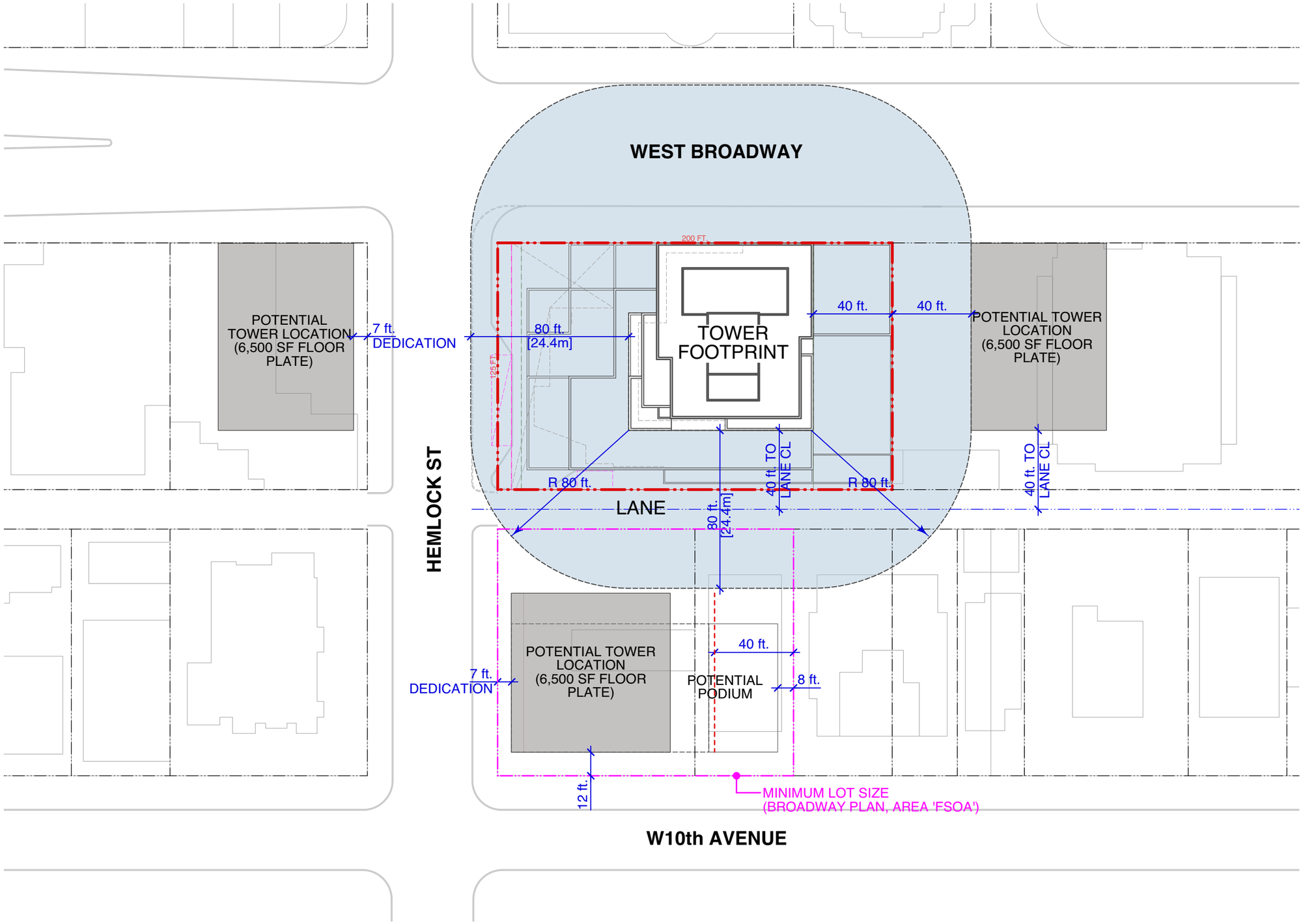
1368–1398
W. BROADWAY

REZONING APPLICATION

CONCORD PACIFIC

W.T. LEUNG ARCHITECTS

ARCHITECTURAL DRAWINGS



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NORTH

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1 07/28/2025 ISSUED FOR REZONING

PROJECT
1368 - 1398 WEST BROADWAY @ HEMLOCK ST

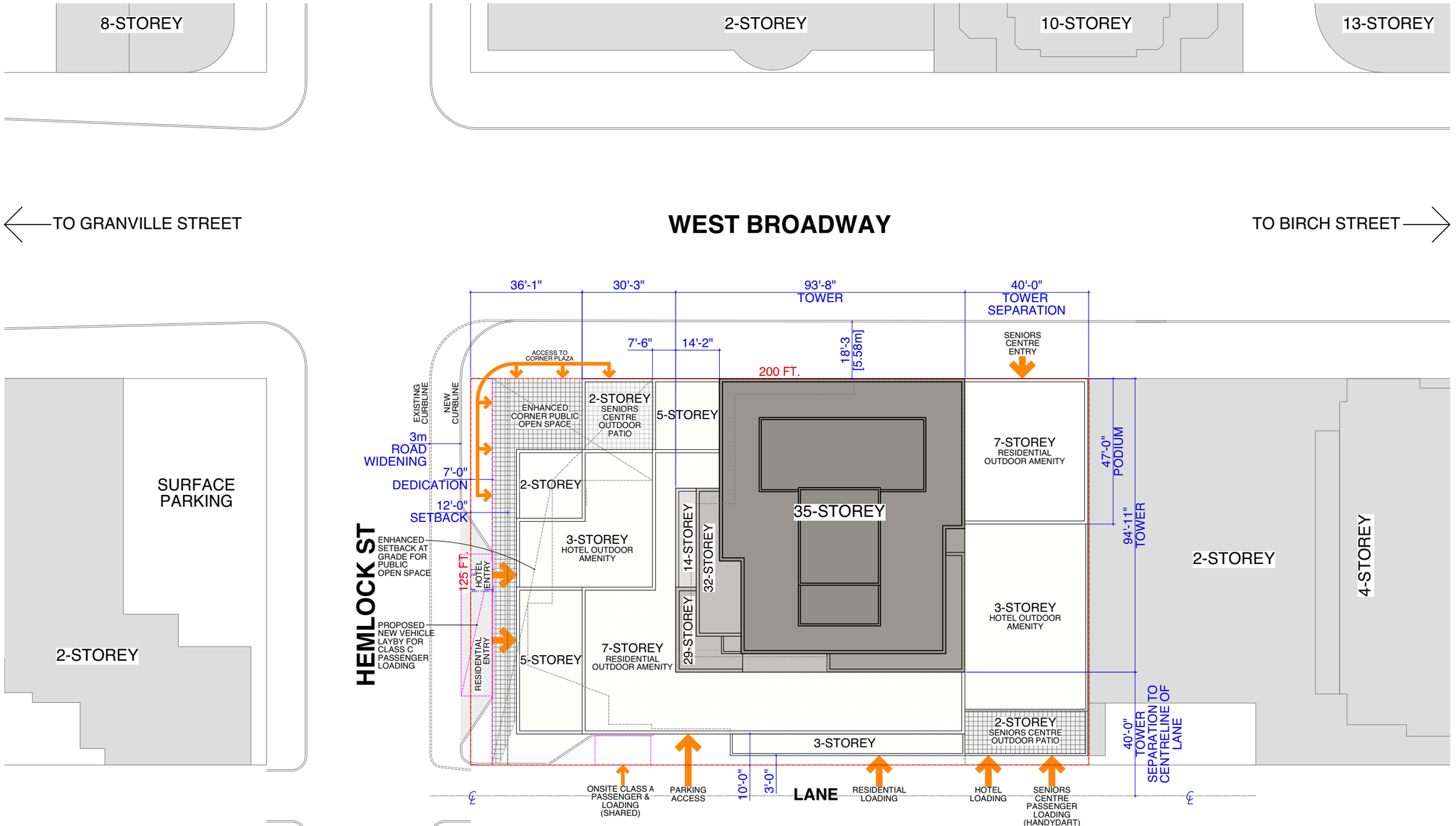
TOWER SEPARATION DIAGRAM

JOB NO.	**18-05**
DRAWN	**KT**
DATE	**28 JUL 2025**
SCALE	**1" = 50'-0"**
CHECKED	**WTL**

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PROJECT

1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

SITE PLAN

JOB NO.	18-05
DRAWN	KT
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SCALE	1/16" = 1'-0"
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SITE INFORMATION

Civic Address	1368 - 1398 West Broadway, Vancouver, BC
Legal Description	Lot F Plan LMP110 and Lot 4 Plan 590 Both of Block 352 District Lot 526
Zoning	Existing: C-3A Proposed: CD-1 Site Specific (Broadway Plan - Broadway Shoulder Area West "FBSA")
Use	Existing: Vacant (Former Gas Station) Proposed: Mixed Hotel + Seniors Centre + Residential (Strata)
Lot Size (Consolidated)	25,000 SF [2,323 SM]
Density	Allowable: 5.5 FSR Base (For Strata) + 1.0 FSR Additional (For Hotel) Proposed: 13.01 FSR Gross / 12.51 FSR Net
Building Height	Allowable: Up to 30 Storeys Proposed: 35 Storeys @ 403'-8" [123.1m] above Interpolated Base Surface Total Building Height Including Mechanical Apurtances (Elevator Machine Room) @ 407'-8" [124.32m] above Interpolated Base Surface

AREA SUMMARY

	Gross Hotel Commercial	Gross Hotel	Gross Senior Ctr	Gross Residential	Exempt Area	Net Residential	Net Building
Ground Floor	10,500.64 SF	644.11 SF	570.53 SF	3,031.94 SF	467.20 SF (C)	3,031.94 SF	14,280.02 SF
Intermediate Exit Floor	459.62 SF	932.86 SF	0.00 SF	372.27 SF	0.00 SF	372.27 SF	1,764.75 SF
2nd Floor	13,367.53 SF	6,996.01 SF	141.88 SF	374.91 SF	0.00 SF	374.91 SF	20,880.33 SF
3rd Floor	511.65 SF	7,543.87 SF	11,345.69 SF	303.21 SF	0.00 SF	303.21 SF	19,704.42 SF
4th Floor	0.0 SF	14,984.93 SF	0.00 SF	303.21 SF	0.00 SF	303.21 SF	15,288.14 SF
5th Floor	0.0 SF	14,984.93 SF	0.00 SF	303.21 SF	0.00 SF	303.21 SF	15,288.14 SF
6th Floor	0.0 SF	13,497.24 SF	0.00 SF	303.21 SF	0.00 SF	303.21 SF	13,800.45 SF
7th Floor	0.0 SF	13,497.24 SF	0.00 SF	303.21 SF	0.00 SF	303.21 SF	13,800.45 SF
8th Floor (Residential Amenity)	0.0 SF	2,220.34 SF	0.00 SF	5,101.32 SF	6,170.26 SF	848.42 SF	1,151.40 SF
9th Floor	0.0 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
10th Floor	0.0 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
11th Floor	0.0 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
12th Floor	0.0 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
13th Floor	0.0 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
14th Floor	0.0 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
15th Floor	0.0 SF	296.05 SF	0.00 SF	7,001.13 SF	177.17 SF	6,823.96 SF	7,120.01 SF
16th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
17th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
18th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
19th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
20th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
21st Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
22nd Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
23rd Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
24th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
25th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
26th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
27th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
28th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
29th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
30th Floor	0.0 SF	0.0 SF	0.00 SF	7,077.11 SF	160.00 SF	6,917.11 SF	6,917.11 SF
31st Floor	0.0 SF	0.0 SF	0.00 SF	7,077.11 SF	160.00 SF	6,917.11 SF	6,917.11 SF
32nd Floor	0.0 SF	0.0 SF	0.00 SF	7,077.11 SF	160.00 SF	6,917.11 SF	6,917.11 SF
33rd Floor	0.0 SF	0.0 SF	0.00 SF	6,561.77 SF	170.19 SF	6,391.58 SF	6,391.58 SF
34th Floor	0.0 SF	0.0 SF	0.00 SF	6,561.77 SF	170.19 SF	6,391.58 SF	6,391.58 SF
35th Floor	0.0 SF	0.0 SF	0.00 SF	6,561.77 SF	170.19 SF	6,391.58 SF	6,391.58 SF
Roof - Mechanical	0.0 SF	0.0 SF	0.00 SF	2,448.16 SF	1,815.03 SF	633.13 SF	633.13 SF
Roof - Elevator Machine Room	0.0 SF	0.0 SF	0.00 SF	839.59 SF	660.62 SF	178.97 SF	178.97 SF
Gross Floor Area	**24,839.44 SF**	**122,866.48 SF**	**12,058.10 SF**	**165,462.93 SF**	**12,517.77 SF**	**155,329.72 SF**	**312,709.18 SF**
	2,307.66 SM	11,414.68 SM	1,120.24 SM	15,372.02 SM	1,162.94 SM	14,430.62 SM	29,051.66 SM
GROSS BUILDING AREA (Commercial + Senior Ctr + Hotel + Residential)				**325,226.9 SF**			
				30,214.6 SM			
Hotel Commercial FSR (Gross)	0.99 FSR	24,839.44 SF	[2,307.66 SM]				
Hotel FSR (Gross)	4.91 FSR	122,866.48 SF	[11,414.67 SM]				
Strata Residential FSR (Gross)	6.62 FSR	165,462.93 SF	[15,372.01 SM]				
Senior Centre FSR (Gross)	0.48 FSR	12,058.10 SF	[1,120.23 SM]				
FSR without Senior Centre	**12.03 Net**						
COMBINED FSR	**12.51 Net**			13.01 Gross			

→ **12.53 Gross** (FSR WITHOUT SENIOR CENTRE)

PODIUM

TOWER

HOTEL ROOM SUMMARY

Room Type	MODERN	URBAN	LEISURE	
4th Floor	15	15	3	
5th Floor	15	18	5	
6th Floor	10	20	3	
7th Floor	10	20	3	
8th Floor (Residential Amenity)	-	-	-	
9th Floor	8	9	3	
10th Floor	8	9	3	
11th Floor	8	9	3	
12th Floor	8	9	3	
13th Floor	8	9	3	
14th Floor	8	9	3	
Total Rooms	**98**	**127**	**32**	**257**
	38.1%	49.4%	12.5%	

*1 per 40 rooms required to be accessible = 6 Rooms

RESIDENTIAL UNIT SUMMARY - 35-Storey

Unit Type (Strata)	STUDIO	1-BR	2-BR	3-BR	
15th Floor	0	1	4	2	
16th Floor	0	4	5	0	
17th Floor	0	4	5	0	
18th Floor	0	4	5	0	
19th Floor	0	4	5	0	
20th Floor	0	4	5	0	
21st Floor	0	4	5	0	
22nd Floor	0	4	5	0	
23rd Floor	0	4	5	0	
24th Floor	0	4	5	0	
25th Floor	0	4	5	0	
26th Floor	0	4	5	0	
27th Floor	0	4	5	0	
28th Floor	0	4	5	0	
29th Floor	0	4	5	0	
30th Floor	0	2	2	3	
31st Floor	0	2	2	3	
32nd Floor	0	2	2	3	
33rd Floor	0	0	4	2	
34th Floor	0	0	4	2	
35th Floor	0	0	4	2	
Total Units (Strata)	**0**	**63**	**92**	**17**	**172**
	0.0%	36.6%	53.5%	9.9%	
Broadway Plan Requirement			25% min.	10% min.	

Req'd Indoor Residential Amenity @ 1.2 SM [13 SF]/Unit	2,236 SF
Req'd Outdoor Residential Amenity @ 2 SM [21.5 SF]/Unit	3,698 SF

OFF-STREET PARKING SPACE

Car Parking - Non-Residential Use			**required / allowed**	**proposed**
Seniors Centre (VPBL 4.1.1 & 4.2.5)	max. 1 space / 115 SM GFA	@1,120.24 SM	no minimum / 10 max.	10
Hotel + Hotel Commercial (VPBL 4.1.1 & 4.2.5)	max. 1 space / 115 SM GFA	@13,722.34 SM	no minimum / 120 max.	83
Total Non-Residential Parking Spaces			0	**93**
Accessible Parking Space - Seniors Centre	min. 1 space, plus 0.4 / 1,000 SM GFA	@1,120.24 SM	1	3
Accessible Parking Space - Hotel + Hotel Commercial	min. 1 space, plus 0.4 / 1,000 SM GFA	@13,722.34 SM	6	7
Small Car Space	max. 25% of parking spaces provided		23	26

Car Parking - Residential			**required / allowed**	**proposed**
Multiple Dwelling (VPBL 4.1.1)			no minimum	160
Total Residential Parking Spaces			0	**160**
Accessible Parking Space	min. 1 space, plus 1/0.034 Dwelling Units	@172 Units	7	7
Residential Visitor Parking Space	min. 0.05 - max. 0.1/Dwelling Unit	@172 Units	9 min. / 17 max.	9
Small Car Space	max. 25% of parking spaces provided		40	47
Total Onsite Parking Provided			0	**253**

OFF-STREET BICYCLE SPACE

Commercial Bicycle Spaces - Class A			**required / allowed**	**proposed**
Seniors Centre (VPBL 6.2.3.1)	1/500SM GFA	@1,120.24 SM	2	2
Hotel (VPBL 6.2.5.2)	1/30 Sleeping Units	@257 Rooms	9	15
Total Commercial Bicycle Spaces - Class A			11	**17**
	vertical spaces @ max. 30% of required		3	1
	oversized spaces @ min. 5% of required		1	1
	lockers @ min. 10% of required		1	2

Commercial Bicycle Spaces - Class B			**required / allowed**	**proposed**
Seniors Centre (VPBL 6.2.3.1)	min. 6 spaces per 1,500SM	@1,120.24 SM	6	6
Hotel (VPBL 6.2.5.2)	min. 6 spaces		6	6
Total Commercial Bicycle Spaces - Class B			12	**12**

Residential Bicycle Spaces - Class A			**required / allowed**	**proposed**
Multiple Dwelling (VPBL 6.2.1.2)	1.5/unit for units under 65SM	@63 Units	95	
	2.5/unit for units 65SM-105SM	@109 Units	273	
Total Residential Bicycle Spaces - Class A			367	**372**
	vertical spaces @ max. 30% of required		110	101
	oversized spaces @ min. 5% of required		18	18
	lockers @ min. 10% of required		37	37

Residential Bicycle Spaces - Class B			**required / allowed**	**proposed**
Multiple Dwelling (VPBL 6.2.1.2)	min. 2 for first 20 units, 1/20 units thereafter		10	10
Total Residential Bicycle Spaces - Class B			10	**10**

OFF-STREET LOADING SPACE

Loading Space - Commercial			**required / allowed**	**proposed**
Hotel (VPBL 5.2.2)	2 Class A for 250 to 499 Sleeping Units	@257 Units	2 (A)	2 (A)
	2 Class B for 75 to 399 Sleeping Units	@257 Units	2 (B)	2 (B)
Seniors Centre (VPBL 5.2.3)	1 Class B for each 2,800SM GFA	@1,120.24 SM	1 (B)	1 (B) Shared
Total Commercial Loading Spaces			2 (A) + 3 (B)	**2 (A) + 2 (B)**

Loading Space - Residential			**required / allowed**	**proposed**
Dwelling Use - Class B (VPBL 5.2.1)	1 Class A for 50-299 Dwelling Units	@172 Units	1 (A)	1 (A) Shared
	1 Class B for 100-299 Dwelling Units	@172 Units	1 (B)	1 (B)
Total Residential Loading Spaces			1 (A) + 1 (B)	**1 (A) + 1 (B)**

OFF-STREET PASSENGER SPACE

			required / allowed	**proposed**
Dwelling (VPBL 7.2.1)	1 Class A for 50 to 125 Units, plus 1/150 additional Units	@172 Units	2 (A)	6 (A) Shared
Hotel (VPBL 7.2.5.2)	1/50 Class A up to 200 Sleeping Units, plus 1/75 additional Units	@257 Units	5 (A)	6 (A) Shared
	1 Class C for every 200 Sleeping Units, up to maximum 400 Units	@257 Units	1 (C)	1 (C)
Total Passenger Spaces			7 (A) + 1 (C)	6 (A) + 1 (C)

PROJECT SUMMARY - 35-Storey

	# of Units		Gross SF	Exempt Area SF	Net SF	Net FSR
Hotel - Modern	98	38.1%				
Hotel - Urban	127	49.4%				
Hotel - Leisure	32	12.5%				
Total - Hotel	**257**	**100.0%**	**122,866.48 SF**	**1,917.40 SF**	**120,949.08 SF**	**4.84 FSR**
as % of Total Project			37.8%			
Strata - Studio	0	0.0%				
Strata - 1BR	63	36.6%				
Strata - 2BR	92	53.5%				
Strata - 3BR	17	9.9%				
Total Strata	**172**	**100.0%**	**165,462.93 SF**	**10,133.21 SF**	**155,329.72 SF**	**6.21 FSR**
as % of Total Project			50.9%			
Hotel Commercial			24,839.44 SF	203.76 SF	24,635.68 SF	0.99 FSR
Total Project Excl. Senior Centre			**313,168.85 SF**	**12,254.37 SF**	**300,914.48 SF**	**12.04 FSR**
Senior Centre			12,058.10 SF	263.44 SF	11,794.66 SF	0.47 FSR
TOTAL PROJECT	**429**		**325,226.95 SF**	**12,517.81 SF**	**312,709.14 SF**	**12.51 FSR**

Site Area	25,000 SF
FSR	12.51 Net
FSR Excl. Senior Centre	12.04 Net

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PROJECT DATA

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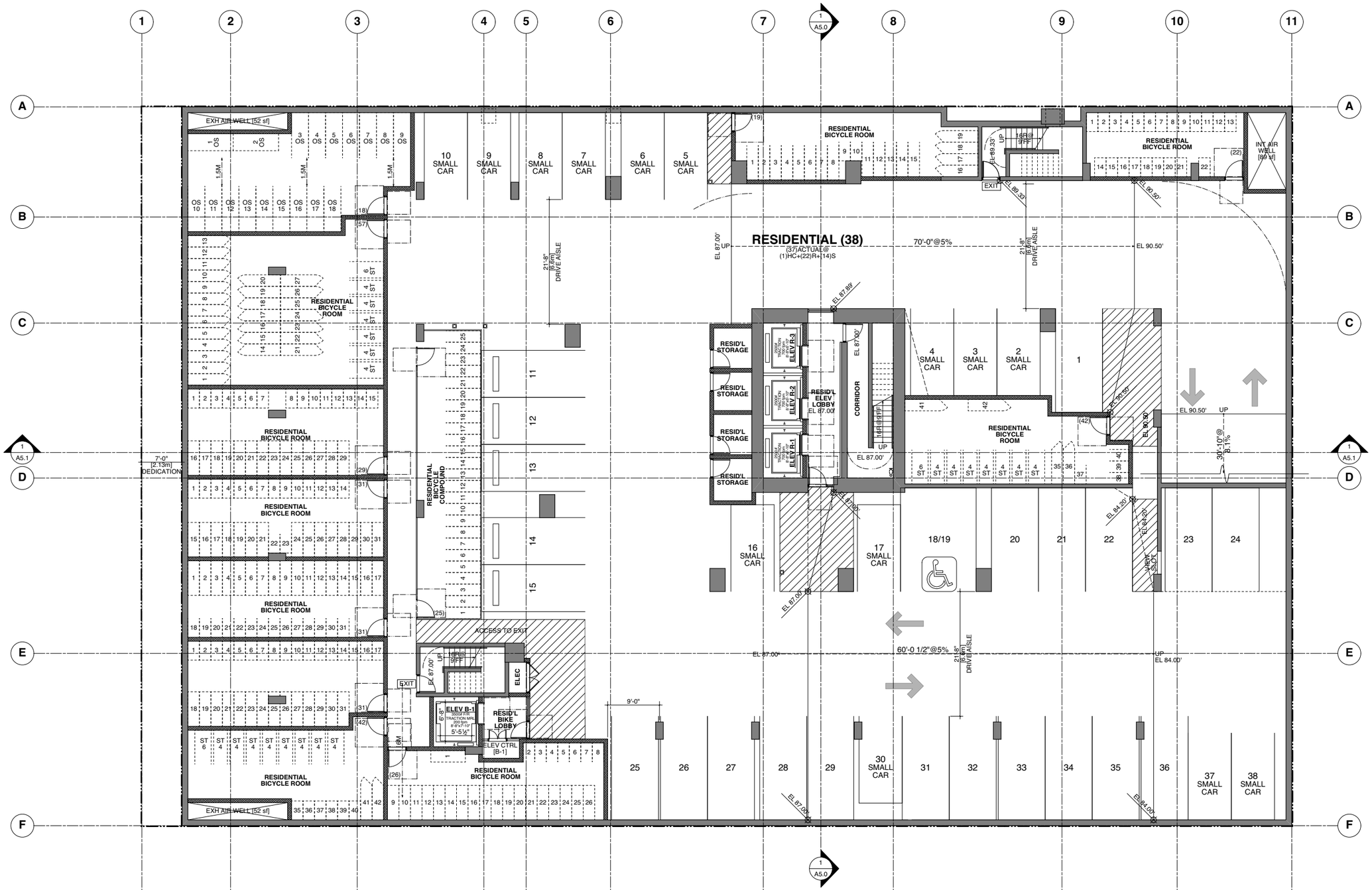
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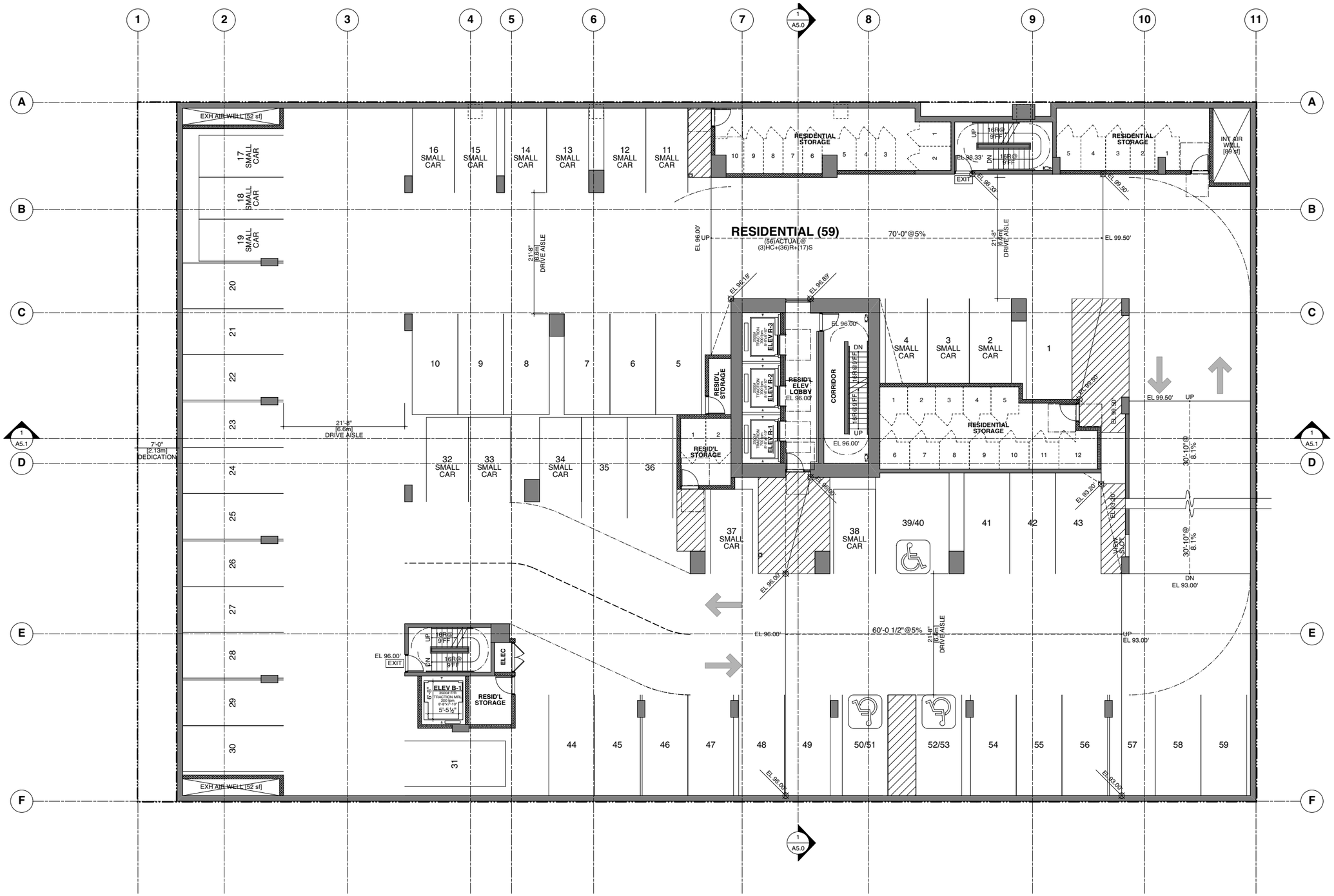
PARKING P5 FLOOR PLAN

JOB NO.	18-05
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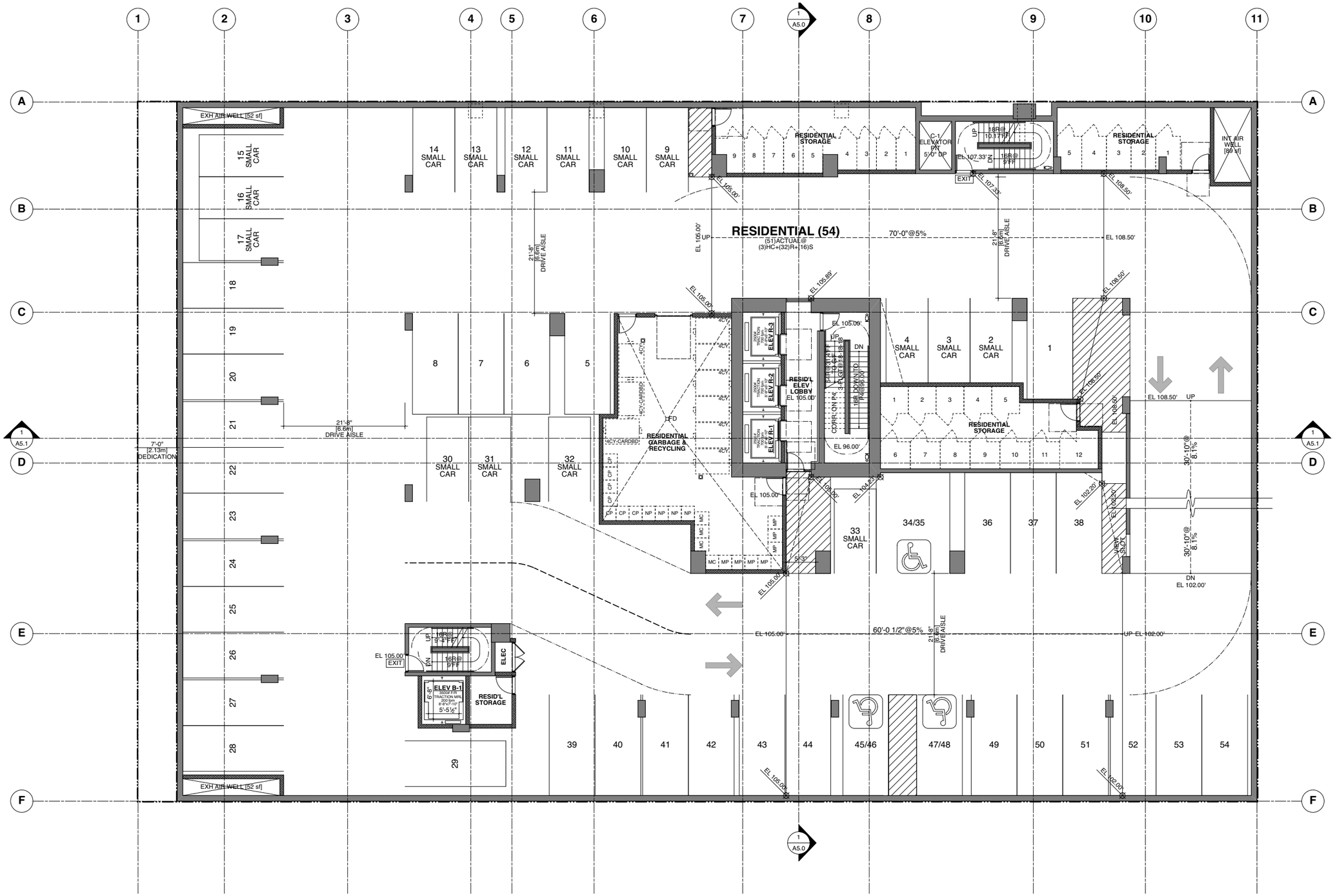
PARKING P4 FLOOR PLAN

JOB NO.	18-05
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SCALE	1/8" = 1'-0"
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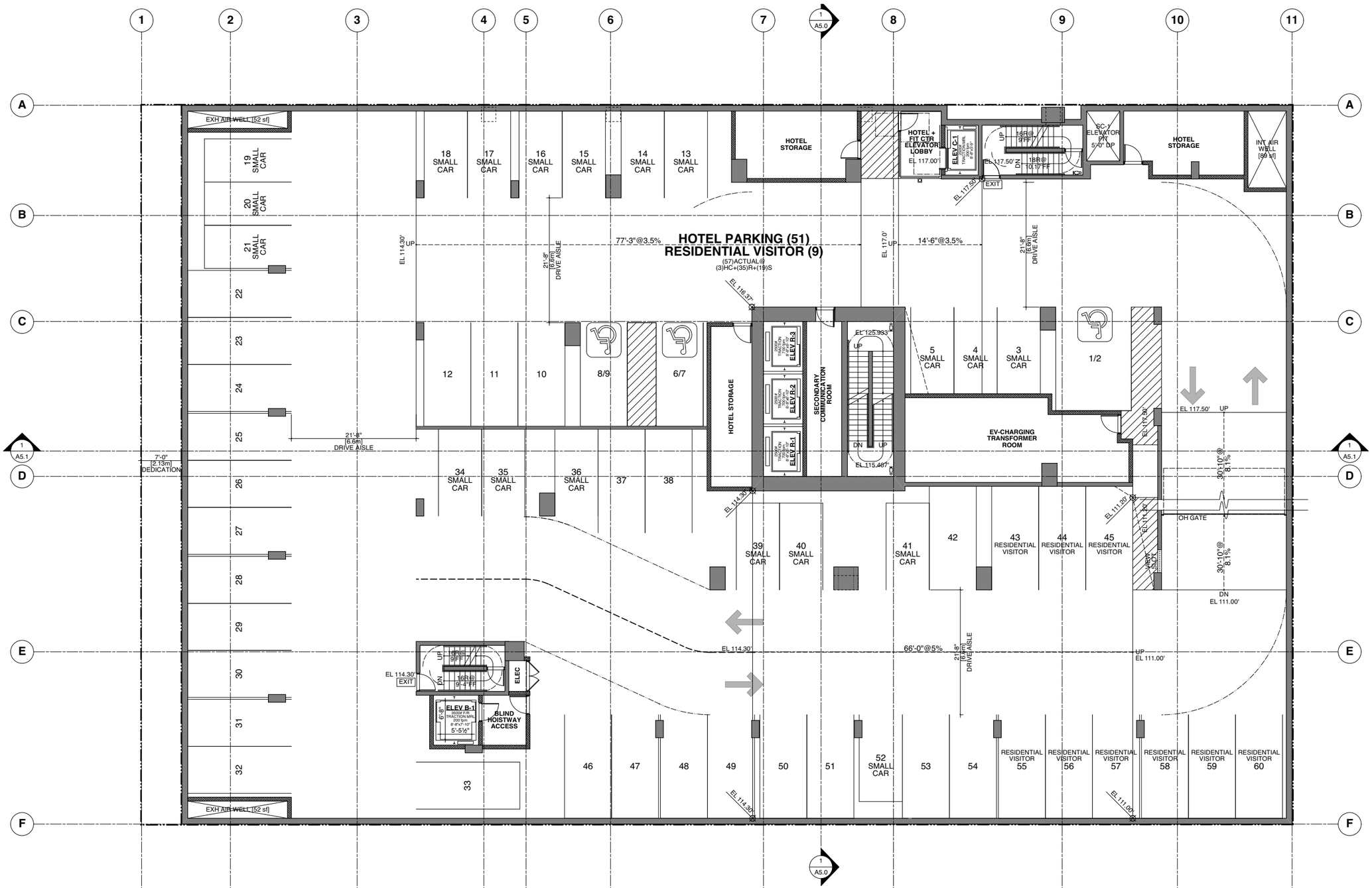
PARKING P3 FLOOR PLAN

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PARKING P2 FLOOR PLAN

JOB NO.	18-05
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PARKING P1 FLOOR PLAN

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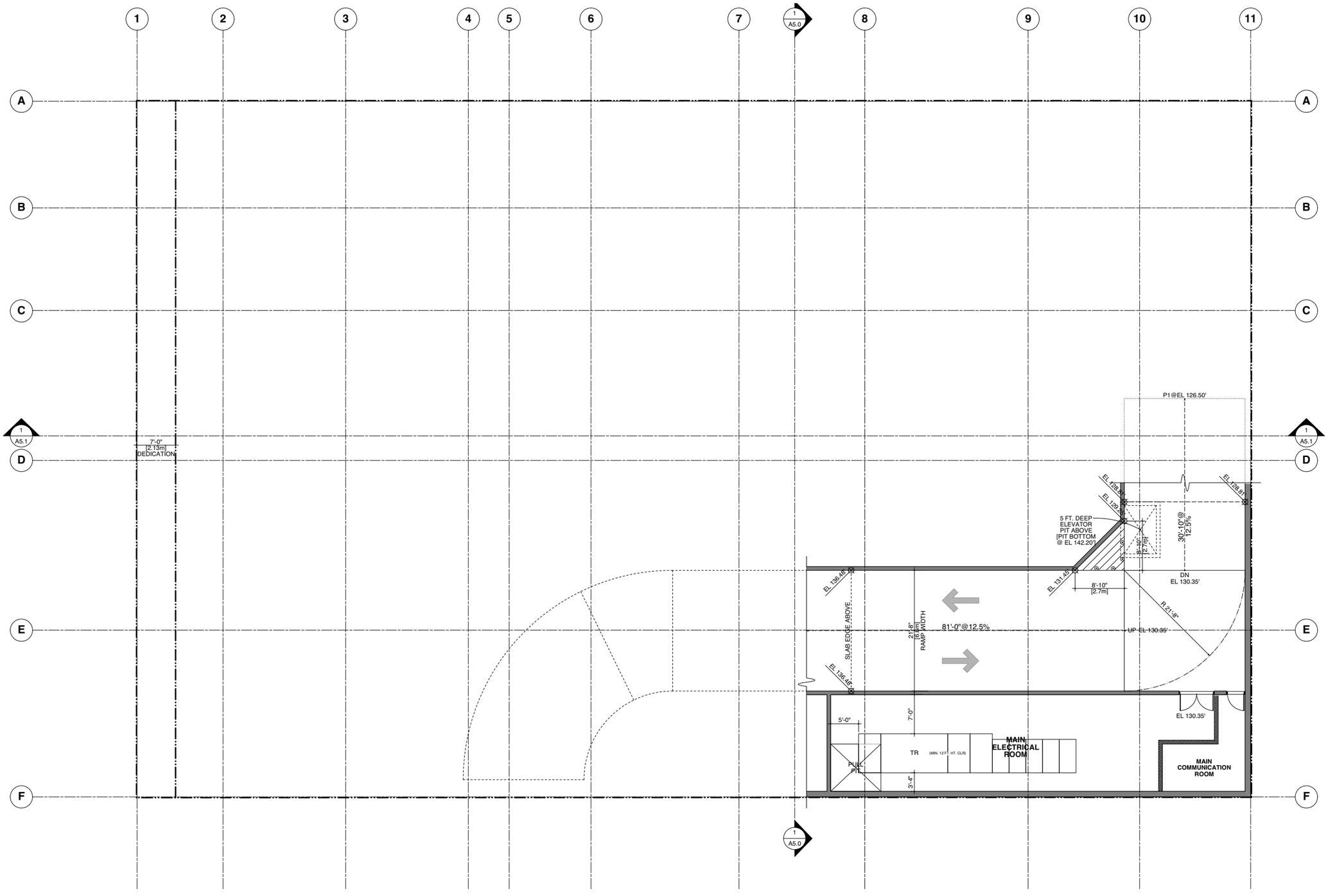
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INTERMEDIATE PARKING ACCESS

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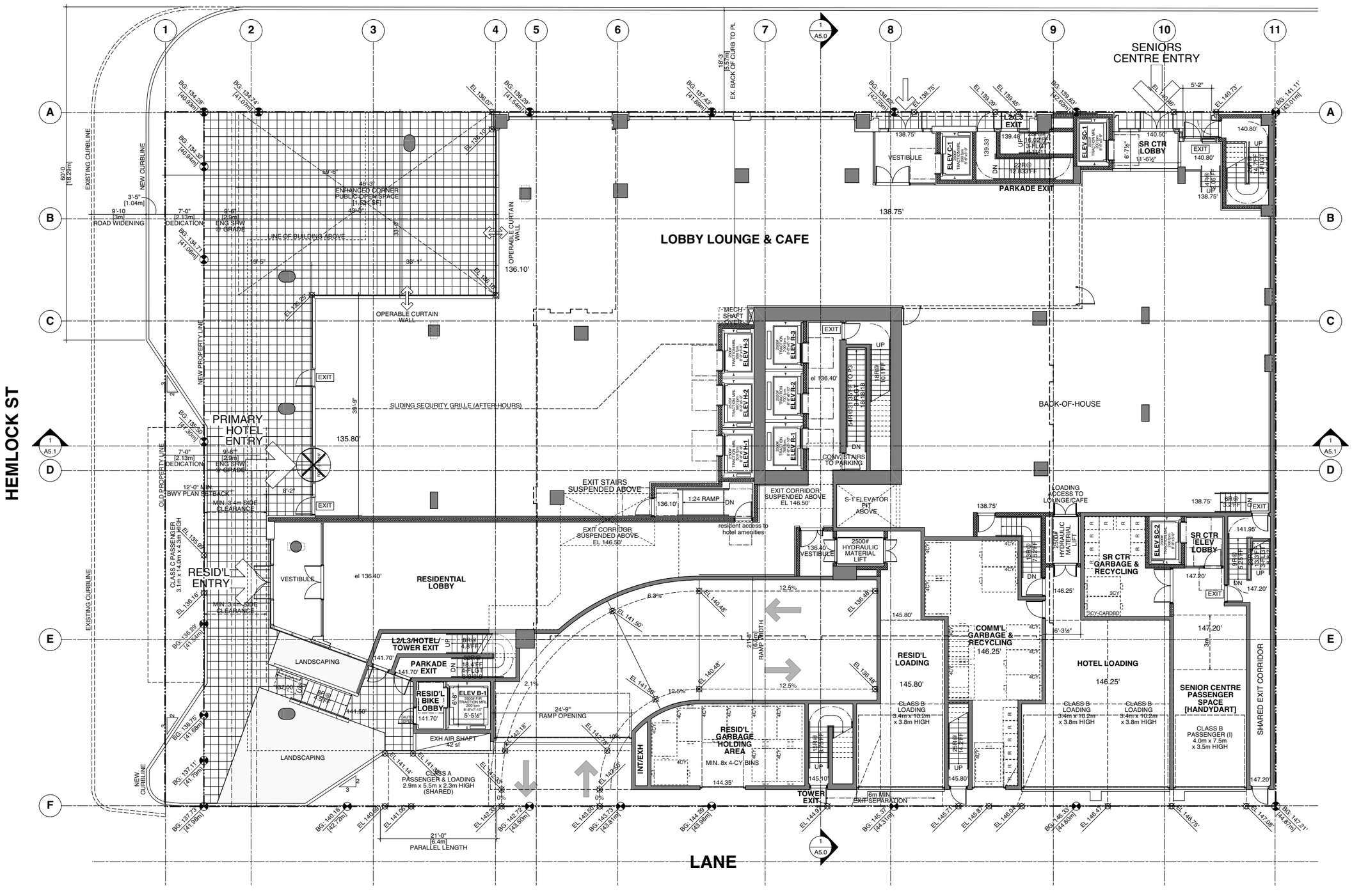
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NORTH

PROJECT

1368 - 1398 WEST BROADWAY @ HEMLOCK ST

GROUND FLOOR PLAN

JOB NO.	18-05
DRAWN	KT
DATE	28 JUL 2025
SCALE	1/8" = 1'-0"
CHECKED	WTL

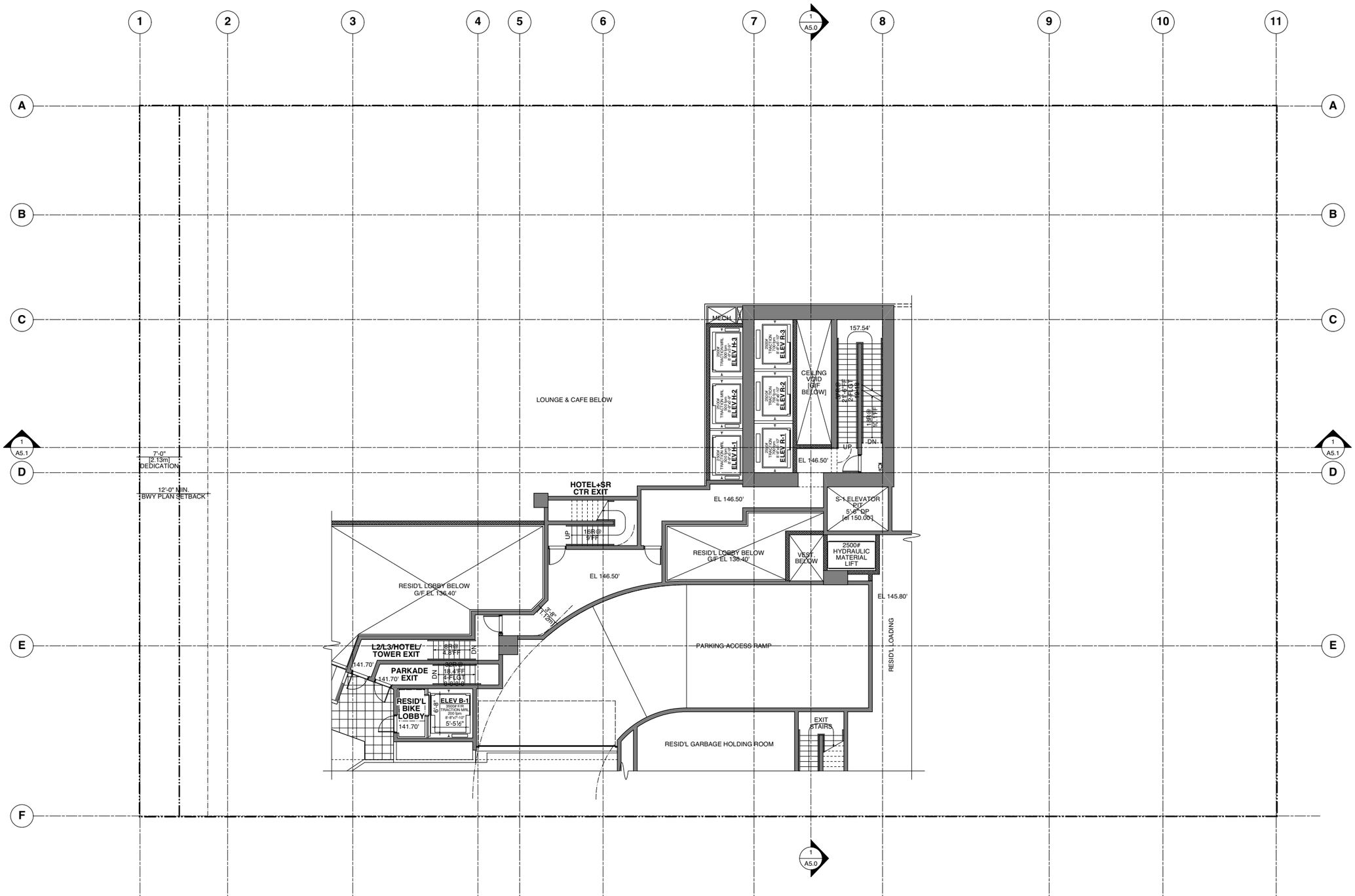
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DRAWING NO. :

A3.5a

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NORTH

PROJECT

1368 - 1398 WEST BROADWAY @ HEMLOCK ST

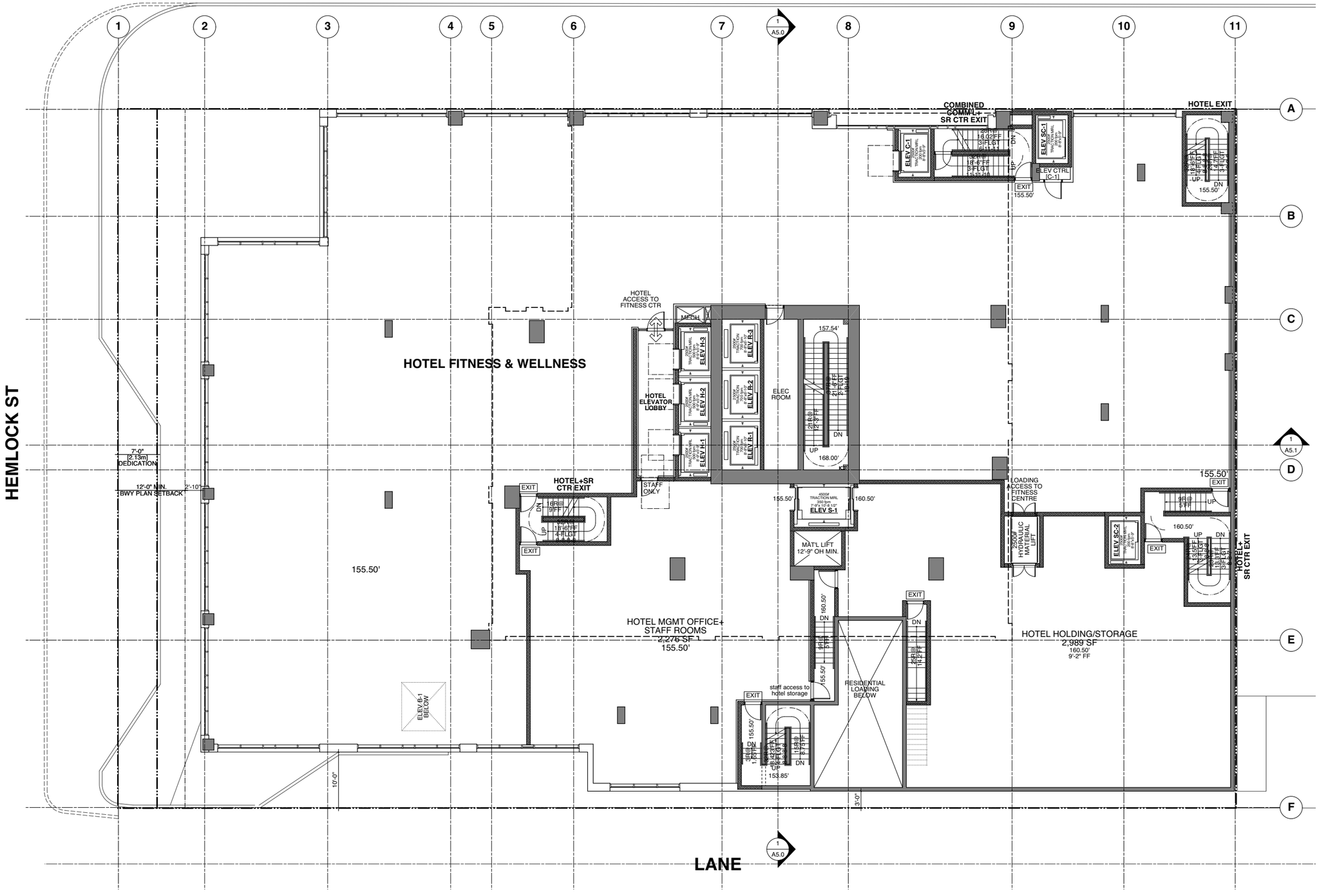
INTERMEDIATE EXIT LEVEL

JOB NO.	**18-05**
DRAWN	**KT**
DATE	**28 JUL 2025**
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2nd FLOOR PLAN

JOB NO.	**18-05**
DRAWN	**KT**
DATE	**28 JUL 2025**
SCALE	**1/8" = 1'-0"**
CHECKED	**WTL**

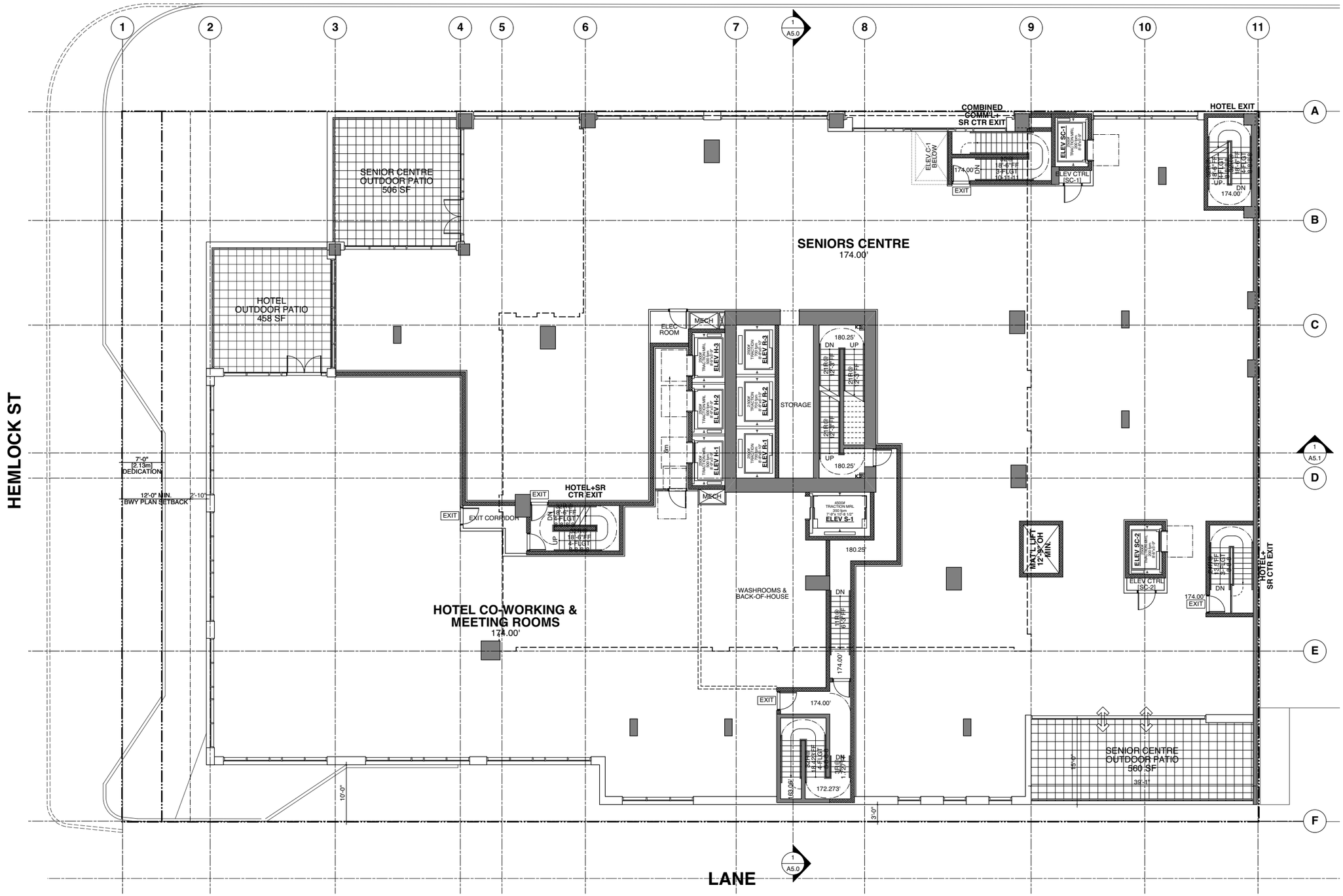
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3rd FLOOR PLAN [SENIORS CENTRE]

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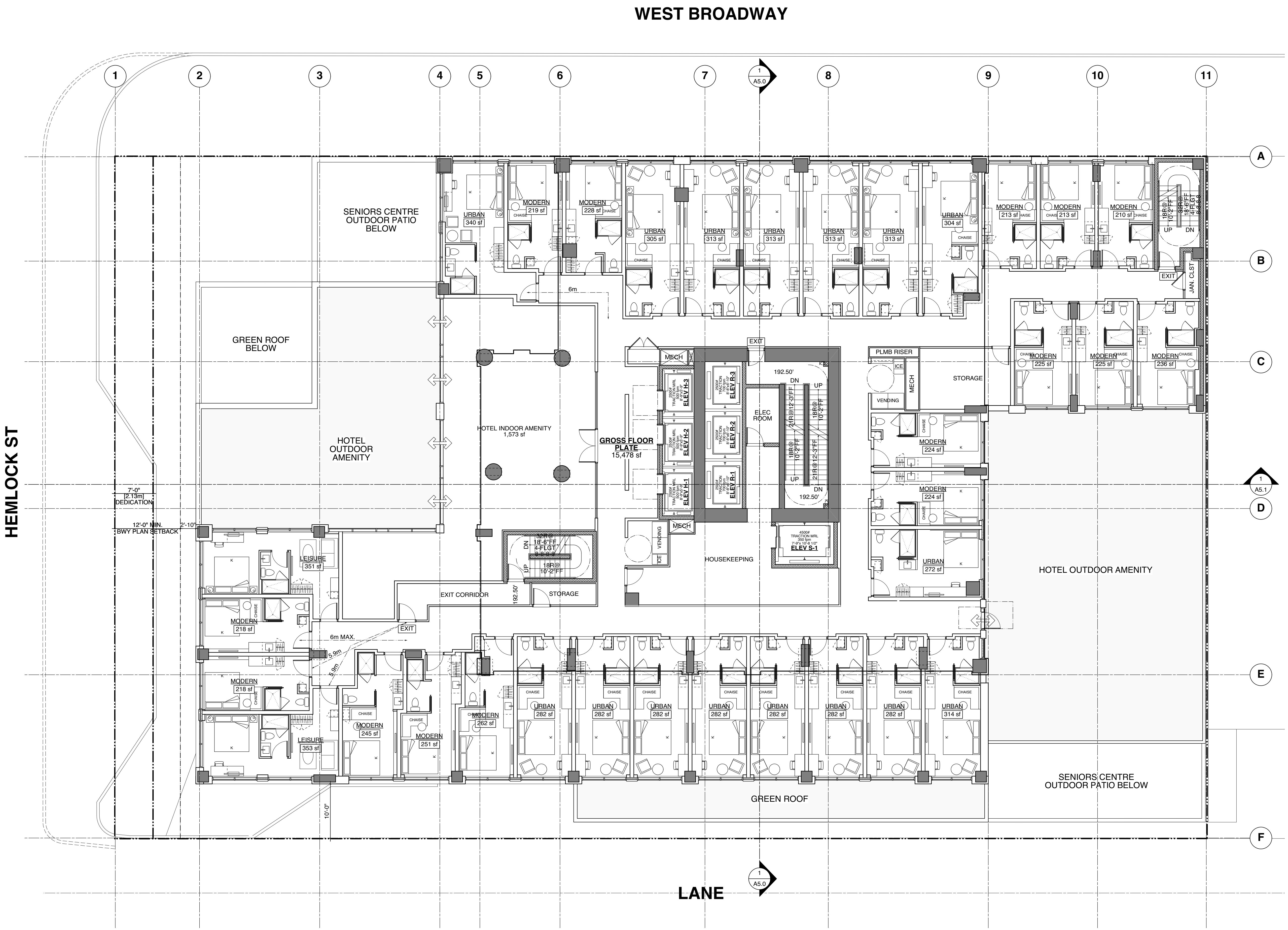
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JOB NO.	18-05
DRAWN	KT
DATE	28 JUL 2025
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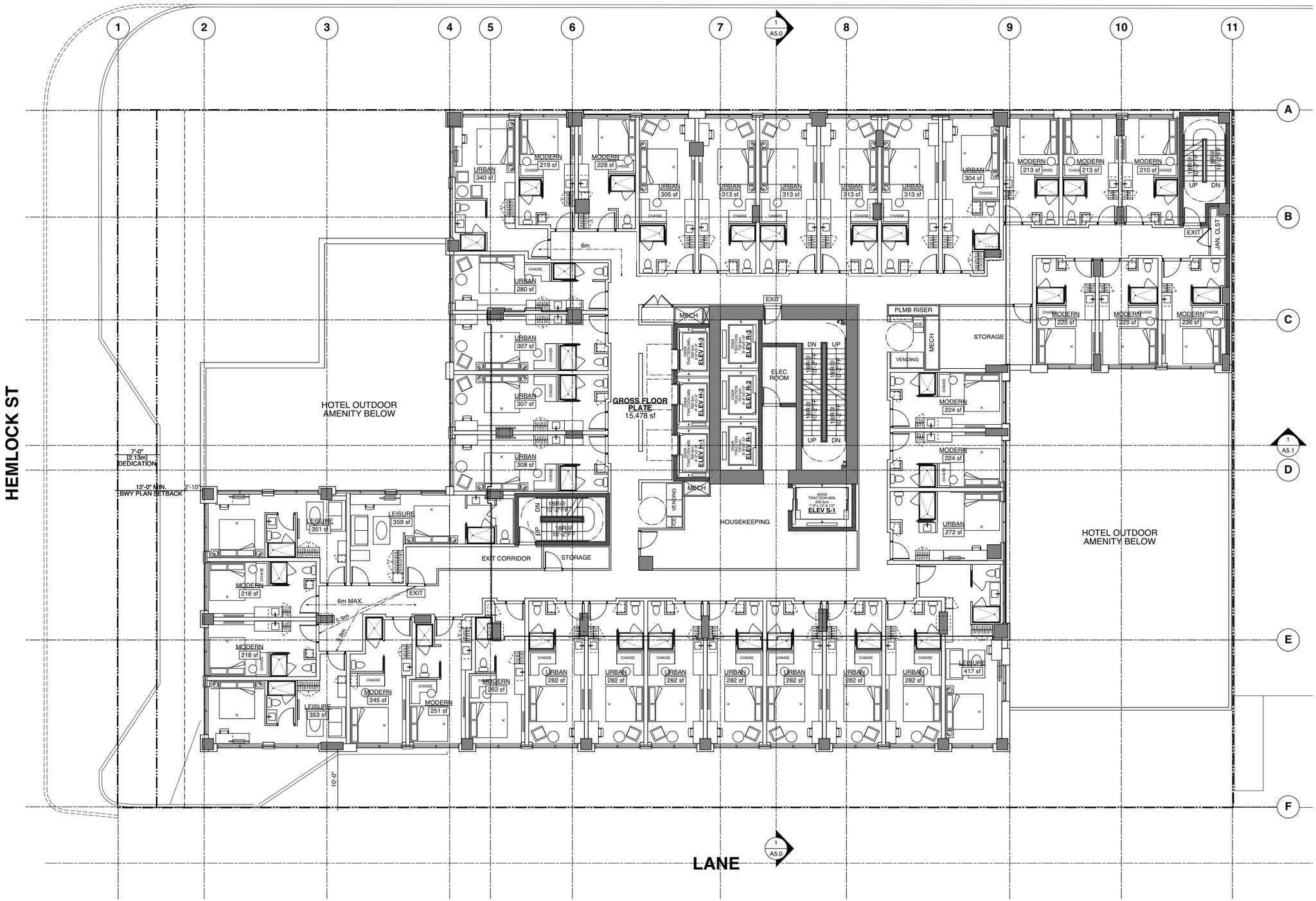
4th FLOOR PLAN

JOB NO.	18-05
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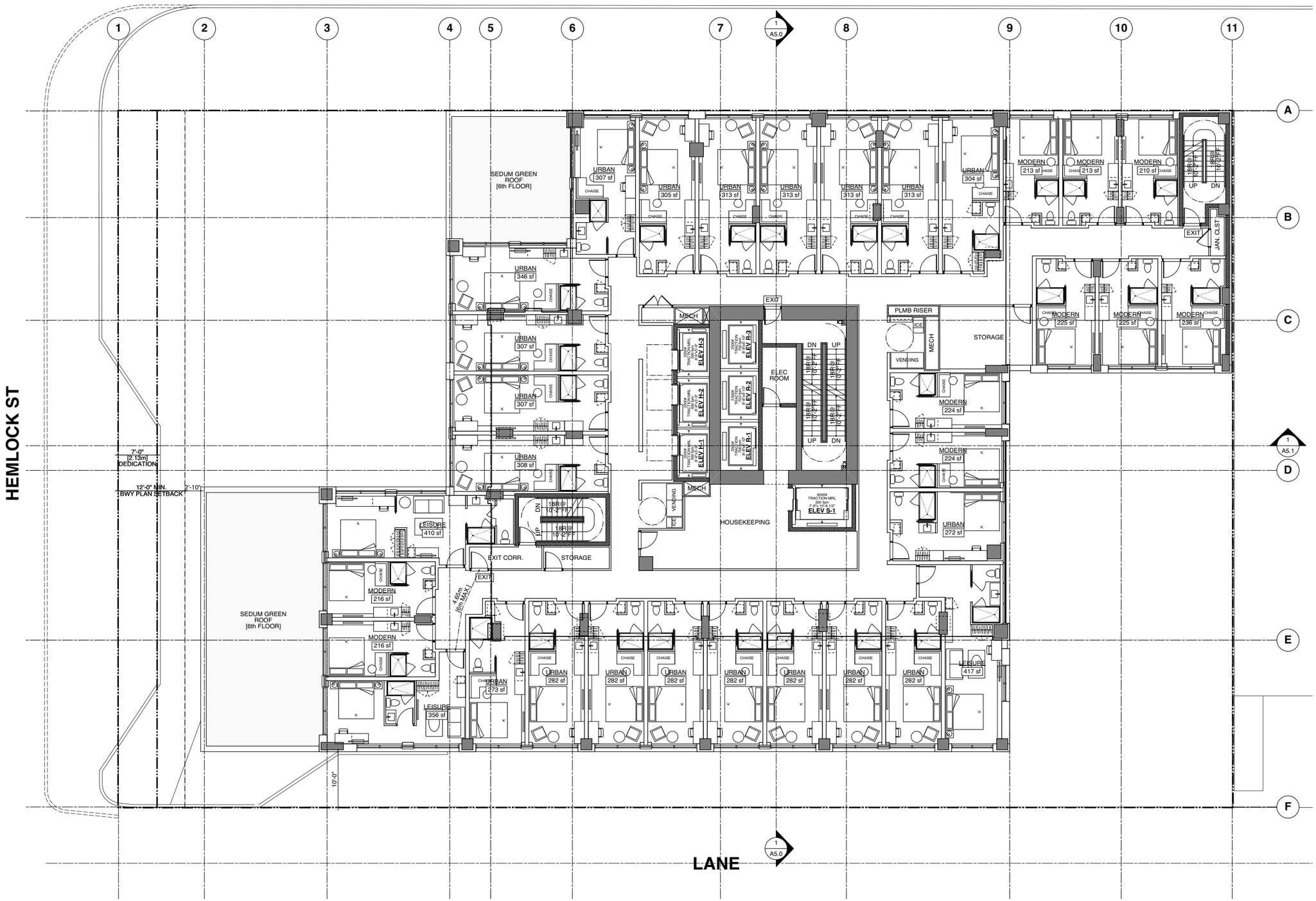
5th FLOOR PLAN

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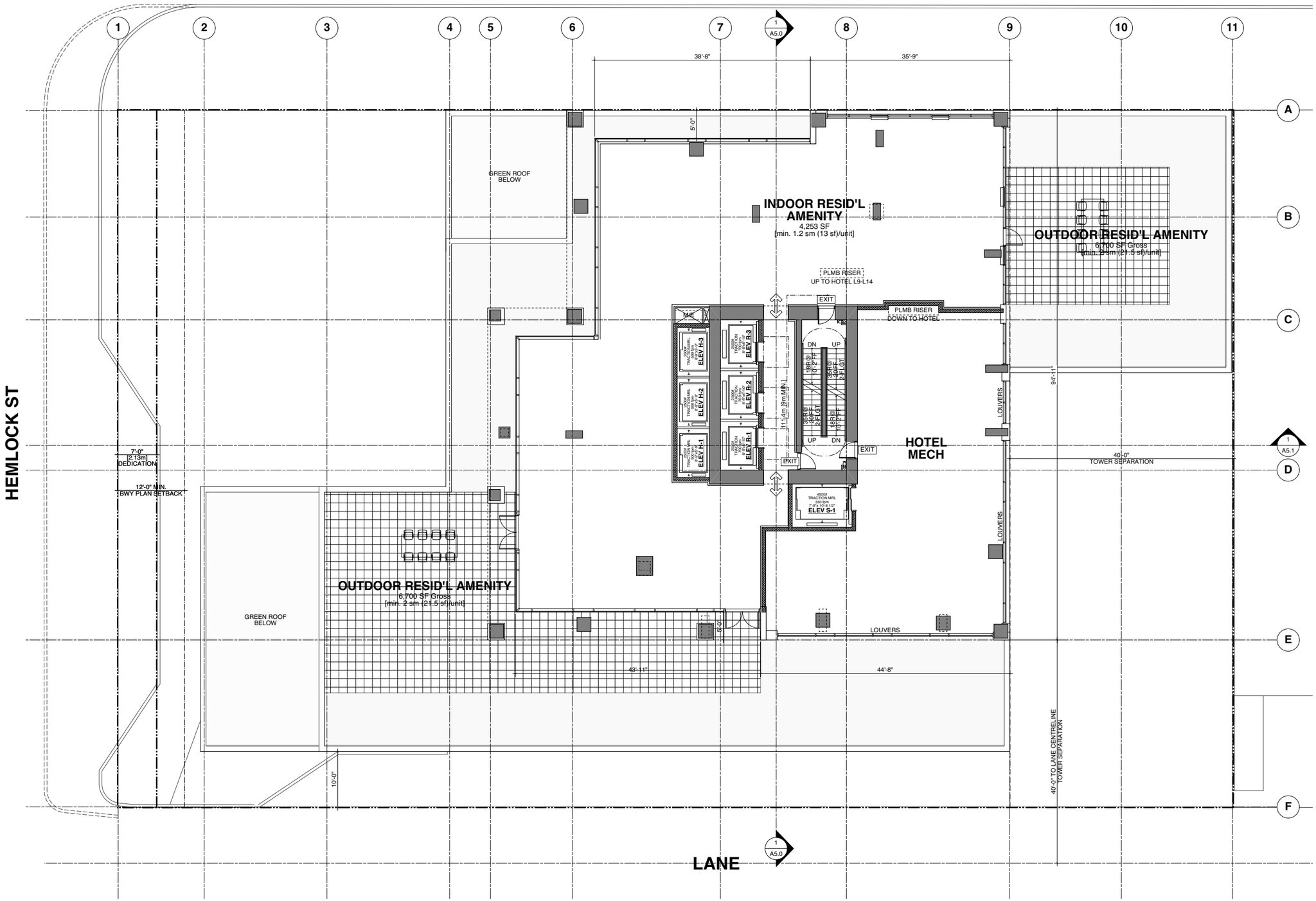
6th & 7th FLOOR PLAN

JOB NO.	18-05
DRAWN	KT
DATE	28 JUL 2025
SCALE	1/8" = 1'-0"
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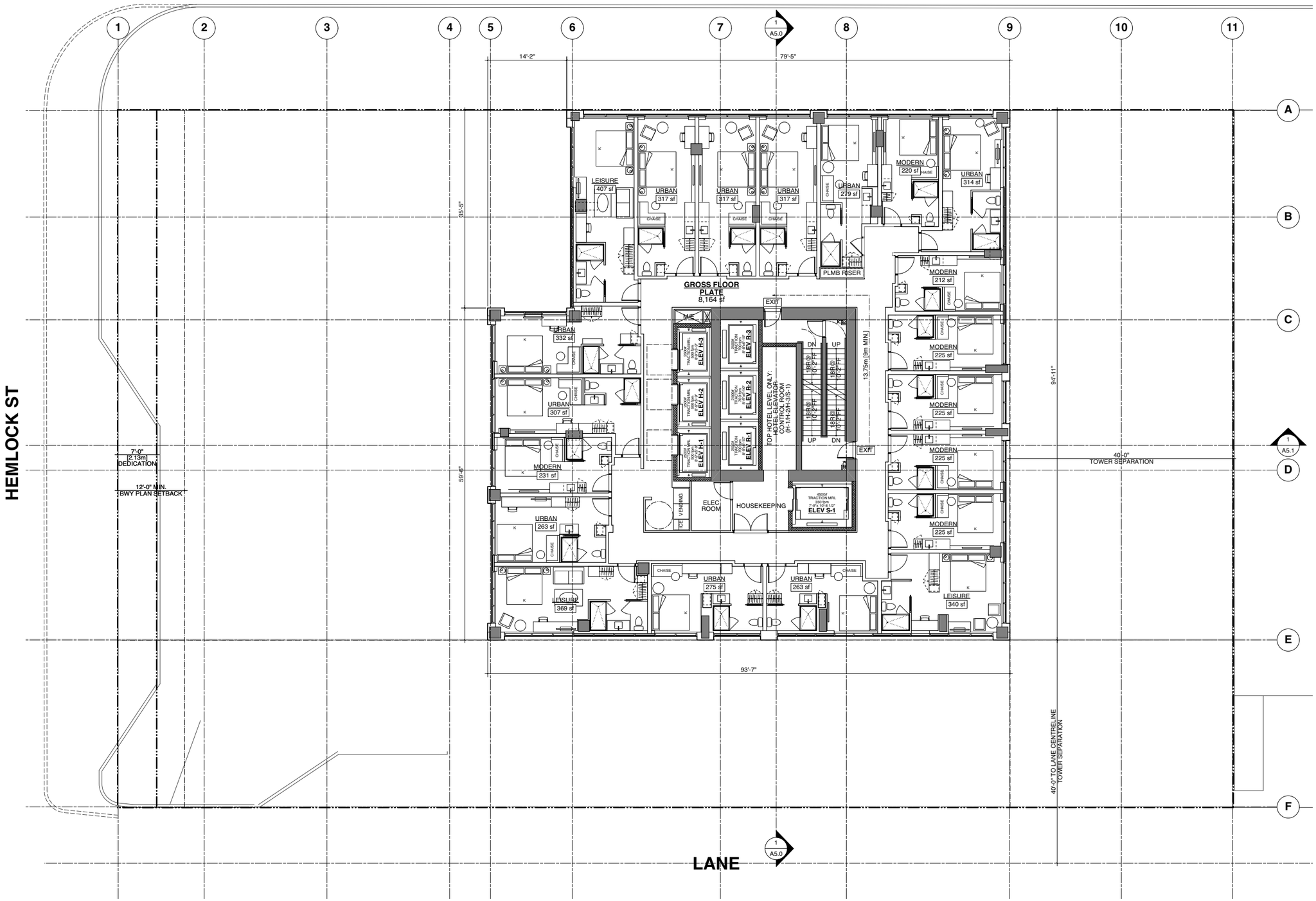
8th FLOOR PLAN

JOB NO.	18-05
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SCALE	1/8" = 1'-0"
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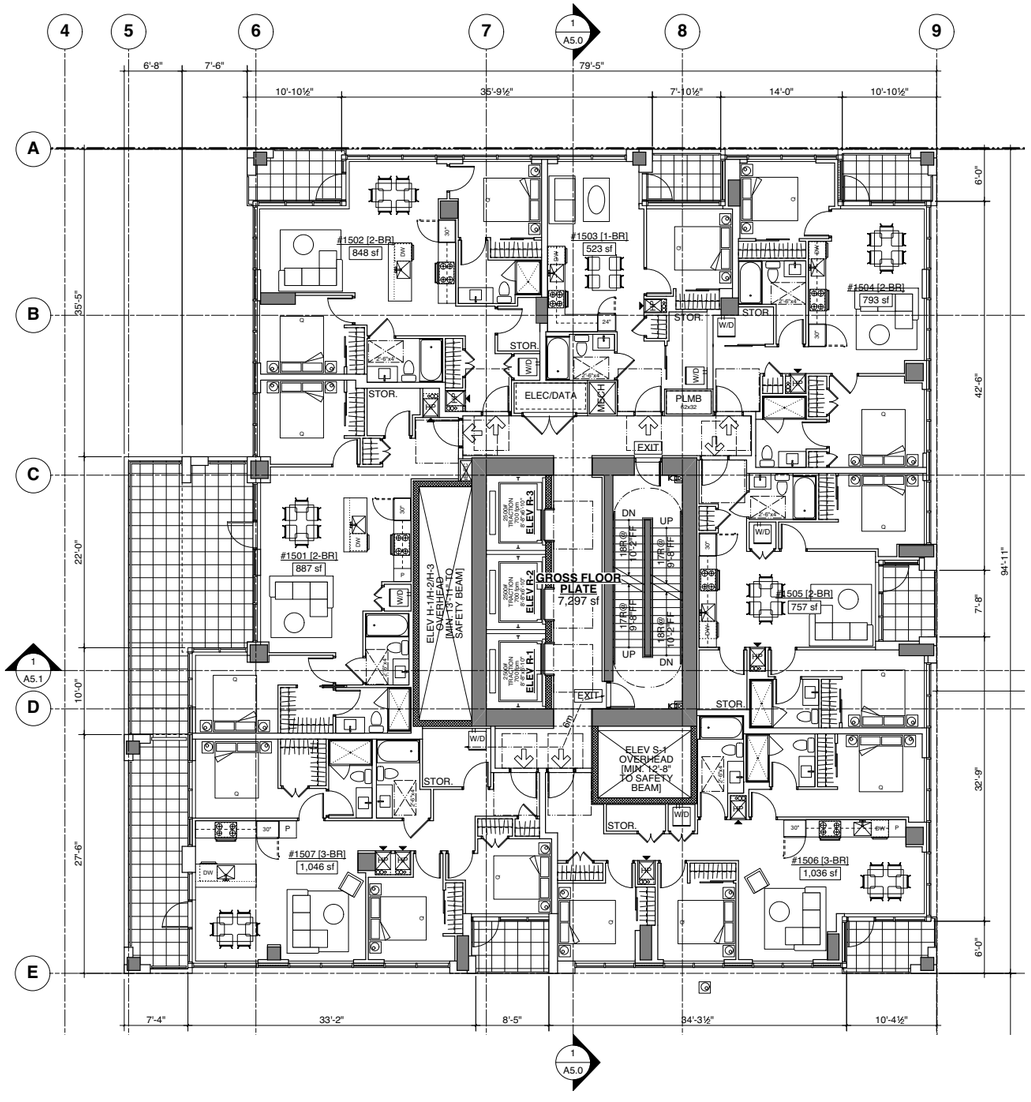
9th-14th FLOOR PLAN [HOTEL]

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SCALE	1/8" = 1'-0"
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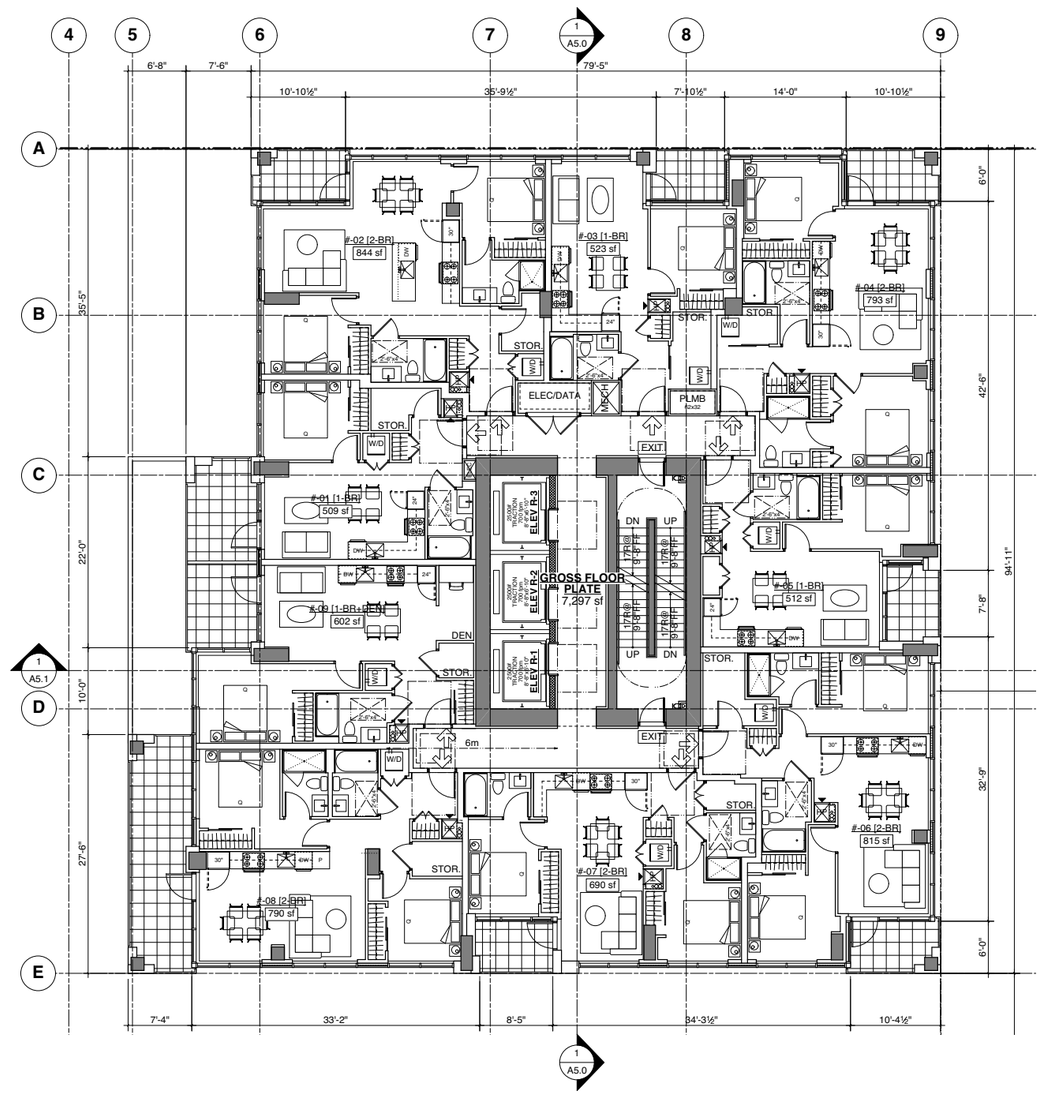
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A3.12



1 15th FLOOR PLAN
7 UNITS @
1x 1-BR / 4x 2-BR / 2x 3-BR



2 TYPICAL TOWER FLOOR PLAN - 16/F-29/F
9 UNITS PER FLOOR @
4x 1-BR / 5x 2-BR

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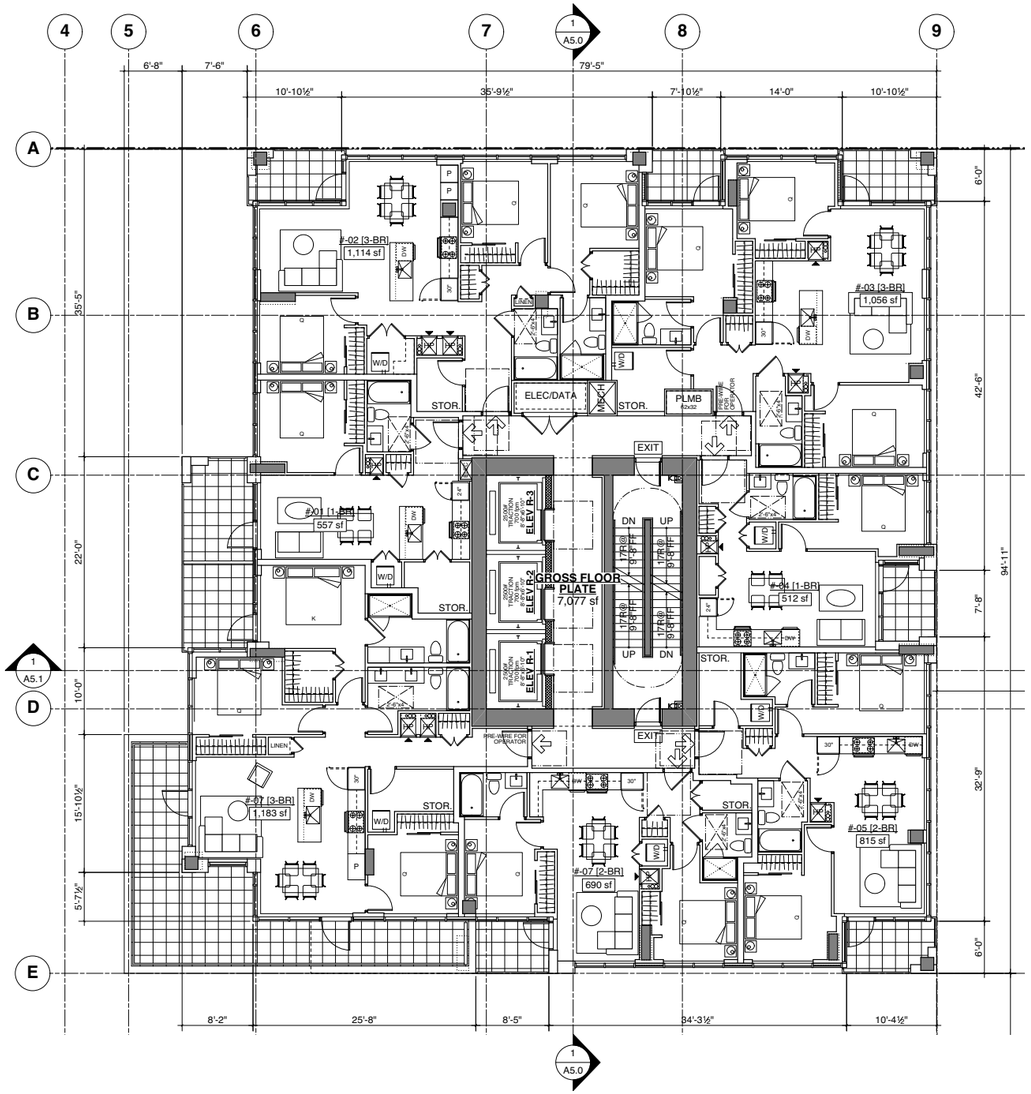
TOWER FLOOR PLANS [RESIDENTIAL]

JOB NO.	**18-05**
DRAWN	**KT**
DATE	**28 JUL 2025**
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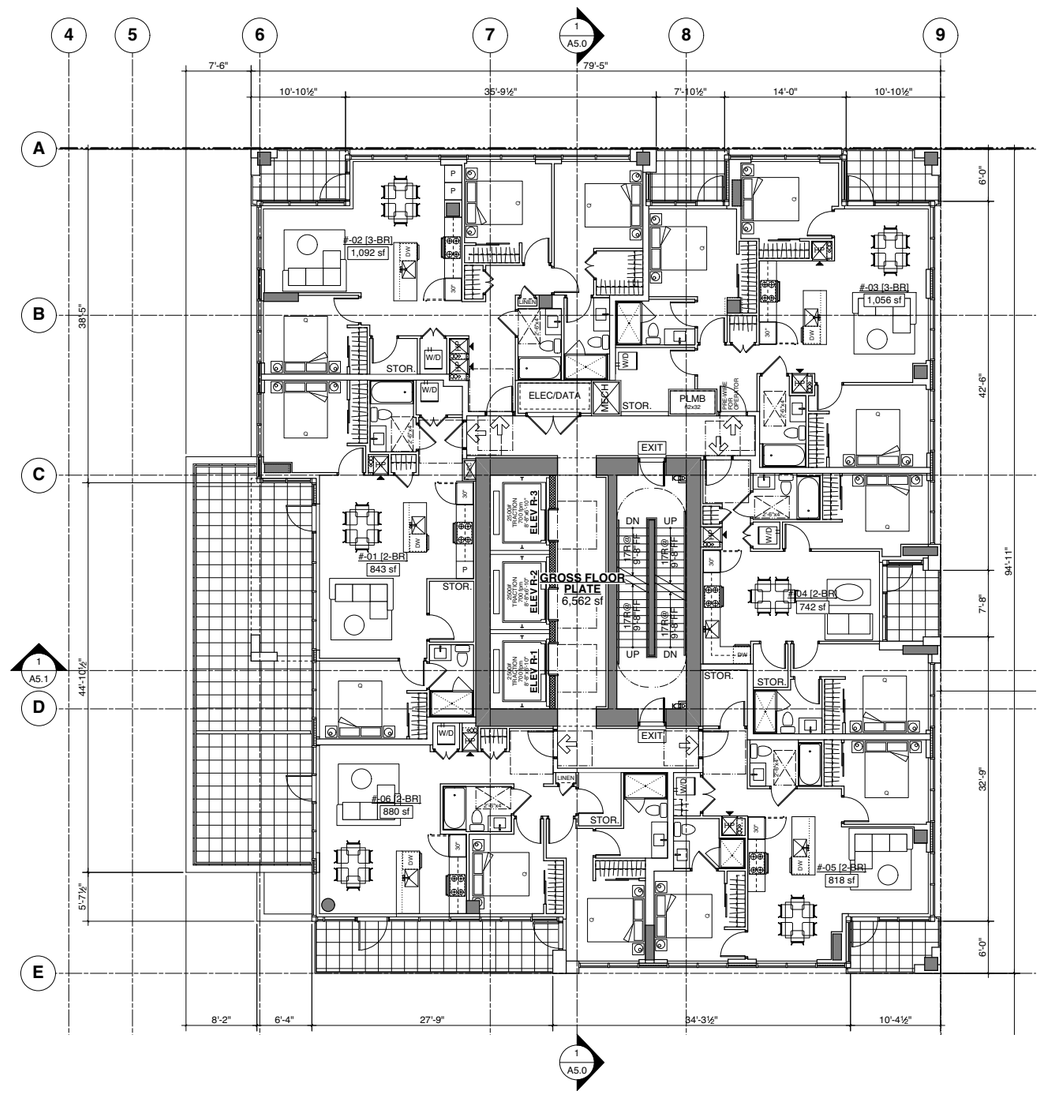
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A3.13



1 30th to 32nd FLOOR PLAN
7 UNITS @
1x 1-BR / 2x 2-BR / 3x 3-BR



2 33rd to 35th FLOOR PLAN
6 UNITS PER FLOOR @
4x 2-BR / 2x 3-BR

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TOWER FLOOR PLANS [RESIDENTIAL]

JOB NO.	**18-05**
DRAWN	**KT**
DATE	**28 JUL 2025**
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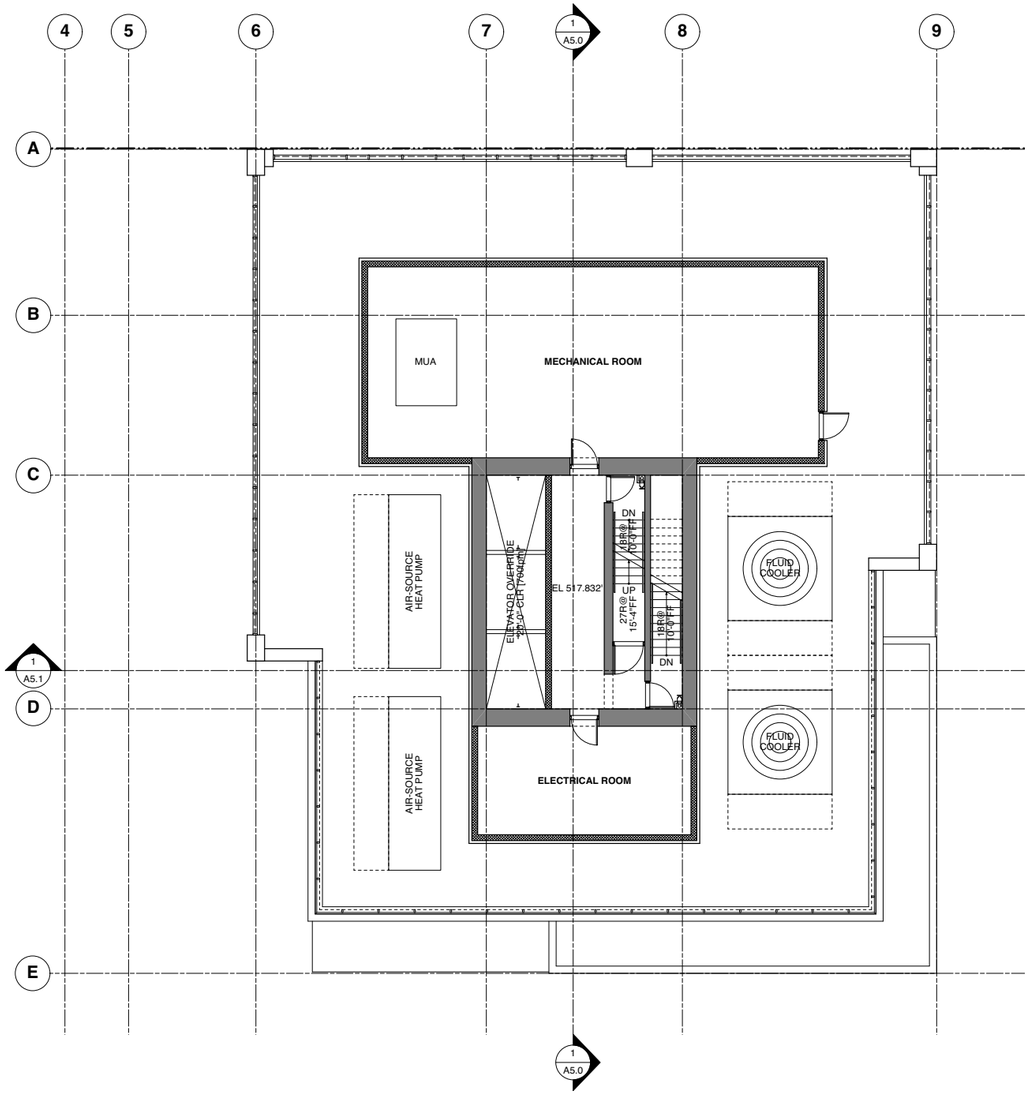
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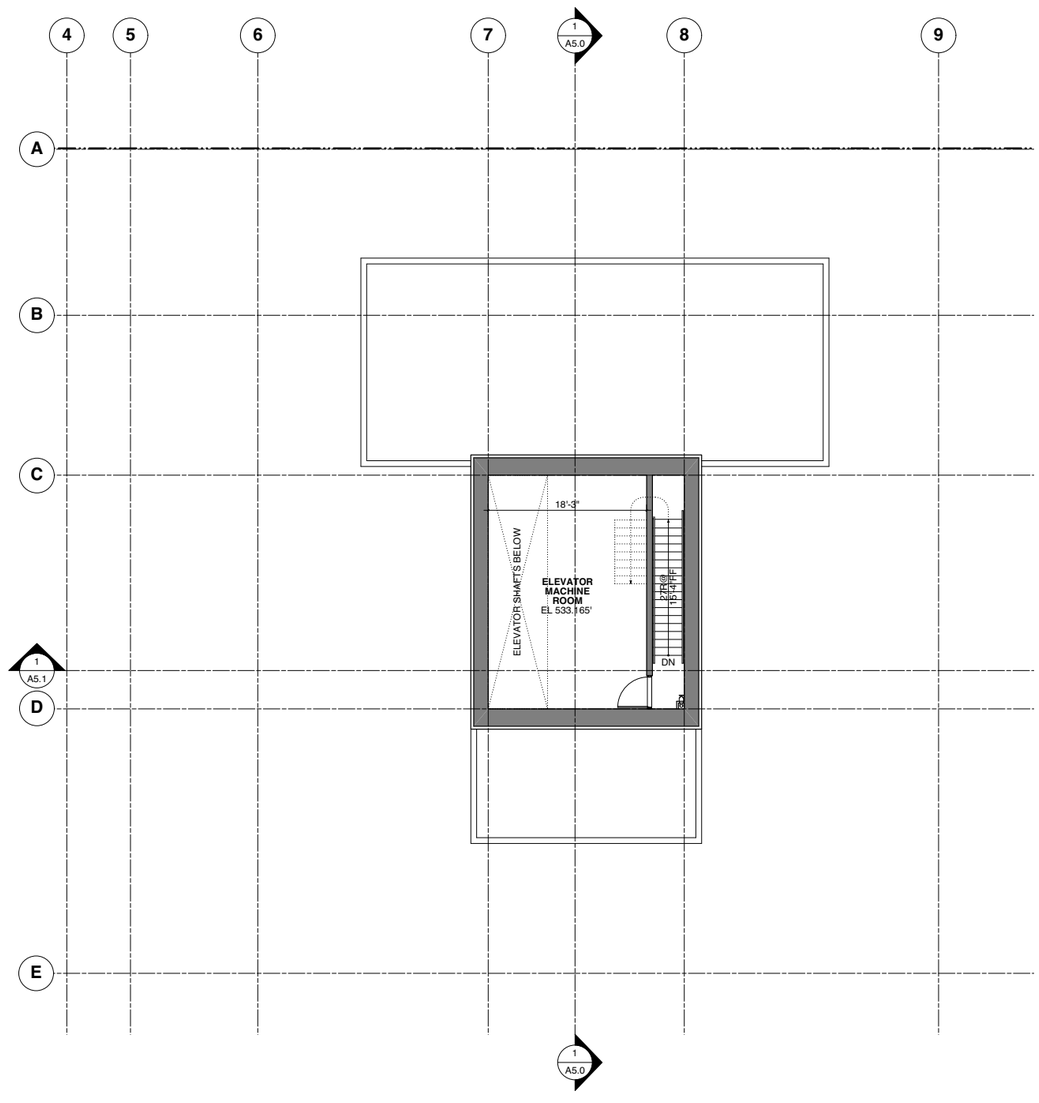
A3.14

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1 ROOFTOP MECHANICAL FLOOR PLAN



2 ELEVATOR MACHINE ROOM FLOOR PLAN

NORTH

PROJECT

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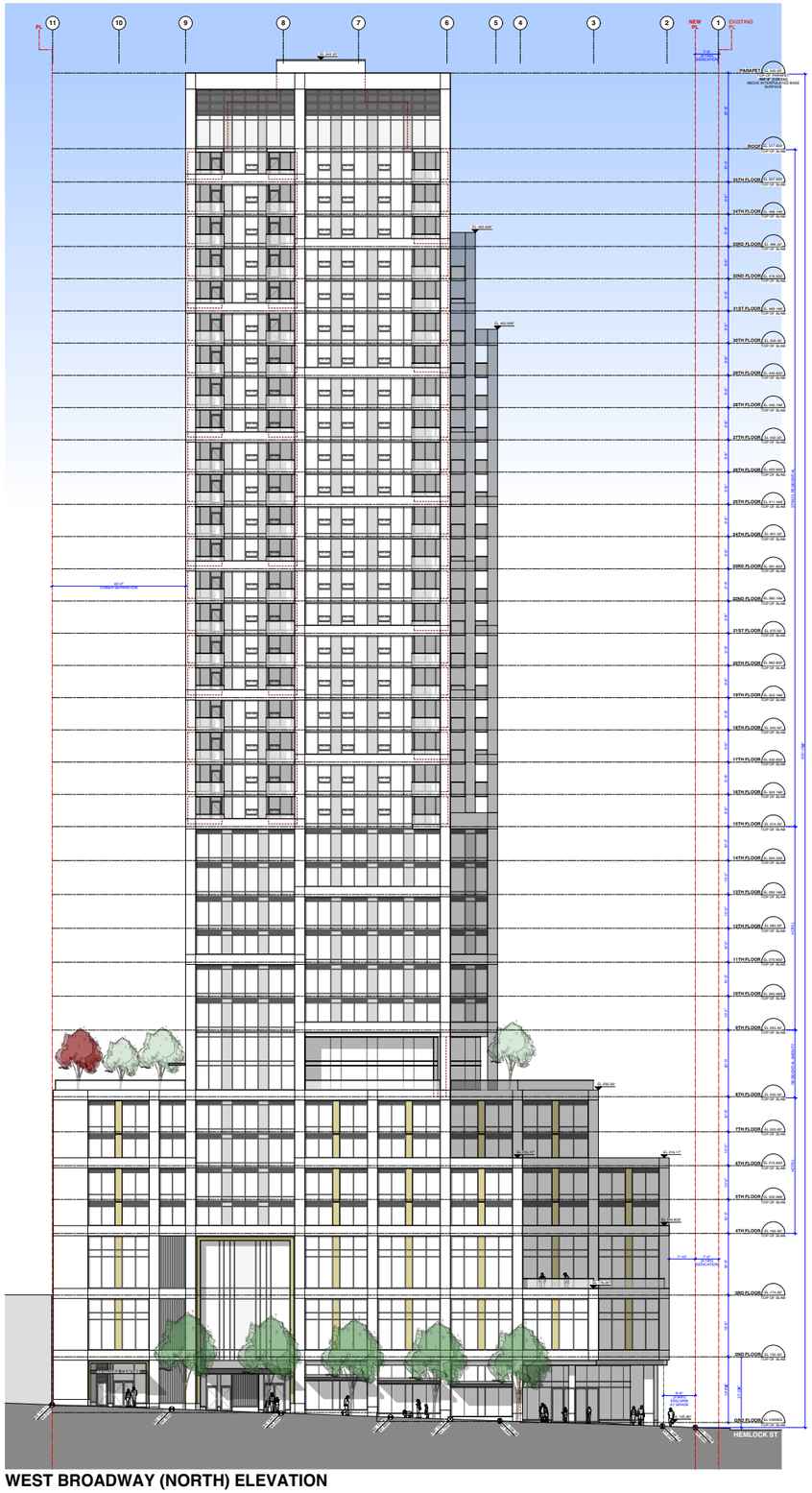
TOWER FLOOR PLANS

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WEST BROADWAY (NORTH) ELEVATION

HEMLOCK STREET (WEST) ELEVATION

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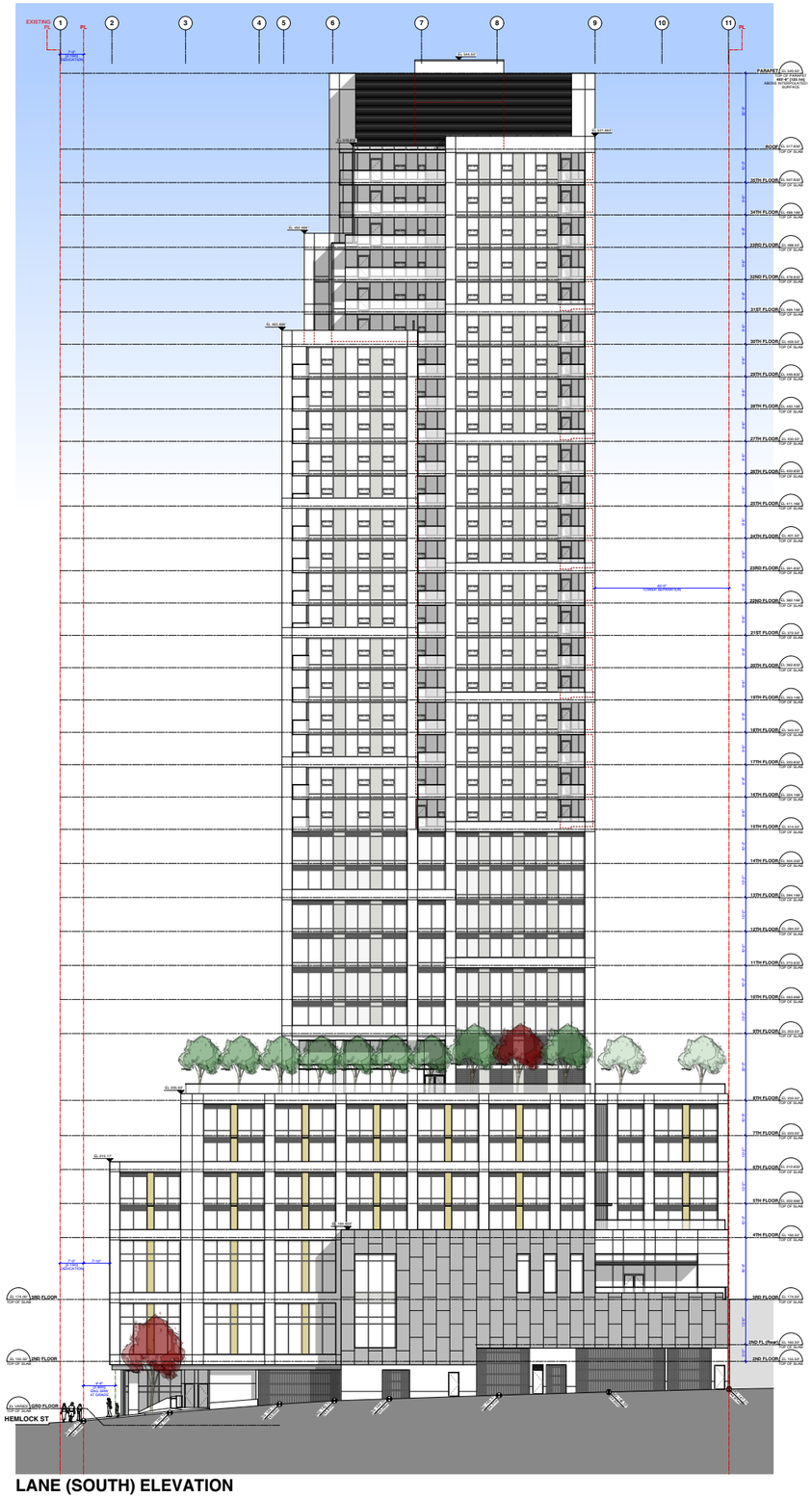
NORTH & WEST ELEVATIONS

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DRAWN	KT
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SCALE	1" = 20'-0"
CHECKED	WTL

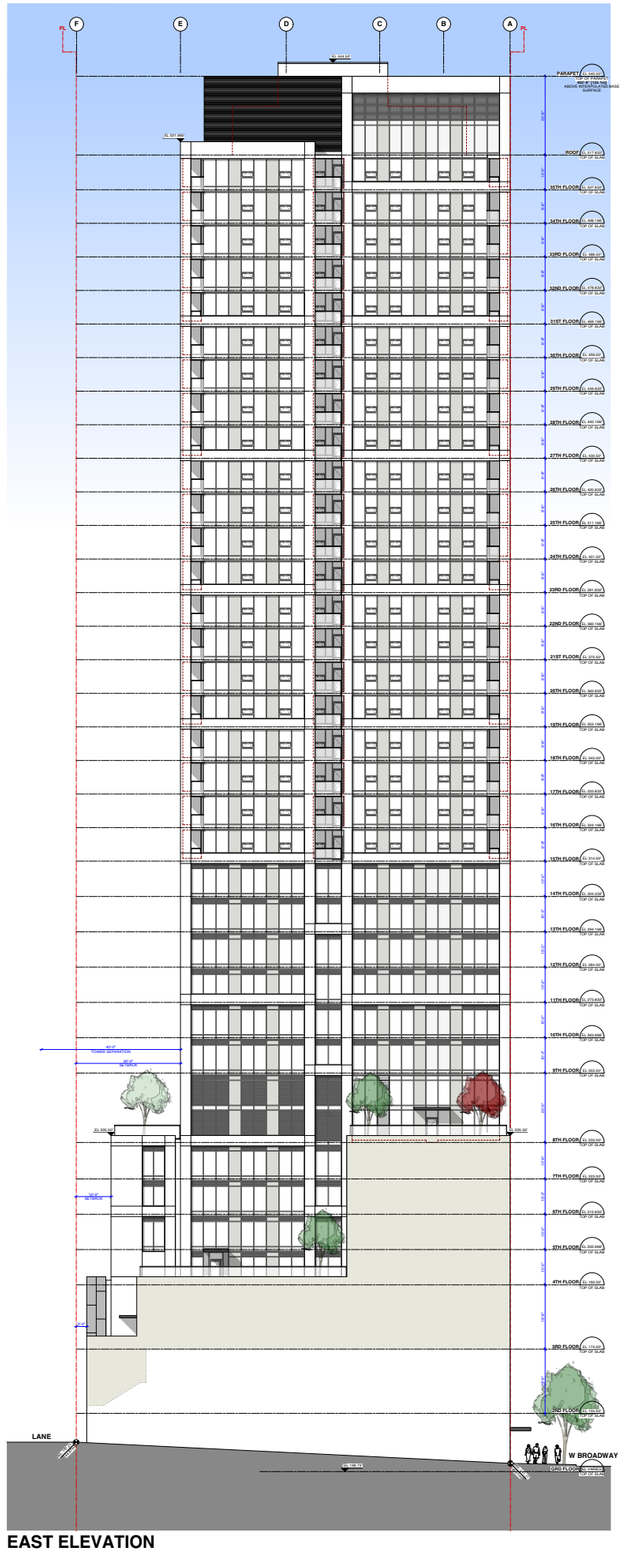
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LANE (SOUTH) ELEVATION



EAST ELEVATION

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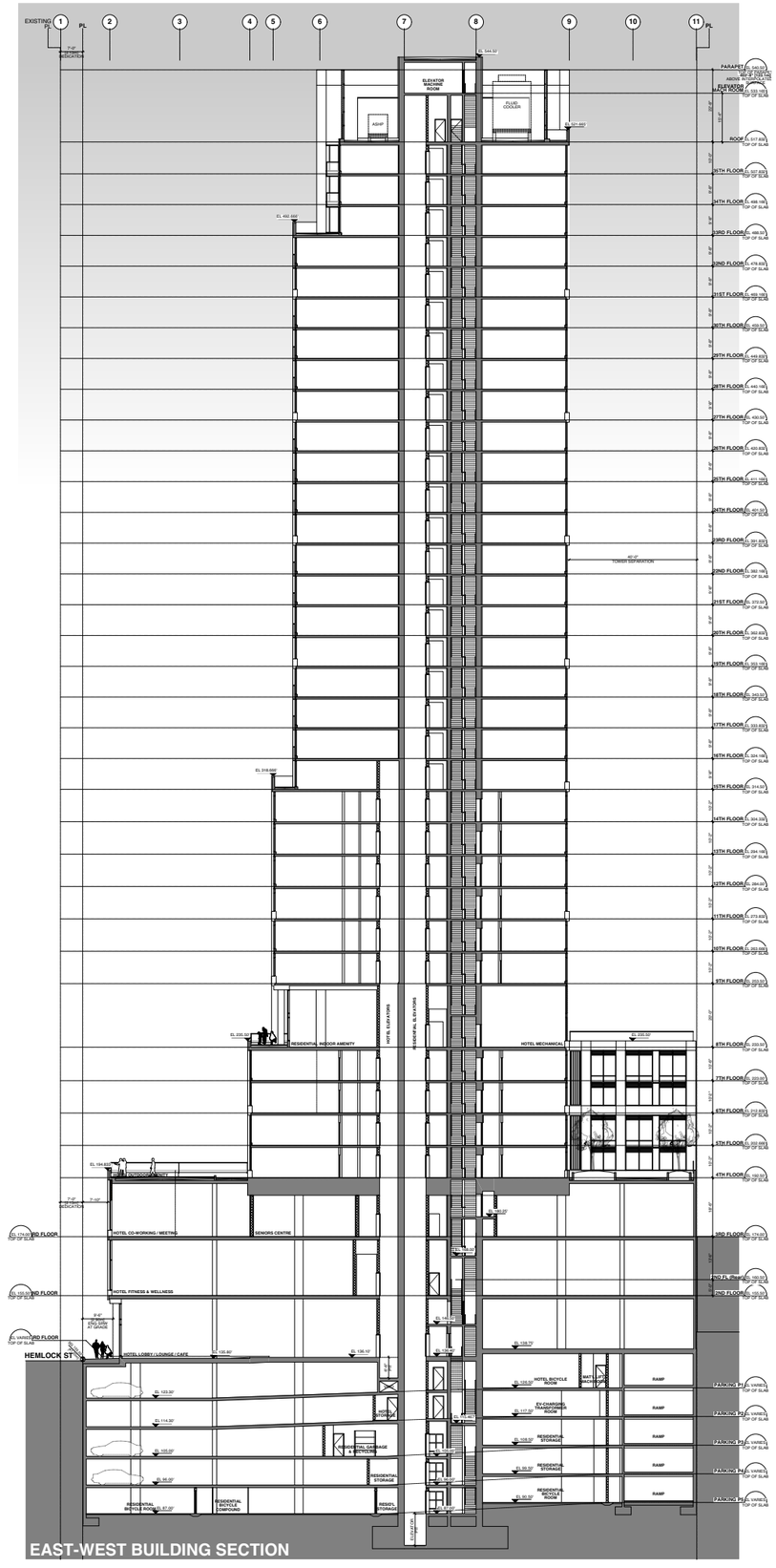
SOUTH & EAST ELEVATIONS

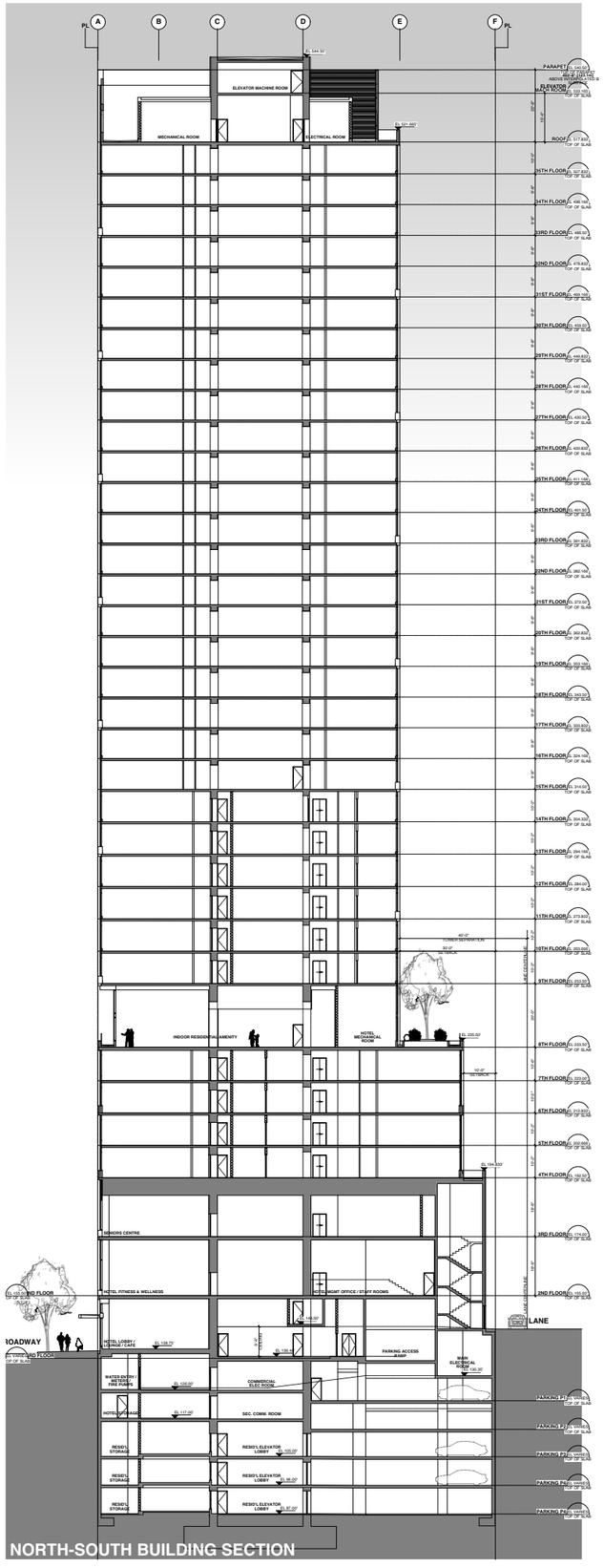
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BUILDING SECTIONS

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L0.01	PRECEDENTS L1 PLAZA
L0.02	PRECEDENTS HOTEL AMENITY
L0.03	PRECEDENTS RESIDENTIAL AMENITY
L1.01	LAYOUT AND MATERIALS PLAN L1
L1.02	LAYOUT AND MATERIALS PLAN L3/L4
L1.03	LAYOUT AND MATERIALS PLAN L6/L7/L8
L2.01	GRADING PLAN L1
L2.02	GRADING PLAN L3/L4
L2.03	GRADING PLAN L6/L7/L8
L3.01	REPRESENTATIVE PLANTING LIST
L4.01	SECTIONS - L1
L4.02	SECTIONS - L4
L4.03	SECTIONS - L4
L4.04	SECTIONS - L8
L4.05	SECTIONS - L8

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T 604.688.6111

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COVER

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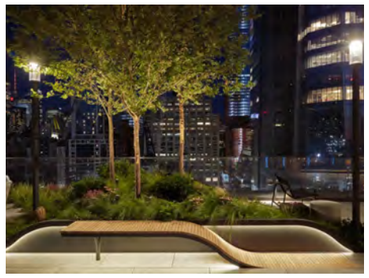
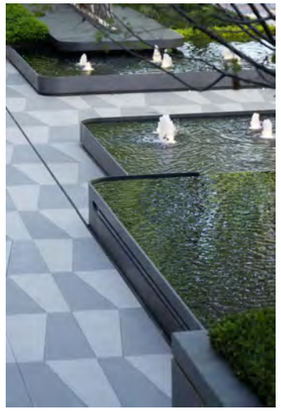
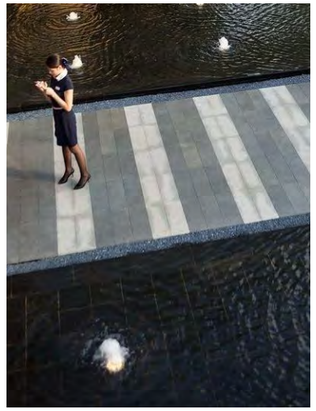
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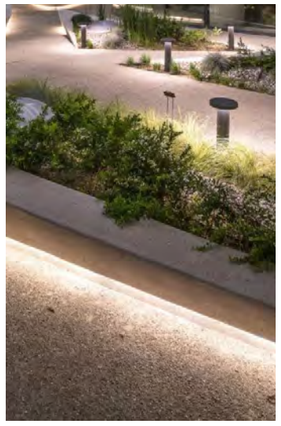
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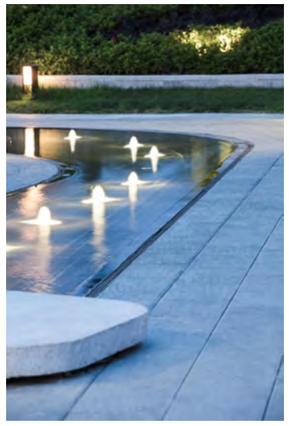




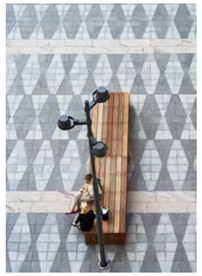







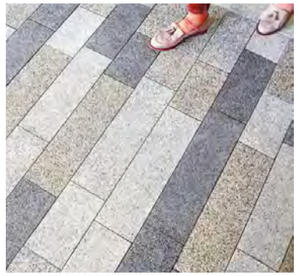












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PRECEDENTS L1 PLAZA

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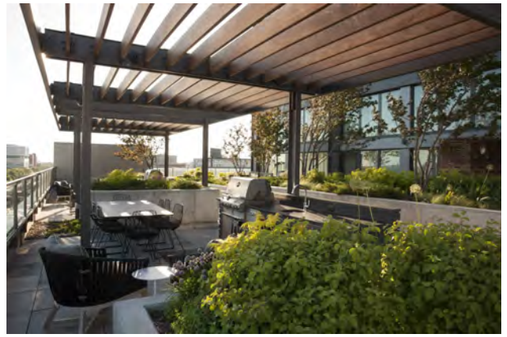
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HOTEL AMENITY SPACE








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PRECEDENTS HOTEL AMENITY

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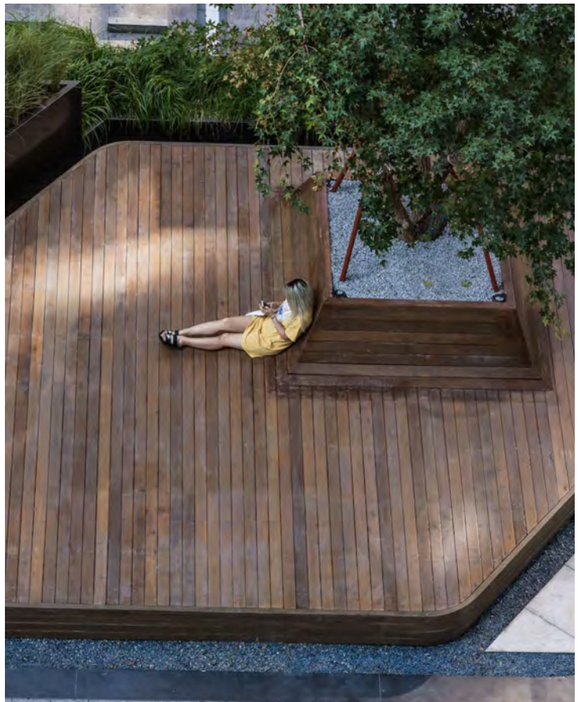
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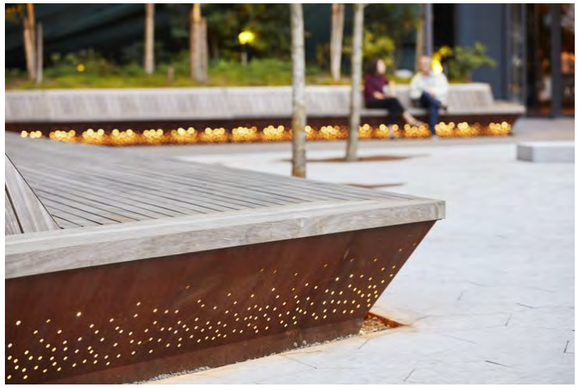
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RESIDENTIAL AMENITY SPACE







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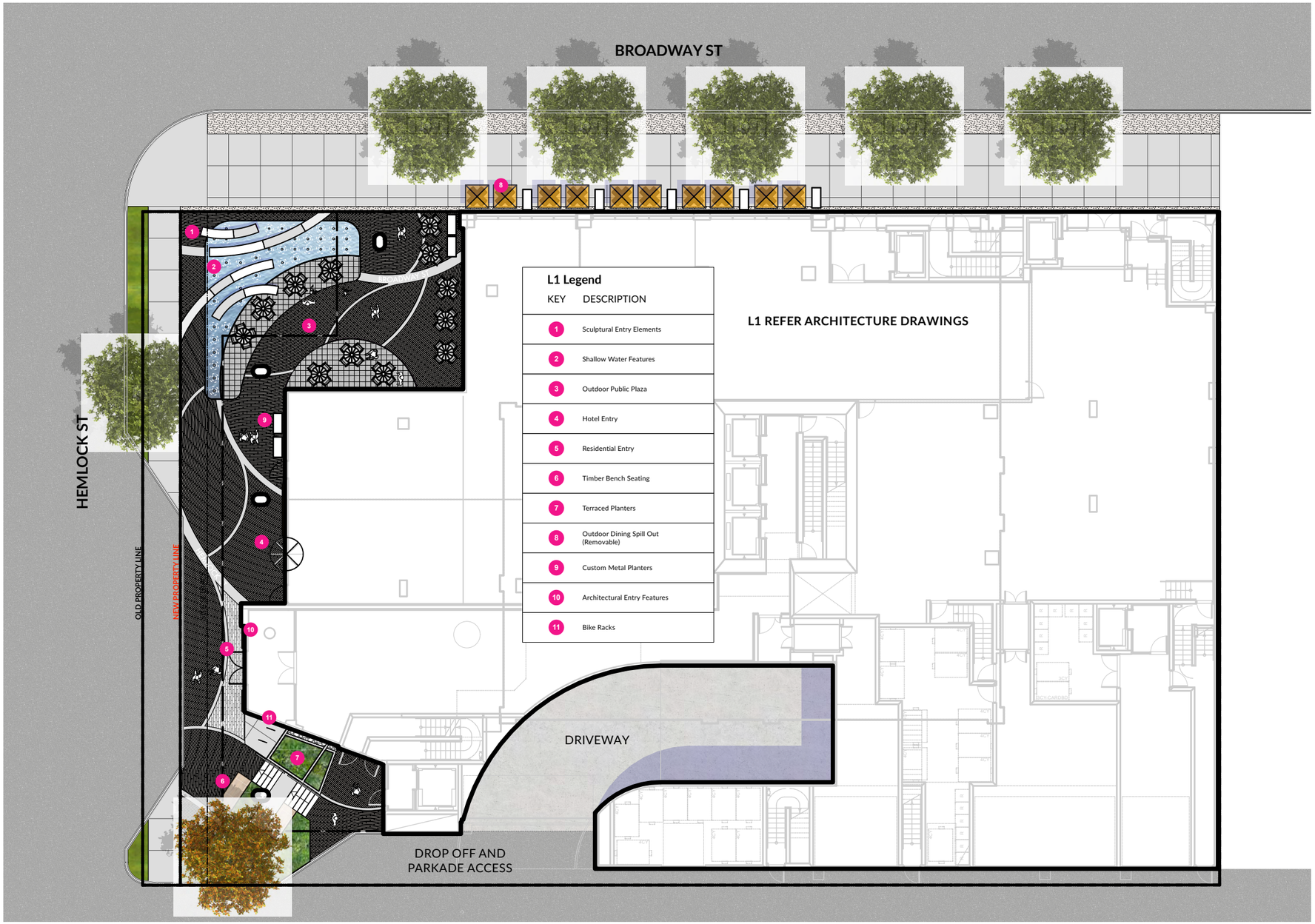
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L0.03



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LAYOUT AND MATERIALS PLAN L1

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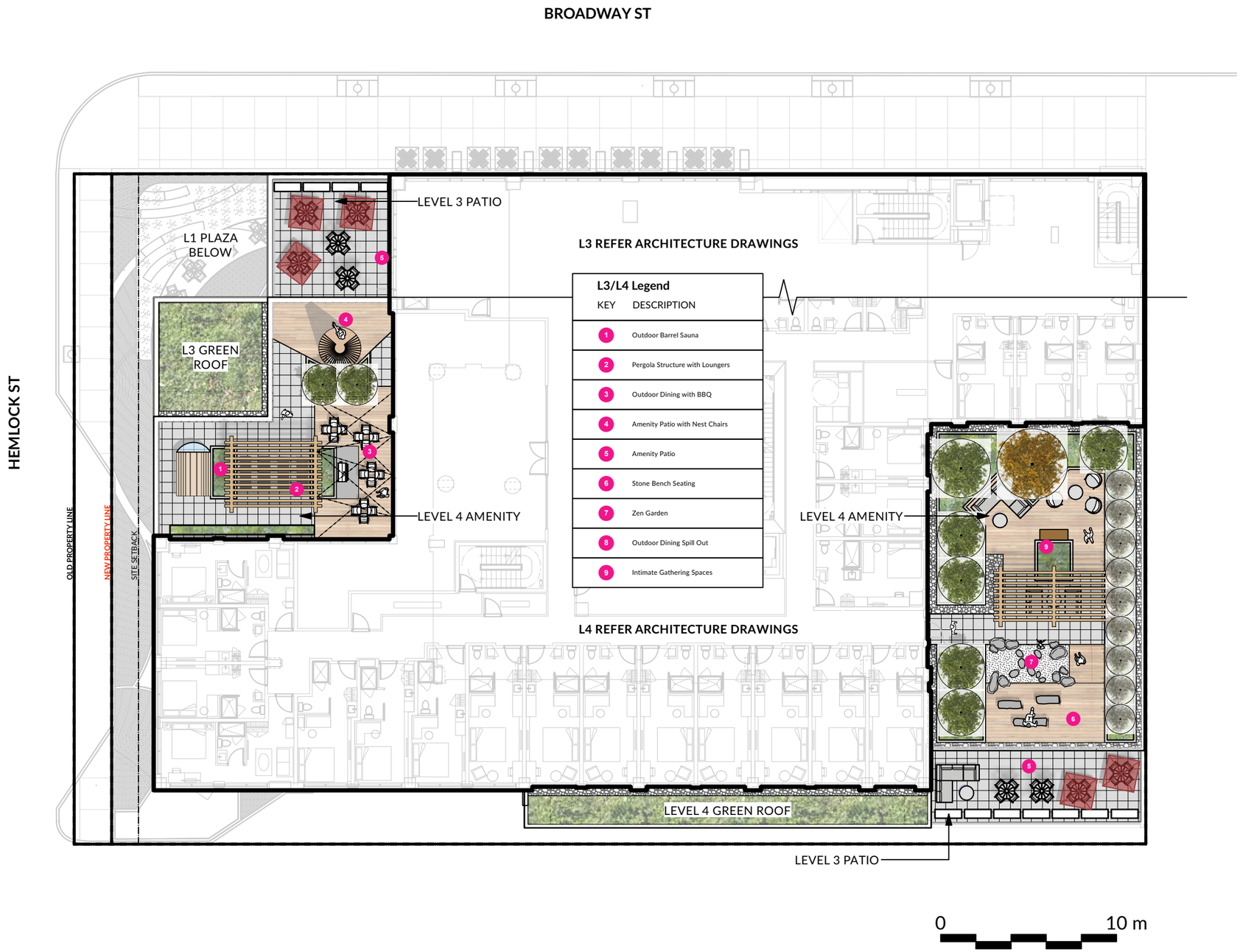
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L1.01



L3/L4 Legend

KEY	DESCRIPTION
1	Outdoor Barrel Sauna
2	Pergola Structure with Loungers
3	Outdoor Dining with BBQ
4	Amenity Patio with Nest Chairs
5	Amenity Patio
6	Stone Bench Seating
7	Zen Garden
8	Outdoor Dining Spill Out
9	Intimate Gathering Spaces

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LAYOUT AND MATERIALS PLAN L3/L4

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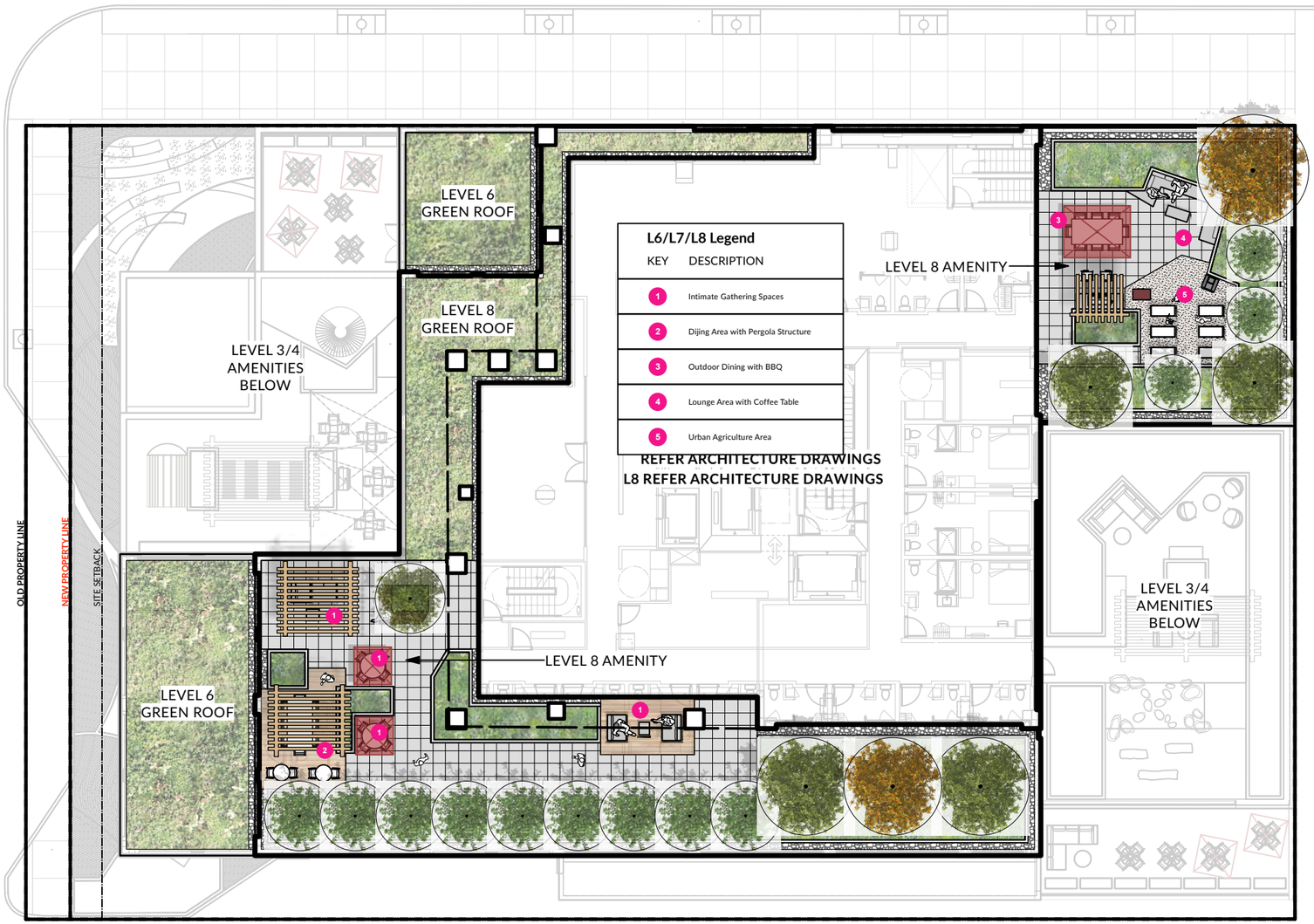
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DRAWING

L1.02

BROADWAY ST

HEMLOCK ST



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LAYOUT AND MATERIALS PLAN L6/L7/L8

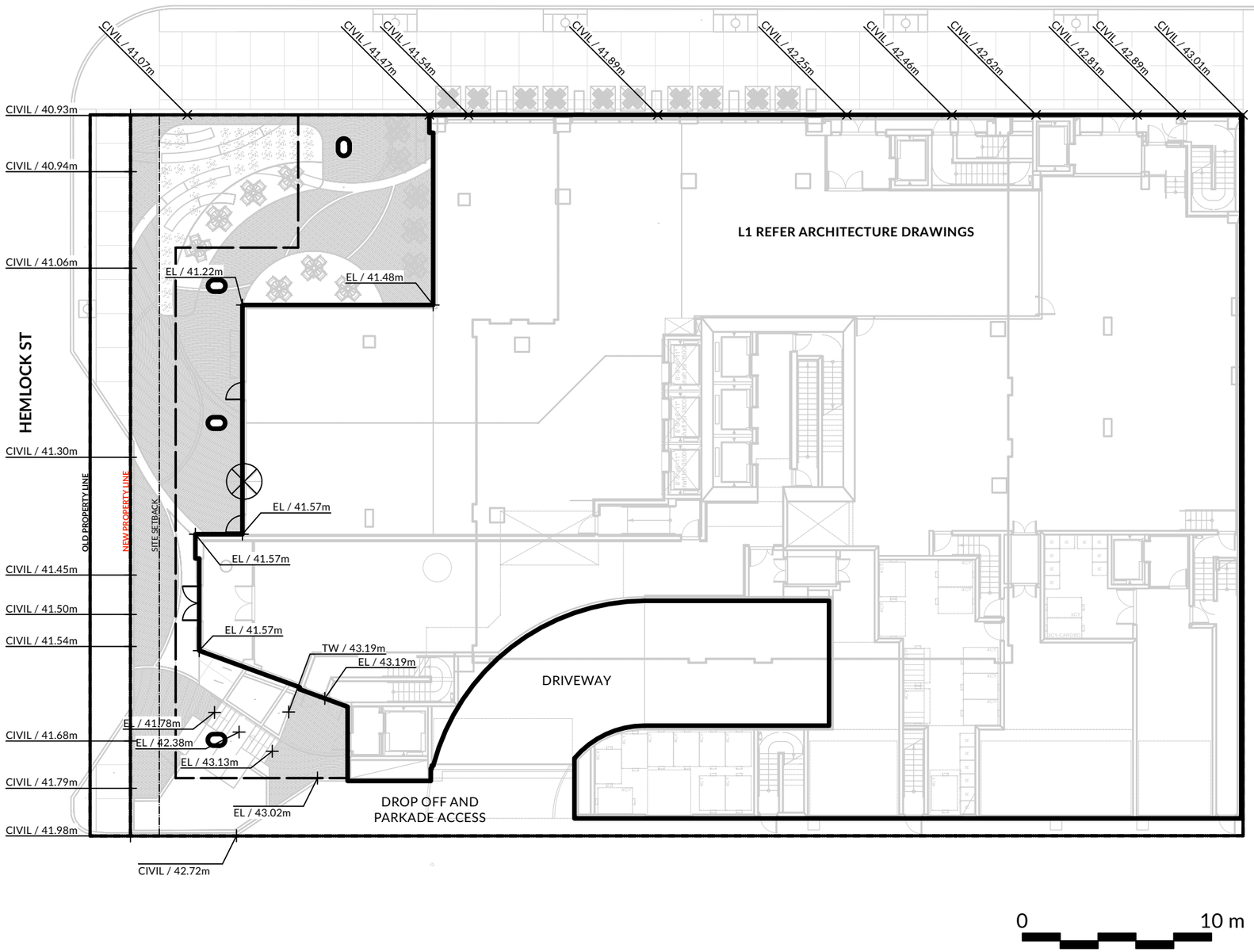
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L1.03



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GRADING PLAN L1

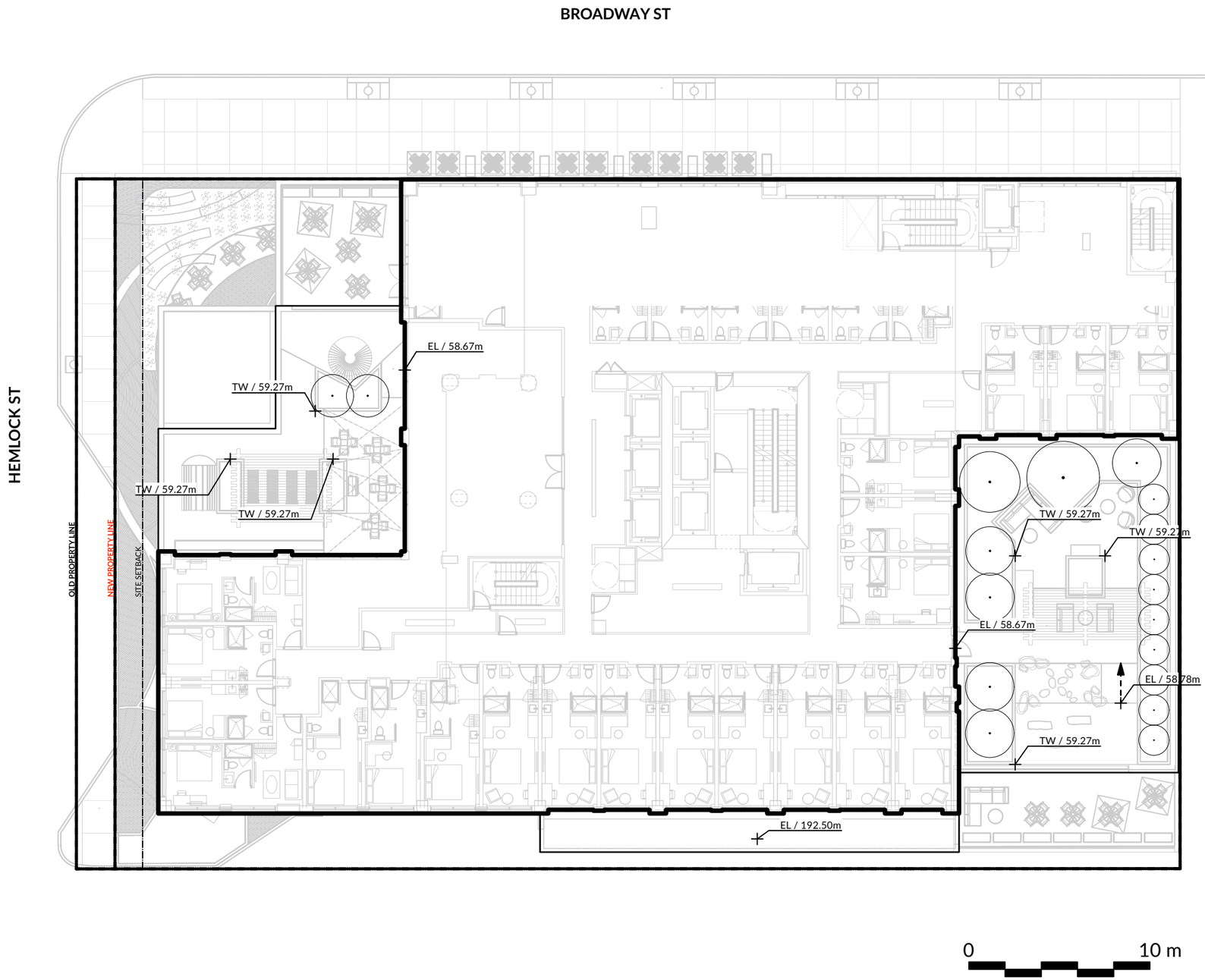
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L2.01



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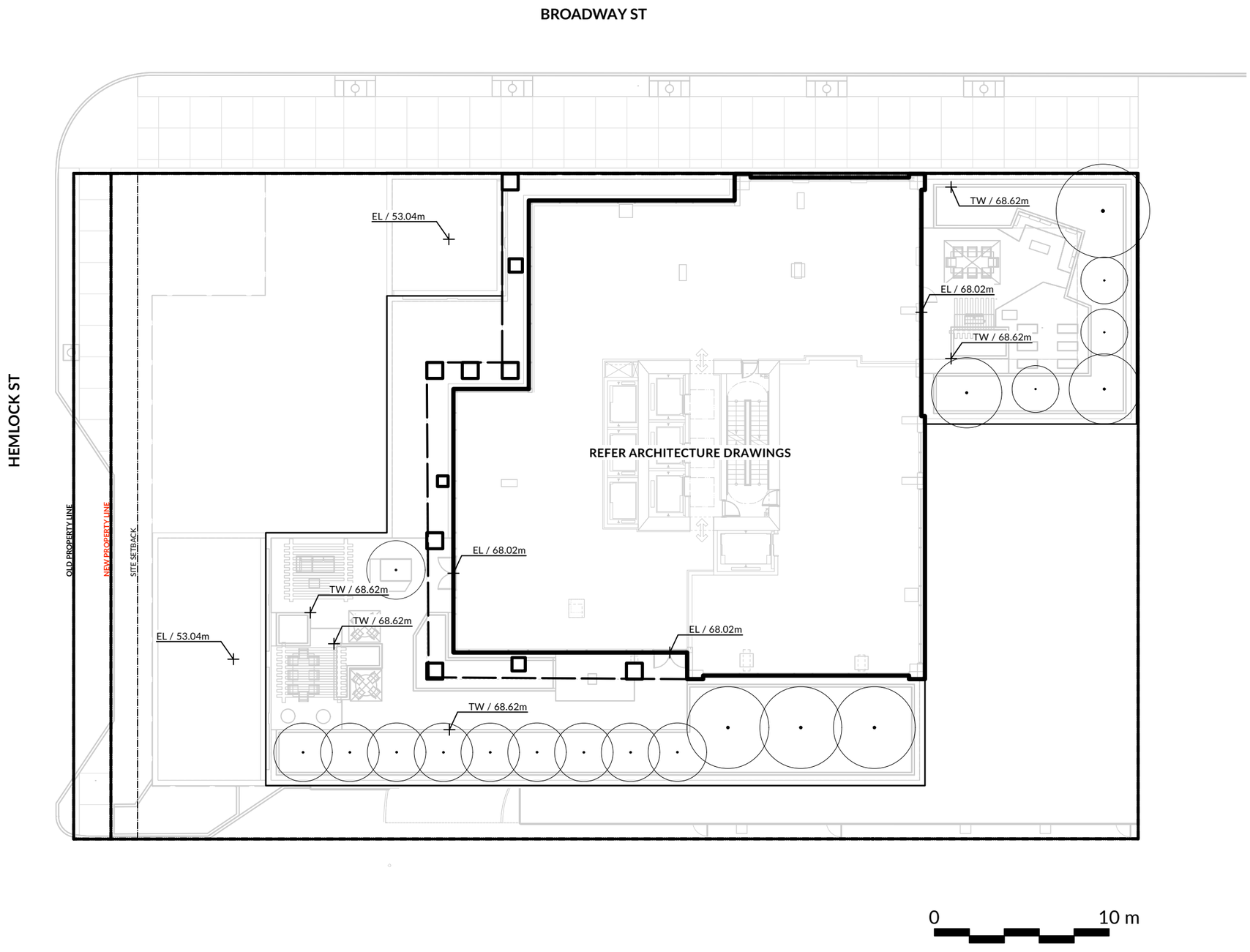
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GRADING PLAN L6/L7/L8

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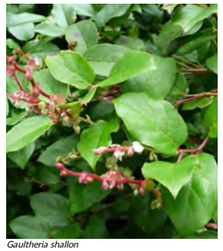
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Plant List
25057 CONCORD BROADWAY AND HEMLOCK

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

SHRUBS


Cornus sericea 'Kelseyii'


Gaultheria shallon


Oemleria cerasiformis


Rosa nootkana


Salix purpurea 'Nana'


Skimmia japonica


Spiraea douglasii


Vaccinium ovatum

TREES


Acer palmatum 'Green'


Amelanchier alnifolia


Cornus kousa


Styrax japonica

GROUND COVER


Arctostaphylos uva-ursi


Fragaria chiloensis


Mahonia nervosa


Mahonia repens

PERENNIALS


Achillea millefolium


Aquilegia formosa




Iris versicolor


Polygonatum biflorum

ORNAMENTAL GRASSES


Calamagrostis x acutiflora 'Karl Foerster'


Pennisetum alopecuroides 'Hamelin'

AQUATIC PLANTS


Carex elata 'Aurea'


Carex obnupta


Juncus effusus

FERNS


Blechnum spicant


Polystichum munitum

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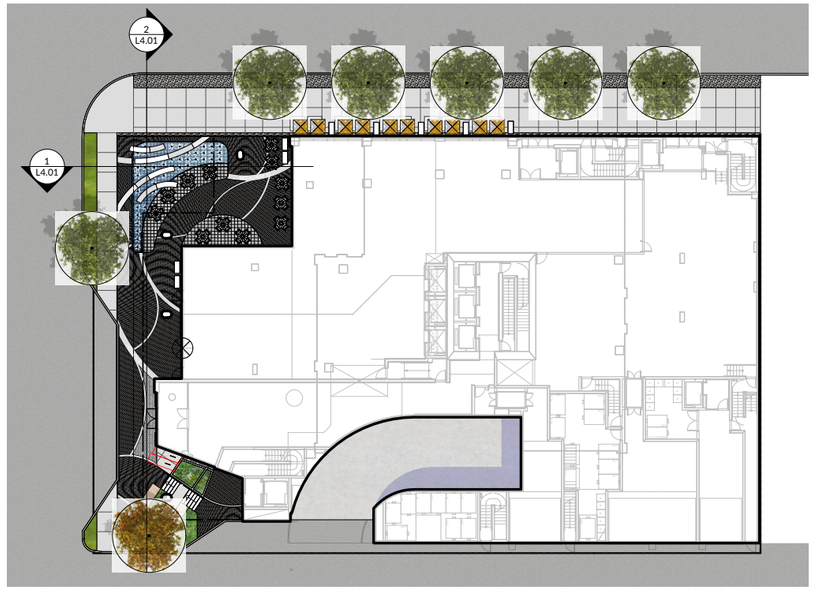
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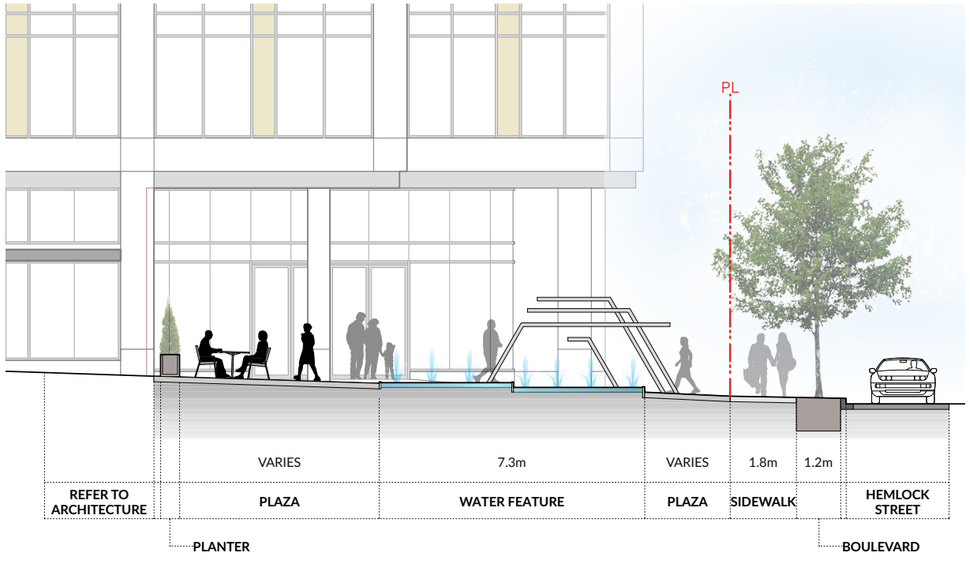
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KEY PLAN: L1
Scale: 1:250



1 Section 1
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2 Section 2
Scale: 1:75

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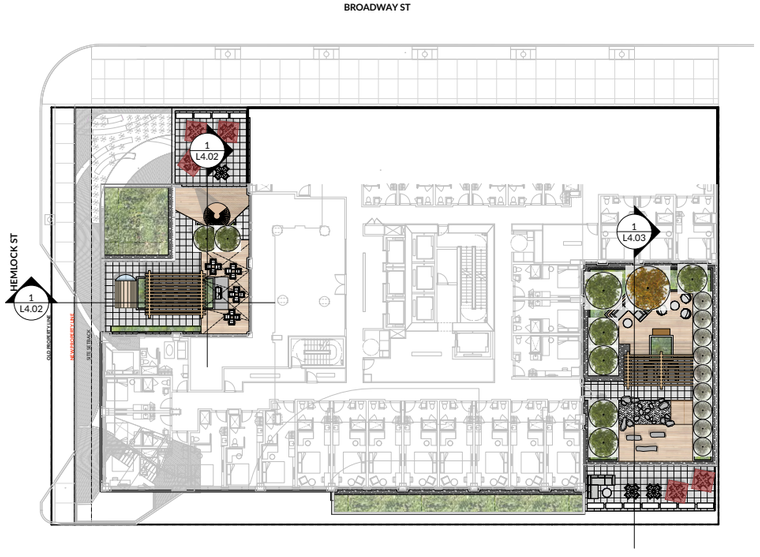
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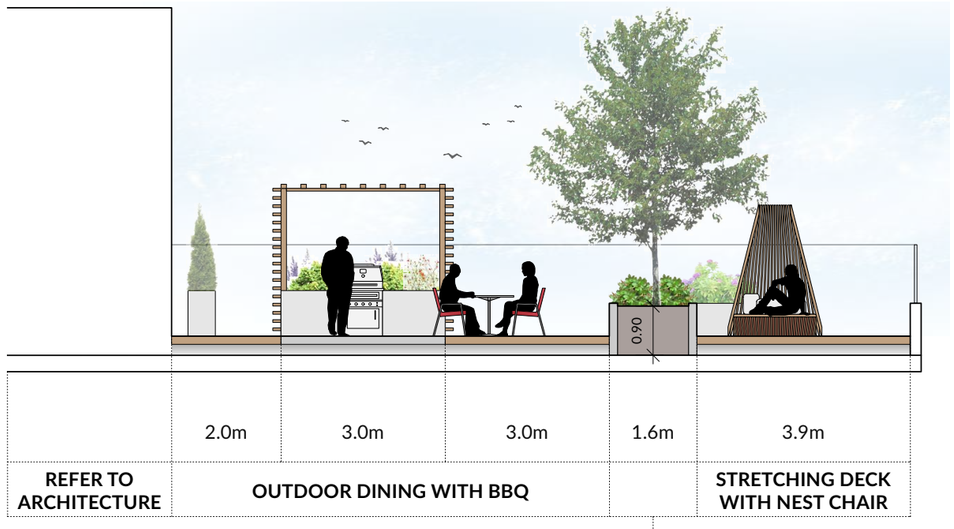
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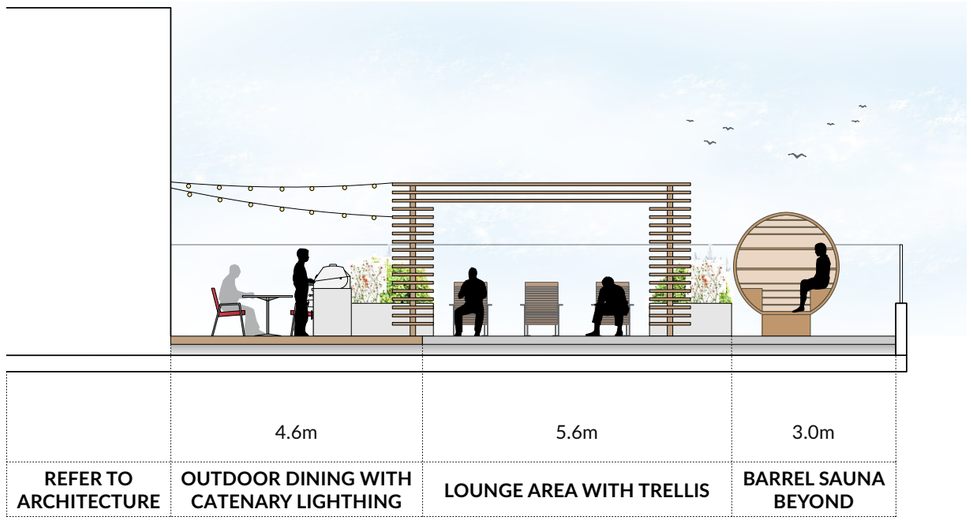
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2 Section 2
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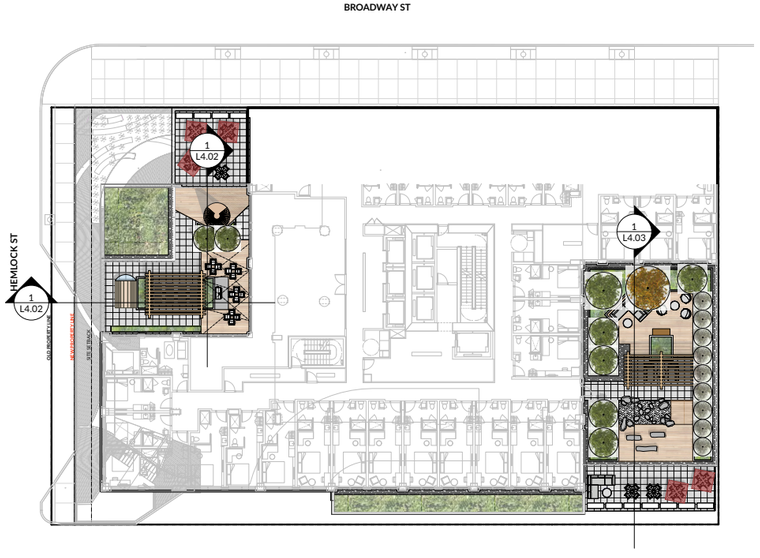
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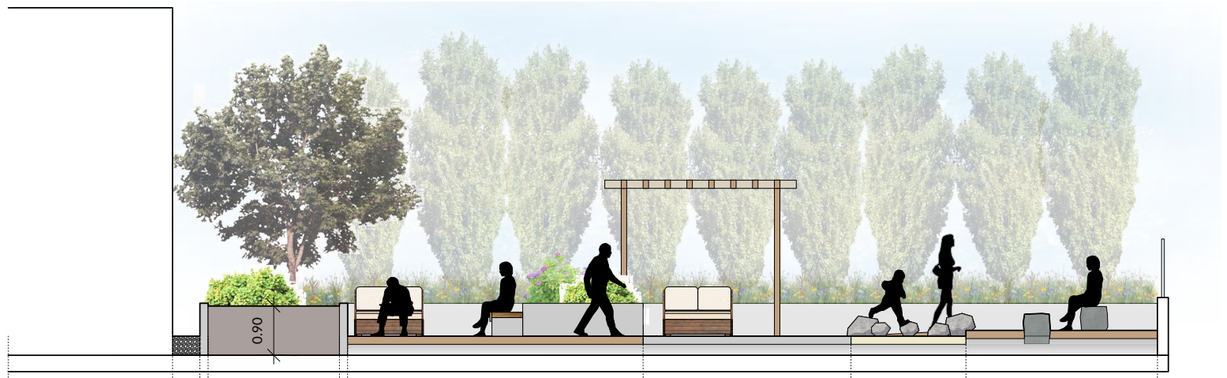
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L4.02



KEY PLAN: L4
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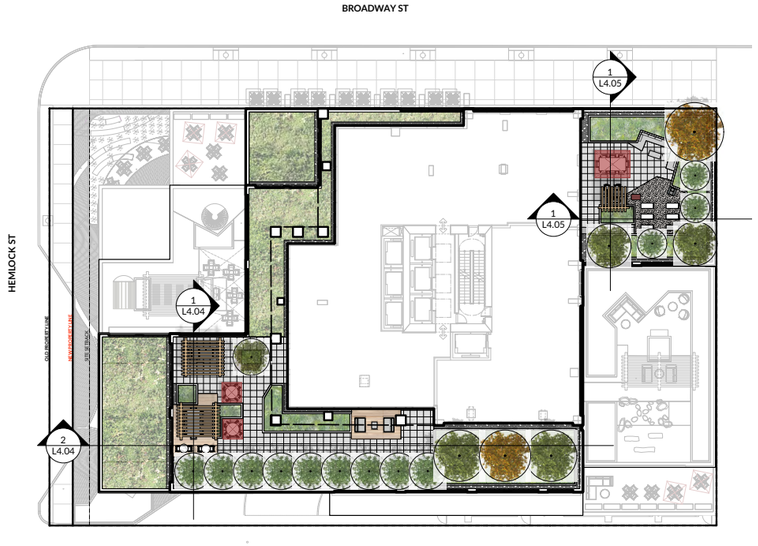
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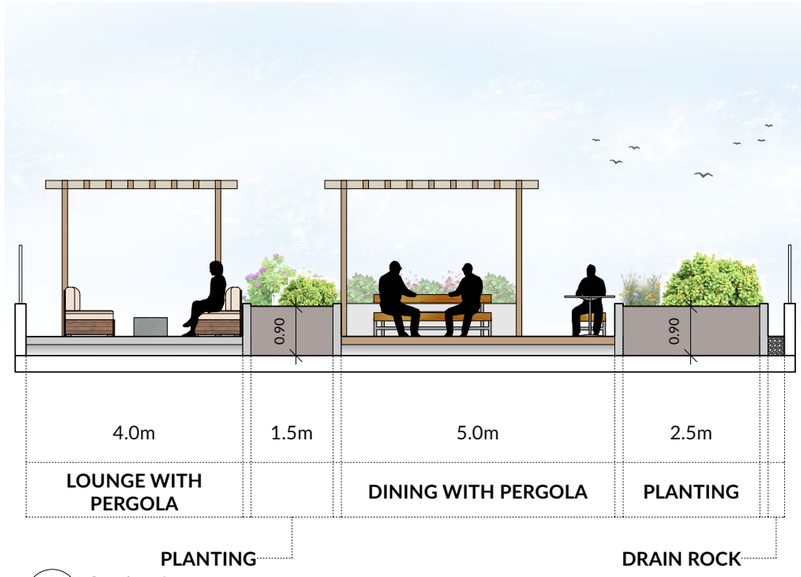
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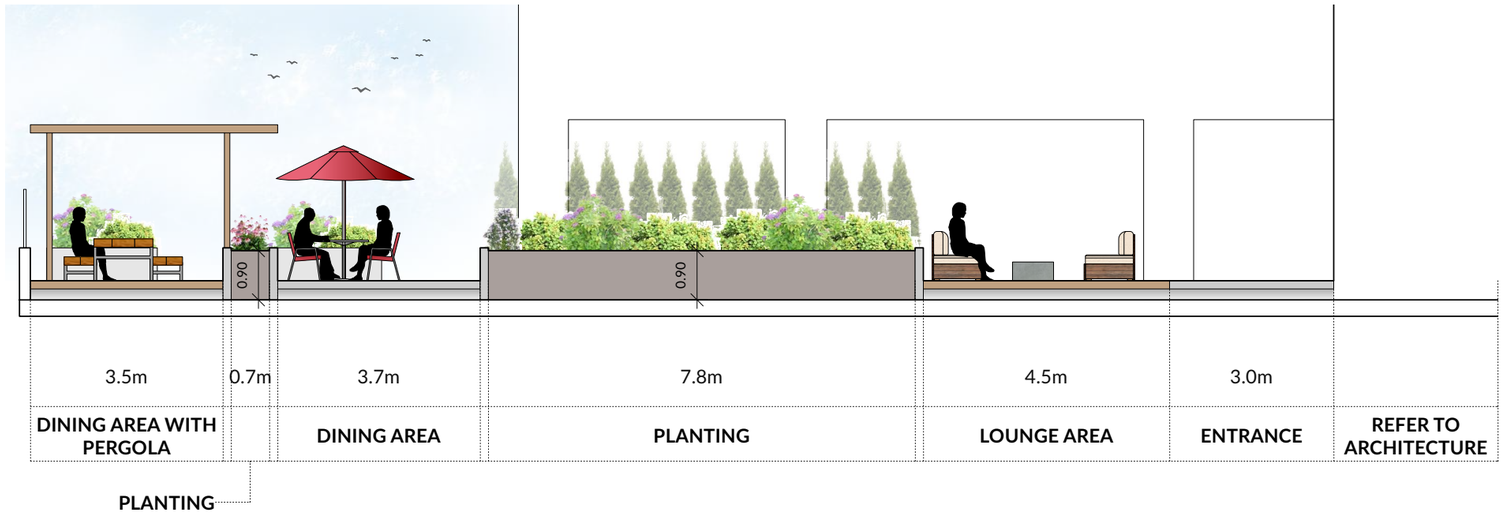
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KEY PLAN: L8
Scale: 1:250



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2 Section 2
Scale: 1:50

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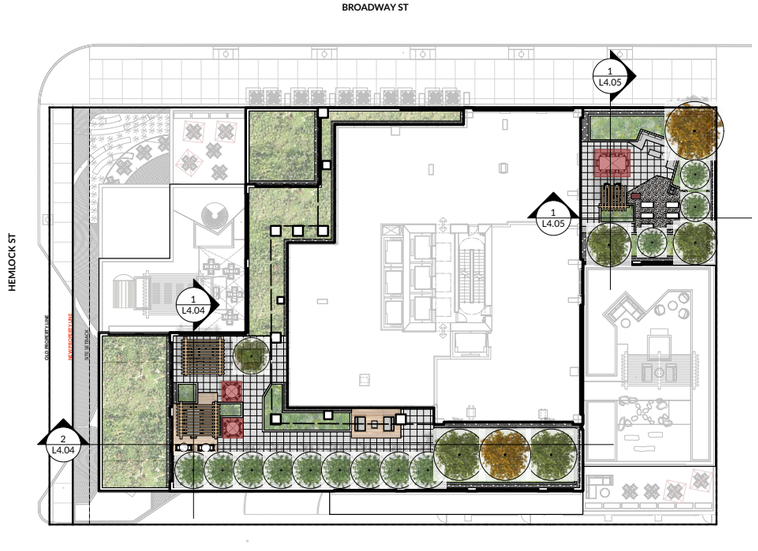
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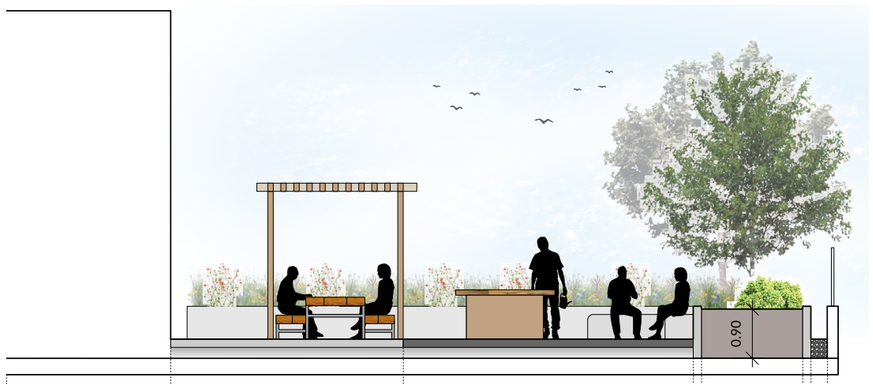
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KEY PLAN: L8
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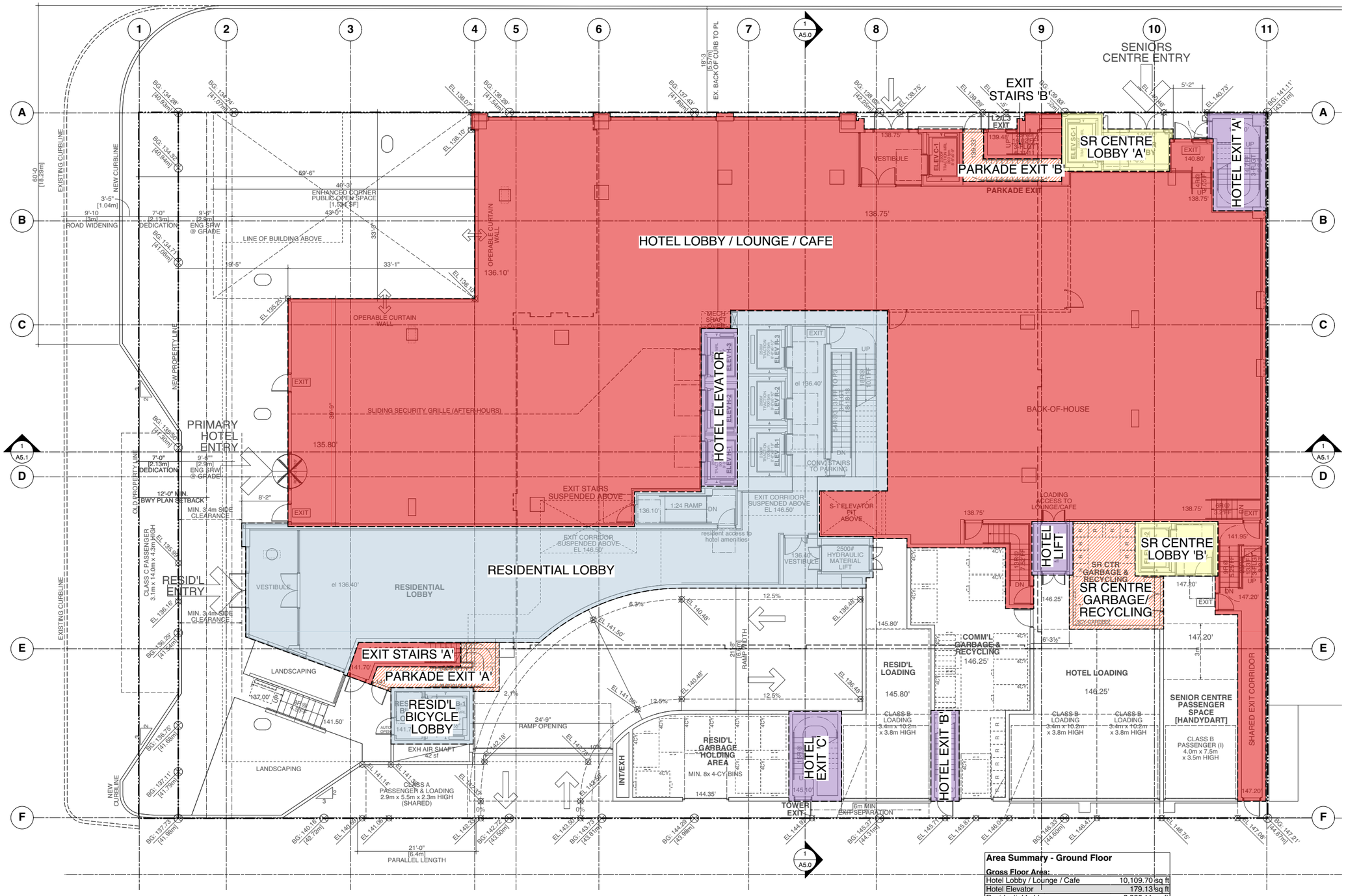
DRAWING TITLE
SECTIONS - L8

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SCALE 1:50

PROJECT NO.	25057		
DATE	2025-07-28		
FILE NAME	25057 SECTIONS.vwx		
PLOTTED	2025-07-28		
DRAWN	KRG/KI	REVIEWED	AE/GB

DRAWING
L4.05



Area Summary - Ground Floor	
Gross Floor Area:	
Hotel Lobby / Lounge / Cafe	10,109.70 sq ft
Hotel Elevator	179.13 sq ft
Residential Lobby	2,886.11 sq ft
Senior Centre Lobby 'A'	165.32 sq ft
Senior Centre Lobby 'B'	141.78 sq ft
Senior Centre Garbage & Recycling	263.44 sq ft
Exit Stairs 'A'	93.00 sq ft
Exit Stairs 'B'	94.18 sq ft
Residential Bicycle Lobby	145.83 sq ft
Parkade Exit 'A'	114.53 sq ft
Parkade Exit 'B'	89.23 sq ft
Hotel Lift	69.27 sq ft
Hotel Exit 'A'	166.74 sq ft
Hotel Exit 'B'	80.42 sq ft
Hotel Exit 'C'	148.56 sq ft
Gross Ground Floor Area	**14,747.23 sq ft**

Exemptions:	
Parkade Exit 'A'	114.53 sq ft
Parkade Exit 'B'	89.23 sq ft
Senior Centre Garbage & Recycling	263.44 sq ft
Total Exempt Area	**467.20 sq ft**
Net FSR Area	**14,280.04 sq ft**
Gross Hotel Commercial Area	10,500.64 sq ft
Gross Hotel Area	644.11 sq ft
Gross Senior Centre	570.53 sq ft
Gross Residential Area	3,031.94 sq ft

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PROJECT

1368 - 1398 WEST BROADWAY @ HEMLOCK ST

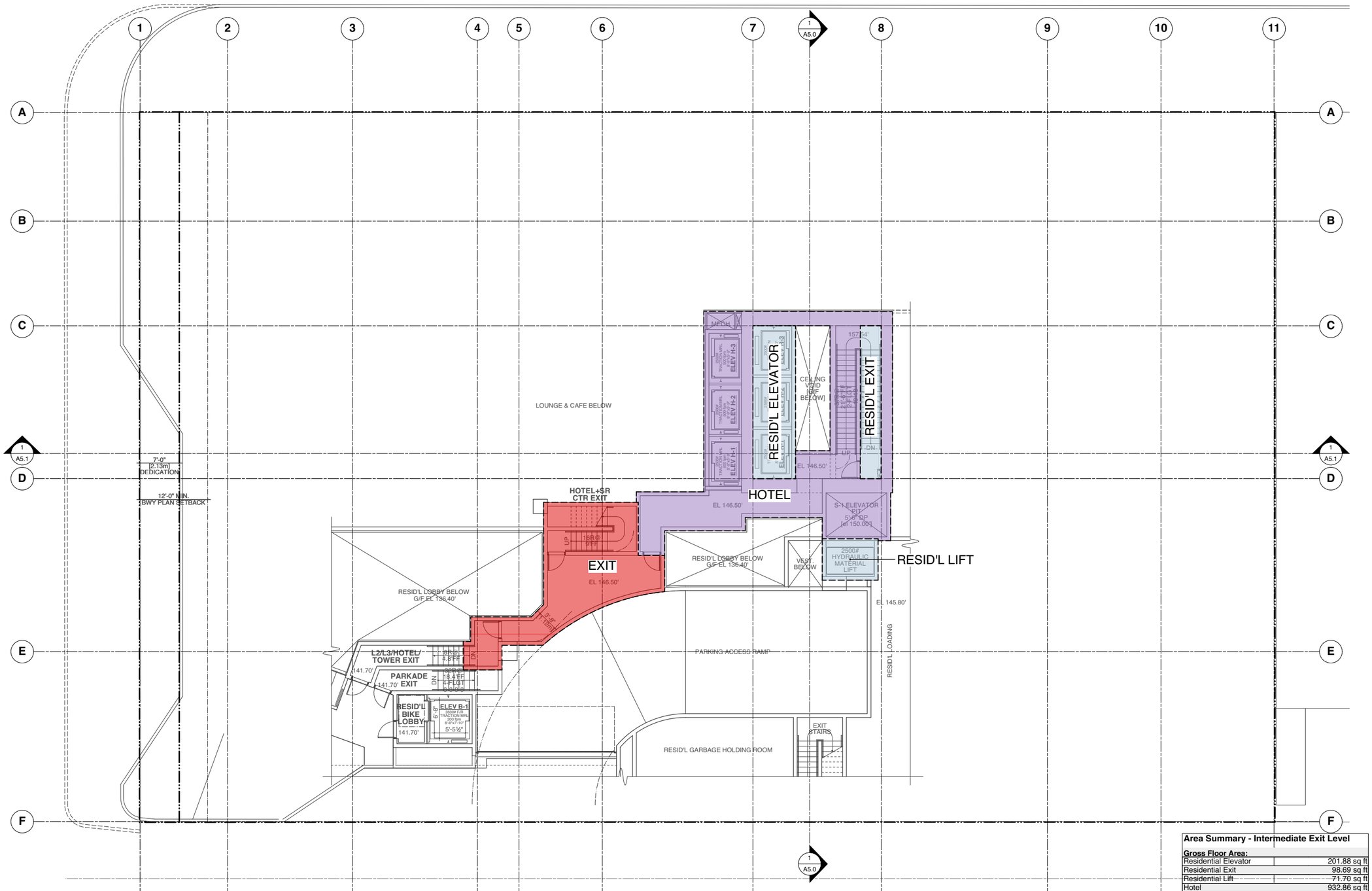
GROUND FLOOR FSR OVERLAY

JOB NO.	**18-05**
DRAWN	**KT**
DATE	**28 JUL 2025**
SCALE	**1/8" = 1'-0"**
CHECKED	**WTL**

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DRAWING NO. :

FSR-1



Area Summary - Intermediate Exit Level	
Gross Floor Area:	
Residential Elevator	201.88 sq ft
Residential Exit	98.69 sq ft
~~Residential Lift~~	~~71.76 sq ft~~
Hotel	932.86 sq ft
Exit	459.62 sq ft
Gross Int. Exit Level Floor Area	**1,764.75 sq ft**
Exemptions:	
Total Exempt Area	**0.00 sq ft**
Net FSR Area	**1,764.75 sq ft**
Gross Hotel Commercial Area	459.62 sq ft
Gross Hotel Area	932.86 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	372.27 sq ft

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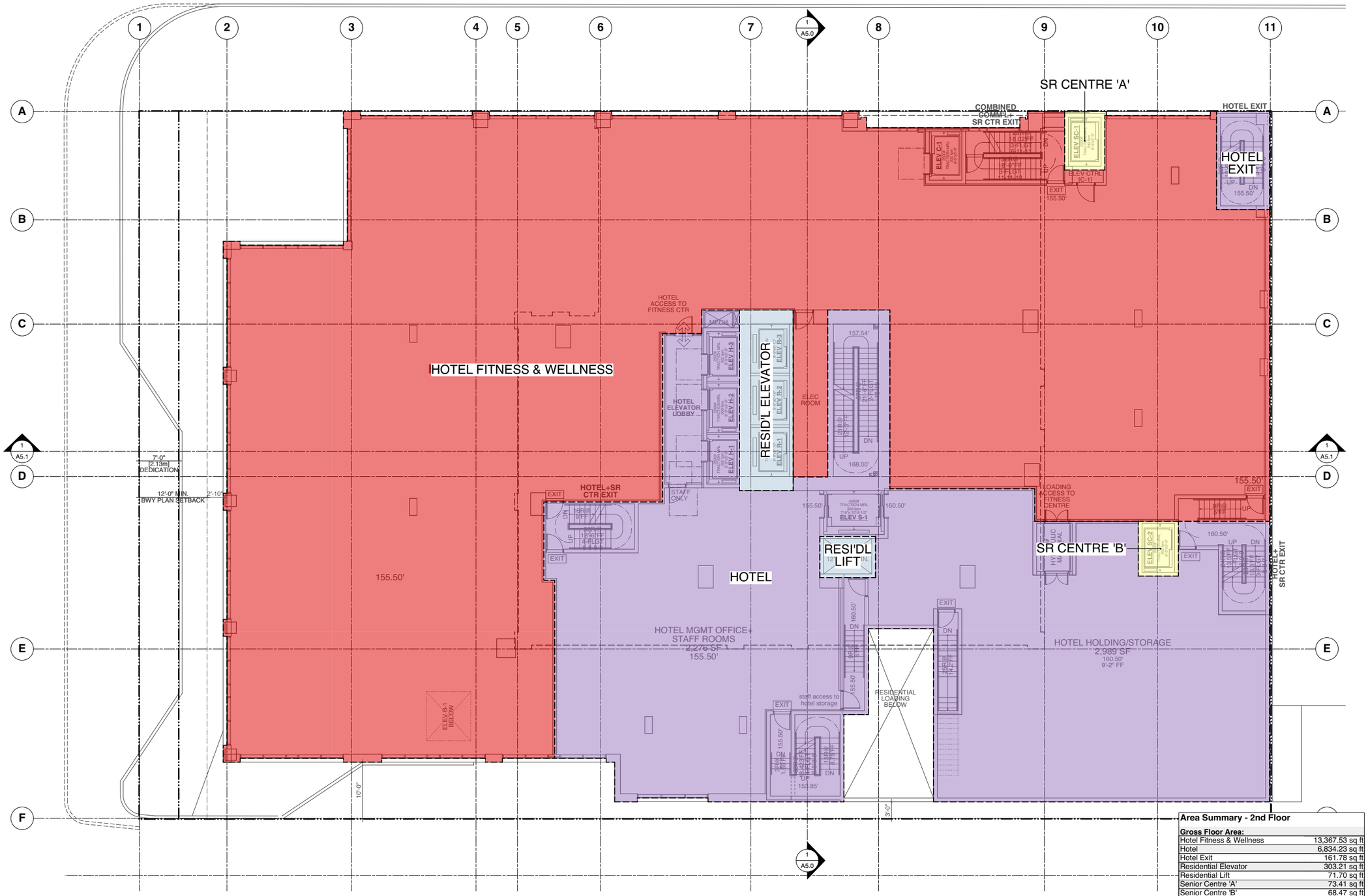
INTERMEDIATE EXIT LEVEL FSR OVERLAY

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SCALE	**1/8" = 1'-0"**
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FSR-2



Area Summary - 2nd Floor	
Gross Floor Area:	
Hotel Fitness & Wellness	13,367.53 sq ft
Hotel	6,834.23 sq ft
Hotel Exit	161.78 sq ft
Residential Elevator	303.21 sq ft
Residential Lift	71.70 sq ft
Senior Centre 'A'	73.41 sq ft
Senior Centre 'B'	68.47 sq ft
Gross 2nd Floor Area	**20,880.33 sq ft**
Exemptions:	
Total Exempt Area	**0.00 sq ft**
Net FSR Area	**20,880.33 sq ft**
Gross Hotel Commercial Area	13,367.53 sq ft
Gross Hotel Area	6,996.01 sq ft
Gross Senior Centre	141.88 sq ft
Gross Residential Area	374.91 sq ft

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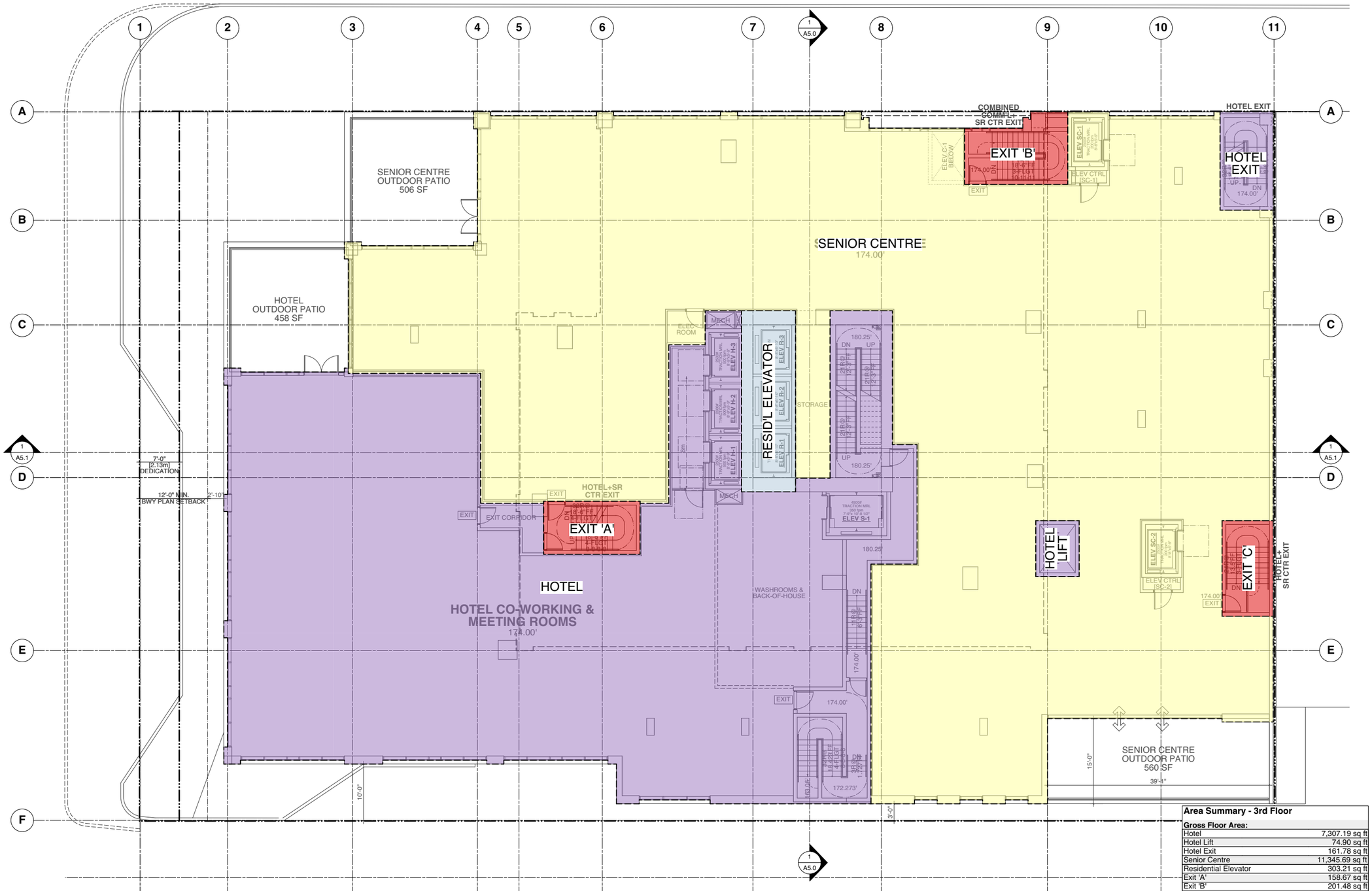
2nd FLOOR FSR OVERLAY

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DRAWING NO. :

FSR-3



Area Summary - 3rd Floor	
Gross Floor Area:	
Hotel	7,307.19 sq ft
Hotel Lift	74.90 sq ft
Hotel Exit	161.78 sq ft
Senior Centre	11,345.69 sq ft
Residential Elevator	303.21 sq ft
Exit 'A'	158.67 sq ft
Exit 'B'	201.48 sq ft
Exit 'C'	151.50 sq ft
Gross 3rd Floor Area	**19,704.42 sq ft**
Exemptions:	
Total Exempt Area	**0.00 sq ft**
Net FSR Area	**19,704.42 sq ft**
Gross Hotel Commercial Area	511.65 sq ft
Gross Hotel Area	7,543.87 sq ft
Gross Senior Centre	11,345.69 sq ft
Gross Residential Area	303.21 sq ft

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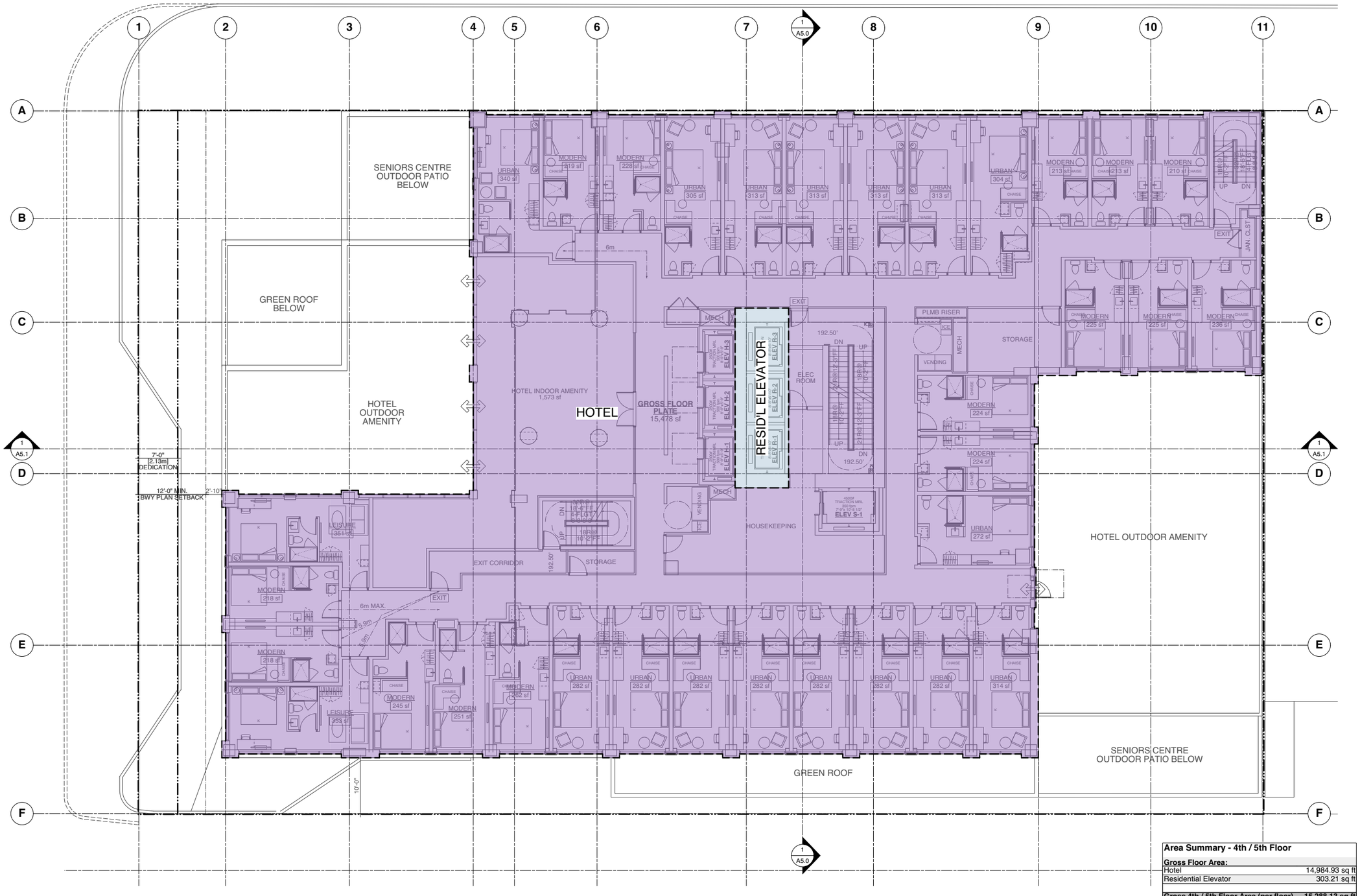
3rd FLOOR FSR OVERLAY

JOB NO.	**18-05**
DRAWN	**KT**
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FSR-4



Area Summary - 4th / 5th Floor	
Gross Floor Area:	
Hotel	14,984.93 sq ft
Residential Elevator	303.21 sq ft
Gross 4th / 5th Floor Area (per floor)	**15,288.13 sq ft**
Exemptions:	
Total Exempt Area	**0.00 sq ft**
Net FSR Area	**15,288.13 sq ft**
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	14,984.93 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	303.21 sq ft

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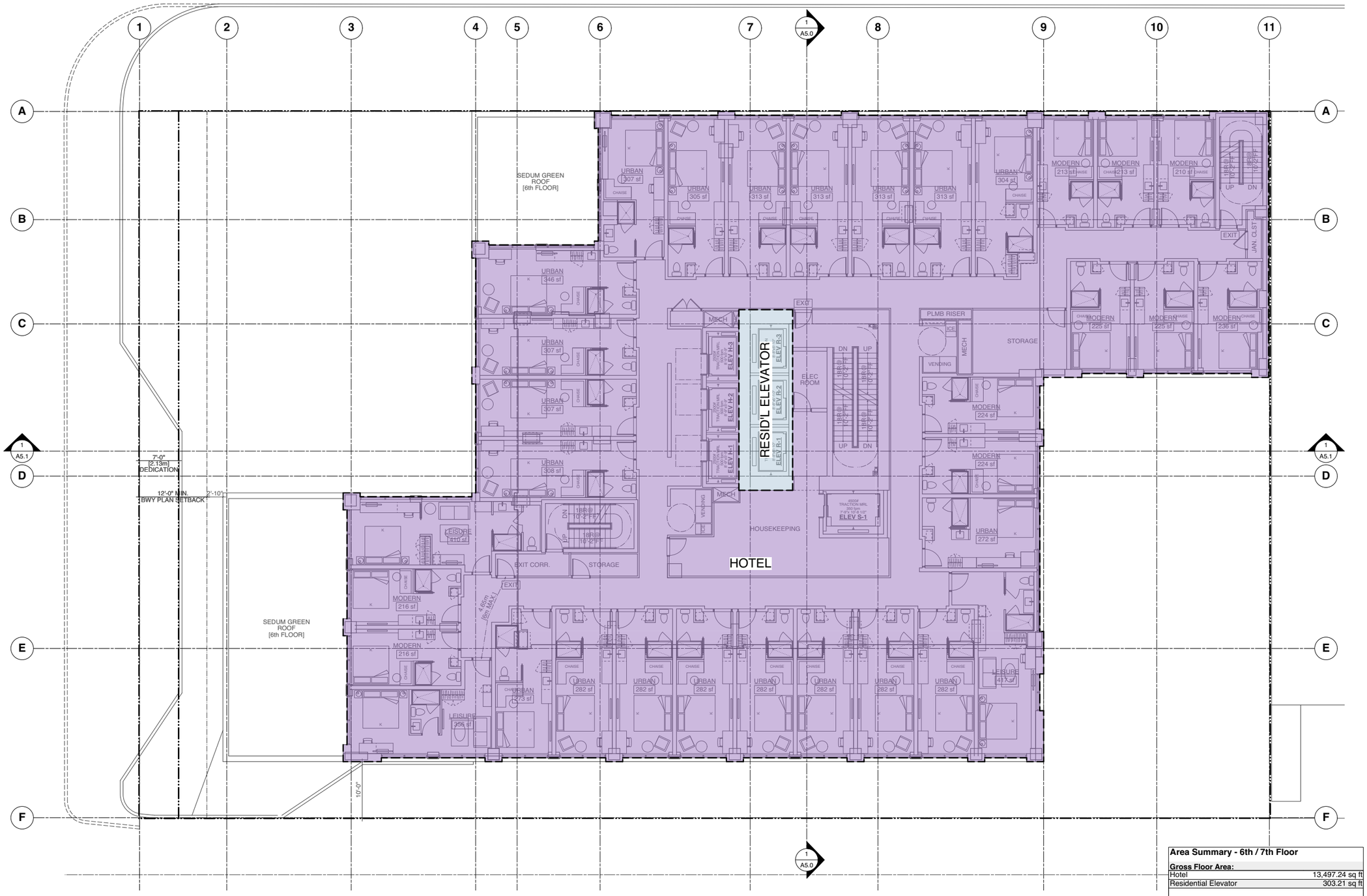
4th & 5th FLOOR FSR OVERLAY

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FSR-5



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6th & 7th FLOOR FSR OVERLAY

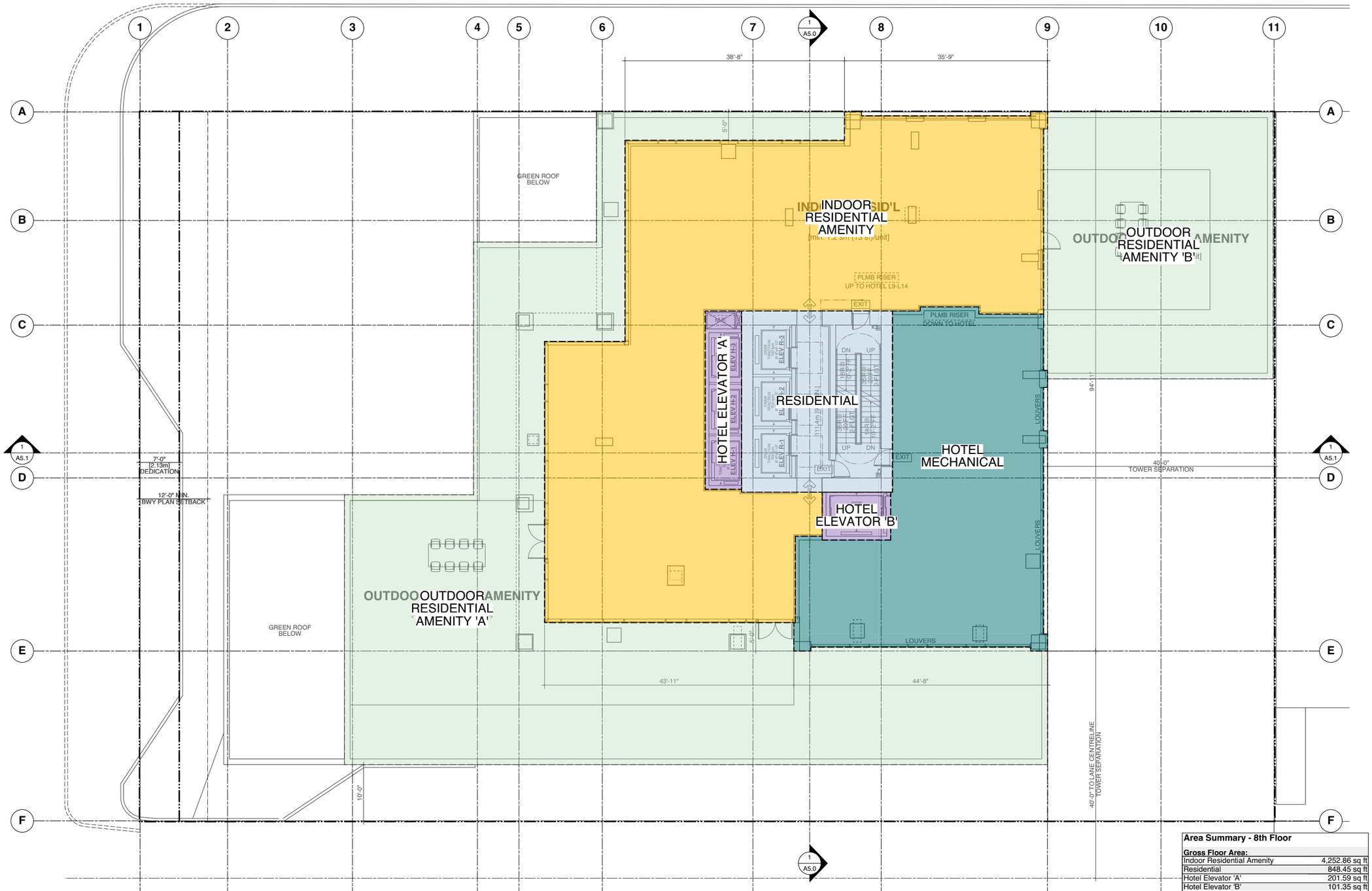
Area Summary - 6th / 7th Floor	
Gross Floor Area:	
Hotel	13,497.24 sq ft
Residential Elevator	303.21 sq ft
Gross 6th / 7th Floor Area (per Floor)	**13,800.45 sq ft**
Exemptions:	
Total Exempt Area	**0.00 sq ft**
Net FSR Area	**13,800.45 sq ft**
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	13,497.24 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	303.21 sq ft

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FSR-6



Area Summary - 8th Floor	
Gross Floor Area:	
Indoor Residential Amenity	4,252.86 sq ft
Residential	848.45 sq ft
Hotel Elevator 'A'	201.59 sq ft
Hotel Elevator 'B'	101.35 sq ft
Hotel Mechanical	1,917.40 sq ft
Gross 8th Floor Area	**7,321.66 sq ft**
Exemptions:	
Indoor Residential Amenity	4252.86 sq ft
Hotel Mechanical	1917.40 sq ft
Total Exempt Area	**6,170.27 sq ft**
Net FSR Area	**1,151.39 sq ft**
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	2,220.34 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	5,101.32 sq ft

Area Summary - 8th Floor Outdoor Space	
Gross Outdoor Area:	
Outdoor Residential Amenity 'A'	4,803.49 sq ft
Outdoor Residential Amenity 'B'	1,896.58 sq ft
Gross 8th Floor Outdoor Area	**6,700.07 sq ft**

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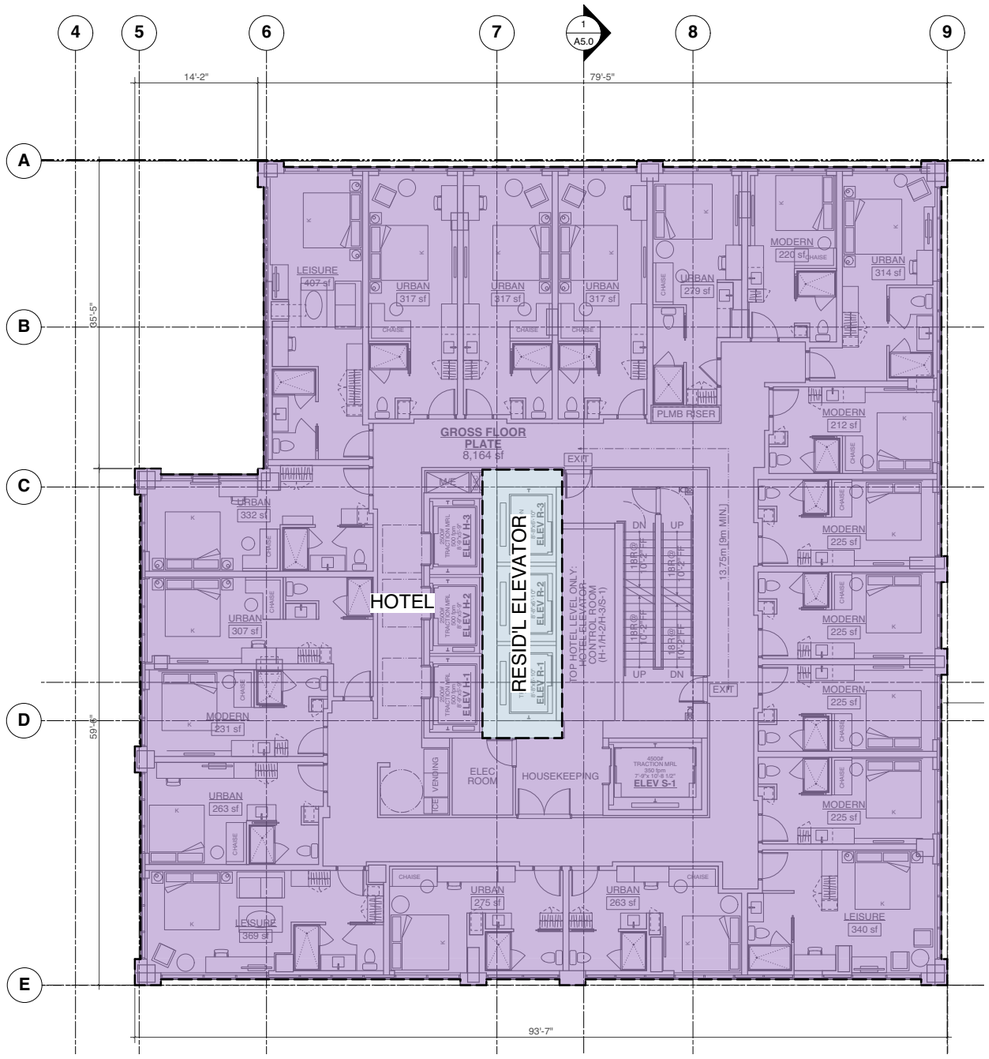
8th FLOOR FSR OVERLAY

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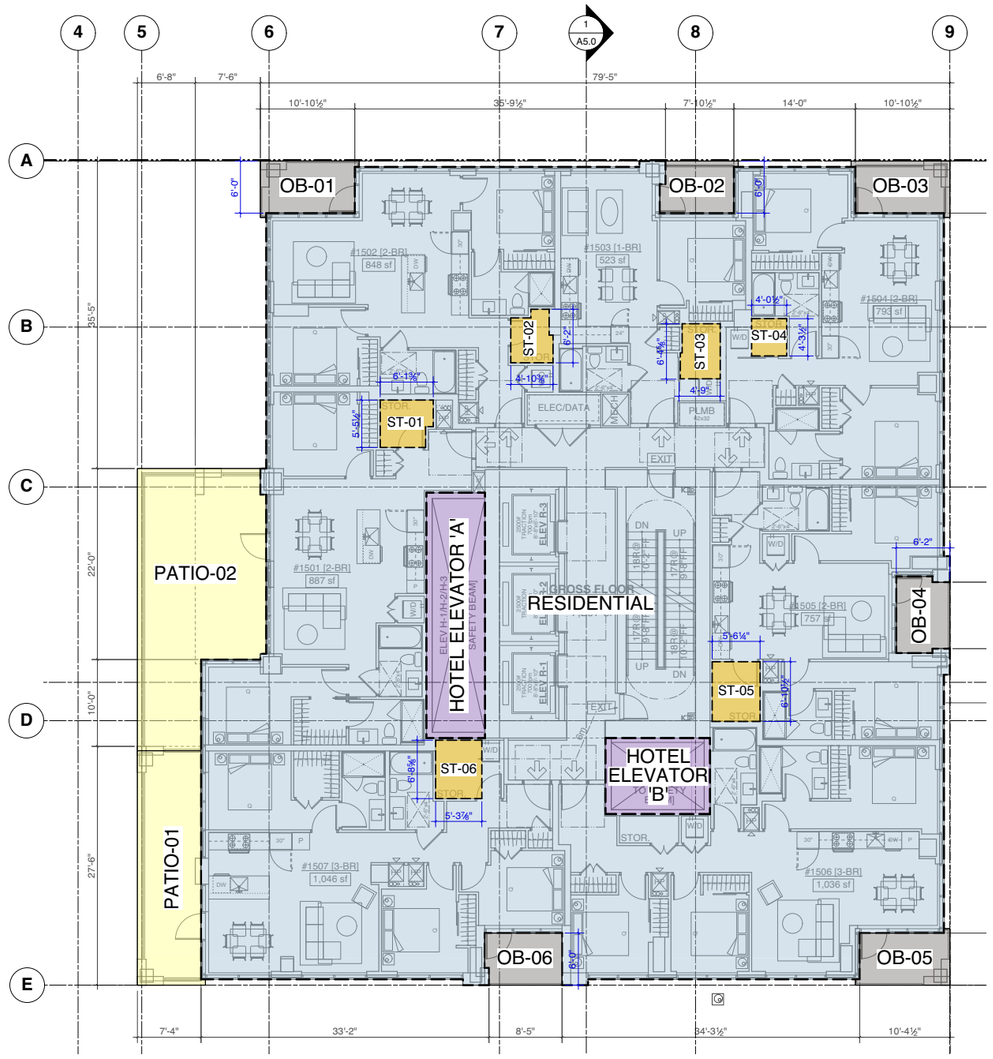
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FSR-7



1 9th TO 14th FLOOR [HOTEL] FSR OVERLAY

Area Summary - 9th to 14th Floor	
Gross Floor Area:	
Hotel	7,878.15 sq ft
Residential Elevator	283.40 sq ft
Gross 6th / 7th Floor Area (per Floor)	**8,161.55 sq ft**
Exemptions:	
Total Exempt Area	**0.00 sq ft**
Net FSR Area	**8,161.55 sq ft**
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	7,878.15 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	283.40 sq ft



2 15th FLOOR [RESIDENTIAL] FSR OVERLAY

Area Summary - 15th Floor	
Gross Floor Area:	
Residential	7,001.13 sq ft
Hotel Elevator 'A'	190.69 sq ft
Hotel Elevator 'B'	105.36 sq ft
Gross 15th Floor Area	**7,297.18 sq ft**
Exemptions:	
Storage ST-01	31.25 sq ft
Storage ST-02	26.35 sq ft
Storage ST-03	28.44 sq ft
Storage ST-04	17.35 sq ft
Storage ST-05	37.98 sq ft
Storage ST-06	35.79 sq ft
Total Exempt Area	**177.17 sq ft**
Net FSR Area	**7,120.01 sq ft**
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	296.05 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	7,001.13 sq ft

Area Summary - 15th Floor Outdoor Space	
Gross Outdoor Area:	
Patio-01	198.33 sq ft
Patio-02	400.89 sq ft
Open Balcony OB-01	65.92 sq ft
Open Balcony OB-02	49.81 sq ft
Open Balcony OB-03	65.92 sq ft
Open Balcony OB-04	52.14 sq ft
Open Balcony OB-05	62.92 sq ft
Open Balcony OB-06	52.50 sq ft
Gross 15th Floor Outdoor Area	**948.42 sq ft**
Gross Patio Area	599.22 sq ft
Gross Outdoor Balcony Area	349.20 sq ft

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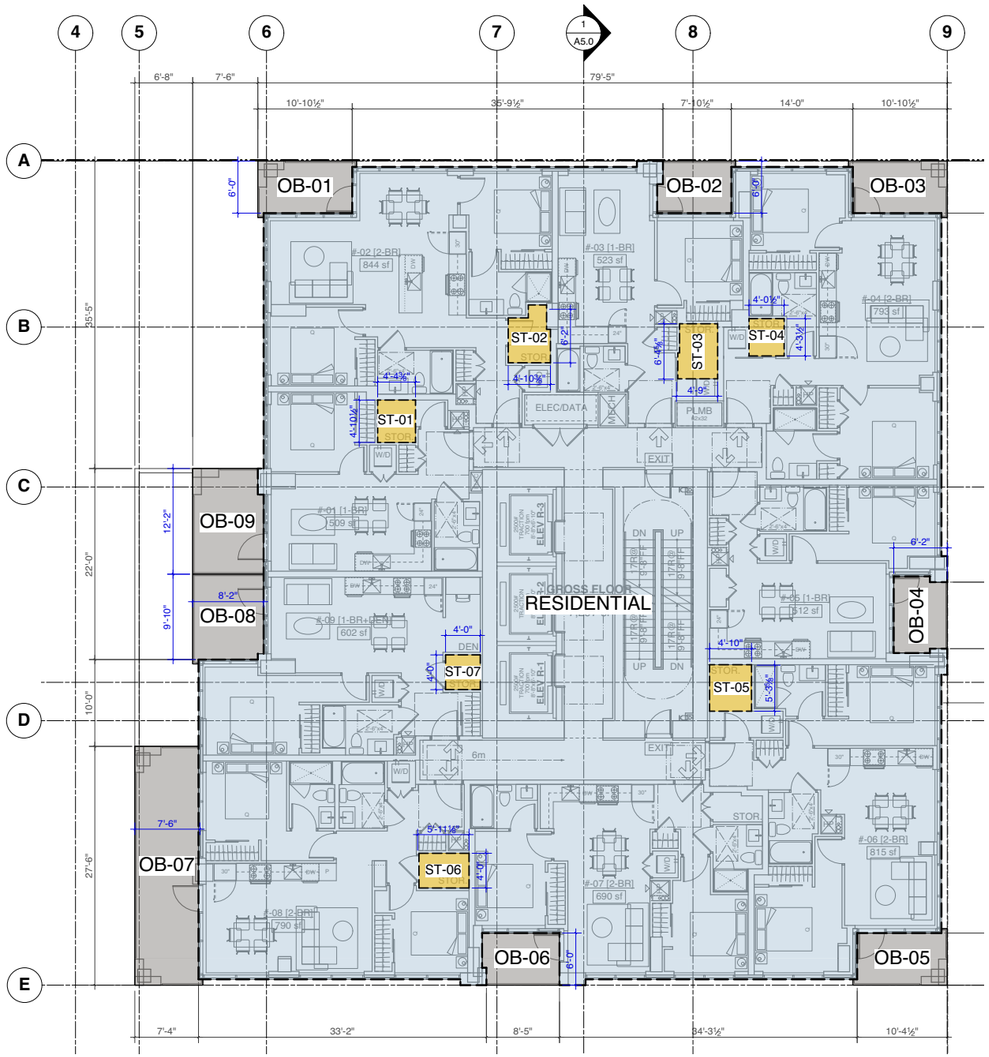
TOWER FLOORS FSR OVERLAY

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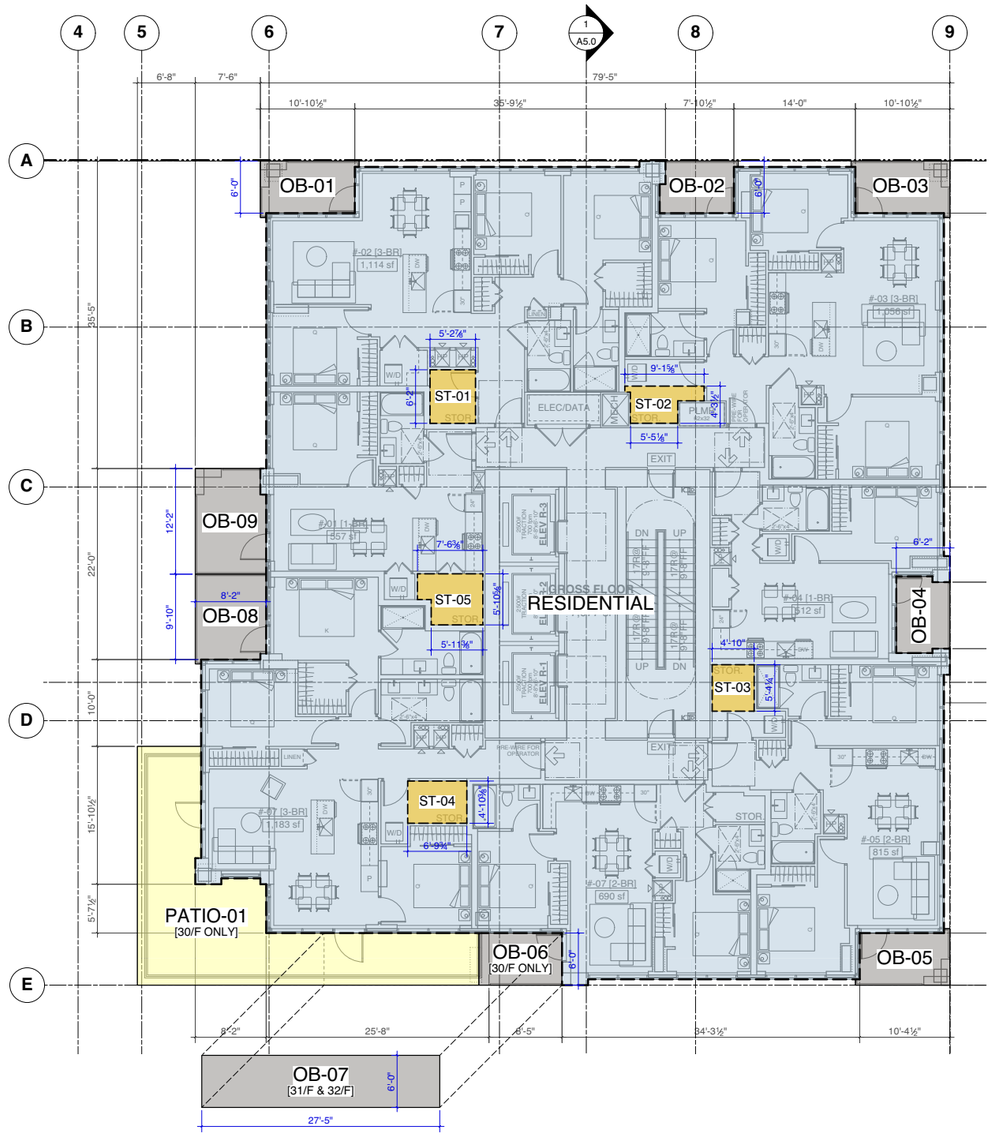
FSR-8



1 16th TO 29th FLOOR [RESIDENTIAL] FSR OVERLAY

Area Summary - 16th to 29th Floor	
Gross Floor Area:	
Residential	7,297.18 sq ft
Gross 16th to 29th Floor Area (per floor)	**7,297.18 sq ft**
Exemptions:	
Storage ST-01	21.32 sq ft
Storage ST-02	27.70 sq ft
Storage ST-03	28.44 sq ft
Storage ST-04	17.35 sq ft
Storage ST-05	25.88 sq ft
Storage ST-06	23.08 sq ft
Storage ST-07	16.00 sq ft
Total Exempt Area	**159.78 sq ft**
Net FSR Area	**7,137.41 sq ft**
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	0.00 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	7,297.18 sq ft

Area Summary - 16th Floor Outdoor Space	
Gross Outdoor Area:	
Open Balcony OB-01	65.92 sq ft
Open Balcony OB-02	49.81 sq ft
Open Balcony OB-03	65.92 sq ft
Open Balcony OB-04	52.14 sq ft
Open Balcony OB-05	62.92 sq ft
Open Balcony OB-06	52.50 sq ft
Open Balcony OB-07	202.00 sq ft
Open Balcony OB-08	80.19 sq ft
Open Balcony OB-09	97.36 sq ft
Gross 16th to 29th Floor Outdoor Area (per floor)	**728.75 sq ft**
Gross Patio Area	0.00 sq ft
Gross Outdoor Balcony Area	728.75 sq ft



2 30th TO 32ndFLOOR [RESIDENTIAL] FSR OVERLAY

Area Summary - 30th to 32nd Floor	
Gross Floor Area:	
Residential	7,077.11 sq ft
Gross 30th to 32nd Floor Area (per floor)	**7,077.11 sq ft**
Exemptions:	
Storage ST-01	32.31 sq ft
Storage ST-02	28.97 sq ft
Storage ST-03	25.88 sq ft
Storage ST-04	33.14 sq ft
Storage ST-05	39.71 sq ft
Total Exempt Area	**160.00 sq ft**
Net FSR Area	**6,917.10 sq ft**
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	0.00 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	7,077.11 sq ft

Area Summary - 30th to 32nd Floor Outdoor Space	
Gross Outdoor Area:	
Patio-01 [30/F Only]	436.85 sq ft
Open Balcony OB-01	65.92 sq ft
Open Balcony OB-02	49.81 sq ft
Open Balcony OB-03	65.92 sq ft
Open Balcony OB-04	52.14 sq ft
Open Balcony OB-05	62.92 sq ft
Open Balcony OB-06 [30/F Only]	57.50 sq ft
Open Balcony OB-07 [31/F & 32/F Only]	164.50 sq ft
Open Balcony OB-08	80.19 sq ft
Open Balcony OB-09	97.36 sq ft
Gross 30th Floor Outdoor Area	**968.61 sq ft**
Gross 31st & 32nd Floor Outdoor Area (per floor)	**638.75 sq ft**
Gross Patio Area	- sq ft
Gross Outdoor Balcony Area	- sq ft

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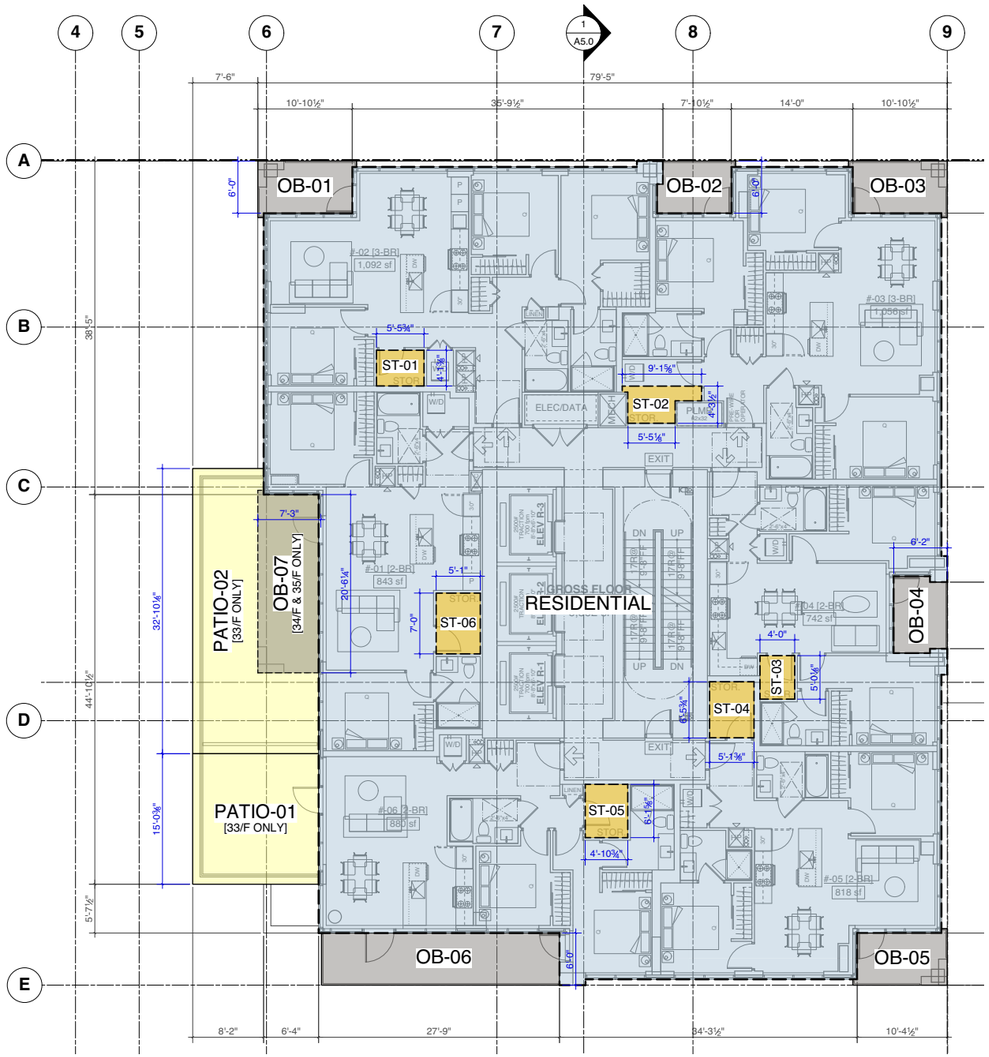
TOWER FLOORS FSR OVERLAY

JOB NO.	**18-05**
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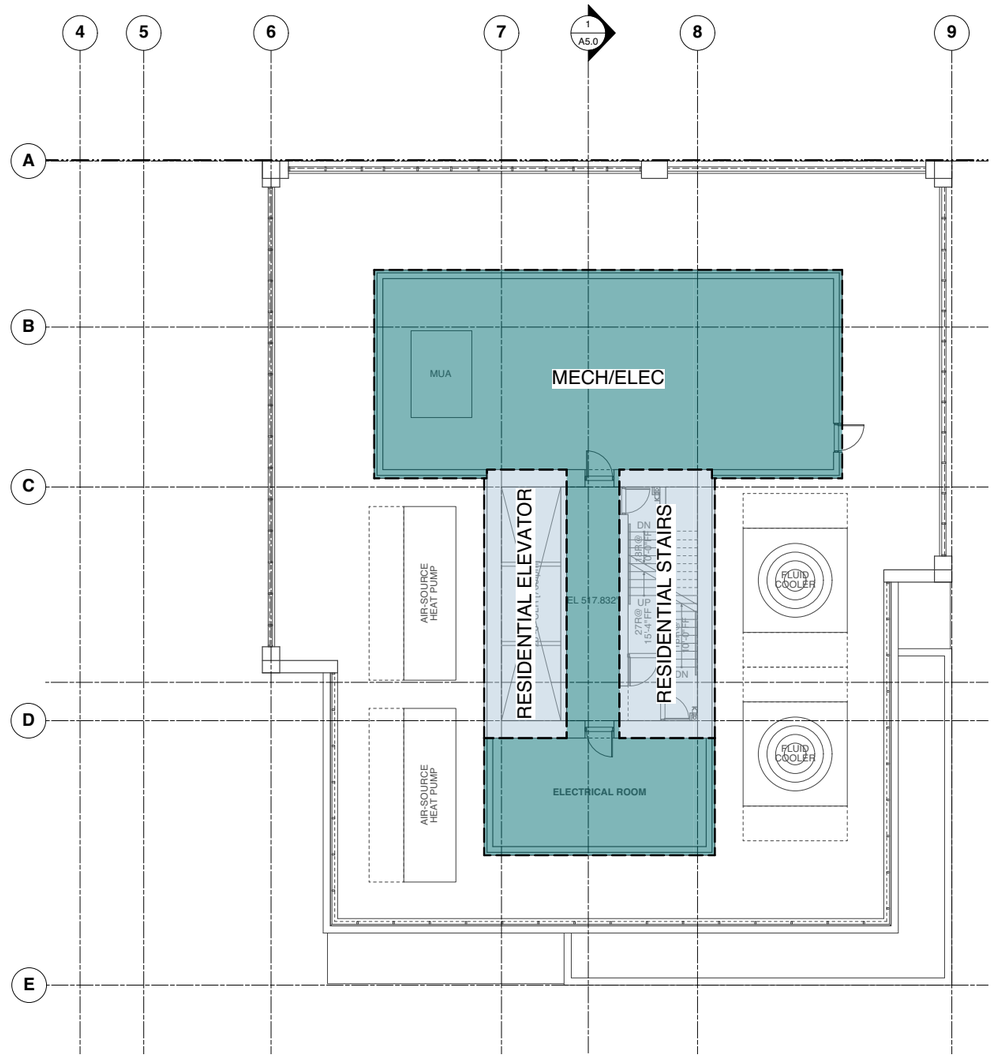
FSR-9



1 33rd TO 35th FLOOR [RESIDENTIAL] FSR OVERLAY

Area Summary - 33rd o 35th Floor	
Gross Floor Area:	
Residential	6,561.77 sq ft
Gross 33rd to 35th Floor Area (per floor)	**6,561.77 sq ft**
Exemptions:	
Storage ST-01	22.53 sq ft
Storage ST-02	28.97 sq ft
Storage ST-03	20.04 sq ft
Storage ST-04	33.01 sq ft
Storage ST-05	30.06 sq ft
Storage ST-06	35.58 sq ft
Total Exempt Area	**170.19 sq ft**
Net FSR Area	**6,391.57 sq ft**
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	0.00 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	6,561.77 sq ft

Area Summary - 33rd to 35th Floor Outdoor Space	
Gross Outdoor Area:	
Patio-01 [33/F Only]	217.95 sq ft
Patio-02 [33/F Only]	457.23 sq ft
Open Balcony OB-01	65.92 sq ft
Open Balcony OB-02	49.81 sq ft
Open Balcony OB-03	65.92 sq ft
Open Balcony OB-04	52.14 sq ft
Open Balcony OB-05	62.92 sq ft
Open Balcony OB-06	164.50 sq ft
Open Balcony OB-07 [34/F & 35/F Only]	144.01 sq ft
Gross 33rd Floor Outdoor Area	**1,136.39 sq ft**
Gross 34th & 35th Floor Outdoor Area (per floor)	**605.21 sq ft**



2 ROOFTOP MECHANICAL FSR OVERLAY

Area Summary - Rooftop Mechanical	
Gross Floor Area:	
Residential Elevator	293.38 sq ft
Residential Stairs	339.75 sq ft
Mech / Elec	1,815.03 sq ft
Gross Rooftop Mechanical Floor Area	**2,448.16 sq ft**
Exemptions:	
Mech / Elec	1,815.03 sq ft
Total Exempt Area	**1,815.03 sq ft**
Net FSR Area	**633.13 sq ft**
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	0.00 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	2,448.16 sq ft

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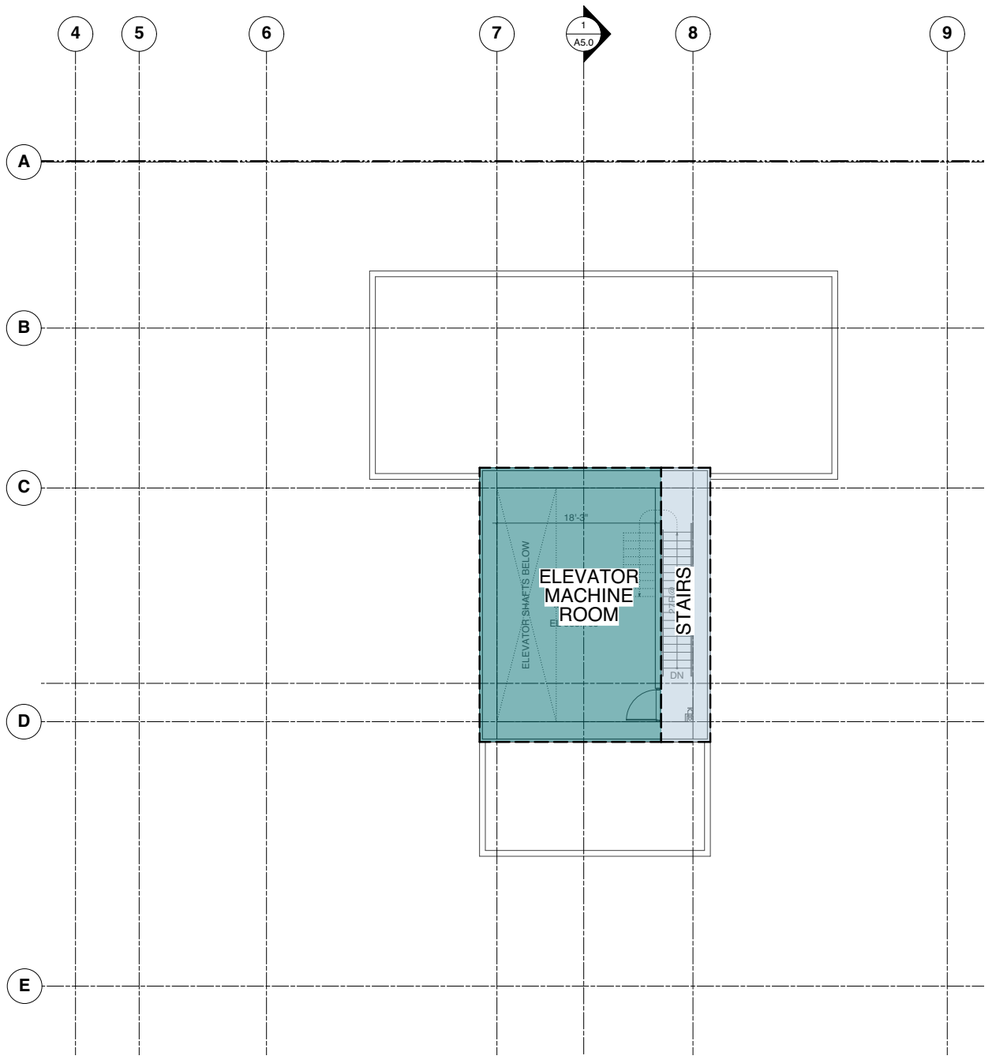
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DRAWN	KT
DATE	28 JUL 2025
SCALE	1/8" = 1'-0"
CHECKED	WTL

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DRAWING NO. :

FSR-10



1 ELEVATOR MACHINE ROOM FSR OVERLAY

Area Summary - Elevator Machine Room	
Gross Floor Area:	
Elevator Machine Room	660.62 sq ft
Stairs	178.97 sq ft
Gross Elevator Machine Room Floor Area	**839.59 sq ft**
Exemptions:	
Elevator Machine Room	660.62 sq ft
Total Exempt Area	**660.62 sq ft**
Net FSR Area	**178.97 sq ft**
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	0.00 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	839.59 sq ft

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ISSUE/REVISION

1	07/28/2025	ISSUED FOR REZONING

NORTH

PROJECT

1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

TOWER FLOORS FSR OVERLAY

JOB NO.	**18-05**
DRAWN	**KT**
DATE	**28 JUL 2025**
SCALE	**1/8" = 1'-0"**
CHECKED	**WTL**

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FSR-11

CONCORD PACIFIC

W.T. LEUNG ARCHITECTS