

MCM

Musson
Cattell
Mackey
Partnership

CHARD

1045 HARO STREET

REZONING BOOKLET

PROJECT TEAM

Developer

Chard Development Ltd
1400 - 510 Burrard Steet
Vancouver, British Columbia
Canada V6C 3A8
604-682-6046

Chard Development Ltd. was founded in 1994 and proudly serves the Metro Vancouver and Greater Vancouver regions. Chard is a comprehensive real estate provider that provides development and asset management services and utilizes industry-leading general contractors for construction services. To date, Chard has completed 17 projects delivering over 1,600 homes and 200,000 sq. ft. of commercial space. At present, Chard has 3,000 rental homes, 2 hotels and 200,000 sqft of commercial under development. Chard's portfolio of real estate projects includes residential condo, purpose-built rental, commercial strata, commercial for-lease and hotel.

Architect

Musson Cattell Mackey Partnership
1066 West Hastings Street, Suite 1900
Vancouver, British Columbia
Canada V6X 3X1
604-687-2990

Founded in 1965, MCM Partnership is one of British Columbia's most established architecture practices with an extensive portfolio ranging from mixed-use transit oriented, multi-family residential, and mixed use office projects. MCM is proud of its role in shaping the built form of the City of Vancouver and continues to be an active participant in this space.

MCM values the strong relationship with City of Vancouver Staff, building on many successful projects in the past. We value the collaborative approach to projects between ourselves and City Staff and look forward to continuing this relationship.

Structural Engineer

Glotman Simpson
1661 West 5th Avenue
Vancouver, British Columbia
Canada V6J 1N5
604-734-8822

Landscape

PWL
1201 West Pender Street
Vancouver, British Columbia
Canada V6E 2V2
604-688-6111

Electrical

AES Engineering
950 One Bentall Center
Vancouver, British Columbia
Canada V7X 1M4
778-833-0908

Mechanical

AME Consulting
200 - 638 Smithe Street
Vancouver, British Columbia
Canada V6B 1E3
604-684-5995

Transportation

Bunt & Associates
1550-1050 West Pender Street
Vancouver, British Columbia
Canada V6E 3S7
604-685-6427

Civil

Aplin & Martin
181 - 1177 West Hastings Street
Vancouver, British Columbia
Canada V6E 2K3
604-218-2870

Environmental

PGL Environmental
1500 - 1185 West Georgia Street
Vancouver, British Columbia
Canada V6E 4E6
604-895-7640

LEED / Sustainability

Recollective Consulting
210 - 128 West Hastings Street
Vancouver, British Columbia
Canada V6B 1G8
604-669-4940

Arbourist

Diamond Head
3559 Commercial Street
Vancouver, British Columbia
Canada V5N 4E8
604-363-2053

EXECUTIVE SUMMARY

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1045 Haro aims to transform the site into a vibrant, inclusive, and sustainable community hub. By providing a diverse range of housing options, enhancing public amenities, and respecting the existing urban fabric, the development aligns with the City of Vancouver's goals for the West End and contributes positively to the city's growth and livability.

This application seeks to rezone the properties at 1045 Haro Street and 842 Thurlow Street from DD (Downtown District) to CD-1 (Comprehensive Development) to facilitate the development of a mixed-use, purpose-built rental community. This project aims to deliver 542 secured rental homes, including 22 at varying levels of affordability operated by the YWCA, alongside a 24,292 sq. ft. grocery store, 1,925 sq. ft. of retail space, a 5,856 sq. ft. below market childcare facility operated by the YWCA, and 25,000 sq. ft. of resident amenities. The development is designed to align with the objectives of the West End Community Plan, enhancing housing diversity, supporting family living, and activating the public realm.

The site at 1045 Haro Street and 842 Thurlow Street in Vancouver's West End is currently underutilized, featuring a 7-storey apartment building with 160 units and a 3-storey commercial building encompassing approximately 16,373 square feet of retail and office space. Strategically located within a six-minute walk of two SkyTrain stations and multiple bus lines, the site offers exceptional transit accessibility. Its proximity to both the serene residential neighbourhoods of the West End and the bustling Central Business District enhances its potential for a high-density, mixed-use development. The addition of the retail and residential density maximises the site's potential and contributes to the vibrancy and livability of the neighbourhood.
The application has been thoughtfully developed to preserve key view corridors and reduce any visual impact on Robson Street.

Key Project Benefits

Housing Diversity and Affordability - 542 purpose-built rental units with 35% designed as family units and 22 units at varying levels of affordability provided in partnership with the YWCA.

Community Amenities – 37 space below market childcare facility operated by the YWCA, a large format grocery store and integrated coffee shop.

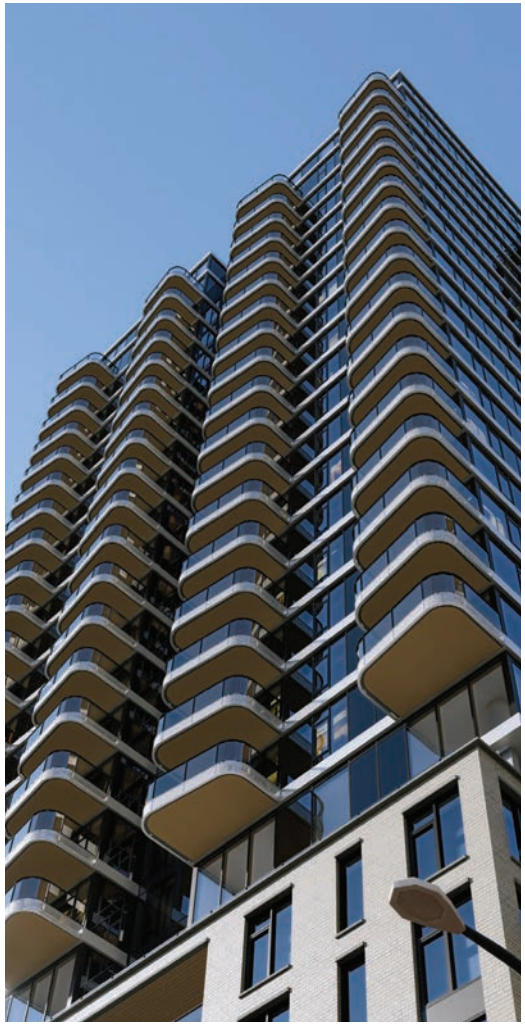
Transit-Oriented Development – Includes 14 car-share vehicles, a resident transit pass program, and Mobi shared bike memberships, all designed to enhance transportation options and improve affordability for residents.

Urban Design and Public Realm Enhancement – A generous south-facing plaza with community-focused retail and active frontages.

Amenity – 25,000 sqft of amenity space.

Tenant Relocation – Offering eligible residents the Right of First Refusal, ensuring tenants have the option to re-establish their tenancy and maintain continuity.

View Cone Compliance – The scheme fully conforms to the view cone policy ensuring no intrusion into protected view corridors.



PUBLIC BENEFITS

ADDRESSING THE HOUSING CRISIS



Significantly increases housing units from 160 existing units to **542 purpose-built rental homes**, 382 net new housings directly alleviating the shortage of local rental housing.

CITY CHARACTER



The project aligns with established **view cones** to preserve the city's character and ensure views of the North Shore Mountains remain visible from various vantage points.

MEETING DEMAND FOR RENTAL HOUSING



Responds to the **high demand for rental options** in a competitive market, making housing accessible to those priced out of homeownership.

MAXIMIZING LAND USE



Enhances the **use of urban land** by shifting from medium-density to a higher-density rental development, with additional 25,000 sq.ft of retail space facing a public plaza.

ECONOMIC VIABILITY AND DIVERSITY



Attracts a **diverse population mix**, enriching the community and supporting local businesses with a range of income levels. Construction will provide significant economic opportunity to support the local economy.

ACTIVE TRANSIT-ORIENTED DEVELOPMENT



Promotes **affordability, sustainable living** and reduces reliance on personal vehicles through inclusion of 14 car shares, innovative bicycle infrastructure, plus a three-year Compass Card program for residents.

PROMOTING AFFORDABLE HOUSING



The YWCA to provide 22 homes at varying levels of affordability, ranging from deeply affordable to below-market rents. Majority of these homes are dedicated for female-led single-parent households, exemplifying a commitment to social equity and community upliftment.

ENHANCING COMMUNITY SERVICES



A new **below market daycare** facility operated by YWCA will support the growing local community and help address the shortage of childcare spaces in the wider area.

BROADER COMMUNITY ASSET



The inclusion of a **grocery store** supports the broader community by enhancing access to everyday essentials, offering greater variety, and improving overall convenience and accessibility.

SITE DESCRIPTION

SITE DESCRIPTION

The site at 1045 Haro Street in Vancouver, BC, is zoned as part of the Downtown District (DD) under the City of Vancouver's Zoning and Development By-law. We understand that the site spans both Area E and Area G of the Downtown District. It's important to note that existing developments and associated densities may be considered legally non-conforming under the current by-law and are therefore permitted to remain as 'grandfathered' uses.

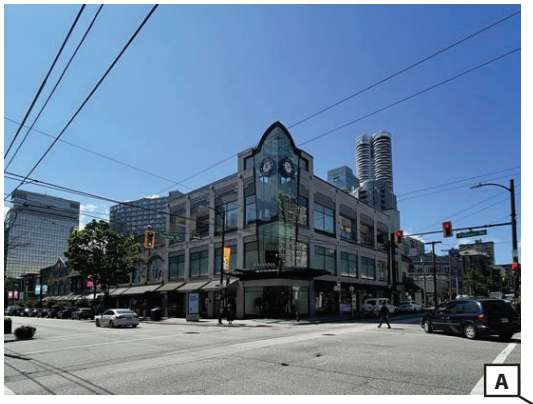
The site is situated in the West End neighbourhood, near the intersection of Haro and Thurlow Streets. It is currently occupied by a seven-storey residential building and a three-storey commercial building, with one level of underground parking.

It is poised for transformation, consistent with city planning goals for increased density, rental housing, and pedestrian-friendly streetscapes. Its proximity to Robson Street, transit, and major employment hubs makes it a prime redevelopment candidate within the West End and downtown Vancouver.

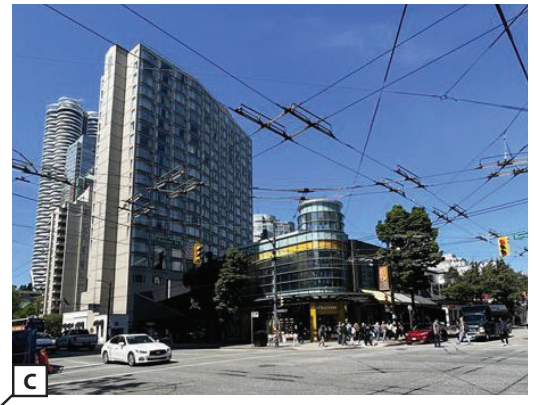


CONTEXT MAP

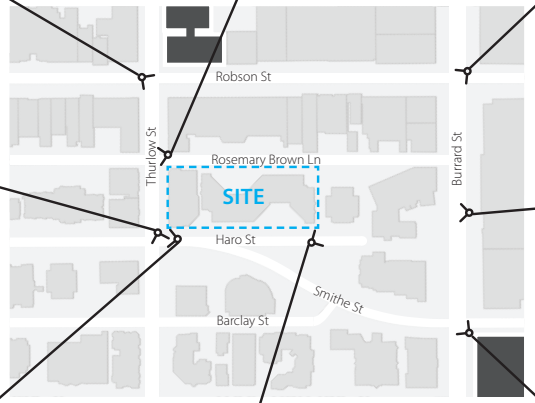

Georgia St.
Alberni St.
Robson St.
SITE
Haro St.
Barclay St.
Nelson St.
Jervis St.
Bute St.
Thurlow St.
Burrard St.
Hornby St.
Howe St.
Granville St.

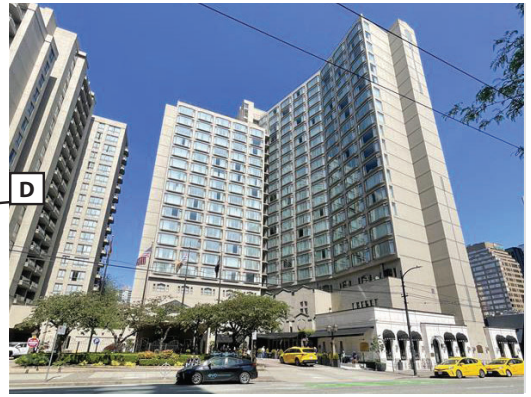

A


B


C

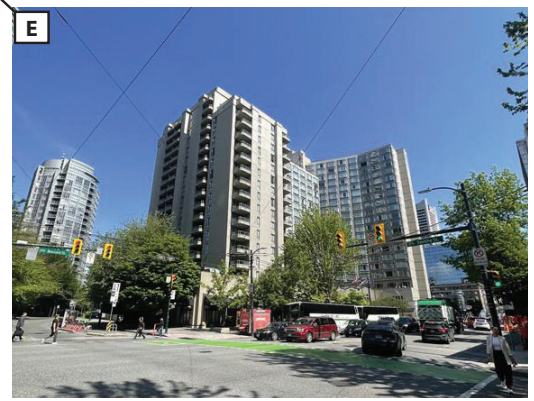

H


Robson St
Thurlow St
Rosemary Brown Ln
SITE
Burrard St
Haro St
Smithe St
Barclay St


D


G


F

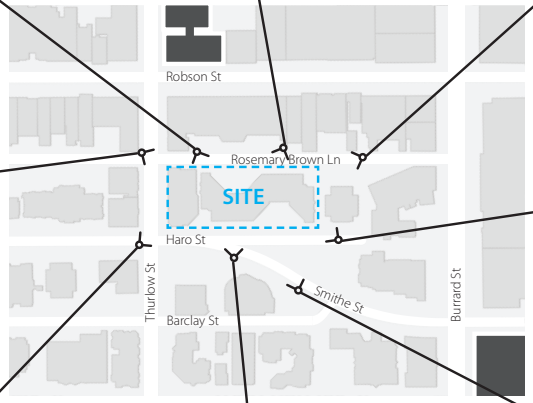

E


A


B


C


H


Robson St
Rosemary Brown Ln
SITE
Haro St
Thurlow St
Barclay St
Smithe St
Burrard St

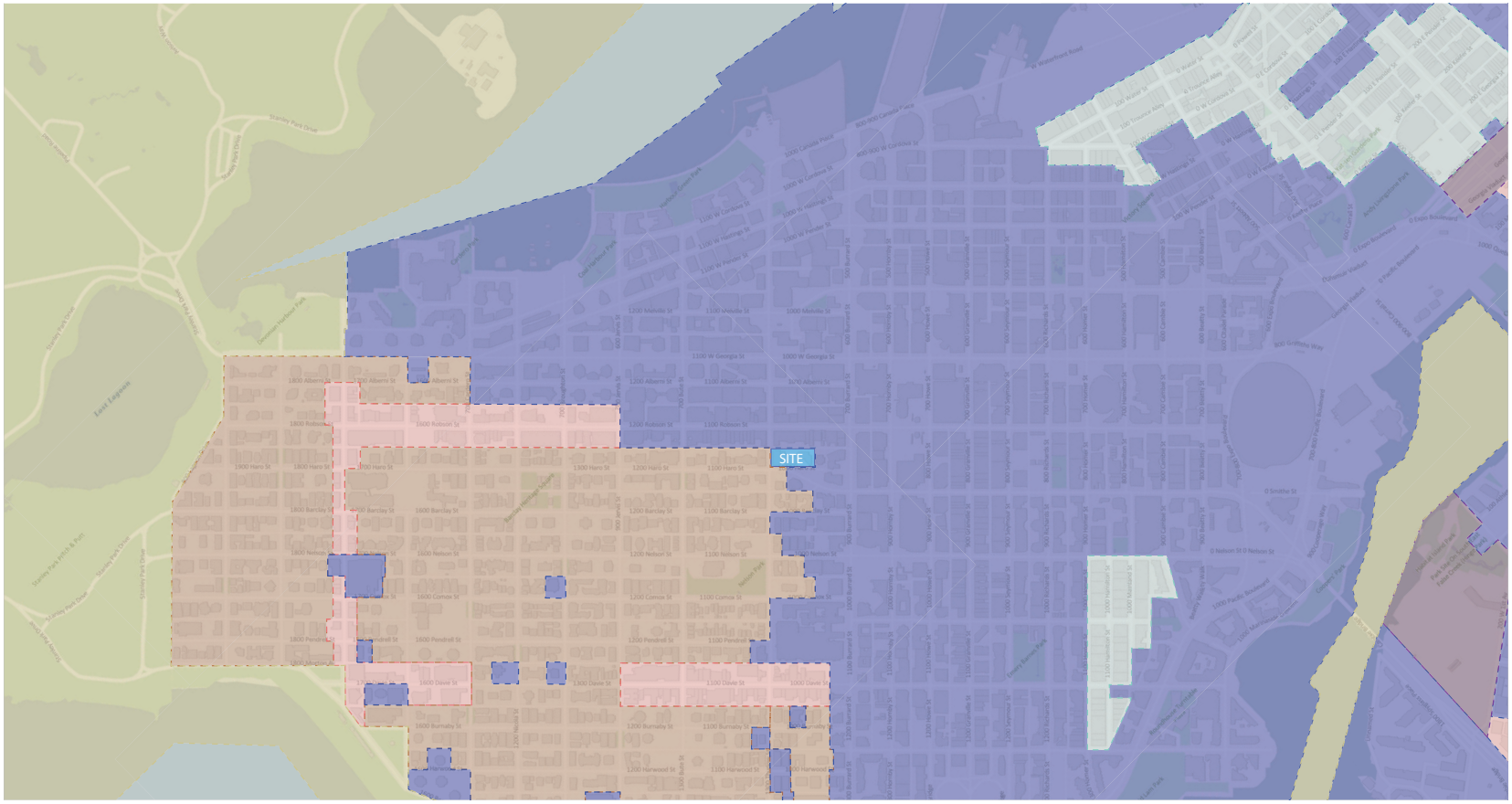

D


G


F


E

REZONING CONTEXT



Zoning

- Comprehensive Development
- Commercial
- Residential
- Residential Inclusive
- Historical Area
- Industrial

CONTEXT BUILDINGS



Living Shangrila



Lord Roberts Annex Elementary



CONTEXT BUILDINGS



Central Plaza



The Manhattan



Fairmont Hotel



The Butterfly



745 Thurlow



Electric Avenue

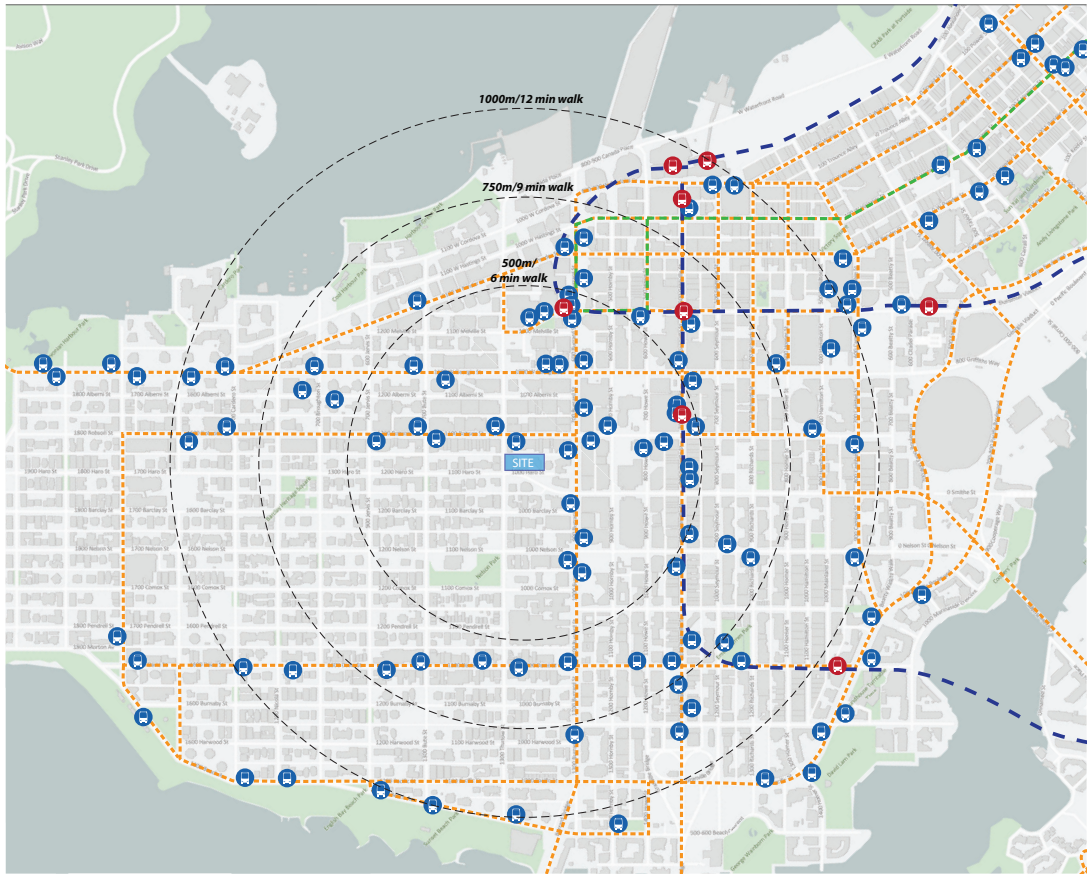
PUBLIC TRANSIT

Transit

#19,240,241,246,247,250,253,254,257 (East-West along West Georgia Street)
#4,5,7,17,19,22,44 (East-West along West Pender Street)
#4,7,10,14,16,17,50 (North-South along Burrard Street)
#23 (North-South along Blanca Street)
#23 (Pacific Street)
#5 (Robson and Denman Street)
#6 (Davie Street)
R5 (West Hastings Street)

Skytrain

Expo Line
Canada Line
West Coast Express



Legend

Project Site | Bus Shelter | Sky Train Station | Bus Route | R5 Bus Route | Skytrain Line

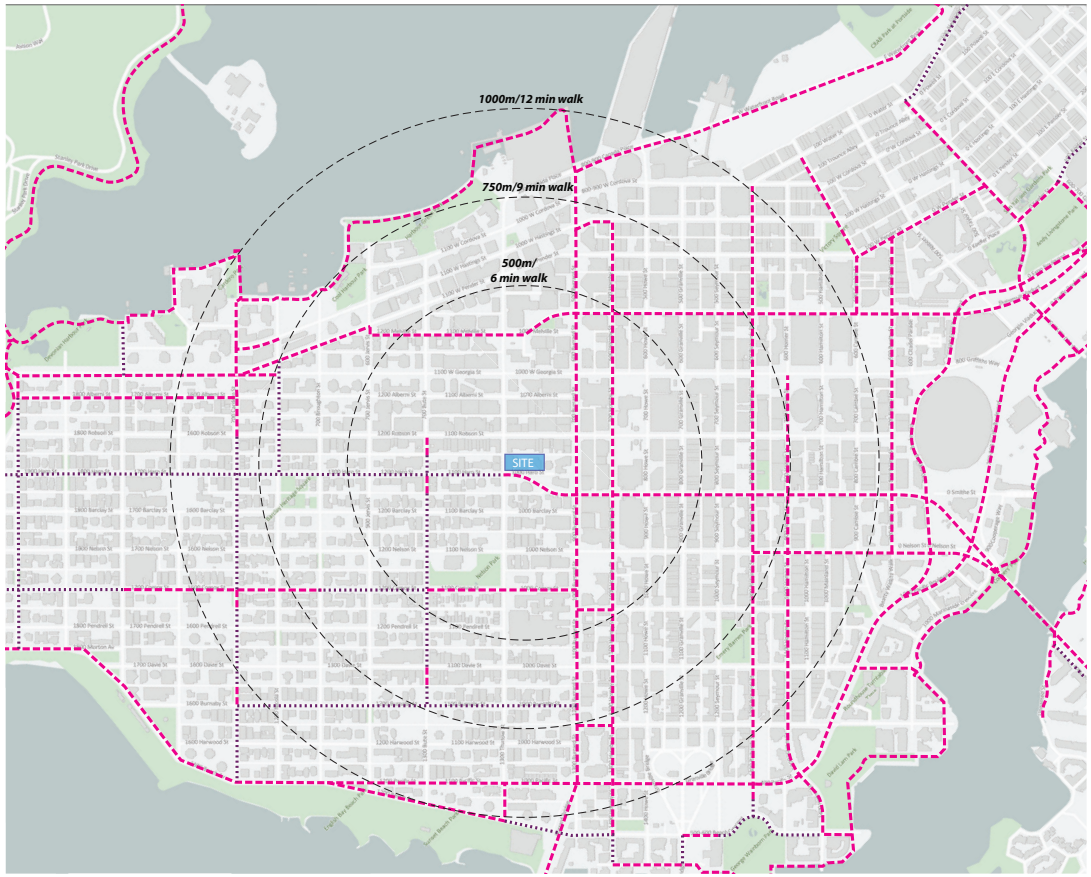
BIKE PATHS

Bike Lanes

Hornby Bikeway
Richards Bikeway
Burrard Bikeway
Homer Bikeway
Cambie Bikeway
Beatty Bikeway
Expo Bikeway
Pacific Bikeway
Seaside Bikeway
Dunsmir Bikeway
Pacific Bikeway
Alberni Bikeway
Georgia Bikeway
Hastings Bikeway
Comox-Helmcken Bikeway
Carell Bikeway

Local Bike Lanes

Haro Bikeway
Bute Bikeway
Comox-Helmcken Bikeway
Burnaby Bikeway
Nicola Bikeway
Cardero Bikeway
Chilco Bikeway
Seaside Bikeway
Beach Bikeway
Alexander Bikeway



Legend

Project Site
Bike Lanes
Local Bike Lanes

AMENITIES AND GREEN SPACE

Parks

1. Nelson Park
2. Art Phillips Park
3. Barclay Heritage Square
4. Coal Harbour Park
5. Harbour Green Park
6. Portal Park
7. Rainbow Park
8. Emery Barnes Park
9. Cathedral Square
10. Yaletown Park
11. Cardero Park
12. Victory Square
13. Helmcken Park
14. May & Lorne Brown Park
15. Sunset Beach Park
16. English Bay Beach Park
17. Marina Square

Community Centres

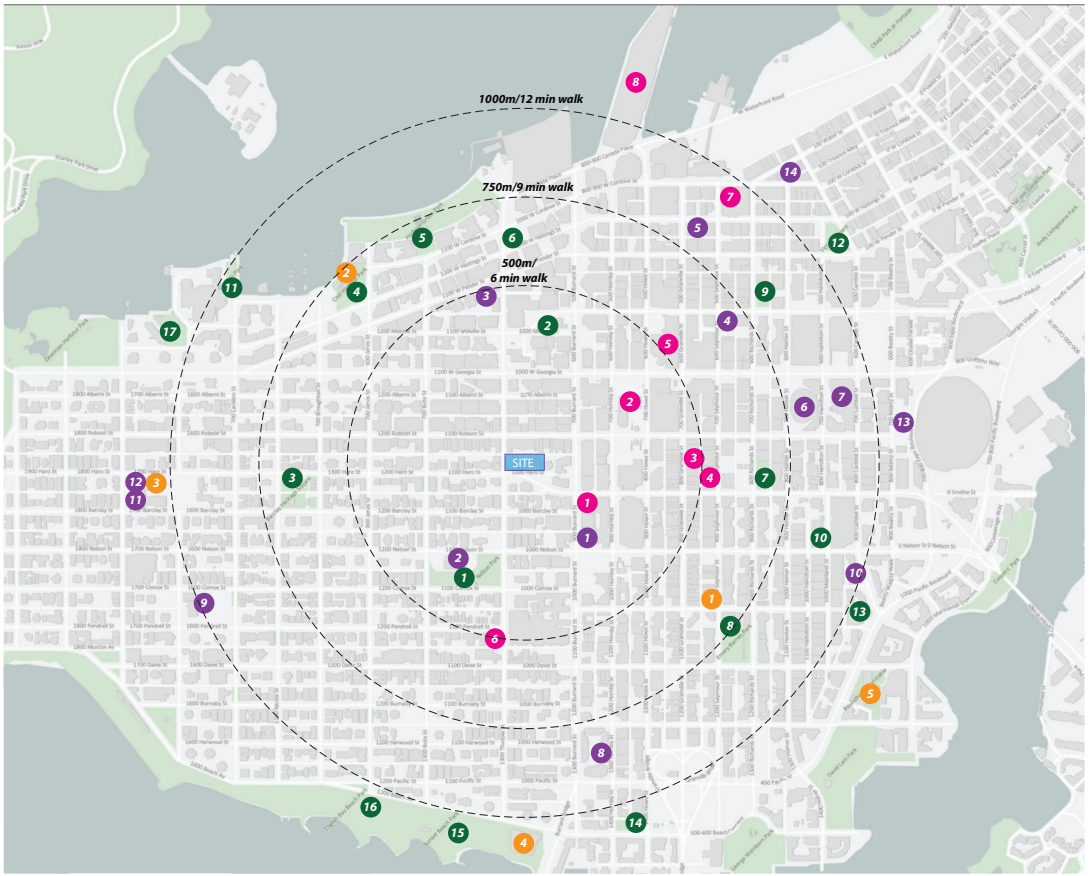
1. Gathering Place
2. Coal Harbour
3. West End
4. Vancouver Aquatic Centre
5. Roundhouse

Schools + Libraries

1. Pattison School
2. Lord Roberts Annex
3. Maple Leaf School - KPU
4. Columbia Academy
5. Alexander Academy
6. Central Library
7. Lowell High School
8. Anchor Point Montessori
9. Claren Academy
10. Lord Roberts Elementary
11. King George Secondary
12. Joe Fortes Library
13. The Westside School
14. Sino Bright School BC

Arts + Recreation

1. Scotiabank Theatre Vancouver
2. Vancouver Art Gallery
3. Commodore Lanes Bowling
4. Orpheum
5. CF Pacific Centre
6. Robert Lee YMCA
7. Vancouver Lookout
8. Flyover

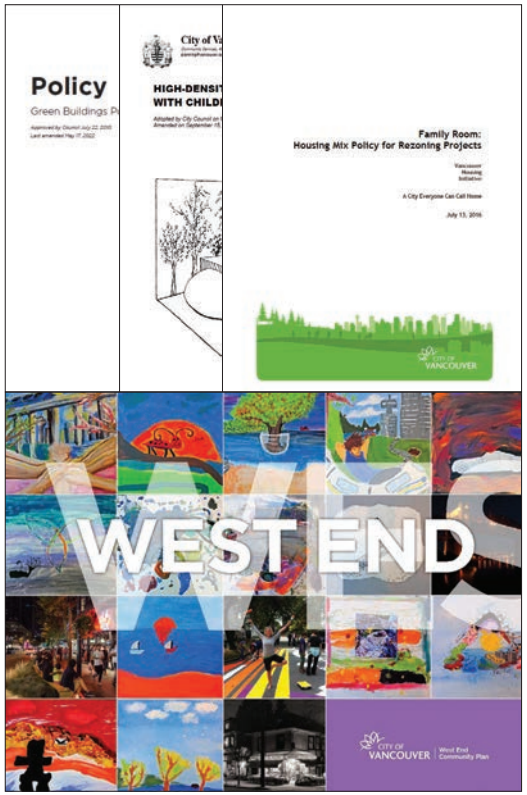


Legend

Project Site | Parks | Schools/Libraries | Community Centres | Arts /Recreation

POLICY CONTEXT

POLICY



OTHER POLICIES AND GUIDELINES

Downtown Official Development Plan (1975, last amended 2017)
West End Community Plan (2013, last amended 2020)
Rezoning Policy for the West End (2013, last amended 2017)
West End – Tower Form, siting and setbacks administrative Bulletin (2017, last amended 2020)
View Protection Guidelines (1989, last amended 2011)
Higher Buildings Policy (1997, last amended 2018)

Response to the West End Community Plan

The proposed redevelopment at 1045 Haro Street exemplifies a thoughtful integration with the objectives outlined in the West End Community Plan, particularly within the Burrard Corridor. By introducing 542 secured rental units, including 35% designated as family-oriented (comprising 53 three-bedroom and 137 two-bedroom units), the project addresses the community's need for diverse and inclusive housing options. Furthermore, the collaboration with the YWCA to provide 22 affordable homes, majority of which are dedicated for female-led single-parent households, underscores a commitment to social equity and aligns with the Plan's emphasis on affordable housing initiatives.

The development's design fosters community engagement and accessibility. The inclusion of a 24,000-square-foot grocery store, 1,925 square feet of retail space, and a 5,850-square-foot daycare facility with an additional 3,600 square feet of outdoor play area contributes to a vibrant, pedestrian-friendly streetscape. The proposed south-facing public plaza at Haro and Thurlow Streets offers a communal space that enhances the public realm, encouraging social interaction and community activities. These features resonate with the Plan's vision of creating lively, inclusive public spaces that serve the diverse needs of West End residents.

Architecturally, the project respects the existing urban fabric while introducing modern elements. The six-story brick-clad podium harmonizes with neighboring structures, such as the Le Guernesey apartments, maintaining a consistent street-level aesthetic. The two residential towers, characterized by alternating white metal panels and dark window mullions, incorporate setbacks on the upper floors to reduce visual mass and preserve sightlines, adhering to the city's View Protection Guidelines. The integration of a glass-enclosed, timber-structured basketball court between the towers not only provides recreational opportunities but also serves as a distinctive architectural feature visible from key vantage points, reinforcing the development's role as a community landmark.

In summary, the 1045 Haro Street proposal aligns with the West End Community Plan by delivering a mix of affordable and family-oriented housing, enhancing public amenities, and contributing to the neighbourhood's architectural character. The project's emphasis on inclusivity, accessibility, and community engagement positions it as a valuable addition.

POLICY

Response to the West End – Tower Form, Siting, and Setbacks Administrative Bulletin

The proposed development at 1045 Haro Street demonstrates alignment with the West End – Tower Form, Siting, and Setbacks Administrative Bulletin through thoughtful consideration of tower form, siting, setbacks, and public realm integration.

Tower Form and Massing

The design features two slender residential towers atop a six-story brick podium, adhering to the bulletin's guidance for point towers over slab forms. The towers' upper floors progressively step back, reducing visual mass and contributing to a dynamic skyline. This approach aligns with the bulletin's emphasis on shaping towers to read as point towers rather than slab towers .

Siting and Setbacks

The building is constructed to the setback lines, establishing strong street walls that define the public realm. This strategy supports the bulletin's objective of creating a continuous street wall to enhance the pedestrian experience .

Shadowing and View Cones

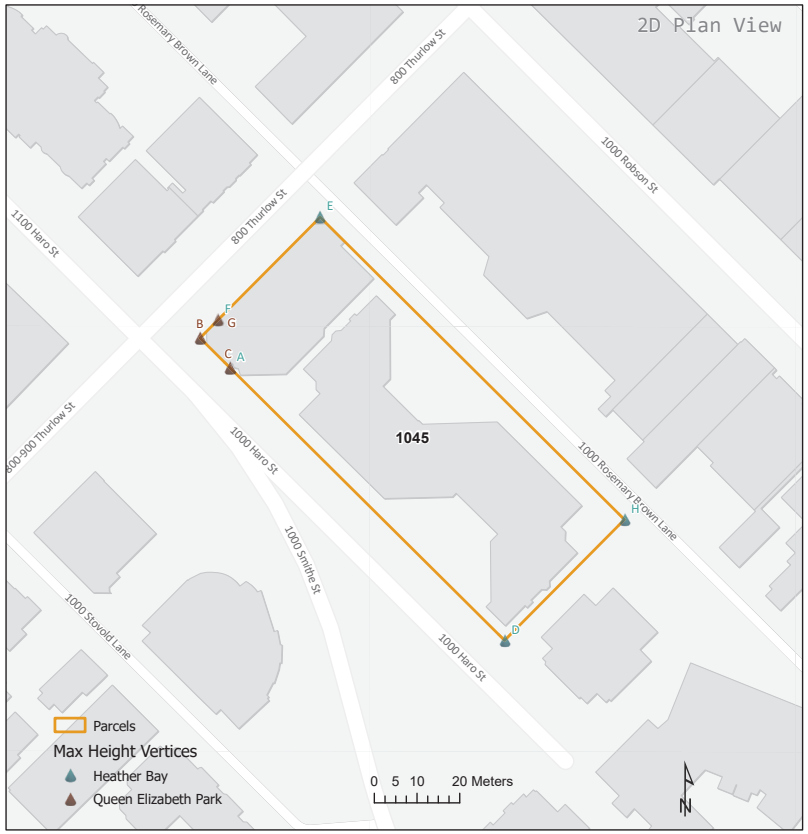
The project conforms to both View Cone D – Heather Bay and 3.2 – Queen Elizabeth Park, ensuring that significant public views are preserved. Shadow studies indicate that the building's massing affects the sidewalk on the north side of the 1000 block of Robson Street for a limited period around the equinoxes, with complete shadow coverage lasting only 47 minutes on the equinox days. This minimal impact aligns with the bulletin's requirement to minimize shadowing on parks, public open spaces, and the West End "Villages".

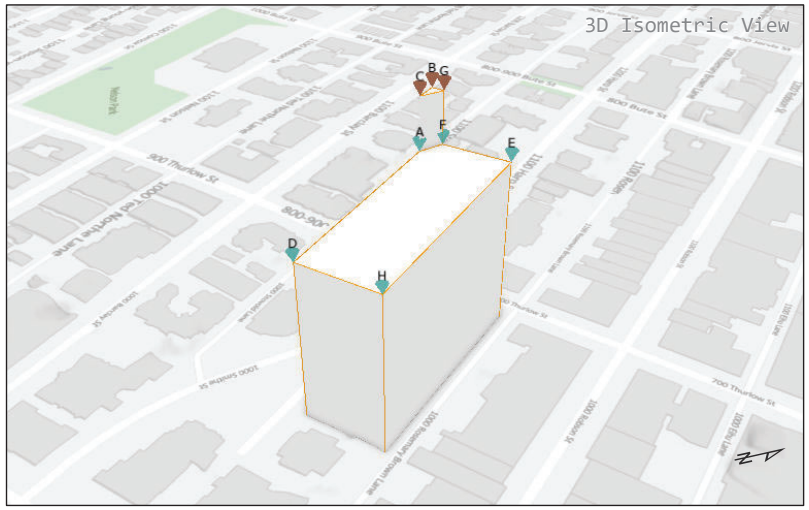
Public Realm and Amenities

The development includes a south-facing public plaza at the corner of Haro and Thurlow Streets, activated by retail spaces, a grocery store, and residential lobbies. The inclusion of a 5,850 sq.ft. indoor below market daycare with a 3,600 sq.ft. outdoor play area further animates the plaza, fostering community interaction. These features contribute to a vibrant public realm, consistent with the bulletin's emphasis on enhancing the pedestrian experience.

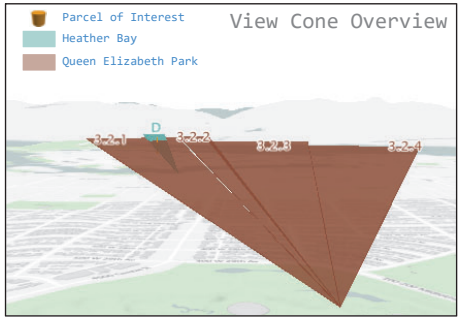
In summary, the 1045 Haro Street project thoughtfully addresses the key considerations outlined in the West End – Tower Form, Siting, and Setbacks Administrative Bulletin, contributing positively to the urban fabric of the West End neighbourhood.

VIEW CONES





label	Geodetic Height (m)	Height from grade (m)	View	Lat	Long
A	116.96	82.61	D	49.28384	-123.125587
B	143.54	109.19	3.2.1	49.283901	-123.125687
C	143.51	109.15	3.2.1	49.28384	-123.125587
D	112.36	79.78	D	49.283264	-123.124702
E	118.8	84.61	D	49.284157	-123.125298
F	117.67	83.27	D	49.283939	-123.125626
G	143.56	109.16	3.2.1	49.283939	-123.125626
H	113.7	80.9	D	49.28352	-123.124313



CITY OF VANCOUVER | Planning, Urban Design and Sustainability

BASIC VIEW CONE BUILDING HEIGHT LIMITS

1045 Haro St

The attached View Cone Illustration indicates the approximate height of the most restrictive View Cone(s) above your site.
Only the geodetic heights listed above should be considered definitive. *As building grades can change, the heights from grade listed above are estimated.
All parts of the development must be located below this height, including mechanical and other rooftop appurtenances.
The heights noted on the attached illustration supersede any previous advice supplied for this site.

Site IDs: **11519853**

View cones limiting the site:
3.2 - Queen Elizabeth Park
D - Heather Bay

Requested by: **Kevin Spans (COV)** | Prepared by: **GAR02** | Date: **Monday, October 21, 2024** | Page No: **1 of 1**

DESIGNING TO THE VIEW CONES

The proposed development at 1045 Haro Street complies with the City of Vancouver's View Protection Guidelines by fully conforming to View Cone D – Heather Bay and View Cone 3.2.1 – Queen Elizabeth Park. The building's height and massing have been carefully shaped to preserve these key public views, ensuring no intrusion into the protected view corridors.



View Cone D – Heather Bay



View Cone D – Heather Bay



View Cone 3.2.1 – Queen Elizabeth Park



View Cone 3.2.1 – Queen Elizabeth Park

ROBSON STREET SHADOW STUDY

Shadowing on Robson Street, north sidewalk

The project conforms to both View Cone D – Heather Bay and 3.2 – Queen Elizabeth Park.

Starting with this upper limit in height the buildings massing steps down to the north at an angle that yields the best results for sun access to the north side of 1000 block Robson St. while creating the most floor area for rental residential thereby balancing objectives.

Sun access / shadow is measured between the equinoxes March 20 to Sept 22 at the hours of 10am to 3pm.

The shadow from the buildings massing affects the sidewalk at the north side of the 1000 block of Robson St growing from August 23 to Sept 22 and then receding from March 20 to April 21 over approximately 30 days at each equinox. The shadow transitions from partial coverage to complete coverage over 3 to 4 days. The sidewalk is completely shadow free for 4 months, 2/3's of the 6 months of time it is measured.

At the equinox the percentage of the 630ft long sidewalk affected by the buildings massing is approximately 18% of the area which diminishes to zero within 30 days at each equinox.

At the equinoxes the shadow begins to affect the sidewalk at 2:13pm and covers the sidewalk at 2:23pm affecting the sidewalk for a total of 47 minutes till 3pm. In the preceding or following 30 days the shadow reduces by 1.5 minutes a day to no affect on the sidewalk.

Between the equinoxes there are 183 days. 10am to 3pm is 5 hours that sun access / shadow is measured yielding a total of 915 hours of potential sun access. Roughly the total time that there is potential shadow is 47minutes per day (it actually less taking into account the dynamic movement of the shadow) over 60 days (30 days at the start and end of the equinoxes) which is 2820 minutes or 47 hours. This represents less than 5% of total potential sun access to this portion of Robson St.

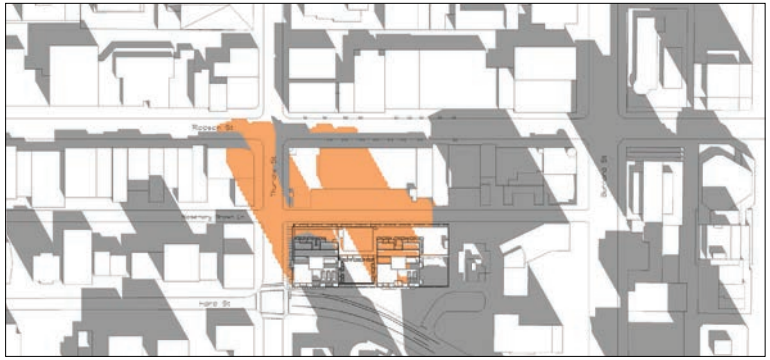
While there is slight impact of shadows it is minimal.

April 21st



3:25 PM

September 22nd

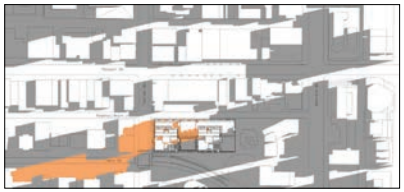


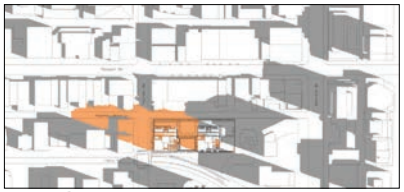
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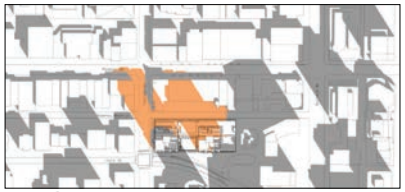
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SHADOW STUDY

Vernal Equinox (March 20th)


10:00 AM


12:00 PM

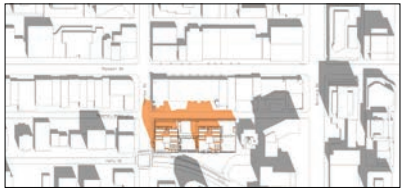

2:00 PM


4:00 PM

Summer Solstice (June 20th)

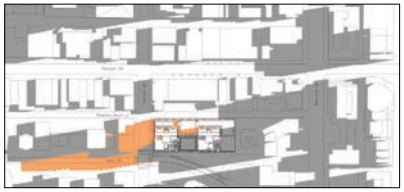

10:00 AM

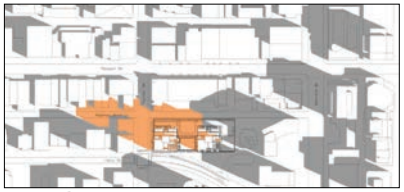

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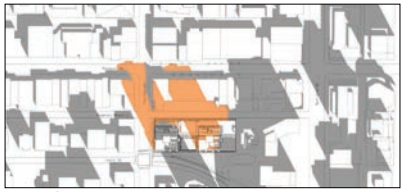

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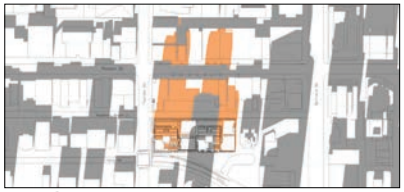

4:00 PM

Autumn Equinox (September 22nd)


10:00 AM


12:00 PM

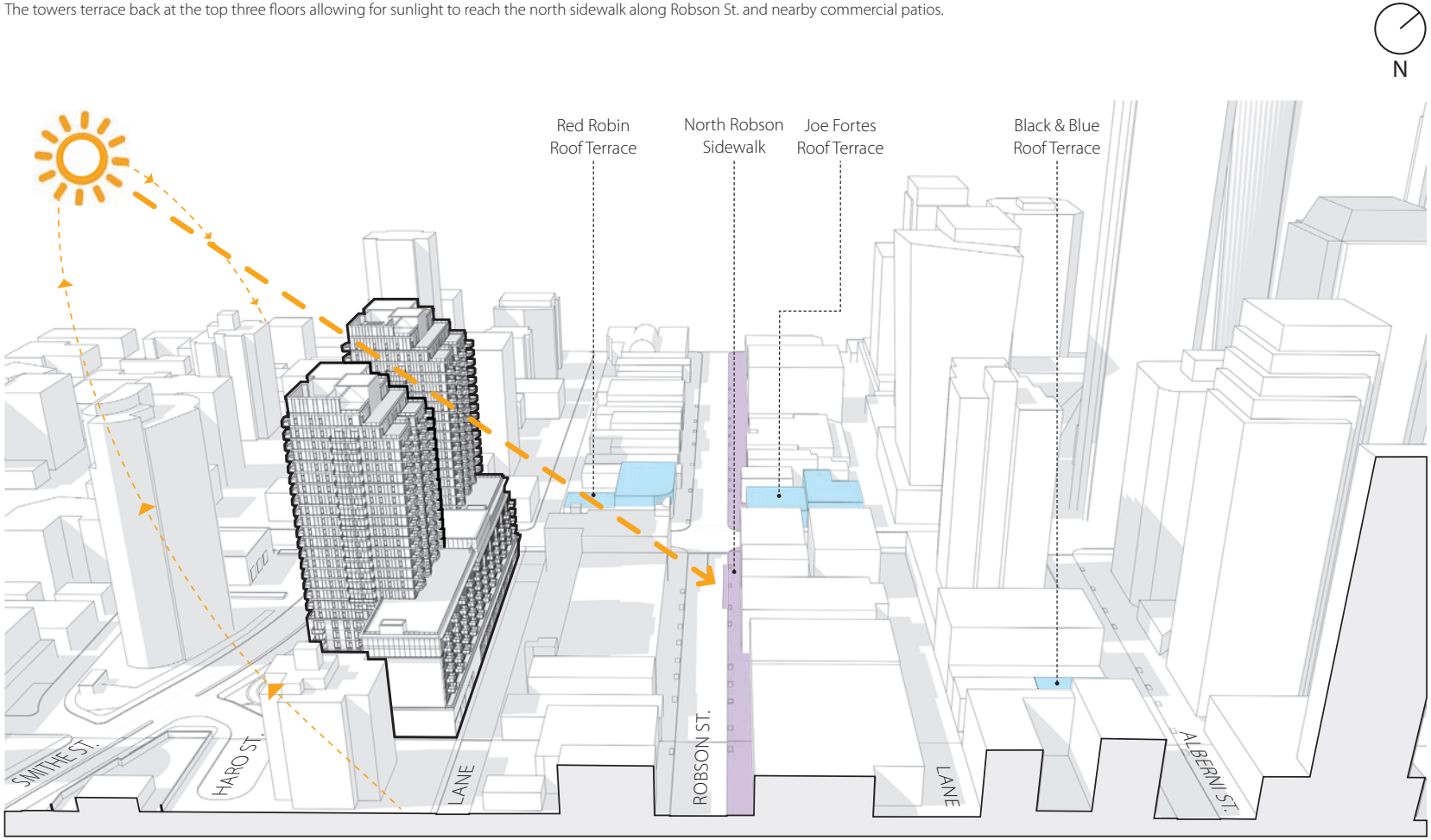

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4:00 PM



ROBSON STREET SUN PENETRATION

The towers terrace back at the top three floors allowing for sunlight to reach the north sidewalk along Robson St. and nearby commercial patios.



TENANT RELOCATION & PROTECTION POLICY

As part of the Tenant Relocation and Protection Policy (TRPP) plan for Haro, Chard has engaged Sommerville Community Relations, an experienced Tenant Relocation consultant, to advise on policy best practices, ensure Chard is meeting all TRPP requirements, and to provide consistent and clear communication to tenants throughout the rezoning process.

As 100% purpose built rental the net increase in rental homes is 382 and all eligible tenants will be offered the right of first refusal ensuring tenants have the option to re-establish their tenancy in the redeveloped property at 20% below the market rate.

This intention to include more tenants than exclude supports Chard's approach of people-centred development, and responds to the TRPP goals of mitigating the impacts of displacement as a result of redevelopment, while delivering an increased number of new rental homes. Throughout the redevelopment and TRPP process, Chard is committed to providing open, transparent communication to tenants, on top of diligently meeting all TRPP requirements.



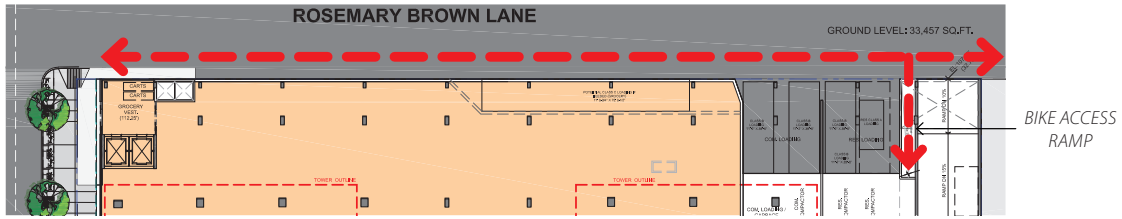
TRANSPORTATION DEMAND MANAGEMENT

A thoughtfully designed Transportation Demand Management (TDM) plan has been developed for 1045 Haro Street to promote sustainable mobility, reduce dependence on private vehicles, and create a more affordable place to live and work.

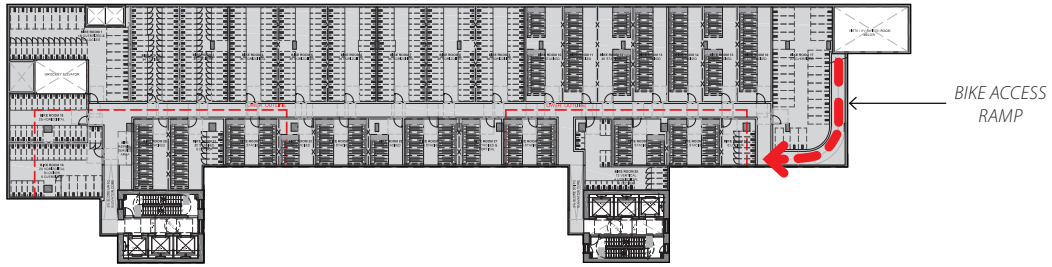
Key features of the plan include:

1. Easily accessible bike storage. all bikes are housed in a single location, conveniently served by elevators and a dedicated bike ramp. This thoughtful, consolidated design not only simplifies access but actively encourages cycling by making it a seamless and enjoyable experience. It's a unique approach that supports a more sustainable, active lifestyle and reflects our commitment to future-forward transportation choices.
2. 14 on-site residential car share vehicles and dedicated parking spaces, providing convenient access to shared transportation options.
3. Three-year membership, to Mobi, for all residents and retail staff, Vancouver's public bike share system. This significant undertaking makes cycling a practical and accessible daily option, anywhere in the City.
4. One-year public transportation pass for both residents and retail employees. This meaningful and consequential effort will not just encourage greater use of transit, but provide the residents and employees of the development access to the greater Vancouver area. The development is a 6 minute walk to two Skytrain stations on the Expo and Canadian lines, making this a convenient and easy-to-use strategy for mobility.

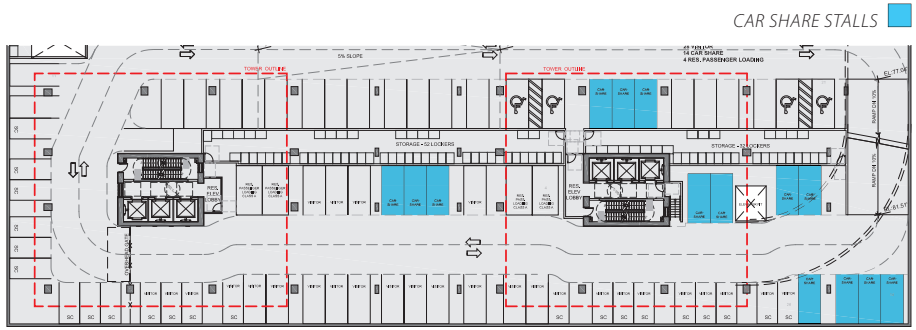
Together, these measures result in significant savings for the residents and supports a multimodal lifestyle that aligns with the broader city goals around climate action, livability, and reduced traffic congestion.



Level 1 - Bike access via Rosemary Brown Lane



Parking Mezzanine - Bike storage and access



Parking Level 2 - Car Share

PROPOSED DEVELOPMENT

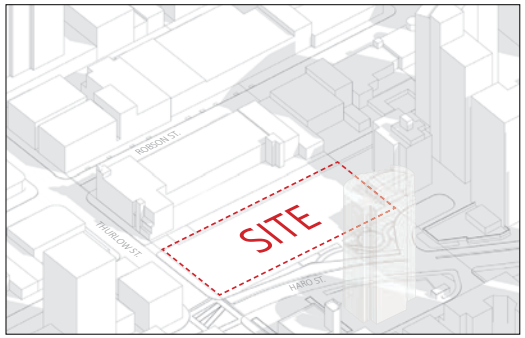
SITE DESIGN



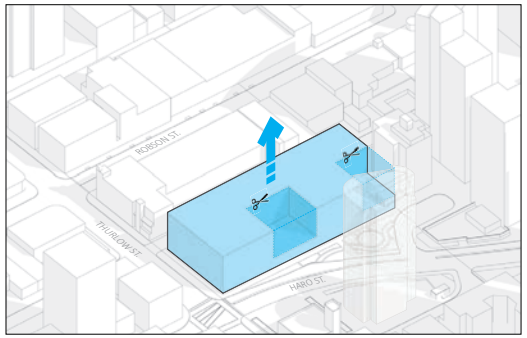
Legend

- Grocery
- Commercial units
- Residential lobbies
- Daycare
- Garbage and Recycling area
- Loading & Parking Access
- Pedestrian Access

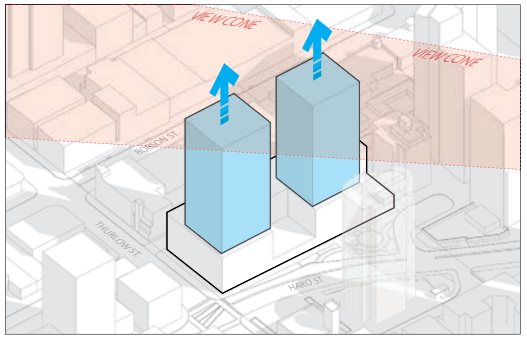
MASSING DIAGRAMS



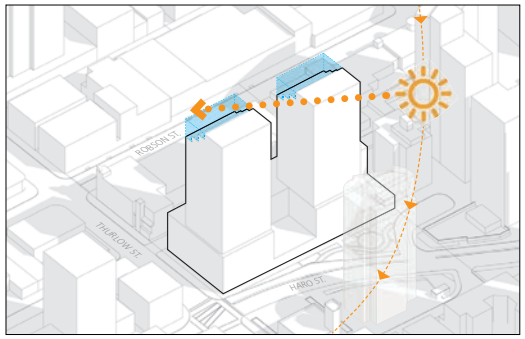
Site: The two existing buildings will be removed to make way for a single, cohesive, and well-connected development.



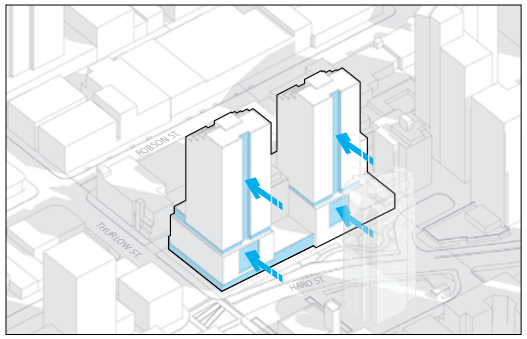
Podium: The 6 story brick podium responds to the to the context of the neighbourhood, echoing the materiality of the Le Guernesey apartments.



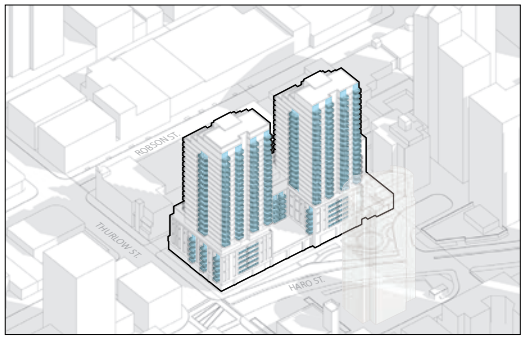
Building Extrusion: Two tower forms rise from the podium, positioned to the south to concentrate height and density along Haro Street, minimizing impact on Robson Street while staying below the view cone.



Sun / Shadow: The tops of the towers are sculpted to allows the sun to penetrate the north side of Robson St. The sculpting will create deck for residents with views to the north shore mountains and help break the massing form of the towers.



Building Carving: To break down the overall length of the project 5ft reveals are introduced to the massing to create more slender and articulated proportions.



Balconies: Angular balconies with rounded corners are integrated into the design to soften the tower massing and introduce a dynamic sense of movement to the façade.

FACADE ARTICULATION



A

Curved Balconies - The balconies soften the overall massing and help articulate the form of the tower.



B

Horizontal bands - Each floor is expressed by a white band of metal panel alternating with the dark mullions and charcoal spandrel panels of the window wall.



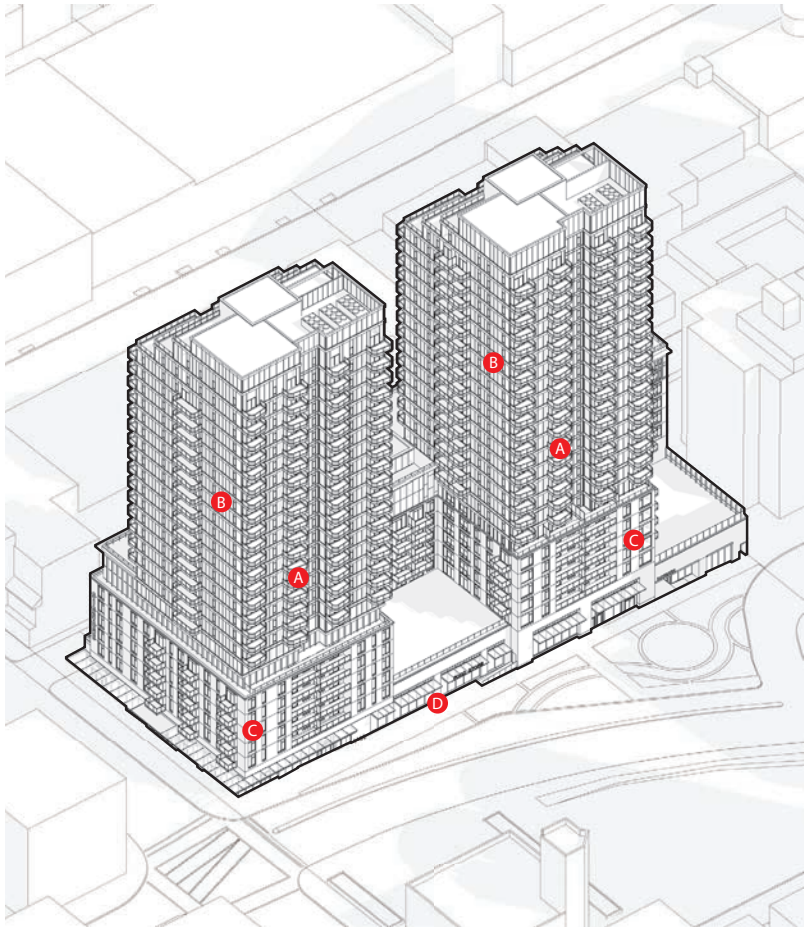
C

Brick Podium - The six-storey brick-clad podium responds contextually to the surrounding neighbourhood, establishing a strong and respectful street presence.



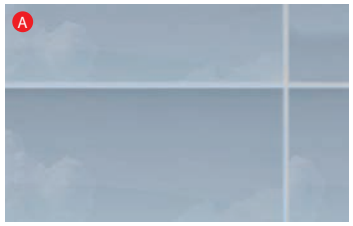
D

Articulation of the retail street level experience with storefront porosity and welcoming places to sit.



MATERIALITY

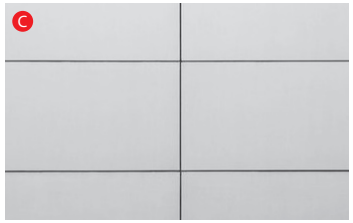




Window Wall Assembly
Optimized to reduce energy use while maintaining views and enhancing well-being



Spandrel Glass
Colour: Grey



Metal Panel/Flashing
Colour: White
Horizontal line articulating the tower facade



Composite Timber
Environmental friendly, natural elements in the building design to provide solar shading.



Light Tan Brick
Colour: Castel Grey



Dark Brick
Colour: Coal Creek

SUSTAINABILITY

BUILDING SUSTAINABILITY FEATURES

Rainwater Management

Consideration for managing rainwater is evident in the extensive landscaping on the roof which in combination with the retention tank will help control the release of rainwater into the storm sewer system.

Low Flow Fixtures

Installed water-saving plumbing fixtures within each building unit will help minimize excess water usage by having a lower flow rate of water or smaller quantity per flush.

Decreased Parking Stalls

The number of underground parking stalls have been intentionally reduced to promote alternative modes of transportation and minimize car usage.

High Performance Glazing System

The window wall system assembly is selected to meet or exceed the energy and envelope compliance performance requirements outlined by the city bylaw criterias.

Energy-Recovery Ventilation (ERV) System

Individual ERV's will be used for each unit to be ventilated independently with standard efficiencies (>80%). Each ERV will be equipped with a manual timer override to increase ventilation for a programmed time.

Zero Waste Planning

Efforts towards waste mitigation will be implemented on multiple fronts, specifically through collaborative efforts with the tenants and management during construction.



SUSTAINABILITY

SUSTAINABILITY ACKNOWLEDGEMENT & CONSIDERATIONS

This project development is seeking to comply to all energy requirements outlined by the City of Vancouver with the additional foresight of providing further considerations for future adaptations of the policy. In meeting these guidelines, the project team alongside Chard has set out to pursue a wide range of green building strategies to ensure that the sustainability goals are achieved. Responsible material usage have been considered to minimize the overall embodied carbon emissions, which in conjunction with efficient architectural planning and strong exterior assembly systems will yield a high performance building. Additionally, all critical disciplines have completed the Resilient Buildings Planning workshop to establish an understanding of possible hazards and risks involved and ways to mitigate and recover from any damages.

Performance Limits

The project aims to achieve minimum performance limits outlined by the City of Vancouver (CoV):

Table B.1.2b (Estimated design values in brackets)

• Residential High-Rise:	7+ storeys	(20 storeys)
• TEUI:	130 kWh/m^2	(103.9 kWh/m^2)
• TEDI:	40 kWh/m^2	(36.2 kWh/m^2)
• GHGI (2024):	6.0 kgCO2/m^2	(1.1 kgCO2/m^2)
• GHGI (2025):	3.0 kgCO2/m^2	(1.1 kgCO2/m^2)

Whole Building Airtightness

The project whole-building airtightness will be tested (ASTM E779 or equivalent) and reported to meet the minimum requirements:

- Air leakage target of 2.0 L/s*m^2 @75 Pa
- Suite-level air-leakage target of 1.23 L/s*m^2 @50 Pa
- Airtightness testing on 10% of the first 100 units and 5% of above units

Embodied Emissions

The project life-cycle equivalent annual carbon dioxide emissions ($kgCO_2e/m^2$) will be calculated and reported through a whole-building life cycle assessment.

The report will outline:

- Total life-cycle embodied emissions in $kgCO_2e/m^2$

Energy System Sub-metering

The project will provide:

- Separate master metering for each energy utility
- Sub-metering of all major energy end-uses and major space uses

Verified Direct Ventilation

The project will be designed to:

- Incorporate a ventilation system that provides fresh air directly to all occupiable spaces
- Designed with flow rates to be tested and verified

LEED Gold

Chard will pursue recognized building certifications, including LEED Gold, in support of its corporate goal of creating healthy, efficient, and sustainable homes and communities throughout the City.

Refrigerant Emissions

The project life-cycle equivalent annual carbon dioxide emissions ($kgCO_2e/m^2$) of refrigerants will be calculated and reported.

AMENITY

At the core of this proposed development is a vision to provide a host of unique amenities that enhance daily enjoyment and bring together a diverse mix of residents to create a strong sense of community.

Amenity spaces will be shared by all residents with no restrictions between the market rental and the units managed by the YWCA. Their design and programming is centred on six goals established by the proponent. Namely, that the amenities be:

- Flexible: to allow for multiple uses where appropriate, and account for diverse needs of tenants.
- Inclusive: to serve young students, growing families, and downsizers alike.
- Varied: to provide a range of experiences for individuals and groups, from quiet, contemplative zones to active zones that offer a physical challenge.
- Impressive: to contribute to personal growth and living experience, representing a sense of pride and something one wants to share with family and friends.
- Affordable: to create cost-saving opportunities for residents by reducing the need for expenditure on gyms, clubs and membership facilities.
- Community and Connectivity: provide the opportunities for gathering which reduces loneliness



AMENITY

Live

- Dedicated loading bay for move-ins with direct back door elevator access
- Parcel delivery management for seamless package delivery
- Guest suites for overnight visits from friends and family
- Residential lobby integrated with a public coffee shop
- Dog wash and grooming stations for pets

Work

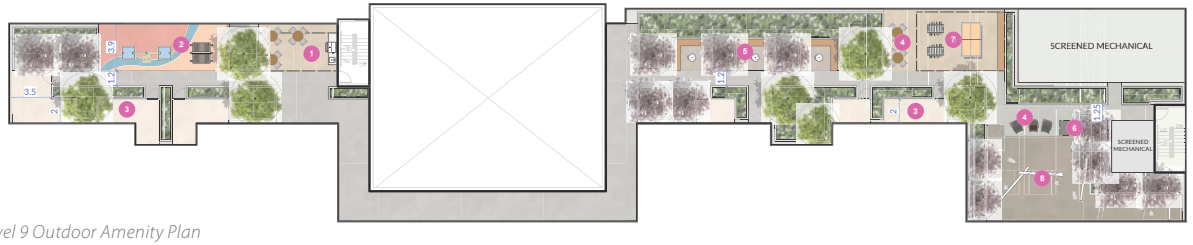
- Tutor and separate meeting rooms for studying, quiet time or collaboration
- Co-working stations and a business centre to work from home
- Dedicated spaces for hobbies, crafts and creations
- Bike repair and maintenance station

Relax

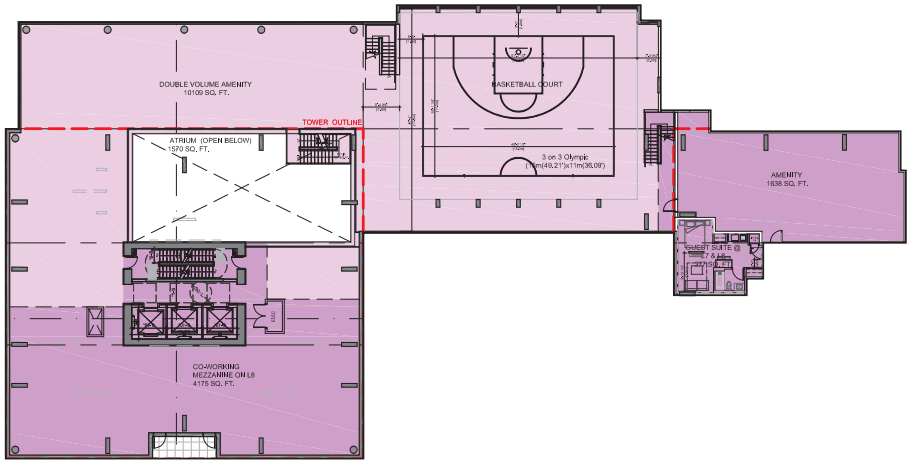
- Spa suite containing sauna
- Resident lounge areas for recharging or socializing
- Rooftop patios with outdoor BBQs and plenty of seating

Play

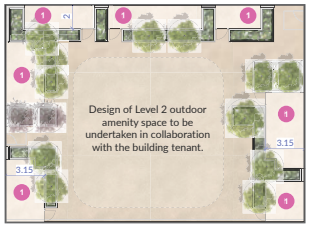
- Fitness and recreation area with a 3x3 regulation basketball court, cardio studio, weight room and yoga area
- Children's play areas and rooms for family activities
- Chef's kitchen for dinner parties and entertaining
- Dog friendly areas for both off leash play and on leash companionship



Level 9 Outdoor Amenity Plan



Level 7 -8 Amenity Plan



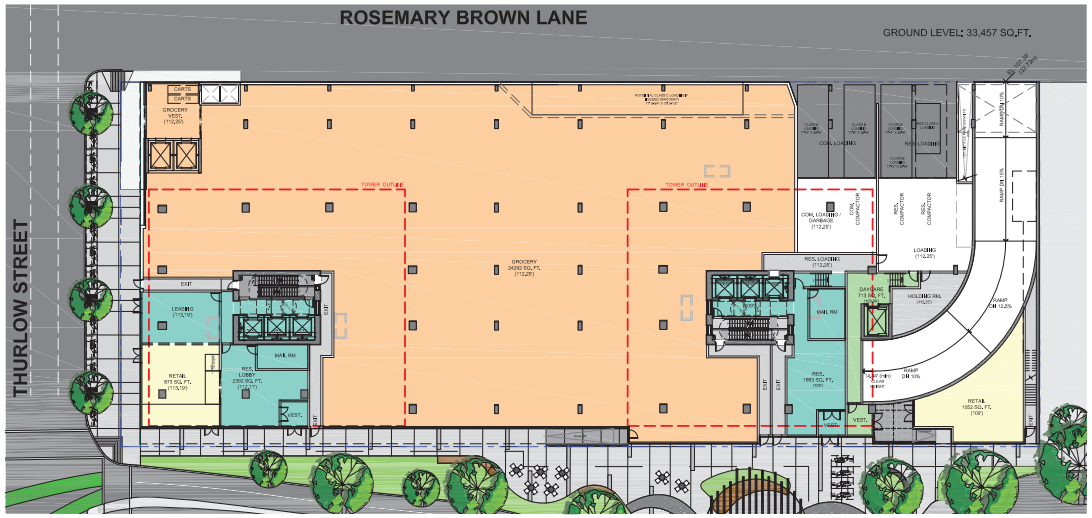
Level 2 Outdoor Amenity Plan

PUBLIC BENEFITS - GROCERY

A 25,000 square foot grocery store at 1045 Haro Street, just one block south of Robson, would be a highly beneficial addition to the West End, offering a much-needed full-service food retailer in one of Vancouver's most densely populated, walkable neighbourhoods. Surrounded by thousands of residents—many of whom do not rely on cars—a large grocery store supports daily urban living, reduces reliance on distant stores, and activates the quieter Haro frontage with consistent pedestrian traffic.

Thoughtfully integrated into the urban fabric, the grocery store provides active street level design along both Haro and Thurlow streets, and animates Rosemary Brown Lane with decorative paneling and clear storey windows. The loading for the grocery store is adjacent to the parkade ramp, at the north-east corner of the property, along Rosemary Brown Lane.

The grocery store enhances neighbourhood livability, contributes to the local economy, and fills a notable gap in the area's retail landscape without disrupting its residential character.

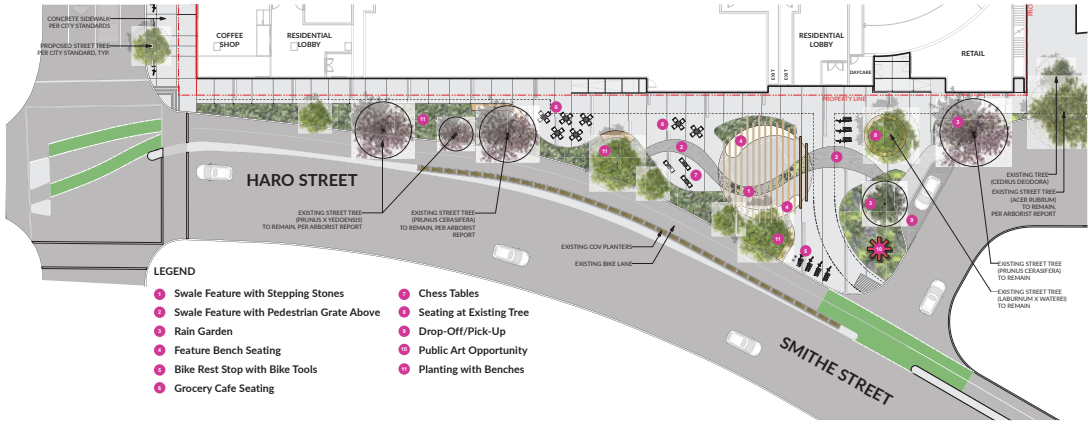




PUBLIC BENEFITS - PLAZA

As Smithe Street curves north and transitions into Haro Street, a unique opportunity emerges to create a vibrant public plaza by closing the existing east-west access to the Sutton Place Hotel drop-off. This reimagined space would serve as a welcoming, south-facing plaza that offers much-needed open space for residents of the West End. Its orientation would allow for abundant natural light and a comfortable gathering place in a neighbourhood where green and public spaces are highly valued yet limited in number. This intervention would not only enhance pedestrian connectivity but also soften the urban environment with landscaping, seating, and opportunities for community interaction.

The proposed plaza also holds significant potential to support and animate future retail and grocery development at 1045 Haro Street. By allowing businesses to spill out into the plaza, through patios, kiosks, or market-style setups the space would foster a lively public realm and contribute to a strong sense of place. More than just a passage or a decorative feature, the plaza would become a new community node a flexible, inclusive environment where people of all ages and backgrounds can gather, rest, or engage with neighbourhood events. It embodies the city's broader goals for livable, people-focused design, and would stand as a meaningful public benefit within the evolving fabric of the downtown core.



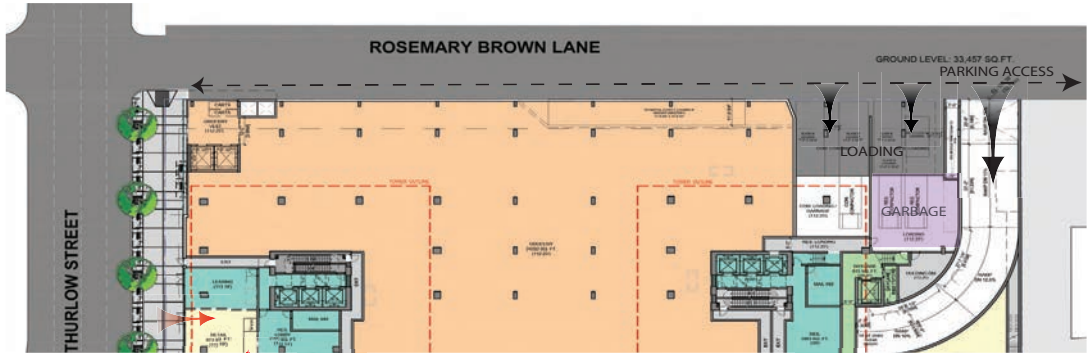


The Plaza is identified in the:
Transportation 2040 Plan for the City of Vancouver – page 83

PUBLIC BENEFITS - ROSEMARY BROWN LANE

Rosemary Brown Lane in Vancouver's West End has undergone thoughtful development and enhancement as part of the city's laneway revitalization efforts, aimed at transforming underutilized urban spaces into vibrant, community-focused areas. Since its naming in 2017 in honor of civil rights icon Rosemary Brown, the lane has seen aesthetic and functional improvements, including new lighting, landscaping, and public art installations that reflect Brown's legacy and the diverse cultural fabric of the neighbourhood.

1045 Haro proposes a community art installation in conjunction with Clear storey windows to enliven the lane and create a more pleasant connection between Thurlow and Burrard Street.





CHARD & YWCA PARTNERSHIP

YWCA Supportive Housing

The partnership between Chard and the YWCA is a long-standing and remarkable one, first successfully implemented at The Royals in Central Lonsdale, and now incorporated into multiple Chard projects across Metro Vancouver including in the City of Vancouver and City of North Vancouver. To-date, Chard and the YWCA have completed or planned for 130 brand new homes and over 4,200 square feet of dedicated amenity space under this successful partnership. 1045 Haro would be Chard and the YWCA's 5th project partnership together, providing 22 new homes on a 60-year lease, 1,020 square feet of dedicated amenity space, and exploring a new form of partnership by way of below market daycare. The 37-space daycare would be fully operated by the YWCA, allowing them to develop programming that aligns with their mandate, and to build on the supportive resources available to the families they work with.

The partnership capitalizes on Chard's ability to develop quality housing with thoughtfully considered amenities in strategic locations and combines it with the YWCA's expertise in providing a holistic approach to safe, affordable housing, a deep understanding of the needs and key supports for vulnerable families led by single mothers and the capacity to successfully fundraise for capital projects that serve the most in need. Together, the partners deliver quality homes and the stability needed for vulnerable families led by single mothers to build resilience and economic independence.



388 Slocan - Chard & YWCA Project

YWCA AND HOUSING NEEDS IN VANCOUVER

The YWCA's goal is to establish a housing community that is sustainable and accessible at a mix of rental rates. In particular, the YWCA provides vulnerable families led by single mothers the opportunity to be adequately housed, given that this is key to successful educational outcomes, stable health and economic sustainability. Through the YWCA partnership, this proposal closely aligns with the City of Vancouver Healthy City Strategy and has a strong focus on inclusion and addressing inequality, including gender inequality. Majority of the YWCA housing units will be dedicated for women and their children facing vulnerable conditions. With this focus, we are aligned with the vision of the Women's Equity Strategy, ensuring that women have full access to the resources provided in the city, in particular, housing, which is one of the priority areas. In addition, the proposal contributes to the Housing Vancouver Strategy's targets by providing around 75% (subject to final operating budget) of these units to families living under income assistance as well as to families with incomes below $50,000.

This project will directly address a critical part of the housing continuum along the non-market rental (social housing) and the low end of market. Increasing the housing supply for this particular range of housing options will allow households that currently are not able to find safe, stable, affordable housing in the City to stay and work in the community rather than move to other municipalities. All integrated homes are on a 60-year lease between Chard and the YWCA, contributing to a long-term approach to housing, and providing the space for families to grow within their community. Being a mixed-income purpose-built rental project, this will be an opportunity to house vulnerable families led by single mothers and provide them and their children with prospects to build a strong network and supportive role models.

The YWCA will establish a community built on principles of diverse representation that contribute to the vision of the healthy city for all, without sacrificing comfort, convenience, and quality of living. The families housed within this community will have an extraordinary opportunity to easily access public transit, live in high quality homes and access all the building's amenities, which will support their well-being. In addition, they will receive YWCA's one-on-one support tailored to their needs. This project will positively contribute to the social determinants of health and prevent potential late interventions at crisis level.



YWCA HOUSING MODEL

The **YWCA housing model** represents an inclusive and socially responsible approach to urban development, designed to meet the diverse housing needs of Vancouver's population. By allocating **one-third of YWCA integrated units to be at deeply affordable rents,** around income assistance levels, the development directly addresses the city's ongoing challenges with housing instability. As part of their housing model, the YWCA provides wrap-around support services to tenants. Tenants have access to a range of supports to help them succeed and enhance self-sufficiency. This portion of the project aligns with broader municipal and provincial goals to expand access to deeply affordable, wraparound-supported housing in high-opportunity neighborhoods.

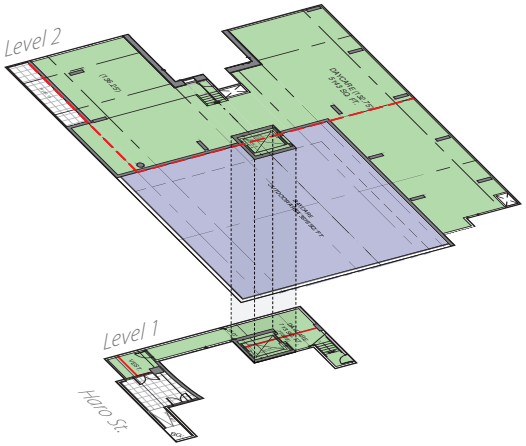
HILs and Below-Market Rental

The remaining two-thirds of the YWCA homes are divided equally between homes for **HILs (Housing Income Limits)** and **below-market rental**, creating a mixed-income community that fosters inclusion, reduces stigma, and supports long-term sustainability. HILs units serve single mothers and their children. Below-market rentals help ensure affordability for residents who may not need support services but still face financial constraints, such as early-career professionals or essential workers. This balanced model allows for social diversity within the building, enhances community cohesion, and contributes to the city's effort to deliver equitable, dignified housing solutions in central, amenity-rich areas.



YWCA CHILD CARE

The development includes a thoughtfully designed 5,800 sq. ft. below market childcare centre, operated by the YWCA under a 60-year lease. The facility will accommodate 37 childcare spaces, led by approximately a team of eight qualified staff. Located on Level 2, the daycare features a 3,600 sq. ft., south-facing private outdoor play area that provides a safe and engaging environment for children. The entrance to the daycare is conveniently situated off a future plaza, ensuring easy drop-off for parents. Adjacent to the facility, public and community-serving retail spaces are planned to create a welcoming environment where parents can linger and connect.



Indoor Daycare
Outdoor Daycare





RENDER



Perspective looking north up Haro Street

RENDER



Perspective looking south from above Robson Street & Thurlow Street

RENDER



Perspective from above Stovold Lane & Thurlow Street

RENDER



Perspective from podium facing Haro Street

RENDER



Perspective of Grocery store entrance facing thurlow Street

RENDER



Perspective from Haro Street & Thurlow Street

RENDER - PROPOSAL IN CONTEXT



Perspective from above Robson Street & Thurlow Street



Perspective looking south down Robson Street



Perspective looking south-west over the Robson Street shops



Perspective from above Robson Street & Burrard Street

LANDSCAPE DRAWINGS

HARO STREET PUBLIC PLAZA FEATURES














AMENITY DECKS






DAYCARE





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

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2025-05-30	ISSUED FOR REZONING

PROJECT
1045 HARO STREET

ADDRESS
1045 HARO STREET,
VANCOUVER, BC

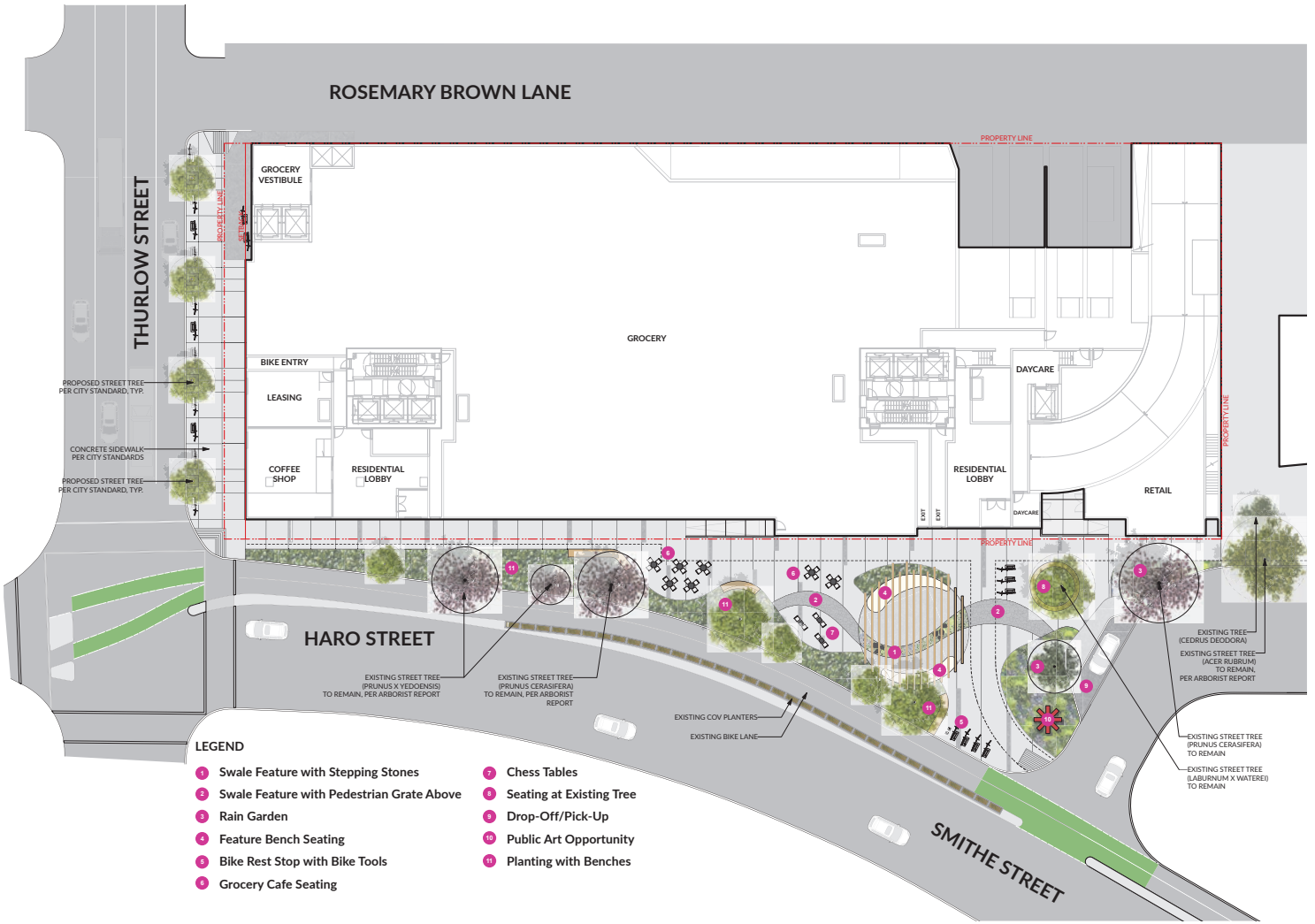
DRAWING TITLE
PRECEDENT IMAGES

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NORTH
SCALE NTS

PROJECT NO.	25013
DATE	2025-02-10
FILE NAME	25013 PLAN.vwx
PLOTTED	2025-05-27
DRAWN	TM/AG/LL
REVIEWED	ER/EML/GB

DRAWING
L0.02



PWL PARTNERSHIP
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1201 West Pender St, Vancouver, BC V6E 2V2
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www.pwlpartnership.com

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2025-05-30	ISSUED FOR REZONING

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	2025-05-30
DRAWN	TM/AG/LL
REVIEWED	ER/EML/GB

DRAWING
L1.01



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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2025-05-30	ISSUED FOR REZONING

PROJECT
1045 HARO STREET

ADDRESS
1045 HARO STREET,
VANCOUVER, BC

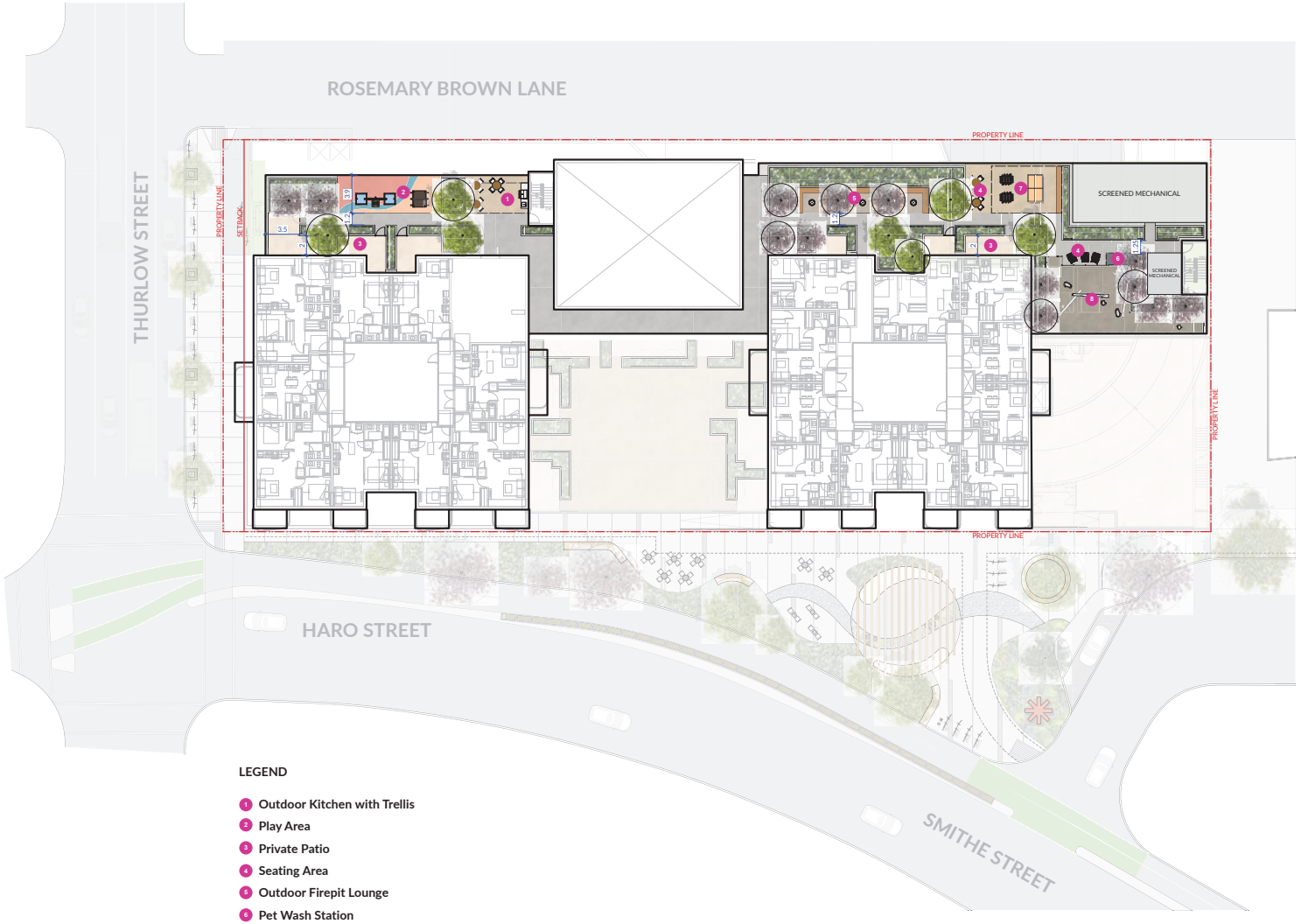
DRAWING TITLE
ILLUSTRATIVE LANDSCAPE PLAN L2

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NORTH
SCALE 1:200

PROJECT NO.	25013
DATE	2025-02-10
FILE NAME	25013 PLAN.vwx
PLOTTED	2025-05-30
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

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
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PROJECT
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DRAWING TITLE
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	2025-05-30
DRAWN	TM/AG/LL
REVIEWED	ER/EML/GB

DRAWING
L1.03

1045 Haro Street

SUBMITTED BY: MUSSON CATTELL MACKEY ARCHITECTS
SUBMITTED TO: CITY OF VANCOUVER



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Architects Designers Planners

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