2538 Birch Street



ARCADIS | JAMESON DEVELOPMENT CORP | Dunna'eh House of Healing Society

Arcadis Architects (Canada) Inc.
On behalf of: Jameson Broadway & Birch LP and Dunna'eh House of Healing
Submitted for Rezoning Amendment November 20, 2025

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)

Basic Information

INQUIRER

Arcadis Architects (Canada) Inc.
700-1285 West Pender Street
Vancouver, BC V6E 4B1
604-683-8797
tony.wai@arcadis.com

On behalf of:
Jameson Development Corp
Tom Pappajohn
604-732-7122
tom@jamesoncorp.ca

Dunna'eh House of Healing
877-808-3978
info@dunnaeh.org

PROPERTY ADDRESS

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)

LEGAL DESCRIPTION

Lot 1, Block 353, District Lot 526, Group 1.
New Westminster District Plan EPP81033
PID: 030-417-261

First Nations Health Authority Letter of Support

First Nations Health Authority
Health through wellness

501 — 100 Park Royal South
Coast Salish Territory
West Vancouver, BC
Canada V7T 1A2

T 604.693.6500
F 604.913.2081

www.fnha.ca

October 22, 2025

Richard Mclean, President
Dunna'eh House of Healing Society
Former Chief of Tahltan Nation

Dear Chief McLean,

Re: Letter of Support for Dunna'eh House of Healing

It is with pleasure that the First Nations Health Authority (FNHA) provides this letter of support, in principle, for the Dunna'eh House of Healing project.

The FNHA is the first province-wide health authority of its kind in Canada and is the health and wellness partner to over 200 diverse First Nations communities and citizens across BC. In 2013, the FNHA began a new era in BC First Nations health governance and health care delivery by taking responsibility for the programs and services formerly delivered by Health Canada.

These community-based programs and services include the First Nations Health Benefits program that covers specific health-related items and services across six benefit areas. One of the six benefit areas involves the provision of medical transportation benefits to support clients to access medically necessary health services that are not available in their community of residence. Eligible clients may be provided with funding for meals, accommodation, and transportation as required. To provide a sense of the scope of this benefit area, over a recent five-year period the FNHA supported close to 400,000 trips across the province to access medical care.

Accessing culturally-safe care away from home is a significant worry for many First Nations people due to racism that exists across the health care system. The vision of the Dunna'eh House of Healing is one of hope where community members needing care in and around Vancouver can stay with dignity in an environment that is grounded in culture and support.

First Nations Health Authority
Health through wellness

501 — 100 Park Royal South
Coast Salish Territory
West Vancouver, BC
Canada V7T 1A2

T 604.693.6500
F 604.913.2081

www.fnha.ca

The Dunna'eh House of Healing is presenting a meaningful opportunity to improve the medical accommodation experience for First Nations community members and families seeking medical services, diagnosis and/or treatment in and around Vancouver and we support their efforts in this space.

As the Dunna'eh House of Healing project moves closer to fruition we look forward to the prospect of exploring further partnership opportunities with a shared goal of the provision of culturally safe, temporary accommodation at affordable rates for First Nations people in BC.

In wellness,

Katie Hughes

Katie Hughes
VP, Health Benefits and Wholistic Wellness

Green and Resilient Building Measures

Evoke Buildings Engineering Inc
250-997 Seymour Street
Vancouver, BC V6B 3M1

November 20, 2025 21-00029

Re: Energy Impacts of Rezoning Amendment for 2538 Birch St.

To Whom it May Concern:

I understand that 2538 Birch St, Vancouver intends to submit a rezoning amendment to change 200 of the 258 residential units to Temporary Accommodation for Medical Care.

The changes to building design are not expected to impact the energy model, based on the provided description by the architect, Arcadis, via email October 14, 2025, as well as in Supplemental Instruction #100. While there are appliance changes on the amenity level, appliance energy savings were not previously claimed, so no model modifications are required for this. There are no revisions to envelope, mechanical systems, lighting, or plumbing hot water flow fixtures.

Anticipated modeled energy performance will continue to remain the same as the original zoning.

Sincerely,

Evoke Buildings Engineering Inc.

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA A. N. BLUE # 40144
Permit to Practice #1000299
2025-11-20

Alex Blue, P.Eng, LEED AP BD+C, BEMP
Managing Principal, Building Energy Specialist

Development Water Demands

November 14, 2025

Attn: Allison Smith
City of Vancouver.

Ref: 2538 Birch Street, Vancouver, BC

Dear,

Regarding the proposed rezoning text amendment for 2538 Birch Street, we confirm that the change of use to include Temporary Accommodation for Medical Care does not have any impact on domestic water demand. The anticipated water consumption remains consistent with the existing zoning allowances and will not require additional infrastructure or capacity adjustments.

Should you have any further questions or concerns, please do not hesitate to contact us.
Yours truly,

EMEC Engineering



Zeeshan Wahla, *P. Eng., Principal*
info@emec.ca
www.emec.ca
Tel: 604 999 2069 Ext # 101
Cell: 778 229 8280

Transportation

Memo

SUBJECT
Confirmation of Transportation Study Relevance – 2538 Birch Street, Vancouver, BC
Reference: Birch & Broadway Project – Traffic Impact Assessment dated August 15, 2022

TO
City of Vancouver

DATE
November 14, 2025

OUR REF

DEPARTMENT
-

PROJECT NUMBER
39572

COPIES TO
Mladen Pecanac

NAME
Tony Wai
Arcadis Architects (Canada) Inc.

Arcadis, as the transportation consultant for the Birch & Broadway project, is writing to address recent changes to the proposed building use at 2538 Birch Street, Vancouver, BC. This letter provides our professional opinion regarding the continued validity of the original Traffic Impact Assessment (TIA), dated August 15, 2022, in light of the updated project scope.

Background

- **Original TIA (August 15, 2022):** The TIA was prepared for a proposed development consisting of 258 residential rental units and forecasted fewer than 20 vehicle trips during the peak hours.
- **Proposed Land Use (2024):** The building is now proposed to include 200 Temporary Accommodation for Medical Care (TAMC) units and 58 Moderate Income (MI) rental units, for a total of 258 units. TAMC units will provide short-term accommodation for individuals and families visiting from outside the city to access nearby medical services, while MI rental units will serve moderate income residents.
- **Key Operational Assumption:** New tenants are expected not to own or use personal vehicles and will primarily utilize the adjacent medical facilities and active transportation options. The site is therefore not anticipated to generate significant private vehicle traffic.

Transportation Study Applicability

Our team has reviewed the updated land use information and confirms the following:

- The original TIA assessed traffic impacts based on 258 residential rental units, assuming a typical resident profile with some level of private vehicle ownership, leading to a forecast of fewer than 20 vehicle trips during the peak hours.
- With 200 TAMC units, where occupants are temporary visitors primarily accessing nearby medical services and are not expected to have personal vehicles, the anticipated private vehicle trip generation will be even lower than originally forecasted.
- The 58 MI rental units are expected to generate traffic in line with typical moderate income rental housing, which was addressed in the original TIA assumptions.
- Ancillary traffic such as drop-offs, and pick-ups, is anticipated to be similar to or less than what was previously analyzed
- No changes are proposed to site access and driveway configuration that would alter the original conclusions.

Public Interest and Safety Considerations

The proposed mix of TAMC and MI rental units will not negatively affect public safety or the surrounding neighbourhood. With most tenants unlikely to own vehicles, traffic and parking impacts will be further reduced.

Supporting Documents

Architectural drawings

Conclusion

Based on the above, the change in land use to 200 Temporary Accommodation for Medical Care (TAMC) units and 58 Moderate Income (MI) rental units (total 258 units) at 2538 Birch Street is not expected to increase traffic impacts compared to the assumptions and findings of the Traffic Impact Assessment dated August 15, 2022. In fact, forecasted traffic volumes are expected to be even lower due to the temporary nature of the TAMC accommodation and the lack of personal vehicle use by these tenants.

Therefore, we confirm that the findings and recommendations of the original TIA remain valid for city review and approvals.

Should you require any further information or clarification, please do not hesitate to contact us.

Sincerely,

Enc. [Enclosures]

Arcadis Architects (Canada) Inc.
On behalf of: Jameson Broadway & Birch LP and Dunna'eh House of Healing
Submitted for Rezoning Amendment November 20, 2025

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)

Rezoning Amendment Intent

On behalf of the Dunna'eh House of Healing Society, with support from the First Nations Health Authority, please accept our revised text amendment rezoning application for 2538 Birch Street. The proposal is to amend the CD-1 (708) (Comprehensive Development) District By-law to change the permitted uses to allow for **Temporary Accommodation for Medical Care** and **Group Child Care (2.5 years old to school age) and Occasional Child Care**.

The purpose of this application is to enable Dunna'eh to provide accommodation, transportation, and support to Indigenous and non-Indigenous people from remote areas of BC and the Yukon who must travel to Vancouver for essential and specialized medical care not available where they live. Often patients travelling to Vancouver struggle to find appropriate hotel accommodation due to tourism, conferences, and other city events. Dunna'eh aims to provide reliable, affordable, culturally safe accommodation intended for patient travel. The suites provided range from studios to three-bedrooms—all with in-suite laundry and full kitchens—for everyone from individuals to families with children and elders.

Dunna'eh also intends to provide amenities, including a fitness room, outdoor healing gardens with Indigenous and medicinal plants, gathering spaces for Indigenous-informed workshops, an outdoor sauna/traditional sweat lodge, and Child Care for when parents need to receive treatment and attend appointments without their children. All these amenities will be provided within the building, with outdoor rooftop areas and indoor community spaces.

2538 Birch is conveniently located on West Broadway nearby Vancouver General Hospital, BC Children's Hospital, BC Cancer, and St. Paul's Hospital, as well as major rapid transit routes: the 99 B-Line, Canada Line Skytrain, and the future Millenium Line Skytrain station at Granville Street with connections to VGH and Downtown.

Key changes from the original rezoning application include:

- Addition of 200 Temporary Accommodation for Medical Care units designated for Indigenous and non-Indigenous people who must travel from Northern BC and the Yukon to Vancouver for medical care;
- Removal of 200 Market Rental units;
- Approximately 1000 sq.ft. of increased indoor amenity area on Level 2;
- Approximately 300 sq.ft. of decreased retail area on Level 1;
- Relocation of outdoor children's play area from Level 28 to Level 4.

The following key building components remain **unchanged**:

- 58 Secured Moderate Income Rental Units with 35% family oriented two and three bedroom units;
- Overall exterior building design, height, and density;
- The building is currently under construction and 90% complete.

Because Temporary Accommodation for Medical Use is a relatively new use, it is not yet included in the Parking By-law. We have proposed the appropriate amount of parking, bicycle parking, and storage. Please refer to the following drawings and stats showing our proposed revisions.

Dunna'eh House of Healing Society

Statistics

2538 Birch St.

PROJECT STATS-BUILDING AREA

2025-11-06

FLOOR AREA	(SF)	(SM)
Site Area	18,762	1743.05

Level	Building Total			Retail				Office				Residential												
					Net Area				Net Area			Gross Area			Net Area	Exclusions	TAMC Rentable		MIRHPP Rentable		Amenity Exclusions		
	Gross Area	Net Area	Exclusions	Gross Area	Retail Saleable Area	Retail Common Area	Exclusions	Gross Area	Office Saleable Area	Office Common Area	Exclusions	Residential Total Gross Area	Residential Common Area	Rentable Area	Residential Total Net Area	Residential Total Exclusions	Net Area	Exclusions	Net Area	Exclusions	Amenity	Efficiency	Balcony
																	TAMC Net Area	Storage	MIRHPP Net Area	Storage			
Elev. Machine Room	661	661										661	661		661								
Mechanical	1,248	1,248										1,248	1,248		1,248								
28	3,384	-	3,384									3,384	3,384		-	3,384					3,384		
27	5,174	5,108	66									5,174	986	4,188	5,108	66	4,122	66				80.9%	685
26	5,174	5,145	29									5,174	986	4,188	5,145	29	4,159	29				80.9%	588
25	5,455	5,426	29									5,455	990	4,465	5,426	29	4,436	29				81.9%	692
24	5,456	5,427	29									5,456	994	4,462	5,427	29	4,433	29				81.8%	717
23	5,720	5,660	60									5,720	1,012	4,708	5,660	60	4,649	60				82.3%	821
22	5,720	5,661	59									5,720	1,012	4,708	5,661	59	4,649	59				82.3%	587
21	6,327	6,256	71									6,327	1,027	5,300	6,256	71	5,229	71				83.8%	870
20	6,327	6,256	71									6,327	1,027	5,300	6,256	71	5,229	71				83.8%	874
19	6,327	6,251	76									6,327	1,027	5,300	6,251	76	5,224	76				83.8%	756
18	6,570	6,530	40									6,570	1,049	5,521	6,530	40	5,481	40				84.0%	915
17	6,570	6,530	40									6,570	1,049	5,521	6,530	40	5,481	40				84.0%	915
16	6,570	6,570	-									6,570	1,044	5,526	6,570		5,127		399			84.1%	799
15	6,846	6,818	28									6,846	1,047	5,799	6,818	28	5,771	28				84.7%	998
14	6,846	6,818	28									6,846	1,047	5,799	6,818	28	5,771	28				84.7%	998
13	6,846	6,818	28									6,846	1,047	5,799	6,818	28	5,771	28				84.7%	998
12	6,846	6,818	28									6,846	1,037	5,809	6,818	28	5,782	28				84.9%	998
11	6,846	6,818	28									6,846	1,037	5,809	6,818	28	4,789	28	992			84.9%	998
10	6,846	6,818	28									6,846	1,037	5,809	6,818	28	3,451	28	2,330			84.9%	998
9	6,834	6,834	-									6,834	1,070	5,764	6,834		2,766		2,998			84.3%	489
8	9,317	9,245	72									9,317	1,109	8,208	9,245	72	2,186	36	5,950	36		88.1%	1,120
7	9,317	9,245	72									9,317	1,109	8,208	9,245	72	2,186	36	5,950	36		88.1%	1,120
6	9,316	9,244	72									9,316	1,109	8,207	9,244	72	1,571	36	6,565	36		88.1%	1,120
5	9,316	9,244	72									9,316	1,109	8,207	9,244	72	2,018	36	6,117	36		88.1%	1,120
4	9,588	9,434	154									9,588	1,786	7,802	9,434	154	7,718	84			70	81.4%	
3	17,067	17,067						16,431	13,282	3,149		636	636		636								
2	3,476	1,210	2,266	387		387		296		296		2,793	2,793		527	2,266					2,266		
1	10,974	10,974		9,445	7,927	1,518		40		40		1,489	1,489		1,489								
Base Surface																							
Sub Total					7,927	1,905			13,282	3,485													
Total	**202,964**	**196,134**	**6,830**	**9,832**		**9,832**		**16,767**		**16,767**		**176,365**	35,958	140,407	169,535	6,830	107,999	966	31,301	144	5,720	79.6%	20,176

Total Gross Area	**202,964**		Rentable Net		MIRHPP Net	Balcony Area /
Total Net Area		**196,134**	Excl. Storage	139,297	Excl. Storage 31,301	Total Res. Area
FSR Achieved		**10.45**				11.4%
Height from Base Surface to Top of Parapet	87.83m (Permitted: 88m)		**MIRHPP AREA %**	22.47%		

ARCADIS | JAMESON DEVELOPMENT CORP | Dunna'eh House of Healing Society

Arcadis Architects (Canada) Inc.
On behalf of: Jameson Broadway & Birch LP and Dunna'eh House of Healing
Submitted for Rezoning Amendment November 20, 2025

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)

Statistics

2538 Birch St.

PROJECT STATS-UNIT MIX & FLOOR AREA

UNIT MIX					
Total Number of Units	MI	58	TAMC	200	258

Level	Studio		1 Bedroom		2 Bedroom		3 Bedroom		TOTAL	
	MI	TAMC	MI	TAMC	MI	TAMC	MI	TAMC	MI	TAMC
28										
27		1		4		3			0	8
26		1		3		4			0	8
25		1		3		4			0	8
24		1		3		4			0	8
23		1		3		4			0	8
22		1		3		4			0	8
21				6		3			0	9
20				6		3			0	9
19				6		4			0	10
18				9		2			0	11
17				9		2			0	11
16	1			9		2			1	11
15				10		2			0	12
14				10		2			0	12
13				10		2			0	12
12				8		2		1	0	11
11			2	6		2		1	2	9
10			5	3		2		1	5	6
9			2	1	2	1	1	2	5	4
8	3		4		2	2	2	1	11	3
7	3		4		2	2	2	1	11	3
6	3		4		3	1	2	1	12	2
5	3		3	1	3	1	2	1	11	3
4		2		5		6		1	0	14
3										
2										
1										
Total	**13**	**8**	**24**	**118**	**12**	**64**	**9**	**10**	**58**	**200**
% of Total	22.4%	4.0%	41.4%	59.0%	20.7%	32.0%	15.5%	5.0%	22.5%	77.5%

	2 BR	3 BR			
MI FAMILY %	20.7%	15.5%	**36.2%**	MI	Moderate Income Rental
TAMC FAMILY %	32.0%	5.00%	**37.0%**	TAMC	Temporary Accomondation Medical Care
MIRHPP UNIT %			**22.5%**		

36.82%

FLOOR AREA	(SF)
Site Area	18762

Level	Residential		
28	3384		
27	5174	L21-27 TOTAL	L21-27 AVERAGE
26	5174	39026	5575
25	5455		
24	5456		
23	5720		
22	5720		
21	6327		
20	6327	L17-20 TOTAL	L17-20 AVERAGE
19	6327	25794	6449
18	6570		
17	6570		
16	6570	L7-16 TOTAL	L7-16 AVERAGE
15	6846	73114	7311
14	6846		
13	6846		
12	6846		
11	6846		
10	6846		
9	6834		
8	9317		
7	9317		
6	9316	L4-6 TOTAL	L4-6 AVERAGE
5	9316	28220	9407
4	9588		
3		L9-28 TOTAL	L9-28 AVERAGE
2		122684	6134
1		L4-28 TOTAL	L4-28 AVERAGE
		169538	6782

SET BACKS AND BALCONY AREA

Street Setbacks	Permitted	Proposed
Front	-	-
Rear	-	-
Side (Birch St.)	0.8m	1.8m
Side (East)	-	-

Tower Setbacks	Permitted	Proposed
Front	-	-
Rear	4.57m	4.57m
Side (Birch St.)	2.13m	2.13m
Side (East)	13.09m	13.09m

Balcony Area		
Level	Open Balcony Area (SF)	Open Balcony Area (SM)
27	685	63.6
26	588	54.6
25	692	64.3
24	717	66.6
23	821	76.3
22	587	54.5
21	870	80.8
20	874	81.2
19	756	70.2
18	915	85.0
17	915	85.0
16	799	74.2
15	998	92.7
14	998	92.7
13	998	92.7
12	998	92.7
11	998	92.7
10	998	92.7
9	489	45.4
8	1120	104.1
7	1120	104.1
6	1120	104.1
5	1120	104.1
Total	20176	1874.4
% of Res. Area	**11.4%**	

* Must not exceed 12% of Res. Area

Arcadis Architects (Canada) Inc.
On behalf of: Jameson Broadway & Birch LP and Dunna'eh House of Healing
Submitted for Rezoning Amendment November 20, 2025

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)

Statistics

2538 Birch St.

PROJECT STATS-UNIT AREA FROM L4 TO L6

Level	Unit Type	Unit Name	Unit Description	Unit Gross Area (SF)	Storage (Exclusions) (SF)	Unit Net Area (SF)	Unit Interior Area (SF)		
LEVEL 04									
	TAMC	401	2 BEDROOM	776	26	750	686	**# of MI Units <700 SF**	**# of TAMC Units <700 SF**
	TAMC	402	STUDIO	434	26	408	386		
	TAMC	403	1 BEDROOM	397		397	352		
	TAMC	404	1 BEDROOM	407		407	364	**0**	**11**
	TAMC	405	2 BEDROOM	716	32	684	629		
	TAMC	406	3 BEDROOM	766		766	675	**# of MI Units > 700 SF, < 1130 SF**	**# of TAMC Units > 700 SF, < 1130 SF**
	TAMC	407	STUDIO	384		384	347		
	TAMC	408	1 BEDROOM	513		513	467		
	TAMC	409	1 BEDROOM	500		500	455		
	TAMC	410	1 BEDROOM	479		479	433	**0**	**0**
	TAMC	411	2 BEDROOM	614		614	539		
	TAMC	412	2 BEDROOM	584		584	523		
	TAMC	413	2 BEDROOM	603		603	540		
	TAMC	414	2 BEDROOM	627		627	561		
				7800	84	7716	6957		
LEVEL 05									
	MI	501-MI	3 BEDROOM	920	36	884	827	**# of MI Units <700 SF**	**# of TAMC Units <700 SF**
	MI	502-MI	STUDIO	423		423	372		
	TAMC	503	3 BEDROOM	899		899	815		
	MI	504-MI	STUDIO	410		410	366	**9**	**1**
	TAMC	505	1 BEDROOM	446		446	403		
	MI	506-MI	3 BEDROOM	720		720	635	**# of MI Units > 700 SF, < 1130 SF**	**# of TAMC Units > 700 SF, < 1130 SF**
	MI	507-MI	STUDIO	384		384	347		
	MI	508-MI	1 BEDROOM	513		513	467		
	MI	509-MI	1 BEDROOM	500		500	456		
	MI	510-MI	1 BEDROOM	479		479	433	**2**	**2**
	MI	511-MI	2 BEDROOM	614		614	541		
	MI	512-MI	2 BEDROOM	584		584	522		
	MI	513-MI	2 BEDROOM	606		606	542		
	TAMC	514	2 BEDROOM	709	36	673	609		
				8207	72	8135	7335		
LEVEL 06									
	MI	601-MI	3 BEDROOM	920	36	884	827	**# of MI Units <700 SF**	**# of TAMC Units <700 SF**
	MI	602-MI	STUDIO	423		423	372		
	TAMC	603	3 BEDROOM	899		899	816		
	MI	604-MI	STUDIO	410		410	366	**10**	**0**
	MI	605-MI	1 BEDROOM	446		446	403		
	MI	606-MI	3 BEDROOM	720		720	635	**# of MI Units > 700 SF, < 1130 SF**	**# of TAMC Units > 700 SF, < 1130 SF**
	MI	607-MI	STUDIO	384		384	347		
	MI	608-MI	1 BEDROOM	513		513	465		
	MI	609-MI	1 BEDROOM	500		500	456		
	MI	610-MI	1 BEDROOM	479		479	433	**2**	**2**
	MI	611-MI	2 BEDROOM	614		614	542		
	MI	612-MI	2 BEDROOM	584		584	523		
	MI	613-MI	2 BEDROOM	606		606	542		
	TAMC	614	2 BEDROOM	709	36	673	609		
				8207	72	8135	7336		

Statistics

2538 Birch St.

PROJECT STATS-UNIT AREA FROM L7 TO L9

	MI	701-MI	3 BEDROOM	920	36	884	827	# of MI	# of TAMC
	MI	702-MI	STUDIO	423		423	372	Units	Units <700
	TAMC	703	3 BEDROOM	899		899	816	<700 SF	SF
	MI	704-MI	STUDIO	408		408	362	9	1
	MI	705-MI	1 BEDROOM	448		448	401		
	MI	706-MI	3 BEDROOM	721		721	623	# of MI	# of TAMC
	MI	707-MI	STUDIO	384		384	347	Units >	Units > 700
	MI	708-MI	1 BEDROOM	513		513	467	700 SF, <	SF, < 1130
	MI	709-MI	1 BEDROOM	500		500	456	1130 SF	SF
	MI	710-MI	1 BEDROOM	479		479	433	2	2
	TAMC	711	2 BEDROOM	614		614	541		
	MI	712-MI	2 BEDROOM	584		584	522		
	MI	713-MI	2 BEDROOM	606		606	542		
	TAMC	714	2 BEDROOM	710	36	674	610		
				8209	72	8137	7319		
LEVEL 08									
	MI	801-MI	3 BEDROOM	920	36	884	827	# of MI	# of TAMC
	MI	802-MI	STUDIO	423		423	372	Units	Units <700
	TAMC	803	3 BEDROOM	899		899	816	<700 SF	SF
	MI	804-MI	STUDIO	408		408	362	9	1
	MI	805-MI	1 BEDROOM	448		448	401		
	MI	806-MI	3 BEDROOM	721		721	623	# of MI	# of TAMC
	MI	807-MI	STUDIO	384		384	347	Units >	Units > 700
	MI	808-MI	1 BEDROOM	513		513	467	700 SF, <	SF, < 1130
	MI	809-MI	1 BEDROOM	500		500	456	1130 SF	SF
	MI	810-MI	1 BEDROOM	479		479	433	2	2
	TAMC	811	2 BEDROOM	614		614	541		
	MI	812-MI	2 BEDROOM	584		584	522		
	MI	813-MI	2 BEDROOM	606		606	542		
	TAMC	814	2 BEDROOM	710	36	674	610		
				8209	72	8137	7319		
LEVEL 09									
	TAMC	901	3 BEDROOM	823		823	755	# of MI	# of TAMC
	TAMC	902	3 BEDROOM	880		880	780	Units	Units <700
	MI	903-MI	3 BEDROOM	829		829	752	<700 SF	SF
	MI	904-MI	1 BEDROOM	513		513	467	4	2
	MI	905-MI	1 BEDROOM	500		500	456		
	TAMC	906	1 BEDROOM	479		479	433	# of MI	# of TAMC
	MI	907-MI	2 BEDROOM	614		614	542	Units >	Units > 700
	MI	908-MI	2 BEDROOM	541		541	480	700 SF, <	SF, < 1130
	TAMC	909	2 BEDROOM	584		584	522	1130 SF	SF
				5763	0	5763	5187	1	2

Statistics

2538 Birch St.

PROJECT STATS-UNIT AREA FROM L10 TO L12

LEVEL 10									
	TAMC	1001	3 BEDROOM	796		796	726	**# of MI Units <700 SF**	**# of TAMC Units <700 SF**
	MI	1002-MI	1 BEDROOM	418		418	360		
	MI	1003-MI	1 BEDROOM	420		420	383		
	TAMC	1004	1 BEDROOM	446		446	383	**5**	**4**
	TAMC	1005	1 BEDROOM	473		473	413		
	MI	1006-MI	1 BEDROOM	513		513	468	**# of MI Units > 700 SF, < 1130 SF**	**# of TAMC Units > 700 SF, < 1130 SF**
	MI	1007-MI	1 BEDROOM	500		500	456		
	MI	1008-MI	1 BEDROOM	479		479	433		
	TAMC	1009	2 BEDROOM	732	28	704	620		
	TAMC	1010	1 BEDROOM	423		423	382	**0**	**2**
	TAMC	1011	2 BEDROOM	609		609	546		
				5809	28	5781	5170		
LEVEL 11									
	TAMC	1101	3 BEDROOM	796		796	726	**# of MI Units <700 SF**	**# of TAMC Units <700 SF**
	TAMC	1102	1 BEDROOM	418		418	360		
	TAMC	1103	1 BEDROOM	420		420	383		
	TAMC	1104	1 BEDROOM	446		446	383	**2**	**7**
	TAMC	1105	1 BEDROOM	473		473	413		
	MI	1106-MI	1 BEDROOM	513		513	468	**# of MI Units > 700 SF, < 1130 SF**	**# of TAMC Units > 700 SF, < 1130 SF**
	TAMC	1107	1 BEDROOM	500		500	456		
	MI	1108-MI	1 BEDROOM	479		479	433		
	TAMC	1109	2 BEDROOM	732	28	704	620		
	TAMC	1110	1 BEDROOM	423		423	382	**0**	**2**
	TAMC	1111	2 BEDROOM	609		609	546		
				5809	28	5781	5170		
LEVEL 12									
	TAMC	1201	3 BEDROOM	796		796	726	**# of MI Units <700 SF**	**# of TAMC Units <700 SF**
	TAMC	1202	1 BEDROOM	418		418	360		
	TAMC	1203	1 BEDROOM	420		420	383		
	TAMC	1204	1 BEDROOM	446		446	383	**0**	**9**
	TAMC	1205	1 BEDROOM	473		473	413		
	TAMC	1206	1 BEDROOM	513		513	468	**# of MI Units > 700 SF, < 1130 SF**	**# of TAMC Units > 700 SF, < 1130 SF**
	TAMC	1207	1 BEDROOM	500		500	456		
	TAMC	1208	1 BEDROOM	479		479	433		
	TAMC	1209	2 BEDROOM	732	28	704	620		
	TAMC	1210	1 BEDROOM	423		423	382	**0**	**2**
	TAMC	1211	2 BEDROOM	609		609	546		
				5809	28	5781	5170		

Statistics

2538 Birch St.

PROJECT STATS-UNIT AREA FROM L13 TO L17

LEVEL 13-15									
	TAMC	1301	1 BEDROOM	412		412	366	**# of MI Units <700 SF**	**# of TAMC Units <700 SF**
	TAMC	1302	1 BEDROOM	416		416	358		
	TAMC	1303	1 BEDROOM	420		420	383		
	TAMC	1304	1 BEDROOM	446		446	383	**0**	**33**
	TAMC	1305	1 BEDROOM	473		473	413		
	TAMC	1306	1 BEDROOM	513		513	468	**# of MI Units > 700 SF, < 1130 SF**	**# of TAMC Units > 700 SF, < 1130 SF**
	TAMC	1307	1 BEDROOM	500		500	456		
	TAMC	1308	1 BEDROOM	479		479	433		
	TAMC	1309	2 BEDROOM	732	28	704	620		
	TAMC	1310	1 BEDROOM	423		423	382	**0**	**3**
	TAMC	1311	2 BEDROOM	584		584	523		
	TAMC	1312	1 BEDROOM	401		401	366		
				5799	28	5771	5151		
LEVEL 16									
	TAMC	1601	1 BEDROOM	412		412	366	**# of MI Units <700 SF**	**# of TAMC Units <700 SF**
	TAMC	1602	1 BEDROOM	416		416	358		
	TAMC	1603	1 BEDROOM	420		420	383		
	TAMC	1604	1 BEDROOM	446		446	383	**1**	**11**
	TAMC	1605	1 BEDROOM	473		473	413		
	TAMC	1606	1 BEDROOM	514		514	468	**# of MI Units > 700 SF, < 1130 SF**	**# of TAMC Units > 700 SF, < 1130 SF**
	TAMC	1607	1 BEDROOM	465		465	418		
	MI	1608-MI	STUDIO	399		399	366		
	TAMC	1609	2 BEDROOM	573		573	500		
	TAMC	1610	1 BEDROOM	424		424	376	**0**	**0**
	TAMC	1611	2 BEDROOM	584		584	523		
	TAMC	1612	1 BEDROOM	401		401	366		
				5527	0	5527	4920		
LEVEL 17									
	TAMC	1701	1 BEDROOM	412		412	366	**# of MI Units <700 SF**	**# of TAMC Units <700 SF**
	TAMC	1702	1 BEDROOM	416		416	358		
	TAMC	1703	1 BEDROOM	420		420	383		
	TAMC	1704	1 BEDROOM	446		446	383	**0**	**10**
	TAMC	1705	1 BEDROOM	473		473	414		
	TAMC	1706	1 BEDROOM	513		513	468	**# of MI Units > 700 SF, < 1130 SF**	**# of TAMC Units > 700 SF, < 1130 SF**
	TAMC	1707	1 BEDROOM	584	40	544	487		
	TAMC	1708	2 BEDROOM	724		724	662		
	TAMC	1709	2 BEDROOM	588		588	526		
	TAMC	1710	1 BEDROOM	545		545	484	**0**	**1**
	TAMC	1711	1 BEDROOM	401		401	366		
				5522	40	5482	4897		

Statistics

2538 Birch St.

PROJECT STATS-UNIT AREA FROM L18 TO L21

LEVEL 18									
	TAMC	1801	1 BEDROOM	412		412	366	**# of MI**	**# of TAMC**
	TAMC	1802	1 BEDROOM	416		416	358	**Units**	**Units <700**
	TAMC	1803	1 BEDROOM	420		420	383	**<700 SF**	**SF**
	TAMC	1804	1 BEDROOM	446		446	383	**0**	**10**
	TAMC	1805	1 BEDROOM	473		473	412		
	TAMC	1806	1 BEDROOM	513		513	468	**# of MI**	**# of TAMC**
	TAMC	1807	1 BEDROOM	584	40	544	487	**Units >**	**Units > 700**
	TAMC	1808	2 BEDROOM	724		724	662	**700 SF, <**	**SF, < 1130**
	TAMC	1809	2 BEDROOM	588		588	527	**1130 SF**	**SF**
	TAMC	1810	1 BEDROOM	545		545	484	**0**	**1**
	TAMC	1811	1 BEDROOM	401		401	366		
				5522	40	5482	4896		
LEVEL 19									
	TAMC	1901	1 BEDROOM	412		412	366	**# of MI**	**# of TAMC**
	TAMC	1902	1 BEDROOM	416		416	358	**Units**	**Units <700**
	TAMC	1903	1 BEDROOM	417		417	381	**<700 SF**	**SF**
	TAMC	1904	1 BEDROOM	484		484	413	**0**	**9**
	TAMC	1905	2 BEDROOM	673	37	636	561		
	TAMC	1906	2 BEDROOM	766	39	727	665	**# of MI**	**# of TAMC**
	TAMC	1907	2 BEDROOM	599		599	539	**Units >**	**Units > 700**
	TAMC	1908	2 BEDROOM	587		587	528	**700 SF, <**	**SF, < 1130**
	TAMC	1909	1 BEDROOM	546		546	483	**1130 SF**	**SF**
	TAMC	1910	1 BEDROOM	401		401	366	**0**	**1**
				5301	76	5225	4660		
LEVEL 20									
	TAMC	2001	1 BEDROOM	531		531	483	**# of MI**	**# of TAMC**
	TAMC	2002	1 BEDROOM	571		571	507	**Units**	**Units <700**
	TAMC	2003	1 BEDROOM	405		405	374	**<700 SF**	**SF**
	TAMC	2004	1 BEDROOM	567		567	486	**0**	**6**
	TAMC	2005	1 BEDROOM	538	31	507	452	**# of MI**	**# of TAMC**
	TAMC	2006	2 BEDROOM	817	40	777	713	**Units >**	**Units > 700**
	TAMC	2007	2 BEDROOM	725		725	652	**700 SF, <**	**SF, < 1130**
	TAMC	2008	1 BEDROOM	422		422	379	**1130 SF**	**SF**
	TAMC	2009	2 BEDROOM	724		724	651	**0**	**3**
				5300	71	5229	4697		
LEVEL 21									
	TAMC	2101	1 BEDROOM	531		531	483	**# of MI**	**# of TAMC**
	TAMC	2102	1 BEDROOM	571		571	507	**Units**	**Units <700**
	TAMC	2103	1 BEDROOM	405		405	374	**<700 SF**	**SF**
	TAMC	2104	1 BEDROOM	567		567	486	**0**	**0**
	TAMC	2105	1 BEDROOM	538	31	507	452	**# of MI**	**# of TAMC**
	TAMC	2106	2 BEDROOM	817	40	777	713	**Units >**	**Units > 700**
	TAMC	2107	2 BEDROOM	725		725	652	**700 SF, <**	**SF, < 1130**
	TAMC	2108	1 BEDROOM	422		422	379	**1130 SF**	**SF**
	TAMC	2109	2 BEDROOM	724		724	651	**0**	**0**
				5300	71	5229	4697		

Statistics

2538 Birch St.

PROJECT STATS-UNIT AREA FROM L22 TO L27

LEVEL 22-23									
	TAMC	2201	2 BEDROOM	715		715	641	**# of MI**	**# of TAMC**
	TAMC	2202	2 BEDROOM	801	31	770	695	**Units**	**Units <700**
	TAMC	2203	STUDIO	431		431	358	**<700 SF**	**SF**
	TAMC	2204	1 BEDROOM	420		420	378	**0**	**10**
	TAMC	2205	2 BEDROOM	668	29	639	582	**# of MI**	**# of TAMC**
	TAMC	2206	2 BEDROOM	738		738	663	**Units >**	**Units > 700**
	TAMC	2207	1 BEDROOM	431		431	388	**700 SF, <**	**SF, < 1130**
	TAMC	2208	1 BEDROOM	505		505	446	**1130 SF**	**SF**
				4709	60	4649	4151	**0**	**6**
LEVEL 24									
	TAMC	2401	2 BEDROOM	754		754	658	**# of MI**	**# of TAMC**
	TAMC	2402	2 BEDROOM	544		544	490	**Units**	**Units <700**
	TAMC	2403	STUDIO	400		400	344	**<700 SF**	**SF**
	TAMC	2404	1 BEDROOM	409		409	369	**0**	**6**
	TAMC	2405	2 BEDROOM	668	29	639	582	**# of MI**	**# of TAMC**
	TAMC	2406	2 BEDROOM	738		738	663	**Units >**	**Units > 700**
	TAMC	2407	1 BEDROOM	431		431	389	**700 SF, <**	**SF, < 1130**
	TAMC	2408	1 BEDROOM	518		518	451	**1130 SF**	**SF**
				4462	29	4433	3946	**0**	**2**
LEVEL 25									
	TAMC	2501	2 BEDROOM	787		787	696	**# of MI**	**# of TAMC**
	TAMC	2502	1 BEDROOM	426		426	385	**Units**	**Units <700**
	TAMC	2503	STUDIO	400		400	344	**<700 SF**	**SF**
	TAMC	2504	1 BEDROOM	409		409	368	**0**	**6**
	TAMC	2505	2 BEDROOM	668	29	639	582	**# of MI**	**# of TAMC**
	TAMC	2506	2 BEDROOM	738		738	663	**Units >**	**Units > 700**
	TAMC	2507	1 BEDROOM	429		429	386	**700 SF, <**	**SF, < 1130**
	TAMC	2508	2 BEDROOM	607		607	537	**1130 SF**	**SF**
				4464	29	4435	3961	**0**	**2**
LEVEL 26									
	TAMC	2601	2 BEDROOM	548		548	480	**# of MI**	**# of TAMC**
	TAMC	2602	1 BEDROOM	403		403	363	**Units**	**Units <700**
	TAMC	2603	STUDIO	400		400	344	**<700 SF**	**SF**
	TAMC	2604	1 BEDROOM	409		409	369	**0**	**7**
	TAMC	2605	2 BEDROOM	668	29	639	582	**# of MI**	**# of TAMC**
	TAMC	2606	2 BEDROOM	738		738	663	**Units >**	**Units > 700**
	TAMC	2607	1 BEDROOM	429		429	386	**700 SF, <**	**SF, < 1130**
	TAMC	2608	2 BEDROOM	592		592	523	**1130 SF**	**SF**
				4187	29	4158	3710	**0**	**1**
LEVEL 27									
	TAMC	2701	1 BEDROOM	528	37	491	423	**# of MI**	**# of TAMC**
	TAMC	2702	1 BEDROOM	407		407	367	**Units**	**Units <700**
	TAMC	2703	STUDIO	400		400	344	**<700 SF**	**SF**
	TAMC	2704	1 BEDROOM	409		409	368	**0**	**7**
	TAMC	2705	2 BEDROOM	668	29	639	582	**# of MI**	**# of TAMC**
	TAMC	2706	2 BEDROOM	738		738	669	**Units >**	**Units > 700**
	TAMC	2707	1 BEDROOM	429		429	387	**700 SF, <**	**SF, < 1130**
	TAMC	2708	2 BEDROOM	608		608	538	**1130 SF**	**SF**
				4187	66	4121	3678	**0**	**1**

CALCULATIONS FOR BIKE STALLS, TOTAL # UNITS LESS THAN 700SF	**49**	**151**
CALCULATIONS FOR BIKE STALLS, TOTAL # UNITS GREATER THAN 700SF, AND LESS THAN 1130 SF	**9**	**37**

Statistics

2538 Birch St.

PARKING

PARKING AND BICYCLE SPACES: CITY REQUIREMENTS					
Use	**Bylaw**	**Definition**	**Required**		**Achieved**
Temporary Accommodation for Medical Care Residential					
Parking Stalls	N/A	TAMC is a new proposed use with no applicable bylaw, but the achieved number matches that required for Market Rental use			**107**
Visitor Stalls	N/A	TAMC is a new proposed use with no applicable bylaw, 0.045 Visitor Stall per unit is proposed			**9**
HC Stalls	N/A	TAMC is a new proposed use with no applicable bylaw, but the achieved number matches that required for Market Rental use			**8**
Class A Bicycle Spaces	N/A	TAMC is a new proposed use with no applicable bylaw, 0.96 Class A Bicycle Space is proposed			**193**
Class B Bicycle Spaces	N/A	TAMC is a new proposed use with no applicable bylaw, 0.03 Class B Bicycle Space is proposed			**6**
Class A Passenger Loading	N/A	TAMC is a new proposed use with no applicable bylaw, but the achieved number matches that required for Market Rental use			**1**
Class B Loading	N/A	TAMC is a new proposed use with no applicable bylaw, but the achieved number matches that required for Market Rental use			**1**
Storage: We will provided at least (1) 201 cubic foot storage space for each dwelling unit. (200 units)					**200**
Moderate Income Rental Residential					
Parking Stalls	Moderate Income Rental Housing Parking Requirement Reduction	Minimum of 1 stall per 1346 SF Less 30% for proximity to major bus routes	Total Residential Area = Above/ 1,346 SF = Above - 30% =	34,305 26 18	**18**
Visitor Stalls	Moderate Income Rental Housing Parking Requirement Reduction	0.05 per unit	# dwelling units x 0.05% =	3	**3**
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 for first 7 units + 0.034/unit	# dwelling units = 1 for first 7 units = (# of MI units) - 7 = Remainder x 0.034 = 1 + above =	58 1 51 2 **3**	**3**
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.5/Unit under 700 sq.ft. 2.5/Unit over 700 and under 1130 sq.ft. 3/Unit over 1130 sq.ft.	# units under 700 SF x 1.5 = # units >700SF, <1130SF x 2.5 = sum of two above =	74 23 **96**	**96**
Class B Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	2 space for 20 dwelling units 1 additional space for additional 20 units	2 for first 20 dwelling units = (# dwelling units - 20 units) / 20 = sum of two above =	2 1 **3**	**3**
Class A Passenger Loading	Vancouver Parking Bylaw Section 7.2.1	1 space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units	58 dwelling units =	**1**	**1**
Class B Loading	Vancouver Parking Bylaw Section 5.2.1	No requirements for less than 100 units	Less than 100 dwelling units =	**0**	**0**
Storage: We will provided at least (1) 201 cubic foot storage space for each dwelling unit. (58 units)					**58**

Retail					
Parking Stalls	Vancouver Parking Bylaw Section 4.1.7	1 stall per 1561 SF for first 3122 SF 1 stall per 753 SF for remaining area	Total Retail Area = Total Retail Area - 3,122 SF = 3,122 SF / 1,561 SF = Above Area / 753 SF = 2 + above	9,832 6,710 2 9 **11**	**11**
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 stall for first 5382 SF Plus 0.4 stalls per 10,764 SF	Total Retail Area = 5382 SF = Total Retail Area - 5382 SF = Above / 10,764 SF = Above x 0.4 = Above + 1 =	9,832 1 4,450 1 0 **1**	**1**
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.5.1	1 space per 3660 SF	Total Retail Area = Above / 3660 SF =	9,832 **3**	**3**
Class B Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.5.1	6 spaces for development over 10,764 SF	Total Retail Area = Total area is over 10,764 =	9,832 **6**	**6**
End-of-Trip Facility (Clothing Lockers)	Vancouver Parking Bylaw Section 6.5.1	Required Class A Bicycle Space x 1.4	Required Class A Bicycle Space = Above x 1.4 =	3 **4**	**4**
Class A Loading	Vancouver Parking Bylaw Section 5.2.5	No requirement	*Two Class A Retail loading spaces provided in lieu of one Class B Retail loading		**2**
Class B Loading	Vancouver Parking Bylaw Section 5.2.5	1 space for first 5005 SF Plus 1 space for any portion of the next 20,021 SF	Total Retail Area = 5005 SF = Total Retail Area - 5005 SF = 7636 = Above + 1 =	9,832 1 4,827 1 **2**	**1**
Office					
Parking Stalls	Vancouver Parking Bylaw Section 4.1.7	1 stall per 1561 SF for first 3122 SF 1 stall per 753 SF for remaining area	Total Office Area = Total Office Area - 3,122 SF = 3,122 SF / 1,561 SF = Above Area / 753 SF = 2 + above	16,767 13,645 2 18 **20**	**20**
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 stall for first 5382 SF Plus 0.4 stalls per 10,764 SF	Total Office Area = 5382 SF = Total Office Area - 5382 SF = Above / 10,764 SF = Above x 0.4 = Above + 1 =	16,767 1 11,385 1 0 **1**	**1**
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.4.1	1 space per 1830 SF	Total Office Area = Above / 1830 SF =	16,767 **9**	**9**
Class B Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.4.1	6 spaces for development over 21,527 SF	Total Office Area = Total area is below 21,527 =	16,767 **0**	**0**
End-of-Trip Facility (Clothing Lockers)	Vancouver Parking Bylaw Section 6.5.1	Required Class A Bicycle Space x 1.4	Required Class A Bicycle Space = Above x 1.4 =	9 **13**	**13**
Class A Loading	Vancouver Parking Bylaw Section 5.2.7	1 space for 10,764 SF to 80,723 SF	Total Office Area = 16,169 SF =	16,767 **1**	**1**
Class B Loading	Vancouver Parking Bylaw Section 5.2.7	1 space for first 5,382 SF to 53,820 SF	Total Office Area = 16,169 SF =	16,767 **1**	**1**

Statistics

2538 Birch St.

PARKING

OFF-STREET PARKING REQUIRED & ACHIEVED				
Level	Small	Regular	HC	**TOTAL**
P1				**0**
P2	3	23	6	**32**
P3	10	35	2	**47**
P4	11	33	5	**49**
P5	14	26	0	**40**
Total	**38**	**117**	**13**	**168**
Total Required				**52**

* Number of small car space allowed is 168 x 0.25 = 42

CLASS A BIKE STORAGE REQUIRED & ACHIEVED					
Level	Horizontal	Stacked	Vertical	Oversized	Locker
L2					
L1					
P1	72	60	86	11	30
P2	10	28		4	
Sub Total	**82**	**88**	**86**	**15**	**30**
Total Proposed					**301**
Total Required					**108**

* one stacked bike storage equals to 2 bike storages
* 5% of the spaces to be oversized
* No more than 30% may be vertical, no more than 60% may be vertical and stacked
* 10% of the Class A bicycle spaces must be bicycle lockers

CLASS B BIKE RACKS REQUIRED & ACHIEVED			
Level	Residential	Retail	Office
Provided	9	6	0
Required	3	6	0

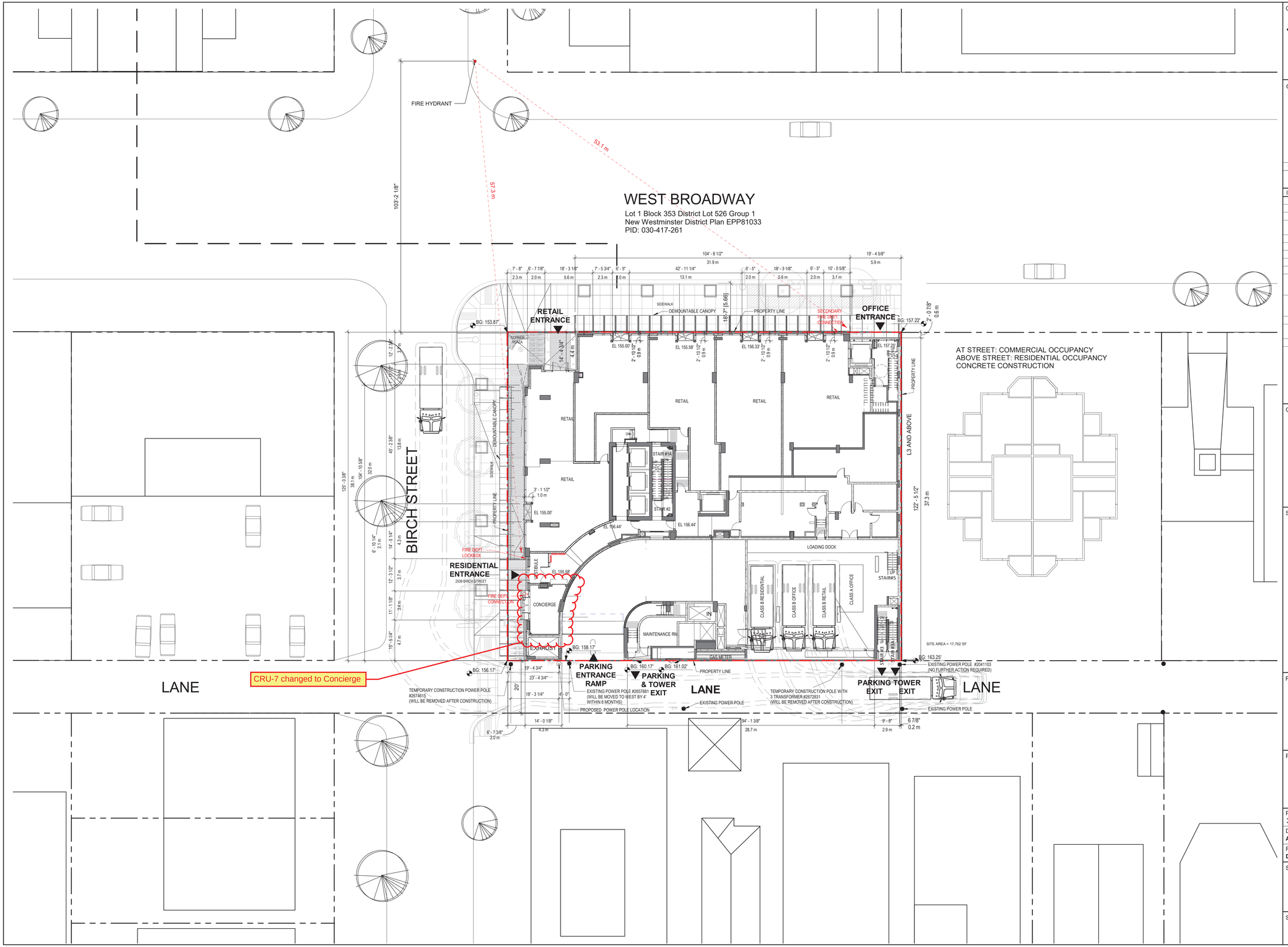
* Office and Retail Class B Bike will be provided as shared space

LOADING REQUIRED & ACHIEVED				
Level	Class A Passenger	Class A	Class B	Class C
Residential	2	0	1	-
Retail	0	0	2	-
Office	0	1	1	-
Total Required	2	1	4	-
Proposed	**2**	**3**	**3**	**-**

*Two Class A Retail loading spaces provided in lieu of one Class B Retail loading

STORAGE

STORAGE		
Level		
27		2
26		1
25		1
24		1
23		2
22		2
21		2
20		2
19		2
18		1
17		1
16		
15		1
14		1
13		1
12		1
11		1
10		1
9		
8		2
7		2
6		2
5		2
4		7
P1		0
P2		32
P3		41
P4		35
P5		113
Total		**259**
Total Required		**258**



2025-11-13 10:02:06 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

1R	REZONING	2019-08-19

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	BELOW GRADE IFT	2023-03-03
	ISSUED FOR TENDER	2023-04-21
	IFT R1	2023-07-18
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#35	2024-06-13
	REISSUED FOR CONSTRUCTION	2024-09-25
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

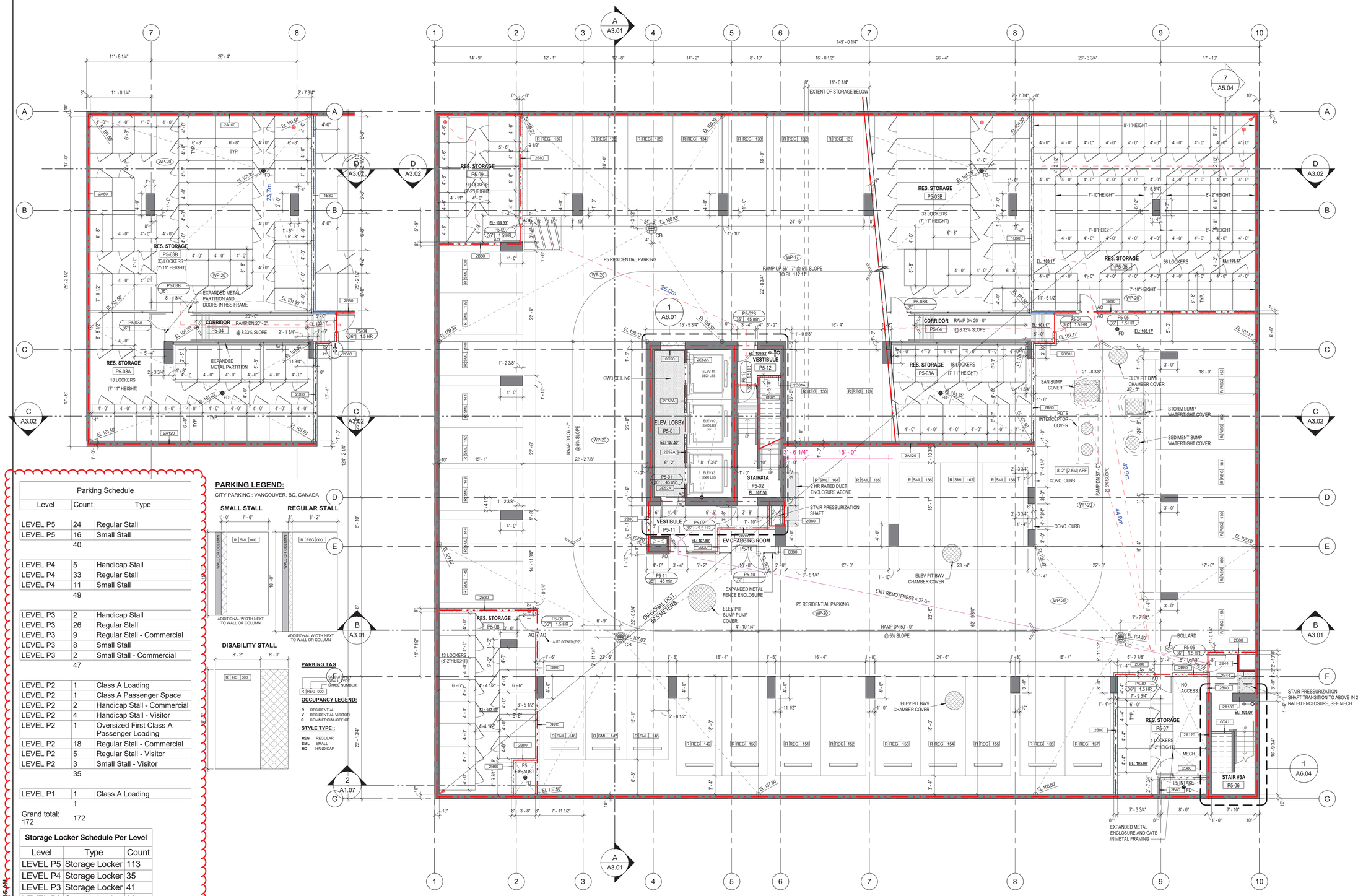
SHEET TITLE

SITE PLAN

SHEET NUMBER	ISSUE
A1.01	

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt



PARKING LEGEND:

CITY PARKING : VANCOUVER, BC, CANADA

SMALL STALL **REGULAR STALL**

DISABILITY STALL

PARKING TAG

OCCUPANCY LEGEND:

R RESIDENTIAL
V RESIDENTIAL VISITOR
C COMMERCIAL/OFFICE

STYLE TYPE::

REG REGULAR
SML SMALL
HC HANDICAP

Parking Schedule		
Level	Count	Type
LEVEL P5	24	Regular Stall
LEVEL P5	16	Small Stall
	40	
LEVEL P4	5	Handicap Stall
LEVEL P4	33	Regular Stall
LEVEL P4	11	Small Stall
	49	
LEVEL P3	2	Handicap Stall
LEVEL P3	26	Regular Stall
LEVEL P3	9	Regular Stall - Commercial
LEVEL P3	8	Small Stall
LEVEL P3	2	Small Stall - Commercial
	47	
LEVEL P2	1	Class A Loading
LEVEL P2	1	Class A Passenger Space
LEVEL P2	2	Handicap Stall - Commercial
LEVEL P2	4	Handicap Stall - Visitor
LEVEL P2	1	Oversized First Class A Passenger Loading
LEVEL P2	18	Regular Stall - Commercial
LEVEL P2	5	Regular Stall - Visitor
LEVEL P2	3	Small Stall - Visitor
	35	
LEVEL P1	1	Class A Loading
	1	
Grand total: 172	172	

Storage Locker Schedule Per Level		
Level	Type	Count
LEVEL P5	Storage Locker	113
LEVEL P4	Storage Locker	35
LEVEL P3	Storage Locker	41
LEVEL P2	Storage Locker	32
		221

2025-11-13 9:00:35 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	BELOW GRADE IFT	2023-03-03
	ISSUED FOR TENDER	2023-04-21
	BELOW GRADE IFC	2023-07-18
	IFT R1	2023-07-18
	SI#02	2023-09-13
	SI#03	2023-10-19
	SI#05	2023-11-27
	ISSUED FOR STAGE 3 BP	2023-12-08
	SI#09	2023-12-13
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	SI#17	2024-03-21
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	DP/BPMA	2025-10-XX
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

LEVEL P5 PLAN

SHEET NUMBER

A1.02

ISSUE

SCALE CHECK 10mm 1 in

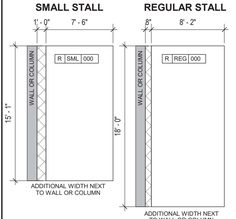
Autodesk Docs://39572-1296_WBwayy-Central-2022_28_Stories.rvt

Parking Schedule		
Level	Count	Type
LEVEL P5	24	Regular Stall
LEVEL P5	16	Small Stall
	40	
LEVEL P4	5	Handicap Stall
LEVEL P4	33	Regular Stall
LEVEL P4	11	Small Stall
	49	
LEVEL P3	2	Handicap Stall
LEVEL P3	26	Regular Stall
LEVEL P3	9	Regular Stall - Commercial
LEVEL P3	8	Small Stall
LEVEL P3	2	Small Stall - Commercial
	47	
LEVEL P2	1	Class A Loading
LEVEL P2	1	Class A Passenger Space
LEVEL P2	2	Handicap Stall - Commercial
LEVEL P2	4	Handicap Stall - Visitor
LEVEL P2	1	Oversized First Class A Passenger Loading
LEVEL P2	18	Regular Stall - Commercial
LEVEL P2	5	Regular Stall - Visitor
LEVEL P2	3	Small Stall - Visitor
	35	
LEVEL P1	1	Class A Loading
	1	
Grand total: 172	172	

PARKING LEGEND:

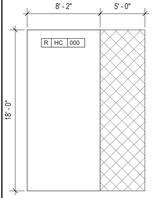
CITY PARKING : VANCOUVER, BC, CANADA

SMALL STALL

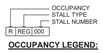


REGULAR STALL

DISABILITY STALL



PARKING TAG

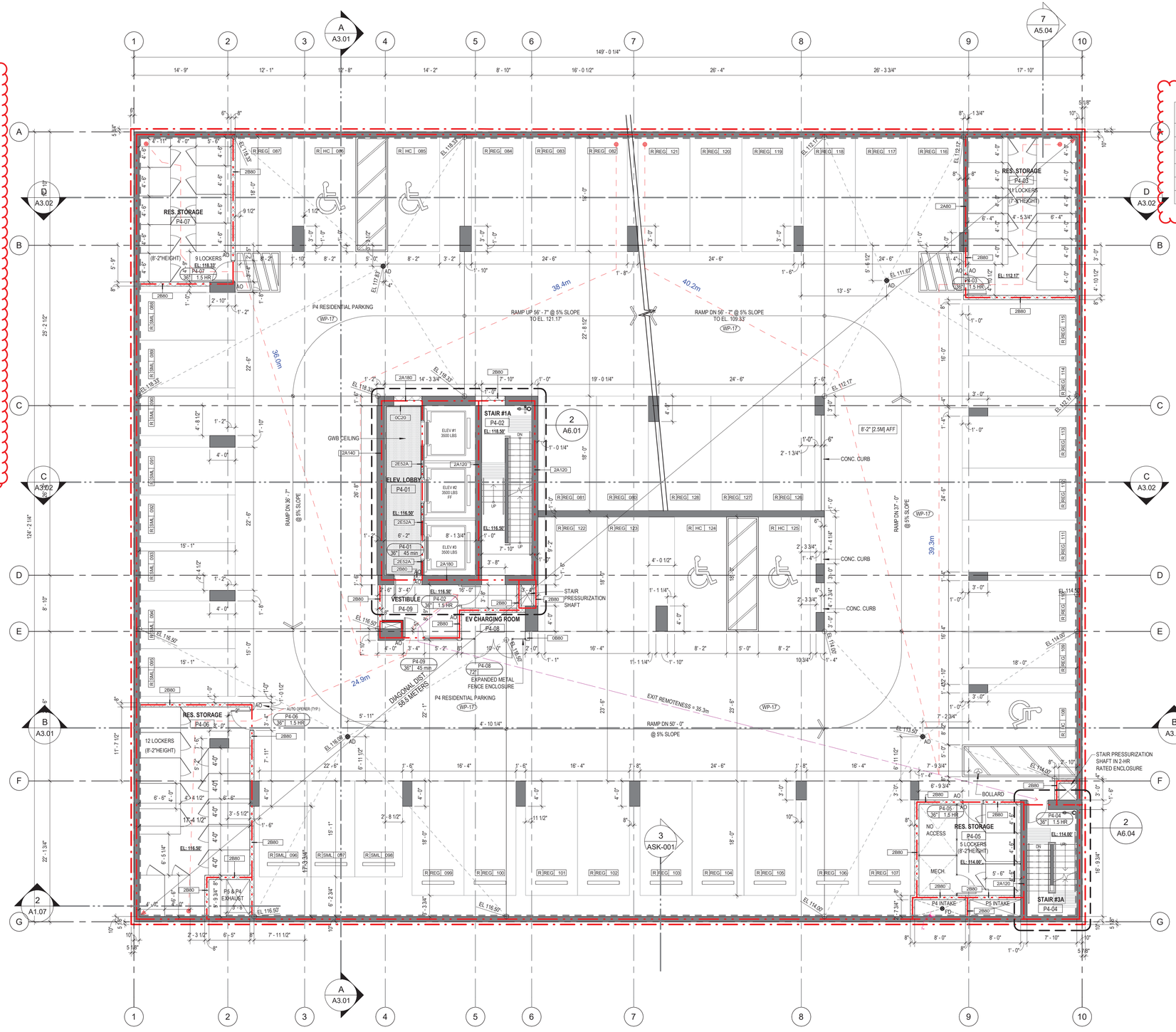


OCCUPANCY LEGEND:

R RESIDENTIAL
V RESIDENTIAL VISITOR
C COMMERCIAL/OFFICE

STYLE TYPE::

REG REGULAR
SML SMALL
HC HANDICAP



Storage Locker Schedule Per Level		
Level	Type	Count
LEVEL P5	Storage Locker	113
LEVEL P4	Storage Locker	35
LEVEL P3	Storage Locker	41
LEVEL P2	Storage Locker	32
		221

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	BELOW GRADE IFT	2023-03-03
	ISSUED FOR TENDER	2023-04-21
	BELOW GRADE IFC	2023-07-18
	IFT R1	2023-07-18
	SI#05	2023-11-27
	ISSUED FOR STAGE 3 BP	2023-12-08
	SI#09	2023-12-13
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	SI#17	2024-03-21
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL P4 PLAN

SHEET NUMBER	ISSUE
A1.03	

SCALE CHECK 1 m 10mm

Autodesk Docs://39572-1296_VBway 2022/39572_1296_VBway-Central-2022_28_Stories.rvt

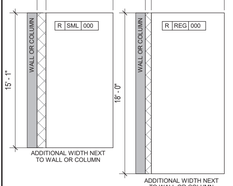
2025-11-13 10:02:23 AM

Parking Schedule		
Level	Count	Type
LEVEL P5	24	Regular Stall
LEVEL P5	16	Small Stall
	40	
LEVEL P4	5	Handicap Stall
LEVEL P4	33	Regular Stall
LEVEL P4	11	Small Stall
	49	
LEVEL P3	2	Handicap Stall
LEVEL P3	26	Regular Stall
LEVEL P3	9	Regular Stall - Commercial
LEVEL P3	8	Small Stall
LEVEL P3	2	Small Stall - Commercial
	47	
LEVEL P2	1	Class A Loading
LEVEL P2	1	Class A Passenger Space
LEVEL P2	2	Handicap Stall - Commercial
LEVEL P2	4	Handicap Stall - Visitor
LEVEL P2	1	Oversized First Class A Passenger Loading
LEVEL P2	18	Regular Stall - Commercial
LEVEL P2	5	Regular Stall - Visitor
LEVEL P2	3	Small Stall - Visitor
	35	
LEVEL P1	1	Class A Loading
	1	
Grand total: 172	172	

PARKING LEGEND:

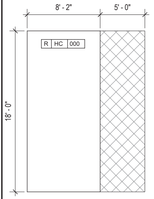
CITY PARKING : VANCOUVER, BC, CANADA

SMALL STALL



REGULAR STALL

DISABILITY STALL



PARKING TAG

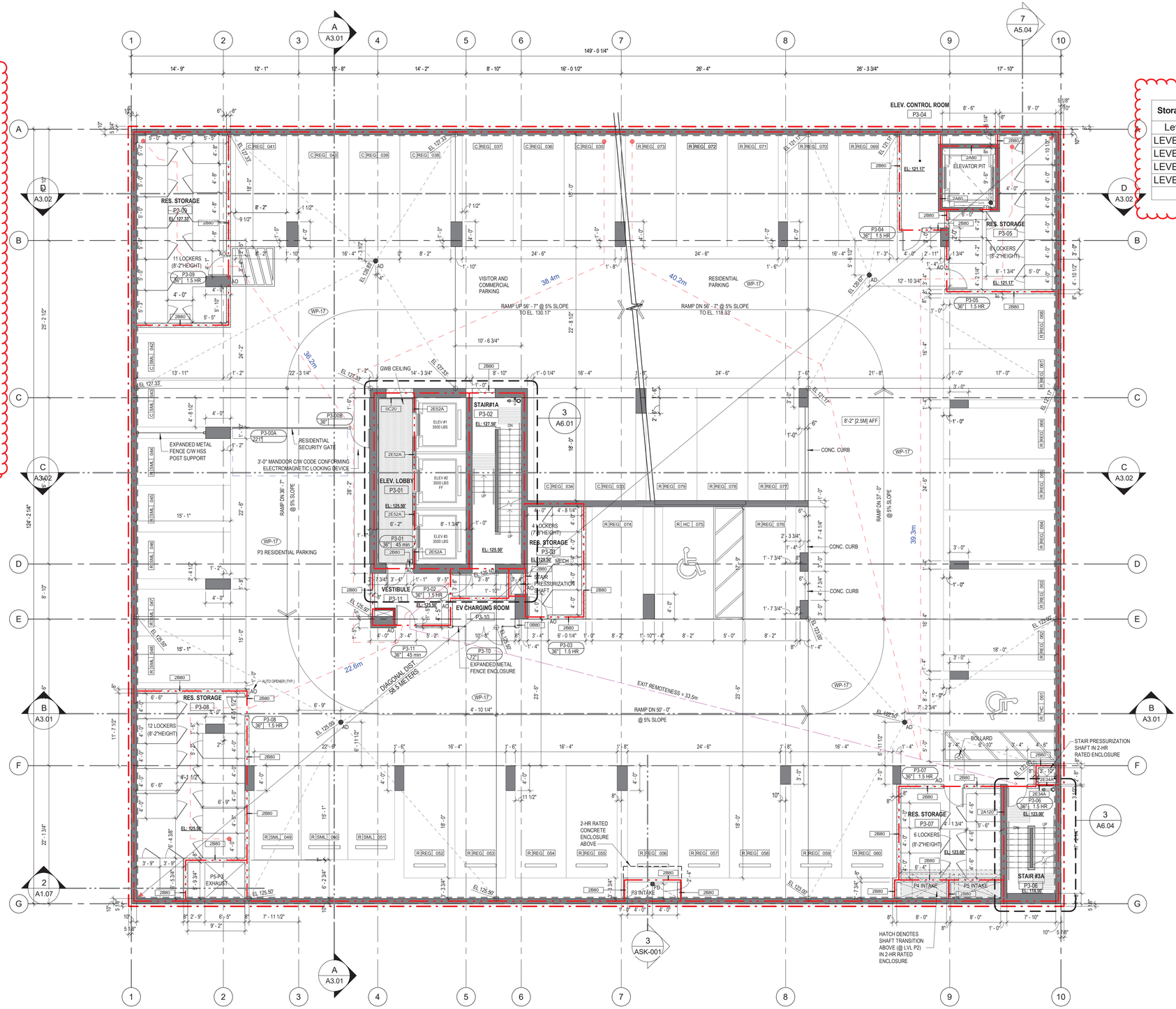


OCCUPANCY LEGEND:

R	RESIDENTIAL
V	RESIDENTIAL VISITOR
C	COMMERCIAL/OFFICE

STYLE TYPE::

REG	REGULAR
SML	SMALL
HC	HANDICAP



Storage Locker Schedule Per Level		
Level	Type	Count
LEVEL P5	Storage Locker	113
LEVEL P4	Storage Locker	35
LEVEL P3	Storage Locker	41
LEVEL P2	Storage Locker	32
		221

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	BELOW GRADE IFT	2023-03-03
	ISSUED FOR TENDER	2023-04-21
	BELOW GRADE IFC	2023-07-18
	IFT R1	2023-07-18
	SI#05	2023-11-27
	ISSUED FOR STAGE 3 BP	2023-12-08
	SI#09	2023-12-13
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	SI#13	2024-02-08
	SI#14	2024-02-12
	SI#15	2024-02-21
	SI#17	2024-03-21
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL P3 PLAN

SHEET NUMBER A1.04

ISSUE

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-1296_WBwayCentral-2022_28_Stories.rvt

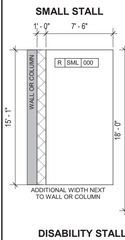
2025-11-13 10:02:31 AM

Parking Schedule		
Level	Count	Type
LEVEL P5	24	Regular Stall
LEVEL P5	16	Small Stall
	40	
LEVEL P4	5	Handicap Stall
LEVEL P4	33	Regular Stall
LEVEL P4	11	Small Stall
	49	
LEVEL P3	2	Handicap Stall
LEVEL P3	26	Regular Stall
LEVEL P3	9	Regular Stall - Commercial
LEVEL P3	8	Small Stall
LEVEL P3	2	Small Stall - Commercial
	47	
LEVEL P2	1	Class A Loading
LEVEL P2	1	Class A Passenger Space
LEVEL P2	2	Handicap Stall - Commercial
LEVEL P2	4	Handicap Stall - Visitor
LEVEL P2	1	Oversized First Class A Passenger Loading
LEVEL P2	18	Regular Stall - Commercial
LEVEL P2	5	Regular Stall - Visitor
LEVEL P2	3	Small Stall - Visitor
	35	
LEVEL P1	1	Class A Loading
	1	
Grand total: 172	172	

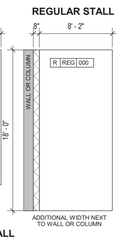
PARKING LEGEND:

CITY PARKING : VANCOUVER, BC, CANADA

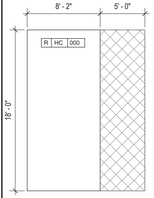
SMALL STALL



REGULAR STALL



DISABILITY STALL



PARKING TAG



OCCUPANCY LEGEND:

R RESIDENTIAL
V RESIDENTIAL VISITOR
C COMMERCIAL/OFFICE

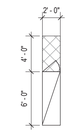
STYLE TYPE::

REG REGULAR
SML SMALL
HC HANDICAP

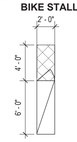
BIKE LEGEND:

CITY : VANCOUVER, BC, CANADA

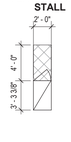
BIKE LOCKER



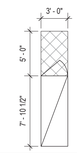
HORIZONTAL/STACKED BIKE STALL



VERTICAL BIKE STALL

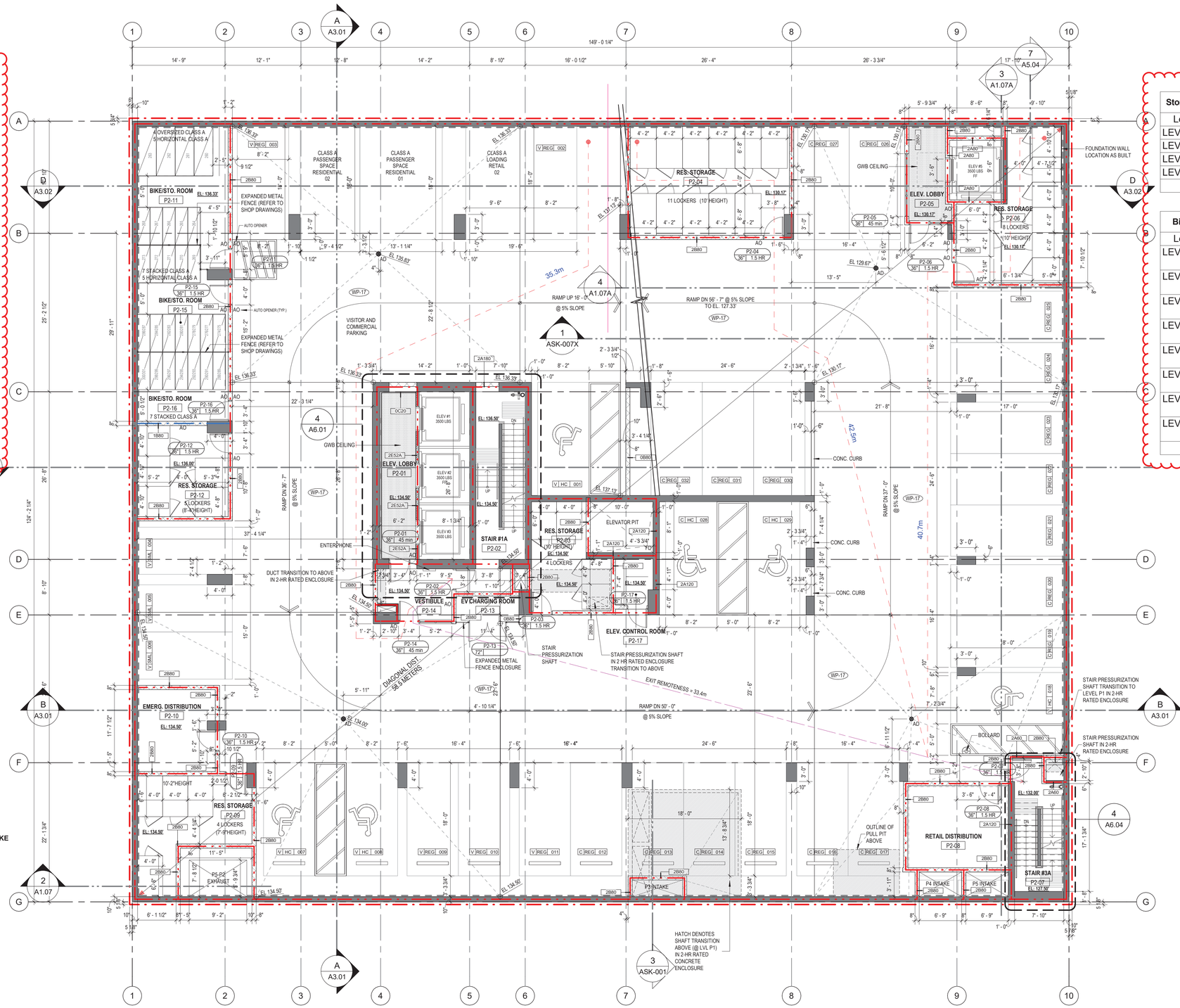


OVER-SIZED BIKE STALL



END-OF-TRIP FACILITY CLOTHING LOCKER





Storage Locker Schedule Per Level		
Level	Type	Count
LEVEL P5	Storage Locker	113
LEVEL P4	Storage Locker	35
LEVEL P3	Storage Locker	41
LEVEL P2	Storage Locker	32
		221

Bike Locker Schedule Per Level		
Level	Type	Count
LEVEL P2	Horizontal Class A Bike	10
LEVEL P2	Oversized Class A Bike	4
LEVEL P2	Stacked Class A Bike	28
LEVEL P1	Class A Bike Locker	30
LEVEL P1	Horizontal Class A Bike	72
LEVEL P1	Oversized Class A Bike	11
LEVEL P1	Stacked Class A Bike	60
LEVEL P1	Vertical Class A Bike	86
		301

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	BELOW GRADE IFT	2023-03-03
	ISSUED FOR TENDER	2023-04-21
	BELOW GRADE IFC	2023-07-18
	IFT R1	2023-07-18
	SI#05	2023-11-27
	ISSUED FOR STAGE 3 BP	2023-12-08
	SI#09	2023-12-13
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	SI#12	2024-01-31
	SI#13	2024-02-08
	SI#14	2024-02-12
	SI#13R1	2024-02-12
	SI#16	2024-02-28
	SI#17	2024-03-21
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#44	2024-07-09
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO:
39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

LEVEL P2 PLAN

SHEET NUMBER
A1.05

ISSUE

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-1296_VBway 2022/39572_1296_VBway-Central-2022_28_Stories.rvt

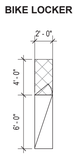
2025-11-13 10:02:41 AM

Bike Locker Schedule Per Level		
Level	Type	Count
LEVEL P2	Horizontal Class A Bike	10
LEVEL P2	Oversized Class A Bike	4
LEVEL P2	Stacked Class A Bike	28
LEVEL P1	Class A Bike Locker	30
LEVEL P1	Horizontal Class A Bike	72
LEVEL P1	Oversized Class A Bike	11
LEVEL P1	Stacked Class A Bike	60
LEVEL P1	Vertical Class A Bike	86
		301

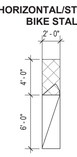
BIKE LEGEND:

CITY : VANCOUVER, BC, CANADA

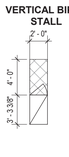
BIKE LOCKER



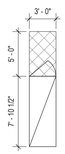
HORIZONTAL/STACKED BIKE STALL



VERTICAL BIKE STALL

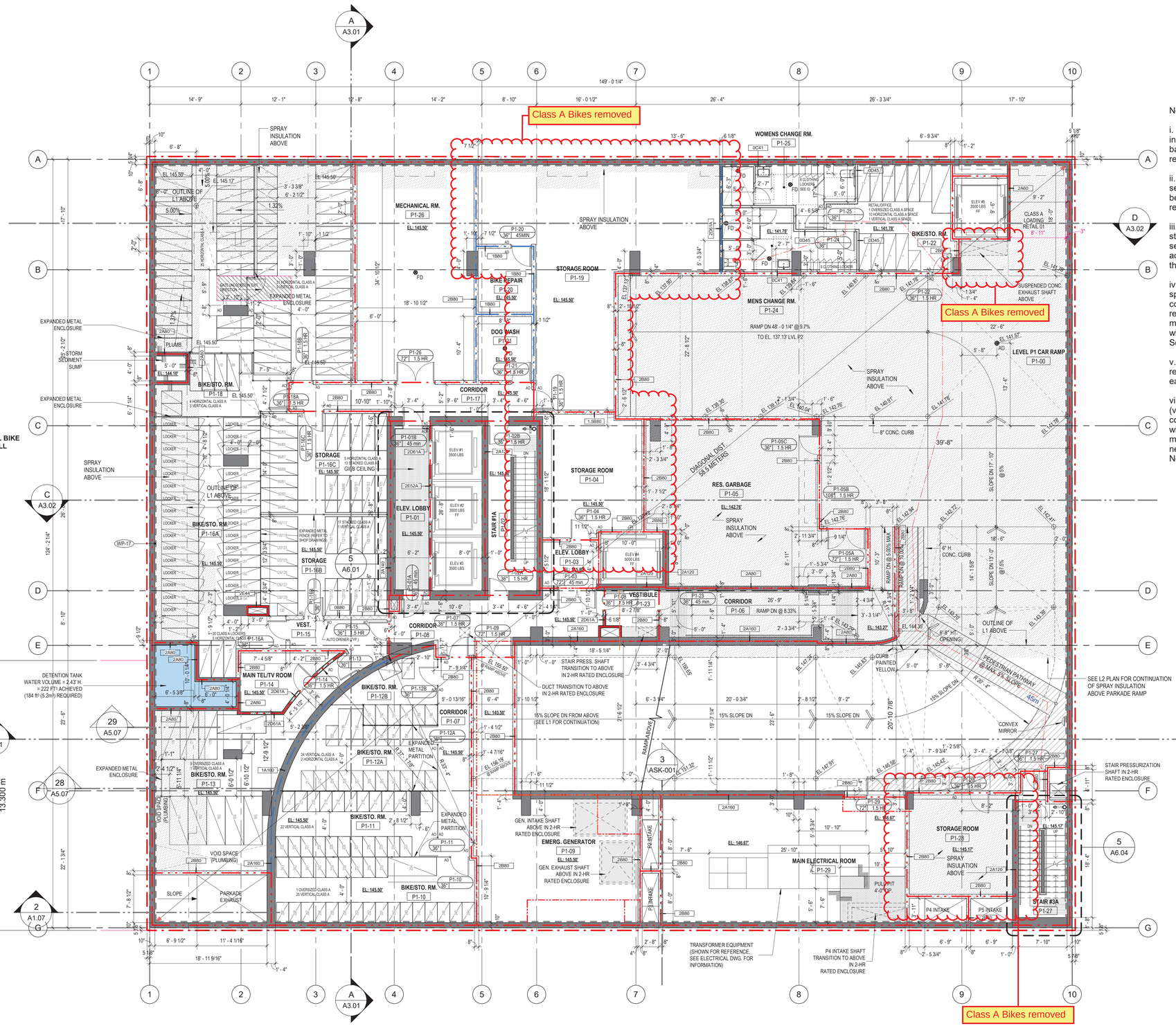


OVER-SIZED BIKE STALL



END-OF-TRIP FACILITY CLOTHING LOCKER





Notes as per City of Vancouver:

i. "The acoustical measures will be incorporated into the final design, based on the consultant's recommendations;

ii. "Adequate and effective acoustic separation will be provided between the residential and non-residential portions of the builidng;

iii. "The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law;

iv. "The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law;

v. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces;

vi. "Mechanical equipment (ventilators, generators, compactors and exhaust systems will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555."

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	BELOW GRADE IFT	2023-03-03
	ISSUED FOR TENDER	2023-04-21
	BELOW GRADE IFC	2023-07-18
	IFT R1	2023-07-18
	SI#05	2023-11-27
	ISSUED FOR STAGE 3 BP	2023-12-08
	SI#09	2023-12-13
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	SI#11	2024-01-31
	SI#14	2024-02-12
	SI#15	2024-02-21
	SI#16	2024-02-28
	SI#17	2024-03-21
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#44	2024-07-09
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#89	2025-06-06
	DP/BPMA	2025-10-XX
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL P1 PLAN

SHEET NUMBER	ISSUE
A1.06	

SCALE CHECK 1 in | 10mm

Autodesk Docs://39572-1296_WBwsy 2022/39572_1296_WBwsy-Central-2022_28_Stories.rvt

2025-11-13 10:02:49 AM

WEST BROADWAY AVENUE

Exit corridor added

CRU-7 changed to Concierge

2 SECTION THROUGH PARKADE EXHAUST SHAFT
2 / A1.07 Scale: 1/8" = 1'-0"

2025-11-13 10:02:59 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	BELOW GRADE IFT	2023-03-03
	ISSUED FOR TENDER	2023-04-21
	IFT R1	2023-07-18
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	S#17	2024-03-21
	S#19	2024-04-10
	S#28	2024-04-26
	S#29	2024-05-02
	S#28R1	2024-05-06
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	S#35	2024-06-13
	S#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	S#64	2024-12-09
	S#102	2025-10-17
	DP/BPA	2025-10-XX
CONSULTANTS	REZONING AMENDMENT	2025-11-17

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL 1 PLAN

SHEET NUMBER **A1.07**

ISSUE

SCALE CHECK 1 in | 10mm

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

Exit corridor added

The use of room changed from bike room to fitness room

OPEN TO BELOW

DUCT IN 2-HR RATED ENCLOSURE, SEE MECH.

STAIR PRESSURIZATION DUCT TRANSITION TO EXTERIOR LOUVER IN 2-HR RATED ENCLOSURE, SEE MECH.

PROPERTY LINE

FITNESS ROOM 212 432.66SF

ELECTRICAL RM. 213

COMMUNICATION RM. 214

ELEV. LOBBY/CORRIDOR 210

ELEV. LOBBY 201

STAIR #1A

STAIR #2

AMENITY LOUNGE 207 346.98SF

CANADA POST ACCESS 208

CANADA POST MAIL AND PARCEL BOXES

VESTIBULE 209

VESTIBULE 206

VESTIBULE 202

W.C. 205

STAIR #7

LOADING DOCK

RETAIL/OFFICE TRASH 218

LOADING BAY 217

STAIR #3A 215

STAIR #3 216

STAIR #4

STAIR #5

RAMP DN @ 5.00%

RAMP BELOW

SPRAY INSULATION ABOVE

4" CONC. TOPPING IN WASTE ROOM

ENSURE 3.8M CLEAR HEIGHT FOR CLASS B TRUCKS

12" x 24" VERTICAL CONC. ENCASEMENT FOR ELEC. CONDUITS TO MAIN ELECTRICAL ROOM BELOW

ELEC. SHAFT FROM ABOVE 24" W x 8" DP CONC. ENCASEMENT ABOVE FOR ELEC. CONDUITS TO MAIN ELECTRICAL ROOM

MAINTENANCE ROOM BELOW SPRAY INSULATION ABOVE

EXHAUST SHAFT

P2 INTAKE

P3 INTAKE

P4 INTAKE

EXIT FROM PARKADE

EXIT FROM SERVICE MEZZ

EXIT FROM OFFICE

STAIR PRESSURIZATION SHAFT IN 2-HR RATED ENCLOSURE

FOLDING GRILLE ACCORDION STYLE DOOR

3'-0" WIDE EGRESS PATH C/W MAN DOOR

PARKADE EXHAUST

RATED SHAFT

SEE A0.07a FOR WASHROOM LAYOUT DETAILS

OUTDOOR AIR LOUVER (SEE MECH.)

DUCT IN 2-HR RATED ENCLOSURE, SEE MECH.

CONVEX MIRROR

EXIT FROM TOWER (OFFICE & RES'L)

ELEV #1 3500 LBS

ELEV #2 3500 LBS

ELEV #3 3500 LBS

ELEV #4 5000 LBS FF

ELEV #5 3500 LBS FF

P EXHAUST

9.45m

PROPERTY LINE

GENERATOR INTAKE SHAFT TRANSITION UP IN 2 HR RATED ENCLOSURE

PARKADE INTAKE SHAFT TRANSITION UP IN 2 HR RATED ENCLOSURE 26' - 4"

GALV. STEEL WIRE WEB ANCHOR TO BRICK WALL (SEE LANDSCAPE)

CONC. BLAST WALL TO GAS METER ENCL BELOW

36"x65" LOUVRE ABOVE DOOR

METAL GRATING OVER PARKADE INTAKE SHAFTS

BG: 162.14'

BG: 162.96'

BG: 163.25'

SLOPE AS PER 11/A5.06

EL 172.67'

1.54%

EL 172.79'

LEVEL 02 - P3 INTAKE SHAFT PLAN

Scale: 1/8" = 1'-0"

2025-11-13 10:03:18 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	IFT R1	2023-07-18
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	S#19	2024-04-10
	S#21	2024-04-04
	S#27	2024-04-24
	S#28	2024-04-26
	S#28R1	2024-05-06
	S#30	2024-05-10
	S#32	2024-05-31
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	S#40	2024-07-02
	S#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	S#60	2024-11-12
	S#84	2024-12-09
	S#86	2025-05-26
	S#93	2025-07-25
	S#102	2025-10-17
	DP/BPMA	2025-10-XX
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL 2 PLAN

SHEET NUMBER

A1.08

ISSUE

Autodesk Docs://39572-1296_WBwayCentral-2022_28_Stories.rvt

SCALE CHECK 10mm 1 in

WEST BROADWAY AVENUE

LANE

OPERABLE WINDOWS FOR SMOKE VENTILATION

GENERAL OFFICE AREA
EL: 176.75'

CRU A
7221 sf

CRU B
1698 sf

CRU C
2007 sf

CRU D
285 sf
*Potential Childcare Location

CRU E
2340 sf
*Potential Childcare Location

Office Common
2353 sf

FUTURE CRU DEMISING WALL

POTENTIAL FUTURE WASHROOMS

Washroom
44 sf

Washroom
329 sf

WASHROOM AND CORRIDOR LAYOUT TO BE CONFIRMED IN TENANT IMPROVEMENT SUBMISSION

DOOR TO BE PROVIDED AT THE INTERMEDIATE LANDING ABOVE TO SEPARATE THE OFFICE AND RESIDENTIAL OCCUPANCY, SEE DRAWING 2/A1.09

Exit corridor added, elevator #3 stops at this floor and opening added on core wall

STAIR #1
EL: 184.00'

STAIR #2
EL: 174.25'

STAIR #3
EL: 175.88'

STAIR #4
EL: 176.75'

STAIR #5
EL: 169.25'

STAIR #8

ELEV. LOBBY
EL: 176.75'

MECH. ROOM
311
185.26SF
EL: 176.75'

ELEC. SHAFT

SUPPLY AIR DUCT F/A (SEE MECH.)

DUCT IN 2-HR RATED ENCLOSURE, SEE MECH.

MECH. EXHAUST SHAFT

PARKADE EXHAUST SHAFT

GENERATOR INTAKE SHAFT

P1 INTAKE

P2 INTAKE

SLAB OPENING

OUTLINE OF PERMAVOID BELOW

0.45M DP. (3 X 150MM MODULES) PERMAVOID BELOW

6" PIPE CONNECTING SYSTEM BETWEEN PLANTERS

REMOVE MODULES BELOW PAVERS

FULL HEIGHT LOUVER FOR THE ENTIRE WIDTH OF THE MECH. ROOM

FULL HEIGHT, SIDE-MOUNTED METAL AND GLASS PRIVACY SCREEN (TO BLOCK EXHAUST TO NEIGHBOUR) FOR ENTIRE WIDTH OF MECH. LOUVRE ENSURE 3'-0" MIN CLEAR FROM LOUVRE

STAIR PRESSURIZATION SHAFT C/W METAL GRATING & F.D. BELOW

OPERABLE WINDOWS FOR SMOKE VENTILATION

STRUCTURAL BEAM

GALV. STEEL WIRE WEB ANCHOR TO BRICK WALL (SEE LANDSCAPE)

DOOR C/W GRILLE

TOW 180.25

TOW 169.25

2 A1.09 LEVEL 03 - CORE STAIR INTERMEDIATE LANDING
Scale: 1/8" = 1'-0"

2025-11-13 10:03:26 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	IFT R1	2023-07-18
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	SI#20	2024-03-27
	SI#29	2024-05-02
	SI#31	2024-05-28
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#53	2024-09-05
	REISSUED FOR CONSTRUCTION	2024-09-25
	ISSUED FOR PRICING	2025-05-08
	SI#86	2025-05-26
	SI#90	2025-06-25
	SI#96	2025-08-22
	SI#999 (L3 REVISIONS)	2025-11-XX
	DP/BPMA	2025-10-XX

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL 3 PLAN

SHEET NUMBER
A1.09

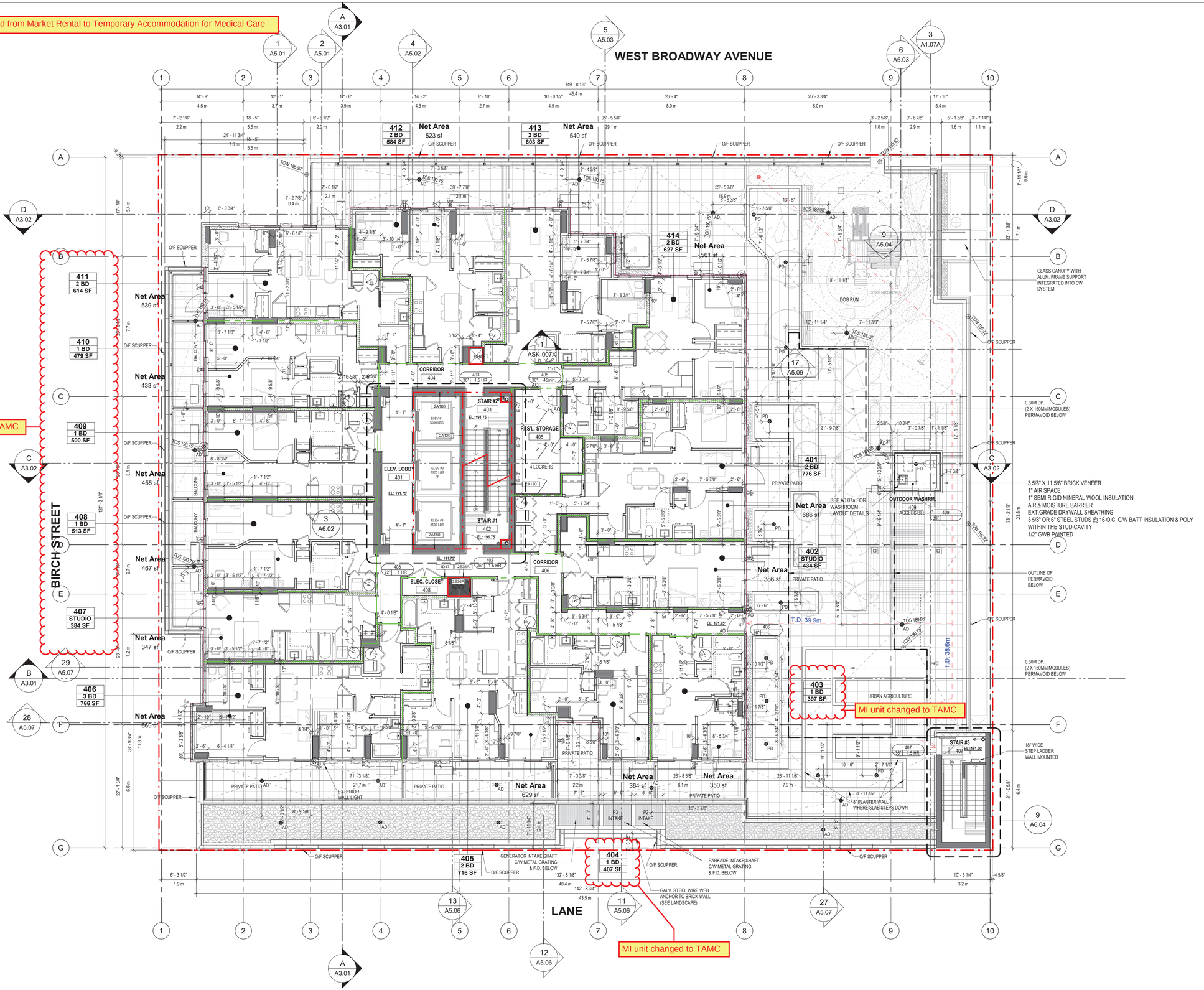
ISSUE

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

Units with white tags are changed from Market Rental to Temporary Accommodation for Medical Care

MI units changed to TAMC



2025-11-13 10:03:37 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	IFT R1	2023-07-18
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	S#30	2024-05-10
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	S#39	2024-06-25
	S#45	2024-07-11
	S#47	2024-07-24
	S#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	S#83R1	2025-04-28
	S#86	2025-05-26
	S#88	2025-06-09
	DP/BPMA	2025-10-XX
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

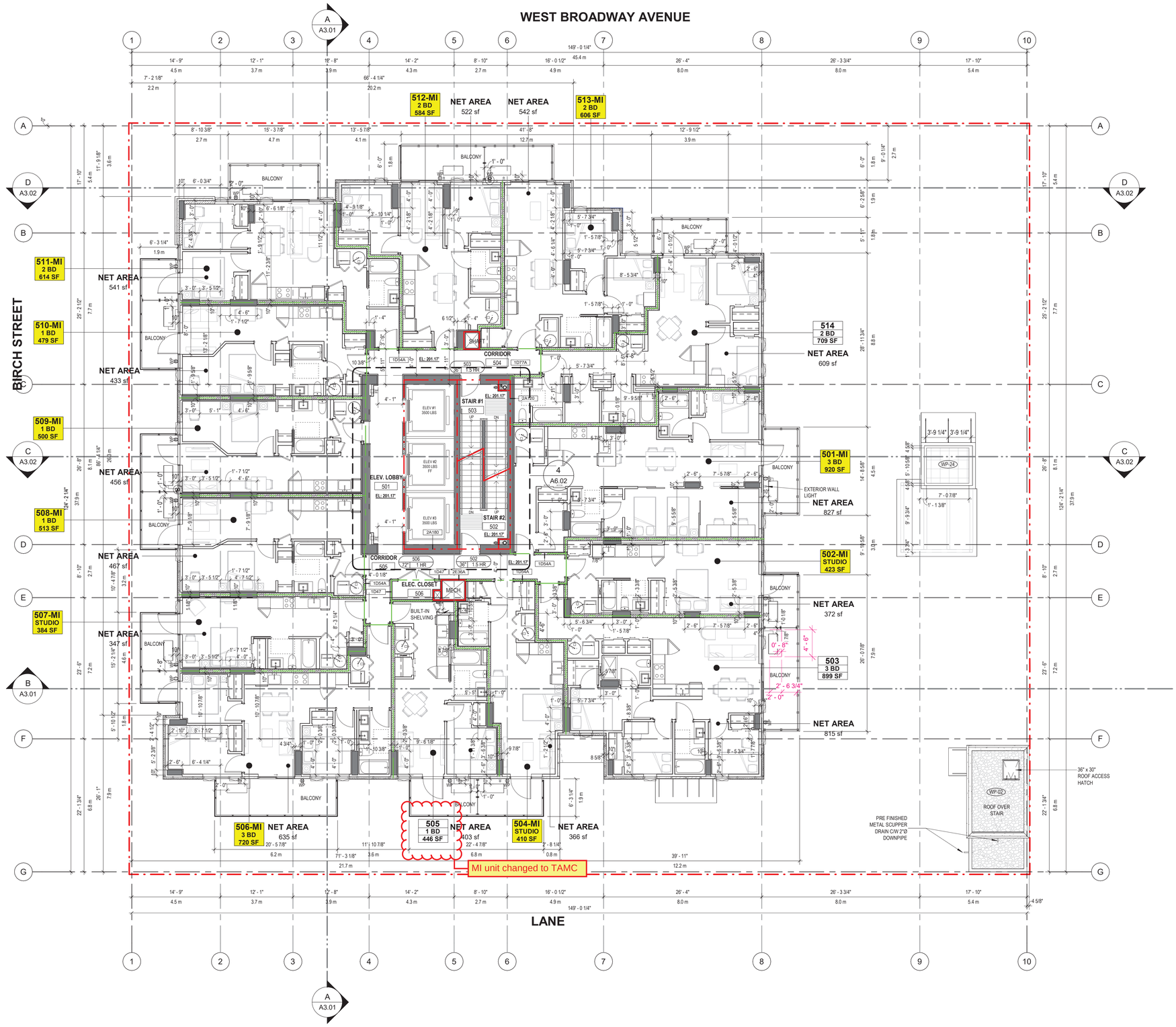
LEVEL 4 PLAN

SHEET NUMBER	ISSUE
A1.10	

SCALE CHECK 1 m 10mm

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

Units with white tags are changed from Market Rental to Temporary Accommodation for Medical Care



2025-11-13 10:03:42 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	SI#30	2024-05-10
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#45	2024-07-11
	SI#47	2024-07-24
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#69	2025-01-23
	SI#88	2025-06-09
	DP/BPMA	2025-10-XX
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT
ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT
2538 BIRCH STREET
2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE
LEVEL 5 PLAN

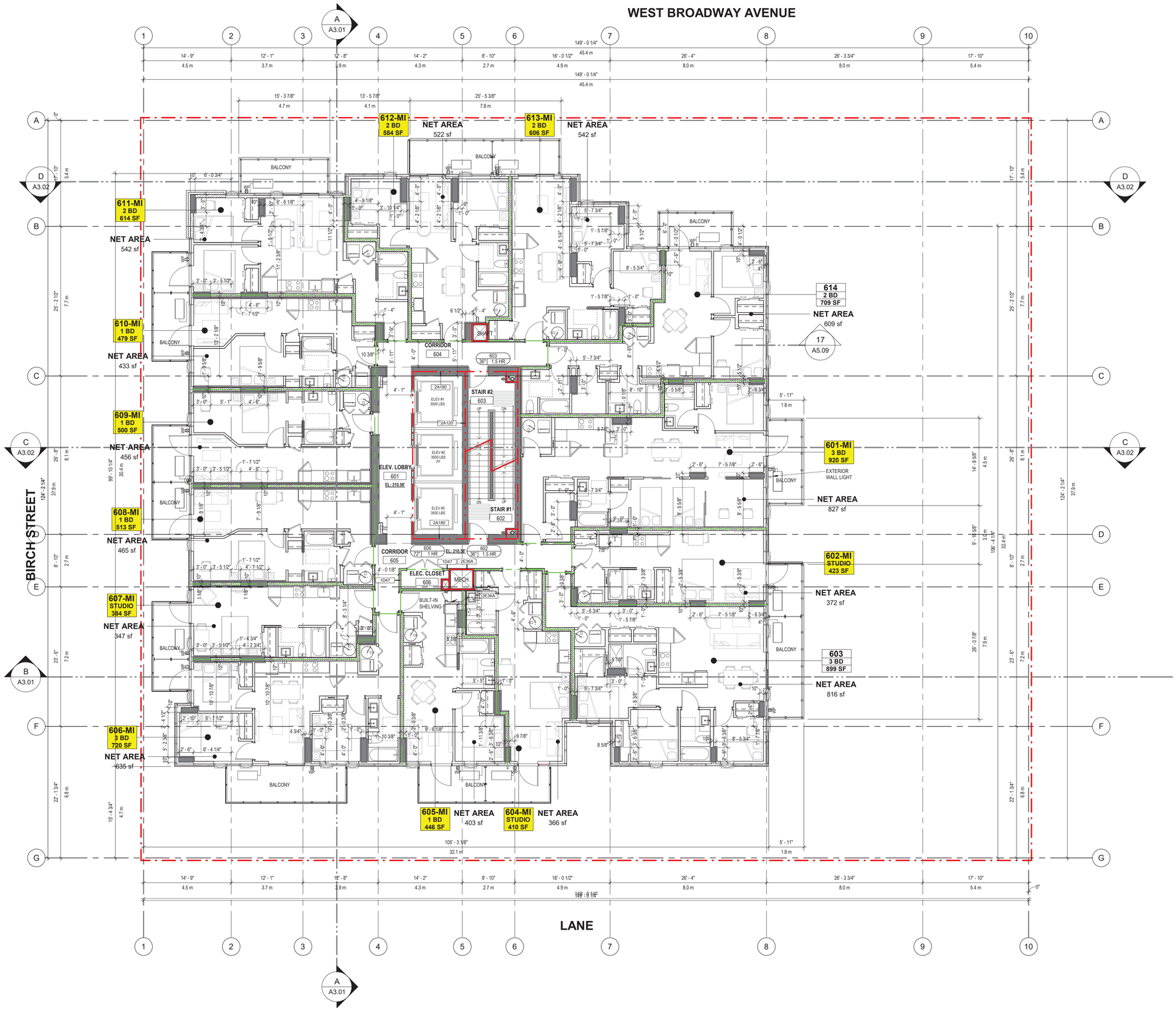
SHEET NUMBER
A1.11

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_VBrewy 2022/39572_1296_VBrewy-Central-2022_28_Stories.rvt

Units with white tags are changed from Market Rental to Temporary Accommodation for Medical Care



2025-11-13 10:03:47 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#45	2024-07-11
	SI#47	2024-07-24
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

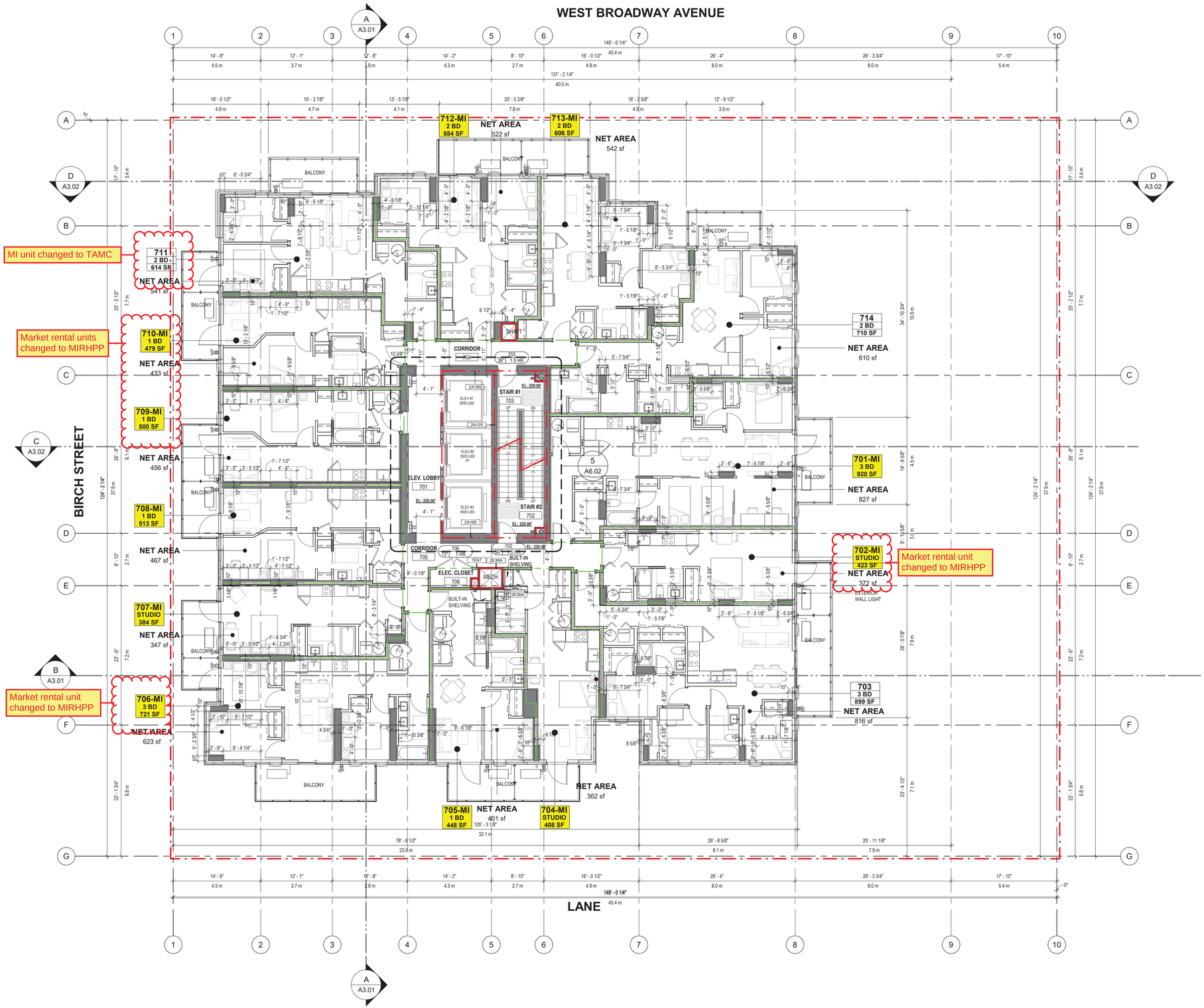
LEVEL 6 PLAN

SHEET NUMBER	ISSUE
A1.12	

SCALE CHECK 10mm 1m

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

Units with white tags are changed from Market Rental to Temporary Accommodation for Medical Care



2025-11-13 10:03:53 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	S#45	2024-07-11
	S#47	2024-07-24
	S#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	DP/BPMA	2025-10-XX
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT
ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT
2538 BIRCH STREET
2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE
LEVEL 7-8 PLAN

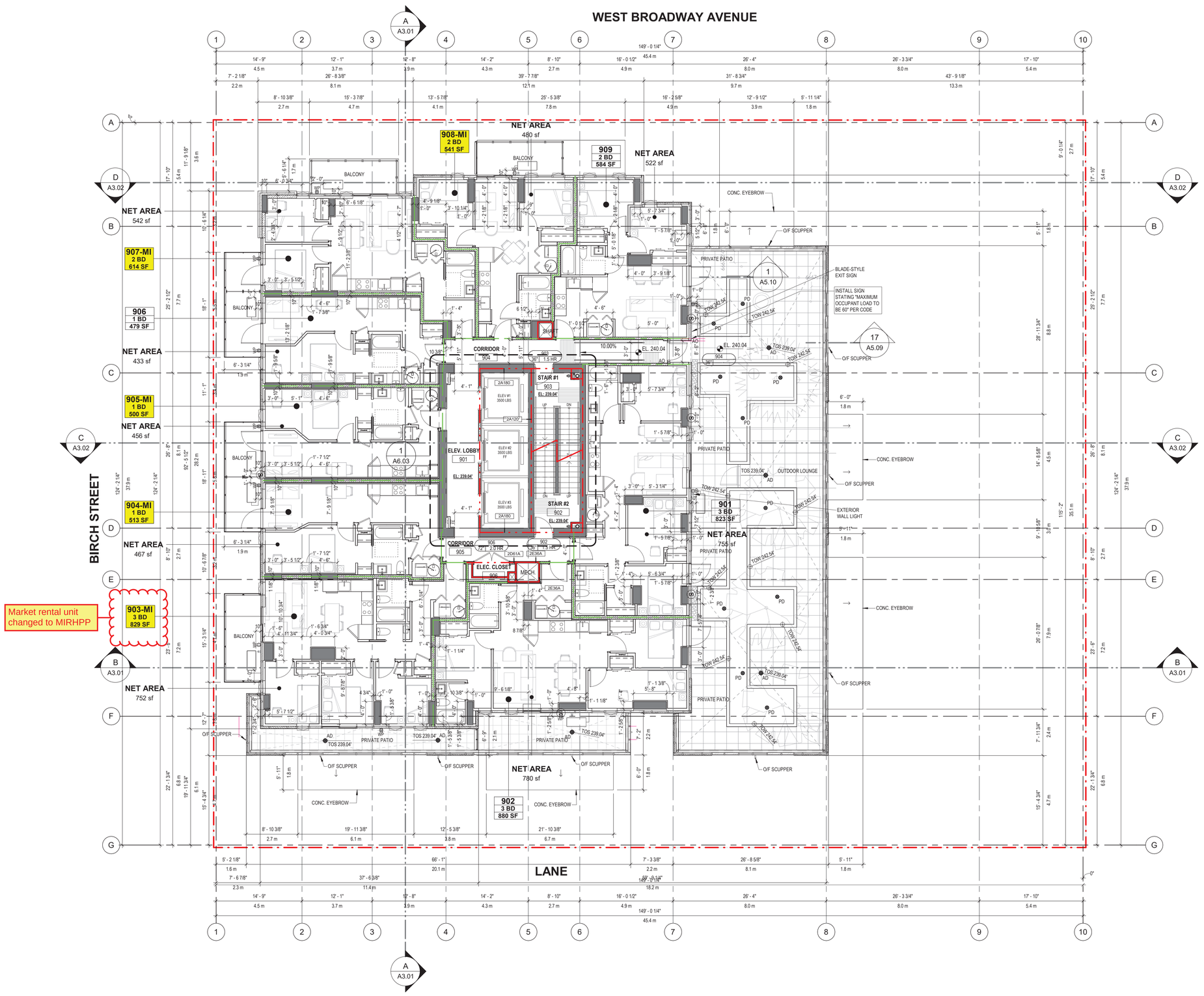
SHEET NUMBER
A1.13

ISSUE

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

SCALE CHECK 10mm 1 in

Units with white tags are changed from Market Rental to Temporary Accommodation for Medical Care



2025-11-13 10:03:59 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#45	2024-07-11
	SI#47	2024-07-24
	SI#48	2024-07-31
	SI#50	2024-08-20
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#71	2025-01-24
	SI#83	2025-04-10
	DP/BPMA	2025-10-XX
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL 9 PLAN

SHEET NUMBER

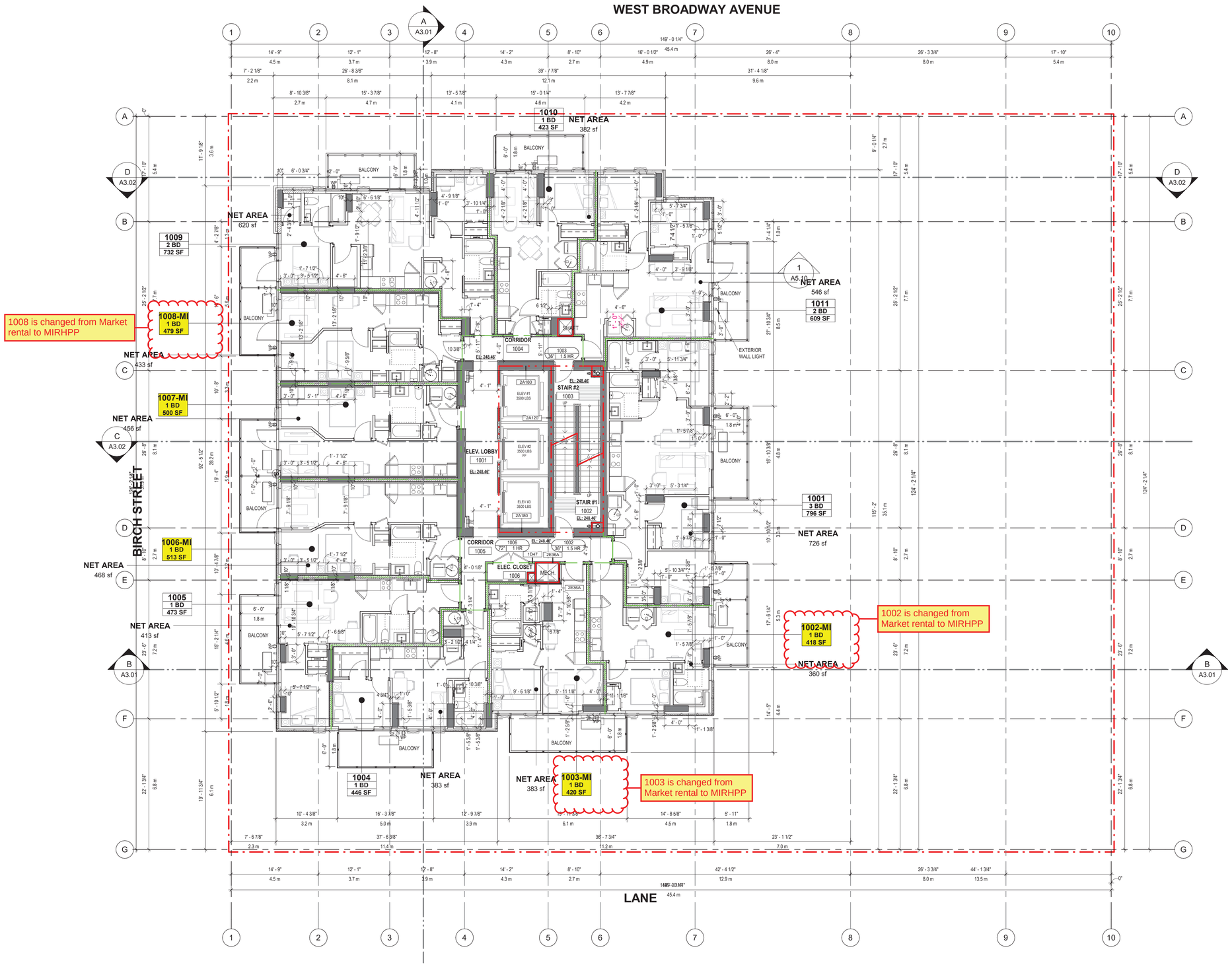
A1.14

ISSUE

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

Units with white tags are changed from Market Rental to Temporary Accommodation for Medical Care



2025-11-13 10:04:00 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
C	ID markups	2023-02-17
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	S#45	2024-07-11
	S#47	2024-07-24
	S#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL 10 PLAN

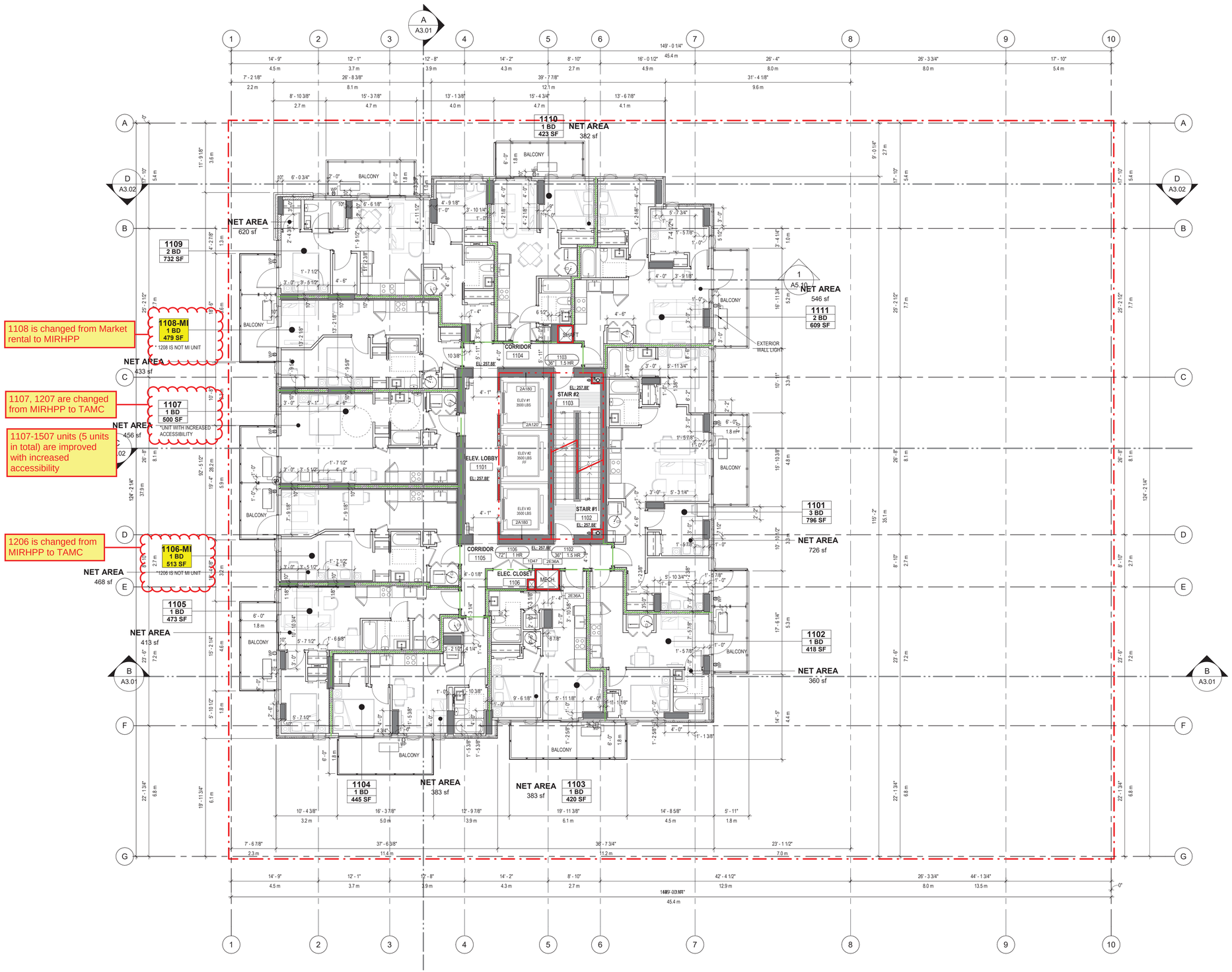
SHEET NUMBER
A1.15

ISSUE
C

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

Units with white tags are changed from Market Rental to Temporary Accommodation for Medical Care



2025-11-13 10:04:01 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
C	ID markups	2023-02-17
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#45	2024-07-11
	SI#47	2024-07-24
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

LEVEL 11-12 PLAN

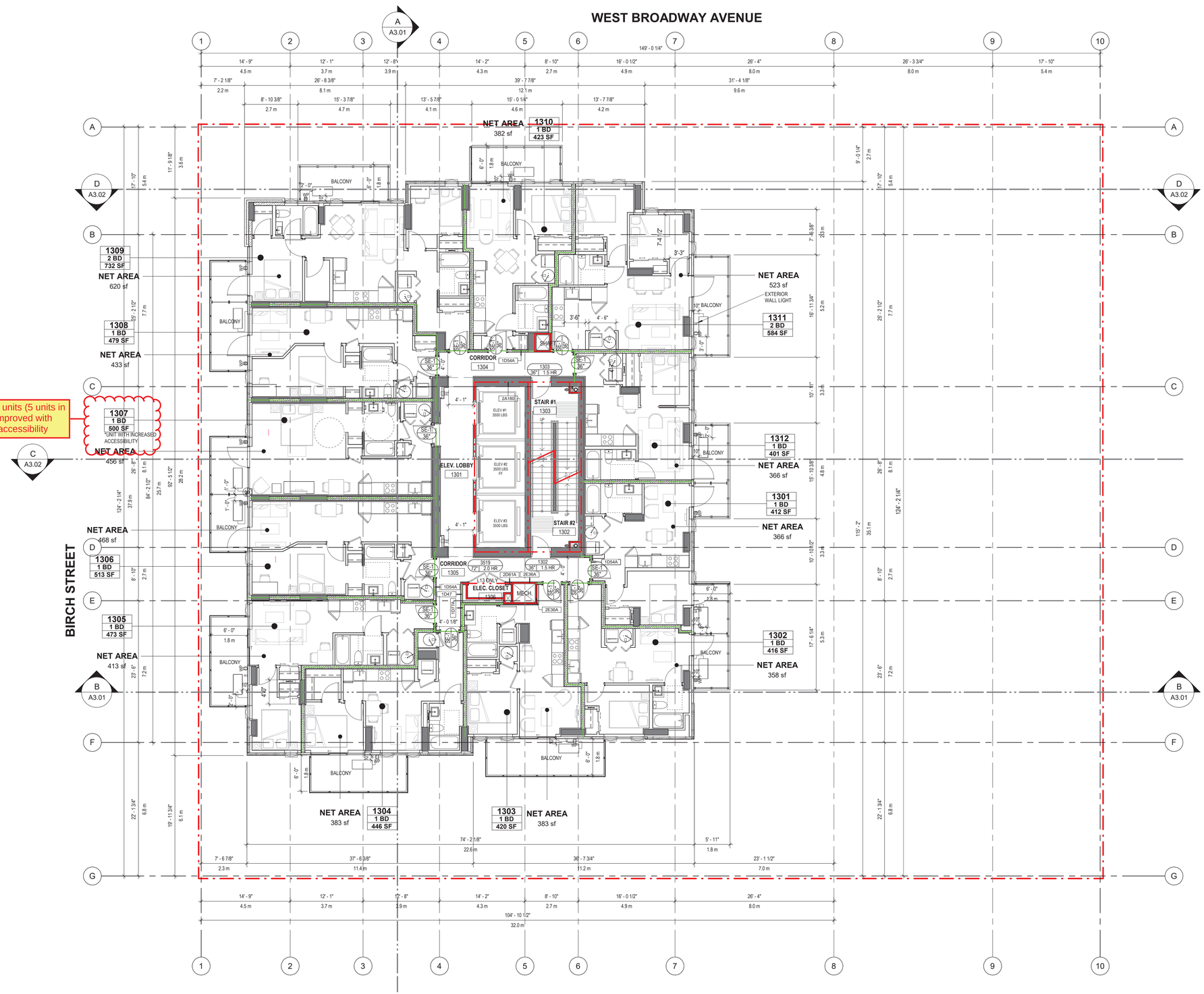
SHEET NUMBER A1.16

ISSUE C

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBwy 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

Units with white tags are changed from Market Rental to Temporary Accommodation for Medical Care



2025-11-13 10:04:06 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	S#45	2024-07-11
	S#47	2024-07-24
	S#48	2024-07-31
	S#50	2024-08-20
	REISSUED FOR CONSTRUCTION	2024-09-25
	S#82	2025-03-25
	DP/BPMA	2025-10-XX
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

LEVEL 13-15 PLAN

SHEET NUMBER A1.17

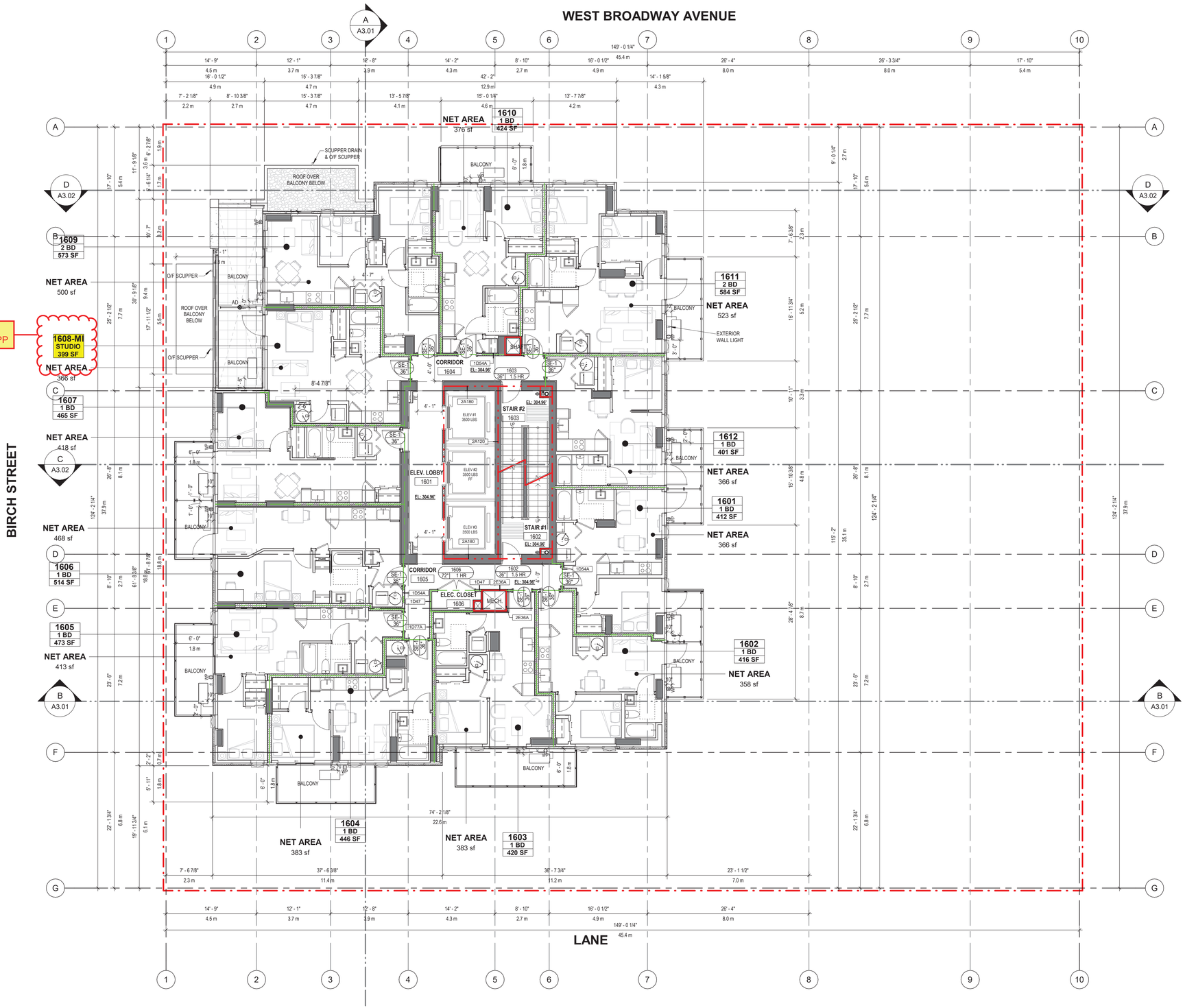
ISSUE

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-1206_WBway/2022/39572_1206_WBway-Central-2022_28_Stories.rvt

Units with white tags are changed from Market Rental to Temporary Accommodation for Medical Care

Market rental unit changed to MIRHPP



2025-11-13 10:04:11 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#82	2025-03-25
	DP/BPMA	2025-10-XX
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL 16 PLAN

SHEET NUMBER

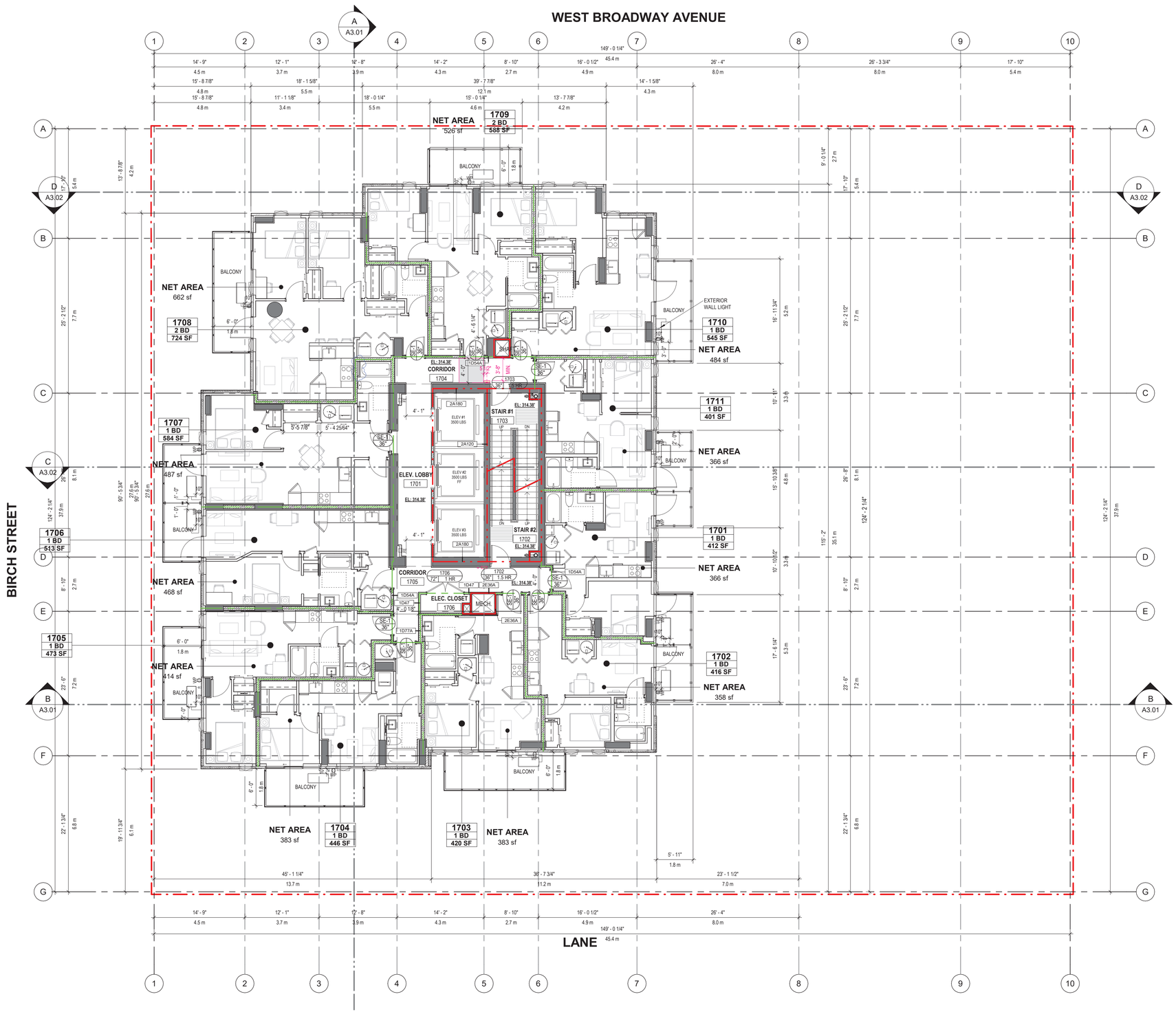
A1.18

ISSUE

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

Units with white tags are changed from Market Rental to Temporary Accommodation for Medical Care



2025-11-13 10:04:16 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
D	Condensing Unit	2023-02-27
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#82	2025-03-25
	DP/BPMA	2025-10-XX
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

LEVEL 17 PLAN

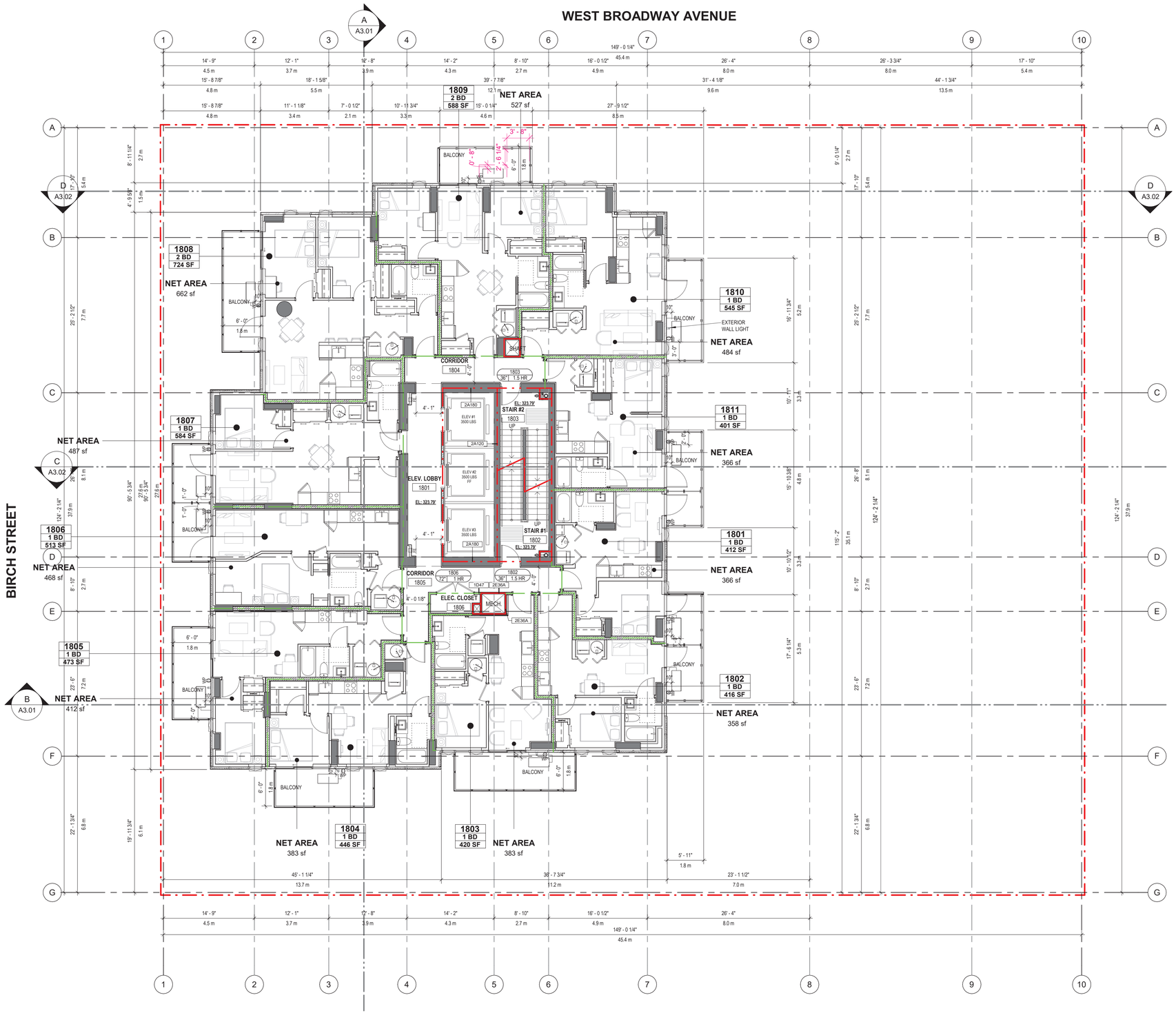
SHEET NUMBER A1.19

ISSUE D

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

Units with white tags are changed from Market Rental to Temporary Accommodation for Medical Care



2025-11-13 10:04:21 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#82	2025-03-25
	DP/BPMA	2025-10-XX
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

LEVEL 18 PLAN

SHEET NUMBER

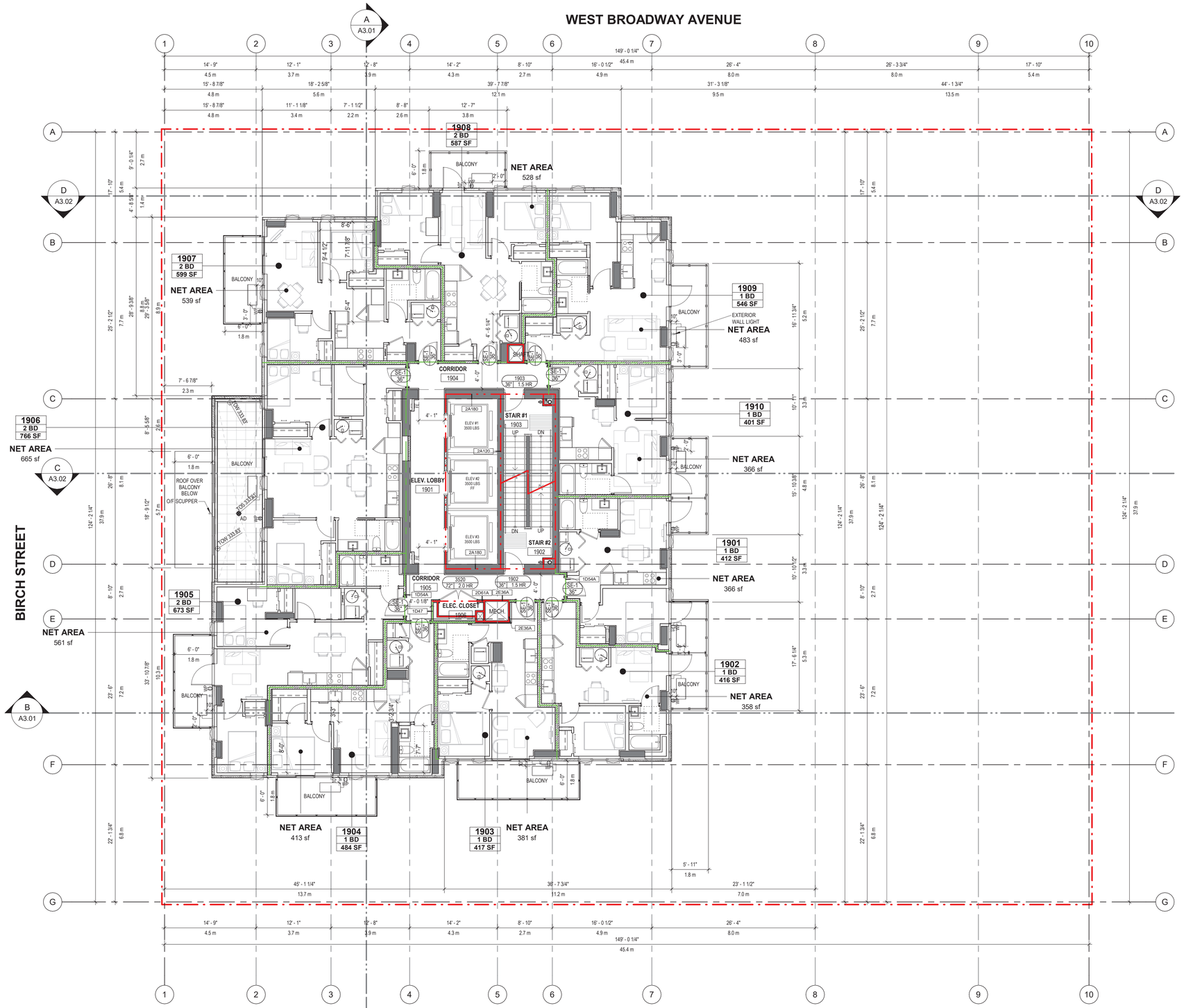
A1.20

ISSUE

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

Units with white tags are changed from Market Rental to Temporary Accommodation for Medical Care



2025-11-13 10:04:26 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	SI#50	2024-08-20
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#82	2025-03-25
	DP/BPMA	2025-10-XX
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

LEVEL 19 PLAN

SHEET NUMBER

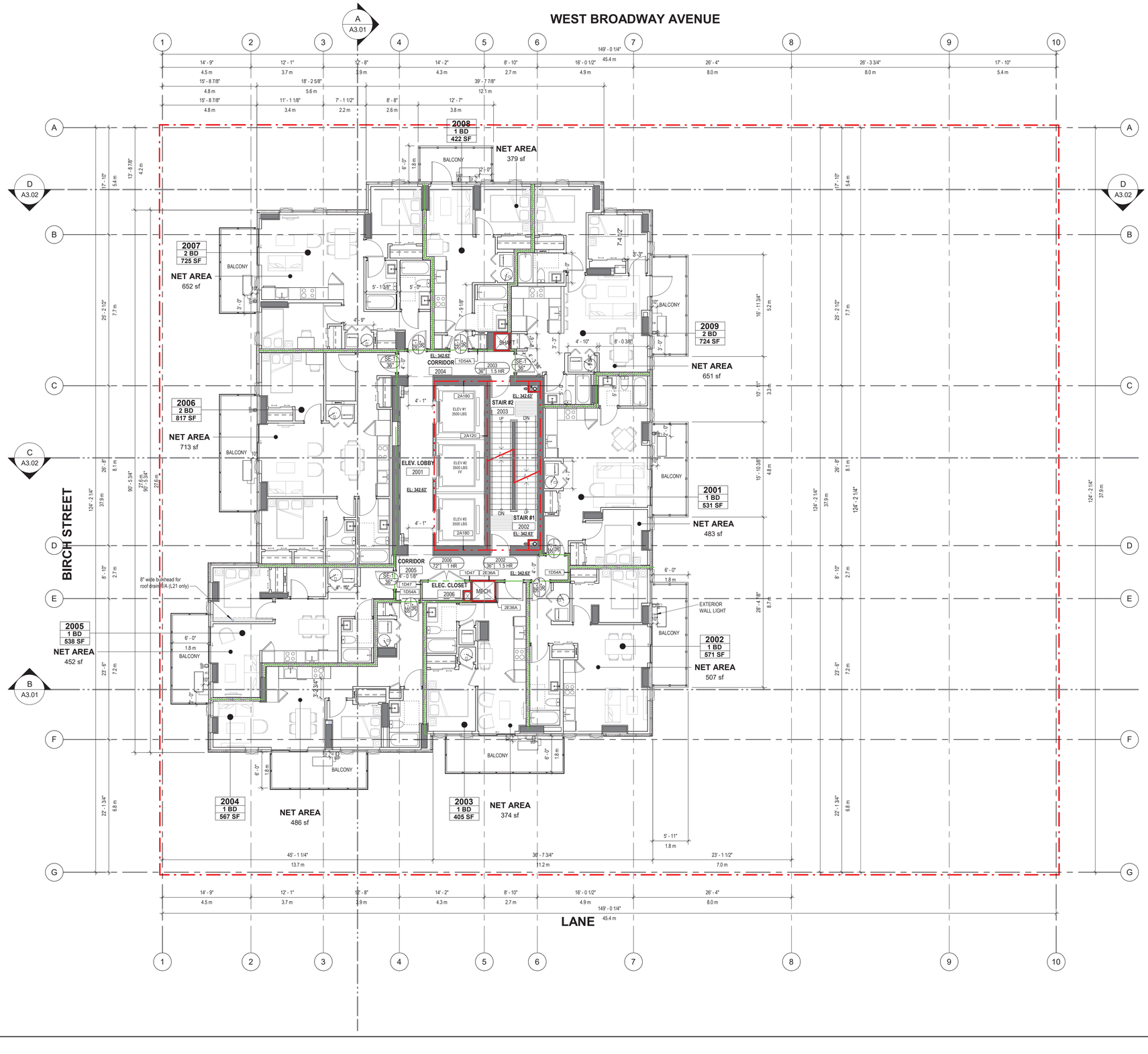
A1.21

ISSUE

SCALE CHECK 1 cm 10mm

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

Units with white tags are changed from Market Rental to Temporary Accommodation for Medical Care



2025-11-13 10:04:30 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL 20-21 PLAN

SHEET NUMBER

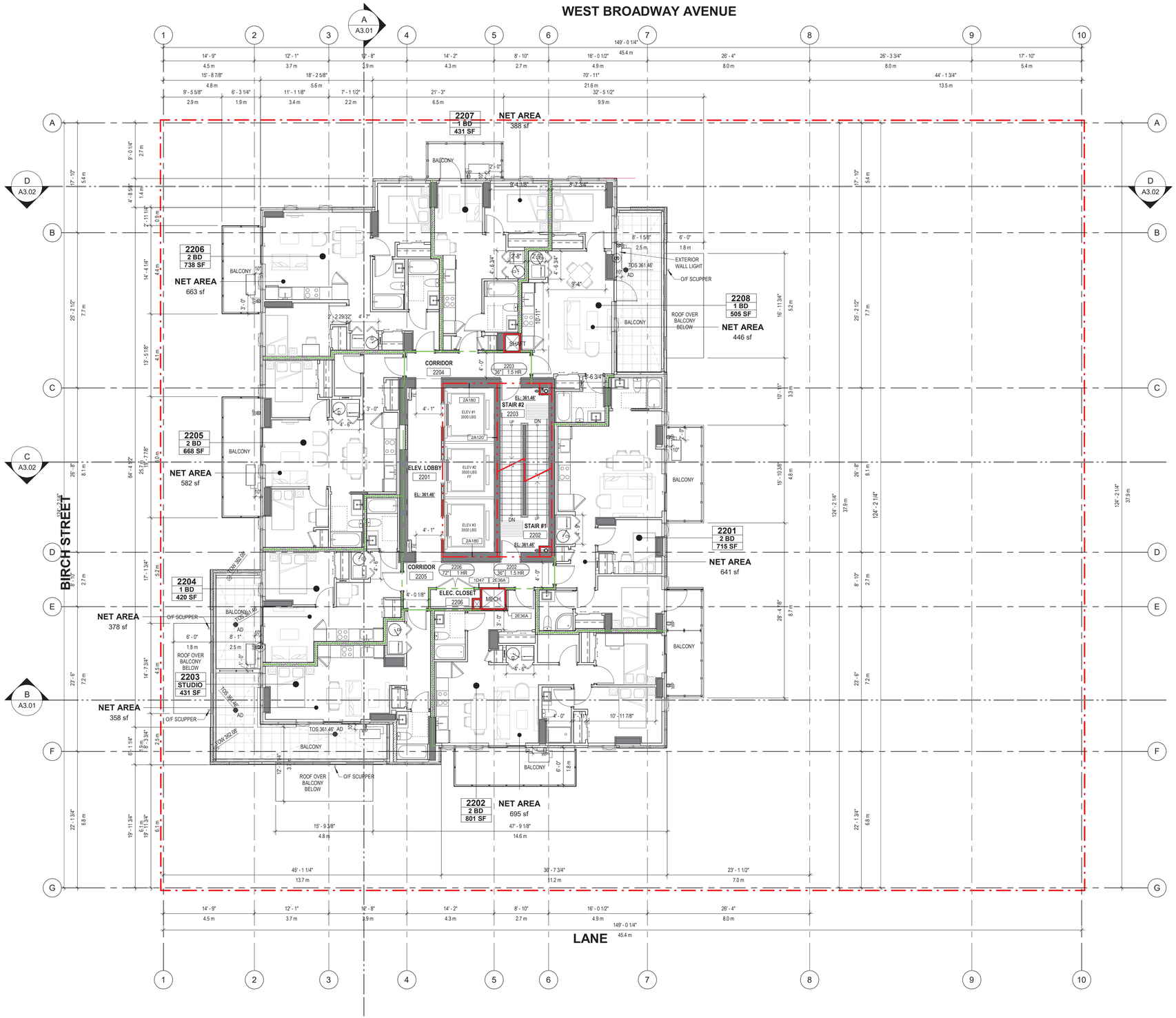
A1.22

ISSUE

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

SCALE CHECK 1 cm | 10mm

Units with white tags are changed from Market Rental to Temporary Accommodation for Medical Care



2025-11-13 10:04:35 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

LEVEL 22 PLAN

SHEET NUMBER

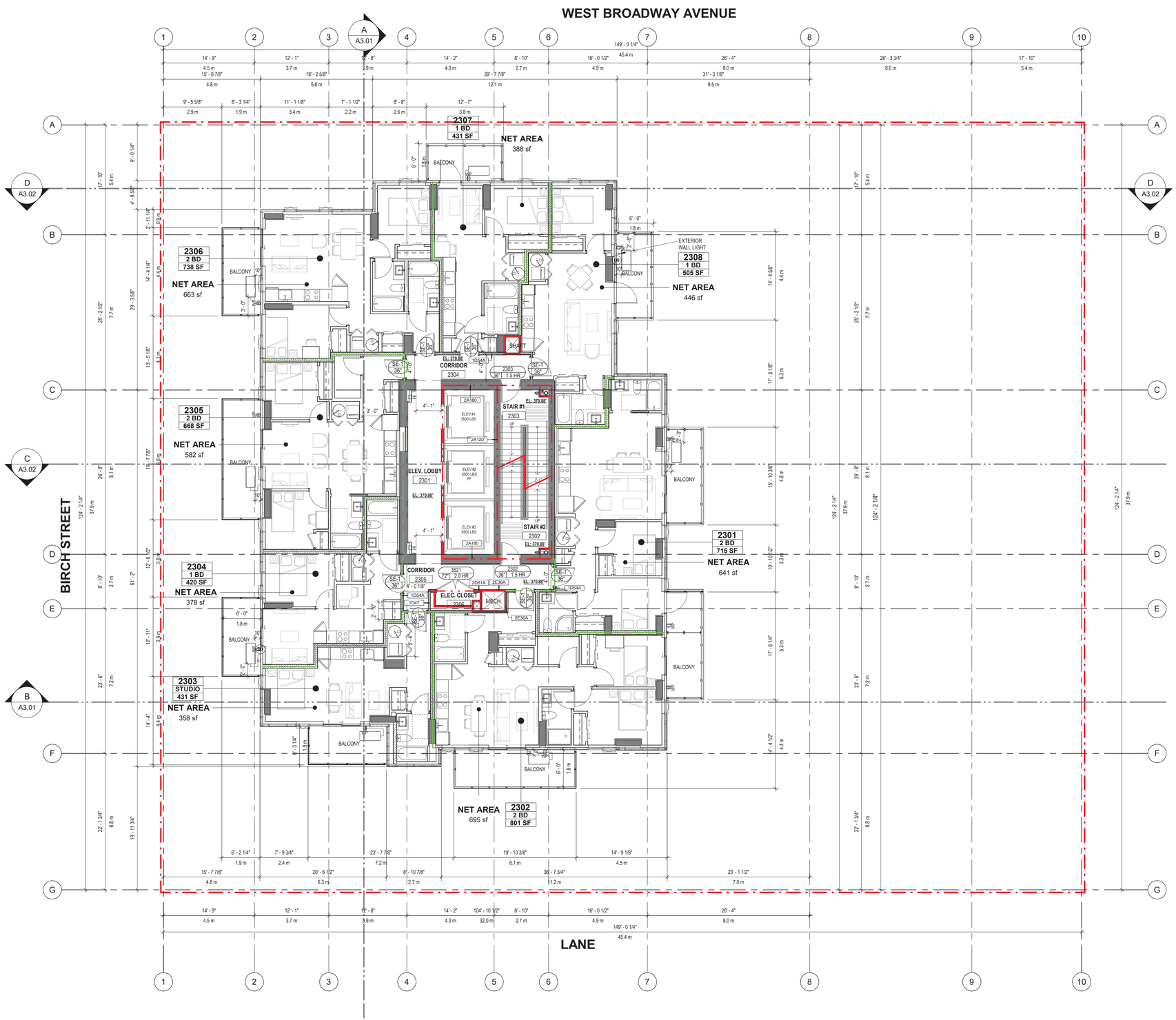
A1.23

ISSUE

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

SCALE CHECK 1 m 10mm

Units with white tags are changed from Market Rental to Temporary Accommodation for Medical Care



2025-11-13 10:04:40 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	SI#50	2024-08-20
	REISSUED FOR CONSTRUCTION	2024-09-25
	DP/BPMA	2025-10-XX
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL 23 PLAN

SHEET NUMBER

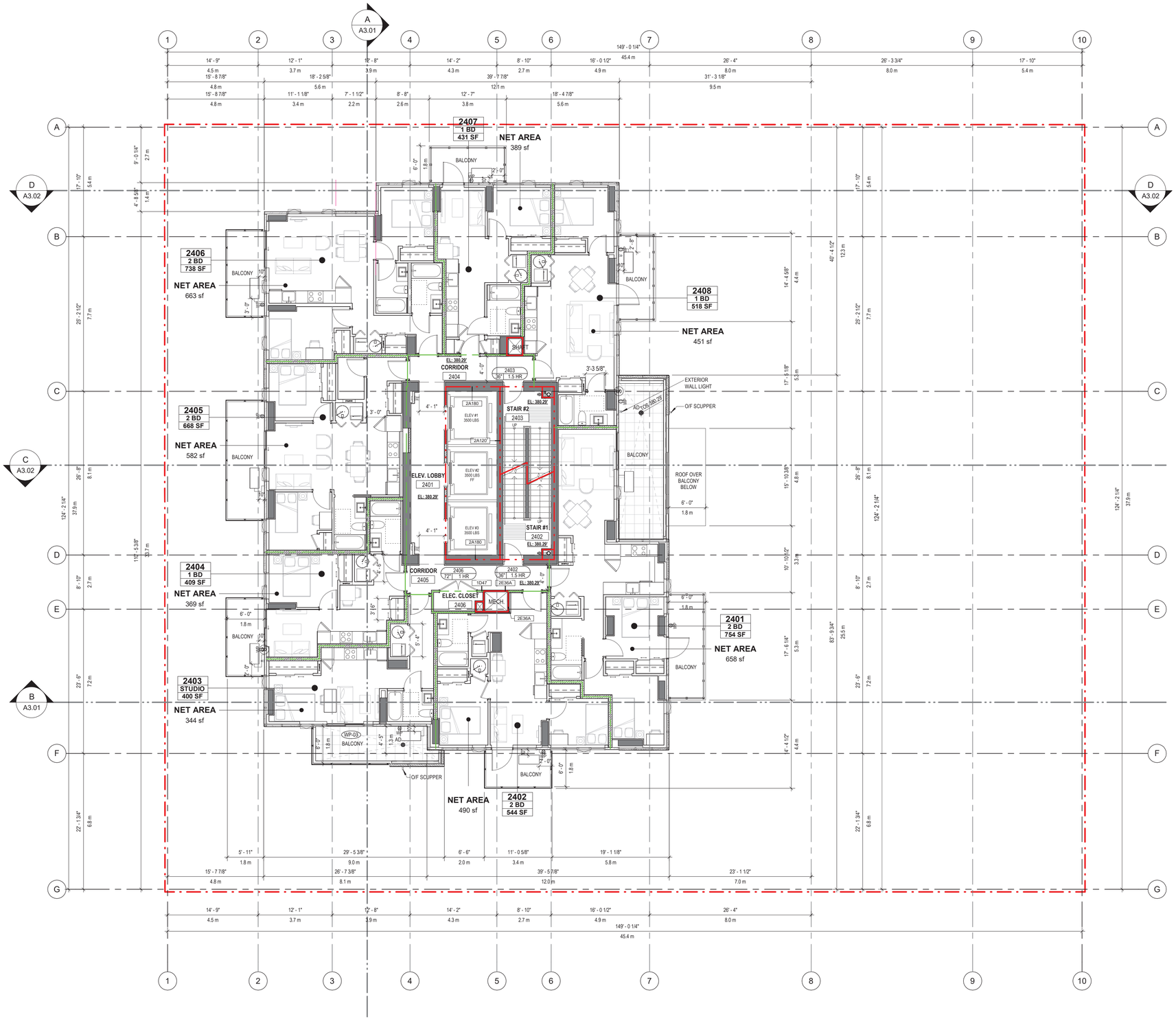
A1.24

ISSUE

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_23_Stories.rvt

Units with white tags are changed from Market Rental to Temporary Accommodation for Medical Care



2025-11-13 10:04:45 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL 24 PLAN

SHEET NUMBER **A1.25**

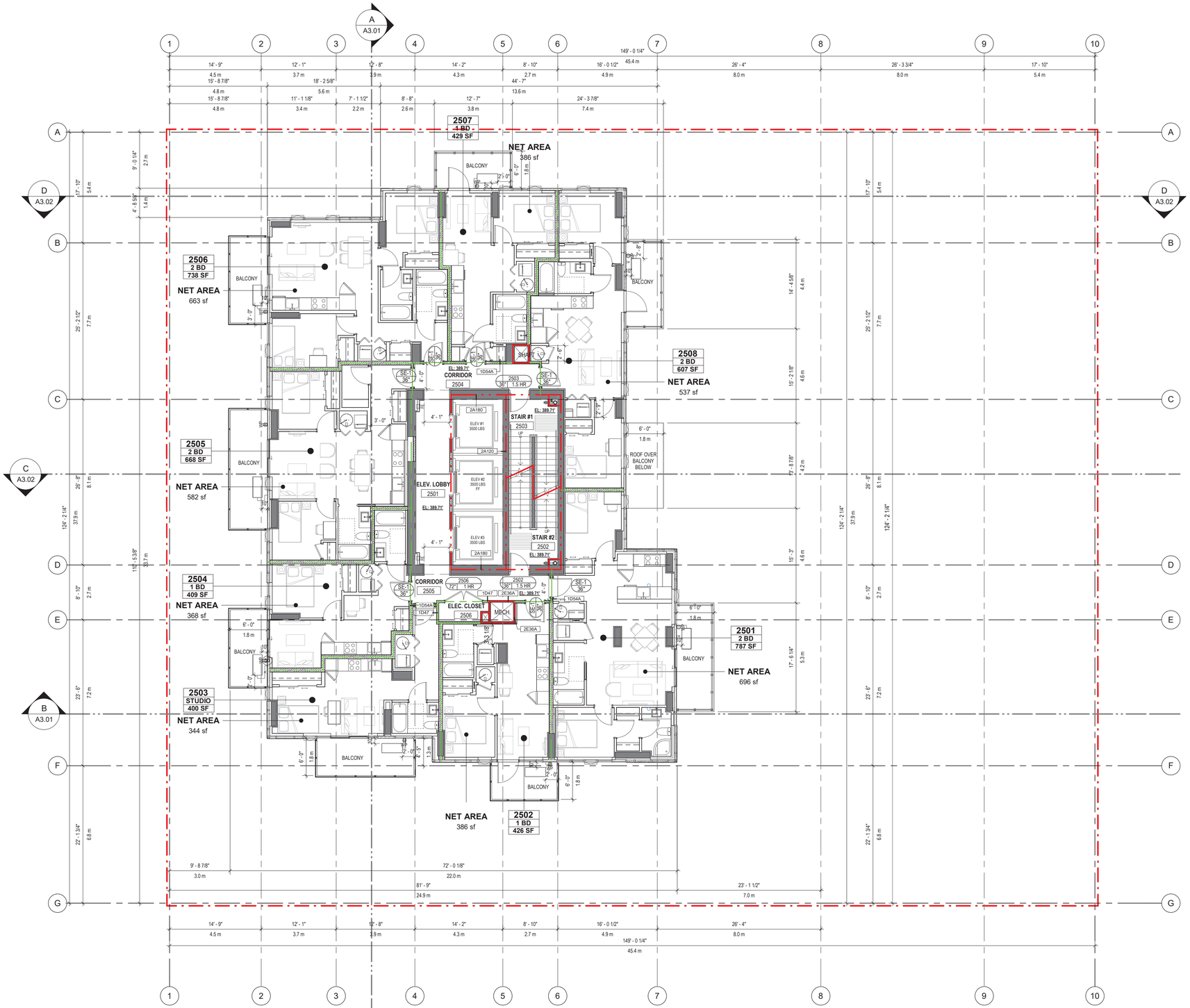
ISSUE

SCALE CHECK 1 cm

10mm

Autodesk Docs://39572-1296_WBwwy 2022/39572_1296_WBwwy-Central-2022_28_Stories.rvt

Units with white tags are changed from Market Rental to Temporary Accommodation for Medical Care



2025-11-13 10:04:49 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

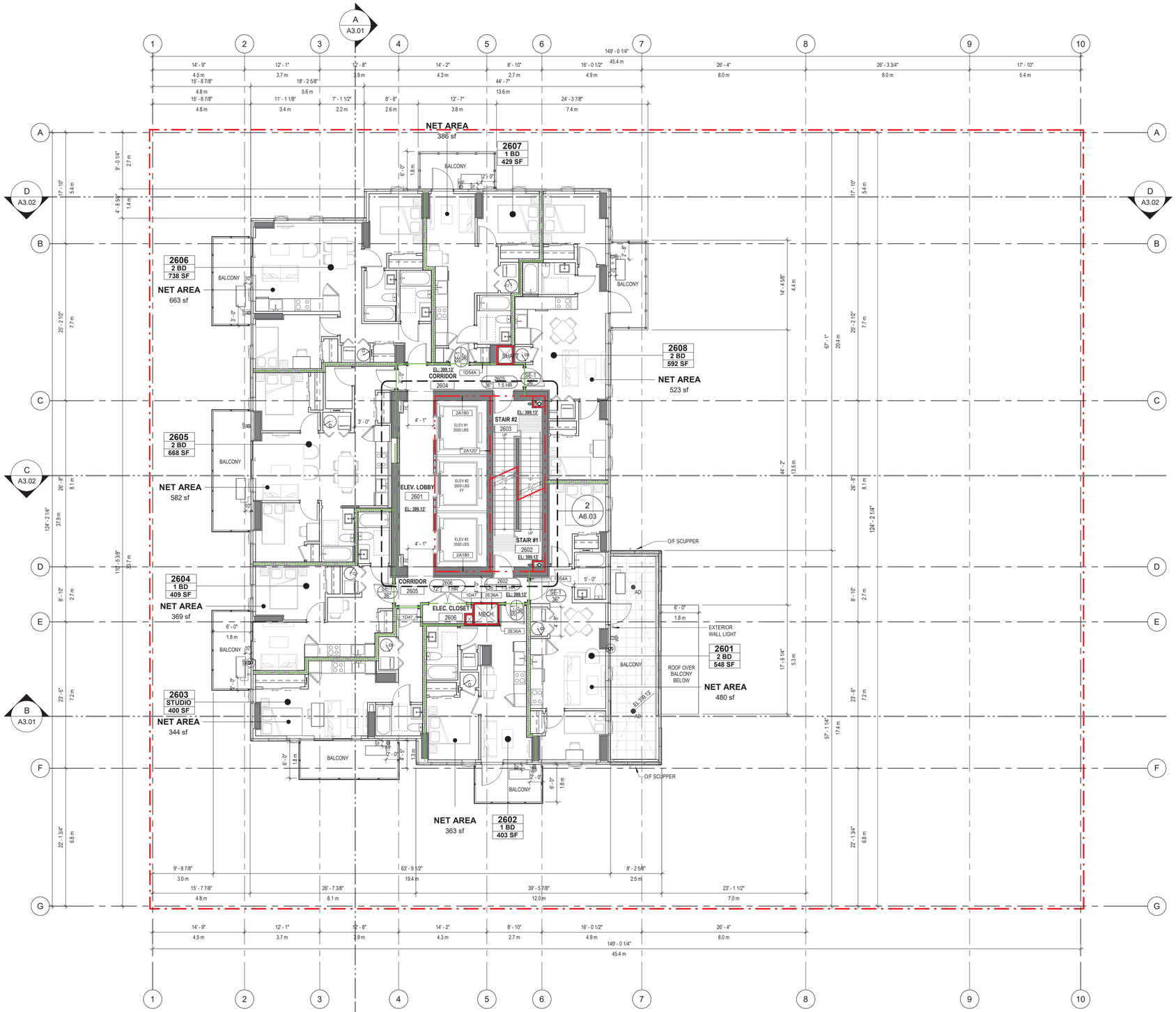
LEVEL 25 PLAN

SHEET NUMBER	ISSUE
A1.26	

Autodesk Docs://39572-1296_WBwwy-Central-2022_28_Stories.rvt

SCALE CHECK 10mm 1 m

Units with white tags are changed from Market Rental to Temporary Accommodation for Medical Care



2025-11-13 10:04:54 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL 26 PLAN

SHEET NUMBER

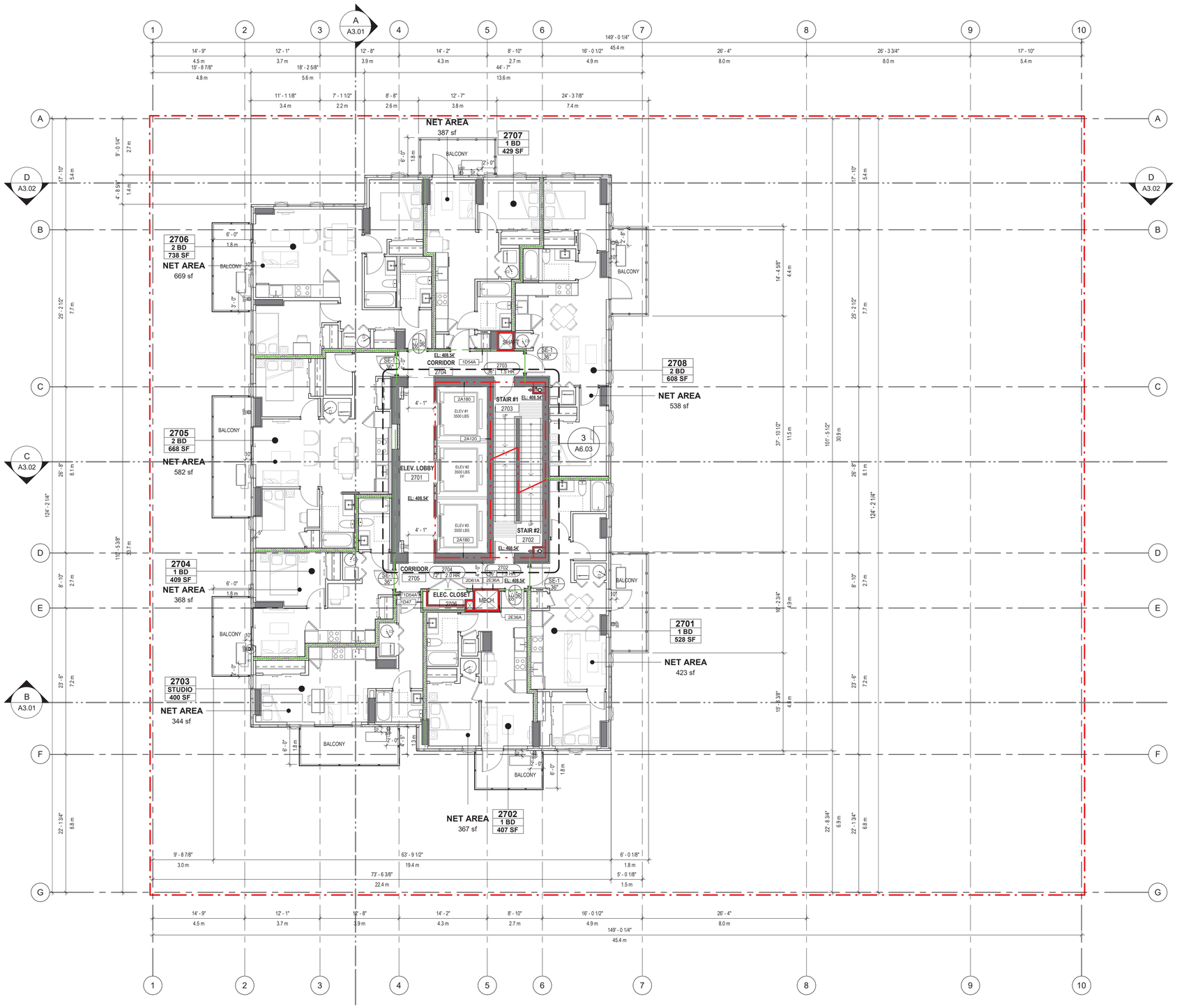
A1.27

ISSUE

Autodesk Docs://39572-1296_WBwwy-Central-2022_28_Stories.rvt

SCALE CHECK 1 cm 10mm

Units with white tags are changed from Market Rental to Temporary Accommodation for Medical Care



2025-11-13 10:04:59 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	SI#50	2024-08-20
	REISSUED FOR CONSTRUCTION	2024-09-25
	DP/BPMA	2025-10-XX
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

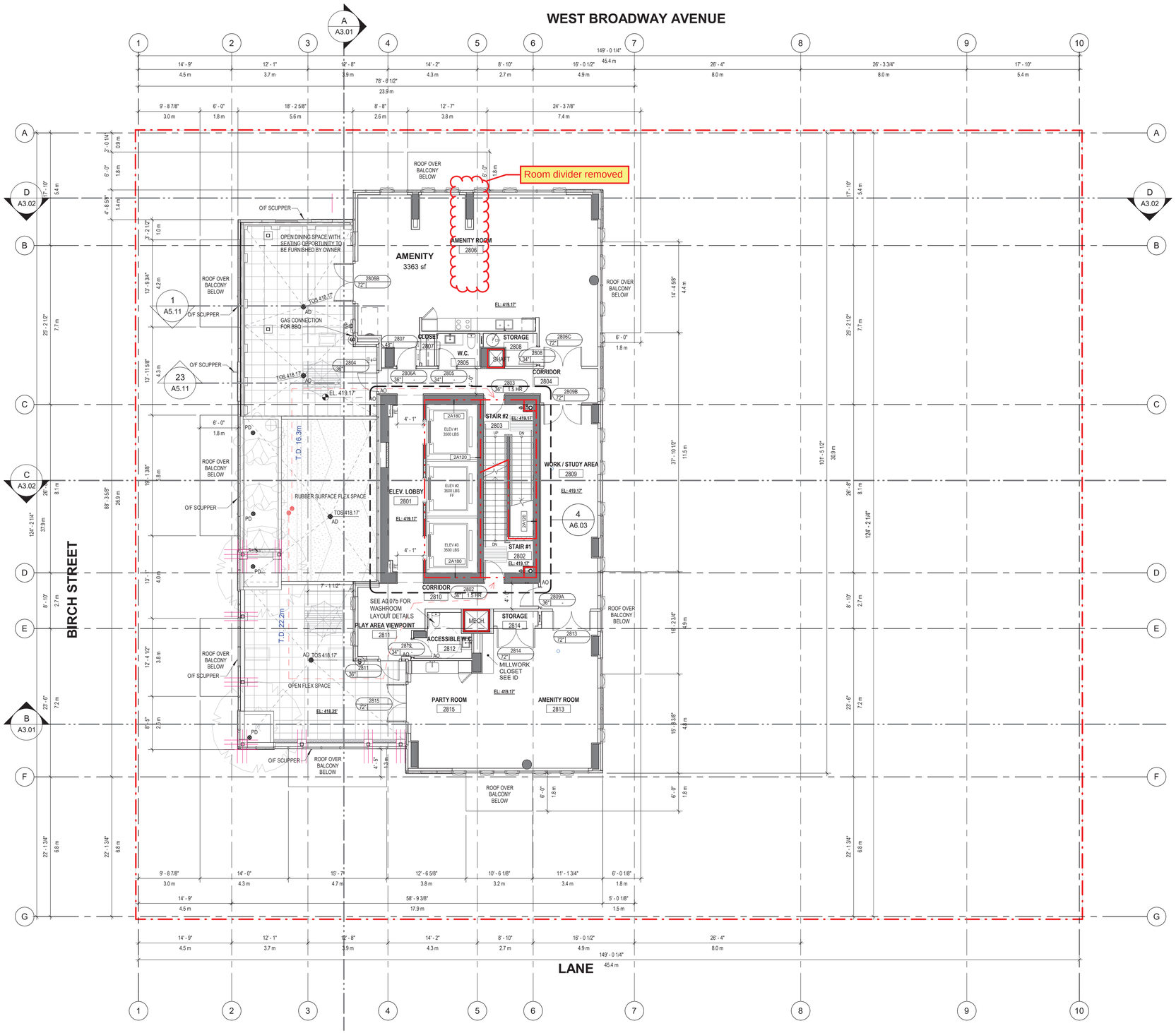
SHEET TITLE

LEVEL 27 PLAN

SHEET NUMBER	ISSUE
A1.28	

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt



2025-11-13 10:05:03 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#47	2024-07-24
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#100	2025-09-22
	SI#101	2025-09-23
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT
ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT
2538 BIRCH STREET
2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

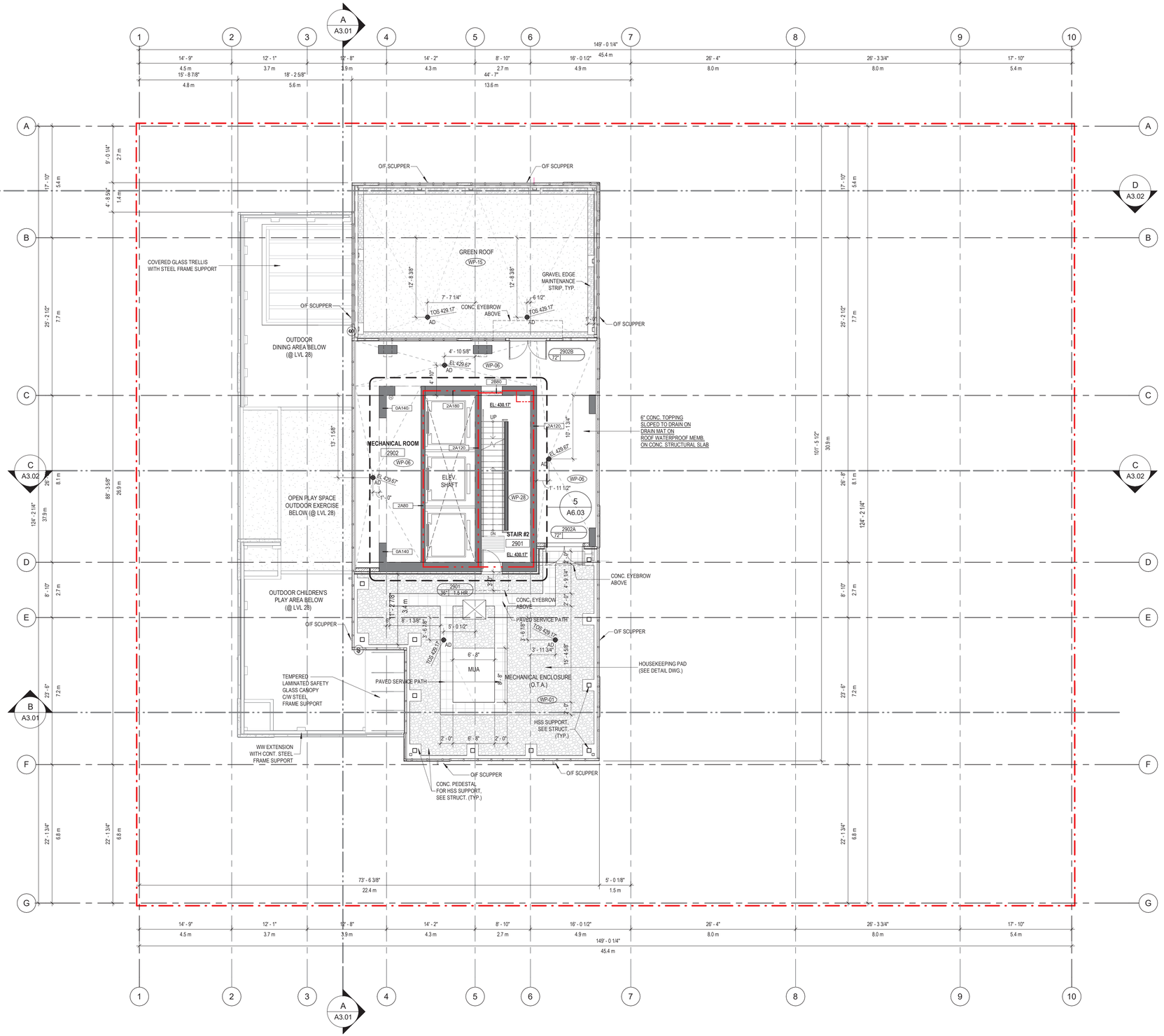
SHEET TITLE
LEVEL 28 AMENITY PLAN

SHEET NUMBER
A1.29

ISSUE

SCALE CHECK 1 m 10mm

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt



1 A1.30 MECHANICAL
Scale: 1/8" = 1'-0"

2025-11-13 10:05:07 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	IFT R1	2023-07-18
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	REISSUED FOR CONSTRUCTION	2024-09-25
	S#67	2025-01-09
	S#67R1	2025-03-06

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

MECHANICAL ROOF PLAN

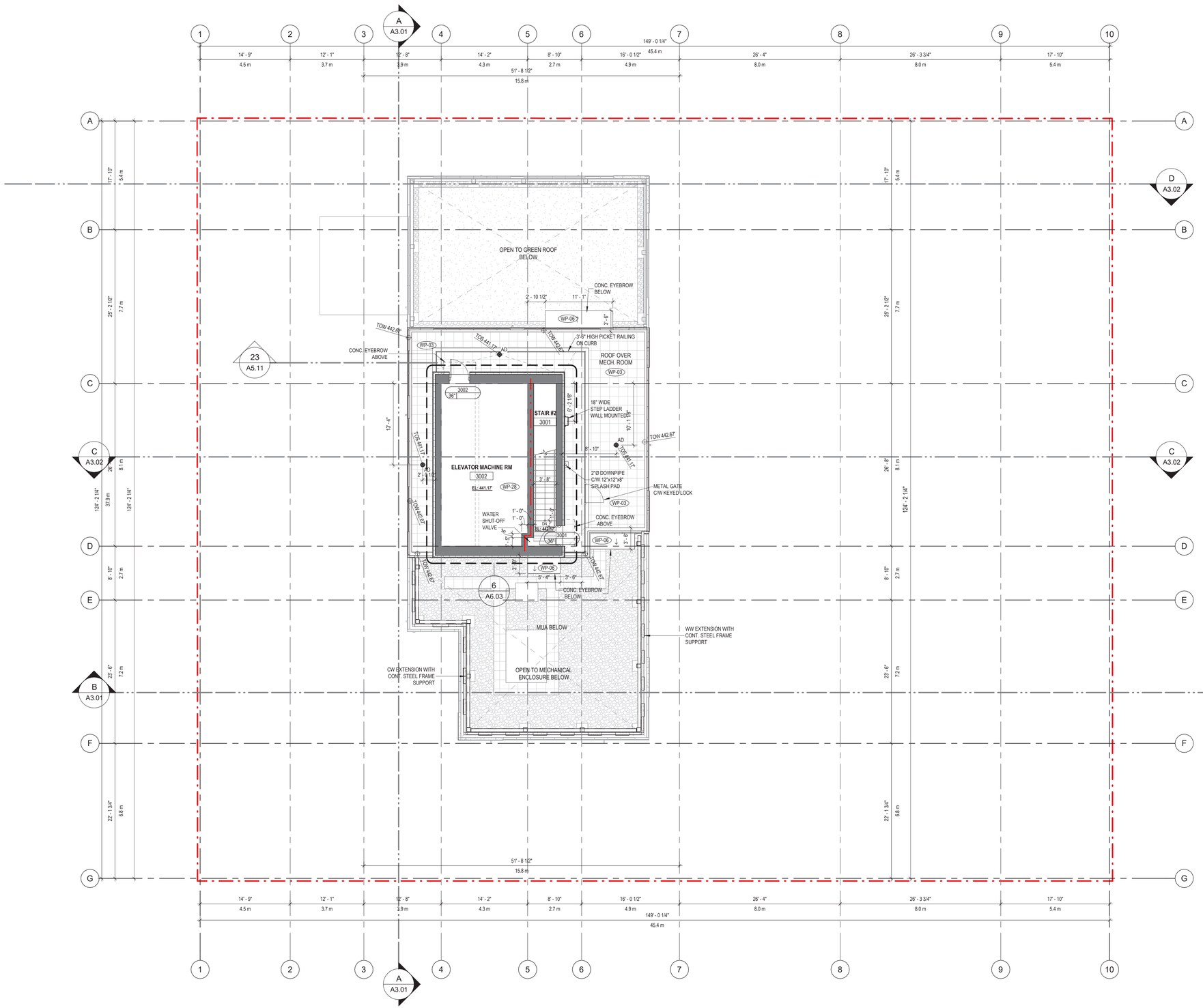
SHEET NUMBER A1.30

ISSUE

SCALE CHECK 1 cm

10mm

Autodesk Docs://39572-1296_WBwwy/39572_1296_WBwwy-Central-2022_28_Stories.rvt



1 A1.31 ELEV. MACH. ROOM
Scale: 1/8" = 1'-0"

2025-11-13 10:05:12 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	REISSUED FOR CONSTRUCTION	2024-09-25
	S#67	2025-01-09
	S#74	2025-02-13
	S#67R1	2025-03-06

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

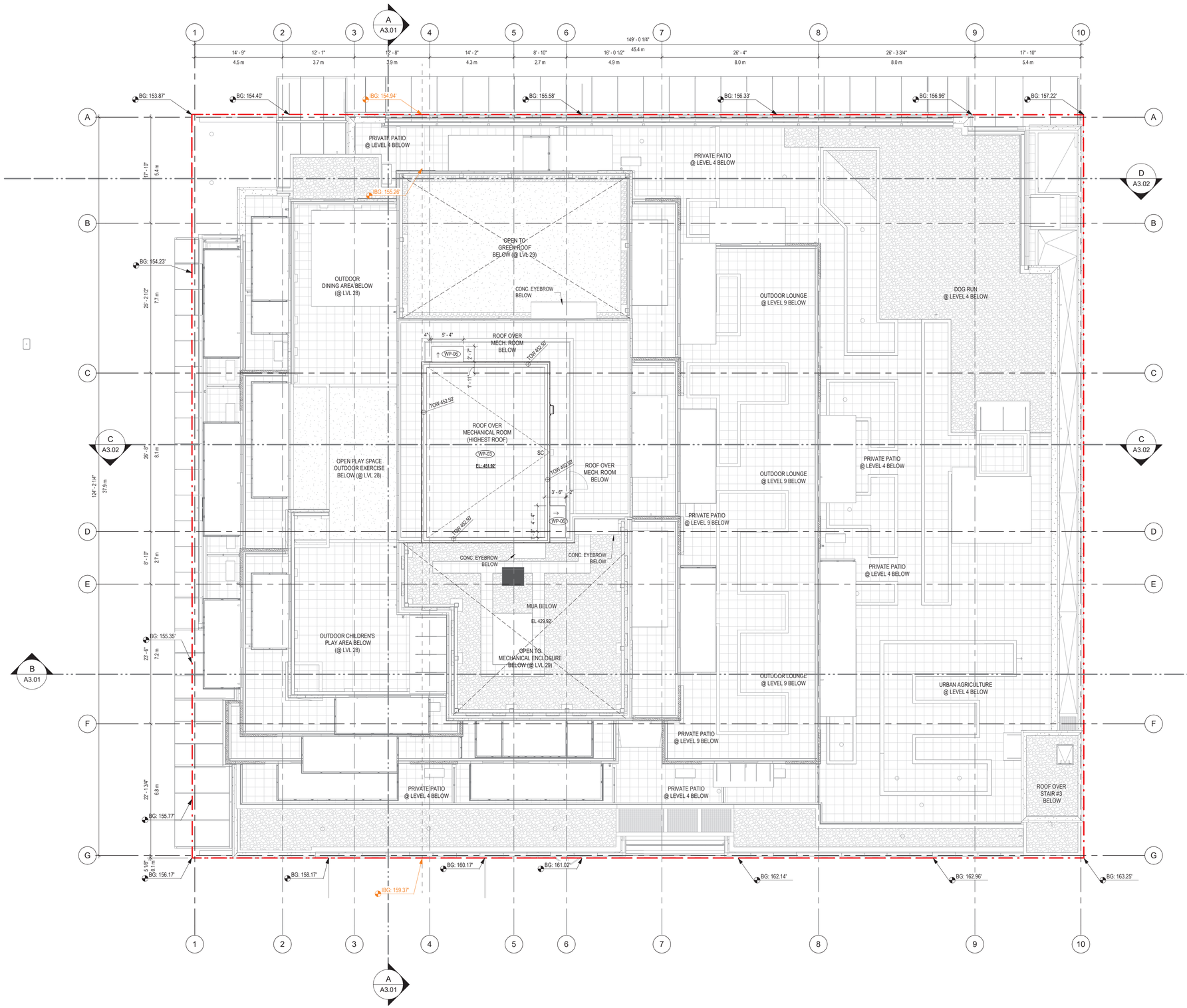
ELEVATOR MACHINE ROOM

SHEET NUMBER A1.31

ISSUE

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-1296_WBwwy-Central-2022_28_Stories.rvt



2025-11-13 10:05:22 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	REISSUED FOR CONSTRUCTION	2024-09-25

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A1.32

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBwwy 2022/39572_1296_WBwwy-Central-2022_28_Stories.rvt

ALL REQUIRED STREET IMPROVEMENTS WILL BE AS PER CITY OF VANCOUVER ISSUED GEOMETRIC DESIGN. PLANS TO BE UPDATED TO REFLECT GEOMETRIC DESIGN AS AVAILABLE.

WEST BROADWAY AVENUE

BLACK BRICK FEATURE PAVING TO MATCH PUBLIC ART MATERIAL ALIGNED WITH ENTRY DOORS

FLUSH-MOUNT, IN-GROUND LIGHT SET IN CIP CONCRETE BAND

6m COV TRANSIT CLEARANCE

18.5m COV TRANSIT CLEARANCE

STREET LAMPS REFER TO OFFSITE ELECTRICAL PLANS

ENGINEERED SOIL TO EXTEND 2.0M FROM BACK OF CURB IN A 15.5M WIDE X 0.75M DEEP TRENCH TO PROVIDE 15m3 STRUCTURAL SOIL PER TREE

15.5m

2.4m WIDE x 0.6m DEEP ROOT BARRIER REFER TO 01/L1.1

CURB AND GUTTER REFER TO CIVIL

1.22m EXPOSED AGGREGATE FRONT BOULEVARD WITH TREE PITS, NEW STREET TREES, STRUCTURAL SOIL IN A CONTINUOUS TRENCH, GROWING MEDIM, GEOTEXTILES AND ROOT BARRIER REFER TO 01/L1.1 & CIVIL PLANS FOR GI BANDING DETAILS

EXPANDED CONCRETE BOULEVARD TO CRU FRONTAGES

ALL STREETSCAPE ELEMENTS, LETDOWNS, AND PAVED AREAS ON CITY PROPERTY TO BE COORDINATED WITH COV ENGINEERING AND CONSTRUCTED IN ACCORDANCE WITH COV DETAILS

CLASS B BIKES	
RESIDENTIAL	9
RETAIL	6
TOTAL	15

PUBLIC REALM BENCH SEATING - 'TWIG' BY LANDSCAPE FORMS

IRRIGATION STUB

PLANTING POCKET MOUNDED TO HIGH CENTRE-POINT

CLASS B VISITOR BIKE PARKING POWDER-COATED RED TO MATCH PUBLIC ART

PUBLIC ART INSTALLATION TO WRAP BUILDING CORNER AND ENCOMPASS PAVING AND EXTEND UP BUILDING FACADE. TO BE DESIGNED AND COORDINATED BY THE PROJECT PUBLIC ARTIST

STANDARD COV 4-PIECE CONCRETE TREE SURROUND

2.4m WIDE x 0.6m DEEP ROOT BARRIER REFER TO 01/L1.1

CURB AND GUTTER REFER TO CIVIL

1.2m EXPOSED AGGREGATE FRONT BOULEVARD WITH TREE PITS, NEW STREET TREES, STRUCTURAL SOIL IN A CONTINUOUS TRENCH, GROWING MEDIUM, GEOTEXTILES, AND ROOT BARRIER. REFER TO 01/L1.1 AND CIVIL OFFISTES FOR GI BANDING DETAILS

EXPANDED CONCRETE BOULEVARD TO PL REFER TO CIVIL

BRICK PUBLIC ART INSTALLATION ENCOMPASS PAVING AND EXTEND UP BUILDING FACADE. TO BE DESIGNED AND COORDINATED BY THE PROJECT PUBLIC ARTIST

ENGINEERED SOIL BETWEEN TREE PITS TRENCH TO PROVIDE 18m3 STRUCTURAL SOIL PER TREE

RESIDENTIAL LOBBY ENTRY

CLASS B VISITOR BIKE PARKING POWDER-COATED RED TO MATCH PUBLIC ART

CIP CONCRETE LANE CROSSING TO COV TYP STANDARD REFER TO CIVIL

POCKET PLANTING AT LANE EDGE WITH ARCHITECTURAL FACADE SCREENING

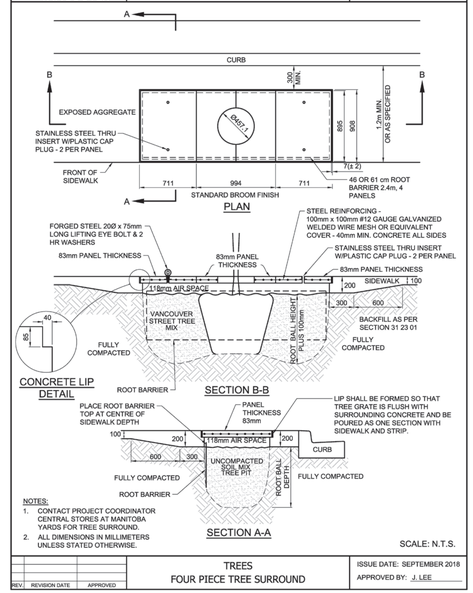
BIRCH STREET

RAMP DN @ 5.00%

OFFSITE NOTES

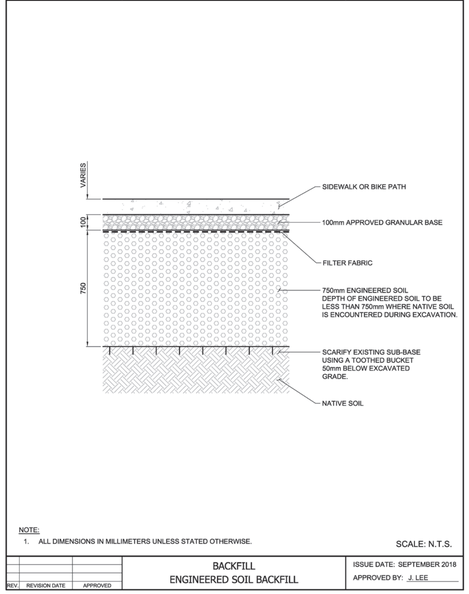
1. Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion
2. Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board.
3. Not for Construction. Submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive 'For Construction' approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.
4. All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
5. All trees to be staked in accordance with CNLA Standards.
6. ALL STREET TREES Install 8' x 24" Deep Root Barrier centred on each tree between tree pit and sidewalk (ON BOTH SIDES: CURB AND SIDEWALK).
7. For all existing on site services and survey symbols refer to survey drawings.

CITY OF VANCOUVER | STANDARD DETAIL DRAWINGS ENGINEERING SERVICES - VANCOUVER, B.C. | DRAWING No. G10.2



01 L1.1 **FOUR PIECE TREE SURROUND - CoV**
NTS

CITY OF VANCOUVER | STANDARD DETAIL DRAWINGS ENGINEERING SERVICES - VANCOUVER, B.C. | DRAWING No. G9.2



02 L1.1 **ENGINEERED SOIL - CoV**
NTS

N
North

no.:	date:	item:
16	NOV 6-25	ISSUED FOR COORDINATION
15	OCT 20-25	ISSUED FOR OFFSITE RESUBMISSION
14	SEPT 25-25	ISSUED FOR OFFSITE RESUBMISSION
13	SEPT 3-25	ISSUED FOR SITE INSTRUCTION
12	JUL 3-25	ISSUED FOR OFFSITE TENDER
11	FEB 7-25	ISSUED FOR OFFSITE COORDINATION
10	DEC 12-24	ISSUED FOR CONSTRUCTION
9	APR 21-23	ISSUED FOR TENDER
8	JAN 16-23	ISSUED FOR BP COORD
7	NOV 29-22	RE-ISSUED FOR PRIOR-TO RESPONSE
6	JUN 21-22	ISSUED FOR PRIOR-TO RESPONSE
5	FEB 10-22	ISSUED FOR DP
4	SEPT 14-21	ISSUED FOR COORD
3	JUL 6-21	ISSUED FOR RZ/DP
2	JUN 14-21	ISSUED FOR UDP
1	FEB 1-21	ISSUED FOR REVIEW

Revisions:

Durante Kreuk

List of Changes from DP 2022

1. Removal of visitor bikes racks on Birch due to Fire Dept. Connection

2. Offsite tree planting details updated to GI green infrastructure detail

3. Removal of exposed aggregate from Broadway frontage at Transit clearance

Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

ARCADIS
ARCADIS ARCHITECTS
100-1258 WEST PENDER STREET
VANCOUVER BC - V6E 4B1

Project:
2538 Birch Street
VANCOUVER , BC

Drawn by: AG
Checked by:
Date: 15-Oct, 2020
Scale: 1/8" = 1'-0"
Drawing Title:
LEVEL 1 & PUBLIC REALM LANDSCAPE PLAN

Project No.: 20058
Sheet No.: **L1.1**

ARCADIS | JAMESON DEVELOPMENT CORP | Dunna'eh House of Healing Society

Arcadis Architects (Canada) Inc.
On behalf of: Jameson Broadway & Birch LP and Dunna'eh House of Healing
Submitted for Rezoning Amendment November 20, 2025

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)

Plans

WEST BROADWAY AVENUE

Durante Kreuk

List of Changes from DP 2022

Level 3

1. Relocate trees from planters - built condition does not have enough depth and soil volume to support

Level 4

1. Updated tree locations

2. Remove dog run amenity and replace with robust kid's play space

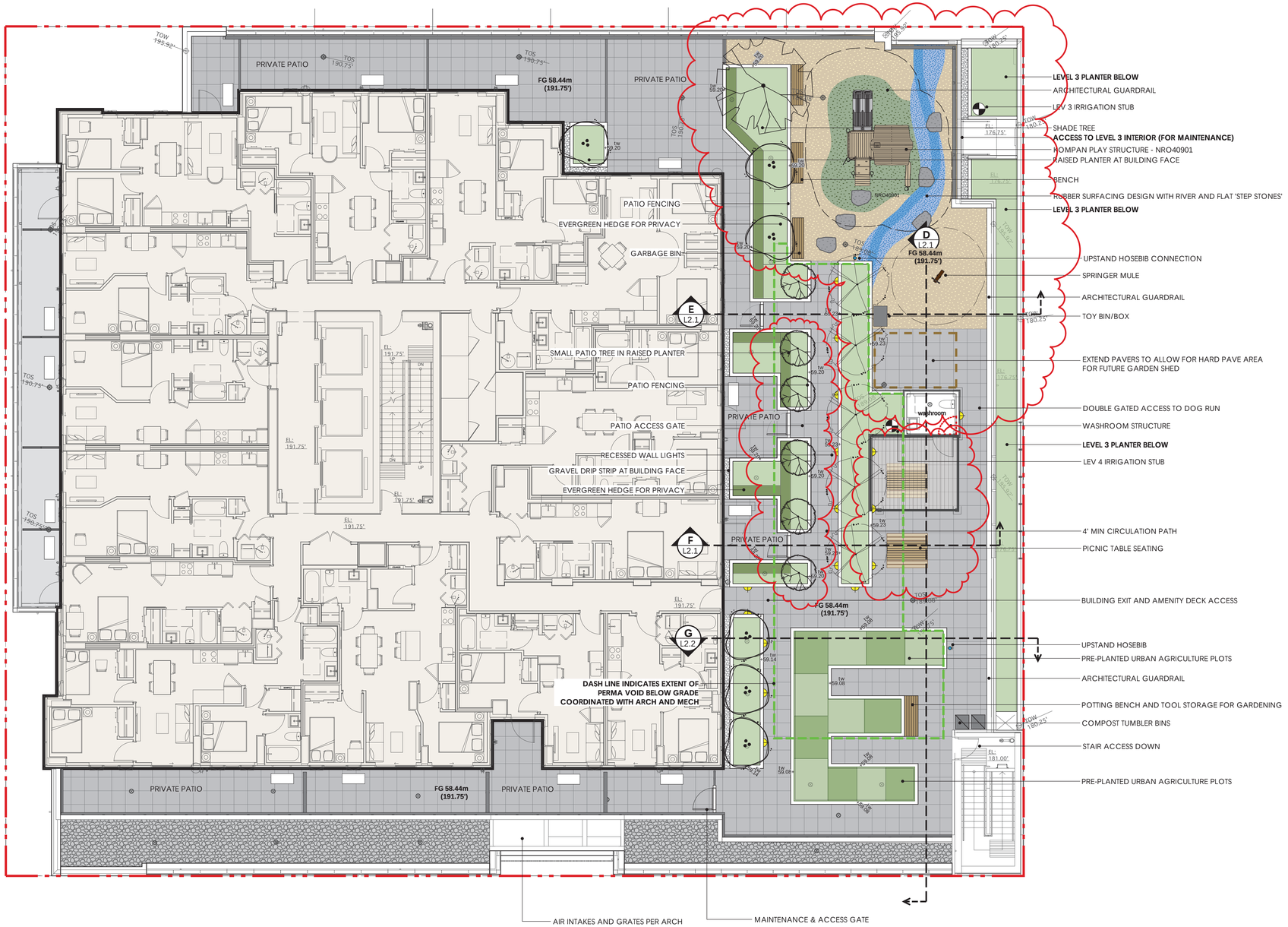
3. Sub gravel surfacing for designed poured in place rubber

4. Extend paving around washroom to allow for future garden shed by Leasee

5. Remove gates to play area

6. Planting Plan will be updated to be almost exclusively native plant material

BIRCH STREET



N

North

no.:	date:	item:
14	NOV 6-25	ISSUED FOR COORDINATION
13	SEPT 3-25	ISSUED FOR SITE INSTRUCTION
12	DEC 12-24	ISSUED FOR CONSTRUCTION
10	APR 21-23	ISSUED FOR TENDER
9	MAR 16-23	ISSUED FOR BP COORD
8	JAN 16-23	ISSUED FOR BP COORD
7	NOV 29-22	RE-ISSUED FOR PRIOR TO RESPONSE
6	JUNE 21-22	ISSUED FOR PRIOR TO RESPONSE
5	FEB 10-22	ISSUED FOR DP
4	OCT 29-21	ISSUED FOR COORD
3	JUL 6-21	ISSUED FOR RZ/DP
2	JUN 14-21	ISSUED FOR UDP
1	FEB 1-21	ISSUED FOR REVIEW

Revisions:

durantekreuk
Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

ARCADIS
ARCADIS ARCHITECTS
100-1258 WEST PENDER STREET
VANCOUVER BC - V6E 4B1

Project:

2538 Birch Street
VANCOUVER , BC

Drawn by:	AG
Checked by:	--
Date:	15-Oct, 2020
Scale:	1/8" = 1'-0"

Drawing Title:

LEVEL 4: LANDSCAPE PLAN

Project No.: 20058

Sheet No.: **L1.2**

Plans

WEST BROADWAY AVENUE

Durante Kreuk

List of Changes from DP 2022

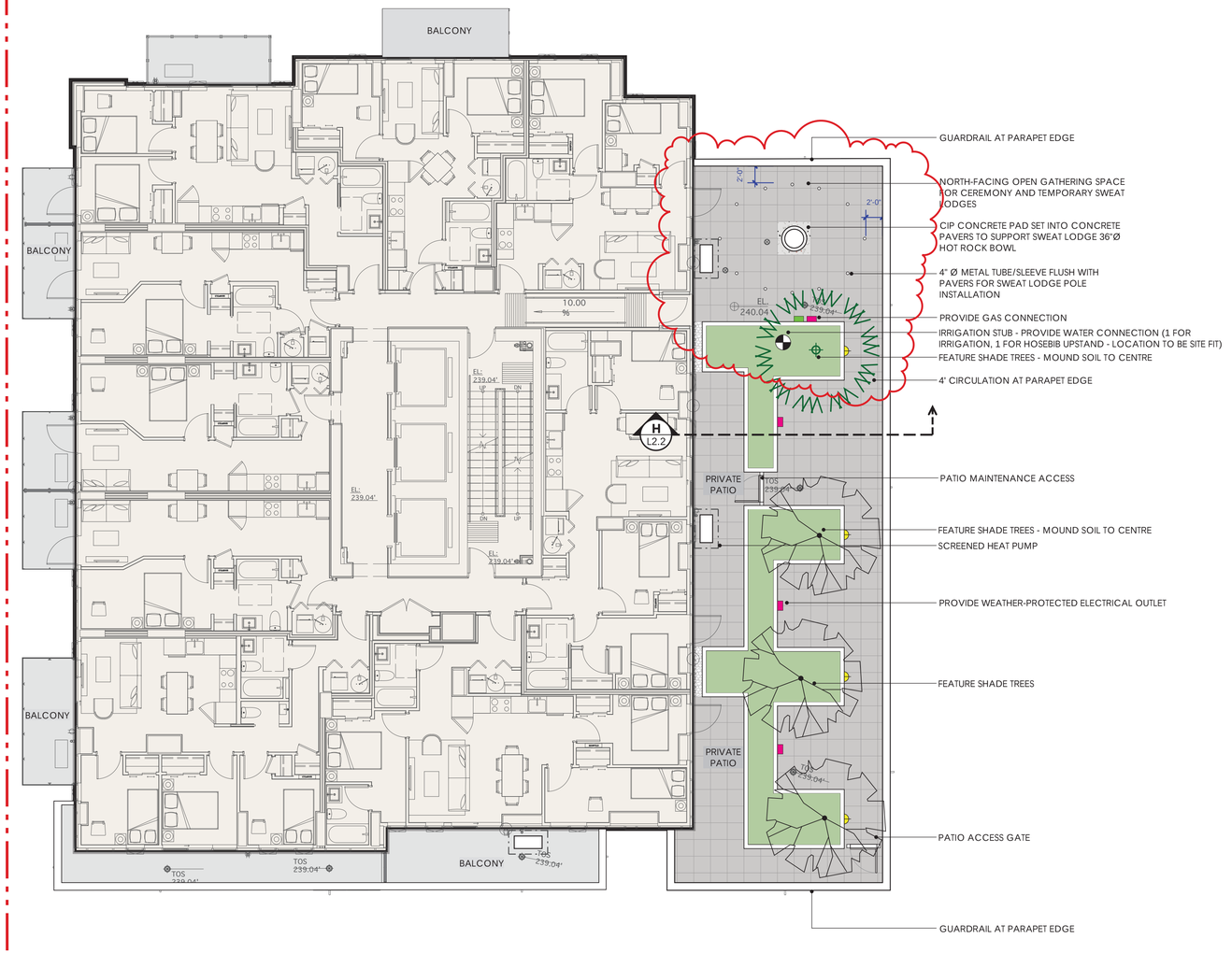
1. Removal of 1 planter to open up gathering space on north side of patio

2. Install inset tube sleeving to support temporary 'Sweat Lodge' poles for Leasee

3. Provide Concrete pad for hot rock bowl

4. Substitute one tree for a feature tree

5. Planting Plan will be updated to be almost exclusively native plant material



N

North

no.:	date:	item:
14	OCT 27-25	ISSUED FOR REVIEW
13	SEPT 3-25	ISSUED FOR SITE INSTRUCTION
12	JUL 21-25	ISSUED FOR COORDINATION
11	DEC 12-24	ISSUED FOR CONSTRUCTION
10	APR 21-23	ISSUED FOR TENDER
9	JAN 16-23	ISSUED FOR BP-COORD
8	NOV 29-22	RE-ISSUED FOR PRIOR-TO RESPONSE
7	JUN 21-22	ISSUED FOR PRIOR-TO RESPONSE
5	FEB 10-22	ISSUED FOR DP
4	OCT 29-21	ISSUED FOR COORD
3	JUL 6-21	ISSUED FOR RZ/DP
2	JUN 14-21	ISSUED FOR UDP
1	FEB 1-21	ISSUED FOR REVIEW

Revisions:

Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

ARCADIS ARCHITECTS
100-1258 WEST PENDER STREET
VANCOUVER BC - V6E 4B1

Project:

2538 Birch Street

VANCOUVER , BC

Drawn by:	AG
Checked by:	AG
Date:	15-Oct, 2020
Scale:	1/8" = 1'-0"

Drawing Title:

LEVEL 9:
LANDSCAPE PLAN

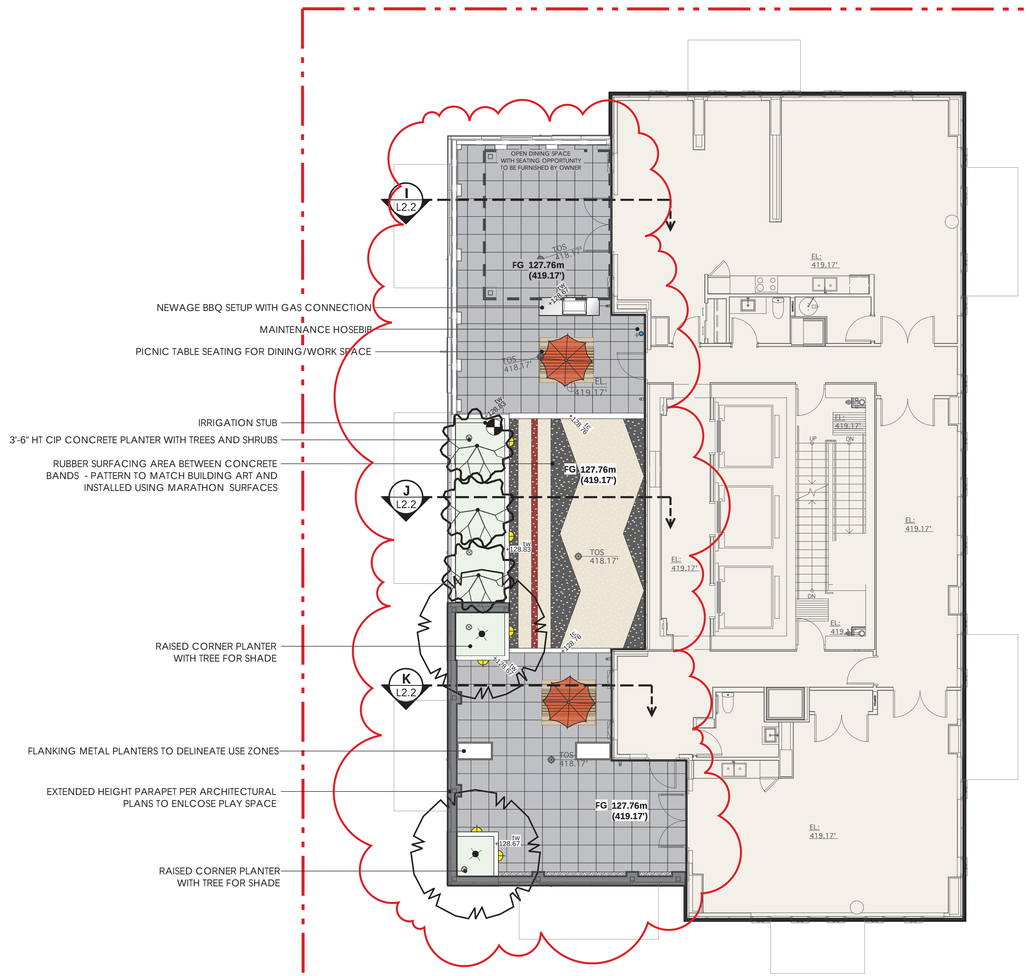
(OPTION 3)

Project No.:
20058

Sheet No.:
L1.3

Plans

WEST BROADWAY AVENUE



Durante Kreuk

List of Changes from DP 2022

1. Relocating/Removing Kid's play space from level 28 to level 4
2. Provide patio extension off meeting room
3. Provide extended seating area
4. Substitute artificial turf area for designed poured in place rubber to match art installation motif on building face (flex use space)
5. Planting Plan will be updated to be almost exclusively native plant material

N

North

no.:	date:	item:
12	OCT 27-25	ISSUED FOR REVIEW
11	SEPT 22-25	ISSUED FOR SITE INSTRUCTION
10	DEC 12-24	ISSUED FOR CONSTRUCTION
9	APR 21-23	ISSUED FOR TENDER
8	JAN 16-23	ISSUED FOR BP COORD
7	NOV 29-22	RE-ISSUED FOR PRIOR TO RESPONSE
6	JUN 21-22	ISSUED FOR PRIOR TO RESPONSE
5	FEB 10-22	ISSUED FOR DP
4	OCT 29-21	ISSUED FOR COORD
3	JUL 6-21	ISSUED FOR RZ/DP
2	JUN 14-21	ISSUED FOR UDP
1	FEB 1-21	ISSUED FOR REVIEW

Revisions:

durante kreuk
Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

ARCADIS
ARCADIS ARCHITECTS
100-1258 WEST PENDER STREET
VANCOUVER BC - V6E 4B1

Project:

2538 Birch Street
VANCOUVER , BC

Drawn by:	AG
Checked by:	AG
Date:	15-Oct, 2020
Scale:	1/8" = 1'-0"

Drawing Title:

LEVEL 28: LANDSCAPE PLAN

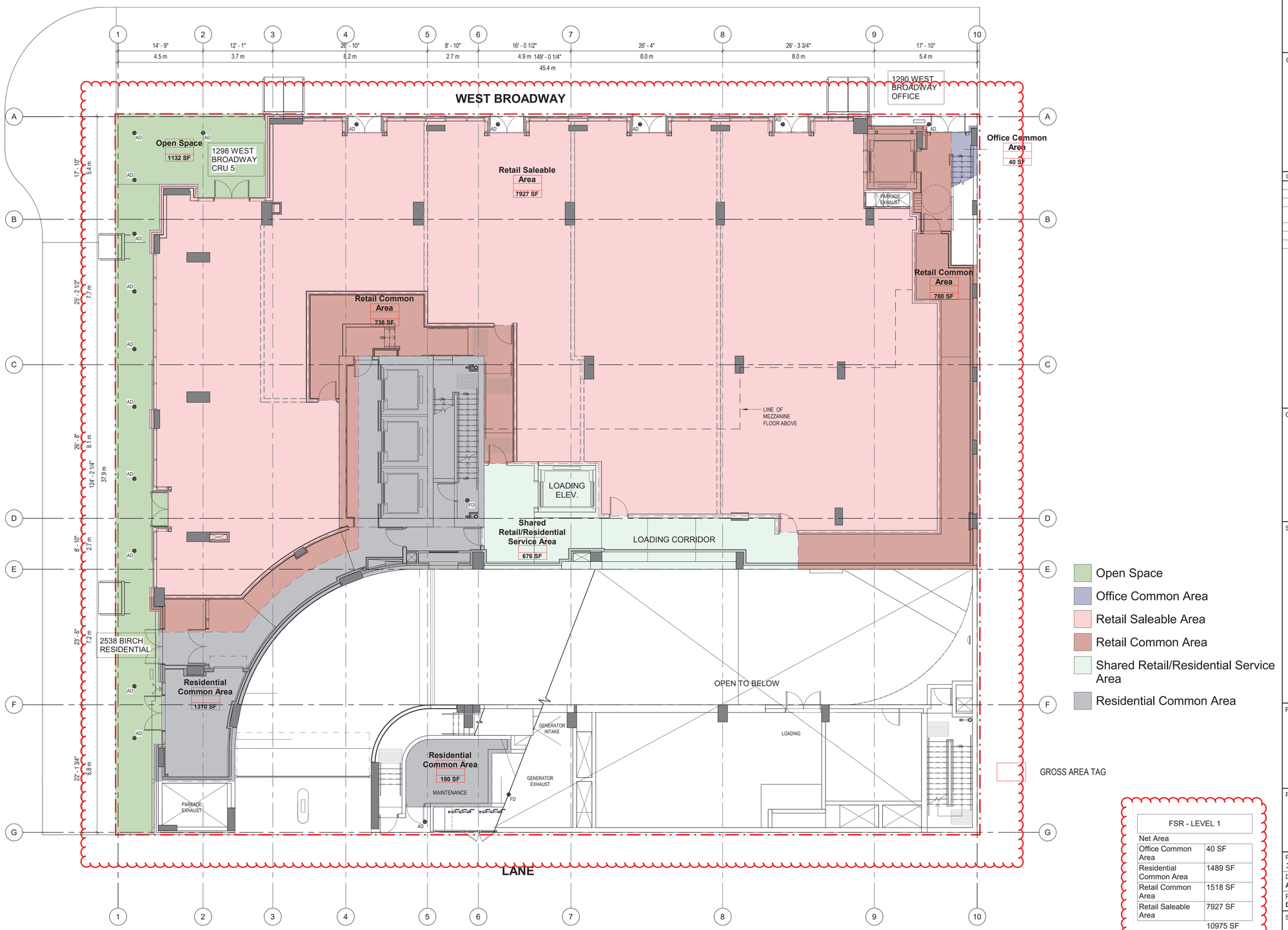
Project No.: 20058

Sheet No.: **L1.4**

ARCADIS | JAMESON DEVELOPMENT CORP | Dunna'eh House of Healing Society

Arcadis Architects (Canada) Inc.
On behalf of: Jameson Broadway & Birch LP and Dunna'eh House of Healing
Submitted for Rezoning Amendment November 20, 2025

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)



FSR - LEVEL 1	
Net Area	
Office Common Area	40 SF
Residential Common Area	1489 SF
Retail Common Area	1518 SF
Retail Saleable Area	7927 SF
	10975 SF
Exclusions	
Shared Retail/Residential Service Area	676 SF
	676 SF
Gross Area	11651 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

FSR Overlay Level 1

SHEET NUMBER

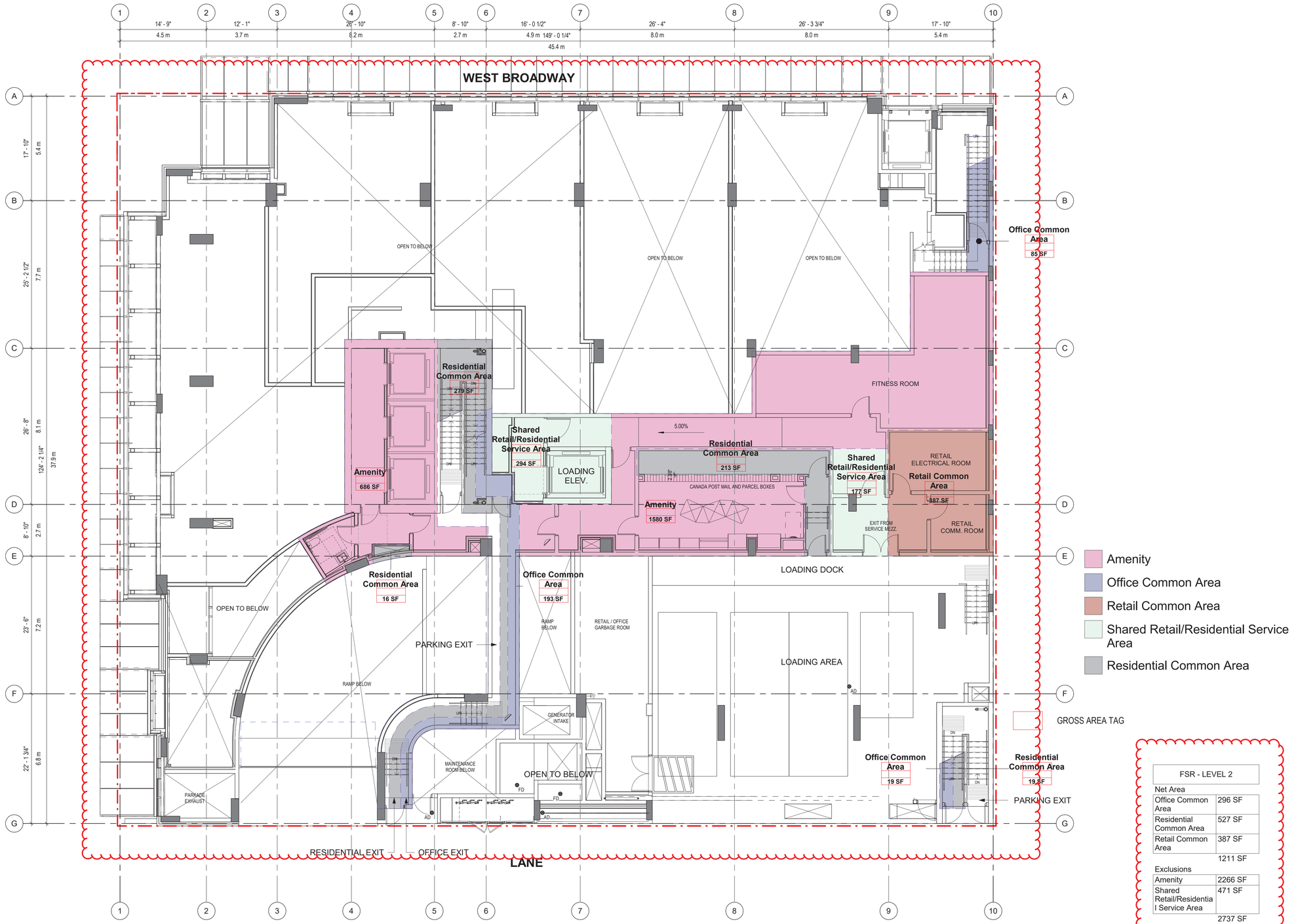
A8.01

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_VBeway 2022/39572_ 1296_VBeway-Central-2022_28_Stories.rvt

2025-11-10 11:48:37 AM



FSR - LEVEL 2	
Net Area	
Office Common Area	296 SF
Residential Common Area	527 SF
Retail Common Area	387 SF
	1211 SF
Exclusions	
Amenity	2266 SF
Shared Retail/Residential Service Area	471 SF
	2737 SF
Gross Area	3948 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT
ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT
2538 BIRCH STREET
2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE
FSR Overlay Level 2

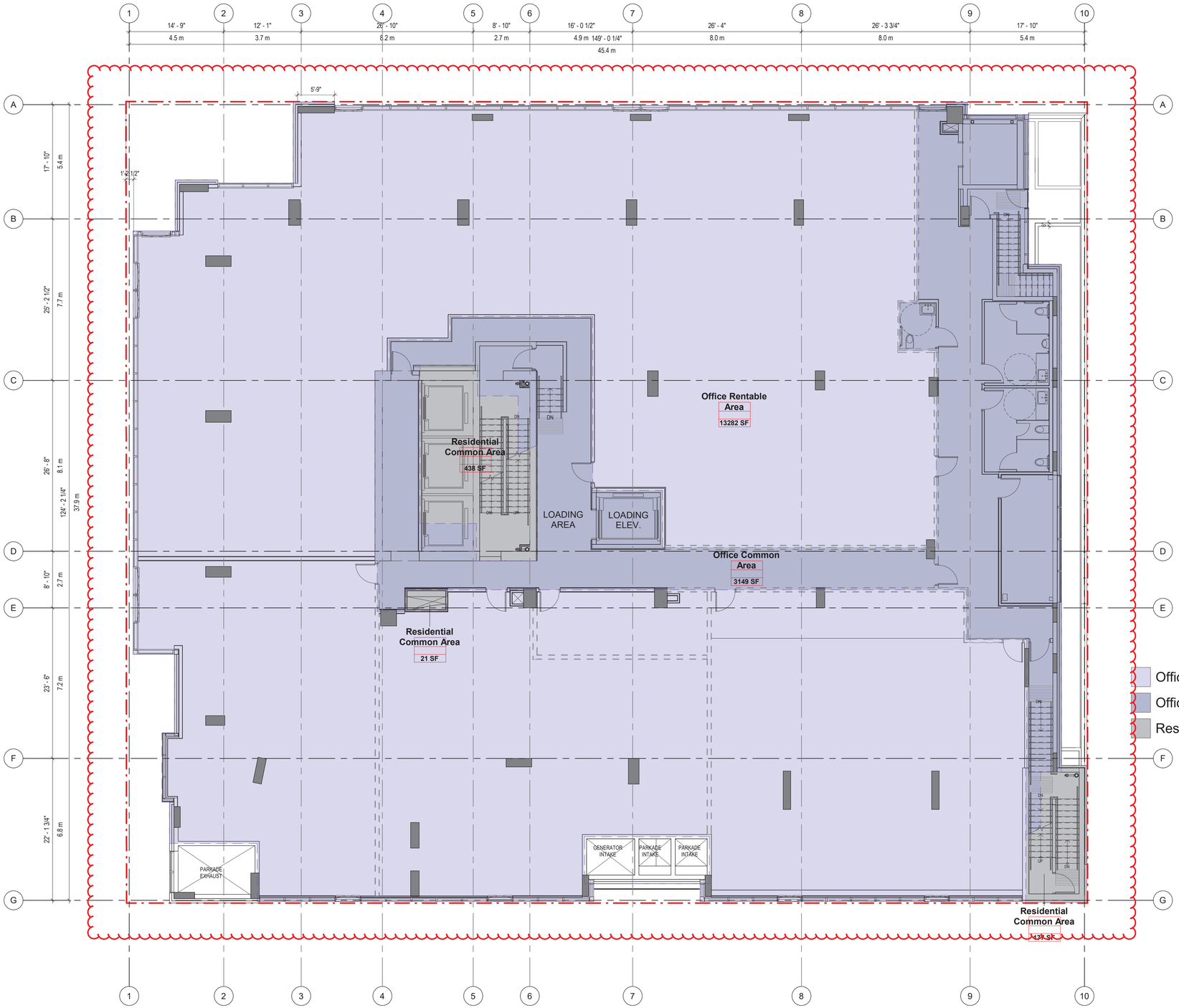
SHEET NUMBER
A8.02

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBway 2022/39572_ 1296_WBway-Central-2022_28_Stories.rvt

2025-11-10 11:48:48 AM



FSR - LEVEL 3	
Net Area	
Office Common Area	3149 SF
Office Rentable Area	13282 SF
Residential Common Area	636 SF
	17067 SF
Gross Area	17067 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT
ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT
2538 BIRCH STREET
2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

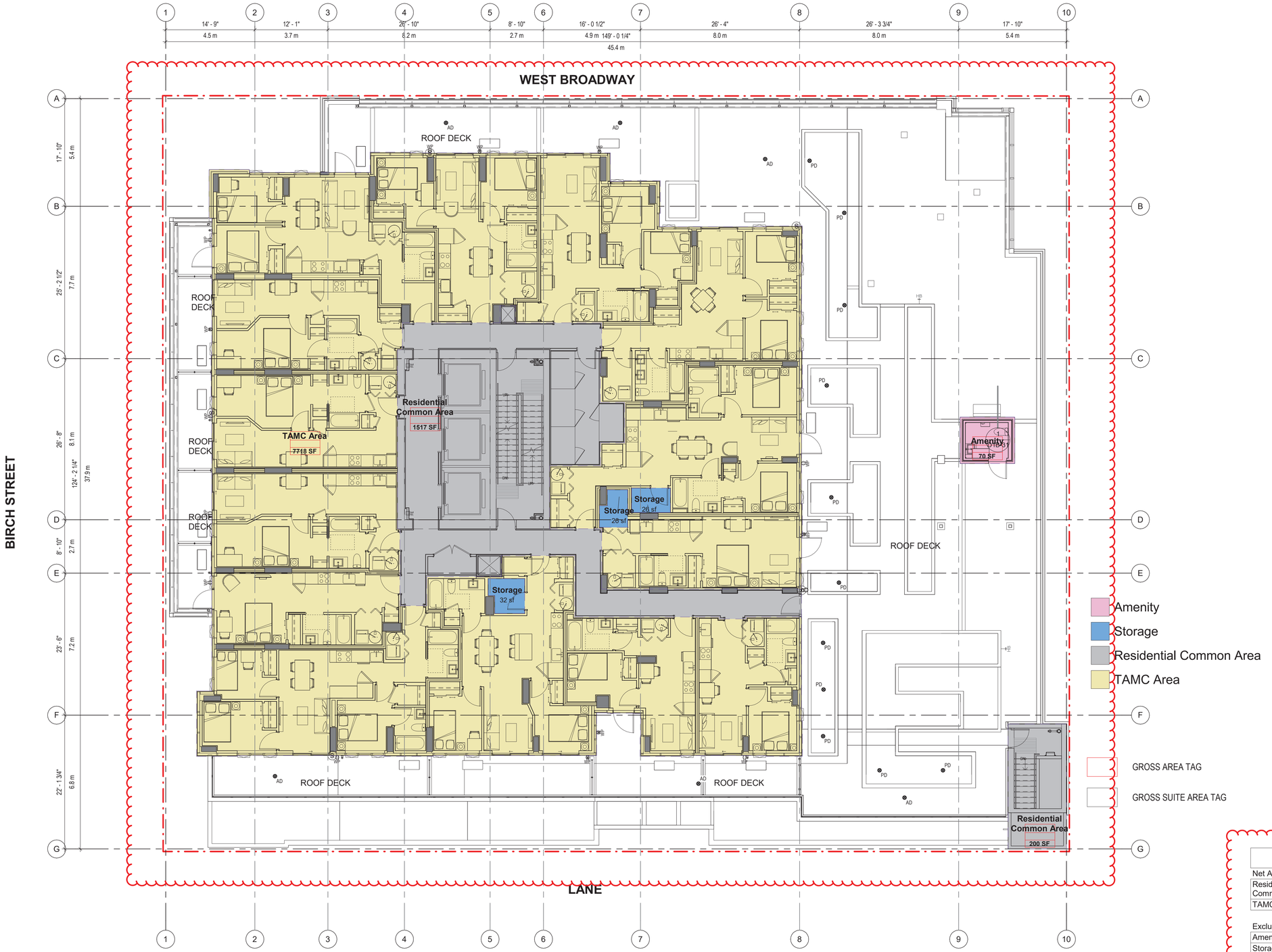
SHEET TITLE
FSR Overlay Level 3

SHEET NUMBER	ISSUE
A8.03	

SCALE CHECK 10mm 1 in

2025-11-10 11:48:56 AM

Autodesk Docs://39572-1296_WBwwy 2022/39572_1296_WBwwy-Central-2022_28_Stories.rvt



FSR - LEVEL 4	
Net Area	
Residential Common Area	1717 SF
TAMC Area	7718 SF
	9435 SF
Exclusions	
Amenity	70 SF
Storage	83 SF
	153 SF
Gross Area	9587 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT
ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT
2538 BIRCH STREET
2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE
FSR Overlay Level 4

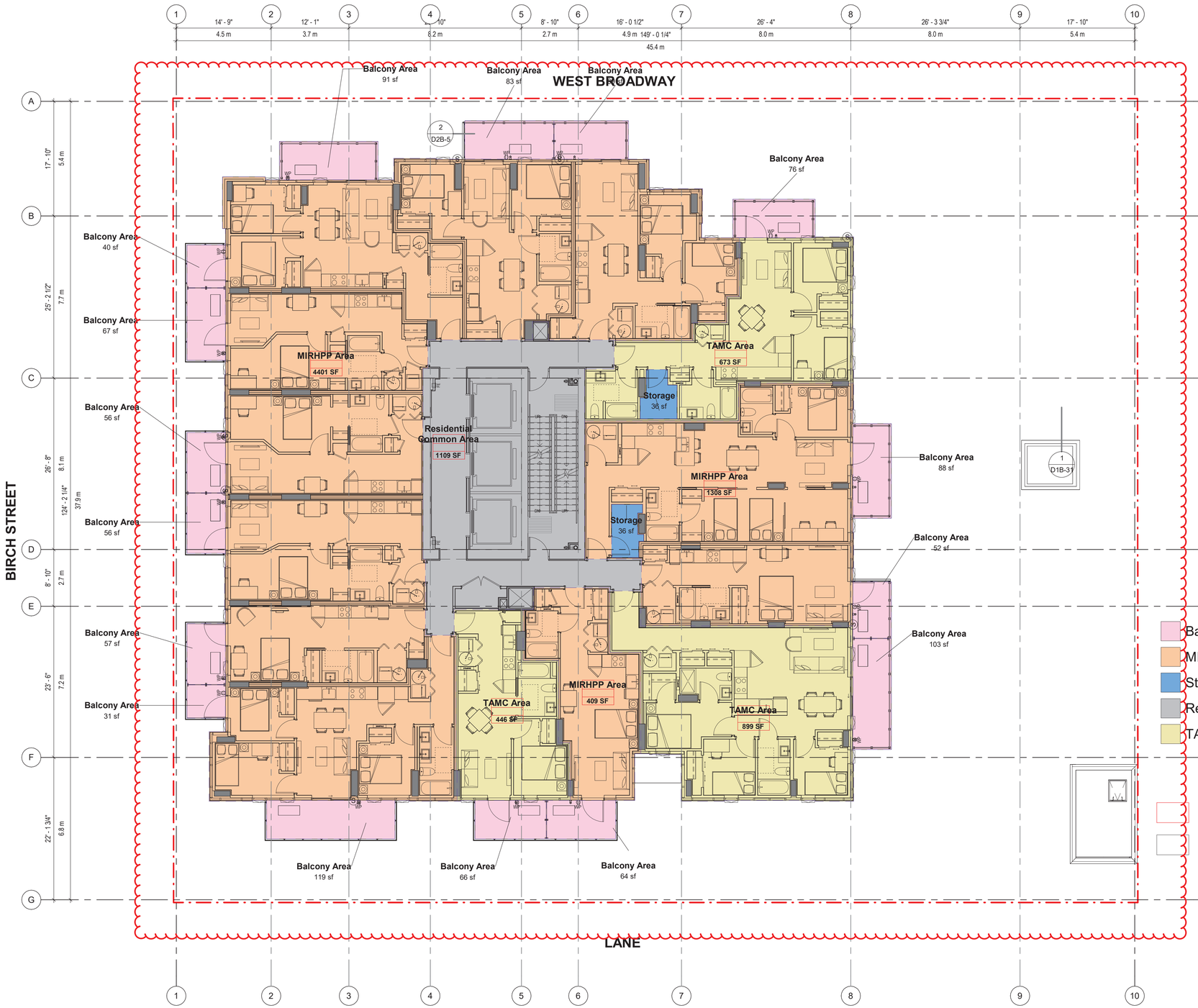
SHEET NUMBER
A8.04

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

2025-11-10 11:49:11 AM



Balcony Area Schedule L5
1120 SF

FSR - LEVEL 5	
Net Area	
MIRHPP Area	6117 SF
Residential Common Area	1109 SF
TAMC Area	2018 SF
	9245 SF
Exclusions	
Storage	72 SF
	72 SF
Gross Area	9317 SF

2025-11-10 11:49:20 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 5

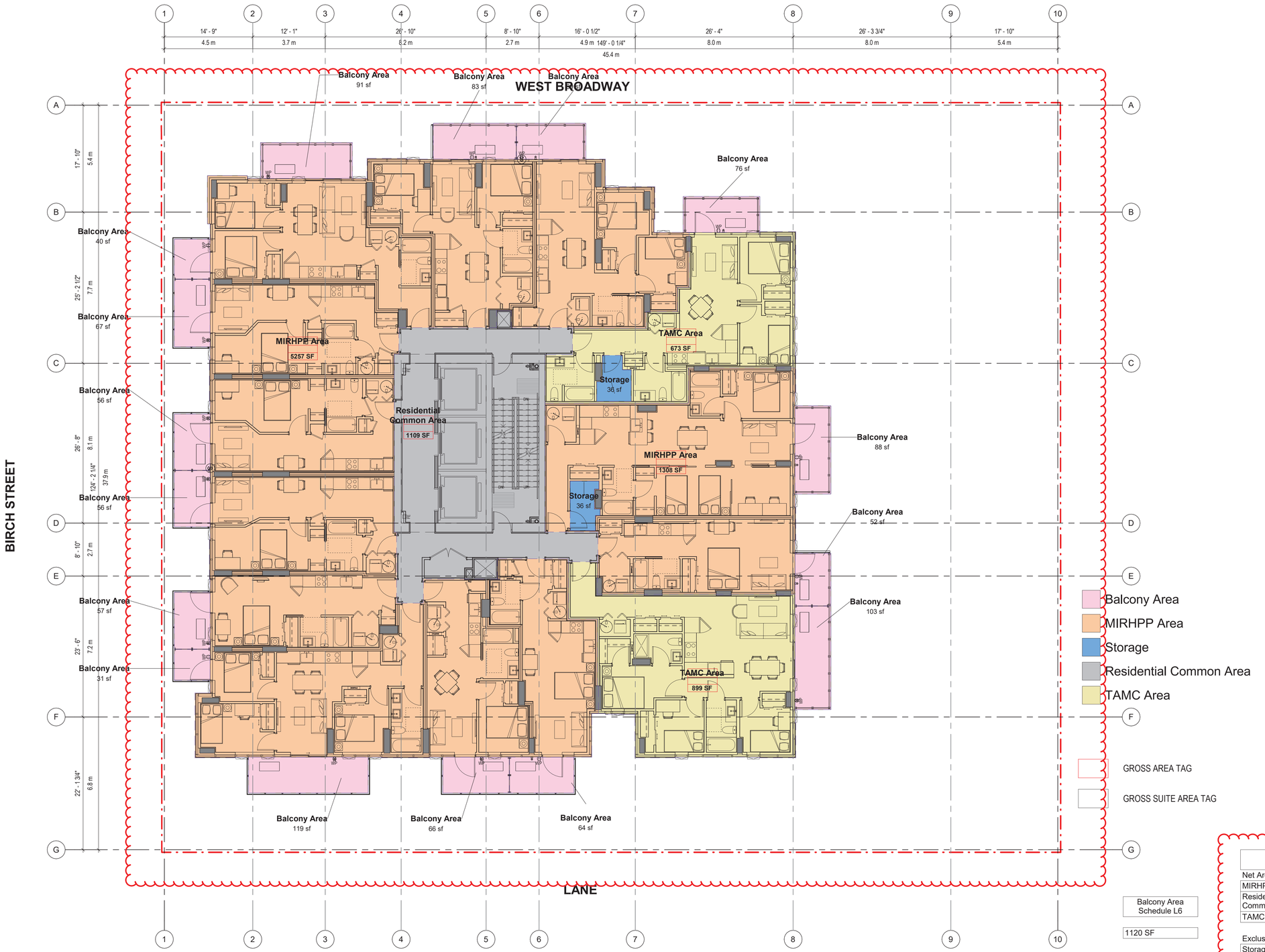
SHEET NUMBER

A8.05

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt



Balcony Area Schedule L6

1120 SF

FSR - LEVEL 6	
Net Area	
MIRHPP Area	6565 SF
Residential Common Area	1109 SF
TAMC Area	1571 SF
	9245 SF
Exclusions	
Storage	72 SF
	72 SF
Gross Area	9317 SF

2025-11-10 11:49:29 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 6

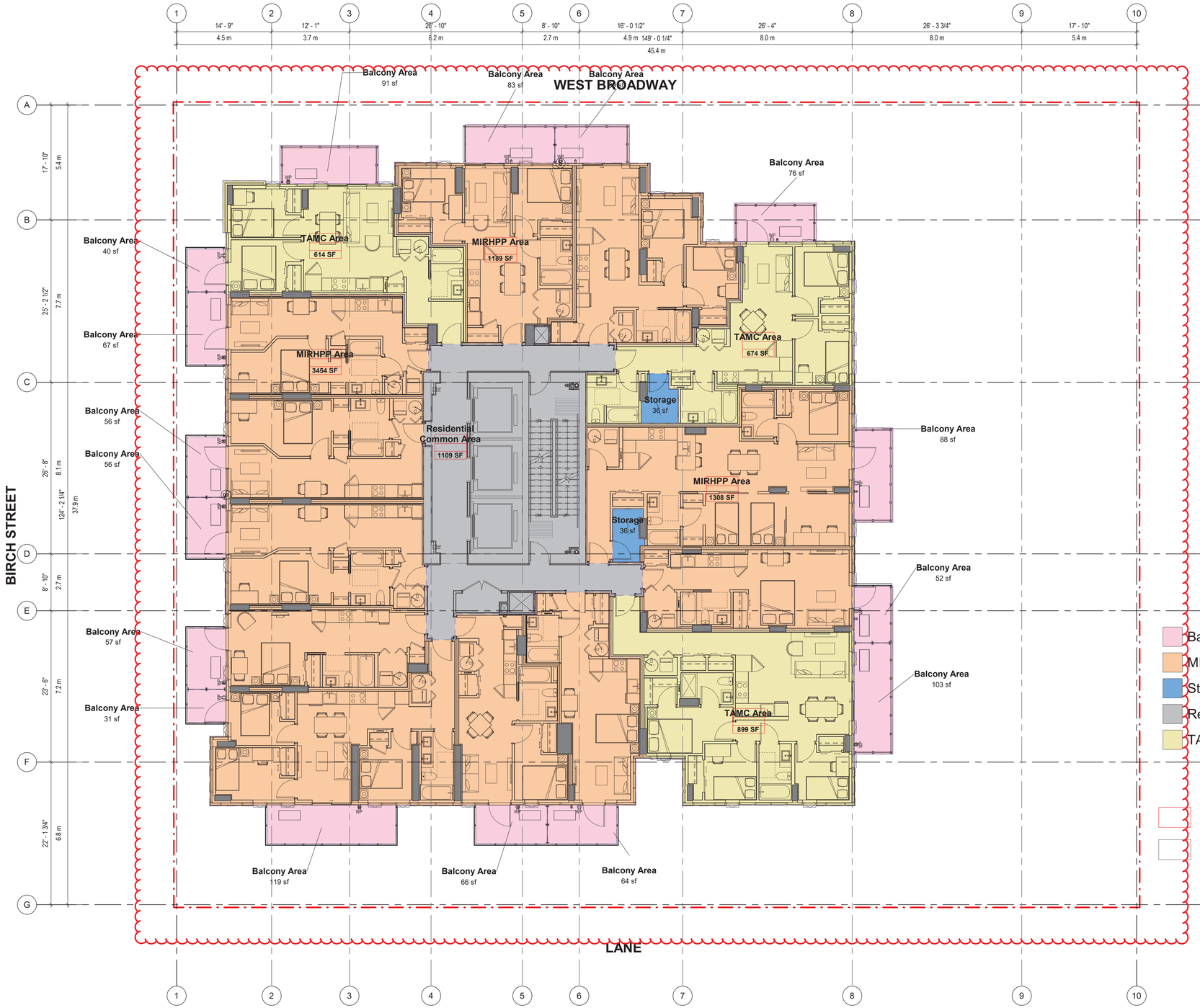
SHEET NUMBER

A8.06

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt



Balcony Area Schedule L7/8

1120 SF

FSR - LEVEL 7	
Net Area	
MIRHPP Area	5950 SF
Residential Common Area	1109 SF
TAMC Area	2186 SF
	9245 SF
Exclusions	
Storage	72 SF
	72 SF
Gross Area	9317 SF

2025-11-10 11:49:41 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

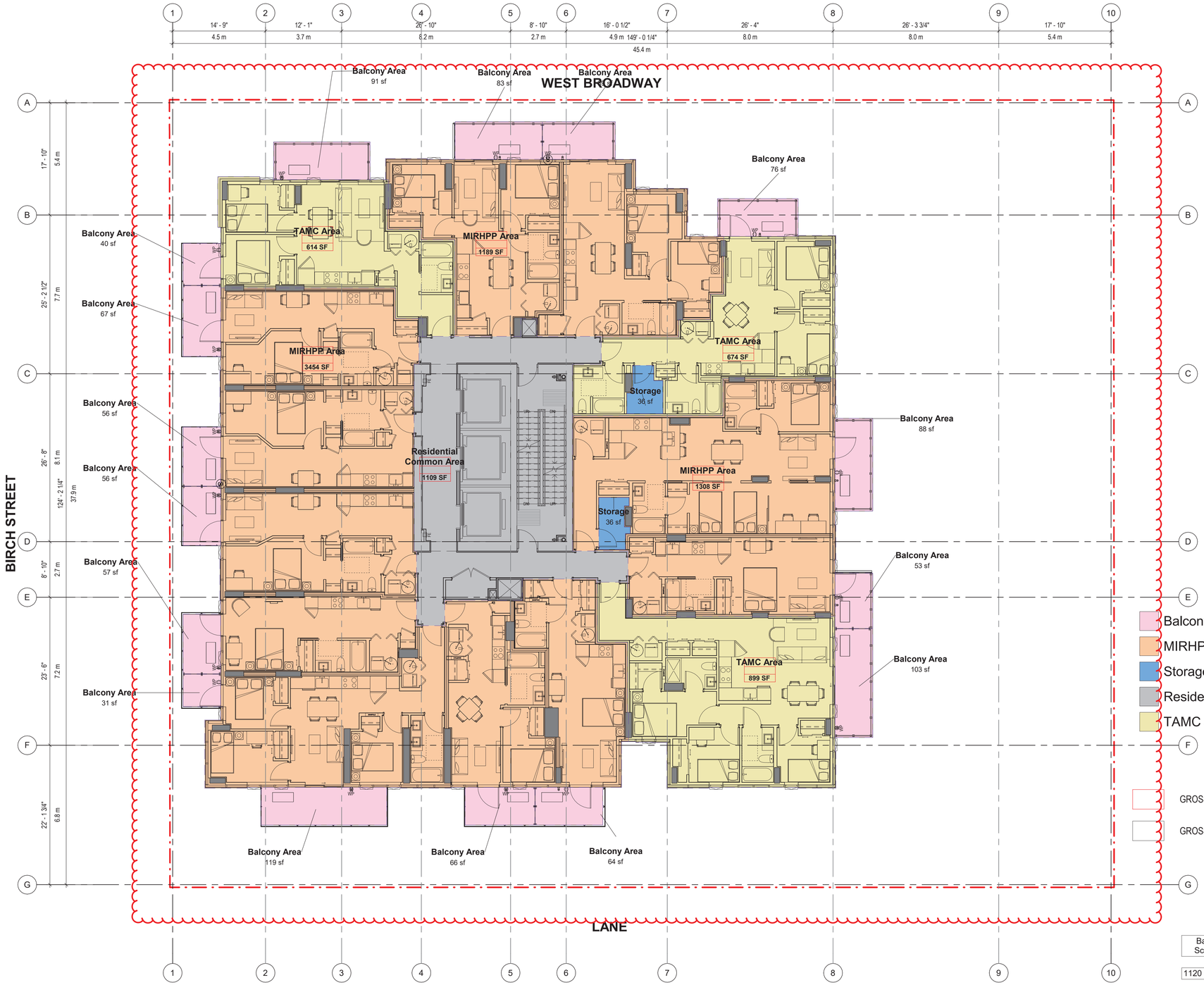
FSR Overlay Level 7

SHEET NUMBER A8.07

ISSUE

Autodesk Docs://39572-1296_WBrwy 2022/39572_1296_WBrwy-Central-2022_28_Stories.rvt

SCALE CHECK 10mm 1 in



Balcony Area
MIRHPP Area
Storage
Residential Common Area
TAMC Area

GROSS AREA TAG

GROSS SUITE AREA TAG

Balcony Area Schedule L7/8
1120 SF

FSR - LEVEL 8	
Net Area	
MIRHPP Area	5950 SF
Residential Common Area	1109 SF
TAMC Area	2186 SF
	9245 SF
Exclusions	
Storage	72 SF
	72 SF
Gross Area	9317 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 8

SHEET NUMBER

A8.08

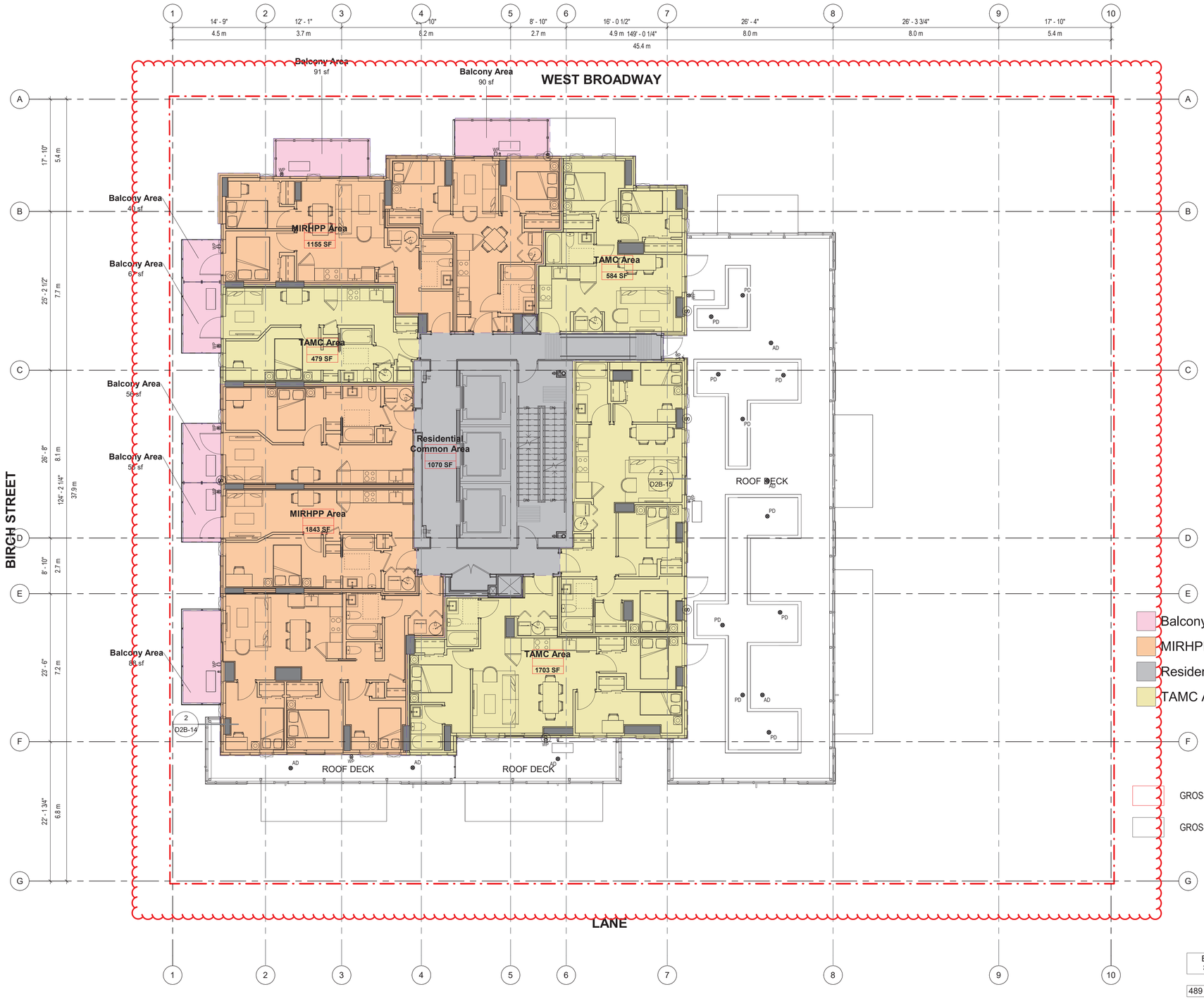
ISSUE

SCALE CHECK
1 in

10mm

Autodesk Docs://39572-1296_VBrewy-Central-2022_28_Stories.rvt

2025-11-10 11:49:50 AM



Balcony Area
Schedule L9

489 SF

FSR - LEVEL 9	
Net Area	
MIRHPP Area	2998 SF
Residential Common Area	1070 SF
TAMC Area	2766 SF
	6833 SF
Gross Area	6833 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 9

SHEET NUMBER

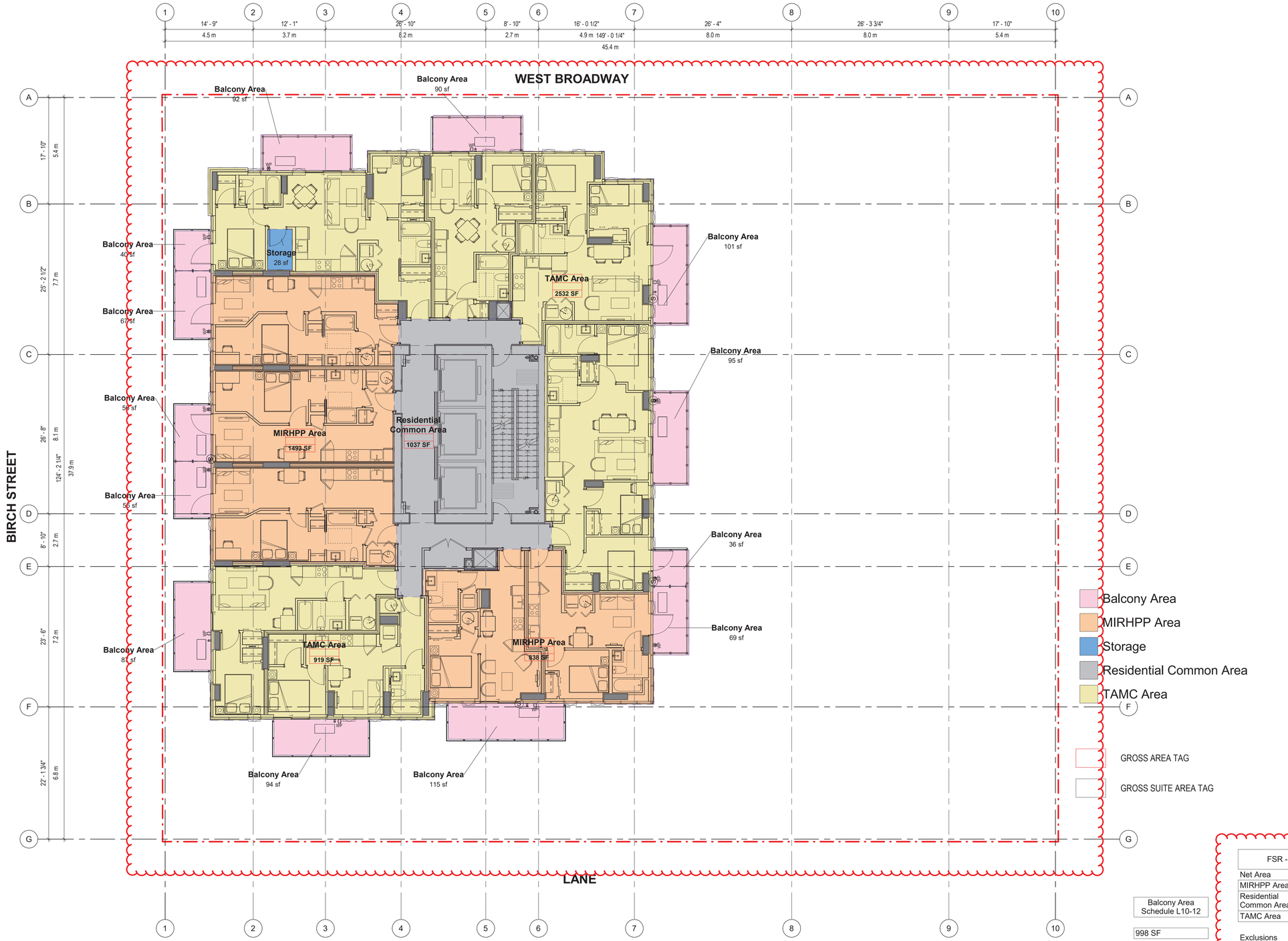
A8.09

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572_1295_WBway 2022/39572_1295_WBway-Central-2022_28_Stories.rvt

2025-11-10 11:50:00 AM



Balcony Area
Schedule L10-12

998 SF

FSR - LEVEL 10	
Net Area	
MIRHPP Area	2330 SF
Residential Common Area	1037 SF
TAMC Area	3451 SF
	6818 SF
Exclusions	
Storage	28 SF
	28 SF
Gross Area	6846 SF

2025-11-10 11:50:08 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

FSR Overlay Level 10

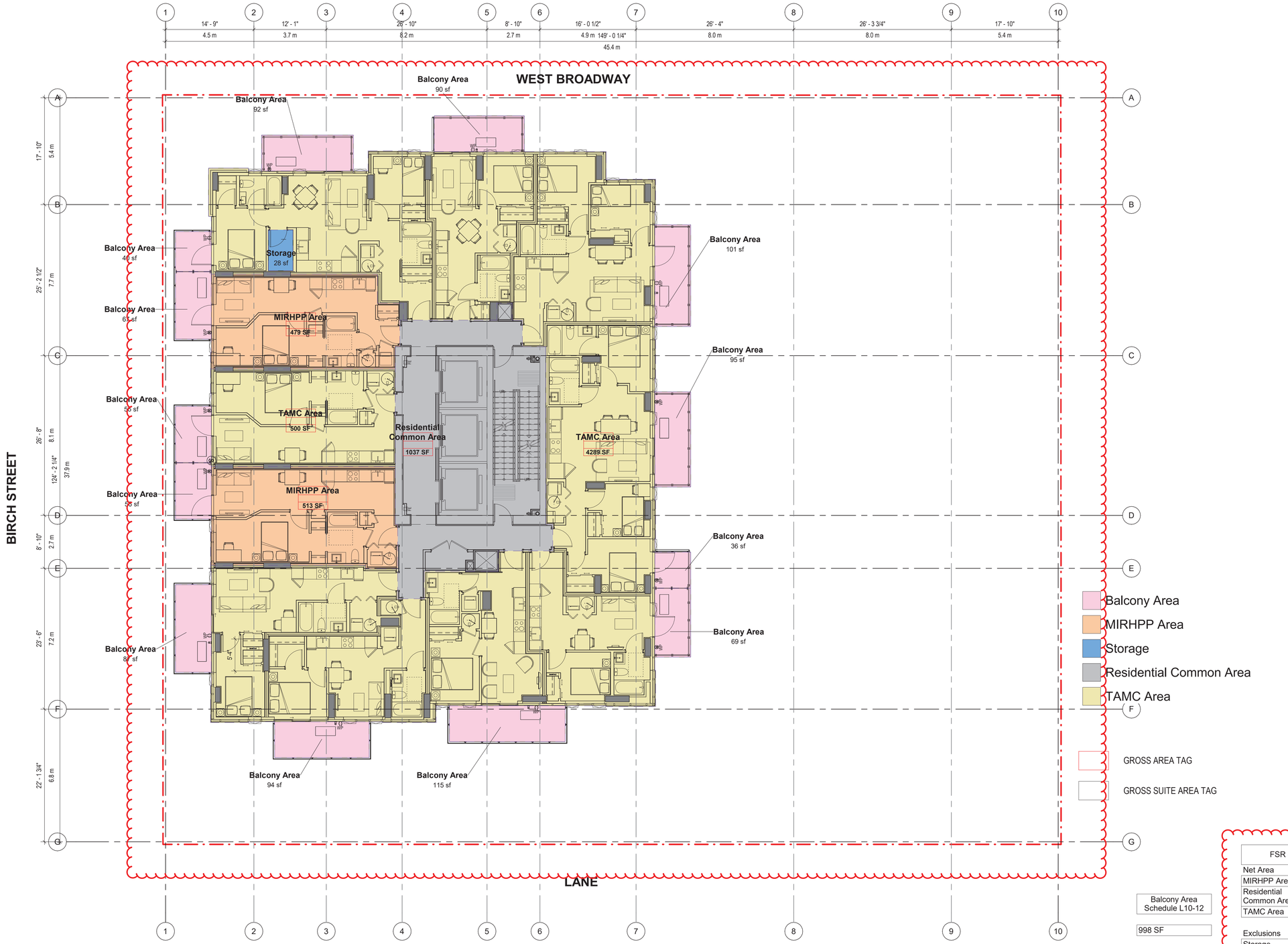
SHEET NUMBER

A8.10

ISSUE

SCALE CHECK 10mm 1in

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt



Balcony Area Schedule L10-12
998 SF

FSR - LEVEL 11	
Net Area	
MIRHPP Area	992 SF
Residential Common Area	1037 SF
TAMC Area	4789 SF
	6818 SF
Exclusions	
Storage	28 SF
	28 SF
Gross Area	6846 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 11

SHEET NUMBER

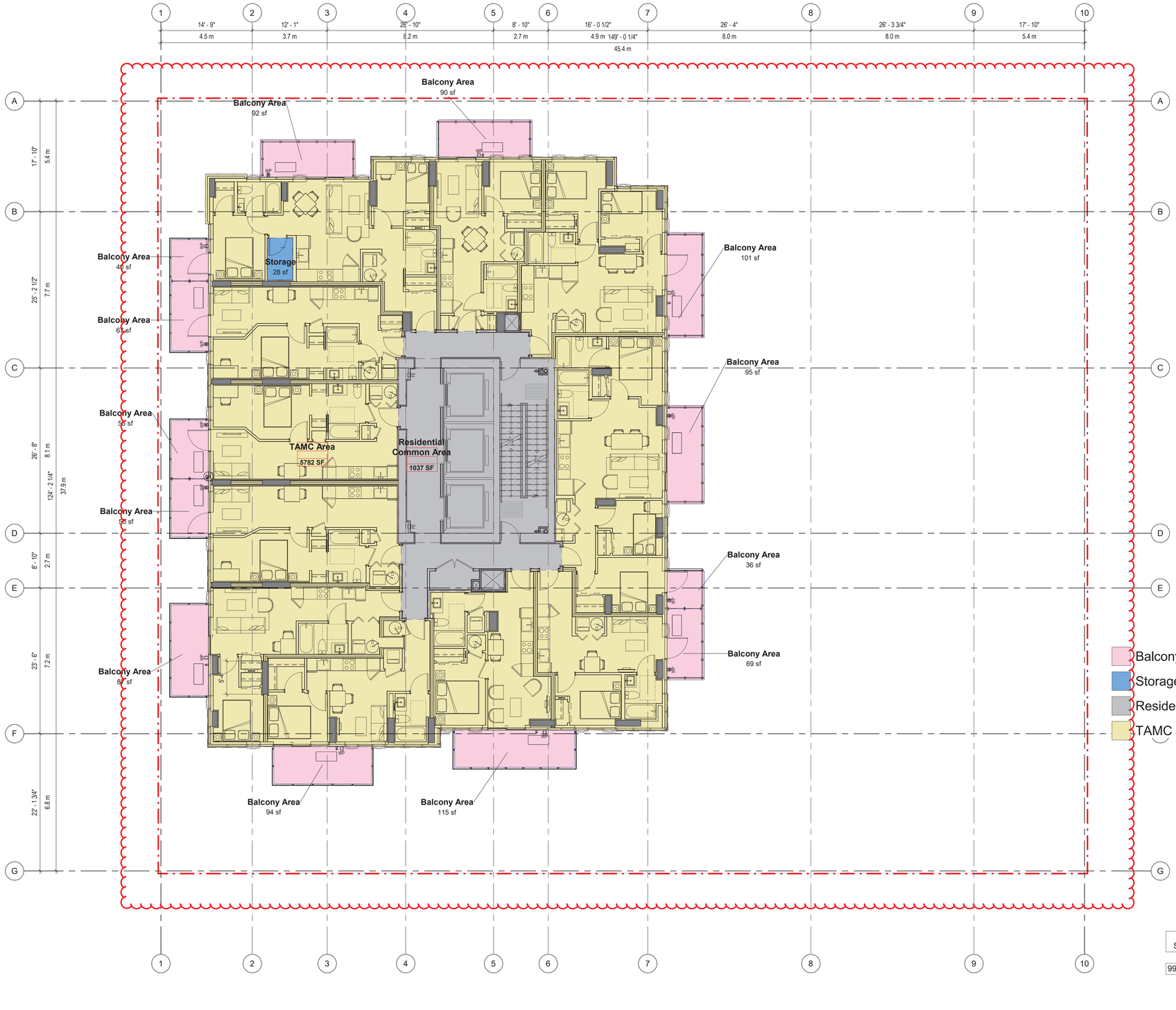
A8.11

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

2025-11-10 11:50:16 AM



Balcony Area Schedule L10-12

998 SF

FSR - LEVEL 12	
Net Area	
Residential Common Area	1037 SF
TAMC Area	5782 SF
	6818 SF
Exclusions	
Storage	28 SF
	28 SF
Gross Area	6846 SF

2025-11-10 11:50:24 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

FSR Overlay Level 12

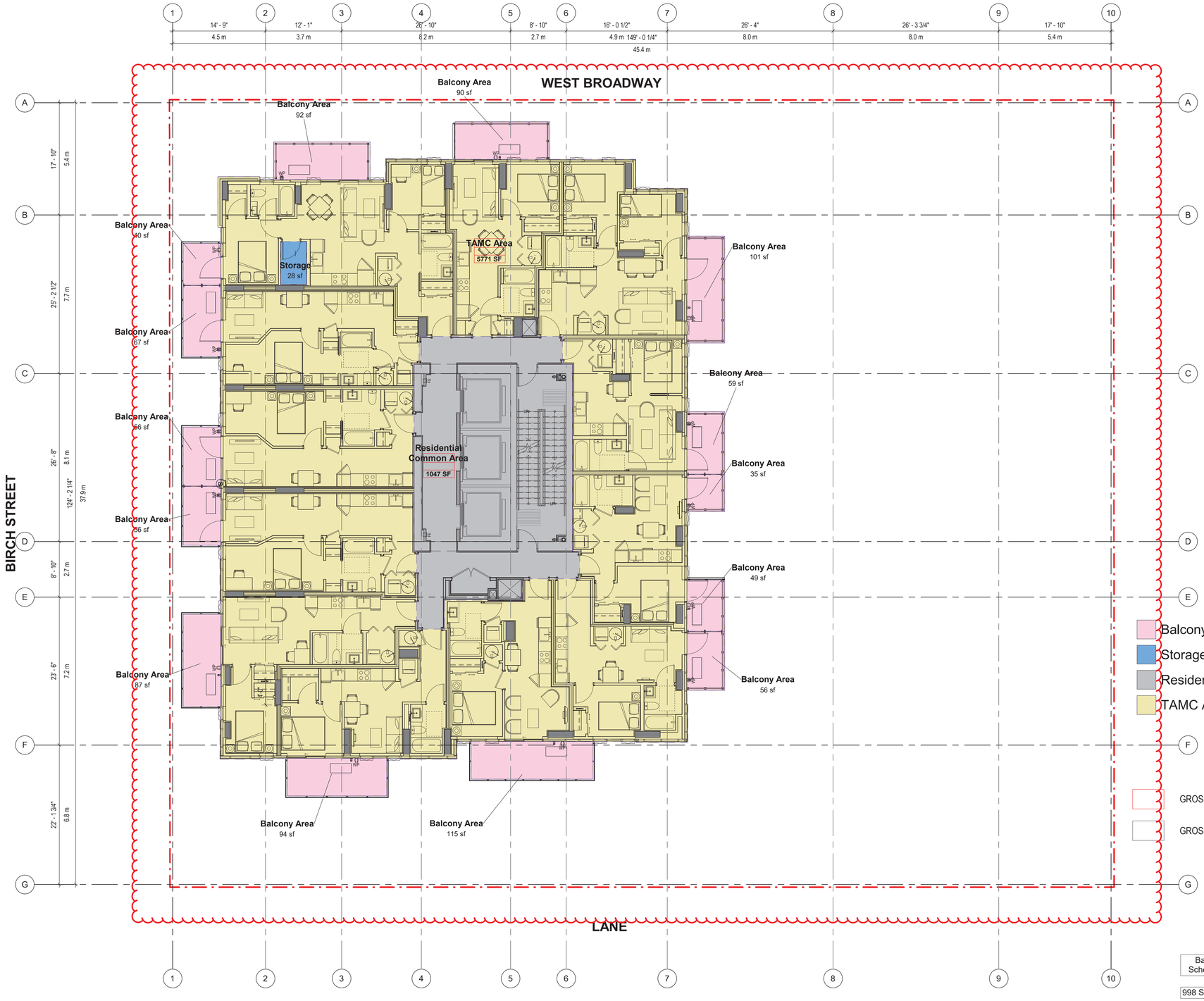
SHEET NUMBER

A8.12

ISSUE

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBwayCentral-2022_28_Stories.rvt

SCALE CHECK 10mm 1 in



Balcony Area Schedule L13-15
998 SF

FSR - LEVEL 13-15	
Net Area	
Residential Common Area	1047 SF
TAMC Area	5771 SF
	6818 SF
Exclusions	
Storage	28 SF
	28 SF
Gross Area	6846 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 13-15

SHEET NUMBER

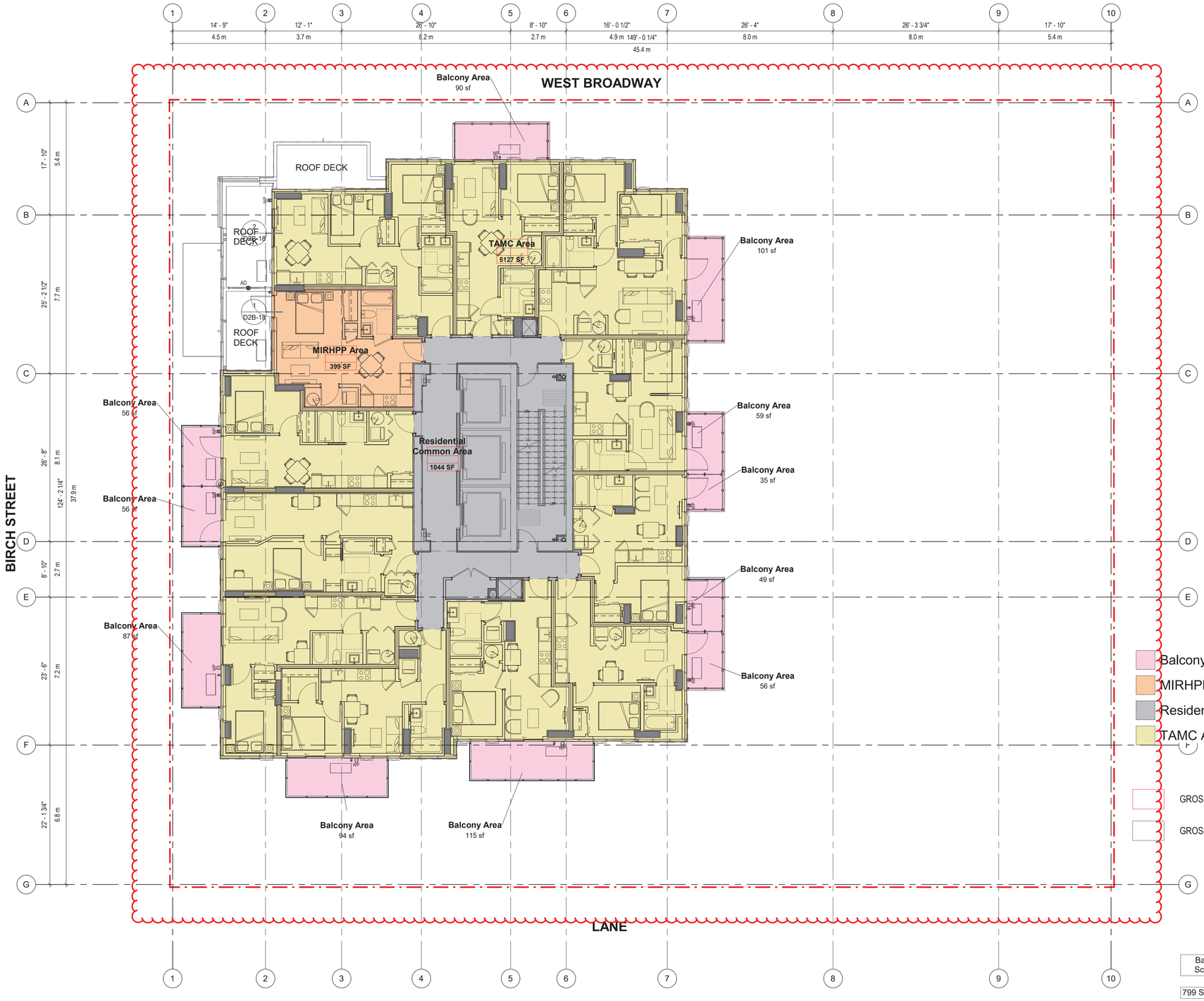
A8.13

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572_1295_WBway 2022/39572_1295_WBway-Central-2022_28_Stories.rvt

2025-11-10 11:50:33 AM



Balcony Area
MIRHPP Area
Residential Common Area
TAMC Area

GROSS AREA TAG

GROSS SUITE AREA TAG

Balcony Area Schedule L16
799 SF

FSR - LEVEL 16	
Net Area	
MIRHPP Area	399 SF
Residential Common Area	1044 SF
TAMC Area	5127 SF
	6570 SF
Gross Area	6570 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

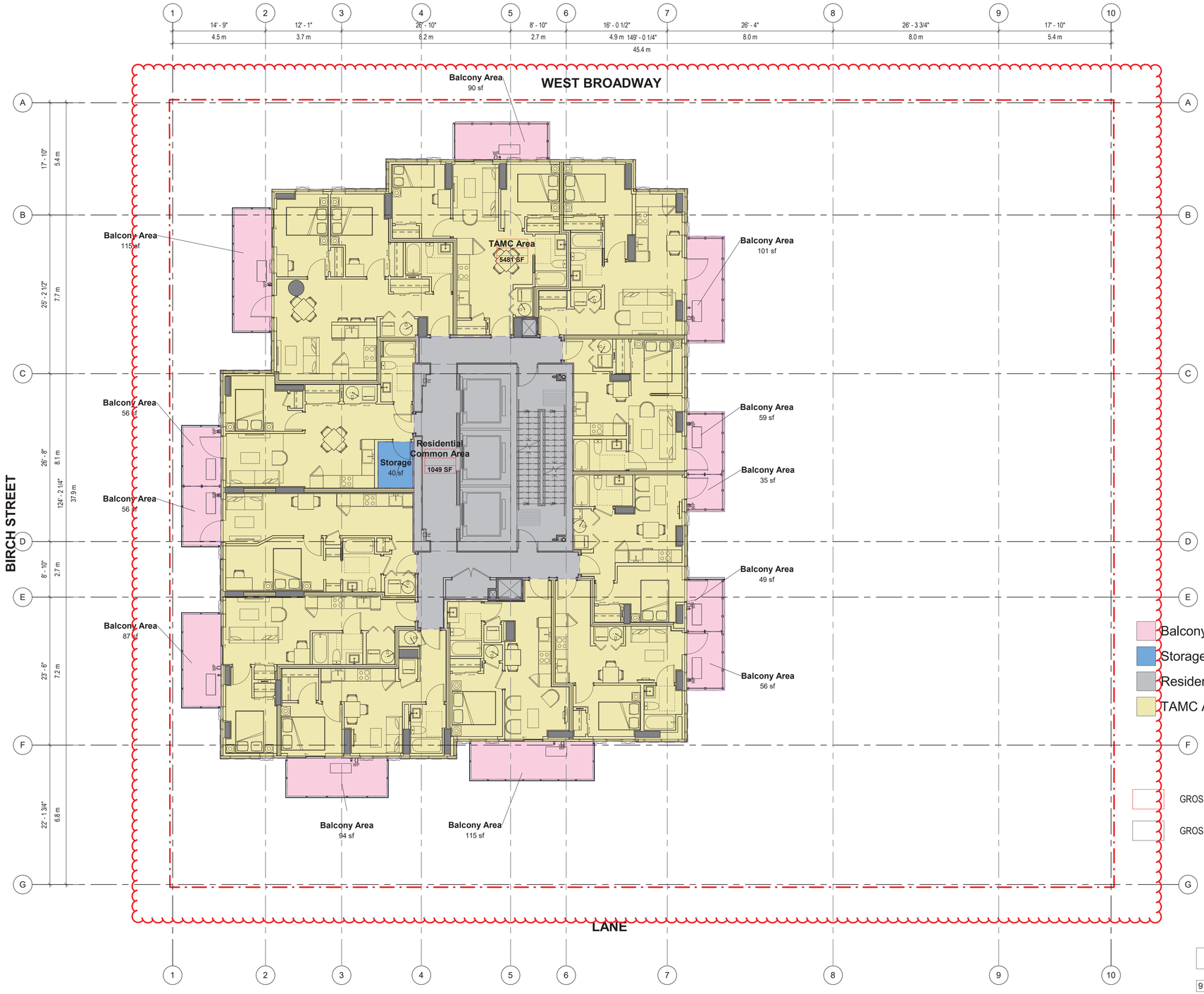
FSR Overlay Level 16

SHEET NUMBER	ISSUE
A8.14	

SCALE CHECK 10mm 1 in

Autodesk Docs://39572_1295_WBway 2022/39572_1295_WBway-Central-2022_28_Stories.rvt

2025-11-10 11:50:41 AM



Balcony Area Schedule L17
915 SF

FSR - LEVEL 17	
Net Area	
Residential Common Area	1049 SF
TAMC Area	5481 SF
	6530 SF
Exclusions	
Storage	40 SF
	40 SF
Gross Area	6570 SF

2025-11-10 11:50:49 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 17

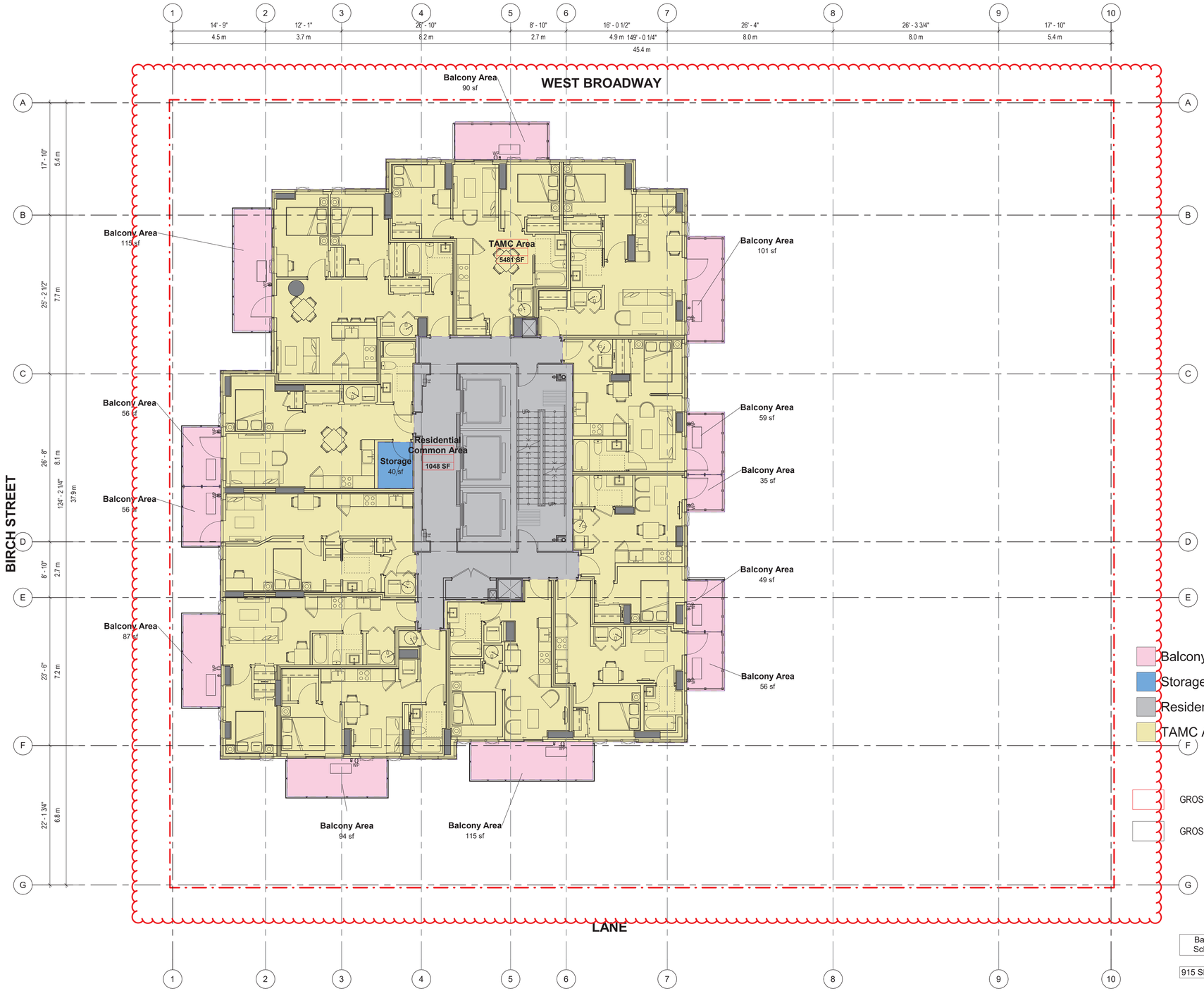
SHEET NUMBER

A8.15

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572_1295_WBway 2022/39572_1295_WBway-Central-2022_28_Stories.rvt



Balcony Area Schedule L18

915 SF

FSR - LEVEL 18	
Net Area	
Residential Common Area	1048 SF
TAMC Area	5481 SF
	6530 SF
Exclusions	
Storage	40 SF
	40 SF
Gross Area	6570 SF

2025-11-10 11:50:58 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

FSR Overlay Level 18

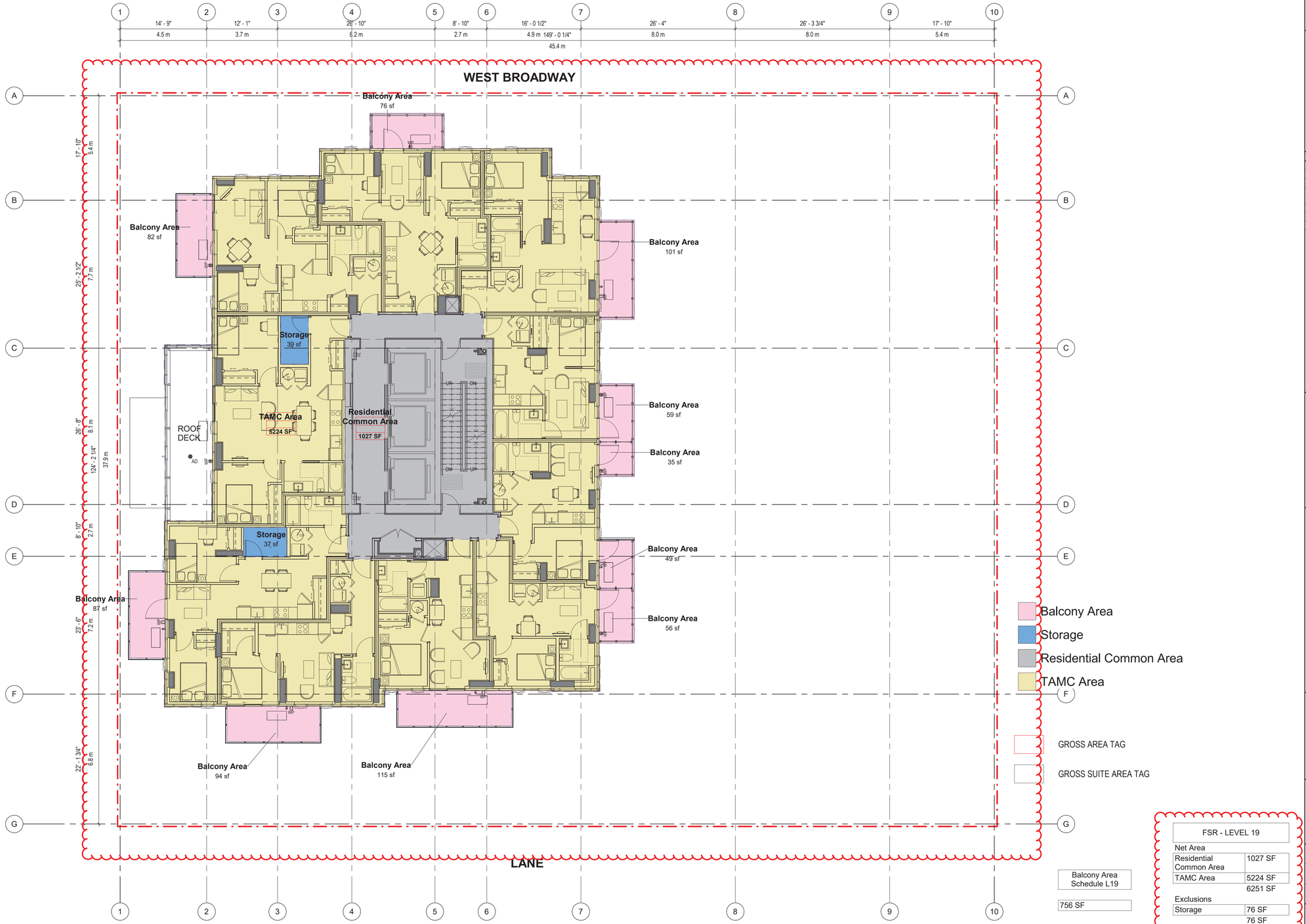
SHEET NUMBER

A8.16

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572_1295_WBway 2022/39572_1295_WBway-Central-2022_28_Stories.rvt



Balcony Area Schedule L19

756 SF

FSR - LEVEL 19	
Net Area	
Residential Common Area	1027 SF
TAMC Area	5224 SF
	6251 SF
Exclusions	
Storage	76 SF
	76 SF
Gross Area	6327 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 19

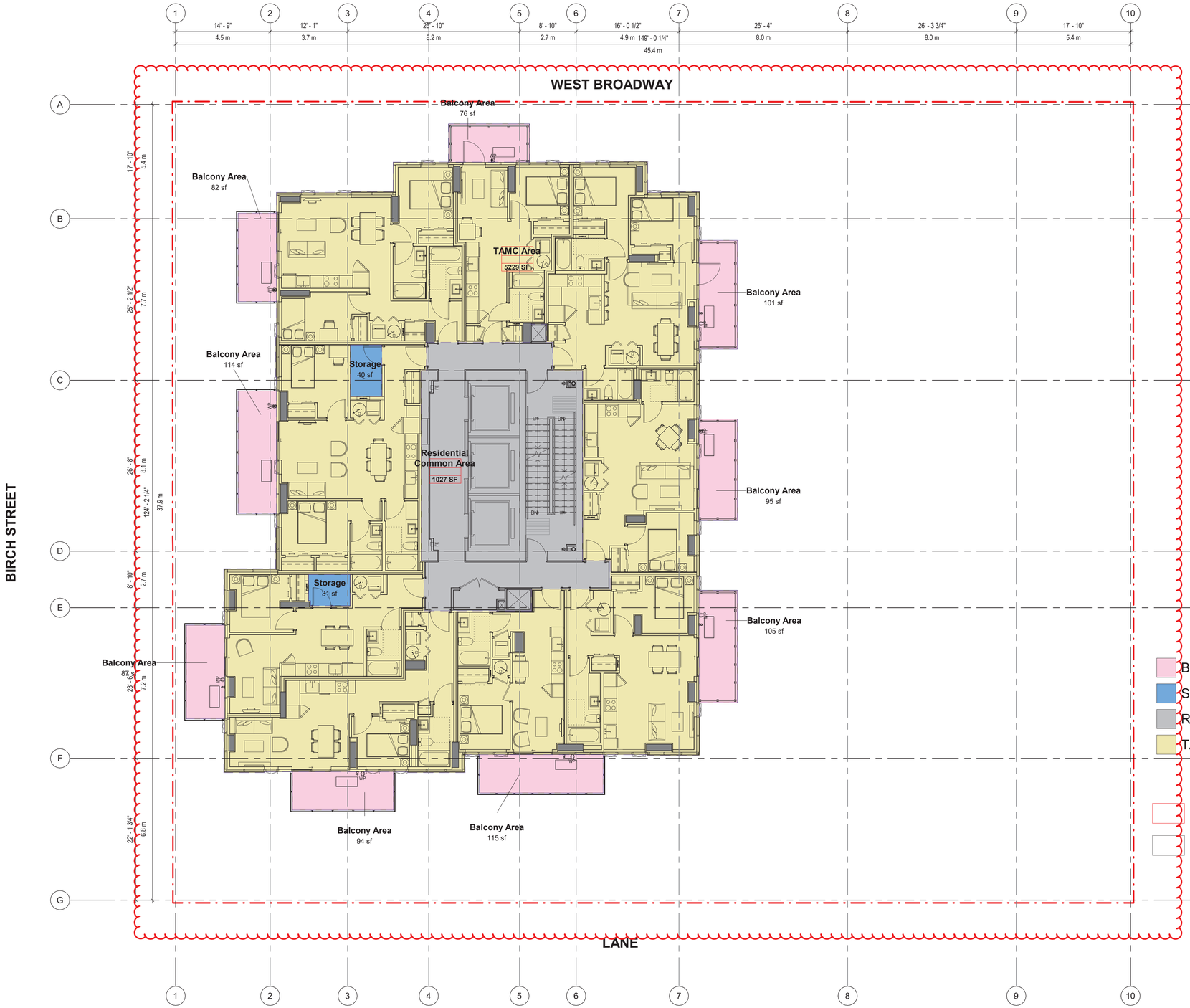
SHEET NUMBER A8.17

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

2025-11-10 11:51:06 AM



Balcony Area
Schedule L20-21

870 SF

FSR - LEVEL 20-21

Net Area	
Residential Common Area	1027 SF
TAMC Area	5229 SF
	6257 SF
Exclusions	
Storage	71 SF
	71 SF
Gross Area	6327 SF

2025-11-10 11:51:14 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 20-21

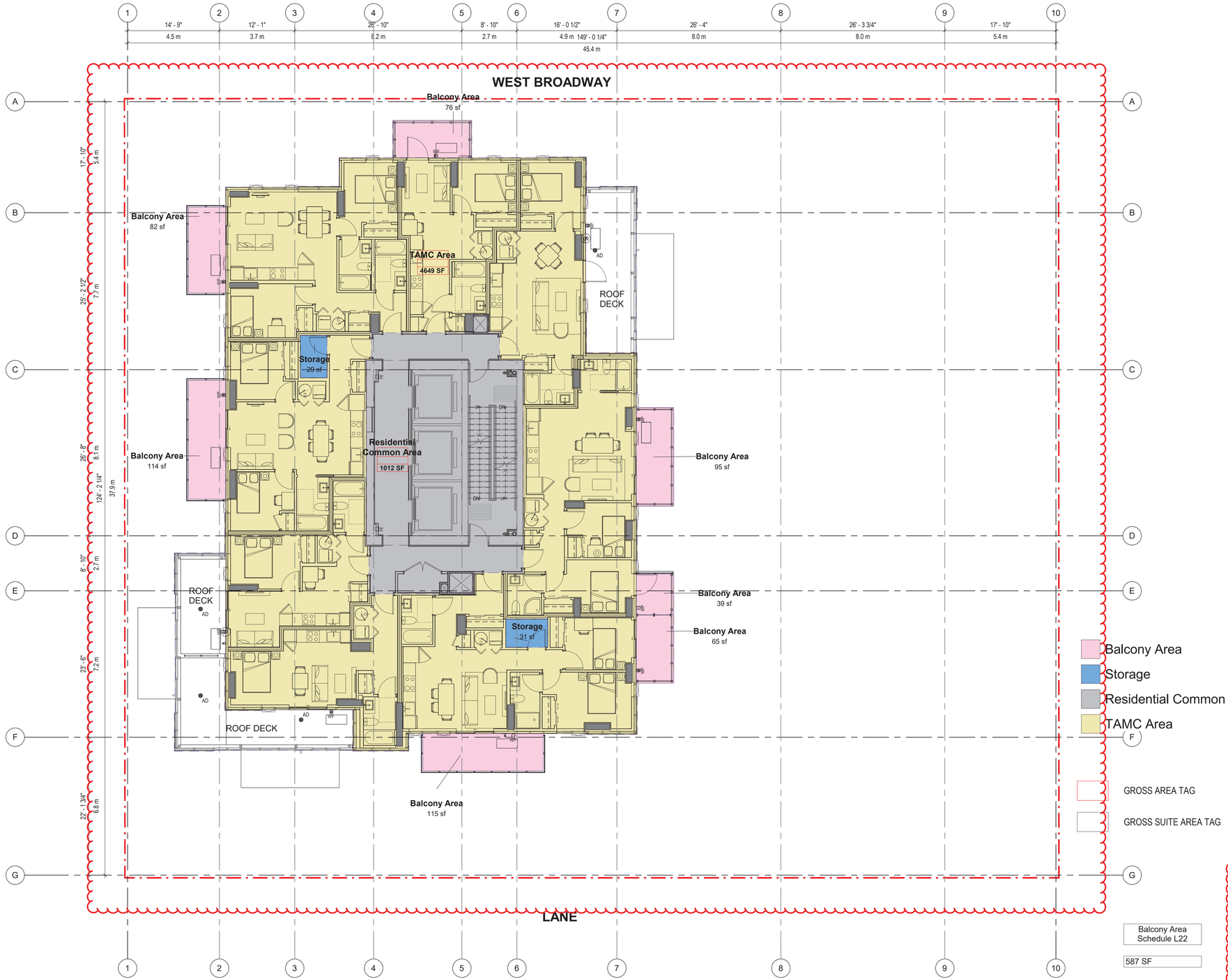
SHEET NUMBER

A8.18

ISSUE

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

SCALE CHECK 10mm 1 in



Balcony Area Schedule L22

587 SF

FSR - LEVEL 22	
Net Area	
Residential Common Area	1012 SF
TAMC Area	4649 SF
	5661 SF
Exclusions	
Storage	59 SF
	59 SF
Gross Area	5721 SF

2025-11-10 11:51:22 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 22

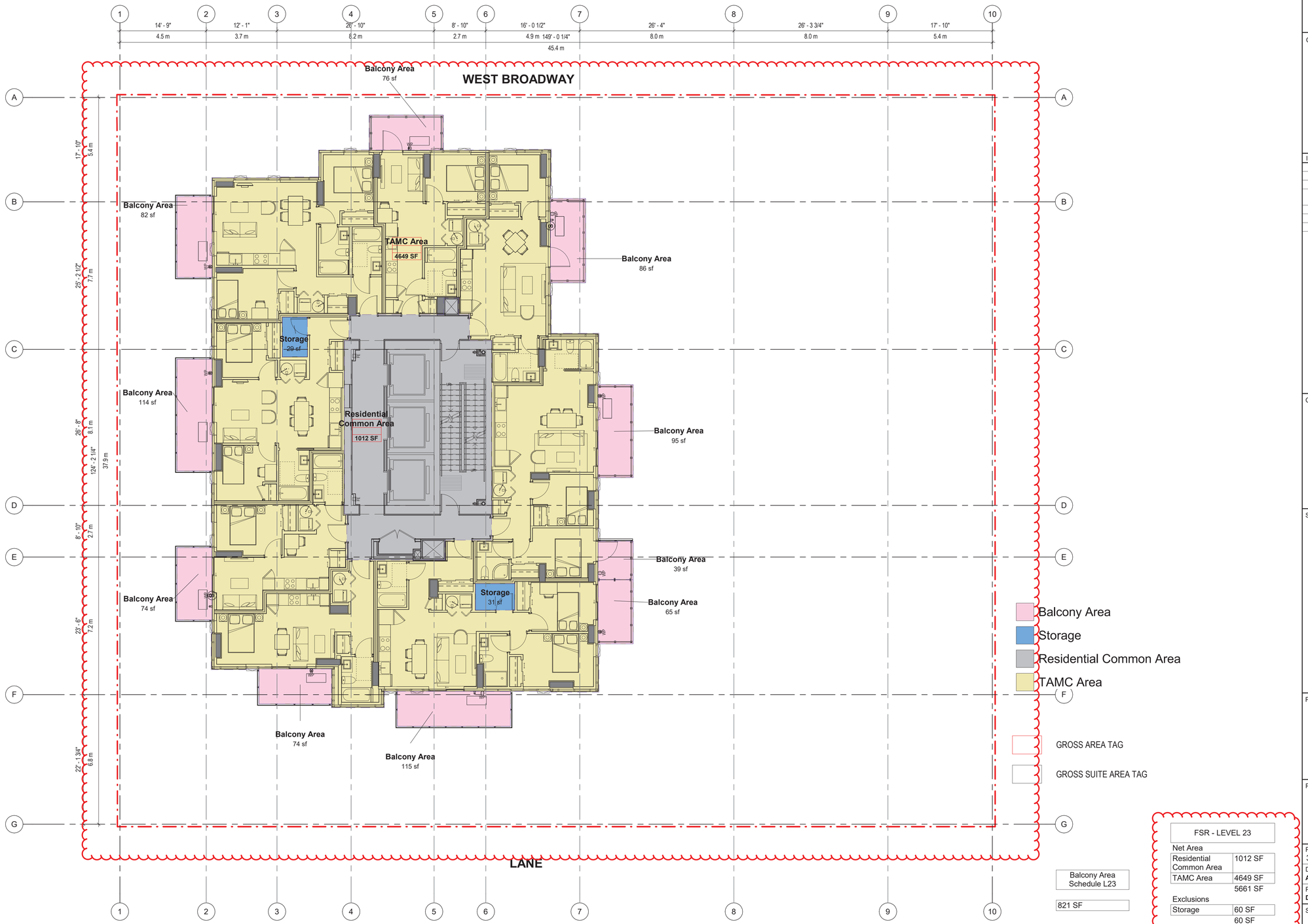
SHEET NUMBER

A8.19

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt



Balcony Area Schedule L23
821 SF

FSR - LEVEL 23	
Net Area	
Residential Common Area	1012 SF
TAMC Area	4649 SF
	5661 SF
Exclusions	
Storage	60 SF
	60 SF
Gross Area	5721 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT
ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT
2538 BIRCH STREET
2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE
FSR Overlay Level 23

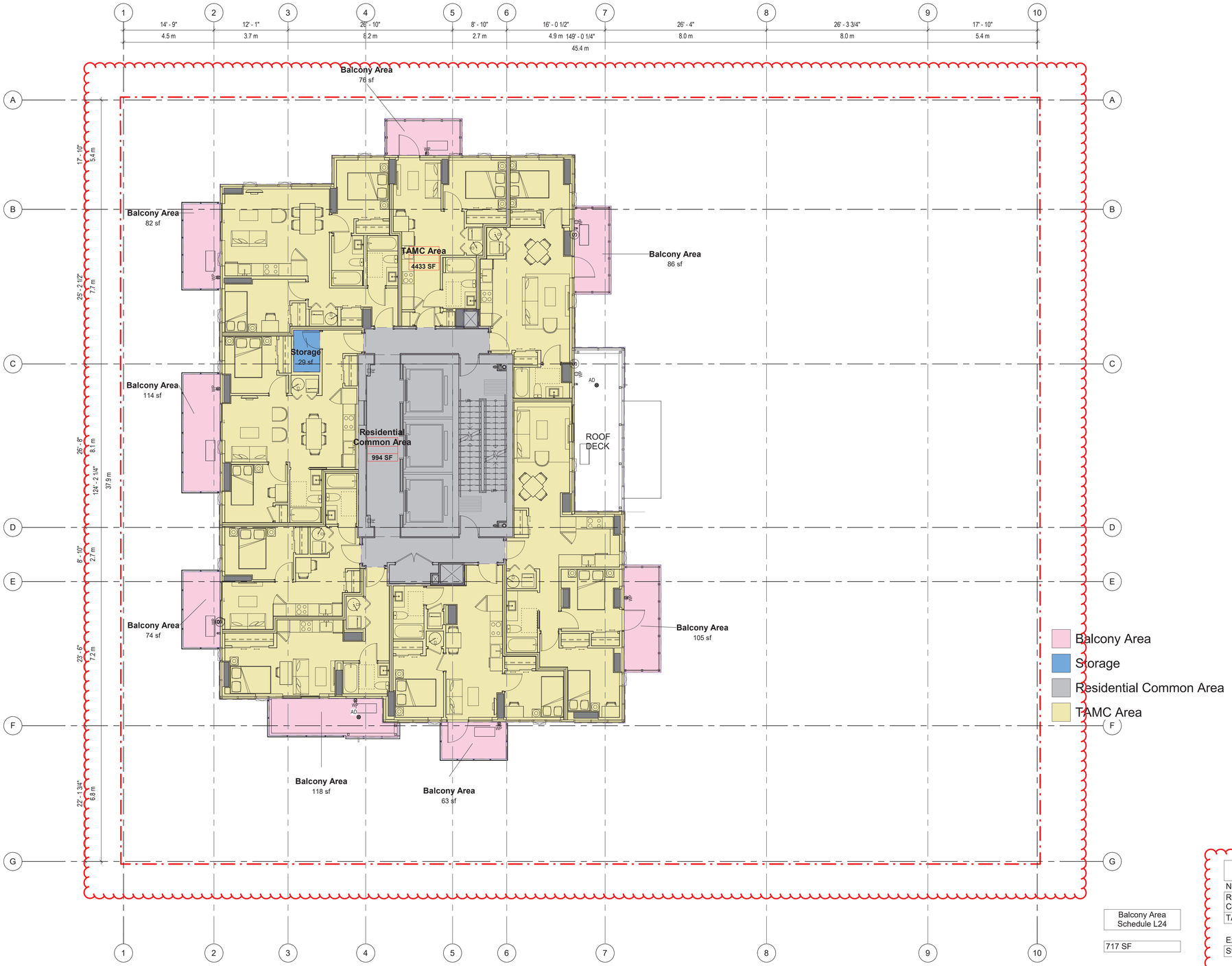
SHEET NUMBER
A8.20

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

2025-11-10 11:51:29 AM



Balcony Area Schedule L24

717 SF

FSR - LEVEL 24	
Net Area	
Residential Common Area	994 SF
TAMC Area	4433 SF
	5427 SF
Exclusions	
Storage	29 SF
	29 SF
Gross Area	5456 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 24

SHEET NUMBER

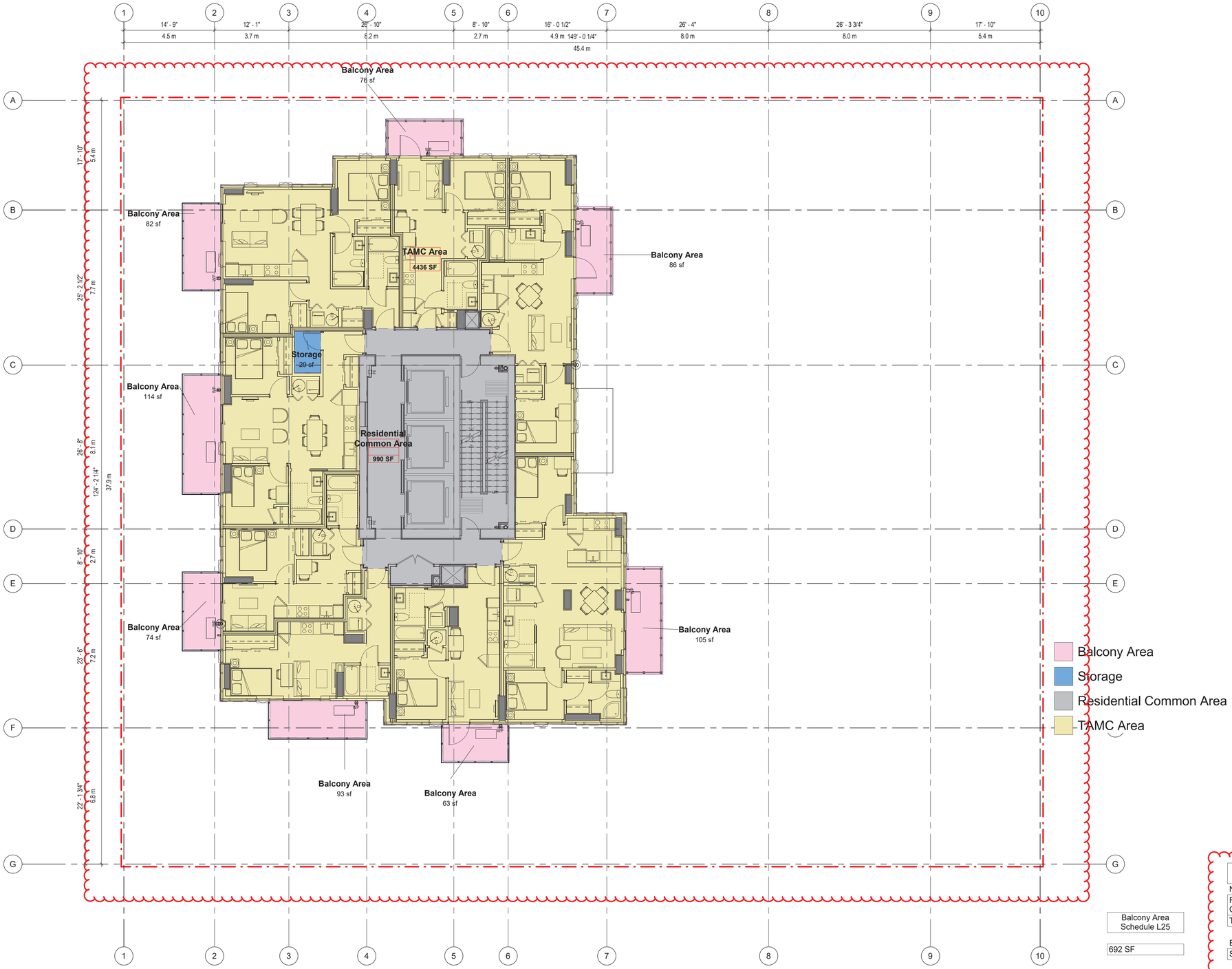
A8.21

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBwy 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

2025-11-10 11:51:37 AM



Balcony Area Schedule L25

692 SF

FSR - LEVEL 25	
Net Area	
Residential Common Area	990 SF
TAMC Area	4436 SF
	5427 SF
Exclusions	
Storage	29 SF
	29 SF
Gross Area	5456 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

FSR Overlay Level 25

SHEET NUMBER

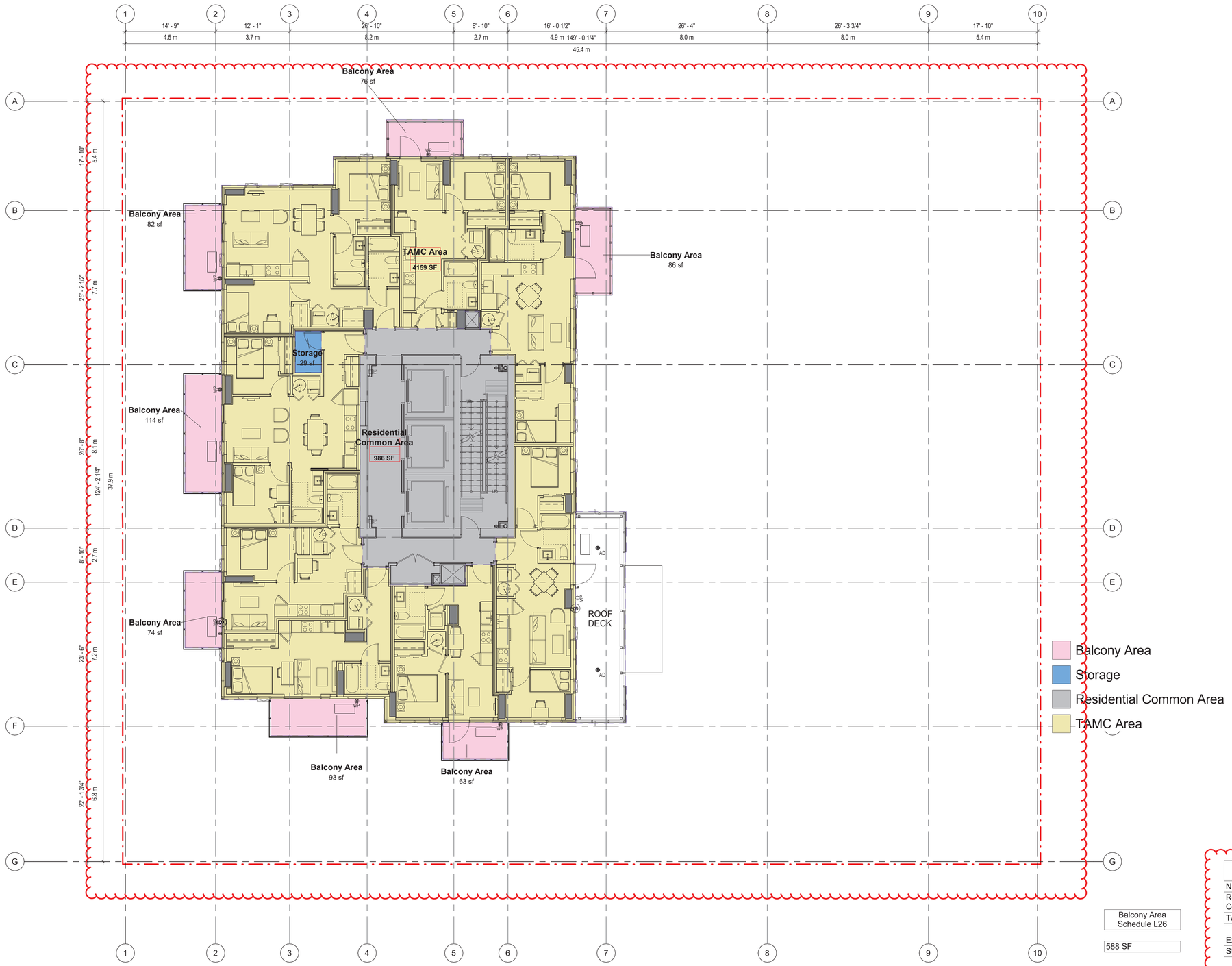
A8.22

ISSUE

SCALE CHECK | 10mm | 1 in

Autodesk Docs://39572-1296_WBwwy 2022/39572_1296_WBwwy-Central-2022_28_Stories.rvt

2025-11-10 11:51:44 AM



Balcony Area Schedule L26

588 SF

FSR - LEVEL 26	
Net Area	
Residential Common Area	986 SF
TAMC Area	4159 SF
	5144 SF
Exclusions	
Storage	29 SF
	29 SF
Gross Area	5173 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT
ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT
2538 BIRCH STREET
2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE
FSR Overlay Level 26

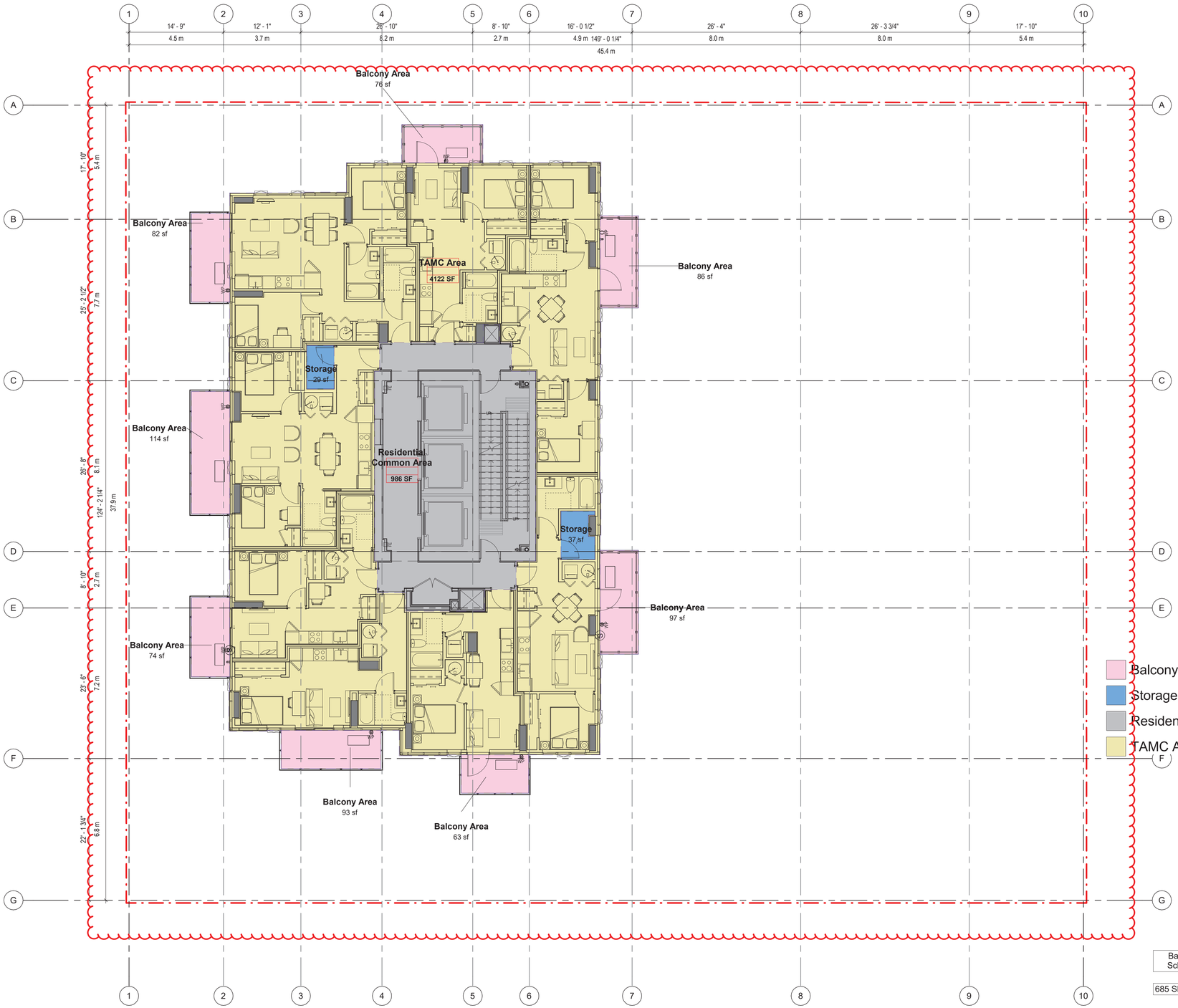
SHEET NUMBER
A8.23

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBwy 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

2025-11-10 11:51:52 AM



Balcony Area Schedule L27

685 SF

FSR - LEVEL 27	
Net Area	
Residential Common Area	986 SF
TAMC Area	4122 SF
	5108 SF
Exclusions	
Storage	66 SF
	66 SF
Gross Area	5173 SF

2025-11-10 11:51:59 AM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 27

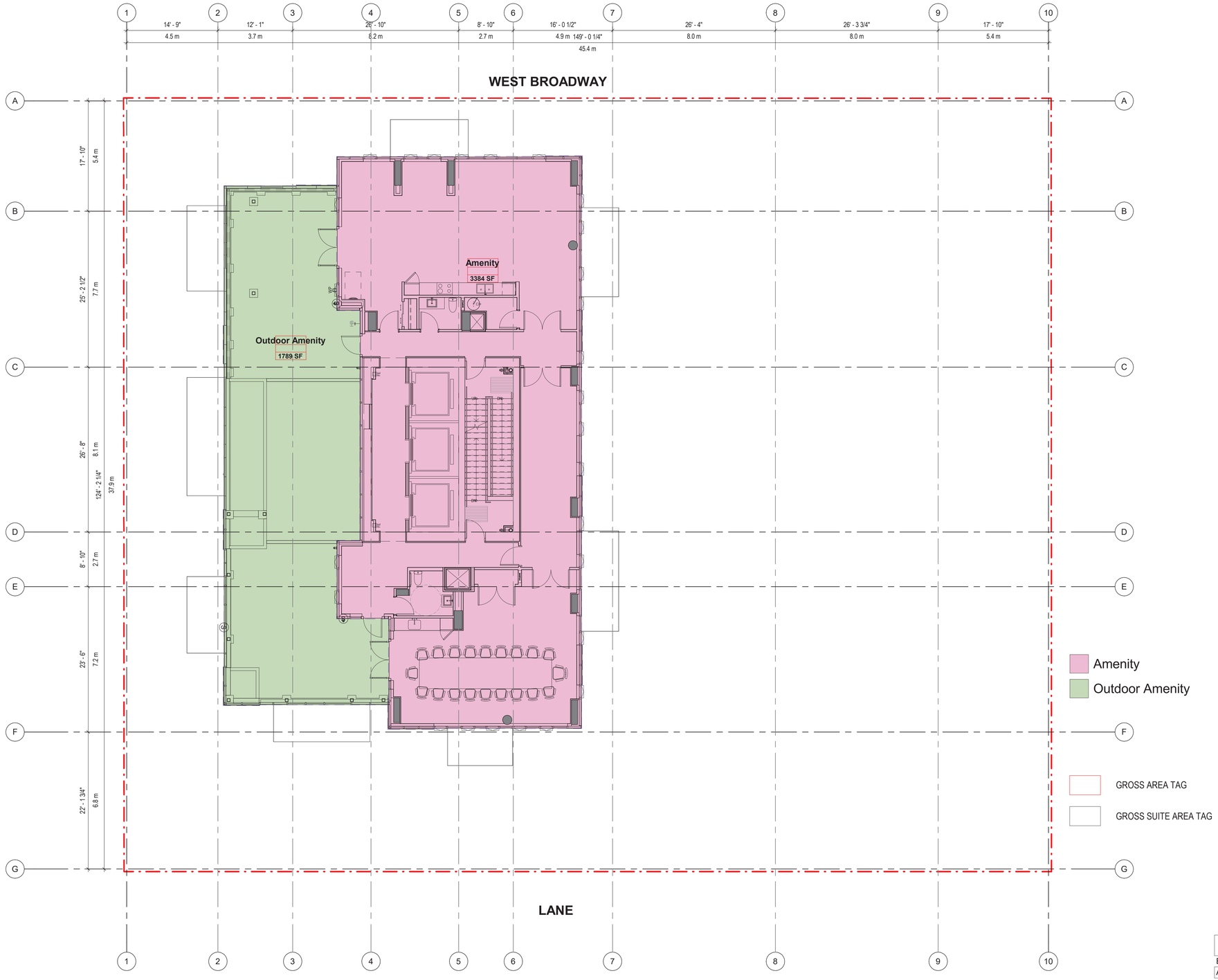
SHEET NUMBER

A8.24

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBwy 2022/39572_1296_WBway-Central-2022_28_Stories.rvt



FSR - LEVEL 28	
Exclusions	
Amenity	3384 SF
	3384 SF
Gross Area	3384 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2025-11-17

CONSULTANTS

SEAL

PRIME CONSULTANT
ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT
2538 BIRCH STREET
2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE
FSR Overlay Level 28

SHEET NUMBER
A8.25

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBway 2022/39572_1296_WBway-Central-2022_28_Stories.rvt

2025-11-10 11:52:04 AM

Arcadis is a global multi-disciplinary practice with expertise spanning sustainable design, resilient infrastructure, and transforming the natural and built environment for the most iconic global projects and developments of our time.

We provide services globally with over 250 office worldwide.

ARCADIS