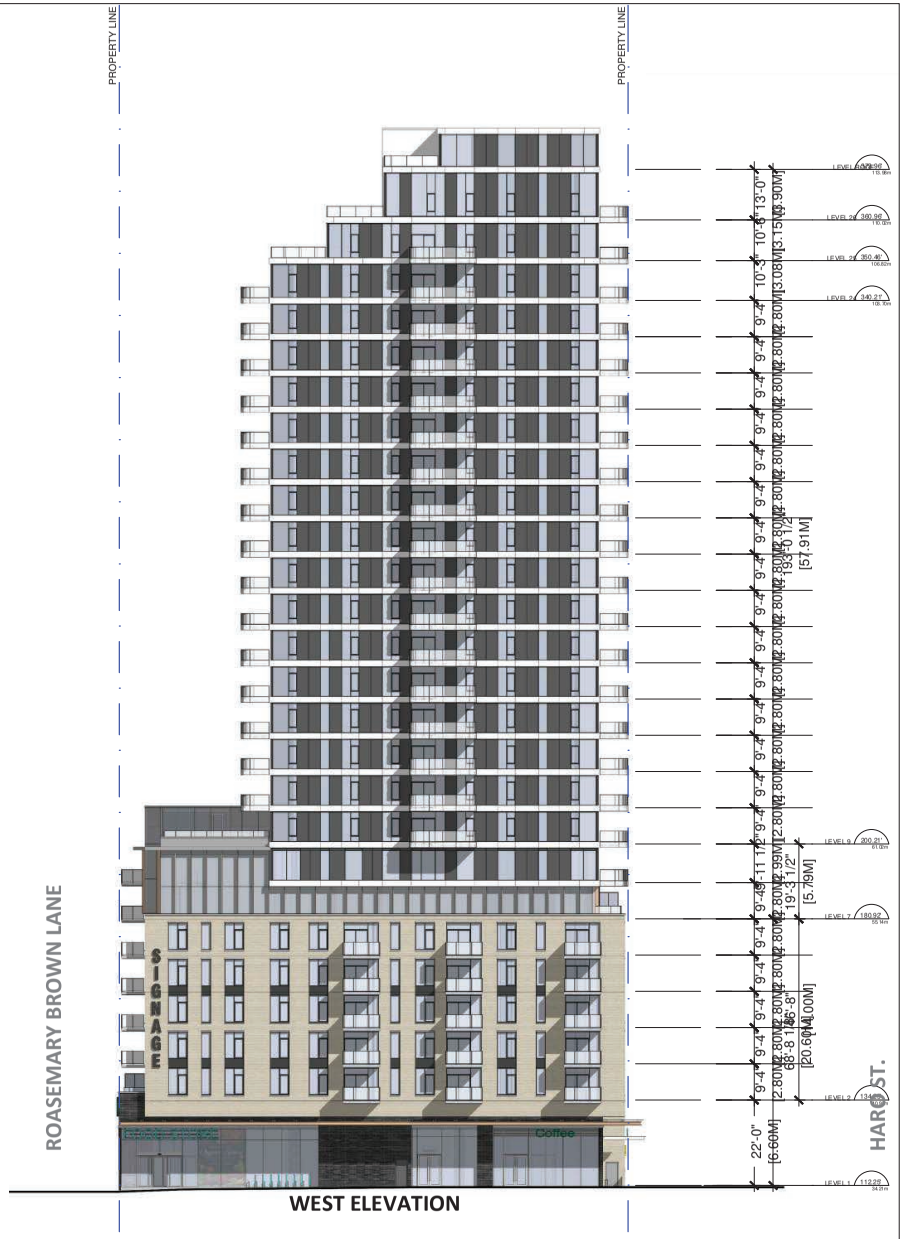
NORTH ELEVATION

1/32" = 1'-0"

A 301



EAST ELEVATION



WEST ELEVATION

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

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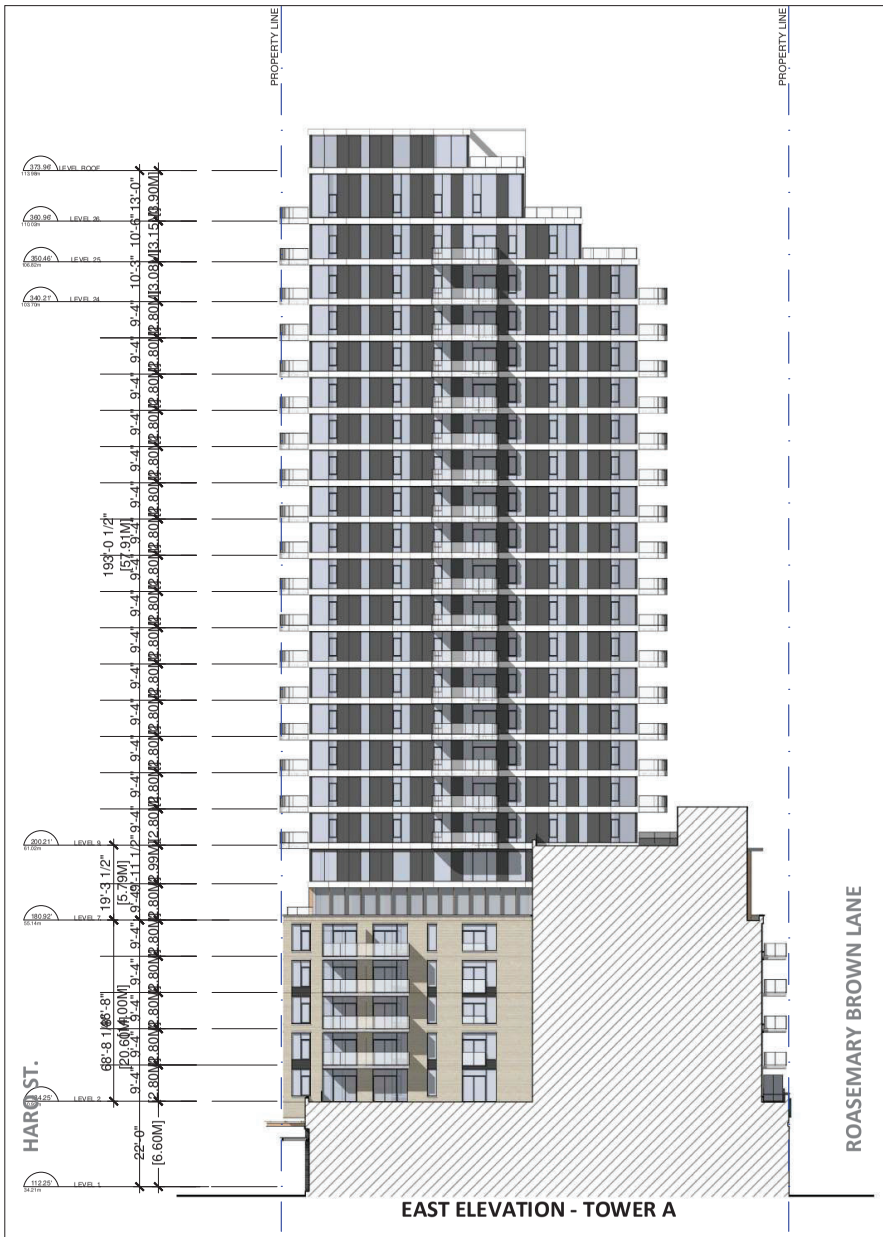
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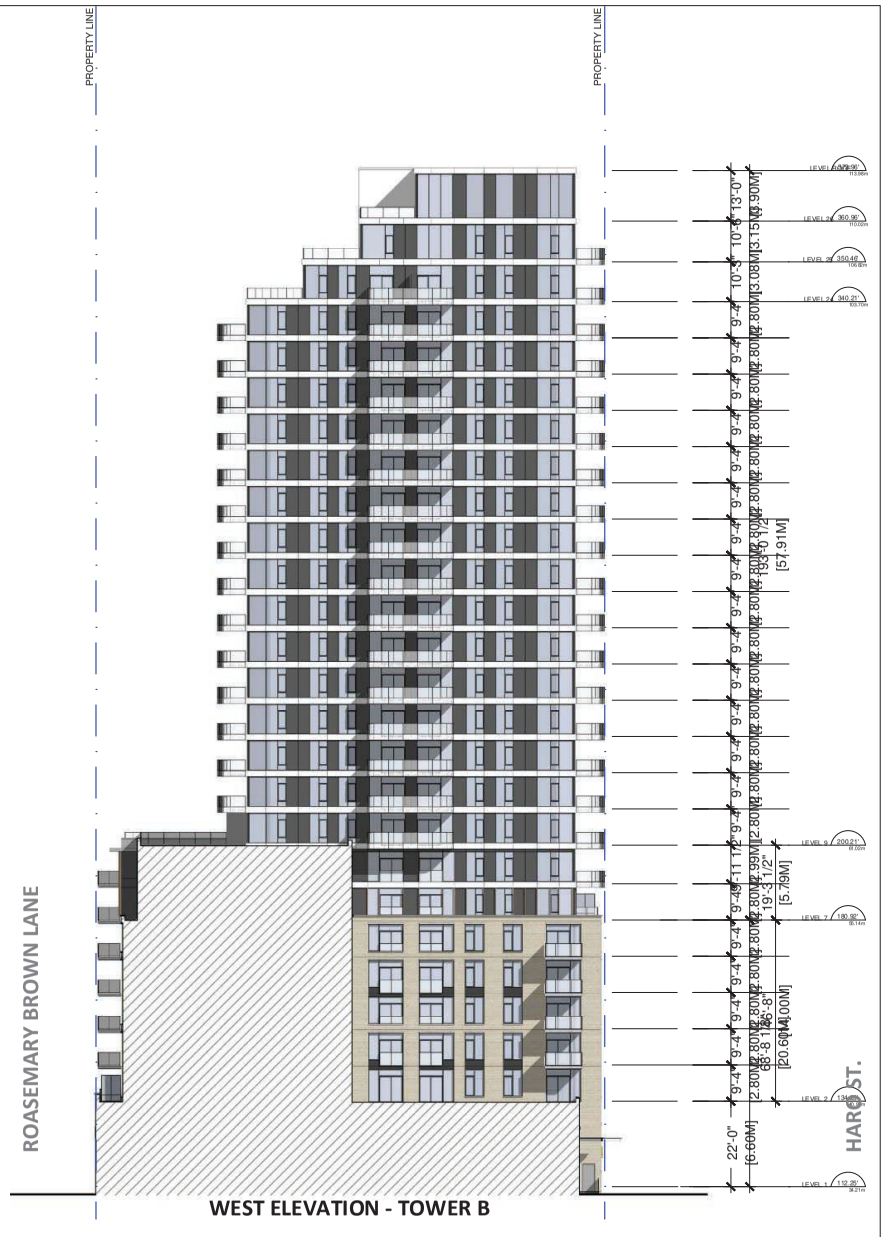
EAST & WEST ELEVATIONS

1/32" = 1'-0"

A 302



EAST ELEVATION - TOWER A



WEST ELEVATION - TOWER B

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

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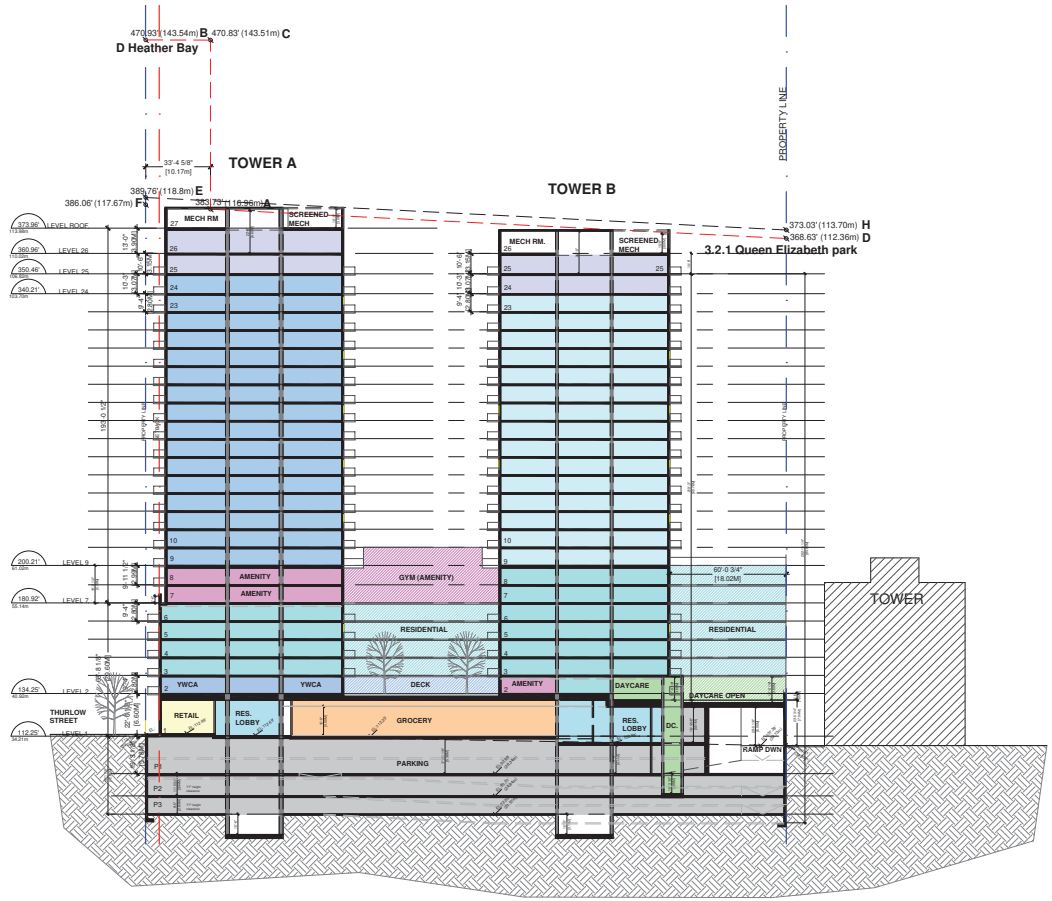
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EAST & WEST ELEVATIONS (INTERNAL)

1/32" = 1'-0"

A 303





32' 16' 0" 16' 32' 64' 96'

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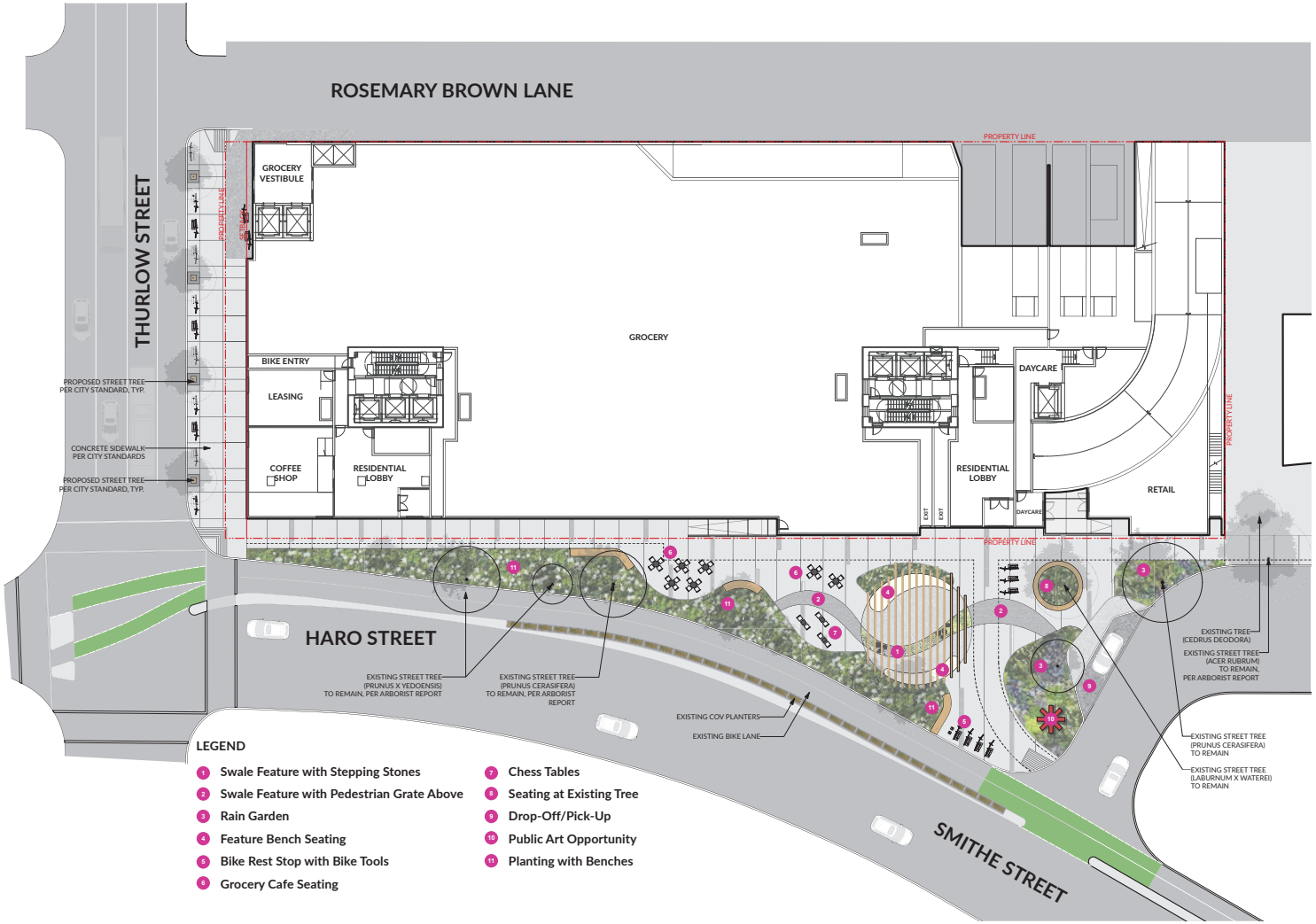
Project #
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SECTION A & B

1/64" = 1'-0"

A400



LEGEND

1. Swale Feature with Stepping Stones
2. Swale Feature with Pedestrian Grate Above
3. Rain Garden
4. Feature Bench Seating
5. Bike Rest Stop with Bike Tools
6. Grocery Cafe Seating
7. Chess Tables
8. Seating at Existing Tree
9. Drop-Off/Pick-Up
10. Public Art Opportunity
11. Planting with Benches

0 10 20 m

NOTE ON EXISTING AND PROPOSED TREES:

Ground Level: 13 trees are existing on site (one of which is unsurveyed). Of these trees, 6 are retained. The removed trees are in conflict with the building footprint or proposed plaza. Refer to the arborist for further detail on existing trees.
A total of 10 new trees are proposed in the ground level design; 6 on the south side of the site and 4 in the streetscape along Thurlow Street.
Level 2: 14 trees are proposed. As the design of this level is subject to tenant requirements and a childcare space, the layout and tree count shown is schematic.
Level 9: 20 trees are proposed.
Level 24: 2 trees are proposed.
Level 25: 7 trees are proposed.
Level 26: 2 trees are proposed.
Level 27: 1 tree is proposed.

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www.pwlpartnership.com

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
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PROJECT
1045 HARO STREET

ADDRESS
1045 HARO STREET,
VANCOUVER, BC

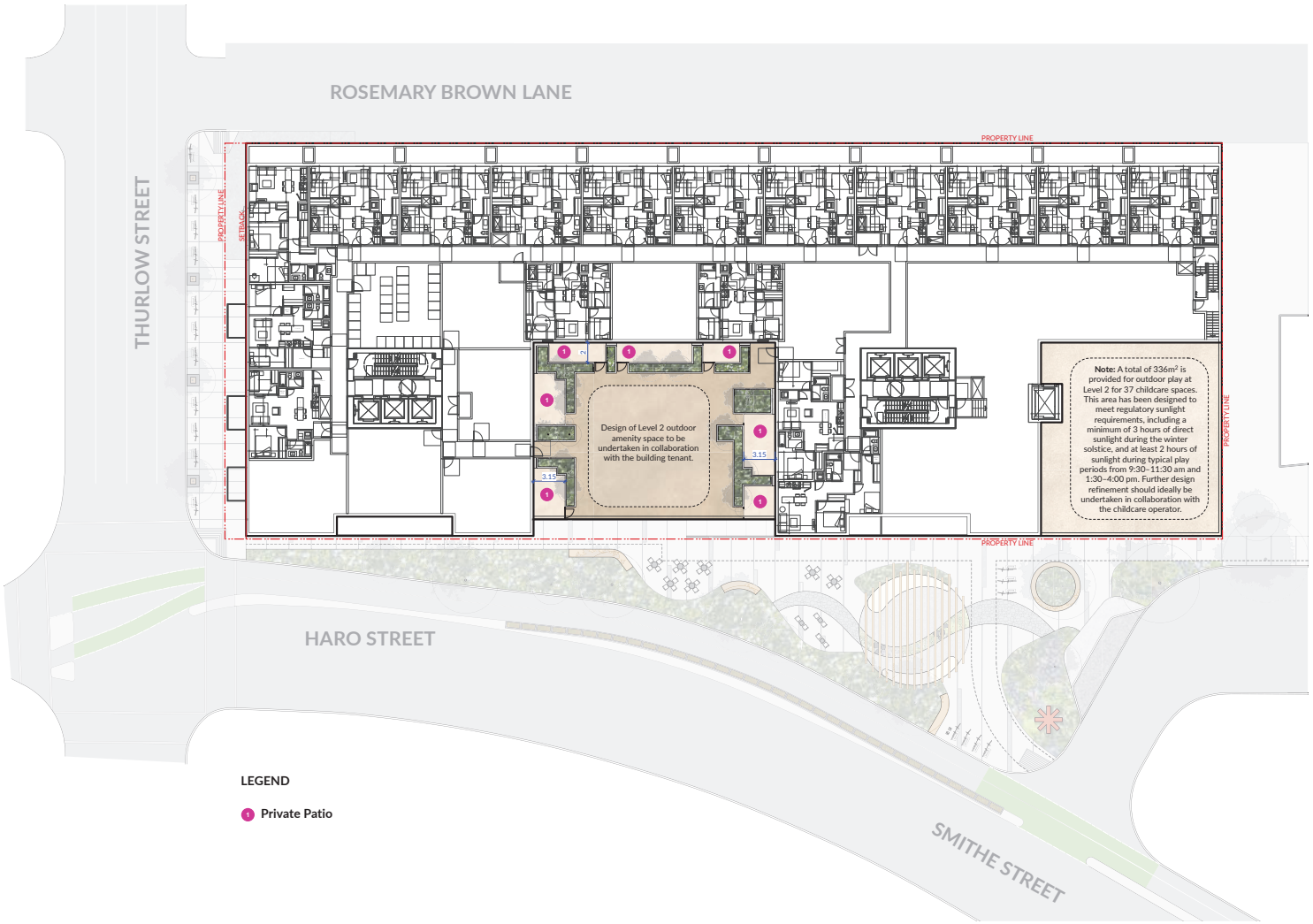
DRAWING TITLE
ILLUSTRATIVE LANDSCAPE PLAN L1

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NORTH
SCALE 1:200

PROJECT NO.	25013
DATE	2025-02-10
FILE NAME	25013 PLAN.vwx
PLOTTED	2025-07-28
DRAWN	TM/AG/LL
REVIEWED	ER/EML/GB

DRAWING
L1.01



LEGEND

1 **Private Patio**

NOTE ON EXISTING AND PROPOSED TREES:

Ground Level: 13 trees are existing on site (one of which is unsurveyed). Of these trees, 6 are retained. The removed trees are in conflict with the building footprint or proposed plaza. Refer to the arborist for further detail on existing trees.
A total of 10 new trees are proposed in the ground level design; 6 on the south side of the site and 4 in the streetscape along Thurlow Street.
Level 2: 14 trees are proposed. As the design of this level is subject to tenant requirements and a childcare space, the layout and tree count shown is schematic.
Level 9: 20 trees are proposed.
Level 24: 2 trees are proposed.
Level 25: 7 trees are proposed.
Level 26: 2 trees are proposed.
Level 27: 1 tree is proposed.

0 10 20 m

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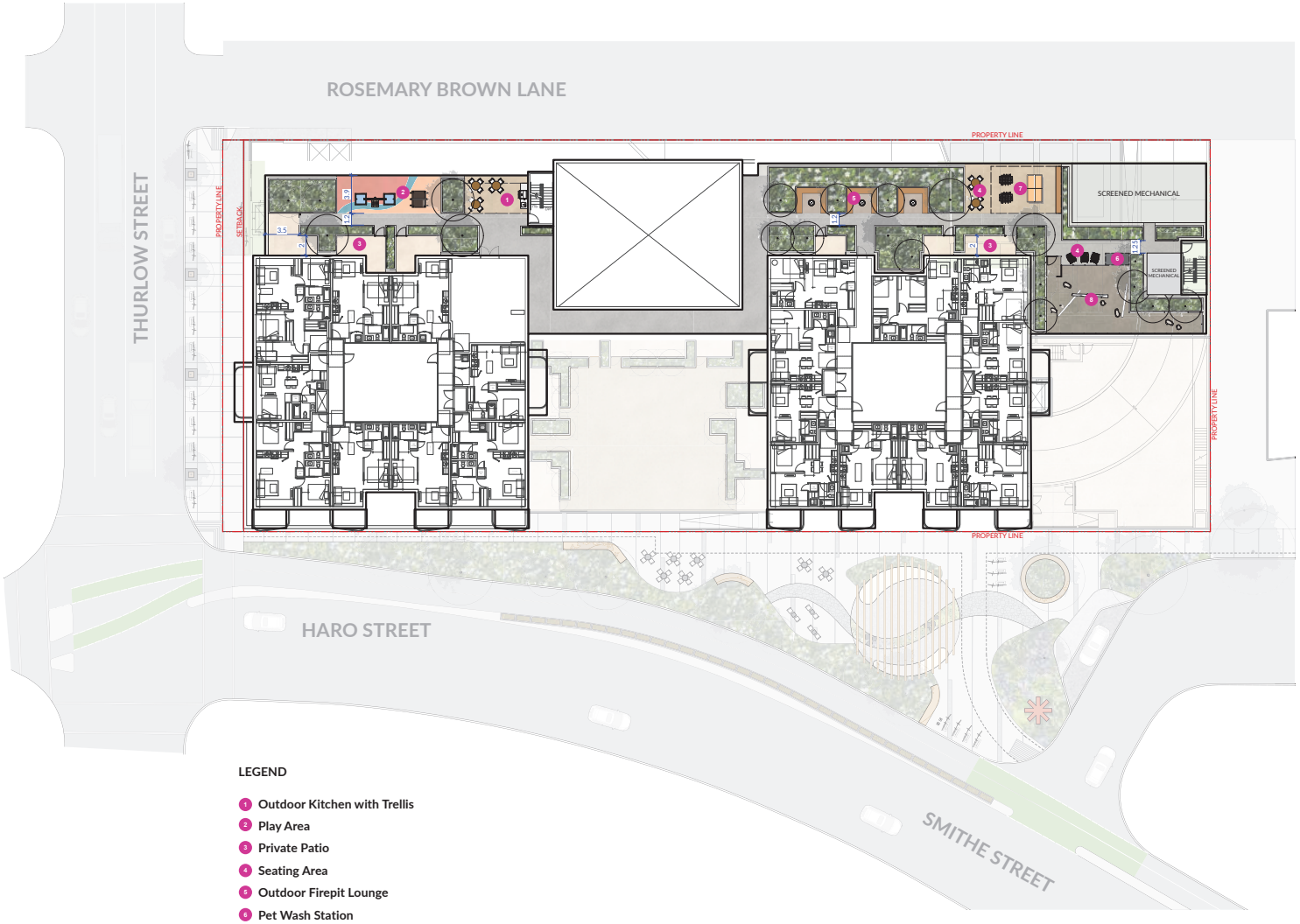
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ILLUSTRATIVE LANDSCAPE PLAN L2

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NORTH
SCALE 1:200

PROJECT NO.	25013
DATE	2025-02-10
FILE NAME	25013 PLAN.vwx
PLOTTED	2025-07-28
DRAWN	TM/AG/LL
REVIEWED	ER/EML/GB

DRAWING
L1.02



LEGEND

1. Outdoor Kitchen with Trellis
2. Play Area
3. Private Patio
4. Seating Area
5. Outdoor Firepit Lounge
6. Pet Wash Station
7. Covered Games Area
8. Off-leash Pet Area

0 10 20 m

NOTE ON EXISTING AND PROPOSED TREES:

Ground Level: 13 trees are existing on site (one of which is unsurveyed). Of these trees, 6 are retained. The removed trees are in conflict with the building footprint or proposed plaza. Refer to the arborist for further detail on existing trees.
A total of 10 new trees are proposed in the ground level design; 6 on the south side of the site and 4 in the streetscape along Thurlow Street.
Level 2: 14 trees are proposed. As the design of this level is subject to tenant requirements and a childcare space, the layout and tree count shown is schematic.
Level 9: 20 trees are proposed.
Level 24: 2 trees are proposed.
Level 25: 7 trees are proposed.
Level 26: 2 trees are proposed.
Level 27: 1 tree is proposed.

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ILLUSTRATIVE LANDSCAPE PLAN L9

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NORTH
SCALE 1:200

PROJECT NO.	25013
DATE	2025-02-10
FILE NAME	25013 PLAN.vwx
PLOTTED	2025-07-28
DRAWN	TM/AG/LL
REVIEWED	ER/EML/GB

DRAWING
L1.03