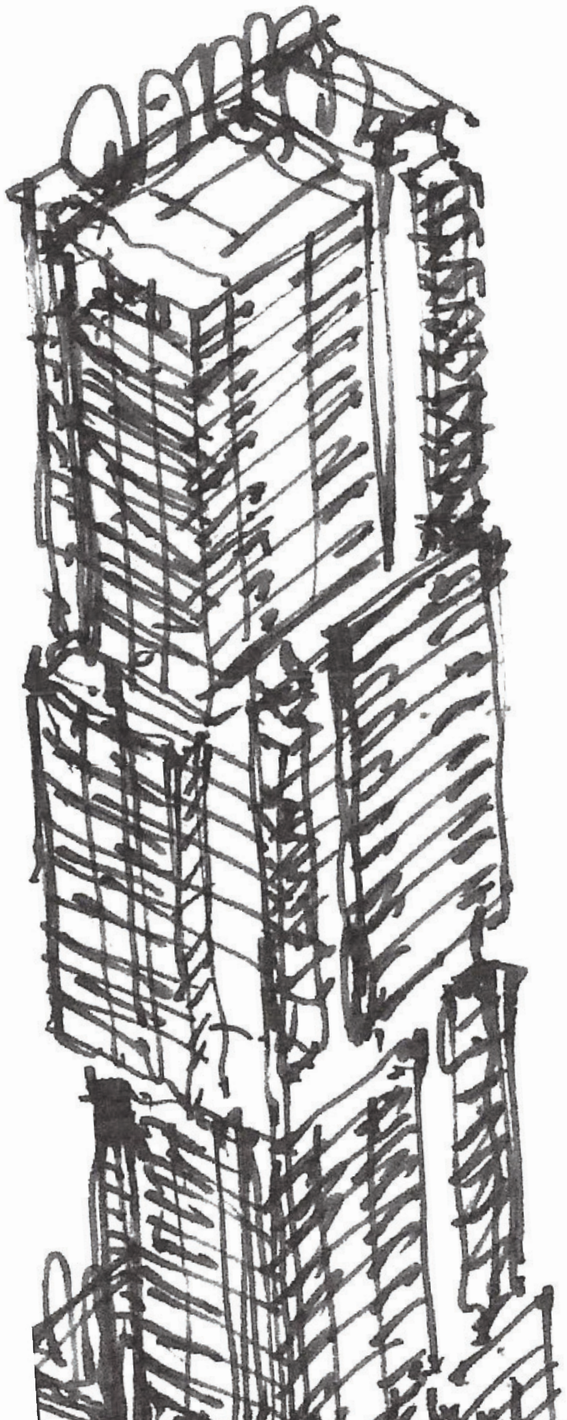
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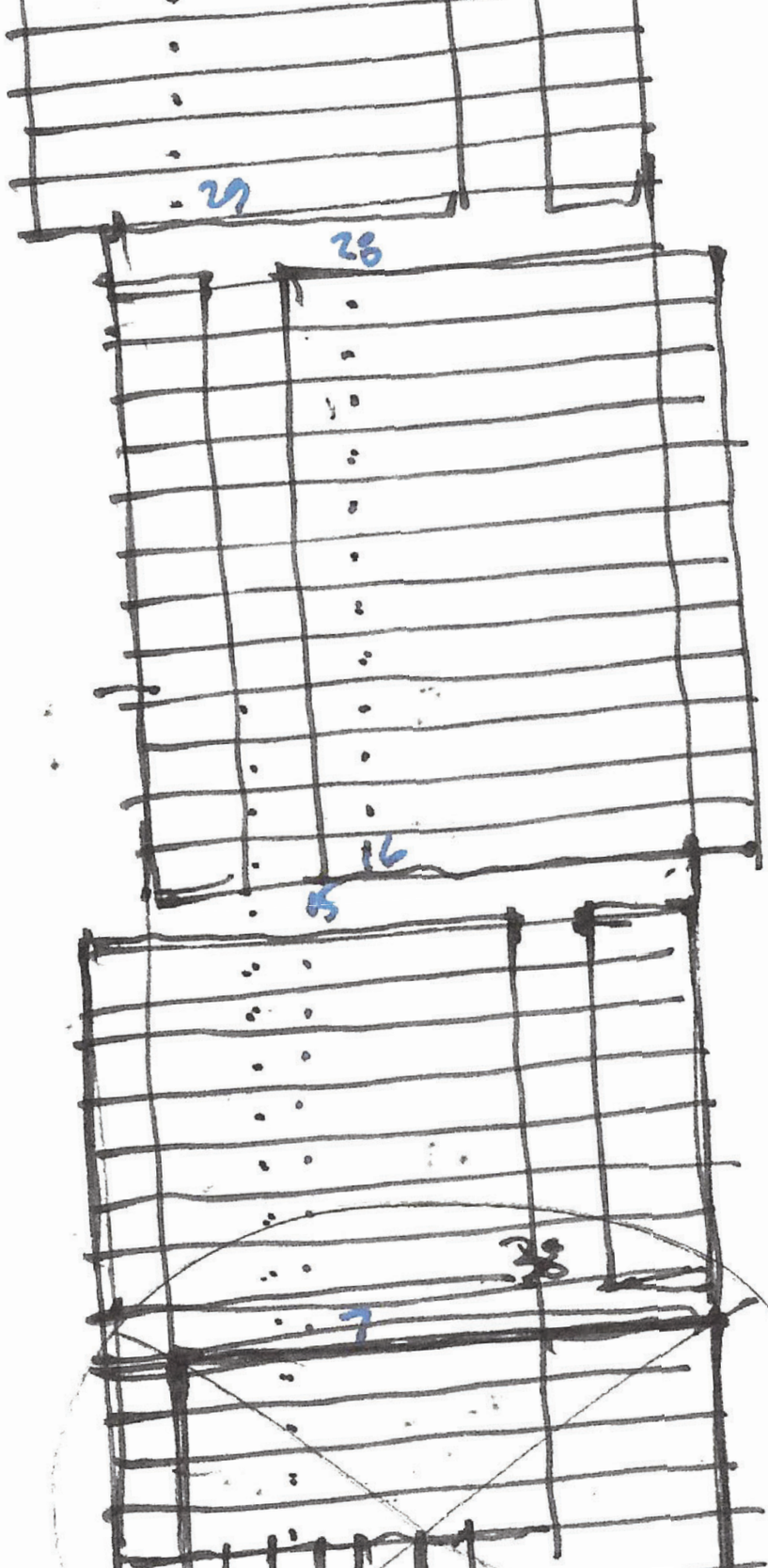
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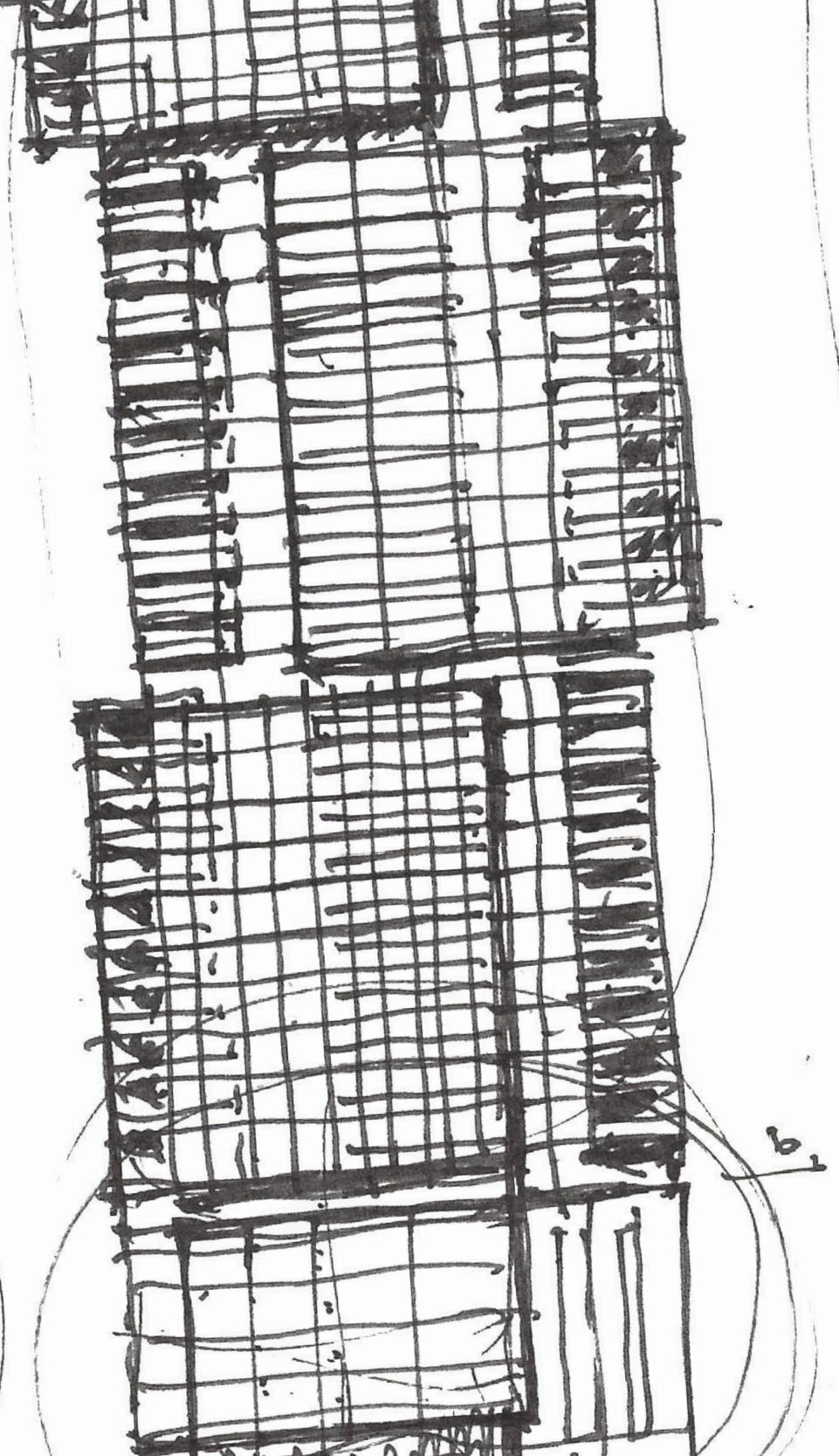
Rezoning Application

June 26, 2025

Changing the way we see community




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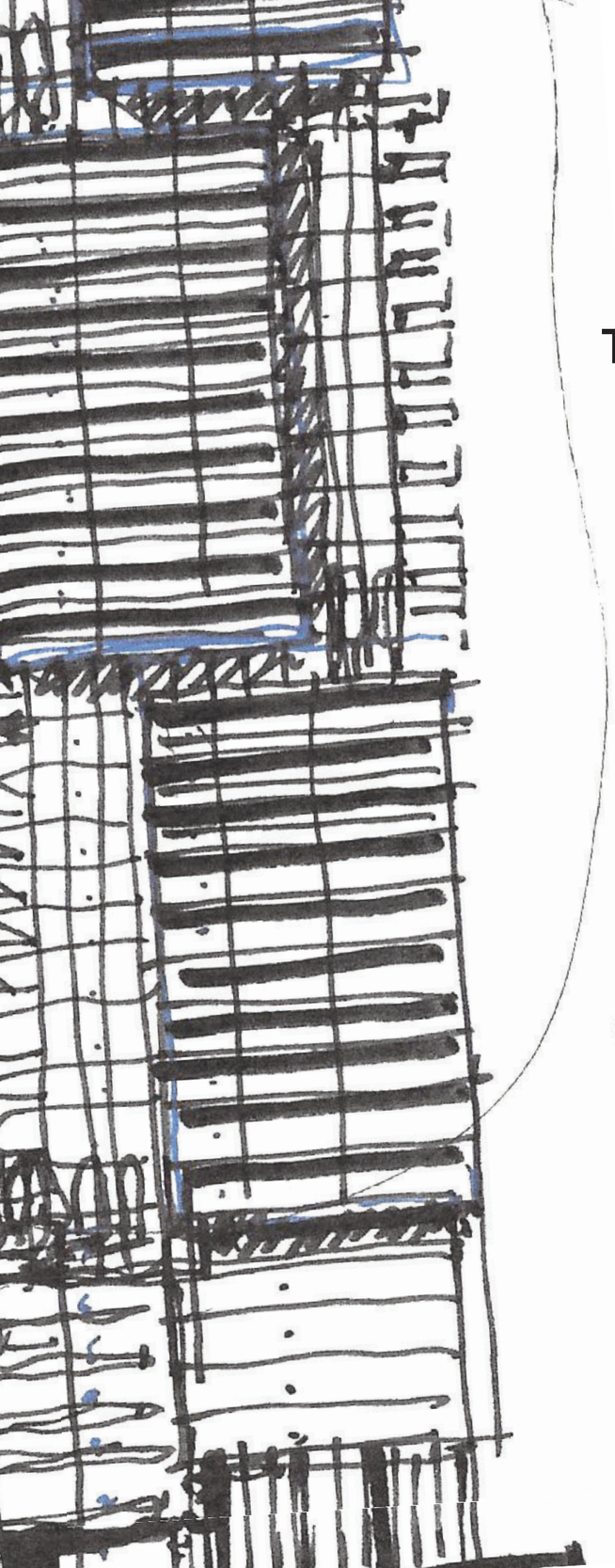


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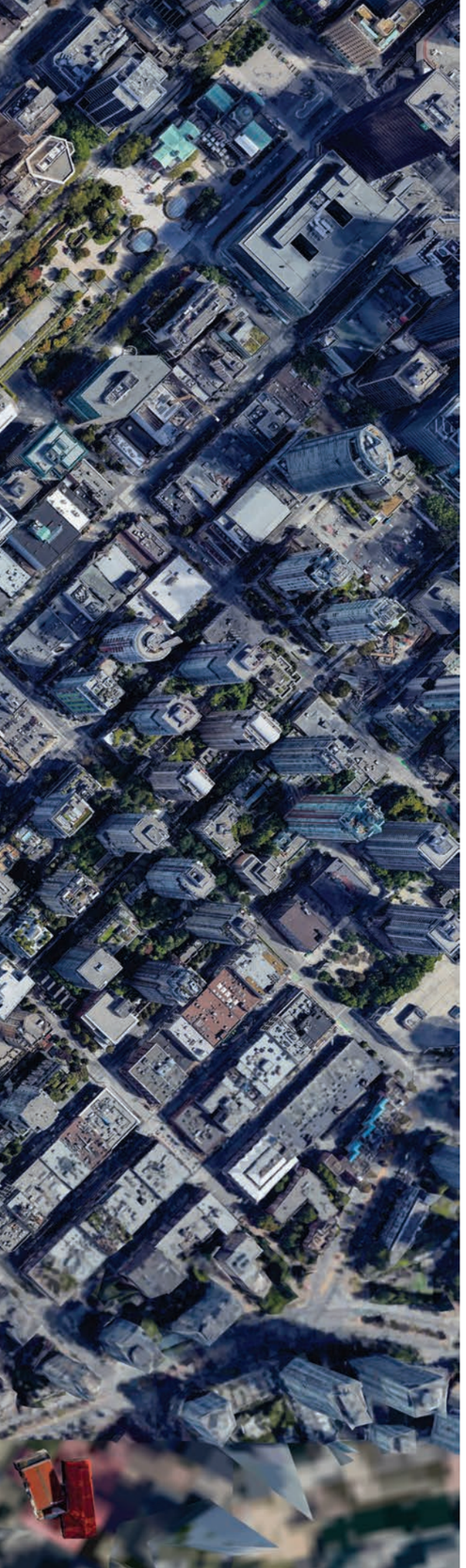
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01.

Introduction

Rezoning Application For:

Rental Apartment Development at 1031 & 1039 Burnaby Street

The Boxer Group of Companies intend to enter into a binding agreement with VRS Communities through a Memorandum of Understanding (MOU) to collaboratively deliver a project that maximizes affordability and accessibility. The partnership aims to develop an application where VRS will purchase and retain ownership of 60 non-market rental units, focusing on providing housing solutions for individuals requiring accessible and affordable housing.

VRS Communities, with over 50 years of experience, has a proven track record of developing housing and wrap-around supports that allow individuals with disabilities, seniors, and other vulnerable populations to live independently in the community. Details about VRS Communities and their operational expertise have been included to highlight their capacity to deliver this project successfully.

The partnership between Boxer Group of Companies and VRS Communities at 1031 and 1039 Burnaby Street represents a unique opportunity to develop much-needed affordable housing in Vancouver's West End. Ideally located near transit, green spaces, and essential services, this project will provide a solid foundation for individuals and families to thrive while meeting the growing demand for accessible and affordable housing in the region.

Rezoning Letter

City of Vancouver
co/ Planning Urban Design and Sustainability Dept.
Rezoning Centre
515 West 10th Ave,
Vancouver, BC. Canada
V5Z 4A8

June 26, 2025

Attention: Tess Munro MCRP, Rezoning Planner | Rezoning Centre
via email to: tess.munro@vancouver.ca

Re: Rezoning Application to Rezone 1031+1039 Burnaby St., Vancouver, BC.

Disclaimer Regarding Non-Market Housing Partner

Boxer Holdings Ltd. intends to enter into a binding agreement with Vancouver Resource Society (VRS Communities) as the designated non-market housing partner for this project. However, the Owner expressly reserves the right to substitute VRS with another qualified non-profit housing provider or to directly oversee the delivery of below-market housing units. This flexibility is necessary to ensure the feasibility and timely delivery of the project, particularly in the event that VRS is unable to secure sufficient equity or financing to fulfill its commitments

Dear Tess,

Thank you for reviewing our previously submitted Letter of Enquiry submission and providing your response letter dated, March 5, 2024 with Staff advice. The Project Team has reviewed the letter and we are submitting this Rezoning submission on behalf of the owner, Boxer Holdings Ltd. with a request to consider our application for rezoning from Residential Multi-Family (RM-5A) to Comprehensive Development (CD-1).

The intention of the proposed development is to designate the below-market housing to Vancouver Resource Society (VRS Communities). **VRS Communities** brings over 50 years of providing and operating housing units directed at inclusion and affordability for a range of clients requiring assistance. VRS, with the support of Boxer Holdings Ltd., believe in building a future of multi-generational housing, where individuals can live in the communities they have come to love, without being isolated by age, ability or family income.

The proposed rezoning would convert 2-existing RM-5a lots with a total of 47 existing rental units to be consolidated to accommodate a new 32 storey plus a 1-storey Amenity roof-level residential building, including a 6 storey Podium, with 329 secured rental units. 20% of the residential floor area would be for below-market rental (BMR) units The proposed FSR is 12.23 and height is 90.2 m (296 ft.) under the West End Community Plan and Rezoning Policy – Area E, and Burrard Corridor Plan – Area G. To support this unique community, the proposed rezoning would also allow for an active link path leading from Pantages Lane to Burnaby St., in recognition of the West End Community Plan's objective to create interconnectivity through to the Davie Street Village and to support the local merchants.

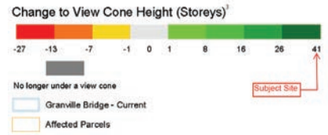
The Project has responded to Council's motions of October 4, 2023, which is:

URBAN SOLUTIONS ARCHITECTURE LIMITED
Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

- To initiate a review of view protection guidelines in the city to understand how much housing, job space, hotel space, public benefits and affordable housing could be built on sites restricted by these guidelines, and to eliminate obsolete low priority view cones,

and **Council's approved motion of July 10, 2024,** repealing the View Protection Guidelines (1989, last amended 2023) and approve the Public Views Guidelines which directs staff to:

- Remove **Public View 12.1(.1, .2 and .3) – Granville Bridge** from Council-approved public views, including Staff analysis of additional storeys added over the 123 properties affected. (note: 1031+1039 Burnaby St., is identified to support an additional 20 storeys to a height of 41 storeys).



with further Council directives for staff to:

- Report back on the impacts of changing the solar access timeframe from 10 am to 4 pm PDT to **10 am to 2 pm PDT** from the spring through the fall equinoxes by Q1 2025,
- To initiate a comprehensive review of solar access in public spaces in downtown neighbourhoods and assess the impacts of shadow policies on the delivery of housing and jobs space;

The addresses for this site consist of approx. site area of 17,295 sf with approx. overall dimensions of 132'-0" x 131'-0" depth and consisting of 2 lots total:

- 1031 Burnaby St (approx. 66'-0" x 131') = 8,647 sf
- 1039 Burnaby St (approx. 66'-0" x 131') = 8,647 sf

INTRODUCTION

The proposed 32-storey plus L33 Amenity roof-level residential Tower with 6-storey Podium is to be a 100% Secured Market Rental Residential with 20% (by area) of the units to be below-market rental as prescribed under the City's policies;

- West End Community Plan and Rezoning Policy for the West End (2013, amended 2023),
  - Rezoning for Area E is permitted for 100% rental with 20% as below-market rental.
- Burrard Corridor Plan (Area G) - West End Community Plan
- West End – Tower Form, Siting, and Setbacks (2017, amended 2023)
- West End RM-5A Guidelines (1989, amended 2022)
- Tenant Relocation and Protection Policy
- Development Rezoning Enquiry Guidance Documents for Sewers – Sept 2018, and supporting documents:
  - Rainwater Management Bulletin – August 2022,
  - Groundwater Management Bulletin – July 2018
- Green Buildings Policy for Rezoning Process and Requirements – amended July 27, 2023,
- And overall Zoning and Development Bylaw 3575, and Parking Bylaw 6059.

The proposed 100% assured rental Project adheres to the principles of the policies, guidelines, principles, and goals of the West End Community Plan and Rezoning Policy – Area E, and Burrard Corridor Plan – Area G, through the provision of providing rental housing in 33 Stories, with 12.23 FSR. The proposed Project includes provision for 20% of the net floor area being offered at below market rents. It is projected the proposed Project will add a total net gain of 329 market rental units including 20% (by area) below-market (BMR) units, of which 44% are family units, to the City of Vancouver's secure rental stock, located in the highly walkable West End of Downtown Vancouver. The BMR units will be designed to suite the clients of VRS Communities, who will be operator and property managers of such units within the overall building.

The Project supports the vision of the local neighbourhood context as a mid-block site which will contribute to future evolutions of the Davie Street Village and the City's indication of mid-block pedestrian improvements from Davie St through to Pantages Lane with sensitive and respectful transitions, green connections, maximized sunlight, and varied built form are incorporated within our proposed rental project.

Attached to this letter is our: Detailed Development Statistics Summary, preliminary proposed Architectural and Landscape Architectural diagrammatic drawings illustrating the development, and overall form of development, supported with legal survey information and an arborist report.

The highlights of the proposal are summarized and as follows:

Context Description:
The site is within the West End Community Plan and Rezoning Policy – Area E, and Burrard Corridor Plan – Area G and consist of 2 low scale RM5a Lots, each with a 3- storey building from the 1950/1960's containing 47 total rental units within the two buildings. None of these buildings are listed on the heritage inventory. Since 1956 to current, the Sites/buildings have been continuously owned, acquired, maintained, and operated by the same Owner (the Boxer family). Today, the buildings are functionally obsolete, due to their age, layouts, and material lifecycle. The existing 1031 Burnaby St Building is of particular concern, as the lane accessed surface parking is located below the overhanging 2nd floor, creating a deep overhang attracting ongoing CPTED issues.

From Thurlow St. to Burrard St., oriented on the north side of the 1000 Block Burnaby St, the entire block is composed of 5 total site parcels equally sized with 132ft frontages (except for 1025 Burnaby St, which contains a recently constructed 5 storey Building on a 66ft wide lot.). The Subject Site is located mid-block amongst a neighbourhood which has been undergoing new redevelopment occurring with new Tower forms.

The context of this site is unique as the Burrard Corridor Plan – Area G and Area F envisions future densification consisting of new high-rise towers (both residential only and combined residential/commercial, of varying heights). Many of the approved applications/future high-rise towers are planned to be 300ft in height within Area G and 480ft in Area F. The Area G plan envisions residential Tower form-of-developments, on lot size with 132 frontages. Further, the site is located on Pantages Lane serving both the north side of Burnaby St and the south side of the commercial fronting Davie Street Village. Burnaby St. is also identified as a potential new/improved pedestrian and cycling route. The site is also located within a ½ block proximity from Burrard St, cycling network.

The Proposed Rental Project takes into consideration both the current existing context, and the vision of the immediate future densification of the Area G and Area F Plan, and for the eventual growth of sites along Davie St, to their zoning potential. For reference the list of approved applications / future high-rise towers are as follows:

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Evolving Context of Burrard Corridor Plan – Area G and Area F (approved applications / impending future high-rise towers)			
Rental	1068 Burnaby St. (Strand / Intercorp Developments)	Under Rezoning	300ft / 34 stories / 12.25 FSR
Rental	1098 Harwood St. (Bosa Properties)	DP Approvals	300ft / 33 Stories / 12.55 FSR
Rental	1065 Harwood St. (Bosa Properties)	DP Approvals	300ft / 33 Stories / 12.55 FSR
Rental	1065 Pacific St. (Wall Financial Corp)	Under Rezoning	300ft / 32 Stories / 11.19 FSR
Strata / Mixed Use	1157 Burrard St. (Prima Properties)	DP/BP Approvals	469ft / 47 Stories / 13.37 FSR
Rental	1045 Burnaby St., (Gracorp)	BP Approvals	159 ft / 16 Stories / 6.33 FSR

Program & Function:
The proposed project will offer a variety of unit sizes under a 100% Secured Market Rental tenure, along with incorporating the prescribed 20% (by area) of the units as Below-Market Rental component as per the Burrard Corridor Plan – Area G vision. Located to the east side of the site at the ground Level L1, will be an 2102 sf Gym Amenity space with associated 590 sf secured outdoor amenity space, and to the west of the site, will be an 705 sf Amenity Library-Lounge Room adjacent to an 30ft wide at-grade linear garden with active link path leading from Pantages Lane to Burnaby St. Along Pantages Lane we have identified place recognition opportunities as an opportunity to enhance the West End Community and Davie Village engagement. Further, units facing the proposed landscaped "active link" will support this through-site connection. All units will have individual open-balconies.

At grade, along Burnaby St, the tower's 6 storey podium offers a scale indicative of great Vancouver streets along with landscaping and visually open screening. The Building's entry will provide clear visual ques, to the street.

Beyond Level 1 indoor amenity with at-grade active link, the project incorporates additional indoor / outdoor common amenities to serve the build's occupants. Located at Level 7 a 1758 sf indoor amenities with an adjoining 1827 + sf outdoor amenity, which includes a secured outdoor Children's Play area. At the rooftop Level 33, is a 772 sf multi-purpose indoor amenity room with an adjoining 469 sf outdoor amenity terrace. The L-1, L-7 and rooftop L-33 roof terrace will be programmed to support open-space activities, family amenities and encourage socialization.

Proposed Development Summary for 1031 + 1039 Burnaby St. (note: refer to attached Detailed Development Statistics Summary, and preliminary proposed Architectural diagrammatic drawings)		
Site Area:	17,295 sf	
Development Statistics Summary:		
Tower:	32 storeys + (approx. 300 ft) + L33 Amenity Level	
Podium:	6 storeys	
FSR:	12.23	
	Uses:	
# of Residential Units:	Total Units:	329 units total
	100% Secured Market Rental:	100% units
	Below-Market Rental: **operatorated and managed by VRS Communities,**	20% (by area) units
Car Share:	3 Car Share Stalls @ L1 – Lane	Lane and Lobby Access
Car Share:	6 Car Share Stalls @ P1 – U/G Parking	Lane (Elevator) and Lobby Access

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Bike Access + facility: Dog Washing:	Secure Bike Elevator Access @ L1 – Lane With Bike Maintenance Facility @ L1– Lane Full Dog Wash Facilities Room @ L1 – Lane	Lane and Lobby Access Lane and Lobby Access
Amenities:	Amenity Library-Lounge @ L-1	approx. 705sf
	Outdoor Amenity @ L1	30ft wide Active Link
	Gym Amenity and Exercise Rm @ L-1	2,102 sf
	Secured Outdoor Amenity @ L-1	590 sf
	Amenity Rooms @ L-7 (Indoor Children's Play and Parent's Lounge – Quiet Room). with supervision of outdoor Children's Play area.	approx. 1,758 sf
	Terrace @ L-7 (Outdoor Amenity) with secured outdoor Children's Play Areas	approx.1,827 sf open & landscaped
	Amenities Lounge Room @ L-33	approx. 772 sf
	L-33 Terrace @ Tower Roof Level (Outdoor Amenity)	approx. 469 sf open & landscaped
Pedestrian Connections:	Varying width (up to 30ft wide) "Active Link" provided	landscaped
Parking:	183 Stalls	located underground
Bicycles:	525 total + 18 Class B	located underground
Loading:	One Loading (class B) + Three Loading (class A) + Three Passenger (class A)	Located at Lane and below grade
Applicable plans, policies and guidelines:		
Applicable rezoning policy:	• West End Community Plan and Rezoning Policy – Area E, and Burrard Corridor Plan – Area G • Tenant Relocation and Protection Policy • High-Density Housing for Families with Children Guidelines • And overall Zoning and Development Bylaw 3575, and Parking Bylaw 6059.	
	➢ Development Rezoning Enquiry Guidance Documents for Sewers – Sept 2018, and supporting documents: • Rainwater Management Bulletin – August 2022 • Groundwater Management Bulletin – July 2018	
Conformance to policies and guidelines for this site:	The proposal conforms to the prescribe zoning, policies and guidelines for this site, except for: • With the shadowing requirement as identified in the West End Bulletin – Tower Form, Siting and Setbacks (2017, amended 2023) • The maximum allowable height of the 91.4 m (300 ft.) as identified in the West End Community Plan.	
Green Buildings Policy for Rezoning proposed:	The proposal will incorporate the: ➢ Green Buildings Policy for Rezoning Process and Requirements – amended July 27, 2023 The project is committed to achieving requirements of the Green Building Policy, and its prescribed process at all 3-levels of permitting – Development Permit (DE), Building Permit (BU), and Occupancy (OC). During our Rezoning (RZ) process a "sustainable design strategy" that	

	articulates the approach to the Green Buildings Policy for Rezoning Process and Requirements, being pursued, and will be submitted for review to the City.

Urban Design:

Since our Letter of Enquiry, the Project has undergone a substantial design development, addressing the City's comments and further enhancing the committed to a high standard of architecture and urban design. Car share is provided and all parking and loading will be accessed from the lane, with parking located in U/G levels. In order to assist the livability along the lane for the neighbourhood, the Assured Rental Project is open to allowing for an active link path leading from Pantages Lane to Burnaby St., in recognition of the West End Community Plan's objective to create pedestrian oriented mid-block interconnectivity through to the Davie Street Village.

To align with principles of "great streets", the Podium level will create visual interest for pedestrians ensuring an animated streetscape that compliments the City's goal of transforming Burnaby St., into a vital pedestrian and cycling street within the city's bicycling network. Further, at street level the site will accommodate highly programed active Building Amenities with both indoor and outdoor spaces along with the "active link" to assist with achieving a vibrant community and the neighbourhood plan.

As a site with over 132ft frontage, the 6-storey Podium will transition into the tower form to additionally support the area's residential character while incorporating the guidelines and vision Burrard Corridor Plan (Area G) of the West End Community Plan. The Rental Project's overall setbacks, and overall tower form and massing follows the recommendations within this section for an interior site. The ground-level open space will additionally be support by the addition of usable outdoor space at a roof terrace located at the L-7 Level (Podium Roof) and at the L-33 Level, the tower's roof level. The building's lobby and amenity spaces will support socializing and community by including seating and other programming.

We have massed the 33-storey tower to the south-east side of the site in response to Tower separation analysis for the adjacent neighbouring Tower sites which anticipates a range of housing forms and other future Towers of varying height. (Please refer to attached drawings for our urban design analysis.)

Community Benefits:

The proposed rental project will deliver on the City's rental housing crisis and will generate significant community amenity contributions by including:

- 100% Secured Market Rental along with 20% (by area) of the units of Below-Market Rental units, with a significant number (44%) of the units being larger units (2-bedroom, or 3-bedroom) oriented to families
- VRS Communities operated housing units directed at inclusion and affordability for a range of clients requiring assistance.
- Provision of more affordable rentals with the City's "Elimination of Minimum Parking Requirements – Phase 2 (Nov 7, 2023)"
- Supporting "great streets" and the City's vision of Burnaby St., as a vital pedestrian and cycling street
- Providing mid-block pedestrian connections, as desired within the West End Community Plan through the provision of a landscaped, pedestrian on-site "active link"
- Supporting "activated lanes" of Pantages Lane, by providing the place recognition opportunities as an opportunity to enhance the West End Community and Davie Village engagement

REQUEST

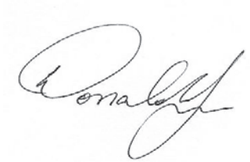
We respectfully request written confirmation that the City of Vancouver further support our proposed rental project throughout into the rezoning process to CD-1 enactment.

We recognize the site and Proposed Rental Project submission will require working with staff in a consultative and collaborative manner to refine the submission in addressing the next stages of Council Approval.

We are happy to meet and receive additional input from yourself/Planning Department to discuss requirements and the next steps in our rezoning application.

If you have any questions, or need any clarifications, please do not hesitate to call me. Thank-you for your consideration, I look forward to begin working with you.

URBAN SOLUTIONS ARCHITECTURE LTD.



Donald Yen Architect AIBC MRAIC
Principal

CC; Paul Williams, Williams Management Ltd.
ATTACHMENTS: Issued for Rezoning Submission Drawings and Booklet, dated June 26, 2025

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Matrix of Summary of Compliance to Detail Staff Advice

Form of Development

Height, Density, Massing

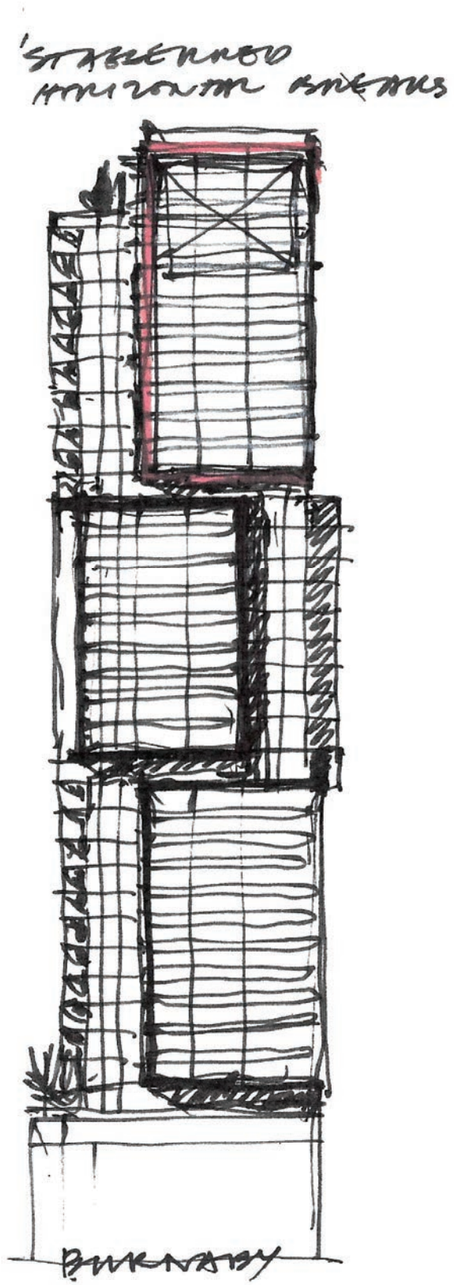
The proposal does not comply with the maximum allowable height of the 91.4 m (300 ft.) as identified in the West End Community Plan.	**Rationale for Compliance** - Compliance: Proposal submitted as a 300' Tower Form see: page 38 and page 39Section 02. Site Context: Evolving + Future Build-Out, and Section 03. Design Rationale	✓
The proposal does not comply with the View Protection Guidelines. Intrusion into the Granville Bridge view cone is not supported.	**Compliance** - see: page 68 thru page 71 Section 03. View Cone Studies (Remove Public View 12.1(.1, .2 and .3) Granville Bridge from Council-approved public views)	✓
The proposal does not comply with the shadowing requirement as identified in the West End Bulletin – Tower Form, Siting and Setbacks.	**Rationale for Compliance** - see: page 72 thru page 79 Section 03. Shadow Studies (detailed contextual analysis of shadows along Davie St., north side and solar access diagrams)	✓
The proposal complies with the minimum site frontage of 39.6 m (130 ft.) for consideration as a tower development.	**Compliance** - see: page 40 and page 41 Section 02. Tower Separation Studies, and Section 04. Project Stats and Drawings	✓
The proposal complies with the maximum tower floor plate size of 613 sq. m (6,600 sq. ft.) and exceeds the maximum base floor plate of 836 sq. m. (7,590 sq. ft.) as a secured rental housing with minimum 20% of the secured below-market outlined in the West End Rezoning Policy and West End Bulletin – Tower Form, Siting and Setbacks.	**Compliance** - see: Section 04. Project Stats and Drawings	✓

Tower Separation

The proposal generally complies with the required 24.4 m (80 ft.) tower separations, including the development to the east at 1045 Burnaby Street to allocate the minimum required distance.	**Compliance** - see: page 40 and page 41 Section 02. Tower Separation Studies, and Section 04. Project Stats and Drawings	✓

Site Design and Pedestrian Realm

The proposal generally complies with the above grade setbacks as identified in the West End Bulletin – Tower Form, Siting and Setbacks.	**Compliance** - see: page 40 and page 41 Section 02. Tower Separation Studies, and Section 04. Project Stats and Drawings	✓
The proposal contributes to the public realm by providing active uses towards pedestrian interest, as identified in section 6 of the Plan with an opportunity for enhanced setback and green connection open space. Further design development to the site design is encouraged.	**Compliance** - see: page 56 thru page 59 Section 03. Open Space and Public Realm, and Section 03. Landscape Rationale Section 04. Project Stats and Drawings Section 05. Landscape Drawings	✓



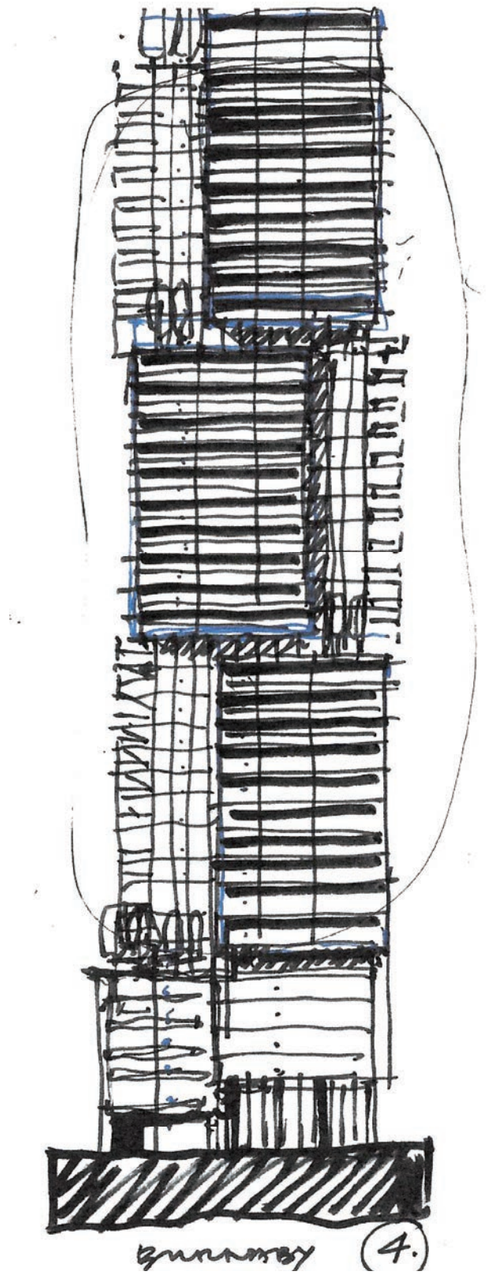
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Matrix of Summary of Compliance to Detail Staff Advice

Housing

Unit Mix and Below Market Rental Units

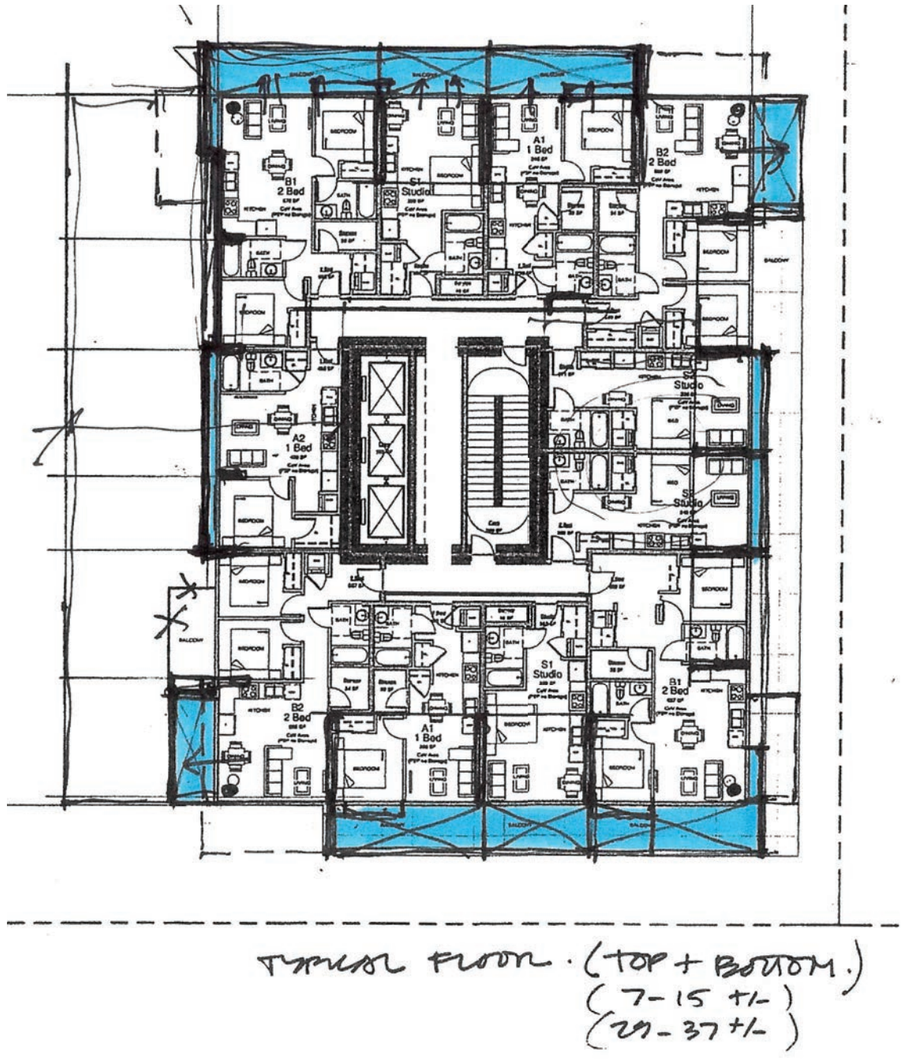
The minimum requirements of the Family Room Policy are 35% family units (comprising 2+ bedrooms) met separately for both the market rental units and below market rental units.	**Compliance** - see: page 84 Section 04. Project Stats and Drawings (Note: 44% Family Units provided)	✓
Applicant to provide unit mix breakdown for both the market rental units and the below market rental units, and label the below market units on the architectural drawings.	**Compliance** - see: page 28 and page 29 Section 01. Rental Housing + VRS Communities, and Section 04. Project Stats and Drawings (Note: 44% Family Units provided)	✓
Three-bedroom units are highly encouraged for both the market rental units and below market rental units	**Compliance** - see: page 28 and page 29 Section 01. Rental Housing + VRS Communities, and Section 04. Project Stats and Drawings (Note: 44% Family Units provided)	✓
Below-market units are expected to have the same standards of livability as the market rental units.	**Compliance** - see: page 28 and page 29 Section 01. Rental Housing + VRS Communities, and (Note: Confirmed)	✓
The West End Rezoning Policy requires 100% of the floor area to be secured rental housing, with 20% of the residential floor area as below market rental (BMR). Rents in BMR units will be set at a 20% discount to area's CMHC average rents by unit type. At unit turnover the rent can be re-indexed to the current citywide average rent less 20%.	**Compliance** - see: page 28 and page 29 Section 01. Rental Housing + VRS Communities, and Section 04. Project Stats and Drawings (Noted and provided)	✓



Matrix of Summary of Compliance to Detail Staff Advice

Housing

The proposal must incorporate the 'High-Density Housing for Families with Children Guidelines', including, but not limited to:		
High-Density Housing for Families with Children Guidelines Minimum of 2.3 sq. m (24.7 sq. ft.) bulk storage for each family dwelling unit (in the unit or within easy access of the unit). o Applicant to confirm that all units have storage, with preference for in suite storage for family units	**Compliance** - see: page 28 and page 29 Section 01. Rental Housing + VRS Communities, and Section 04. Project Stats and Drawings (Noted and provided)	✓
A private open space (e.g. balcony) for each family unit which is a minimum of 1.8m (5ft11) deep by 2.7m (8ft10) wide. The provision of private open space for each unit in the proposed scheme is encouraged. o Applicant to confirm that all units have balconies that meet the minimum dimensions.	**Compliance** - see: Section 04. Project Stats and Drawings w (Noted and provided)	✓
Outdoor amenity area to include areas suitable for a range of children's play activities, appropriate in size for the scale of the project, and situated to maximize sunlight access. o Applicant to confirm children's play area is incorporated, and situated directly adjacent to indoor amenity room.	**Compliance** - see: page 62 thru page 65 Section 03. Amenity Program, and Section 04. Project Stats and Drawings (Noted and provided)	✓
Indoor amenity room, appropriate in size for the scale of the project, to allow for the greatest range of uses, and should be adjacent to the outdoor amenity room and include a kitchenette and accessible washroom. o Applicant to increase the indoor amenity area provision, to ensure that it sufficiently addresses the scale of the project.	**Compliance** - see: page 62 thru page 65 Section 03. Amenity Program, and Section 04. Project Stats and Drawings (Noted and provided)	✓
Childcare As proposed, the size of the ground-floor childcare 229.2 sq. m (2,467 sq. ft.) does not meet the requirements of a City-owned facility.	**Compliance** At Staff advice, the proposed Childcare has been removed.	✓
Existing Tenants Please see the Tenant Relocation and Protection and Policy – Process and Requirements for more information on the policy requirements	**Compliance** - see: Section 01. Introduction (Noted and provided)	✓



URBAN SOLUTIONS ARCHITECTURE LIMITED

Project Team

Non-Profit Partner
VRS Communities
#310 - 2006 West 10th Ave.
Vancouver, B.C.

At VRS Communities, we believe in making the impossible possible. Since 1972 we have been advocating for persons with disabilities for higher standards of living and care.

We believe every individual has the right to live in their community, regardless of age or ability, which is why we expanded our vision most recently to also serve Seniors. With the recent expansion of 11 independent and assisted living communities, as well as ongoing new multi-generational developments, we continue to work for you, not shareholders. A non-profit with an invested business approach, we stand by our commitment to quality care, and looking for new ways forward to improve the lives of our clients.

Owner
Boxer Group of Companies
1000-3707 West 7th Ave.
Vancouver, B.C.

For over 70 years, the Boxer Group of Companies., has been a private real estate development and property management company.

We build and then manage residential apartment buildings across the Lower Mainland as well as in Toronto and Montreal. Our mission is to help lower to middle income families live in secure, safe and comfortable homes. We are always thinking long term and this reflects in our management style as we are trying to provide the right solution and not necessarily the least expensive. We are committed to working with our partners to see this exciting project to fruition.

Architect
Urban Solutions Architecture Ltd.
6189 Elm Street
Vancouver, BC

Urban Solutions Architecture Ltd. (USAL) is an innovative "solutions-based" design firm owned and managed by Donald Yen Architect AIBC, MRAIC, and of collaborating architects, landscape architects, designers, researchers, and support staff. Our work is rooted in humane and ecological sustainability and creative spirit. We serve clients world-wide from our studio in Vancouver, BC. Canada.

Urban Design Consultant
Alan Endall

Endall Architecture is a small, design-oriented practice that provides architectural and urban design consulting services to private sector clients, often in collaboration with other design professionals. The firm draws on Alan Endall's extensive knowledge and experience gained over 40 years of practice and the completion of multiple complex, urban mixed-use projects including residential, office, retail and hotel components, as well as a number of urban design and planning projects of varying scales.

Development Manager

Williams Management

#300 - 225 West 8th Ave.
Vancouver, BC

Williams Management is a respected boutique real estate consulting firm specializing in providing development management services to clients throughout the Lower Mainland, Vancouver Island, and the Interior. With over 25 years of experience, Williams Management has a track record of successfully overseeing a variety of substantial multi-family residential and mixed-use projects from conception to completion.

Landscape Architect

Prospect & Refuge

#102 - 1661 W 2nd Ave
Vancouver, BC

Prospect & Refuge is a full-service landscape architecture firm based in Vancouver, BC. From multi-family housing to schools, childcare facilities, hospitals and industrial sites, we work closely with clients to create vibrant, healthy and memorable places that are cohesive with the community. Founded in 2019, our company builds on over 25 years of history as Jonathan Losee Ltd. Prospect & Refuge carries on Jon's legacy of humour, client-oriented service, environmental focus, and technical attention to detail.

Community Relations

Pottinger Bird

#502 - 535 Thurlow Street
Vancouver, BC

Pottinger Bird is a community relations firm specializing in development related consultation and engagement. Since 2002, the team at Pottinger Bird have been working with their clients to facilitate meaningful community engagement processes to bring awareness and opportunities for the community to participate in the municipal approvals process. Pottinger Bird brings deep knowledge of the municipal approvals process, combined with hands-on work with community groups and important neighbourhood stakeholders to identify specific priorities and insights that can ultimately improve the way our communities are planned, designed and built.

Consultants

Structural
Glotman Simpson Consulting Engineers Ltd.
1661 West 5th Ave
Vancouver, BC

Mechanical + Energy
AB Consulting
Suite 441, 105-7655 Edmonds St
Burnaby, BC

Electrical
Nemetz & Associates Ltd.
2009 W 4th Ave
Vancouver, BC

Code
LMDG Building Code Consultants Ltd.
4th Floor - 780 Beatty Street
Vancouver, BC

Traffic
Bunt & Associates Engineering Ltd.
#1550 - 1050 W Pender
Vancouver, BC

Civil
KM Civil Consultants Ltd.
110-2920 Virtual Way
Vancouver, BC

Geotech
Geopacific Consultants
1779 W 75th Ave
Vancouver, BC

Project Overview & Rezoning Intent

Disclaimer Regarding Non-Market Housing Partner
Boxer Holdings Ltd. intends to enter into a binding agreement with Vancouver Resource Society (VRS) as the designated non-market housing partner for this project. However, the Owner expressly reserves the right to substitute VRS with another qualified non-profit housing provider or to directly oversee the delivery of below-market housing units. This flexibility is necessary to ensure the feasibility and timely delivery of the project, particularly in the event that VRS is unable to secure sufficient equity or financing to fulfill its commitments.

The proposal seeks a CD-1 rezoning to rezone 2-existing RM-5a lots with a total of 47 existing rental units to be consolidated to accommodate a new 32 Storey + L33 Amenity Level (including a 6 storey Podium), 100% Secured Market Rental Tower under the West End Community Plan and Rezoning Policy – Area E, and the Burrard Corridor Plan – Area G, with associated outdoor space. To support this unique community, the proposed rezoning would also allow for an active link path leading from Pantages Lane to Burnaby St., in recognition of the West End Community Plan's objective to create interconnectivity through to the Davie Street Village and to support the local merchants.

This application, on behalf of Boxer Holdings, will provide a total of 329 secured market rental units, which includes for 20% (by area) of the units to be below-market rental (BMR, with 44% of the total units to be Family Units of 2 Bedrms and 3 Bedrms. Overall, the Project will provide a total net gain of 282 units on the site.

The Project is responding to the joint efforts by the City of Vancouver and the BC Provincial Government's mandates to address the City's rental housing crisis, and to provide rental housing options for BC residents through optimal site utilization. Through VRS Communities, with the support of Boxer Holdings Ltd., the Project will operate and deliver multi-generational housing, where individuals can live in the communities they have come to love, without being isolated by age, ability or family income.

The Project is also responding to Council's motions which directs staff:

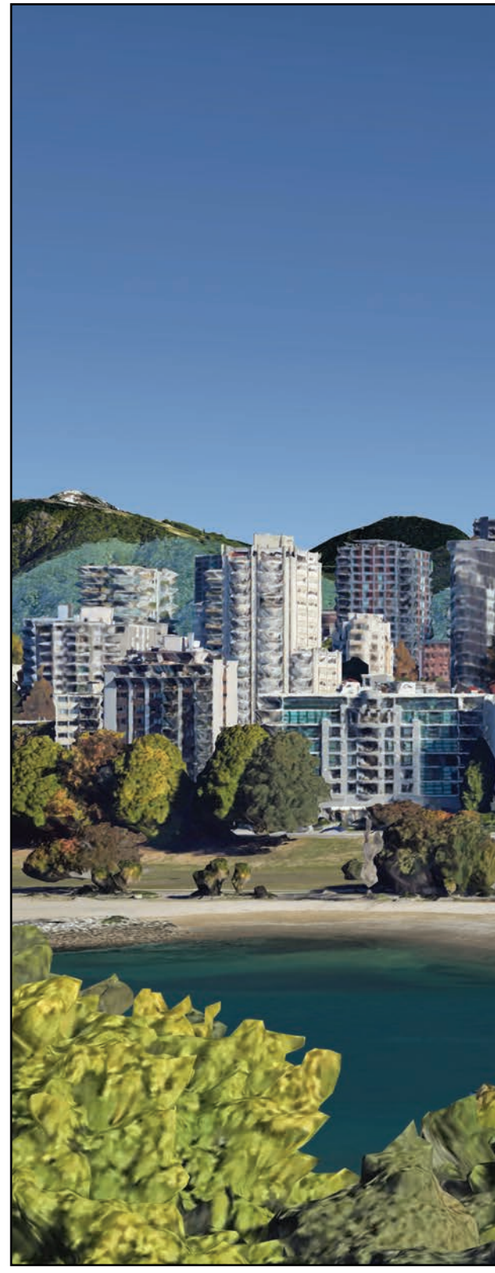
- Of October 4, 2023, to initiate a review of view protection guidelines in the city to understand how much housing, job space, hotel space, public benefits and affordable housing could be built on sites restricted by these guidelines, and to eliminate obsolete low priority view cones,

- Council's approved motion of July 10, 2024, the removal of Public View 12.1(.1, .2 and .3) – Granville Bridge from Council-approved public views, which specifically identifies the Subject Site of 1031+1039 Burnaby St., as identified to support an additional 20 storeys to a height of 41 storeys, and

with further Council directives for staff to:

- Report back on the impacts of changing the solar access timeframe from 10 am to 4 pm PDT to 10 am to 2 pm PDT from the spring through the fall equinoxes by Q1 2025,

- To initiate a comprehensive review of solar access in public spaces in downtown neighbourhoods and assess the impacts of shadow policies on the delivery of housing and jobs space;





West End Skyline - Existing

Emerging Council Directives

The imperatives of emerging Council directives have greatly informed this Site and the Proposal which includes the:

Imperative to address the City's rental housing crisis:

Informed both by the BC Provincial Government's multiple new legislative acts supporting more density and up-zoning on sites within municipalities, and the City's own initiatives to address the rental housing crisis, the Project is proposed as an all 100% secure market rental project with a total 329 units of which 20% (by area) is Below Market Rental, and 44% of the total Units are family units. The Project substantially complies with the West End Community Plan and Rezoning Policy – Area E, and existing Burrard Corridor Plan-Area G, excepts is seeking a height of 350ft to provide the additional units. Aligned with the City' imperatives, the additional Below Market Rental units will be operated and deliver by through VRS Communities as an additional Community Benefit.

Imperative to examine the City's view protection guidelines:

Informed by:

- Council's motion of October 4, 2023, providing staff directions to understand how much housing, job space, hotel space, public benefits and affordable housing could be built on sites restricted by these (view cone) guidelines, and to eliminate obsolete low priority view cones, the Project is seeking a 300ft height. Specifically, the Project is being proposed without being restricted by (VC 3, VC 12) from the Granville Bridge
- and Council's approved motion of July 10, 2024, repealing the View Protection Guidelines (1989, last amended 2023) and approve the Public Views Guidelines which directs staff to
    - Remove Public View 12.1(.1, .2 and .3) – Granville Bridge from Council-approved public views, including Staff analysis of additional storeys added over the 123 properties affected. (note: 1031+1039 Burnaby St., is identified to support an additional 20 storeys to a height of 41 storeys).
- with further Council directives for staff to:
    - Report back on the impacts of changing the solar access timeframe from 10 am to 4 pm PDT to 10 am to 2 pm PDT from the spring through the fall equinoxes by Q1 2025,
    - To initiate a comprehensive review of solar access in public spaces in downtown neighbourhoods and assess the impacts of shadow policies on the delivery of housing and jobs space;

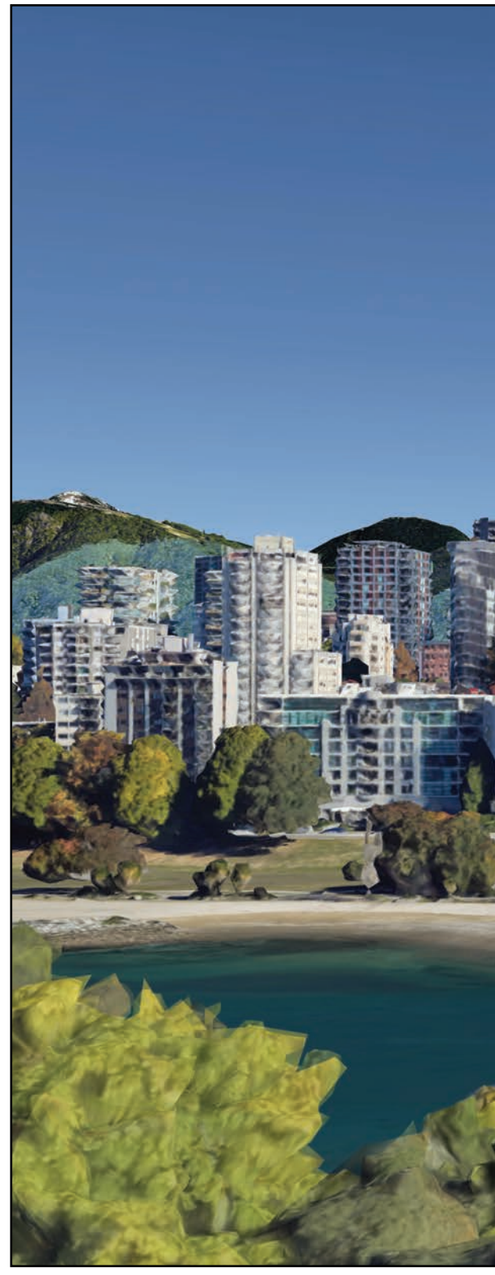
Imperative to support housing for essential workers:

As an imperative of the overall rental housing crisis, is providing for more opportunities to support housing for essential workers, their families, to stay, live, and contribute to the West End Community is provided through increased density and height on this site. Out of its 329 total units, the Project will provide 20% (by area) Below Market Rental (BMR), and 44% of the total Units are family units. As part of the composition of the Unit mixes, there will be 86 Studios and 86 one-bedroom units which many of which are sized at approx. 410sf +/- to be competitively affordable in the rental markets. The BMR units will be designed to suite the clients of VRS Communities, who will be operator and property managers of such units within the overall building. VRS Communities will manage the multi-generational housing, where individuals can live in the communities they have come to love, without being isolated by age, ability or family income.

Imperative to support affordability:

Further to support affordability, the Project is seeking implementing Council's new bulletin on the "Elimination of Minimum Parking Requirements – Phase 2 (Nov 7, 2023)". Our Project currently illustrates Required Accessible Parking, Passenger and Loading as per Bylaw (4.3.3(a)), along with a robust car share program. We agree the elimination on minimum parking requirements and Council's intent to increase affordability. However, in this Rezoning submission the Project is retaining on-site underground parking levels and a full Bike Storage facility (serviced by a dedicated elevator) at P7 Level.

The dedicated Units operated and managed by the VRS Communities will be set at below market rental rates and be offered to a range of clients with all needs, ages and abilities. The project has 44% (or 144 Units) of the Units dedicated as Family Units. To increase affordability for families, the unit sizes are set to optimize area size with affordability, while still incorporating the "High-Density Housing" guidelines. The overall Unit mix and sizes are focused towards affordability. The overall unit count of 329 units represents an increase of 282 more affordable units added to this site, over the existing 47 units current existing.





West End Skyline - Evolving

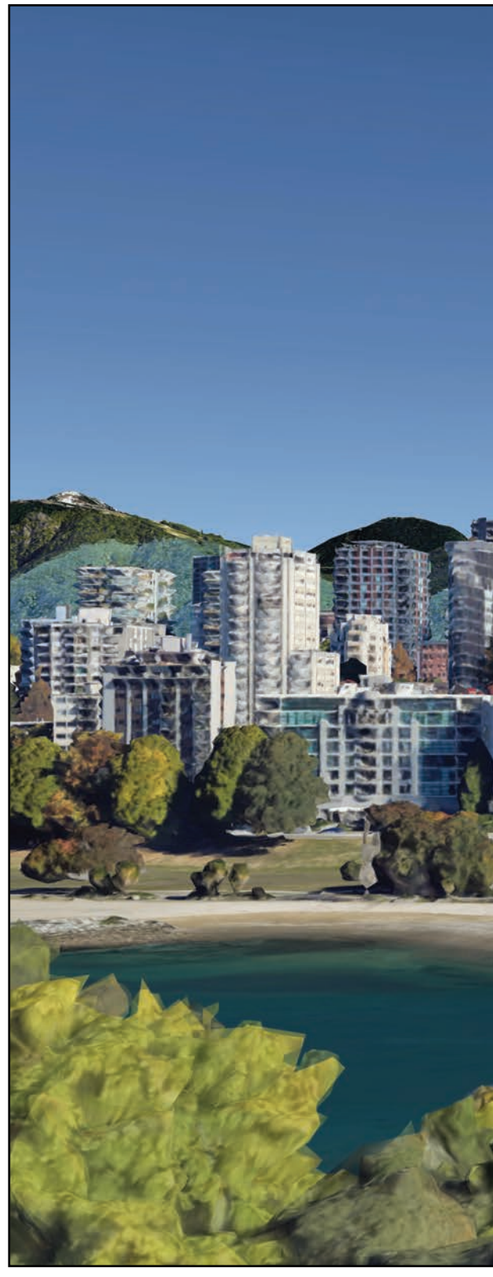
West End Skyline – Evolving Skyline + Future Build Out

On page 34-35 the immediate context within the Burrard Corridor Area G and Area F illustrates the recently approved Projects with 300ft high Towers west of our Subject Site along Thurlow Street, and 469ft height, east of our Subject Site at 1157 Burrard St. (Prima Properties) located at the N/W corner of Burrard and Davie Streets. We note 1157 Burrard St. (Prima Properties), was identified to be 350ft under the Area F Plan, however attained 469ft height which complied within the West End Community Plan's principle of reinforcing the legibility of the downtown's recognized dome-shaped skyline by recognizing its context and site position within the build-out of the Burrard Corridor Plan and the broader Community Plan built form guidelines of:

- Reinforced the legibility of the downtown's recognized dome-shaped skyline
- Strengthening the Urban Frame
- Recognizing the Transitional Role in Form and Scale

On page 36-37 the immediate context is illustrated with the context of Burrard Corridor Area G and Area F, and the future Build Outs as envisioned by the Area G Plan with additional Towers at 300ft.

Our Project proposed at 300ft is within context amongst the others.





West End Skyline - Evolving + Future

Applicable Policies and Guidelines

Policy Rationale & Variances

The Project has examined the intent of the:

- West End Community Plan and Rezoning Policy – Area E,
- Burrard Corridor Plan (Area G) and (Area F)
- West End Community Plan and the Davie Street Village OCP
- West End – Tower Form, Siting, and Setbacks (2017, amended 2023)

The proposed 100% assured rental Project adheres to the principles of the policies, guidelines, principles, and goals of the West End Community Plan and Rezoning Policy – Area E, and the Burrard Corridor Plan – Area G of the West End Community Plan, through the provision of providing rental housing in 33 Storeys, with 12.23FSR. The proposed Project includes provision for 20% of the net floor area being offered at below market rents. It is projected the proposed Project will add a total of 329 market rental units including 20% (by area) below-market (BMR) units, and 44% of the total units are family units, to the City of Vancouver's secure rental stock, located in the highly walkable West End of Downtown Vancouver.

The West End – Tower Form, Siting and Setback policy by Council (2017, amended 2023) Administrative Bulletin limits sites negatively along Burnaby Street due to the criteria:

- of shadowing on Davie Street, between the hours of 10:00am and 4:00pm PDT at the fall and spring equinoxes to ensure no shadows will fall on curb of the north sidewalk.

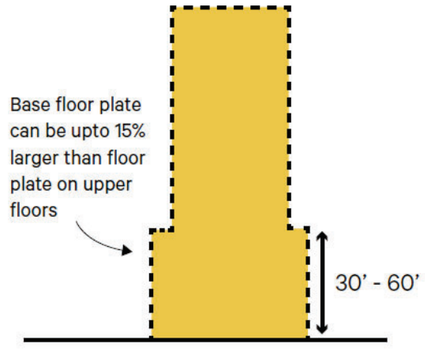
- of maximum 5,500sf Tower Floor Plate sizes.

While respectful of past concerns of the West End – Tower Form, Siting and Setback policy, our Project seeks to address the BC Government's and Council's current directives to address the multiple imperatives (as noted in the previous section) of the rental housing crisis, through more density and up-zoning on sites within municipalities.

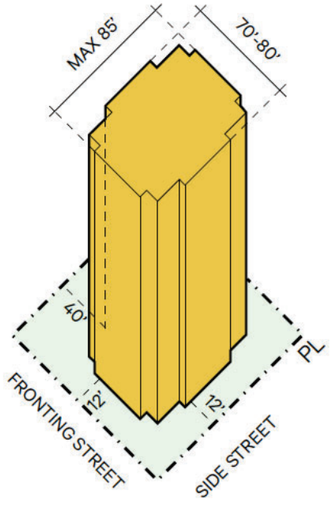
We have however employed principles of tower massing as a "Tower in the Park" concept, with a 6-storey podium and 6500sf tower floor plate at Level 7 and above to a total Tower height of 300ft. To the west, we have also established our 80ft Tower separation through review of the adjacent proposed tower at 1045 Burnaby St., and to the east, the existing Tower will be a approx. 114'-10" separation.

To address the shadowing on Davie Street concerns of the West End – Tower Form, Siting and Setback policy, our team has done the following (see Section 03 – Shadow Studies);

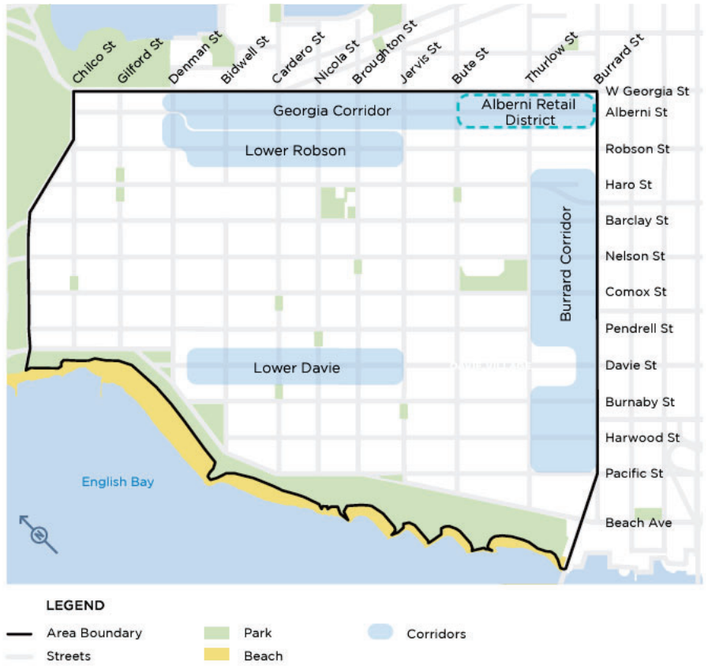
- Comprehensive Shadow Analysis,
- Solar Exposure Studies,
- Shadow Explorations,
- with an in-depth Sun Exposure and Shadow Study Conclusion



TOWER IN THE PARK



TOWER IN THE PARK



URBAN SOLUTIONS ARCHITECTURE LIMITED

Figure 7.2: West End Sub-Areas

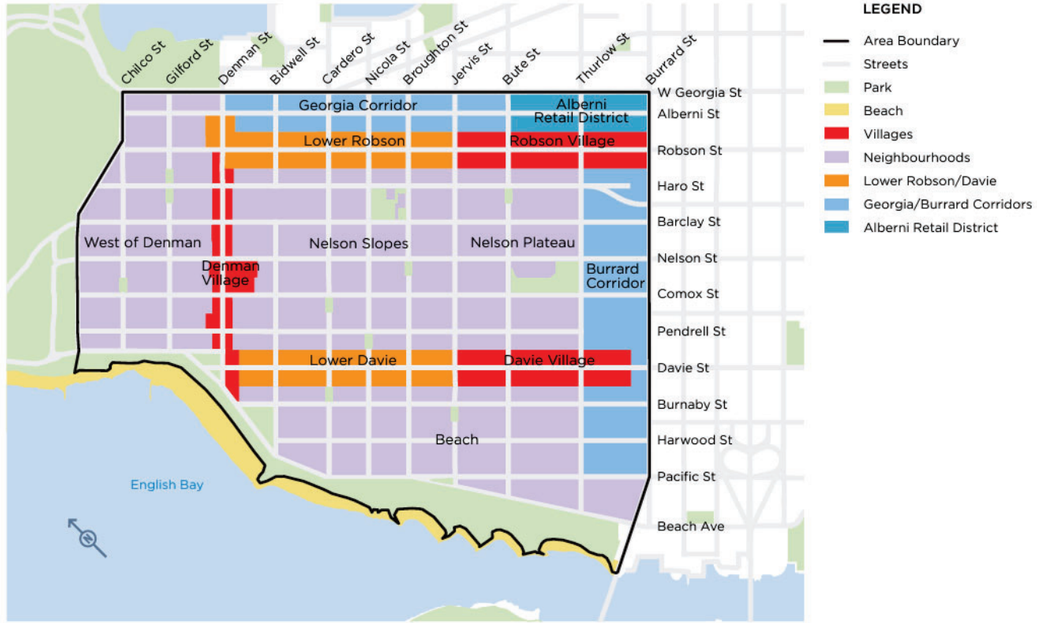
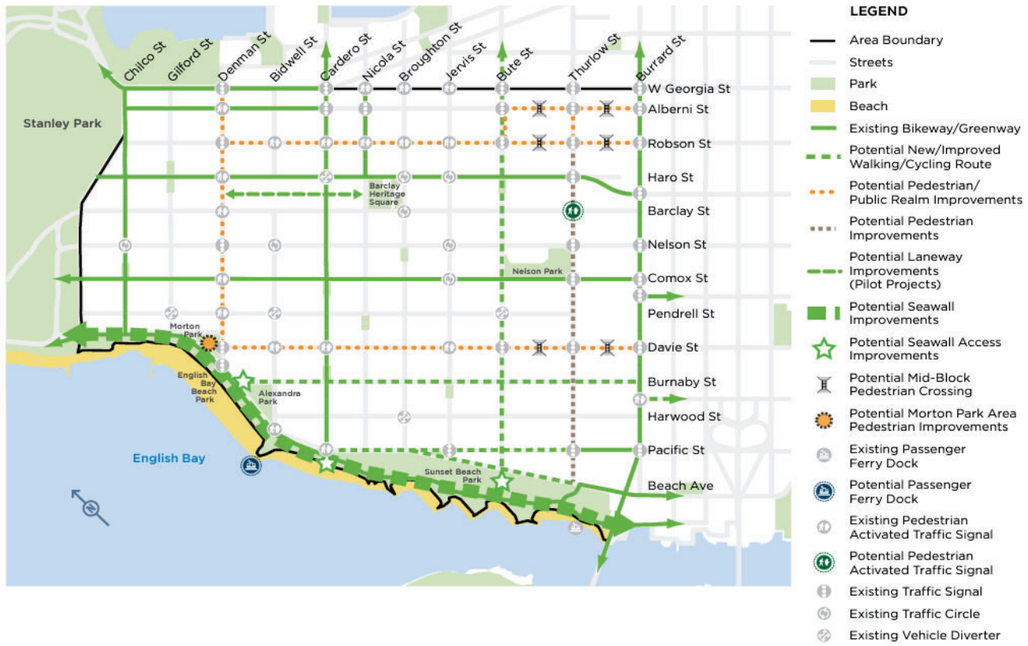


Figure 9.1: Walking and Cycling Improvements



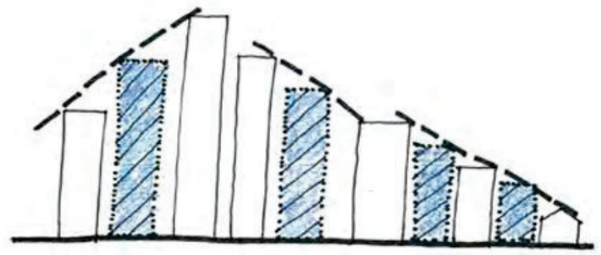
Reinforce the Dome-Shaped Skyline

New development opportunity should reinforce the legibility of the downtown's recognized dome-shaped skyline when viewed from longer distances. Appropriate form and scale to "fill the gaps" can strengthen the image of the city.



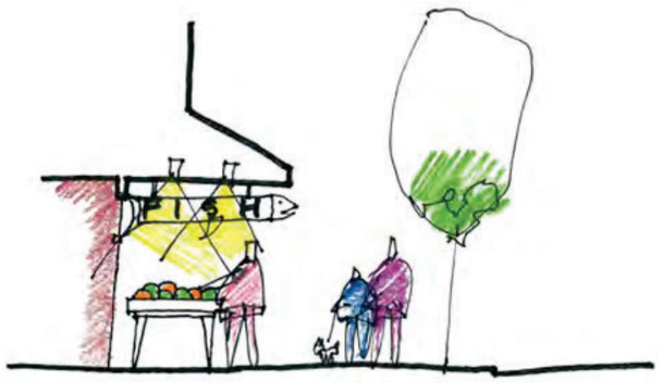
Recognize Transitional Role in Form and Scale

Ensure a thoughtful urban design response for new development opportunity by recognizing the local, contextual role new built form can offer in mediating between established development and respective sites. Form and scale to "fill the gaps" can strengthen the image of the city.



Ground Oriented Focus in Uses and Public Realm Quality

New development needs to contribute to public realm vitality by contributing active uses towards pedestrian interest as well as thoughtful building, tenancy and related public realm design quality.



Community Plan Goals

The West End Community Plan provides for a clear but flexible framework to guide positive change, development and public benefits in the West End and is complementary to other city imperatives on livability, affordability, environmental sustainability, economic vitality of the community. The West End Community Plan identifies area plans within.

Our Project supports the broader Community Plan built form guidelines of:

Reinforcing the Dome-Shaped Skyline:

Our proposed Project has reinforced the legibility of the downtown's recognized dome-shaped skyline by recognizing its context and site position within the build-out of the Burrard Corridor Plan (Area G) and its proposed height of 300ft. This is particularly evident in context to the 469ft Tower proposed at 1157 Burrard and when seen in context of the evolving Area G / Area F skyline.

Strengthening the Urban Frame:

Our proposed Project is situated within the Thurlow-Burrard leg of the urban frame. Buildings within these two legs are notably high tower forms at 300ft and above. Our Project proposed at 300ft is within context amongst the others.

Recognizing the Transitional Role in Form and Scale:

Our proposed Project is a thoughtful urban design response recognizing both the current, and emerging local contextual role. The Project offers a mediating form and height to the West End Burrard Corridor Area skyline and at 300ft is the appropriate scale when viewed within. Our Project is a transition site from the adjacent recently approved 300ft towers to the recently approved 469ft Tower with the Area Plans.

Demonstration of Shadow Performance:

Our studies indicate that, between the hours of 10:00am and 4:00pm PDT at the fall and spring equinoxes that shadows are limited to only small amounts of time in various positions along the north sidewalk on Davie Street. There is no substantive impact, particularly with;

Council approved motion of July 10, 2024 providing directives for staff to:

- Report back on the impacts of changing the solar access timeframe from 10 am to 4 pm PDT to 10 am to 2 pm PDT from the spring through the fall equinoxes by Q1 2025,
- To initiate a comprehensive review of solar access in public spaces in downtown neighbourhoods and assess the impacts of shadow policies on the delivery of housing and jobs space;

Responsive Form to Private Views:

Our proposed Project is planned to allow each unit to allow private views and not impinged through by adjacent and nearby views. Our built form is optimized for efficiency and livability, while also considering affordability issues.

Ground Oriented Focus in Uses and Public Realm Quality:

Our proposed Project contributes to a vital public realm by programing actives uses towards pedestrian interests and thoughtful building design. We propose a framework to enhance the public realm on along Pantages Lane, along Burnaby St., and through the site by:

- To support this unique community, the proposed rezoning would also allow for an active link path leading from Pantages Lane to Burnaby St., in recognition of the West End Community Plan's objective to create interconnectivity through to the Davie Street Village and to support the local merchants.
- To support the vision of the local neighbourhood context as a mid-block site which will contribute to future evolutions of the Davie Street Village and the City's indication of mid-block pedestrian improvements from Davie St through to Pantages Lane with sensitive and respectful transitions, green connections, maximized sunlight, and varied built form are incorporated within our proposed rental project.
- Along Pantages Lane we have identified place recognition opportunities as an opportunity to enhance the West End Community and Davie Village engagement.
- Supporting the at-grade active link, the project incorporates additional indoor / outdoor common amenities to serve the build's occupants
- Through the provision at L-1/street level, a 2,102sf indoor Gym Amenity with associated secured 590 sf outdoor space, contributing to the activities at both Pantages Lane and Burnaby St.

Adhering to Prevailing View Corridors:

Our proposed Project is responding to Council's motion of October 4, 2023, to eliminate obsolete low priority view cones, and the BC Governments and the City's imperatives to address the housing crisis, and Council's approved motion of July 10, 2024, repealing the View Protection Guidelines (1989, last amended 2023) and approve the Public Views Guidelines which directs staff to:

- Remove Public View 12.1(.1, .2 and .3) – Granville Bridge from Council-approved public views, including Staff analysis of additional storeys added over the 123 properties affected. (note: 1031+1039 Burnaby St., is identified to support an additional 20 storeys to a height of 41 storeys). The Project is seeking a 300ft height (32 storeys + L33 Amenity Level) to support intent of the removal of the view cones.

The Subject Site is within the Burrard Corridor Plan G and the adjacent context of Area F. Area G which envisions a 300ft height on frontages with a min 130ft. Many of the approved applications / future high-rise towers are planned to be 300ft in height within Area G and 480ft in Area F.

Evolving Context of Burrard Corridor Plan – Area G and Area F (approved applications / impending future high-rise towers)

Rental	1068 Burnaby St. (Stand / Intercorp Developments)	Under Rezoning	300ft / 34 stories / 12.25 FSR
Rental	1098 Harwood St. (Bosa Properties)	Approved DP	300ft / 33 Stories / 12.55 FSR
Rental	1065 Harwood St. (Bosa Properties)	Approved DP	300ft / 33 Stories / 12.55 FSR
Rental	1065 Pacific St. (Wall Financial Corp)	DP Approvals	300ft / 32 Stories / 11.19 FSR
Strata/ Mixed Use	1157 Burrard St. (Prima Properties)	DP/BP Approvals	469ft / 47 Stories / 13.37 FSR
Rental	1045 Burnaby St., (Gracorp)	BP Approvals	159 ft / 16 Stories / 6.33 FSR

Our proposed Project provides public benefits of:

- 100% Secured Market Rental along with 20% (by area) of the units of Below-Market Rental units, with a significant number (44%) of the units being larger units (2-bedroom, or 3-bedroom) oriented to families.
- BMR units will be designed to suite the clients of VRS Communities, who will be operator and property managers of such units within the overall building.
- Supporting “great streets” and the City’s vision of Burnaby St., as a vital pedestrian and cycling street.
- Providing mid-block pedestrian connections, as desired within the West End Community Plan through the provision of a landscaped, pedestrian on-site “active link”.
- Supporting “activated lanes” of Pantages Lane, by providing the place recognition opportunities as an opportunity to enhance the West End Community and Davie Village engagement.



Rendering showing potential 30 year build out of the community. Light grey buildings indicate those under construction or in the approval process; blue buildings illustrate plan development estimate.

Community Outreach

Leading up to the rezoning application and building on the process and results of the City of Vancouver's robust engagement program around the West End Plan, the applicant team engaged Pottinger Bird Community Relations to identify and engage with community stakeholders on the preliminary proposal.

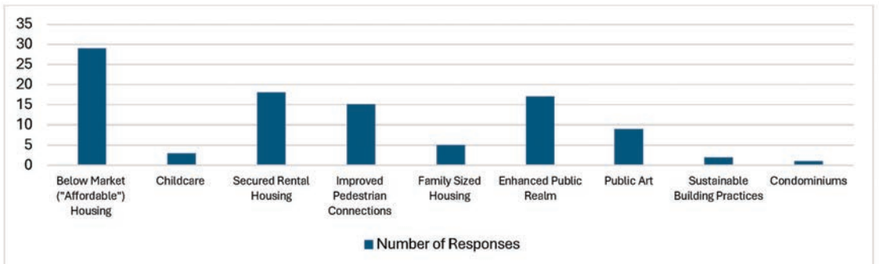
The early engagement program focused on community priorities previously identified through the West End Plan process, how the preliminary proposal for 1031 and 1039 Burnaby Street intended to respond to these priorities, and to solicit early input from the community. This process included engagement with West End residents, localized community organizations, and businesses in Davie Village. The community engagement methods used, include:

A. Residential tenant engagement
B. Davie Village business canvas
C. Jim Deva Plaza community pop-up information displays
D. Additional Targeted stakeholder outreach

Across the board, businesses and community members who participated in the early consultation program identified below market housing and secured market housing as the top priority for community amenity. Secondary priorities included enhancements to the public realm, improved pedestrian connections, and improved pedestrian experience. A survey of the community identified that 90% of community respondents supported building taller buildings in exchange for amenities.

The application seeks to increase secured market and below-market rental stock, and the proposed active link path connecting Pantages Lane to Burnaby Street aligns with the feedback we heard from community and local business.

1. What amenities do you think are most needed in the West End?



2. Would you support building taller buildings in exchange for increased amenities?





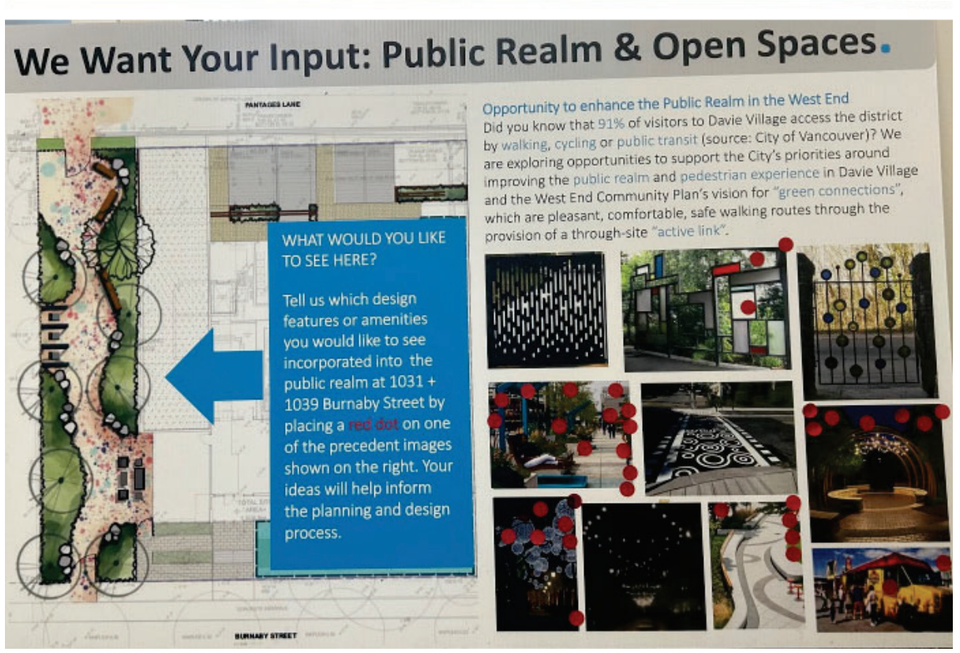





SHARE YOUR INPUT ON HOUSING & AMENITIES.
1031 & 1039 Burnaby Street: Community Context.
We Want Your Input: Housing & Community.
We Want Your Input: Public Realm & Open Spaces.


We Want Your Input: Housing & Community.
Below Market Rental Housing
Purpose Built Rental Housing Supply
Family Oriented Rental Housing
Condominiums
Childcare Spaces
Pedestrian & Cycling Connections
Enhancement of Public Realm, including Pantages Lane
Public Art
Sustainable Building Practices
Modern Architecture
Maintaining Status Quo
WE WOULD LIKE TO HEAR FROM YOU!
We're exploring opportunities to renew the property at 1031 + 1039 Burnaby Street. The site is currently limited by an established view cone, and we are exploring options for increased height to maximize community benefits.
We want to know what YOU would like to see in your community. To participate, place three red dots on the board to help us identify your ideas, interests, and priorities for the West End.
Your ideas will help inform and shape the future redevelopment of this property in the heart of the West End Community.
Would you support a higher building to maximize community benefits and amenities?




We Want Your Input: Public Realm & Open Spaces.
PANTAGES LANE
BURNABY STREET
WHAT WOULD YOU LIKE TO SEE HERE?
Tell us which design features or amenities you would like to see incorporated into the public realm at 1031 + 1039 Burnaby Street by placing a red dot on one of the precedent images shown on the right. Your ideas will help inform the planning and design process.
Opportunity to enhance the Public Realm in the West End
Did you know that 91% of visitors to Davie Village access the district by walking, cycling or public transit (source: City of Vancouver)? We are exploring opportunities to support the City's priorities around improving the public realm and pedestrian experience in Davie Village and the West End Community Plan's vision for "green connections", which are pleasant, comfortable, safe walking routes through the provision of a through-site "active link".

Rental Housing

Disclaimer Regarding Non-Market Housing Partner
Boxer Holdings Ltd. intends to enter into a binding agreement with Vancouver Resource Society (VRS) as the designated non-market housing partner for this project. However, the Owner expressly reserves the right to substitute VRS with another qualified non-profit housing provider or to directly oversee the delivery of below-market housing units. This flexibility is necessary to ensure the feasibility and timely delivery of the project, particularly in the event that VRS is unable to secure sufficient equity or financing to fulfill its commitments.

In July 2024 – To support delivery of housing, hotels and jobs space, especially near rapid transit infrastructure, City Council directed staff to explore opportunities to update some of the city's urban development policies, including protected public views. Public benefits are amenities a city needs like day care facilities, affordable housing, parks, cultural facilities, and historic building restoration. The Project, (1031+1039 Burnaby Street) is both; delivering much needed secured market rental housing, and the public benefit of affordable housing that will be operated by a non-profit housing provider, of which over 44% of the units are family units.,

The Boxer Group of Companies, is a locally owned, family run business who is committed to the community and the City of Vancouver. 1031+1039 Burnaby Street has been continuously owned and operated as rental housing since the mid-1950's. Today, the existing buildings with a total of 47 existing units, are functionally obsolete, due to their age, layouts, and material lifecycle. For over 68 years, the Boxer family has provided affordable rental housing to the West End community. Recognizing the community's / city's needs, the Boxer family's, renewal of the site represents a further commitment to providing new market rental stock at scale, with a total of 329 units, to Vancouver, and the West End Community.

Recognizing further that the West End Community has historically been a diverse and affordable community, the Boxer Family intends to enter into a binding agreement with Vancouver Resource Society (VRS Communities) as the designated non-market housing partner for this project. The goal is to utilize their over 50 years of experience in providing and operating housing units directed at inclusion and affordability for a range of clients requiring assistance. The Boxer Group of Companies and Vancouver Resource Society (VRS Communities), represents over 118 years of combined experience in the rental and rental supportive housing.



Below Market Rental Housing

VRS Communities brings a track record of building a future of multi-generational housing, where individuals can live in the communities they have come to love, without being isolated by age, ability or family income. Since 1972, VRS Communities have been advocating for persons with disabilities for higher standards of living and care. VRS believe every individual has the right to live in their community, regardless of age or ability, which is why VRS expanded to serve Seniors. VRS operates 11 independent and assisted living communities, as well as ongoing new multi-generational developments. VRS is a non-profit with an invested business approach, and stand by their commitment to quality care, and look for new ways forward to improve the lives of their clients.

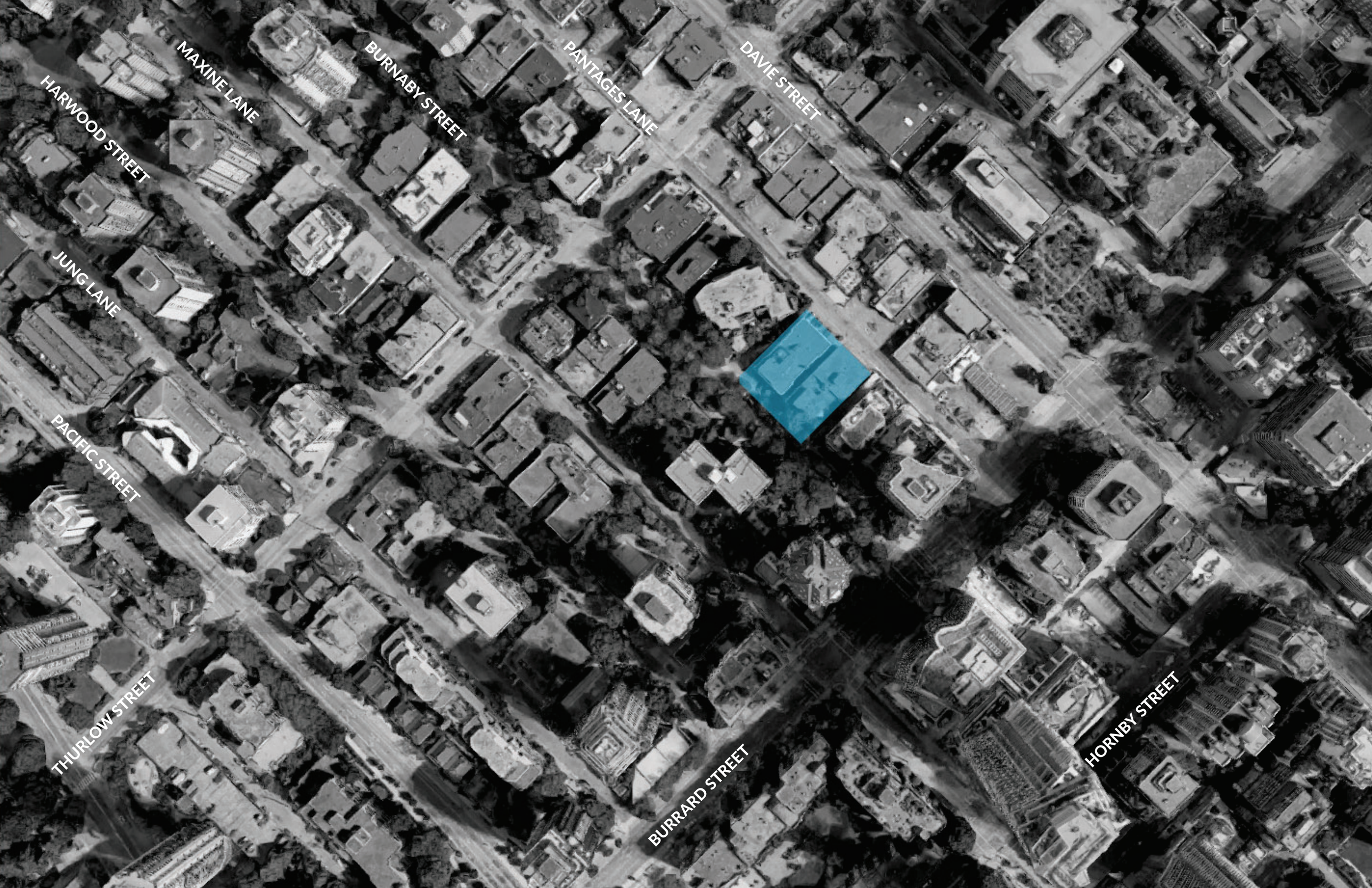
VRS's approach is to proudly offer a variety of programs and housing services to persons with disabilities and their families living in the Lower Mainland and Vancouver area. From independent affordable housing rentals to shared care, VRS believe that all persons with disabilities have the right to live with dignity, choice and joy. Many of VRS's programs are in collaboration with Vancouver Coastal Health, Community Living BC, and the Ministry of Children and Family development.

Specifically, for the Project, VRS Communities will be looking to expand the focus on providing affordable housing for First Responders, Essential Workers, Support Workers and their families, including; emergency workers, fire personnel, policing personnel, nurses, health professionals, teachers, support workers, service workers, and other qualifying personnel, all whom contribute to the vitality of the West End Community.

Defining the Project's approach to rental and supportive rental housing includes:

- Over 118 years of combined experience operating, and maintaining rental housing and rental supportive housing,
- Operation of below-market units to be led by Vancouver Resource Society (VRS Communities) with an over 50-year track record of experience in providing and operating housing units directed at inclusion and affordability for a range of clients requiring assistance,
- Provision of rental housing and rental supportive housing units focus on providing affordable housing for First Responders, Essential Workers, Support Workers and their families, including:
- emergency workers, fire personnel, policing personnel, nurses, health professionals, teachers, support workers, service workers, and other qualifying personnel,
- Over 44% of the Project's units are Family Units, with high degree of supporting amenities located throughout the building,
- Existing 47 tenants to be managed through the requirements of the Tenant Relocation and Protection and Policy – Process and Requirements
- As per Council's motion of July 2024 (Remove Public View 12.1(.1, .2 and .3) – Granville Bridge), benefit capacity for more affordable housing, and secured rental housing is realized for this site
- Low income rental opportunities in VRS-managed and operated residences
- Establishment of a community building partnership framework with a non-profit housing operator, and their community partners to benefit a wide range of clients and their needs, with a focus on independence and dignity
- Offering choice to the West End community in rental and supportive rental housing options within the Davie Village local area
- Aligning to local community needs and local business support for the increase in Below Market Residential and Secured Market Rental, within a taller building, as identified as the top priority within the Community Outreach
- Built form supportive of families with children through proposed mix of household types, programmed and flexible outdoor and indoor amenities, and private open space. The proposed project has followed the guidance of the High-Density Housing for Families with Children Guidelines.




MAXINE LANE
BURNABY STREET
PANTAGES LANE
DAVIE STREET
HARWOOD STREET
JUNG LANE
PACIFIC STREET
THURLOW STREET
BURRARD STREET
HORNBY STREET



02.

Site Analysis

Existing Site

The Burrard Corridor Area G / Area F Context is evolving with recently approved projects. The existing context of 1950/1960 vintage 3 to 4 storey walk-up buildings is changing at rapid speed, however the essence of the street oriented, walkable neighbourhood located within close proximity to the Davie Street Village and local merchants is retained. The imperative for Vancouver to address its rental housing shortfalls is evident by the number of (approved) applications in the neighbourhood. It is important to consider the evolution of the full Area G build-out which will include additional Tower sites, completing its overall vision with 300ft and higher towers.

Our Subject site is located in proximity to the Davie Street Village which will see eventual build outs to its allowable zoning to at least 60ft in height along Davie Street. The following series of 3D context views shows our proposed 300ft high Tower within its evolving current, immediate, and future contexts.





1031 Burnaby Street





1039 Burnaby Street

Existing Streetscape



Thurlow Street | *1075 Burnaby* | *1065 Burnaby* | *1045 Burnaby* | *Subject Site 1031 + 1039 Burnaby* | *1031 Burnaby* | *1003 Burnaby*

Burnaby Street



1003 Burnaby | *1031 Burnaby* | *Subject Site 1031 + 1039 Burnaby* | *1045 Burnaby* | *1065 Burnaby* | *1075 Burnaby*

Pantages Lane

Site Context - Existing

The site is located on the north side of Burnaby St., and consist of 2 low scale RM5a Lots, each with a 3- storey building from the 1950/1960's containing 47 total rental units within the two buildings. From Thurlow St. to Burrard St., oriented on the north side of the 1000 Block Burnaby St, the entire block is composed of 5 total site parcels equally sized with 132ft frontages (except for 1025 Burnaby St, which contains a recently constructed 5 storey Building on a 66ft wide lot.). The Subject Site is located mid-block amongst a neighbourhood which has been undergoing new redevelopment occurring with new Tower forms. The site also fronts Pantages Lane, which shows sparks of vibrant community expression with murals painted on backsides of Davie Street businesses along the lane. Burnaby St. is also identified as a potential new /improved pedestrian and cycling route and connects into the Burrard St., cycling network.

Massed to the east, along Burrard St, are built forms consisting of established Towers, stepping up to the Burrard One Tower, at over 550ft.



Site Context - Existing

Site Context – Evolving Burrard Corridor Area G / Area F

Our proposed Project is within the context of recently approved projects at various stages from rezoning to Building Permit approvals. The following 6 Tower reference examples provide context to the evolving skyline of the West End. Note: Reference example #3, are two individual 300ft high towers located on 1098 Harwood St., and 1065 Harwood St., and proposed by the same Developer.

Within, 4 out of the 6 Towers projects /sites noted below illustrate heights to 300ft, as per the Burrard Corridor Area G plan. (See Tower Reference examples #2, #3, and #4). These Tower sites are located west towards Thurlow Street.

Moving east to Area F, and within a short distance away from our subject site, is Tower Reference example #5, the 469ft high Project at 1157 Burrard St. This site responds to the Dome-shaped skyline planning principle and was approve beyond its OCP height of 375 ft. (an additional 94ft). Our site recognizing its transitional role in form and scale and is proposed at 300ft, as an interim step from the 300ft Towers along Thurlow St.
Our proposed Project is a thoughtful urban design response recognizing both the current, and emerging local contextual role. The Project offers a mediating form and height to the West End Burrard Corridor Area skyline and at 300ft is the appropriate scale when viewed within. Our Project is a transition site from the adjacent recently approved 300ft towers to the west (along Thurlow St.) to the recently approved 469ft Tower to the immediate east (at Burrard and Davie Streets) with the Area Plans.

We note that the adjacent site, 1045 Burnaby St (Tower Reference example #1) is a 16 storey building and is at the Building Permit Stage. This Tower was proposed before Council Motion of October 4, 2023 to eliminate obsolete low priority view cones, and July 10, 2024 Council Approved Motion to remove Public View 12.1(.1, .2 and .3) – Granville Bridge from Council-approved public views. 1045 Burnaby also is under the former Administrative Bulletin 2020 West End – Tower Form, Siting and Setback interim policy by Council expired in December 2022.



1045 Burnaby Street

BP Approvals

Gracorp

159 ft/16 Storeys/6.33 FSR

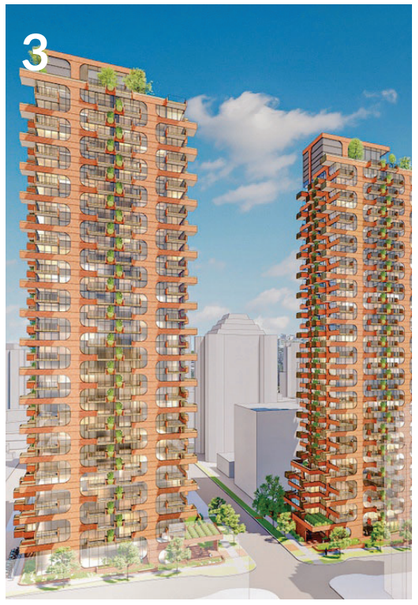


1068 Burnaby Street

Under Rezoning

Strand/Intercorp Development

300 ft/34 Storeys/12.25 FSR



1098 & 1065 Harwood Street

DP Approvals

Bosa Properties

Tower #1: 300 ft/33 Storeys/12.55 FSR
Tower #2: 300 ft/33 Storeys/12.55 FSR



1065 Pacific Street

Under Rezoning

Wall Financial Corp.

300 ft/32 Storeys/11.19 FSR

**obscured from view on pg. 27*

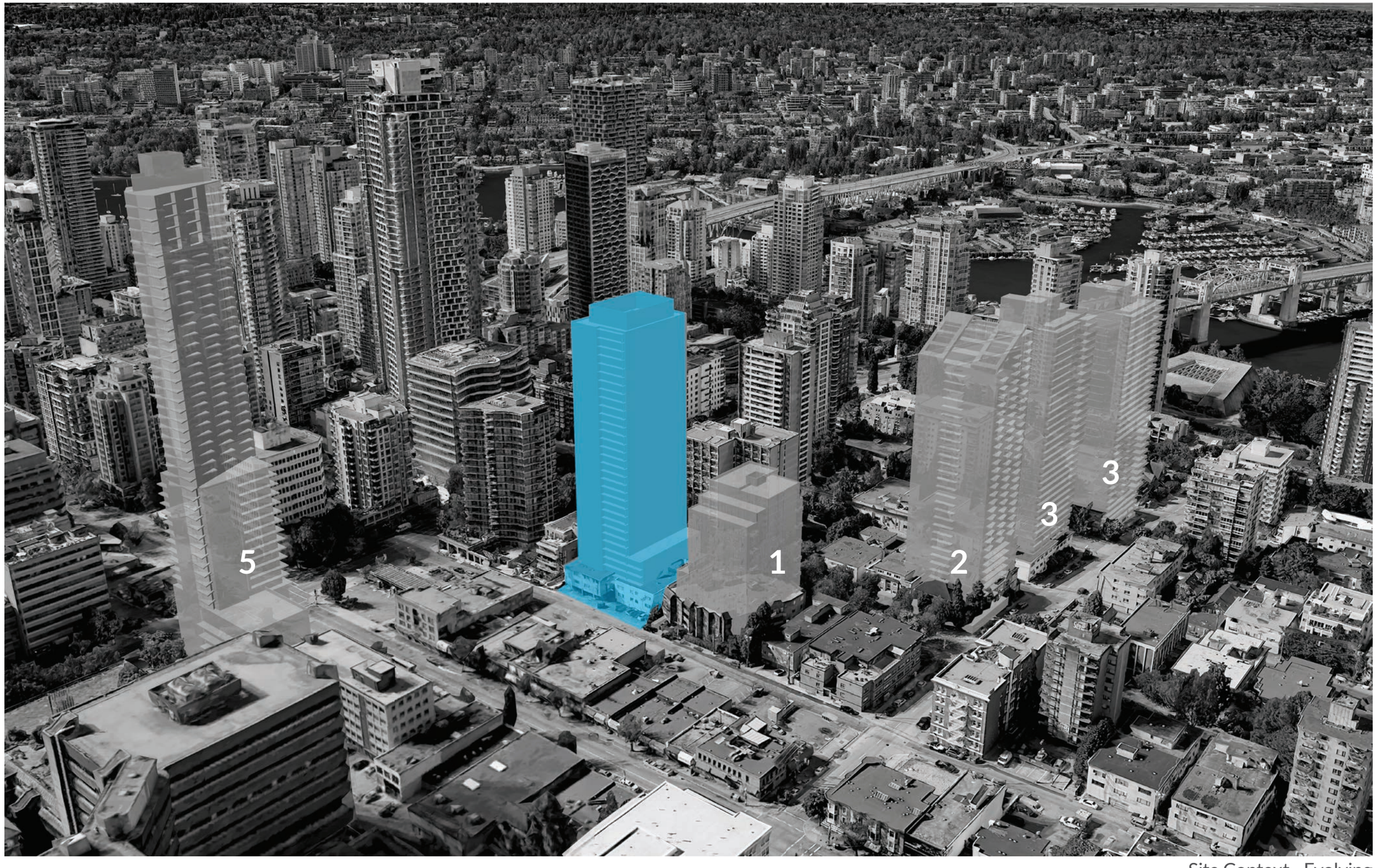


1157 Burrard Street

DP/BP Approvals

Prima Properties

469 ft/47 Storeys/13.37 FSR



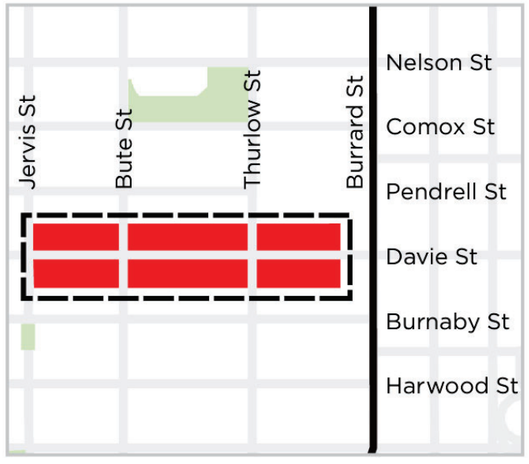
Site Context - Evolving

Site Context – Evolving Burrard Corridor Area G / Area F / with future context of Davie Street Village and remaining adjacent sites.

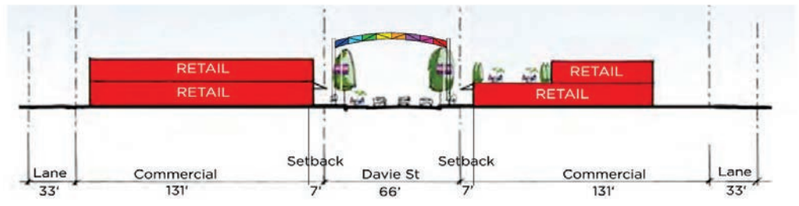
The Buildings noted a G are buildings that would be reasonably be anticipated for the final build out of Area G. These are illustrated at 300ft high and 350 ft for the current gas station Site at Burrard and Davie Streets.

The Buildings noted as DV are building which represent the 60ft high / 2.2 FSR zoning build outs currently permitted and stepped as envisioned per the Davie Village Community Plan. For consistency to the OCP we have shown a mid-block connection at the south side of Davie Street to Pantages Lane, which aligns to our subject site.

At 300ft height, our Project is forming a contextual relationship to a future building at Burrard and Davie Streets which could be at minimum 350ft in height.

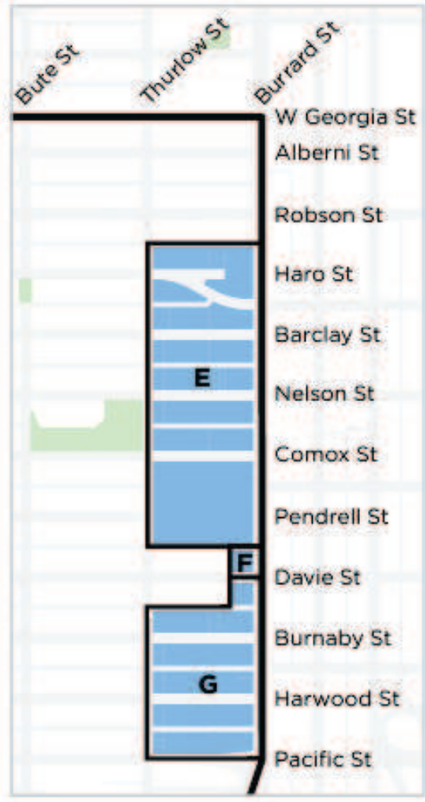


*Building height and density policy only applies to area indicated on this map



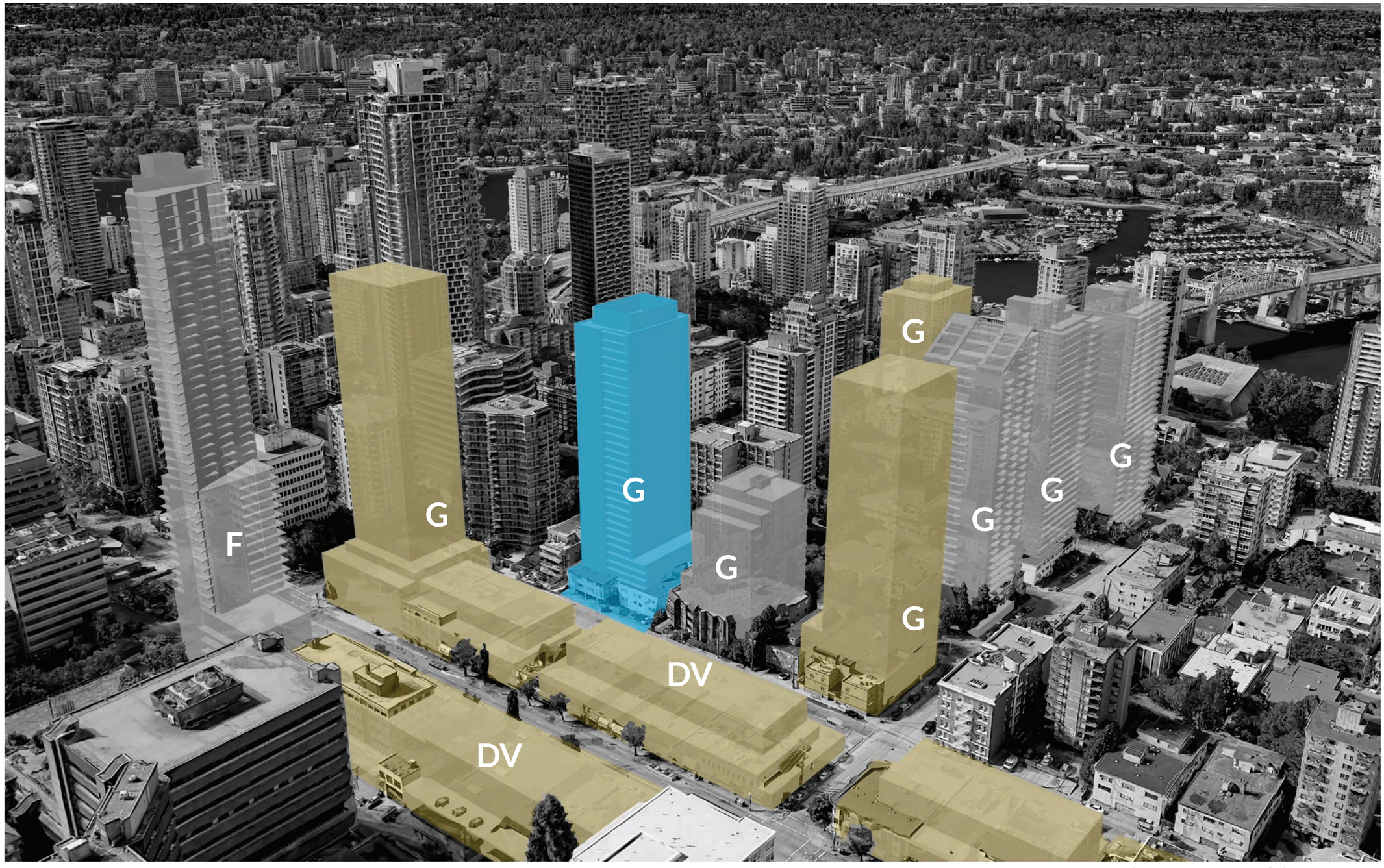
Davie Village: typical section

Burrard Corridor:
Areas 'E', 'F', and 'G'



Burrard Corridor

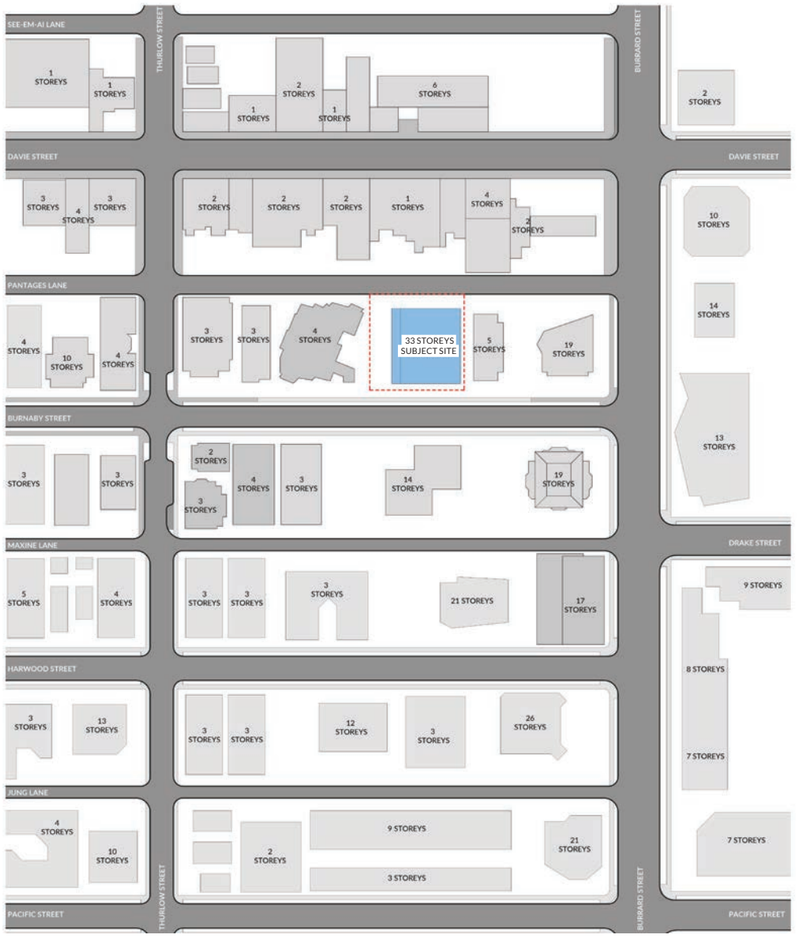
- Building heights should not exceed view corridor limits (except in accordance with the General Policy for Higher Buildings). However, where not restricted by view corridors, building heights can be considered up to a maximum of:
  - Area 'E': 167.6 metres (550 feet)
  - Area 'F': 114.3 metres (375 feet)
  - Area 'G': 91.4 metres (300 feet)



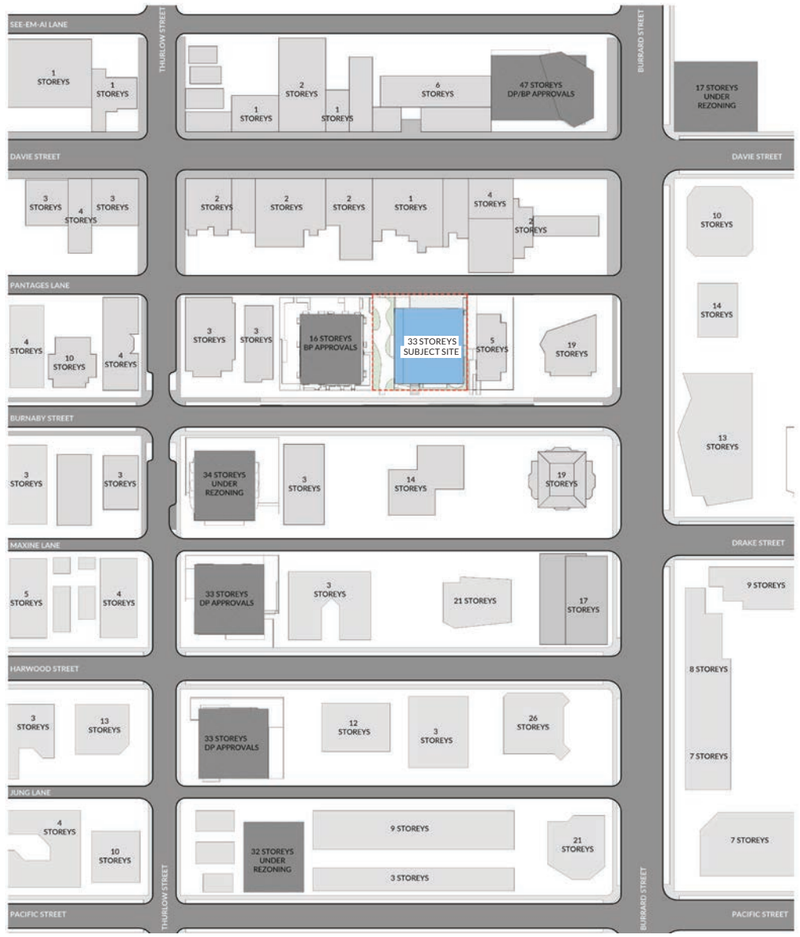
Site Context - Evolving + Future

Site Context & Tower Separation

The attached Tower Separation diagram illustrates we have established our 80ft Tower separation through review of the adjacent proposed tower at 1045 Burnaby St., and to the east, the existing Tower will be a approx. 114'-10" separation. We have however employed principles of tower massing as a "Tower in the Park" concept, with a 6-storey podium and 6500sf tower floor plate at Level 7 and above to a total Tower height of 300ft.



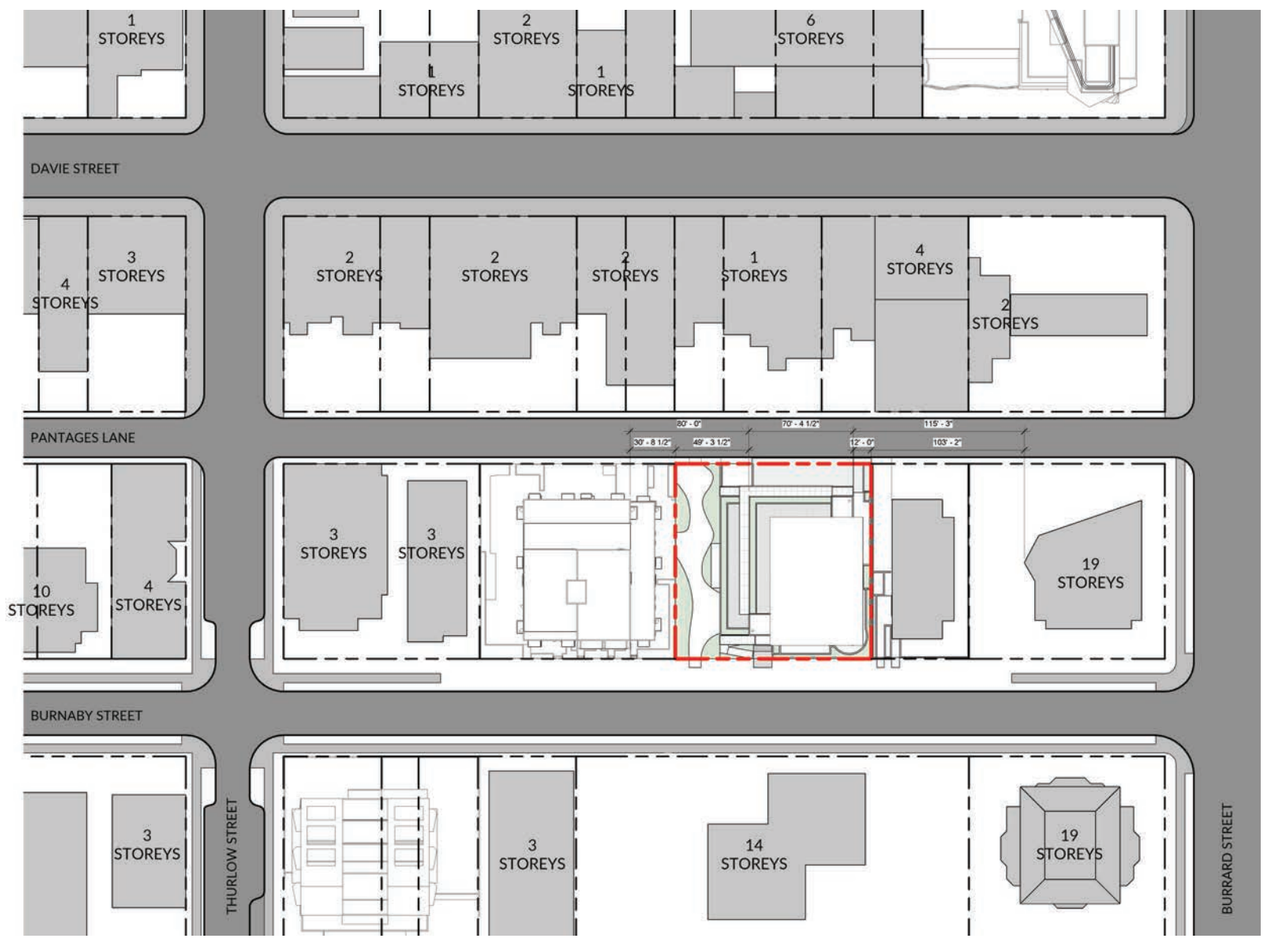
Context - Existing



Context - Evolving

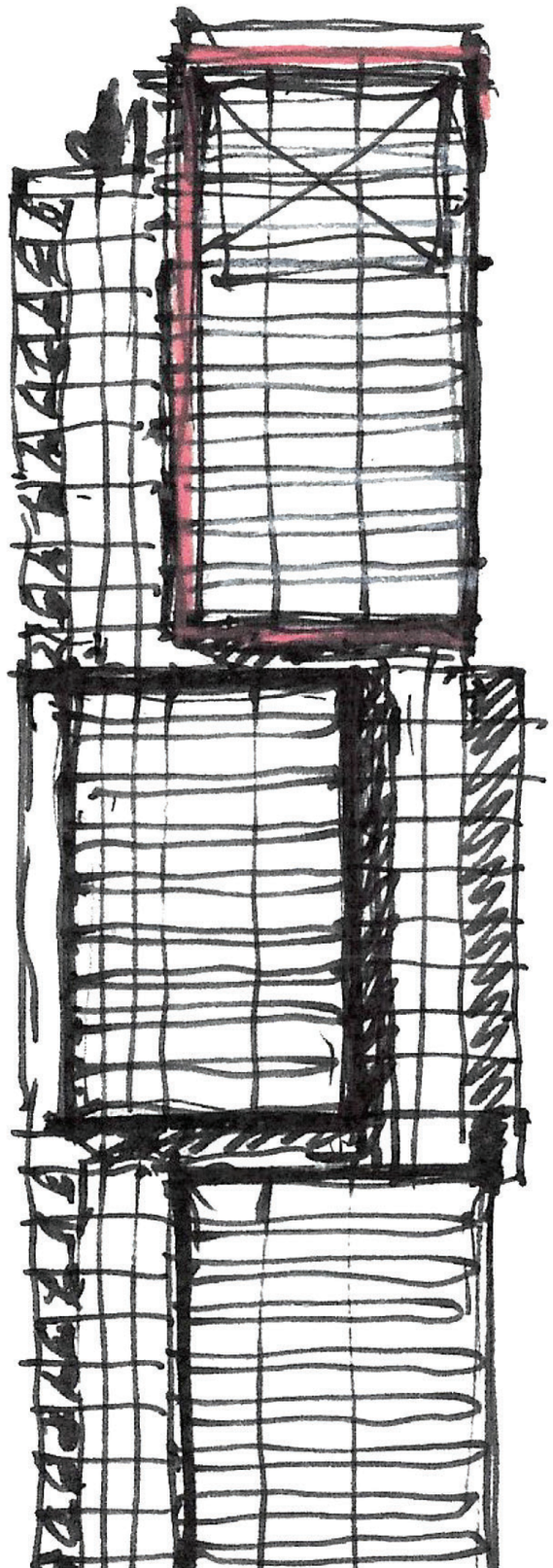


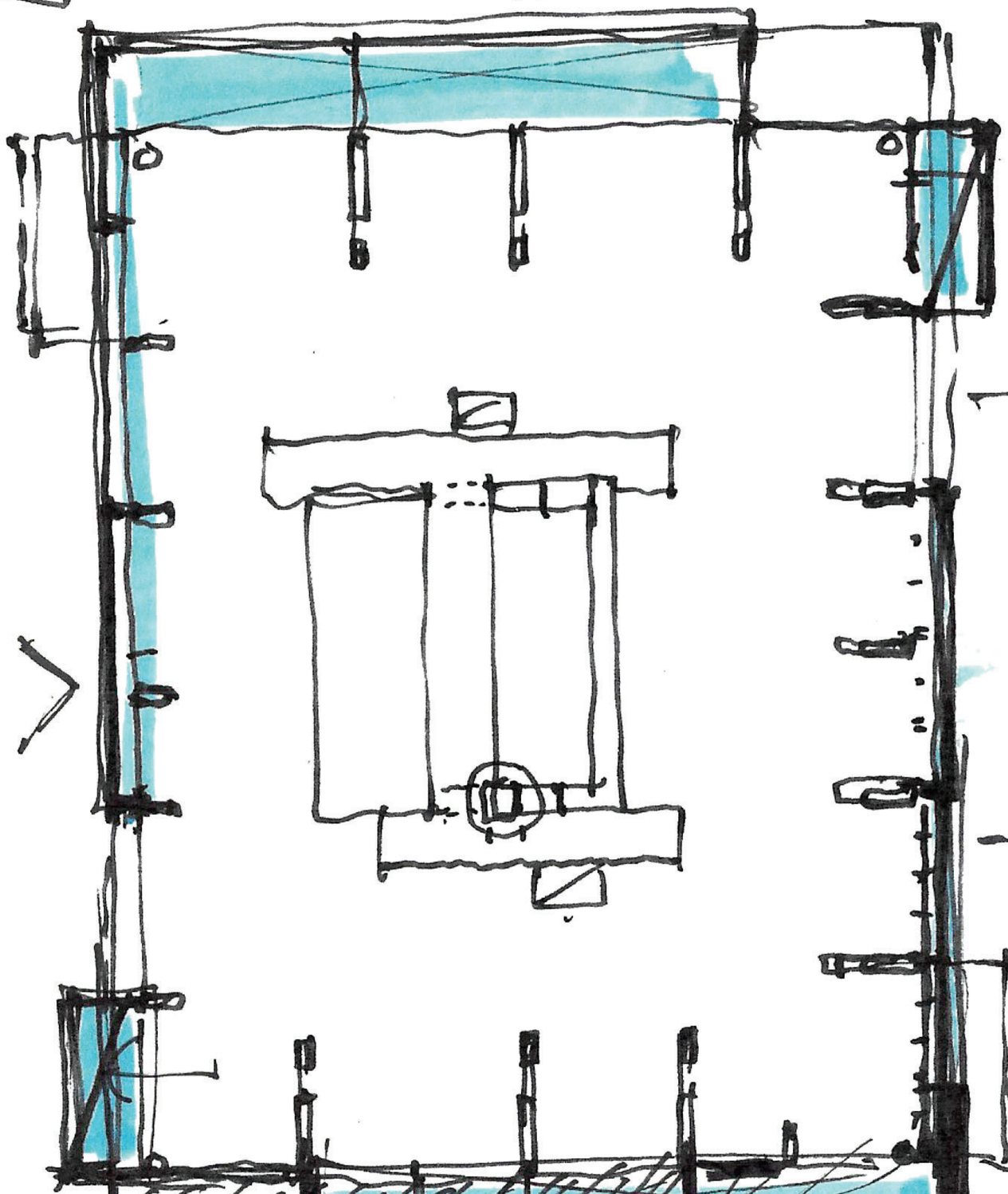
Context - Evolving + Future

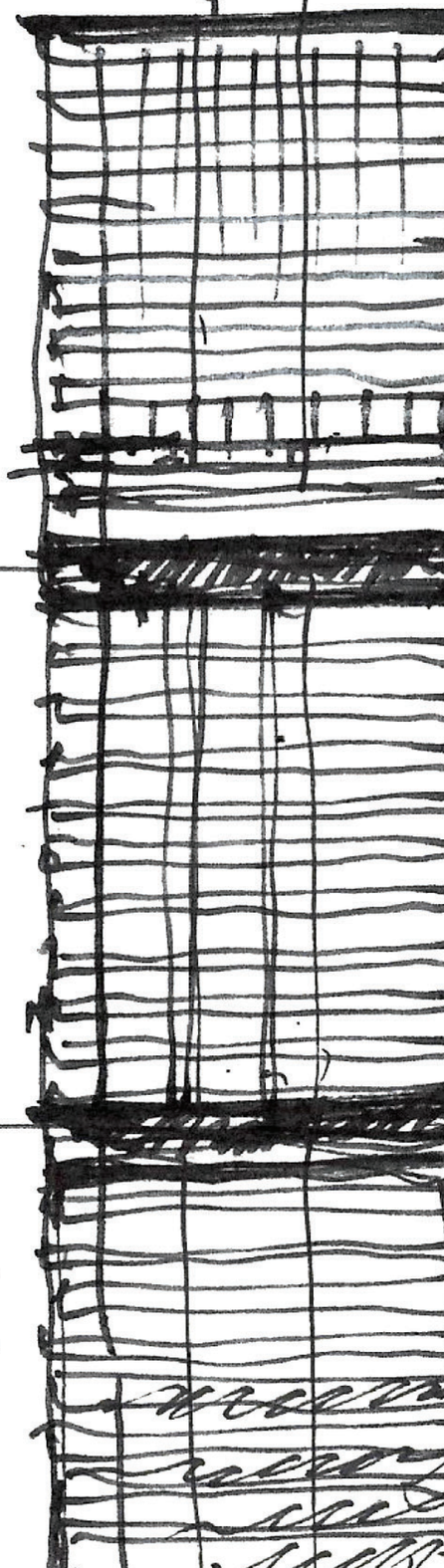


Context - Tower Separation

...THEN.
BY HORIZONTAL BREAKS.









03.

Design Rationale

Form of Development - Proposed Architecture & Massing Concept

Our team recognizes the indicative West End “tower in the park” architectural + massing approach for the 32-storey + L33 Roof Level Amenity tower with 6-storey podium form is the dominate form response for the West End. The associated sketches are exploratory, but demonstrate the design form of development principles for our rezoning application. Throughout this submission, our diagrams are formative, illustrating workability and suitability of the building program to the site and its context.

While the Burrard Corridor Area Plan B permits a 300ft tower height, our team has proposed a tower height of 296ft in response to the Province’s and Council’s imperatives to address the rental housing crisis.

The Project seeks to contribute to the enrichment of the West End’s culture and character, along with providing community benefits. The Project will provide secured market rental housing and below market rental housing for diverse community groups along with indoor and outdoor amenities. The character of the building reflects a contemporary theme which is exemplified through an articulated massing volume and articulated expressions to enhance function and character. The architectural expression has both a functional quality which mitigates the perceived bulk of the building. The building minimizes excess glazing to maximize energy performance, and provides a balance of aesthetic quality that has an elegant and clean form. The given site constraints, and evolving area context is the basis for the design approach. The tower is located to allow for adequate separation from future towers (see tower separation study). The ground plane of the Tower is designed to optimize the public realm connection opportunities and is designed and programed to connect to community.

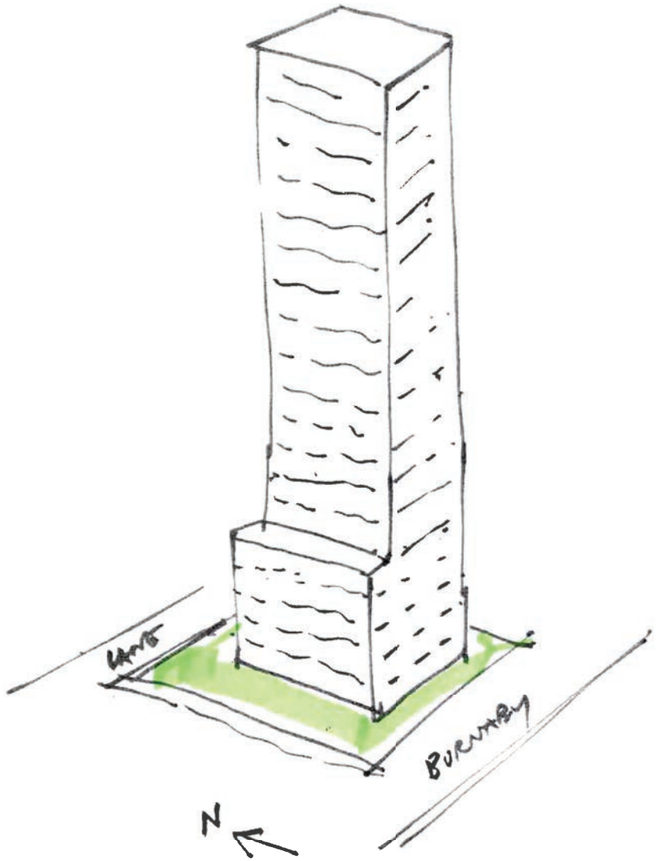
Through a series of ideations, our team has expressed the following concepts:

Concept 1 - Tower in the Park

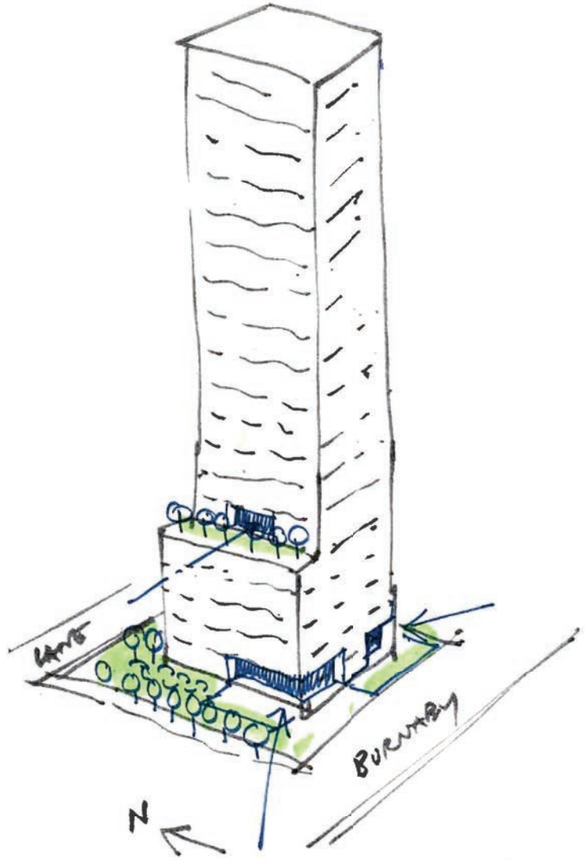
Concept 2 – Ground Plane Public Realm Connections

Concept 3 – Elegance clean form through simplicity

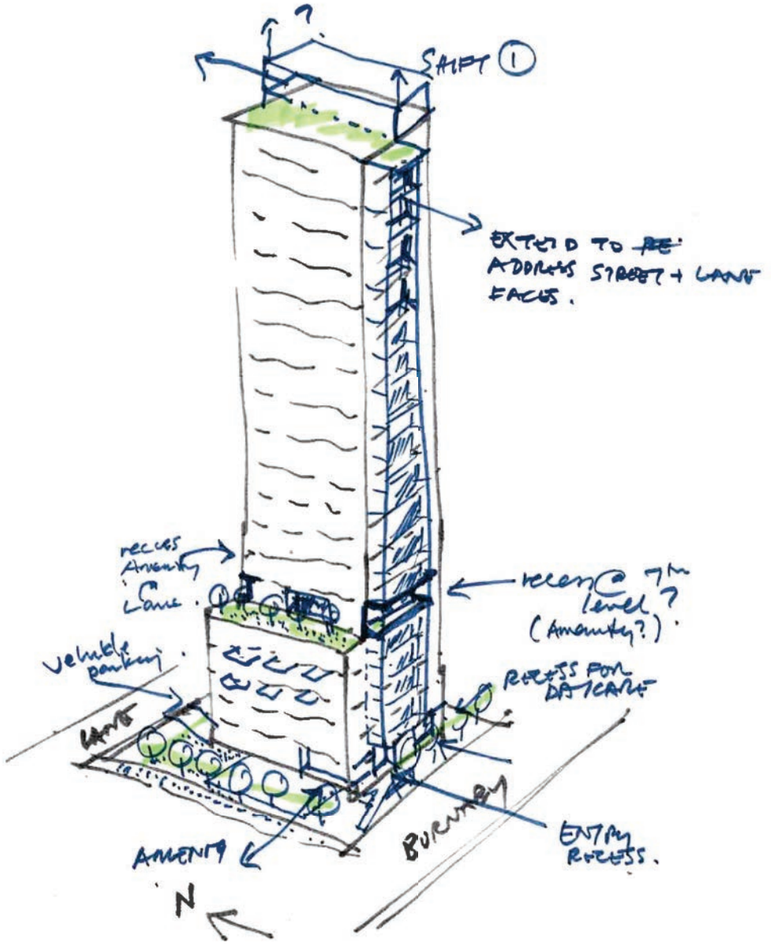
Concept 4 – Enhanced livability through provision of Indoor and Outdoor Amenities



GENERIC TOWER MASSING ; W/ EXTENSION OF PODIUM



TOWER IN THE PARK
- relationship to outdoor space



TOWER IN THE PARK

SHARING THE TOWER + PODIUM

- TOWER SHIFT.
- URBAN EDGE @ STREETS + LANE WITH INSET BALCONY FRAMES.

Form of Development

Proposed Architecture & Massing Concept

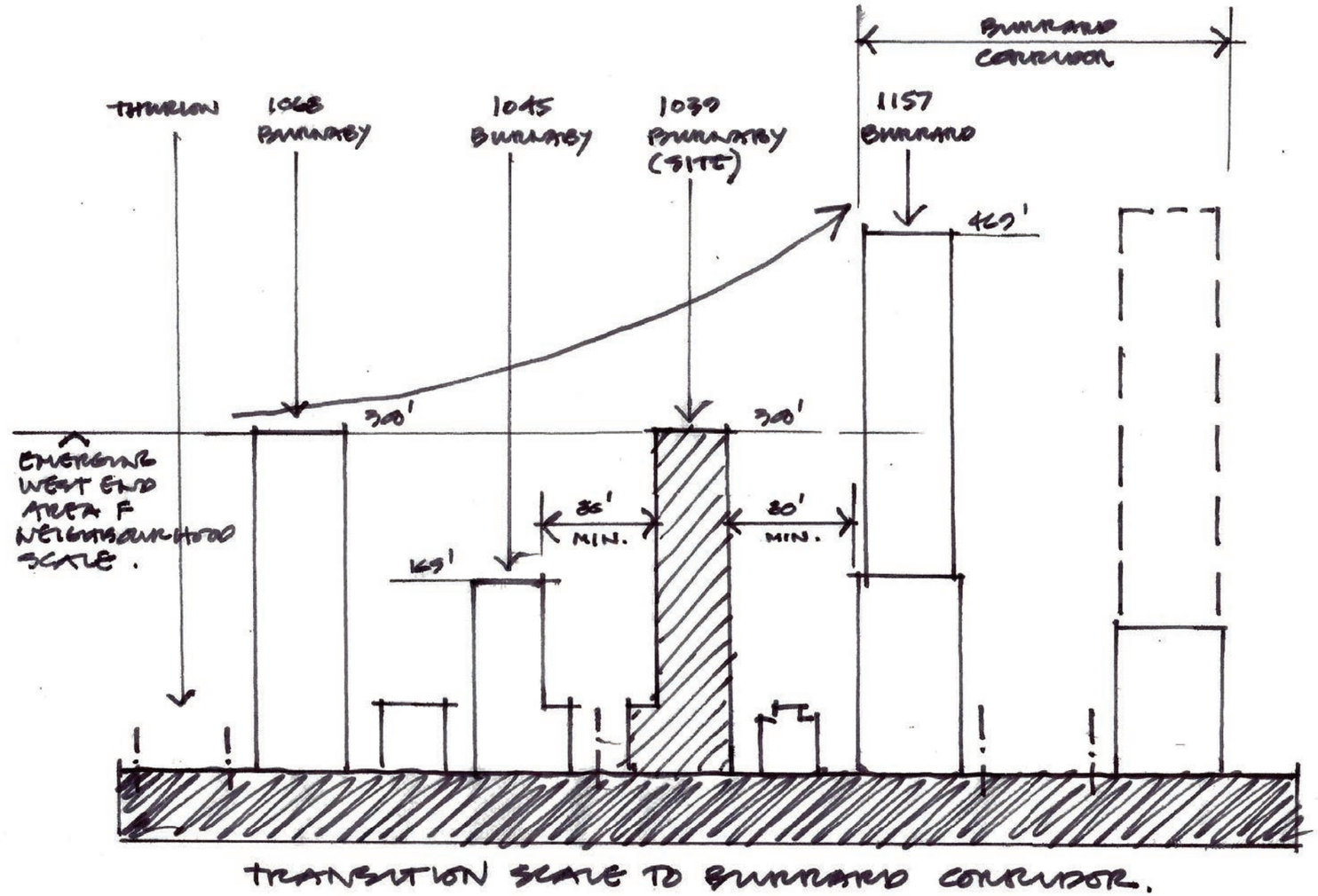
Transitional Scales to the Burrard Corridor

The Site (1031+1039 Burnaby St) is juxtaposed amongst a streetscape reflecting policy transitions within, along with emerging and current Council directives to seek much needed housing, job space, hotel space, public benefits and affordable housing to be built on sites restricted by such policies. Council's approved motion of July 10, 2024, repealing the View Protection Guidelines (1989, last amended 2023) and approve the Public Views Guidelines which directs staff to remove Public View 12.1(.1, .2 and .3) – Granville Bridge from Council-approved public views, has identified the Site (1031+1039 Burnaby St) to be 41 stories in height through Staff's change to view cone heights in stories.

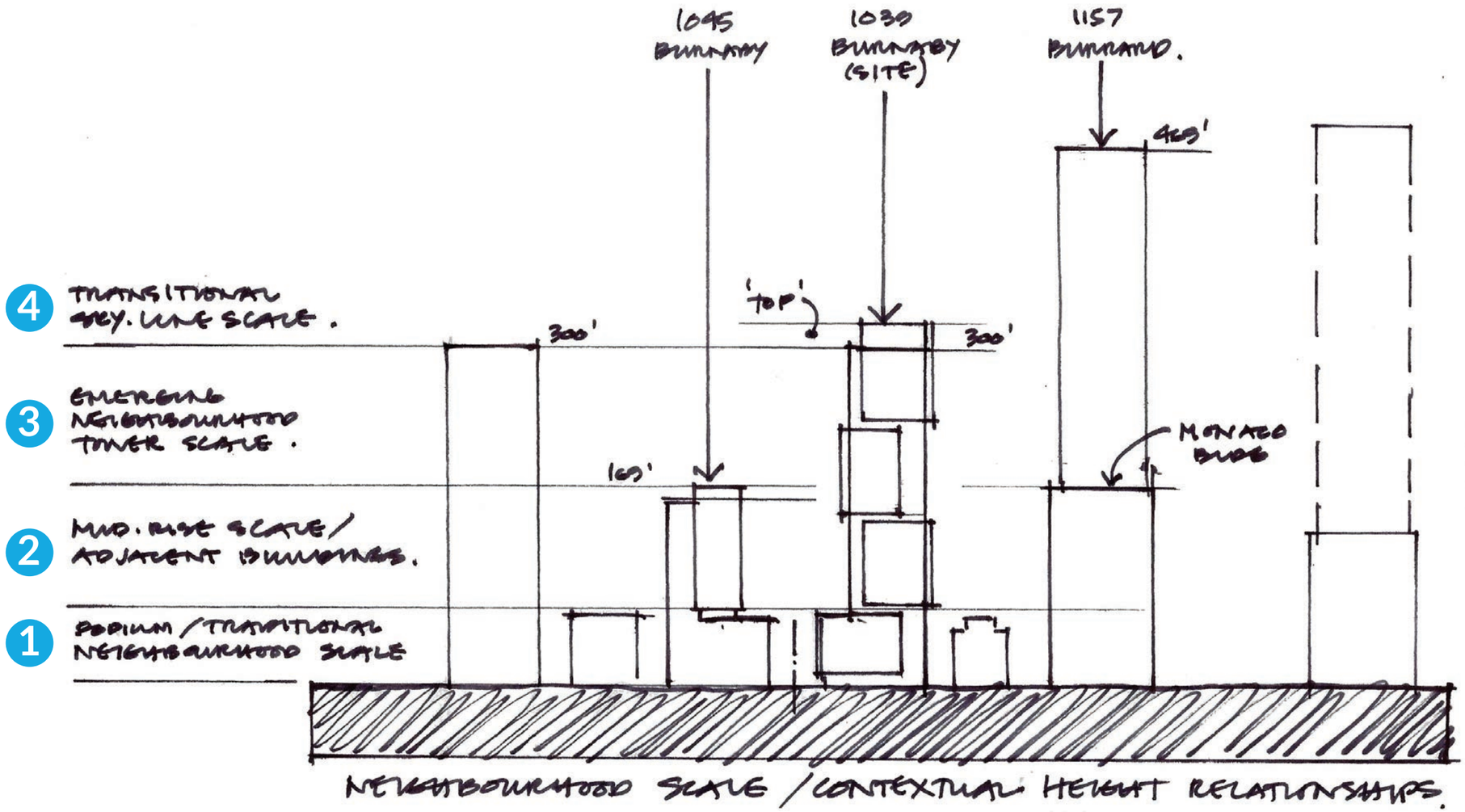
Our Proposed Site/Project is proposed to be 32 storeys + an L33 Roof-Level Amenity, with a height of 300ft. Recent projects to the west of the Subject Site, comply within the Burrard Corridor Plan – Area G heights of 300ft / 34 stories (such as 1068 Burnaby St., by Strand/Intercorp Development). Moving east towards Burrard Street, 1157 Burrard (Prima Properties) has appropriately received additional height beyond OCP to 469ft / 47 stories in recognition of Burrard/Davie St's prominent corner.

While within the Burrard Corridor Plan – Area G permitting heights of 300ft, the transitional nature of the Site (1031+1039 Burnaby St), to the corners of Burrard and Davie Sts., recognizes the eastward upward transitional scale as experienced towards Burrard St. This supports the "domed skyline" goals of the West End Community Plan while:

- Realizing Council's intent for additional housing capacity and public benefit of below market rental housing with the removal of Public View 12.1(.1, .2 and .3) – Granville Bridge.
- Realizing Staff's and Council's intent for the Site (1031+1039 Burnaby St) to be up to 41 stories in height,
- Recognition of the eastward transitional skyline towards Burrard Street,
- Tower separation is within policy with 80ft separations maintained.
- Podium permits a 30ft at grade "active link" through the Site.
- Contextual scales of height relationships of the neighbourhood.



URBAN SOLUTIONS ARCHITECTURE LIMITED



Contextual Scales of Height Relationships

The building form is articulated to respond to the transitional scales of the street-experience scale, neighbourhood context and West End "Domed" Skyline.

The following height scales are presented to provide the following:

1. Podium / Transitional Neighbourhood scale: at approx. 6-storeys, providing response to the making of "Great Streets" at the pedestrian scale.

2. Mid-Rise (Adjacent Buildings) scale: at approx. the 169ft height level, relating to the mid-scale shoulder of adjacent buildings and the neighbouring tower height of 1045 Burnaby St.

3. Emerging Neighbouhood Tower scale: at approx. the 300ft height, relating the approved and pending approval of new adjacent towers within the Burrard Corridor Plan Area G.

4. Transitional Skyline scale: at the 300ft height, relating to the "domed skyline" and increase heights for 1157 Burrard St, and pending development site at Burrard and Davie (former gas station site), anticipated to be 350ft or higher.

The Proposed Building's form of development, is characteristically responsive to its context within the evolving and emerging neighbourhood of 1000 block Burnaby Street and the overarching goals of the Burrard Corridor Plan-Area G for the provision of a tall tower. The Subject Site request for 32 storeys + L33 Amenity Level (300 ft height), is an appropriate response to as a transitional height to the approved 1157 Burrard Tower (Burrard Corridor – Area F) which is approved at 496 ft.

Form of Development

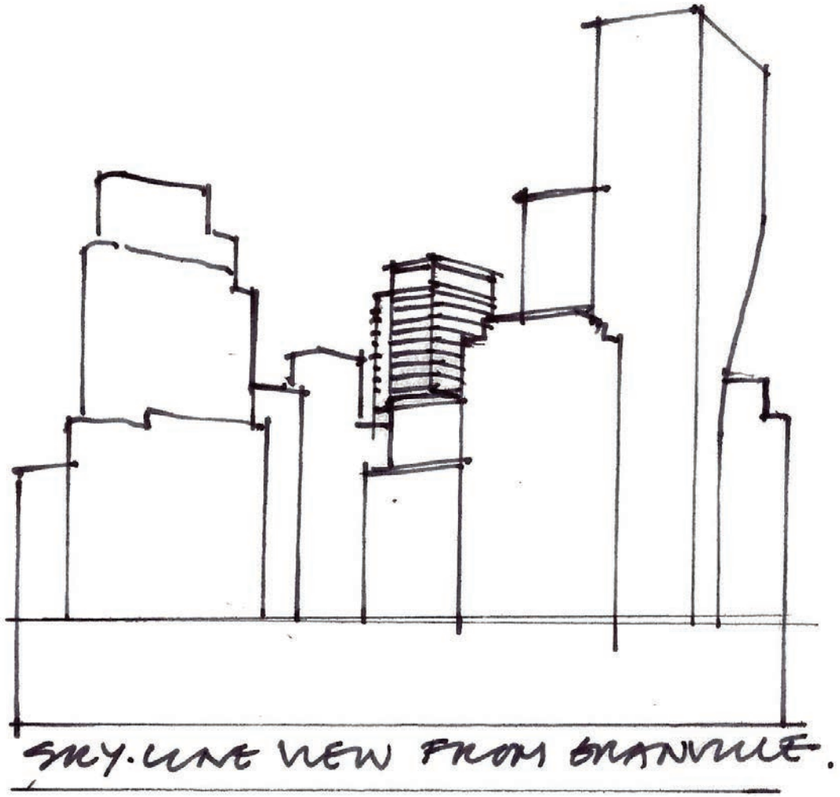
Proposed Architecture & Massing Concept

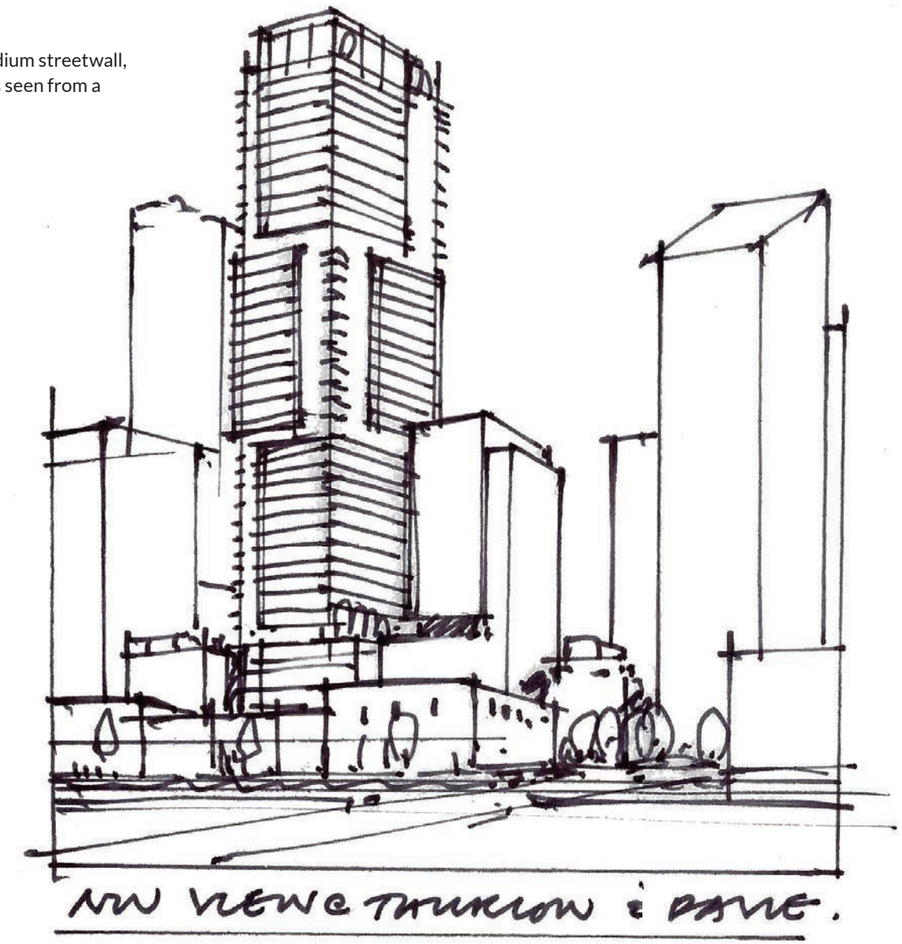
Building placement on the site, and tower footprint location is pre-determined by required setbacks and tower separation guidelines, allowing for a typical tower floor plate to a maximum of approximately 6500 SF.

A 30' setback is proposed along the west property line to allow for a potential mid block pedestrian walkway connecting between Burnaby Street and Pantages lane. The tower is setback an additional 20' (50' total) from the west property line, allowing for an approximately 60' high 'shoulder' podium that mirrors the similarly scaled podium of 1045 Burnaby, and to satisy required 80' tower separation guidelines.

The tower is conceived as a very simple, efficient rectangular plan form repeated with only minor variations through the height of the building. Tower height is proposed at approximately 300', plus roof level amenities and mechanical penthouse, to provide a transition from west to east between the scale of 300' towers being developed in the neighbourhood and the 500' +/- scale of existing and / or proposed towers along the Burrard Corridor.

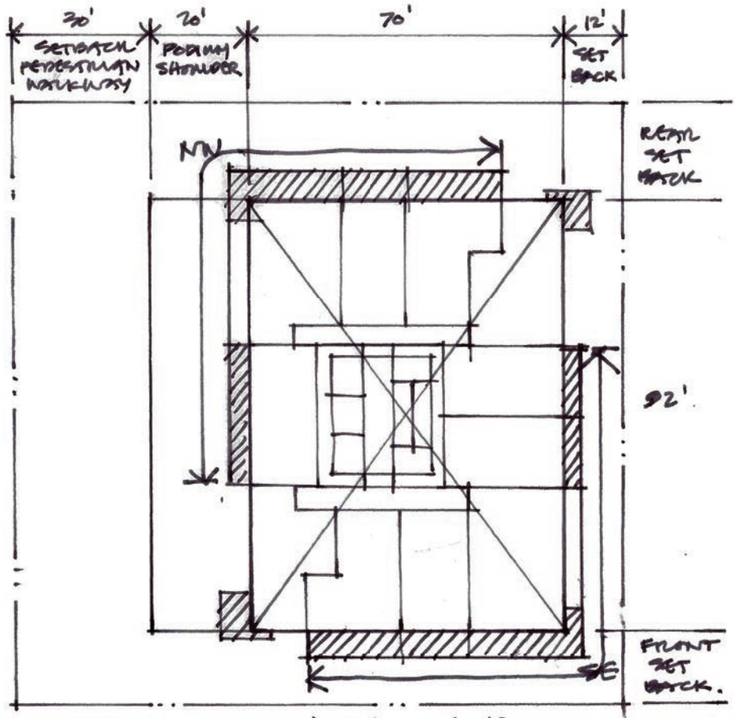
Balconies are grouped into 'framed blocks' and shifted at key heights of the tower to articulate the simple form of the tower, and to relate to the podium streetwall, mid-rise, and hi- rise scale of neighbouring buildings. The uppermost 'framed block' enhances the profile and identity of the tower on the sky-line as seen from a distance.





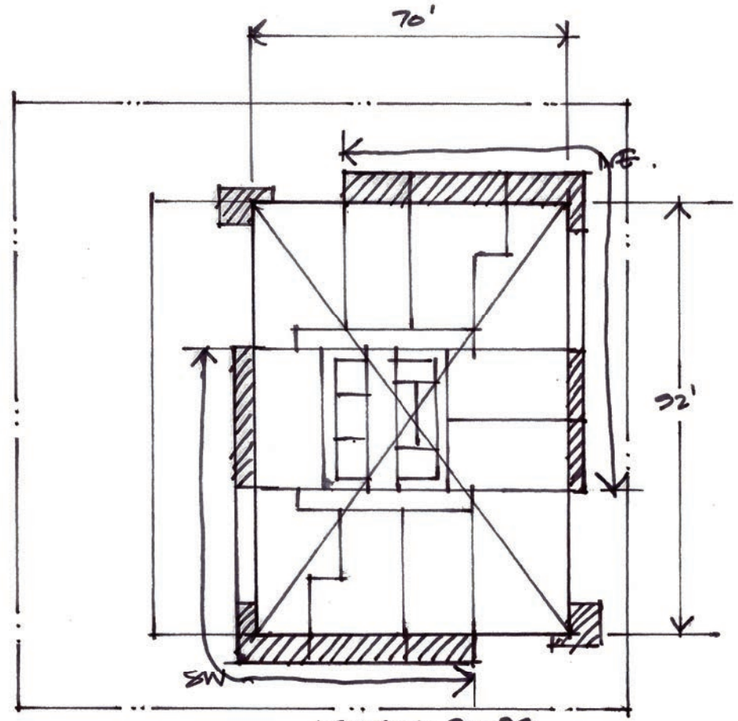
Tower Floor Plates

Rising from the Podium levels, the efficient rectangular plan form with projecting balconies is populated with 11 units per floor to Level 17, and from Level 18 to 32 is populated with 10 units per floor to allow for the mix of unit types of which 44% are Family Units. The rectangular plan accommodates the tower setbacks and separations, while permitting structural, cost and spatial efficiencies which is of particular importance in providing cost efficient secured market rental and below market rental. The architectural form is derived through subtle, yet strong design strategies to vary the primary rectangular form through the employment of 'framed block' which enhances the profile and identity of the tower to create its distinctive appearance on the skyline.



LEVELS 3-18
LEVELS 31-38
NW & SE BALCONY GROUPING.

* SIMPLE, EFFICIENT RECTANGULAR FLOOR PLATE CONSISTENT THROUGH HEIGHT OF TOWER.



LEVELS 20-29.
SW & NE BALCONY GROUPING.

* TOWER ARTICULATED ONLY BY SIMPLE SHIFTING OF BALCONY GROUPINGS BETWEEN NW & SE AND SW + NE.

Materials

Simple, durable cladding and finish materials in keeping with the simple form and expression of the building are proposed.

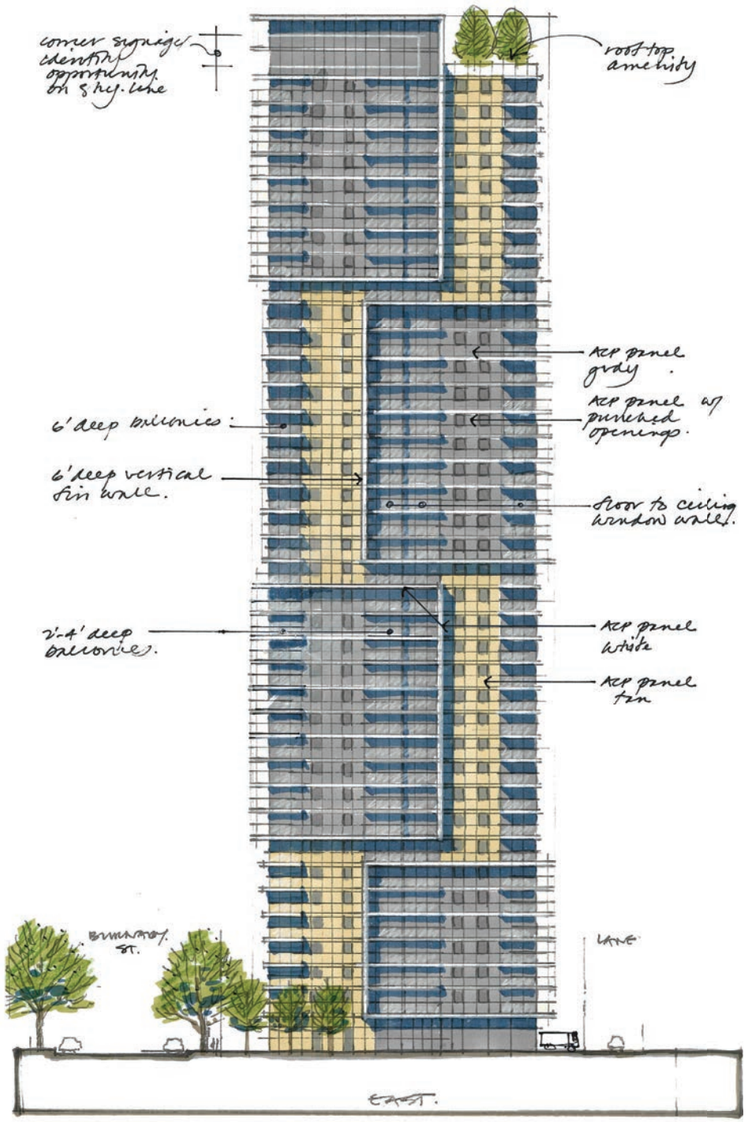
Exterior wall areas outside of the framed blocks of grouped balconies are proposed to be clad in a warm, buff colored metallic aluminum panel.

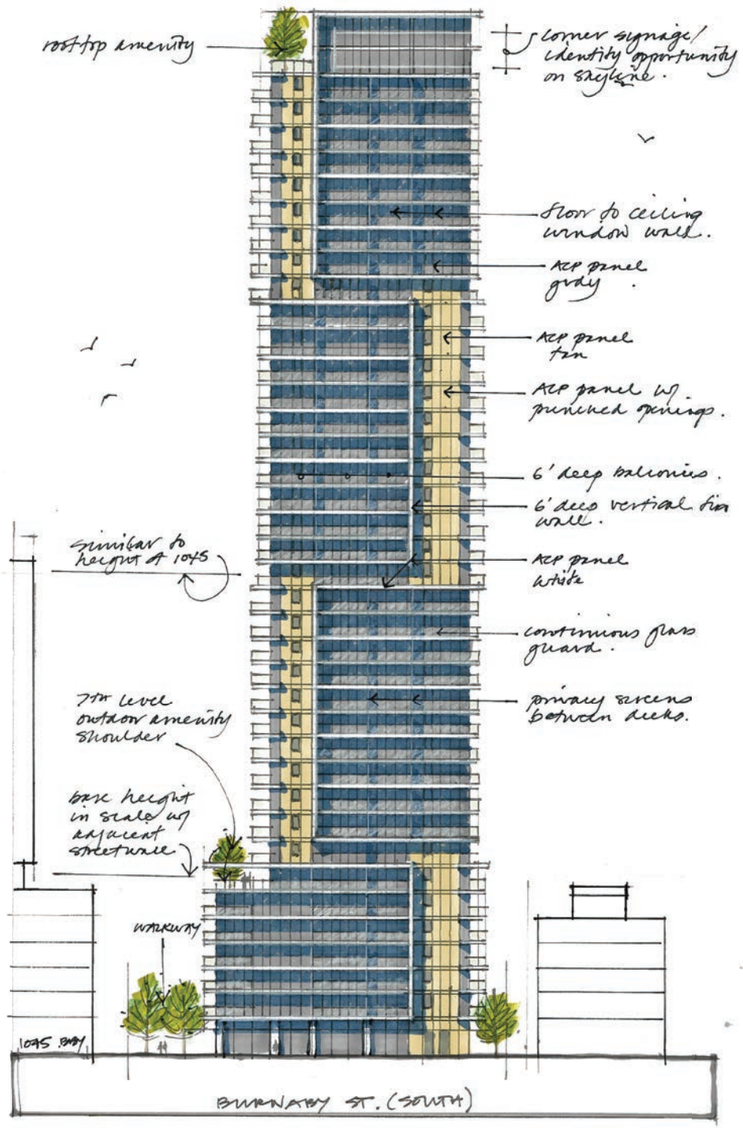
Wall areas within the framed blocks of grouped balconies will be clad in a darker metallic grey aluminum composite panel, which in combination with extensive areas of floor to ceiling window wall glazing, will appear darker and visually recede.

The vertical fin walls and top and bottom cantilevered balcony slabs framing each group of balconies will be clad in white composite aluminum panel to further accentuate the staggered framed blocks.

Window frames are intended to match the color of adjacent ACP cladding.

Concrete and stone exterior finish materials will be used at lower street levels for increased durability.





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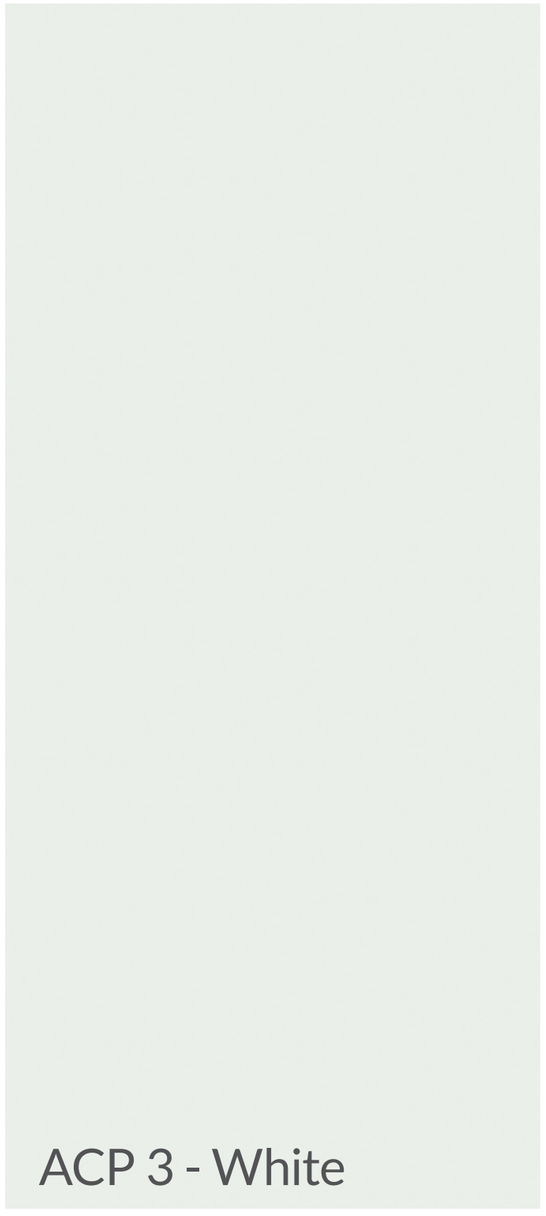
ARAGONITE METALLIC

Alucobond Plus
Color Series: Element Series



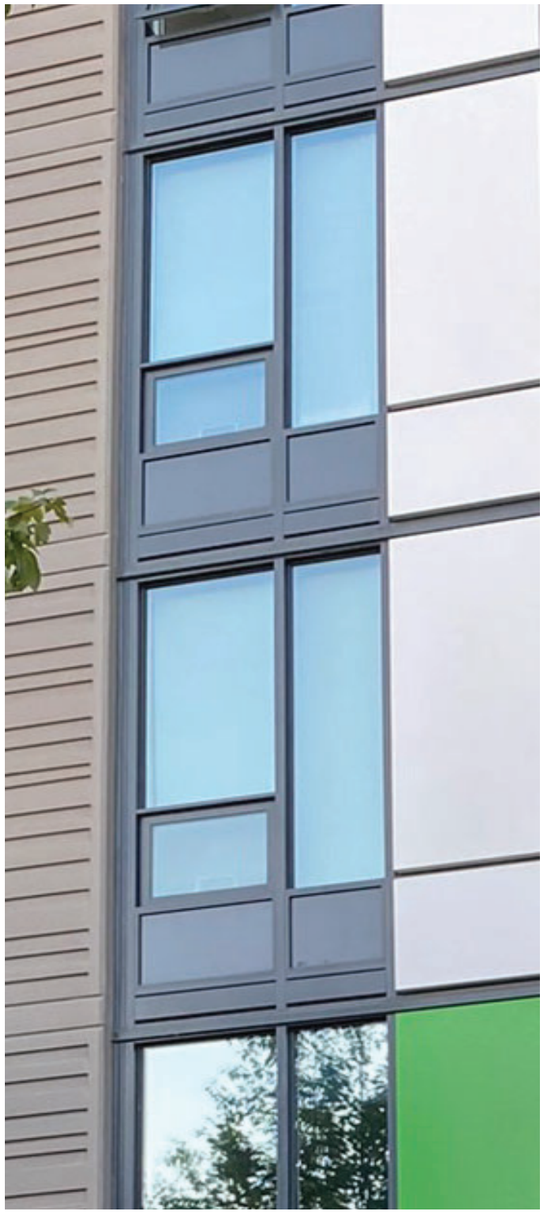
BRUSHED STAINLESS

Alucobond Plus
Color Series: Natural Collection and Brand Identity Collection



PURE WHITE

Alucobond Plus
Color Series: Classic Collection and Brand Identity Collection



WINDOW WALL

Sustainability

Sustainability Goals

The Project's sustainability goals are to provide implementable strategies to achieve low energy use and low emissions following the Green Buildings Policy for Rezoning Process and Requirements – amended July 27, 2023. The strategies being explored are being developed collaboratively and are supported by the Owners who wish to provide occupant comfort and a highly efficient/low carbon building facility as their priority.

As a commitment to achieving the priorities, the Owner is undertaking incorporating through the use of building's envelope performance characteristics in combination with operable vent windows. The building's enhanced thermal performance approach plays a significant role in reducing heating requirements (TEDI). Our Mechanical / Sustainability Consultant has confirmed energy targets and VBBL Section 10, are achieved. The Green Buildings Policy for Rezoning Process and Requirements Report as prepared by AB Consultants outlines the compliance to the TEDI and TEUI energy intensity targets have been met or exceed resulting in Low Emission as an outcome (GHGI).

A summary of highlights from the Sustainable Goals is focused on Envelope Performance and includes:

- A low Window-Wall Ratio of 31.2%
- High performance double pane glazing with a U value of 1.85 W/m^{2}K and SHGC 0.31
- Effective R value for the Roof, and Exterior Walls at 40 and 8, respectively
- Low infiltration rate - 0.20 L/s-m2
- High efficiency Energy Recovery Ventilators, Electric Packaged Heat Pump Heating/Cooling with electric baseboard heating
- Operable Windows – Natural ventilation
- High Efficiency Air to Water Heat Pumps Central Domestic Hot Water System
- Fully Electric Building (Low Carbon Emissions)
- Enhanced Commissioning
- Energy Sub metering

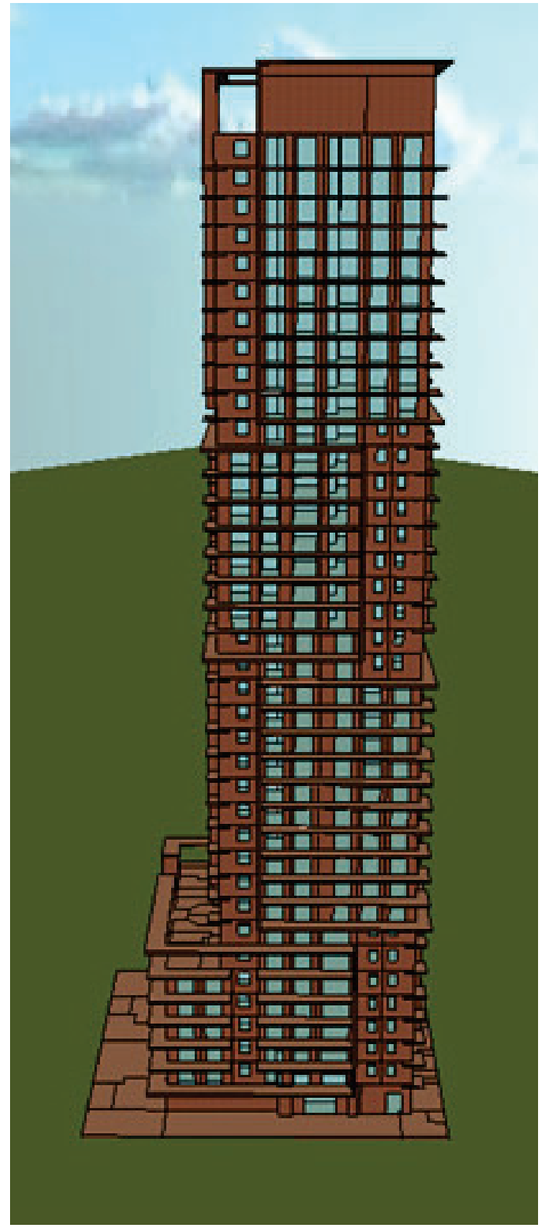
Energy Modelling Compliance Report

Modelling procedures/results are based on the City of Vancouver Energy Modelling Guidelines 2.0.
Please see attached Energy & Emissions Design Report.

Life Cycle Assessment

The Resilient Buildings Planning Worksheet to summarize the level of resilience planning undertaken by the project and to identify proposed strategies has been completed.

Please see attached Resilient Buildings and Planning Worksheet.



Parking and Car Share

The Project is providing a limited amount of on-site parking for the Residents at the underground parking levels. However, is deploying a comprehensive car share program, administered by Modo. Details of the commitment are within the attached letter provided.

The main features include:

- 3 at-grade car share stalls off Pantages Lane
- 6 car share stalls located at P-1,
- All stalls will be EV ready



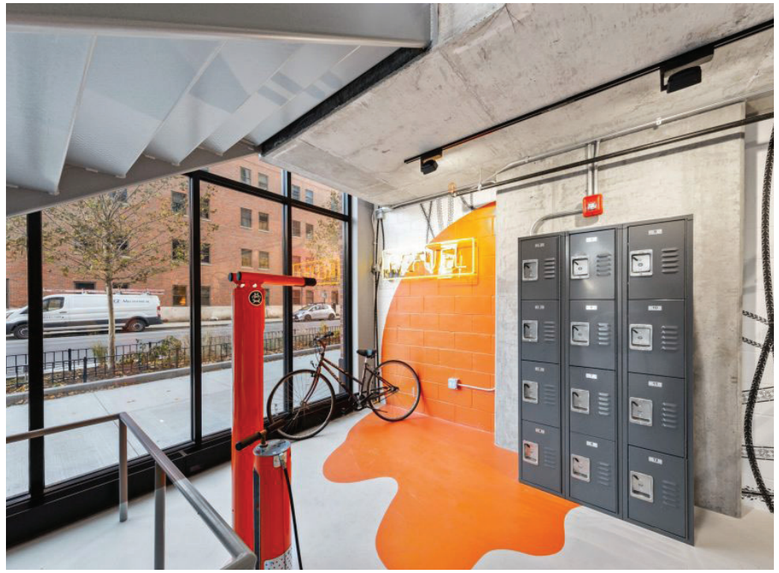


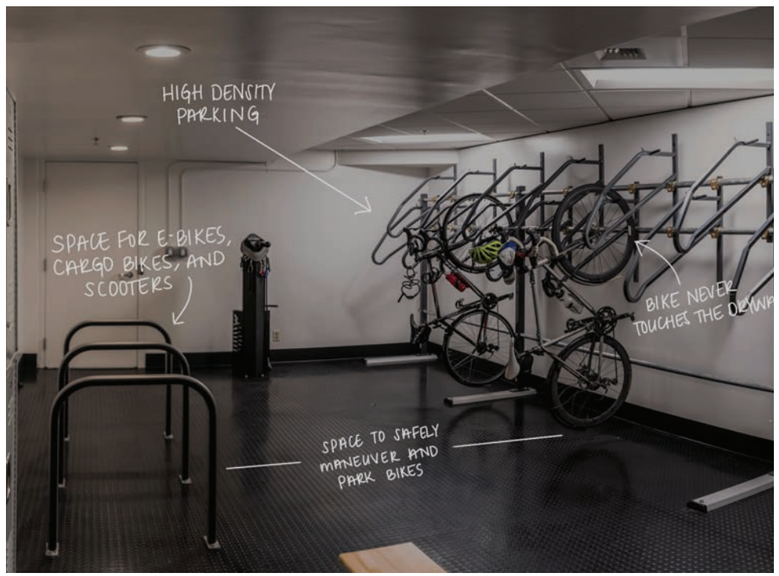
Bicycle Amenities

The Project is committed to providing comprehensive cycling facilities on and throughout the Site. The Project is providing an entire dedicated floor below grade to secured bike storage with 525 stalls. At-grade, along Pantages Lane, is situated the 662sf Bicycle Lounge, which will be a secured and visually accessible facility containing 10 Class B bike racks for visitors and short term storage. Within the Bike Lounge, is a counter space for Building Occupants to gather, and engage in community building activities promoting cycling, bike maintenance, and socialization with others. As the Bike Lounge faces the drive court and Pantages Lane with the glazing and seating areas, this room can be used to support Davie Village community events and future build-out of Pantages Lane as a culturally supporting lane with a mid-block pedestrian connector (see discussion Public Realm – Pantages Lane Enhancements).

Additionally, within the Bike Lounge, will be a full Bicycle Repair bench and dedicated Bicycle Elevator. The full Bicycle Repair bench will be complete with, racks, tools and pumps to service bikes. The dedicated Bicycle Elevator will be a secured elevator sized to accommodate multiple bikes within and will provide direct stop between the Bike Storage floor and Bike Lounge only.







Public Realm

Potential Pantages Lane Enhancements

As indicated in the WECP, there is a potential to develop a mid-block pedestrian connection between Burrard and Thurlow Streets from Davie Street through to Pantages Lane and to Burnaby Street. The Proposed Site (1031+1039 Burnaby St) is designed to accommodate such a pedestrian connection.

In addition to a pedestrian connection provided as part of the Proposed Site, consideration of a few simple urban design elements could encourage other property owners in the vicinity to see the potential for an improved urban experience in the lane. Inspired by the Castro District of San Francisco, a few thoughtful and relatively economical design gestures could be introduced to enhance the lane pedestrian and vehicular activity, and to help address current safety and security concerns in the lane.

Working with the existing cultural imagery of Pantages Lane, potential enhancements for consideration include;

1. Potential special paving and / or pavement markings to calm lane vehicular traffic and demarcate mid-block pedestrian crossing zone.

2. Potential textured or painted surfaces to signal Thurlow and Burrard entries to Pantages lane and to demarcate between lane surface and parking / loading zones (4) on north side of lane.

3. Existing or potential outdoor restaurant seating areas.

4. Parking / loading zones could be cleaned up and demarcated to encourage public usage and a mix of vehicular, bicycle and pedestrian activity.

5. Potential 25' wide mid-block pedestrian connection(s) at the locations of Numbers Cabaret and / or the one storey bldg. that currently accommodates the Urban Animal Hospital and Vera's Hamburgers.

6. Light poles with themed banners could be located at regular intervals along the north side of the lane to reinforce the pedestrian oriented nature of the lane and to provide lighting for the lane and the parking / loading zones (4) on the north side of the lane.

7. Private outdoor landscaped area for subject site is designed to accommodate and encourage the introduction of a mid-block pedestrian connection from Burnaby Street to Pantages lane and potentially beyond to Davie Street.

8. Parking and loading zones provided as part of 1039 and 1045 Burnaby developments should be well lit and designed with special attention to pavement markings, materials, lighting, and screening to contribute to the pedestrian friendly nature and security of the lane.

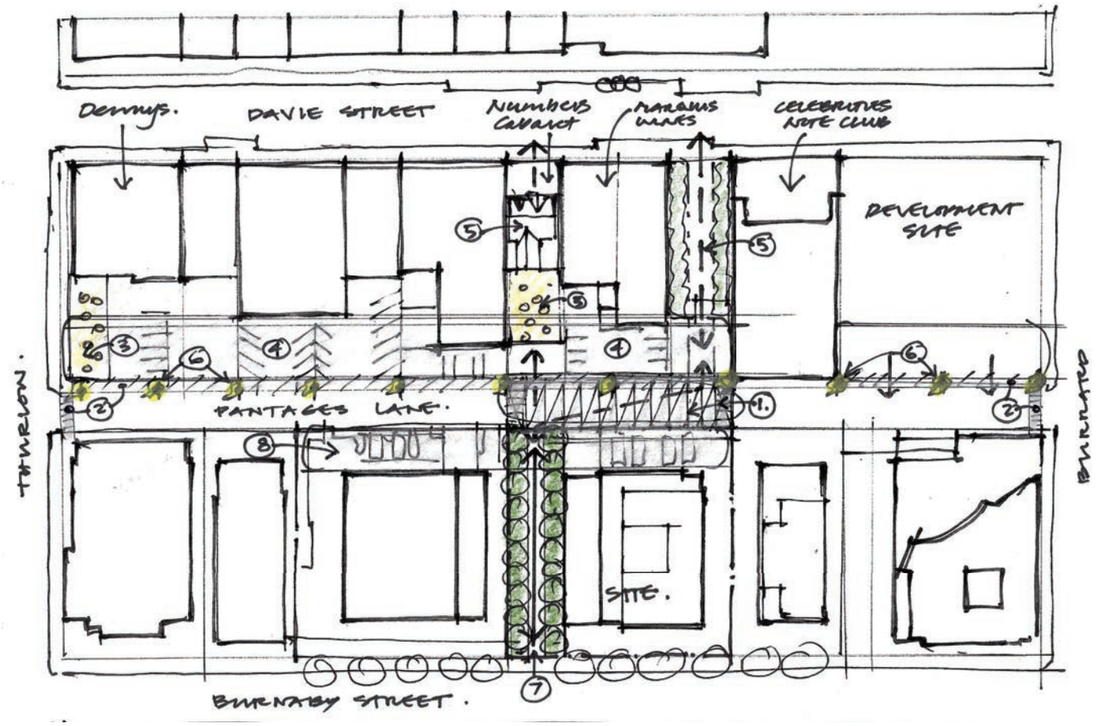
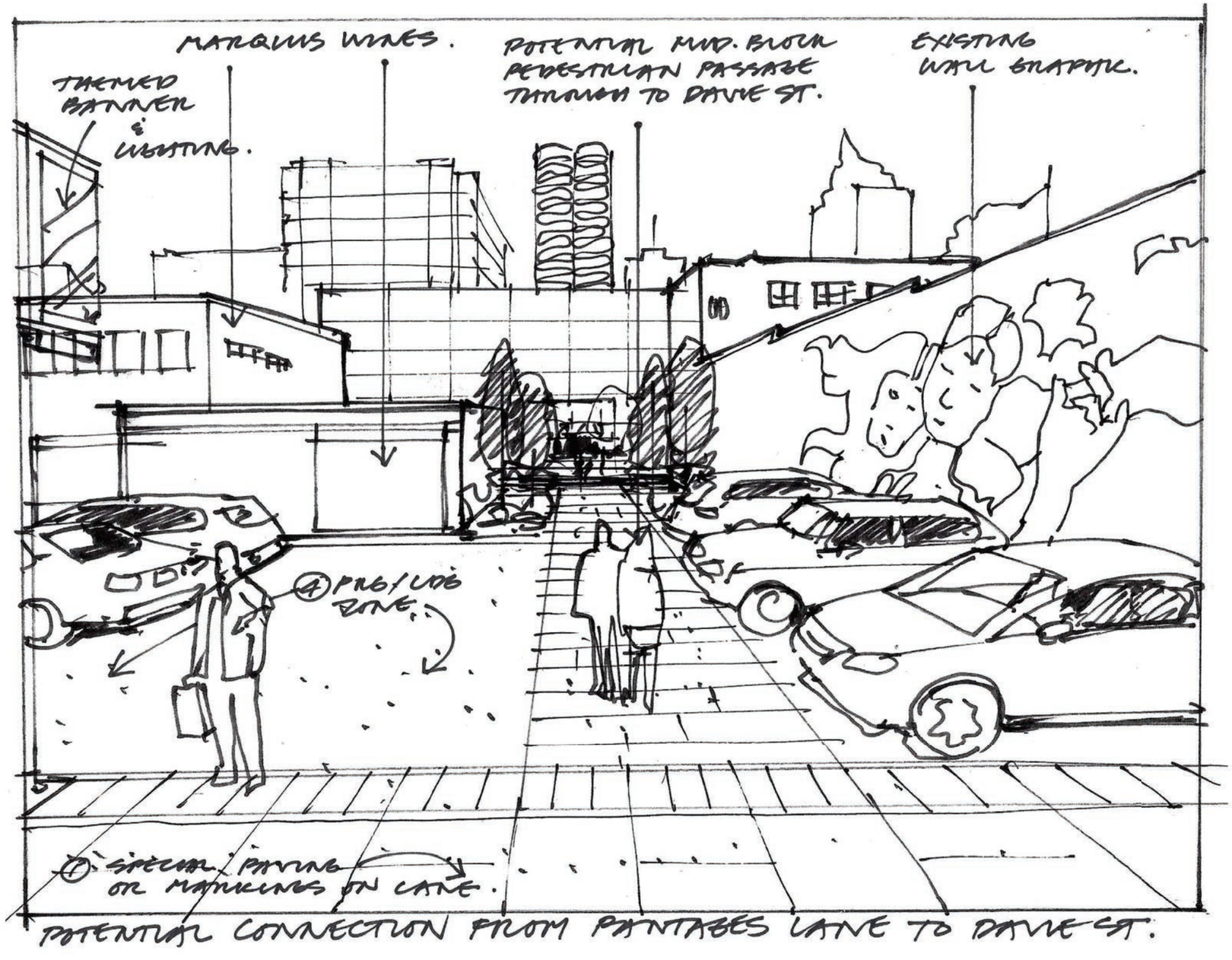




Image: Castro District - San Francisco



Urban Design Analysis

The Project is committed to a high standard of architecture and urban design. All parking and loading will be accessed from the lane, with parking located in U/G levels. In order to assist the livability along the lane for the neighbourhood, the Assured Rental Project is open to allowing for an active link path leading from Pantages Lane to Burnaby St., in recognition of the West End Community Plan's objective to create pedestrian oriented mid-block interconnectivity through to the Davie Street Village.

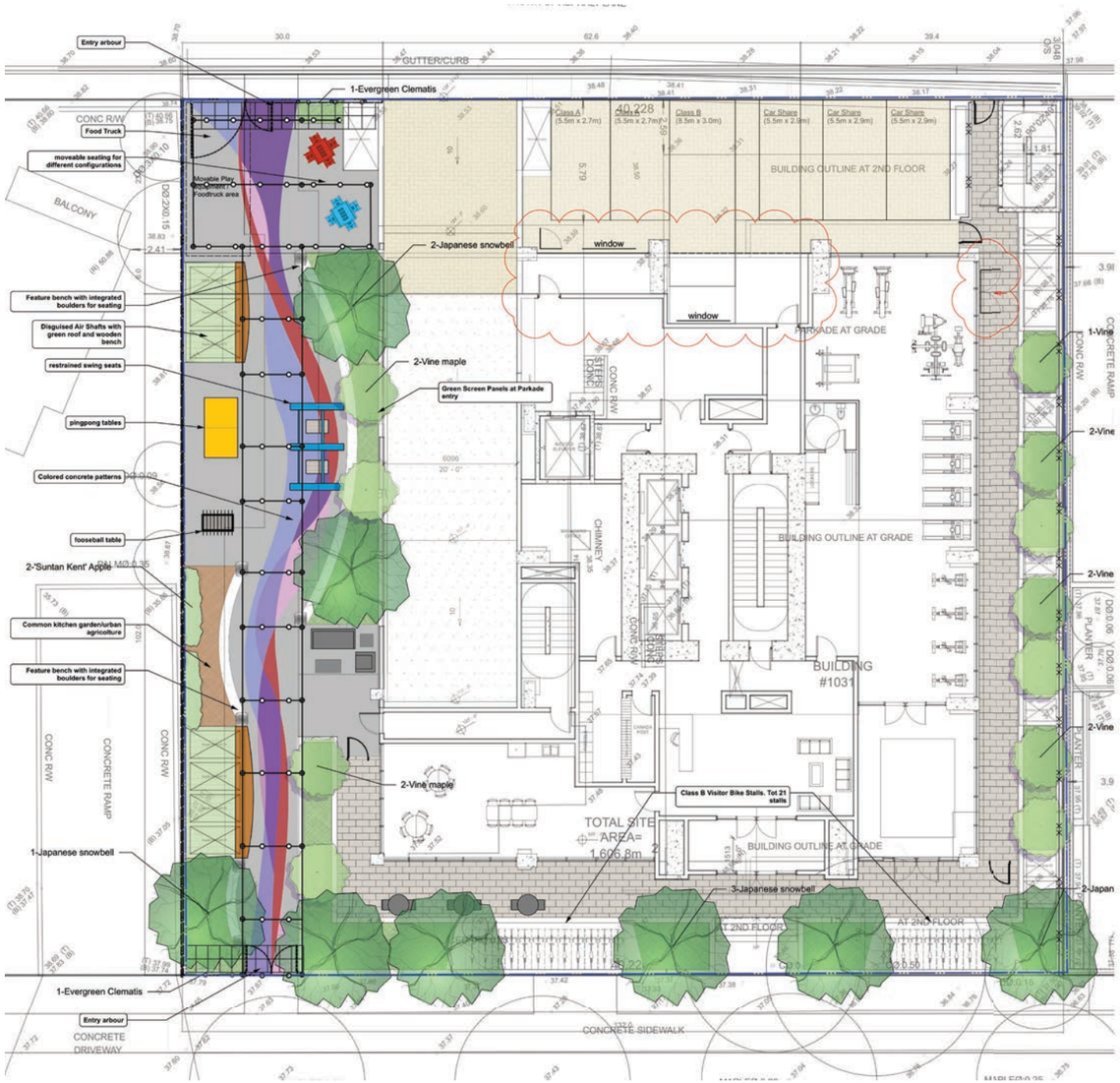
To align with principles of "great streets", the Podium level will create visual interest for pedestrians ensuring an animated streetscape that compliments the City's goal of transforming Burnaby St., into a vital pedestrian and cycling street within the city's bicycling network. Further, at street level the site will accommodate building amenities with both indoor and outdoor spaces along with the "active link" to assist with achieving a vibrant community and the neighbourhood plan.

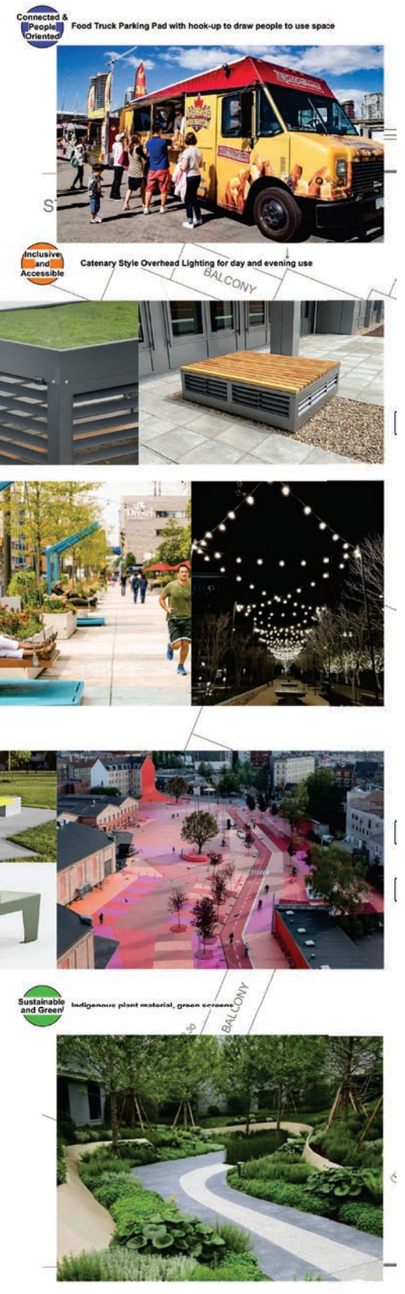


Image: Castro District - San Francisco

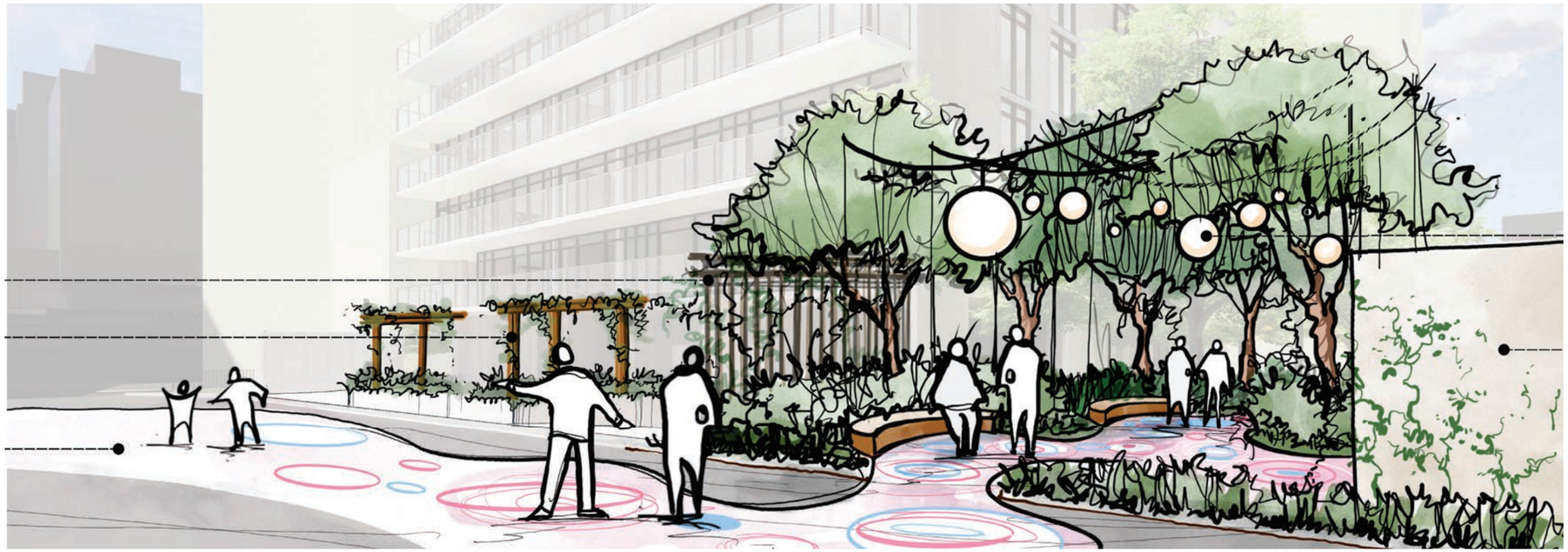
Open Space and Public Realm

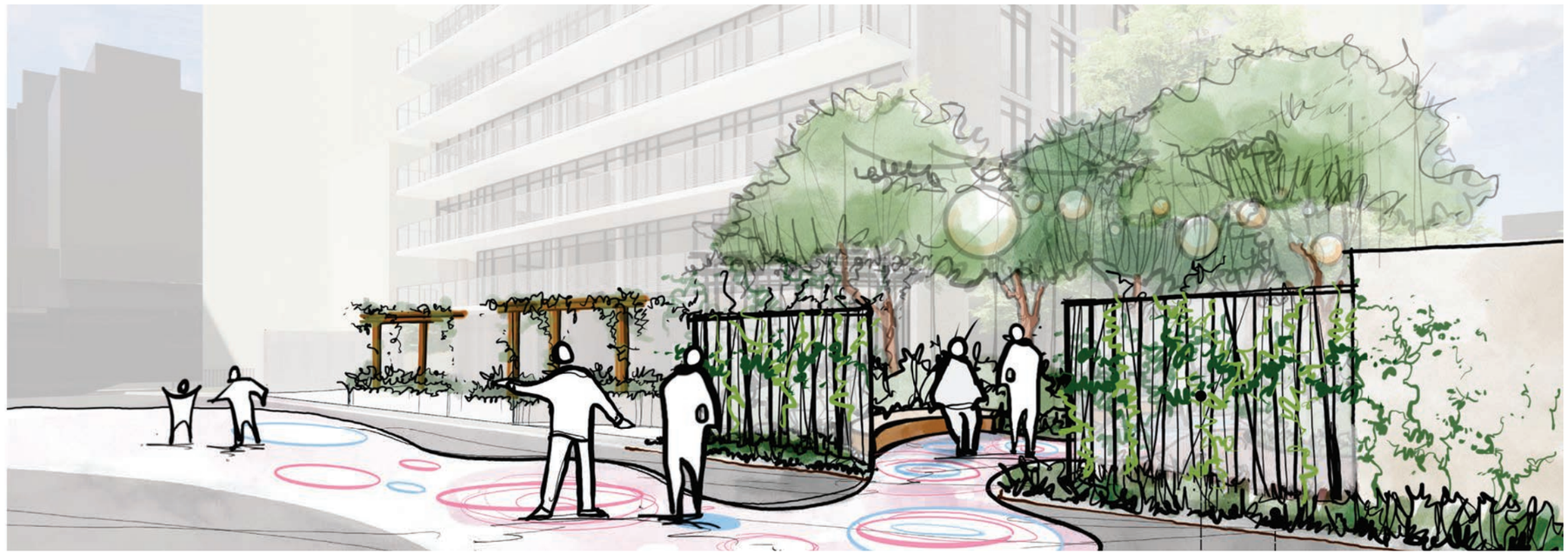
The proposed project will support the West End Community Plan's vision for "green connections" which are, pleasant, comfortable, safe, and enhance the walking routes through the provision of a through-site "active link". The building's edges will support social gathering and meeting while providing "eyes on the street" to Pantages Lane, the through-site active link, and on Burnaby Street. The Project seeks to support the West End Community and Davie Street Village merchants.



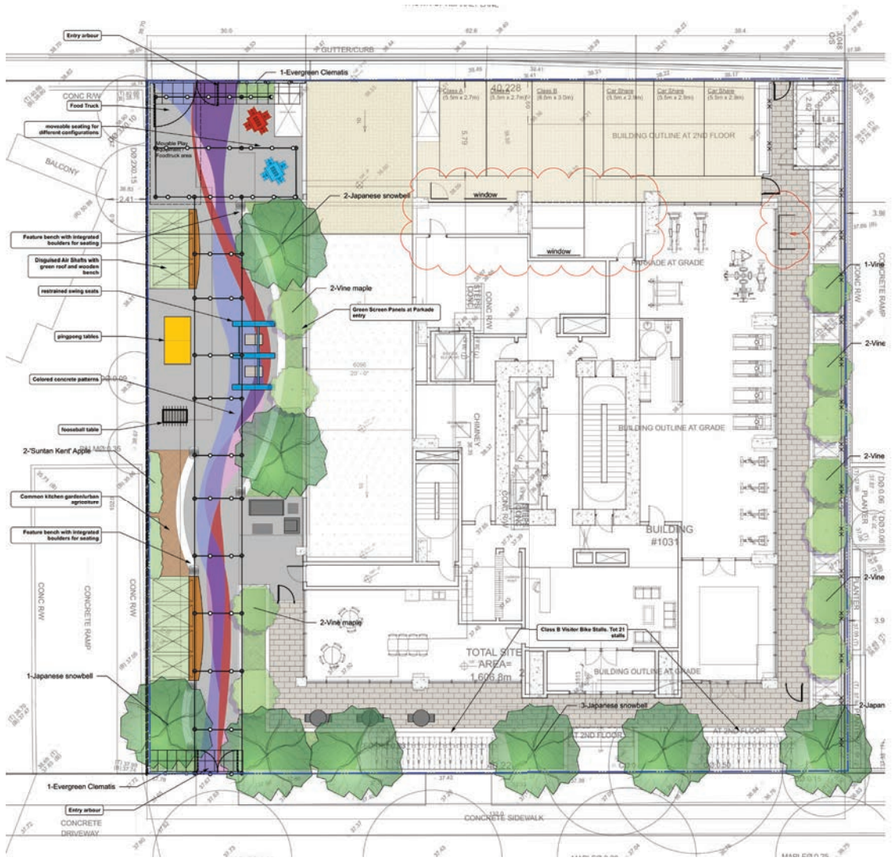


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Landscape Design Rationale

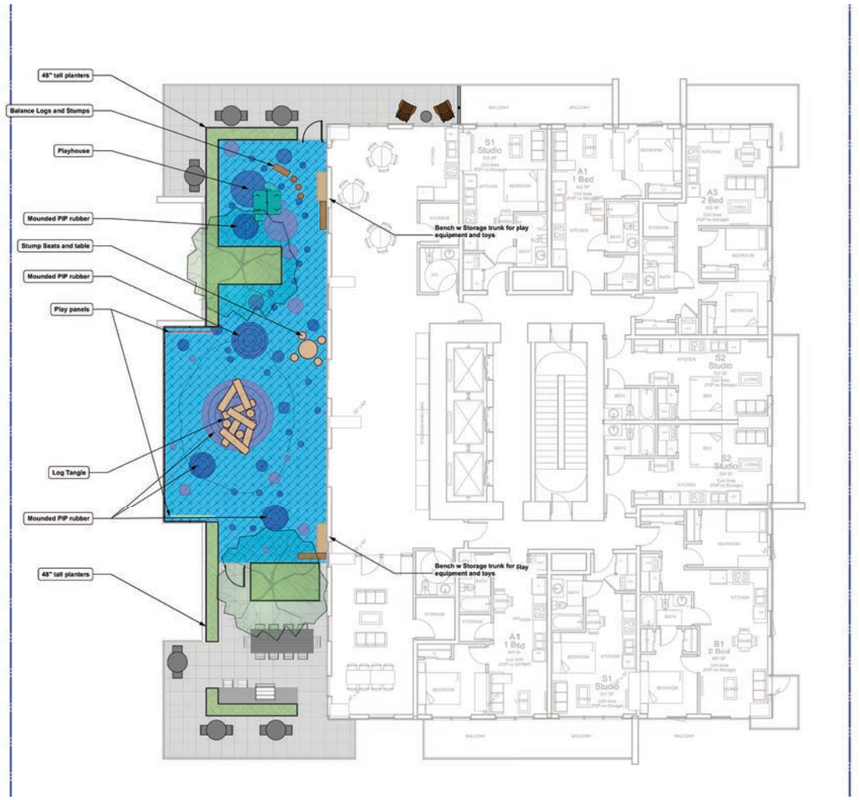


Ground level: The ground level focuses on a clear hierarchy of wayfinding and private, semi-public and public spaces.. The front entry is clearly indicated off of Burnaby St with both a stair entrance and a flush entrance. The front patio area is programmed to allow for meeting with off-site visitors, or to act as a front porch, to allow residents to connect with passersby at ground level. To the West, there is a significant ground level amenity space. This space is programmed for a range of individual, small group and larger group gathering options, active games like ping-pong and foosball and edible landscaping. The gates allow for daytime access through to the lane for the public, with the idea that as Davie St develops, there will be a mid-block connection through to Davie St.

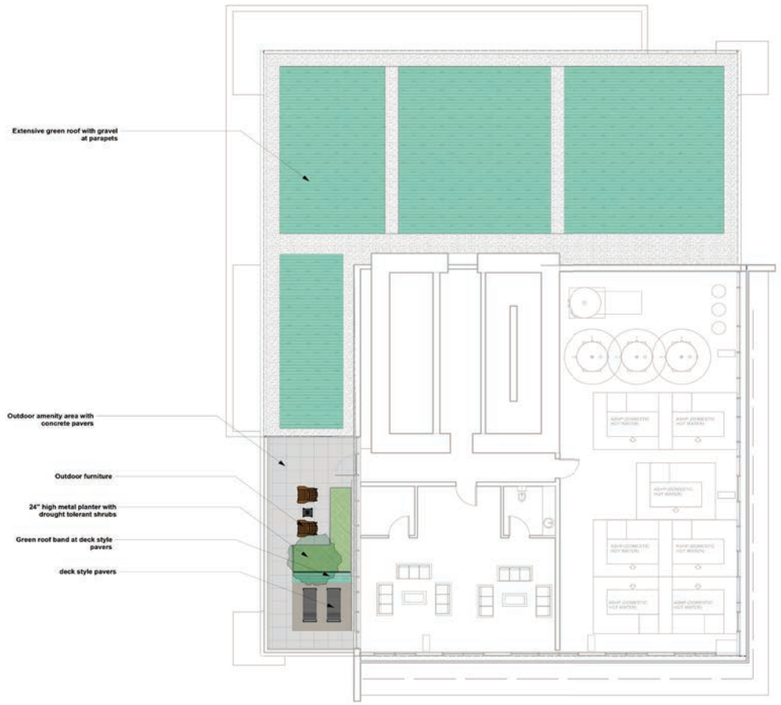
The lane has access for secure bike parking, loading and private connection through the building. The east side interior is programmed as a gym, and the side yard allows access and views out from the gym, with good light access and security.

The Burnaby tower is located in a dense, walkable, very community oriented neighbourhood. The central goals of the landscape are to provide opportunities for connection to nature and connection to neighbours, as well as to provide bird habitat.

There are opportunities for shared outdoor amenities on 3 levels of the building, the ground level, the seventh story and the roof. Each of these areas have a range of activities programmed with a related plant palette.



Level 7: This level has a family oriented indoor amenity space with adjacent exterior play. The playground is secure and for residents only, with planters and trees to provide shade and seasonal interest as well as a fun rubber fall surface and safe play equipment suitable for on a balcony. Due to the proximity to larger parks, this amenity area is focused on the play needs of smaller children (under 5), while also providing adequate space and flexible equipment to be a fun and useful space for kids birthday parties and family events. The outside dining area is slightly separate to allow for 2 groups to use the space at once.



Level 33: This level offers a small indoor amenity room and a small viewing deck oriented to the south west, where all residents can access. The majority of the roof will be be a green roof and is only accessible for maintenance purposes only. It provides absorbative landscape and reduces heat island effects

Amenity Programming

The amenities for the Project entails a comprehensive program of indoor and outdoor amenities directed at the range of users within the building, including families. The Project's amenities also addresses supporting the greater neighbourhood public realm through:

1. Potential publically accessible mid-block pedestrian walkway between Burnaby Street and Pantages Lane:

In recognition of the West End Community Plan goals for a mid-block connector to create interconnectivity through to the Davie Street Village and to support the local merchants. The 30ft wide mid-block connector is an activated space offering opportunities for community connection supporting Pantages Lane as being a culturally important city- space.

2. Street facing lounge / library and /or Business Centre:

Supporting the active link, this activity space allows occupants of the building a work-from-home opportunity permitting occupants to work, meet, and socialize in a well-appointed space. The location allows visitors to the building without having entry to the private floors of the entire building.

3. Volume Entry Lobby with Concierge:

The Building's lobby is voluminous and generous, providing a distinct and clear indication of Entry and arrival. Supervision and security is provided 24/7 through a Concierge monitoring building access and activities along the outdoor Active link. The Entry meets the street in a respectful manner, supporting "great streets" urban design.

4. Fitness Centre / Quiet - Exercise Room:

Located at the ground floor, along the east-side of the building/site, the Fitness Centre / Exercise Room, occupies the entire length. These indoor facilities have direct access to the landscaped linear gardens, permitting occupants indoor/outdoor visual and physical access. The Fitness Centre will host a range of equipment and be complemented with a Quiet - Exercise Room dedicated to yoga, stretching, and mediation. The Quiet Room's position at the S/E corner of the ground level allows for physical and visual access to the gardens, permitting outdoor actives to occur.





5. Bike Parking Entry and Maintenance and Dog Wash area:

Designed to activate the lane, both the Bike Entry and Dog Wash areas support active use and animation public realm off Pantages Lane. The Project envisions that Pantages Lane will be a vital street supporting pedestrian, retail, and vehicular activities while being a culturally important city- space, much like the Castro District of San Francisco is to that City. The Bike Entry is programed with a Bike Maintenance facility and lounge for biking enthusiast. A dedicated secured Bike Elevator is provided to secured bike parking facilities within the below grade level bike storeage area. The Dog Wash area serves as a community spot for dog walkers and owners to share a community space with well-appointed dog washing and drying facilities.

6. Loading & Passenger "Courtyard":

The Project envisions that Pantages Lane will be a vital street supporting pedestrian, retail, and vehicular activities while being a culturally important city- space, much like the Castro District of San Francisco is to that City. As such, the Loading and Passenger parking is designed to be a plaza extension of the lane. Should Pantages Lane hold community events, the at-grade Loading & Passenger "Courtyard" can morph into an event space. In the meanwhile, the street/lane level activities of the Project support positive activities towards the lane through daily uses of biking /bike care, dog walking / care, and daily passenger car share usage. All program activities have glazing towards the Pantages Lane offering activities towards it.



7. Outdoor rooftop Childrens' / Family Play Area and Amenity:

Located at Level 7, the outdoor Family/Children's Amenity is designed for security and supervision. The Outdoor Children's Play area is located on the west side and receives solar exposure along with shade from the projected overhangs. This facility meets the standards of play facilities for children of multiple age ranges. Towards the south, outdoor Family Area is extended with a quiet space for parents who can supervise their children, while seeking a quieter space to do work and conduct conversations.

8. Indoor Childrens' Play Area and Indoor Family Amenities:

Located at Level 7, adjacent to the outdoor Outdoor Children's Play area, is the Indoor Family Amenity Area. The indoor Family Amenity area provides accessible WC, kitchen, and a large indoor play facility. This space easily accesses the Outdoor Children's Play area. Towards the south, the indoor Family Area is extended with an indoor quiet room for parents who can supervise their children, while seeking a quieter space to do work and conduct conversations.

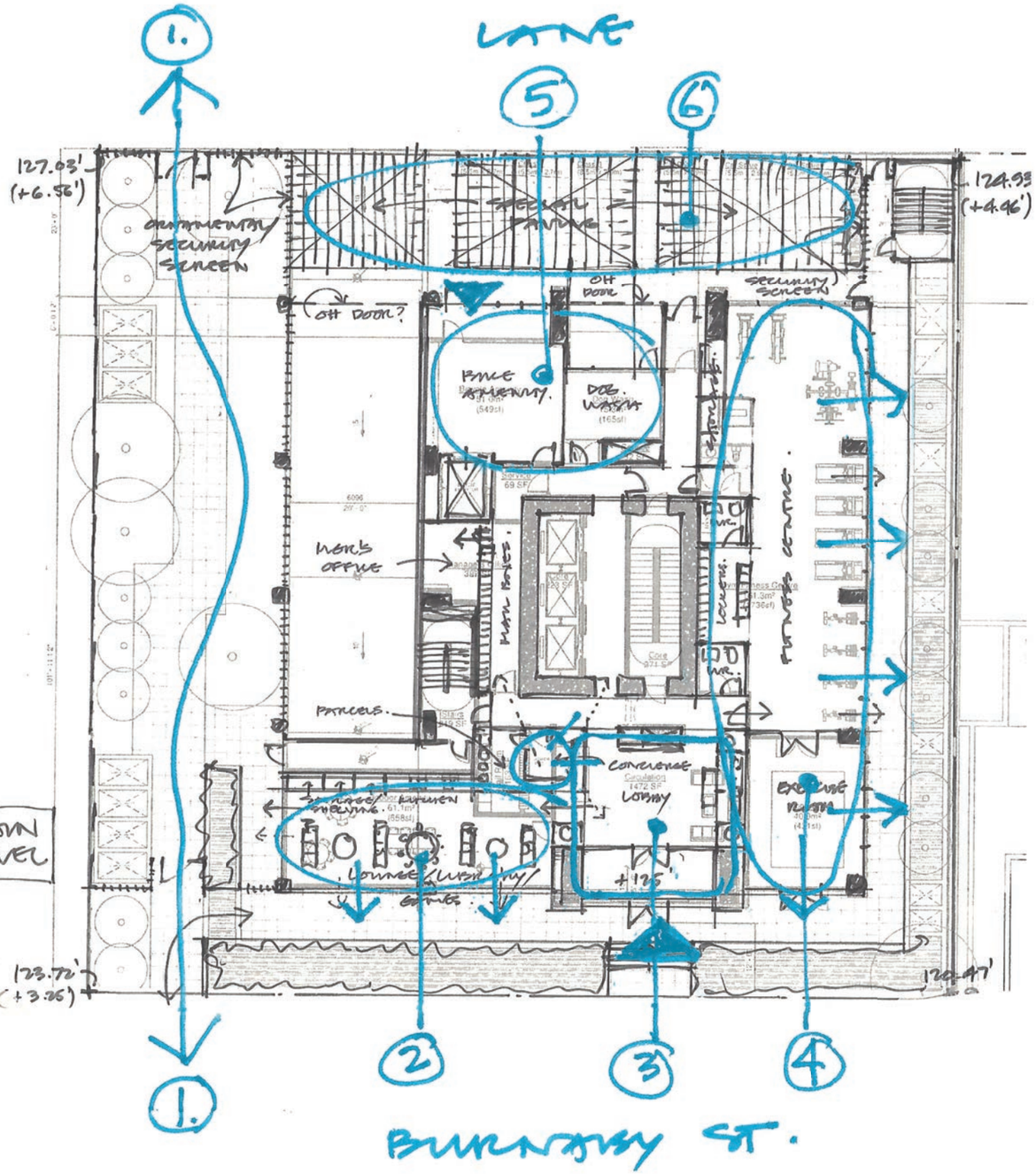
9. Multi-Purpose Social Area:

Located at the L33 Roof Level towards the south, is the Multi-Purpose Social Area. This indoor Amenity serves as a gathering lounge for socialization offering flexibility of use, such as table space for board games, conversation, and other social engagements amongst building occupants. This space is connected to the Outdoor Amenity offering both indoor and outdoor flexibility.

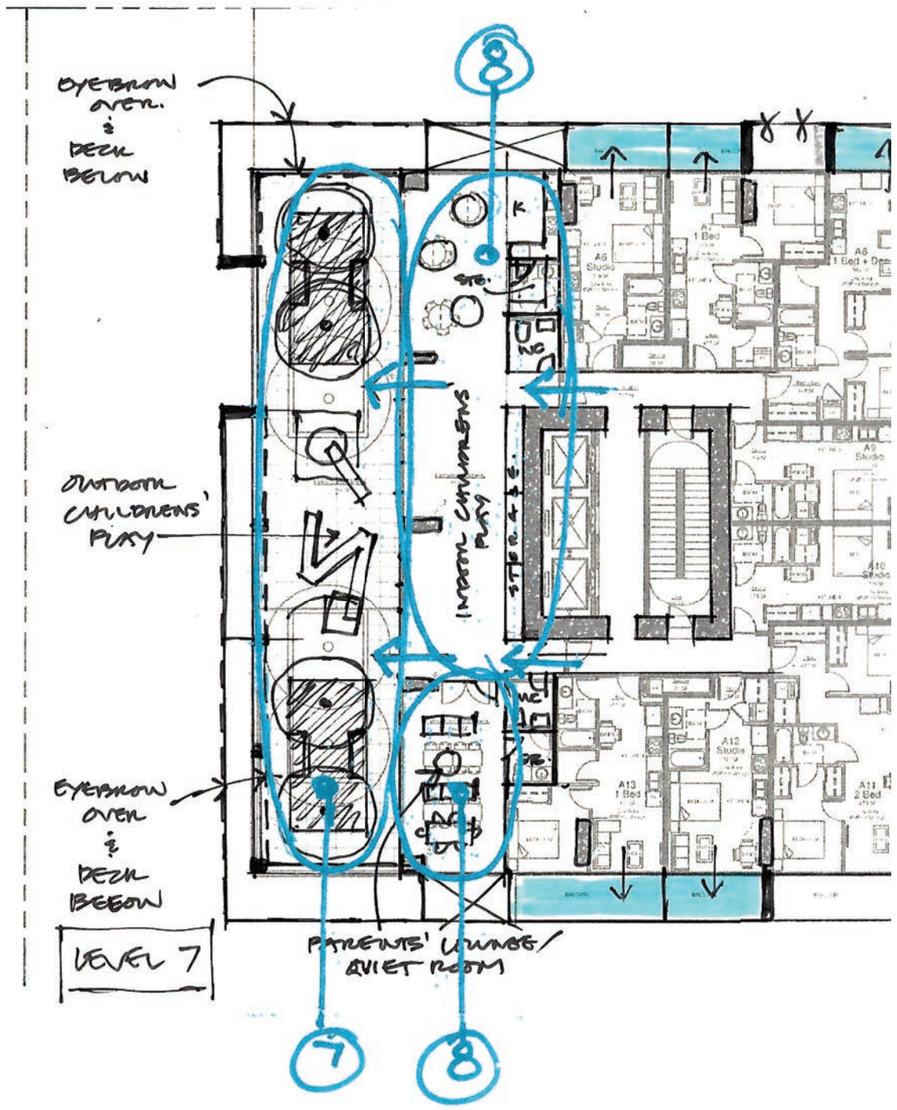
10. Outdoor Landscaped Rooftop Seating / Viewing Area:

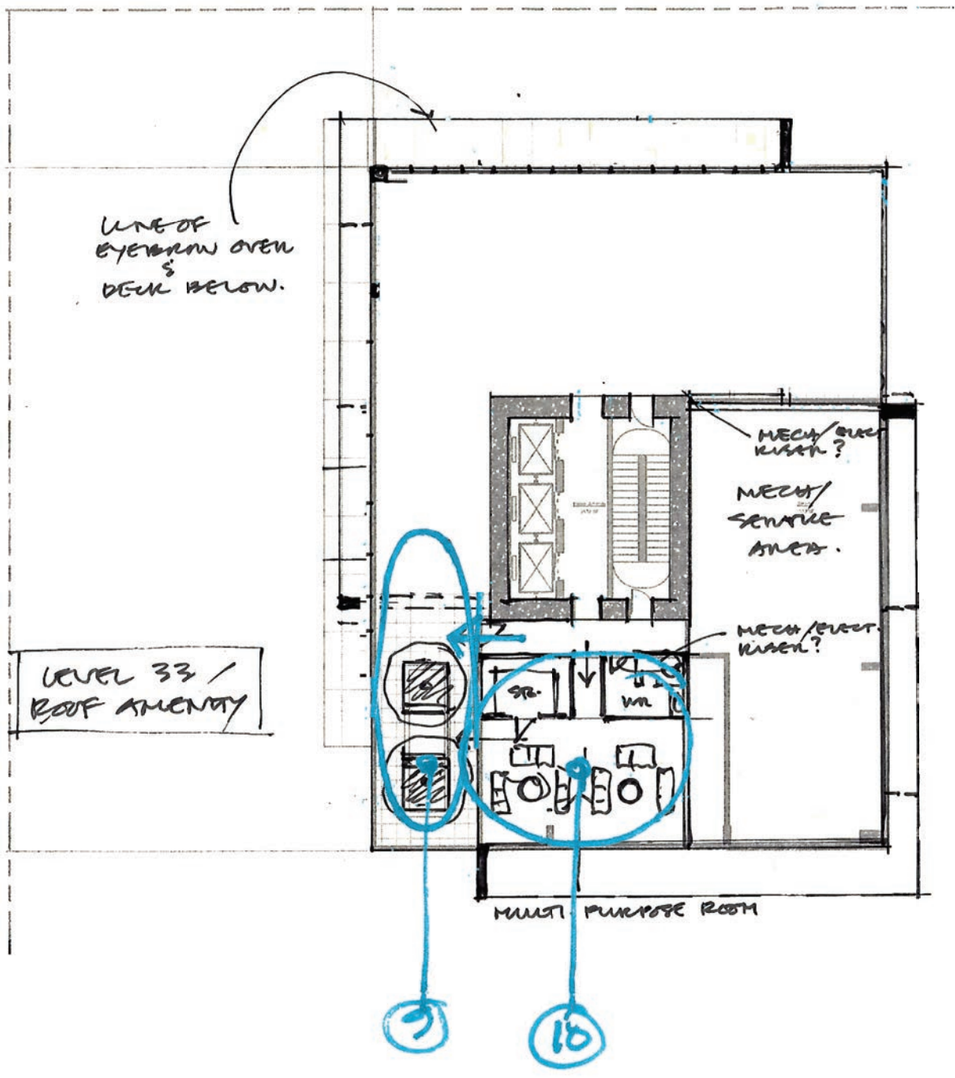
Located at the L33 Roof Level towards the South-West, is Outdoor Landscaped Rooftop Seating / Viewing Area. This area is adjacent to the Multi-Purpose Social Area, and is designed as a quiet outdoor area, offering Building Occupants an area to enjoy the views with less distractions from others.

Amenity Programming



1. POTENTIAL PUBLICALLY ACCESSIBLE PEDESTRIAN WALKWAY TO PANTAGES LANE
2. STREET FACING LOUNGE / WORKSTN AMENITY & /OR BUSINESS CENTRE
3. VOLUME ENTRY LOBBY W/ CONCIERGE
4. FITNESS CENTRE / EXERCISE RM.
5. BIKE PARKING ENTRY / MAINTENANCE & DOG WASH AREA.
6. LOADING 'COURTYARD'
7. OUTDOOR ROOFTOP CHILDRENS' / FAMILY PLAY AREA & AMENITY
8. INDOOR CHILDRENS' PLAY AREA & FAMILY AMENITIES.
9. OUTDOOR LANDSCAPED ROOFTOP DINING / SOCIAL AREA.
10. MULTI-PURPOSE SOCIAL AREA
11. MULTI-PURPOSE INDOOR DINING / KITCHEN / SOCIAL AREA.
12. OUTDOOR LANDSCAPED ROOFTOP SEATING / VIEWING AREA.


EYEBROW OVER. & DECK BELOW
OUTDOOR CHILDRENS' PLAY
INDOOR CHILDREN'S PLAY
EYEBROW OVER & DECK BELOW
LEVEL 7
PARENTS' LOUNGE/ QUIET ROOM
7
8


LINE OF EYEBROW OVER & DECK BELOW.
MECH/ELEC RISER?
MECH/ SERVICE AREA.
MECH/ELEC RISER?
LEVEL 33 / ROOF AMENITY
MULTI PURPOSE ROOM
9
10

Architectural Expression - Form and Massing

















View Cone Studies

Commentary on View Cone 3 / 12

The Project has responded to Council's motions of October 4, 2023, which is:

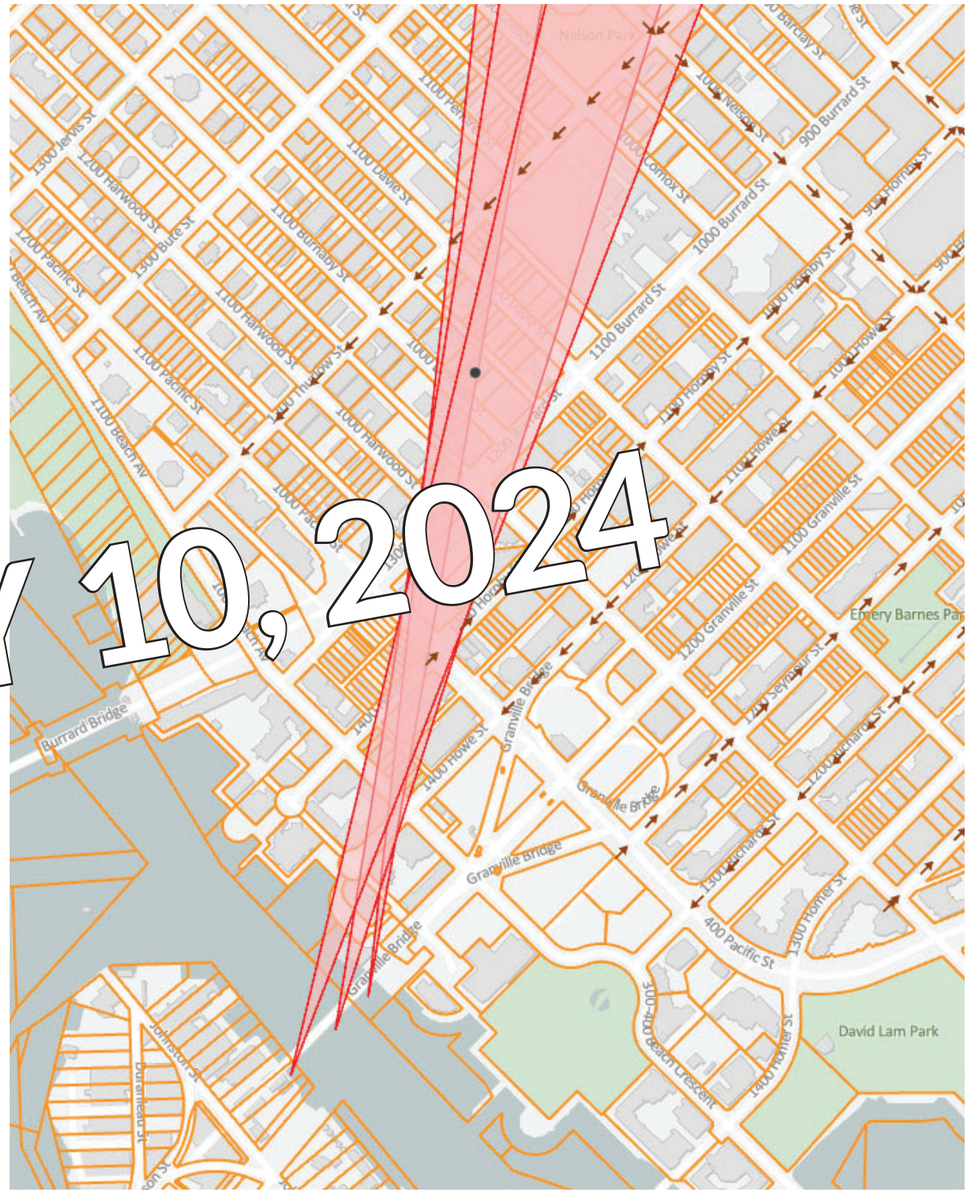
- To initiate a review of view protection guidelines in the city to understand how much housing, job space, hotel space, public benefits and affordable housing could be built on sites restricted by these guidelines, and to eliminate obsolete low priority view cones,

and Council's approved motion of July 10, 2024, repealing the View Protection Guidelines (1989, last amended 2023) and approve the Public Views Guidelines which directs staff to:

- Remove Public View 12.1(.1, .2 and .3) – Granville Bridge from Council-approved public views, including Staff analysis of additional storeys added over the 123 properties affected. (note: 1031+1039 Burnaby St., is identified to support an additional 20 storeys to a height of 41 storeys).

The proposed 33-storey Tower with 6-storey Podium building is demonstrated to well accommodate the 80ft Tower separation and provide multiple view cones from the context of future tower forms. Light and views are maximized within its current and future urban context. With the removed Public View 12.1(.1, .2 and .3) – Granville Bridge from Council-approved public views, the Project is seeking a 350ft height to address the BC Governments and the City's imperatives to address the housing crisis.





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View Cone Rationale

The vantage points of the removed View Cone VC3 and VC12 was situated along the Granville St. Bridge. The actual perception of the view cones is imperceptible to the actual experience of walk, or cycling across the Granville Bridge. Human perception is experienced not as a “singular boxed frame” in a static moment. The above photo is taken at the view cone position and illustrates the human view experience which characterizes a wider encompassing view of the Burrard Bridge, the distance views of the North Shore Mountains, and the skyline of the downtown skyline, along with the broad sky. The narrow frame of the VC3 and VC12 is not possible for the average person to identify within. Driving across the view cones are totally illegible.

The experience of walk, or cycling across the Granville Bridge is a 360 degree sense of open views with a sense of rich visual delights as noted above, but also facing north, is the view down Granville Street, whose far views look down all the way through to the Mountains, and to the east down False Creek with near views to Granville Island, and far views to Science World and the entire False Creek shoreline. All near views are a mix of visual delights of Vancouver’s built form interwoven with water and mountain views.

View Cone Studies

Supporting the goals of Council's approved motion of July 10, 2024, repealing the View Protection Guidelines (1989, last amended 2023) and approve the Public Views Guidelines which directs staff to:

Through the City's own analysis, Citywide Development Guidelines Early Action – Public Views, Solar Access, and Residential Floor Plates – RTS 16338, the removal of View 12.1 – Granville Bridge, identifies the Project Site (1031 + 1039 Burnaby St.) as one of the 123 sites recognized to support additional development capacity. The following City diagrams demonstrate the change to view cone heights in stories. Specifically, as an affected parcel, the Project Site is identified to be 41 stories in height.

To support Council's motion, the Project is proposed at 32 stories + a L33 Roof-level Amenity. Through this, the project provides a total of 329 secured market rental and below market rental, along with ample Amenity spaces. This Council supported height increase represents a net gain of over 144 rental units provided of which over 44% are family units. Specifically, the Project seeks the proposed height to provide affordable housing for First Responders, Essential Workers, Support Workers and their families, including; emergency workers, fire personnel, policing personnel, nurses, health professionals, teachers, support workers, service workers, and other qualifying personnel, all whom contribute to the vitality of the West End Community.

Directly through our proposed Project it provides the public benefits of:

- Aligns with Council's motion of July 2024 for increased capacity of rental housing supply through increased height,
- 100% Secured Market Rental along with 20% (by area) of the units of Below-Market Rental units, with a significant number (44%) of the units being larger units (2-bedroom, or 3-bedroom) oriented to families.
- BMR units will be designed to suite the clients of VRS Communities, who will be operator and property managers of such units within the overall building.
- Serving the needs of the West End Community through much needed housing

View 12.1 - Granville Bridge

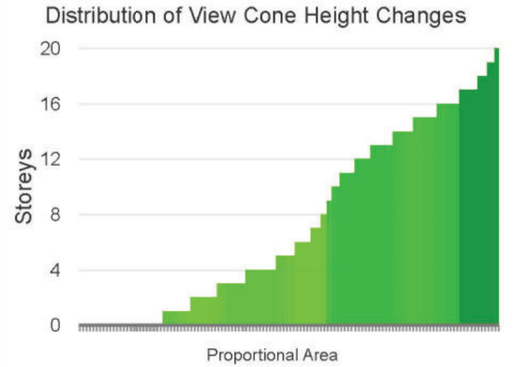


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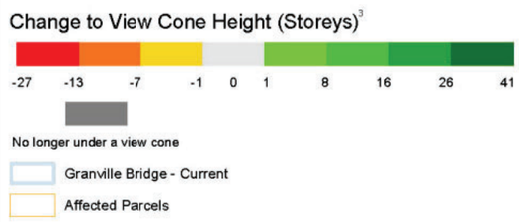
Subject(s): **Grouse, Crown**
Added to Guideline: **1989**

This update affects **77,540** square meters of land spread over **123** property parcels with an average change in potential building height of **27** meters. [1]

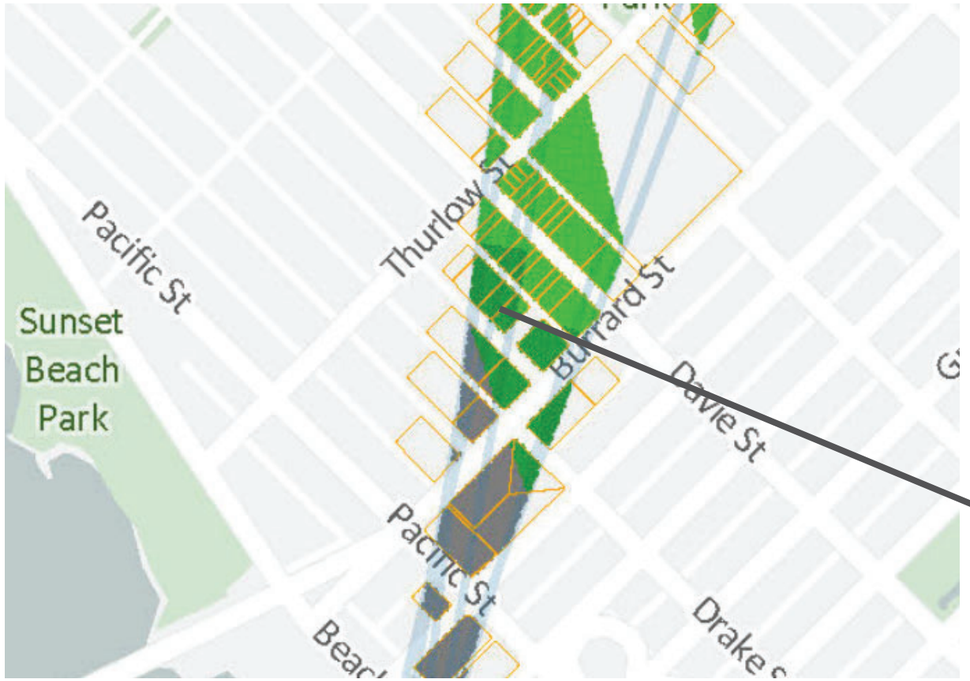
At full buildout, this update could result in up to **232,327** square meters of additional development capacity. [2] [3]

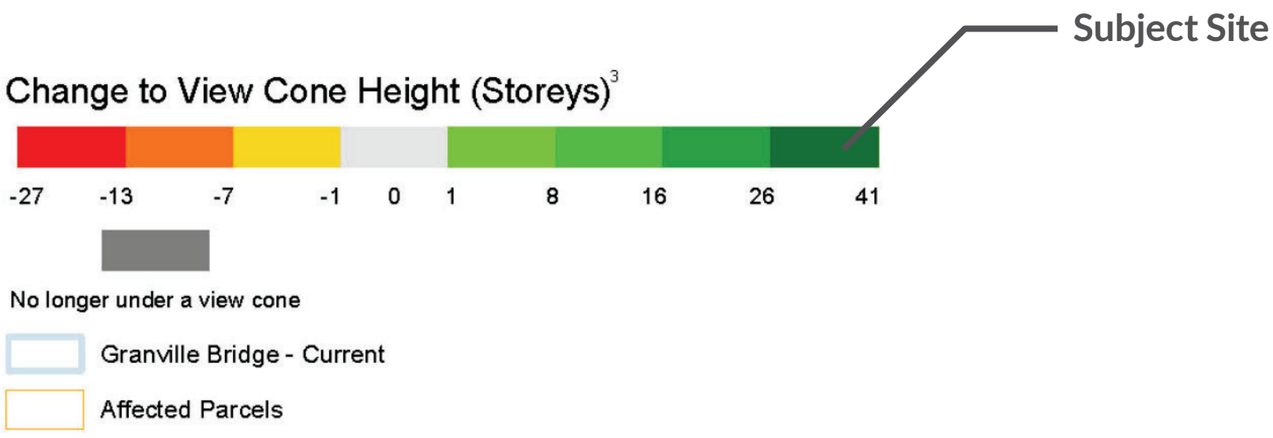


The above chart demonstrates the area proportion and magnitude of changes to maximum view cone heights for this view.



[1] The heights in this map consider only View Cones. Further analysis is required to determine building heights enabled by other City of Vancouver policies.
[2] Assumes average 33% lot coverage for tower floor plates and best-case scenario lot consolidations
[3] Approximate number of storeys calculated assuming 3 meter floor-to-floor





Supporting Council's motion, directly through our proposed Project:

Our proposed Project at 32 stories + a L33 Roof-level Amenity is below the height as identified in the City's own analysis at 41 storeys. The following City diagrams demonstrate the change to view cone heights in stories. For the Project to assist in fulfilling the City's need for secured market rental and below market rental, additional tower height is necessary. As such the Project has responded to Council's motion calling for additional stories on the Subject Site (along with 123 other sites within the study of the Granville Bridge view cone).

With Council's motion we also are aware of Council's directives for Staff to:

- Report back on the impacts of changing the solar access timeframe from 10 am to 4 pm PDT to 10 am to 2 pm PDT from the spring through the fall equinoxes by Q1 2025,
- To initiate a comprehensive review of solar access in public spaces in downtown neighbourhoods and assess the impacts of shadow policies on the delivery of housing and jobs space;

As such we have provided detailed analysis on Shadow Studies addressing the shadowing requirement as identified in "The West End – Tower Form, Siting, and Setbacks bulletin aims to focus on shadows falling on the curb of the sidewalk of north side of the street. (See the Sun Exposure and Shadow Studies within this report).

Shadow Studies

Davie Street - September 21st - 4pm

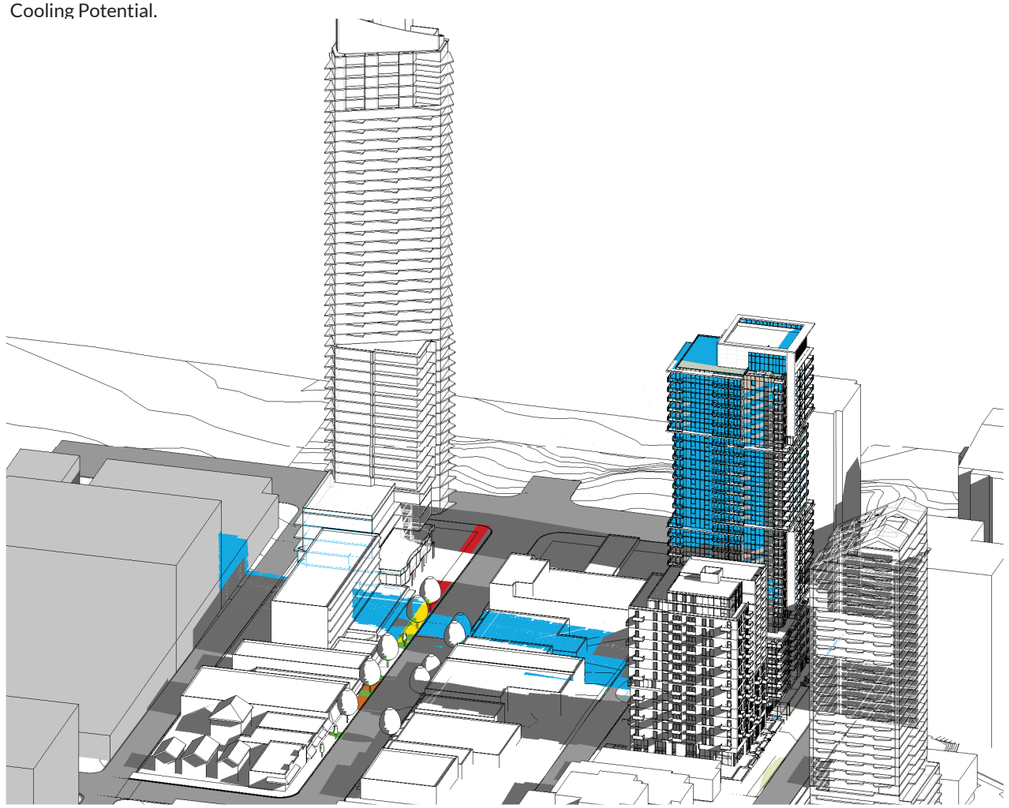
The site is situated towards the mid-block of 1000 block of Burnaby St. The emerging and future build-out of the Burrard Corridor Plan –Area G anticipates a range of Tower forms to 300ft. The proposed project will not impact any public spaces (ie. Plazas, parks, or schools).

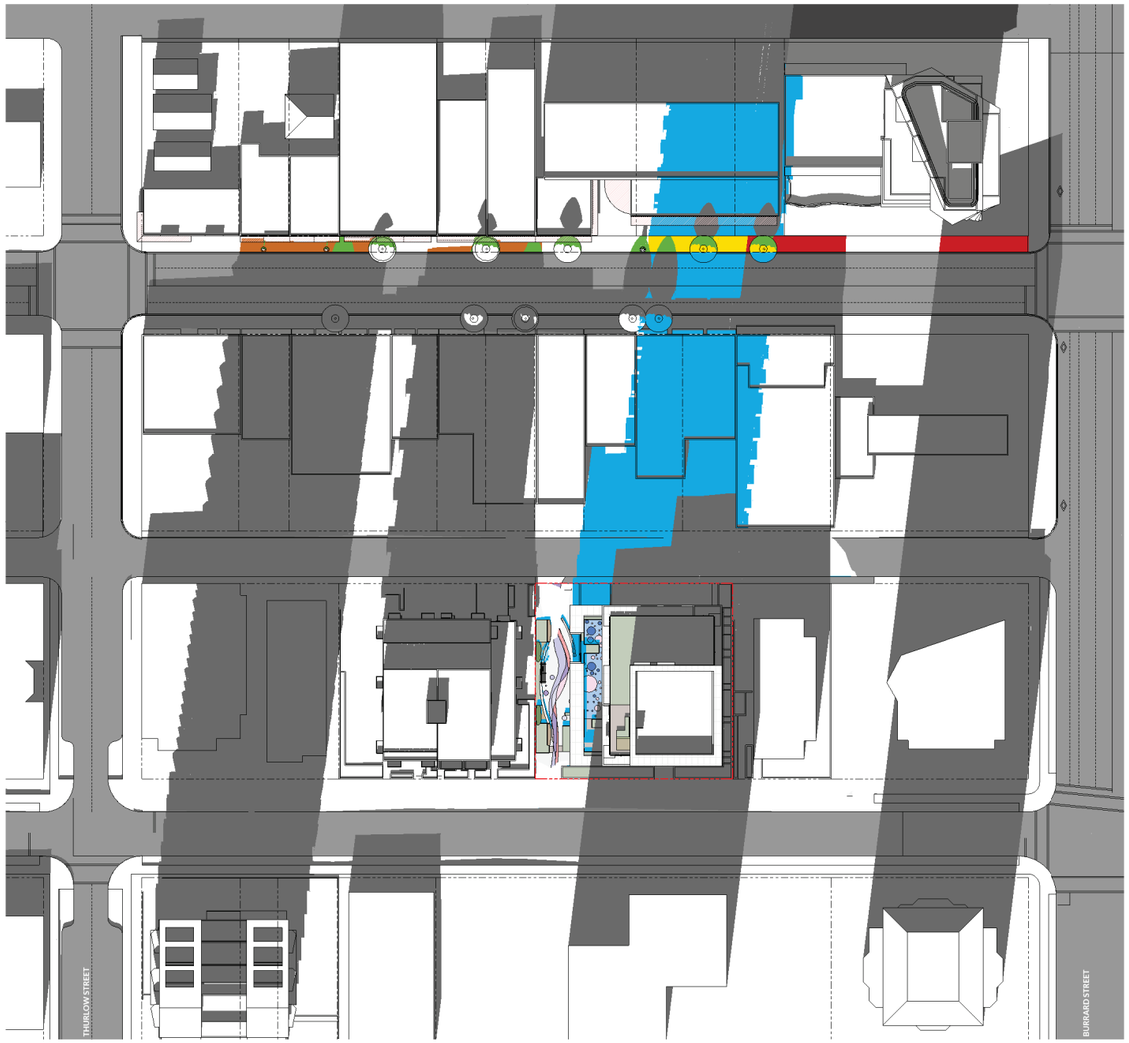
Davie Street Shadows: Our studies indicate that, between the hours of 10:00am and 4:00pm PDT at the fall and spring equinoxes that shadows are limited to only small amounts of time in various positions along the north sidewalk on Davie Street. There is no substantive impact to any one property or business along Davie Street.

Within we recognize Council approved motion of July 10, 2024 providing directives for staff to:

- Report back on the impacts of changing the solar access timeframe from 10 am to 4 pm PDT to 10 am to 2 pm PDT from the spring through the fall equinoxes by Q1 2025,
- To initiate a comprehensive review of solar access in public spaces in downtown neighbourhoods and assess the impacts of shadow policies on the delivery of housing and jobs space;

However, as such we have performed very detailed Shadow Analysis, Solar Exposure Analysis, Shadow Explorations, and Cooling Potential.



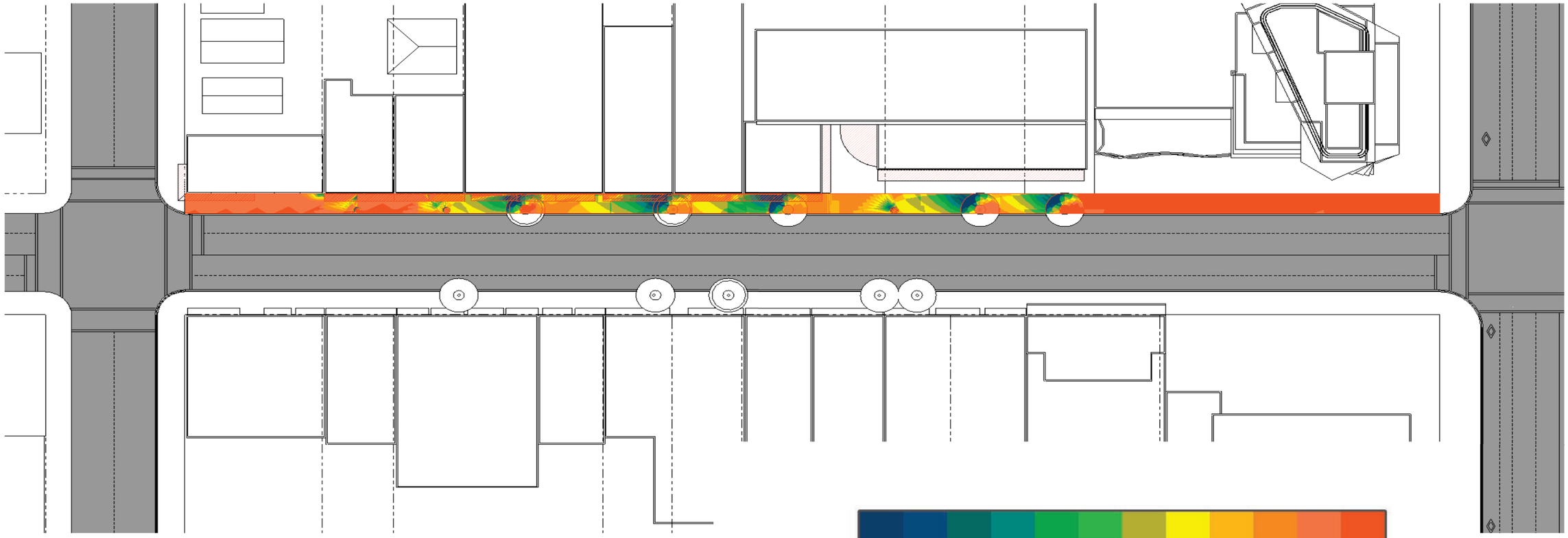


Shadow Coverage North Davie Sidewalk - September 21st - 4pm

North Davie Sidewalk Area- 595.42 m² (6409sf)

Existing Davie Street Trees	65.76 m^2	708 ft^2	11.0%	1068 burnaby st.rvt	43.42 m^2	467 ft^2	7.3%
Existing Context	105.47 m^2	1135 ft^2	17.7%	Subject Site	50.25 m^2	541 ft^2	8.4%
1045 Burnaby St. (Adj. Tower)	19.11 m^2	206 ft^2	3.2%				

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Solar Exposure

Davie Street - September 21st - 10am to 4pm

(or a 6-hour total period)

Converse to the calculations of shadows is the calculation of the amount of solar exposure. Our team has measured solar exposure, both in terms of hours and in area of sidewalk, of the north side of Davie Street at the fall equinox between 10:00am to 4:00pm or a 6-hour total period. The issues of shadow vs solar exposure are relevant in this context due to Council's directive to staff to initiate a comprehensive review of solar access in public spaces in downtown neighbourhoods and assess the impacts of shadow policies on the delivery of housing and jobs space.

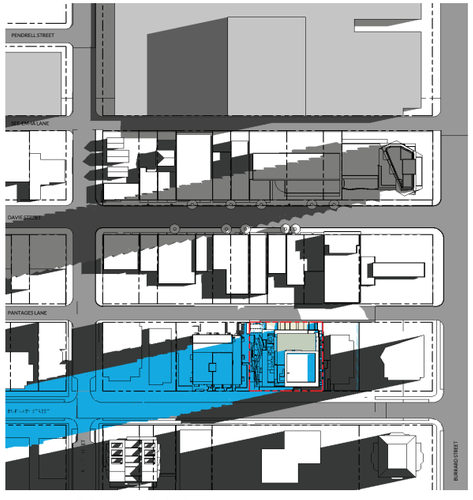
Our studies show that the majority of the north side of Davie St., receives 5.5 to 6.0 hours of solar exposure, which represents a near 91.6% to 100% solar exposure experience for this 6-hour total period of 10:00am to 4:00pm, for over 40.4% or 2592 sf of the sidewalk area receiving solar exposure. We note that existing street trees reduce the solar exposure down to 1.5 to 2.0 hours of solar exposure. Within the Sun Exposure and Shadow Study – Conclusion, we offer the discussion on the emerging attitudes surrounding shadows have a wider dimension within current climate-adapted urban and public-health strategies and policies.

0 - 0.5 hours	12.48 m^2	134 ft^2	2.1%	3 - 3.5 hours	35.12 m^2	378 ft^2	5.9%
0.5 - 1 hours	5.13 m^2	55 ft^2	0.9%	3.5 - 4 hours	42.66 m^2	459 ft^2	7.2%
1 - 1.5 hours	8.59 m^2	92 ft^2	1.4%	4 - 4.5 hours	57.27 m^2	616 ft^2	9.6%
1.5 - 2 hours	16.43 m^2	177 ft^2	2.8%	4.5 - 5 hours	94.93 m^2	1022 ft^2	15.9%
2 - 2.5 hours	23.21 m^2	250 ft^2	3.9%	5 - 5.5 hours	30.01 m^2	323 ft^2	5.0%
2.5 - 3 hours	28.75 m^2	310 ft^2	4.8%	5.5 - 6 hours	240.84 m^2	2592 ft^2	40.4%

Shadow Explorations

March 21st

10AM | 1:18PM | 42 Minutes | 2PM | 4PM



March 21st - 10:00am

% of Sidewalk Shadowed: 0% (0 m²)



March 21st - 12:00pm

% of Sidewalk Shadowed: 0% (0 m²)



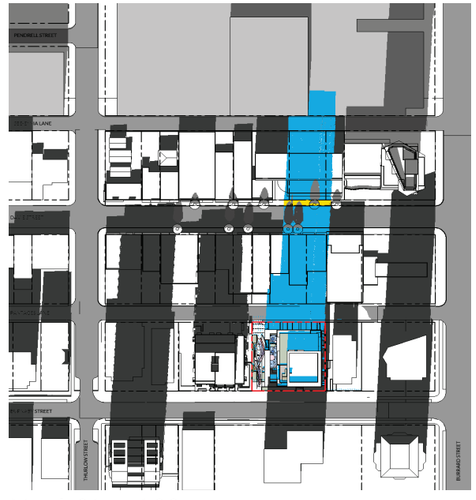
March 21st - 1:18pm

% of Sidewalk Shadowed: 0% (0 m²)



March 21st - 2:00pm

% of Sidewalk Shadowed: 11.4% (68.06 m²)



March 21st - 4:00pm

% of Sidewalk Shadowed: 8.4% (49.89 m²)

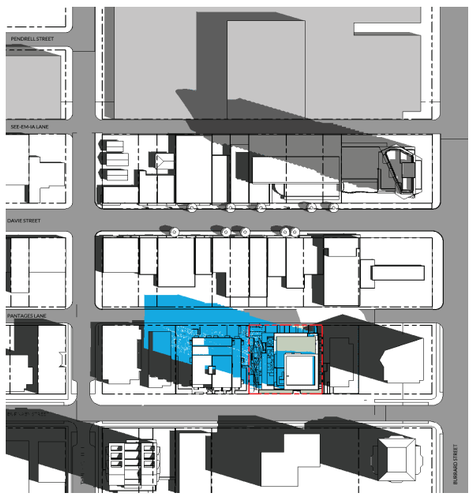
April 21st

10AM | 2PM | 2:22PM | 4PM



April 21st - 10:00am

% of Sidewalk Shadowed: 0% (0 m²)



April 21st - 12:00pm

% of Sidewalk Shadowed: 0% (0 m²)



April 21st - 2:00pm

% of Sidewalk Shadowed: 0% (0 m²)



April 21st - 2:22pm

% of Sidewalk Shadowed: 0.0% (0 m²)



April 21st - 4:00pm

% of Sidewalk Shadowed: 11.3% (67.39 m²)

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****% of Sidewalk Shadowed calculated across entirety of North Sidewalk from Thurlow to Burrard*

Shadow Explorations

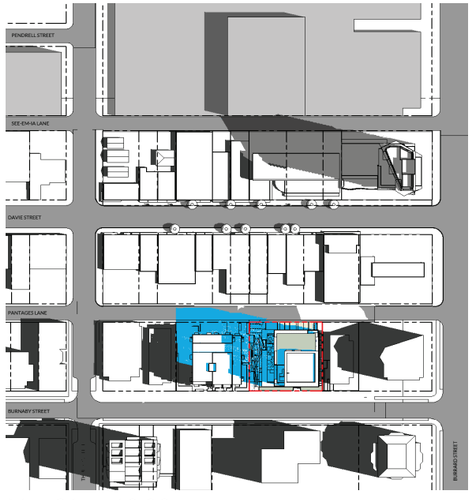
May 21st

10AM 2PM 3:21PM 4PM



May 21st - 10:00am

% of Sidewalk Shadowed: 0% (0 m²)



May 21st - 12:00pm

% of Sidewalk Shadowed: 0% (0 m²)



May 21st - 2:00pm

% of Sidewalk Shadowed: 0% (0 m²)



May 21st - 3:21pm

% of Sidewalk Shadowed: 0.0% (0 m²)



May 21st - 4:00pm

% of Sidewalk Shadowed: 12.4% (73.82 m²)

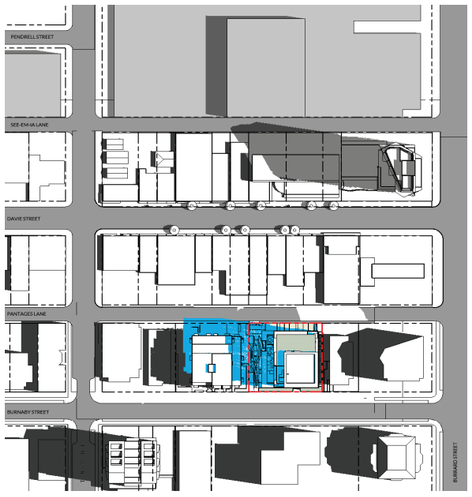
June 21st

10AM 2PM 3:55PM 4PM



June 21st - 10:00am

% of Sidewalk Shadowed: 0% (0 m²)



June 21st - 12:00pm

% of Sidewalk Shadowed: 0% (0 m²)



June 21st - 2:00pm

% of Sidewalk Shadowed: 0% (0 m²)



June 21st - 3:55pm

% of Sidewalk Shadowed: 0.0% (0 m²)



June 21st - 4:00pm

% of Sidewalk Shadowed: 2.7% (15.92 m²)

Shadow Explorations

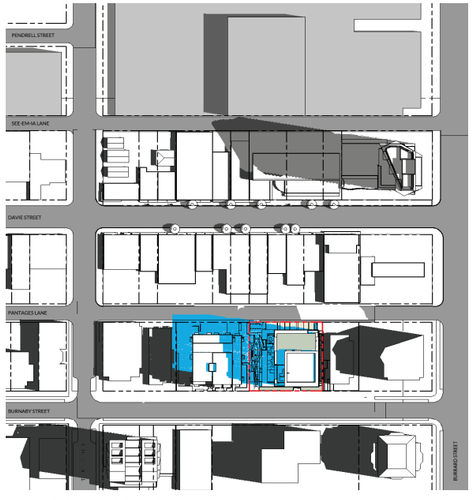
July 21st

10AM 2PM 3:34PM 4PM



July 21st - 10:00am

% of Sidewalk Shadowed: 0% (0 m²)



July 21st - 12:00pm

% of Sidewalk Shadowed: 0% (0 m²)



July 21st - 2:00pm

% of Sidewalk Shadowed: 0% (0 m²)



July 21st - 3:34pm

% of Sidewalk Shadowed: 0.0% (0 m²)

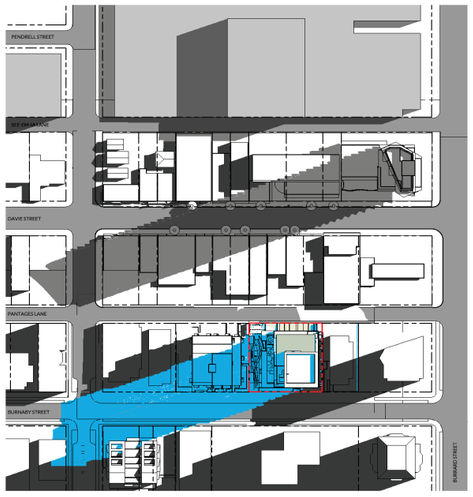


July 21st - 4:00pm

% of Sidewalk Shadowed: 10.0% (59.79 m²)

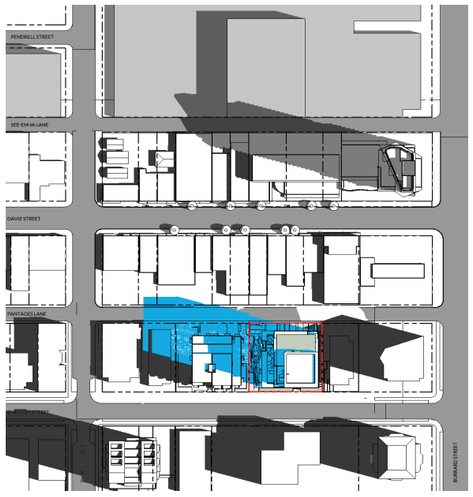
August 21st

10AM 2PM 2:28PM 4PM



August 21st - 10:00am

% of Sidewalk Shadowed: 0% (0 m²)



August 21st - 12:00pm

% of Sidewalk Shadowed: 0% (0 m²)



August 21st - 2:00pm

% of Sidewalk Shadowed: 0% (0 m²)



August 21st - 2:28pm

% of Sidewalk Shadowed: 0.0% (0 m²)



August 21st - 4:00pm

% of Sidewalk Shadowed: 11.1% (65.94 m²)

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****% of Sidewalk Shadowed calculated across entirety of North Sidewalk from Thurlow to Burrard*

Shadow Explorations

September 21st

10AM — 1:09PM — 51 Minutes — 2PM — 4PM



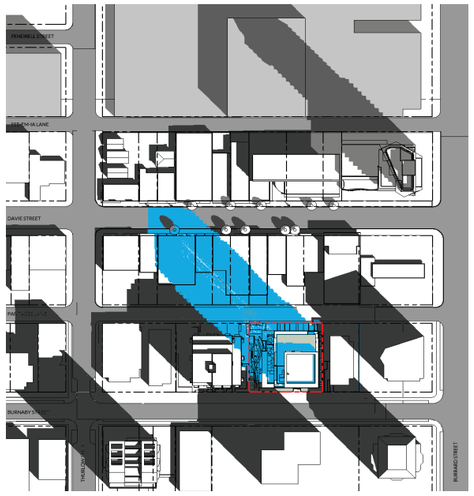
September 21st - 10:00am

% of Sidewalk Shadowed: 0% (0 m²)



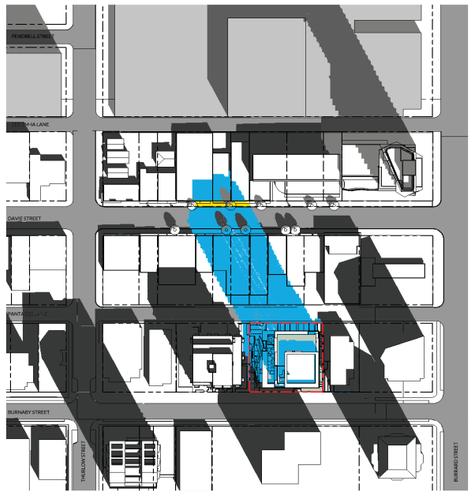
September 21st - 12:00pm

% of Sidewalk Shadowed: 0% (0 m²)



September 21st - 1:09pm

% of Sidewalk Shadowed: 0% (0 m²)



September 21st - 2:00pm

% of Sidewalk Shadowed: 11.7% (69.43 m²)



September 21st - 4:00pm

% of Sidewalk Shadowed: 8.4% (50.12 m²)

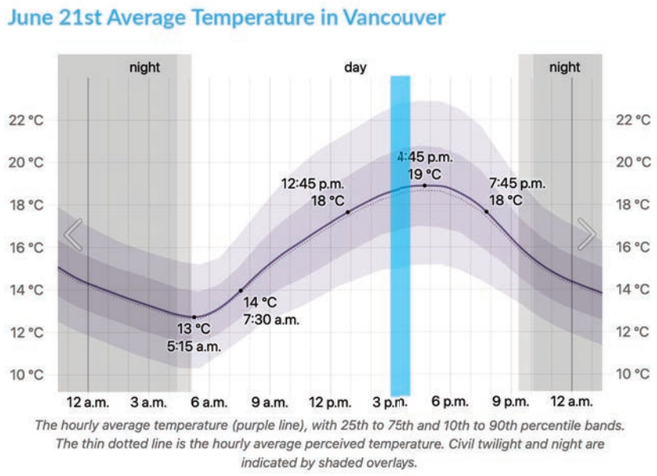
Sun light - No Shadows

Subject Site - Shadowing North Davie Sidewalk

Shadowing Outside of New 10am-2pm Council Directives

Shadow Explorations

Our team has performed 7 monthly Shadow Studies starting from March 21st to Sept 21st each at the 21st day of the month. Throughout, our Project's shadows do not begin to the shade the north side of Davie Street until its earliest time of 12:53pm on March 21st, reaching the latest in June 21st at 3:10pm, progressively returning to 12:43pm in September 21st. During the peak summer months, the shadows correspond to the peak cooling periods, now recognized and solid public-health strategies for urban environments due to warming climate / climate change extremes. To the 2:00pm time, the shadows are measured in minutes or even non-existent on Davie Street.



The hourly average temperature (purple line), with 25th to 75th and 10th to 90th percentile bands. The thin dotted line is the hourly average perceived temperature. Civil twilight and night are indicated by shaded overlays.

****Beyond 4pm shadows decline towards intersection of Burrard and Davie*

Cooling Potential

Recognized as current climate-adapted urban and public-health strategies, Cooling Potential is a vital necessity to address climate extremes and prevent exposure to ultraviolet (UV) radiation, which is a leading cause of skin cancer. Our studies indicate that the peak cooling is required starting at 3:00pm to 4:45pm to mitigate surface temperatures intensities and to provide cooler public spaces, promoting comfort and encouraging outdoor activities along with relief from intense heat exposure. Within the Davie Street context, at 4:00pm (fall equinox) the width of the shadow falls on the covered patio of the all-day breakfast establishment (The Basics) which closes at 3:00pm.

Sun Exposure and Shadow Study - Conclusion

The Proposed Project and Subject Site (1031+1039 Burnaby St) is a prominent example of building shadowing restrictions impacting housing development. Our Project offers a major opportunity for the city to add much-needed secured market rental housing and much needed public benefits of below-market residential units, in the West End.

Currently, the proposal does not comply with the shadowing requirement as identified in "The West End – Tower Form, Siting, and Setbacks (2017, amended 2023)". Within, the shadowing requirement of the Bulletin, is in conflict with Council's approved motion of July 10, 2024, repealing the View Protection Guidelines (1989, last amended 2023) and approve the Public Views Guidelines which directs staff to:

- Remove Public View 12.1(.1, .2 and .3) – Granville Bridge from Council-approved public views, including Staff analysis of additional storeys added over the 123 properties affected.

As identified, our Proposed Project and Subject Site (1031+1039 Burnaby St) is identified to be 41 stories in height through Staff's change to view cone heights in stories.

The intent with Council's approved motion to understand how much housing, job space, hotel space, public benefits and affordable housing could be built on sites restricted by these guidelines, through the elimination of obsolete low priority view cones.

Further Council directives for staff to:

- Report back on the impacts of changing the solar access timeframe from 10 am to 4 pm PDT to 10 am to 2 pm PDT from the spring through the fall equinoxes by Q1 2025,
- To initiate a comprehensive review of solar access in public spaces in downtown neighbourhoods and assess the impacts of shadow policies on the delivery of housing and jobs space;

The shadowing requirement as identified in "The West End – Tower Form, Siting, and Setbacks bulletin aims to focus on shadows falling on the curb of the sidewalk of north side of the street:

Building height and mass should minimize shadowing on parks, public open space and the West End Shopping "Villages" between the hours of 10:00 a.m. and 4:00 p.m. P.D.T. at the fall and spring equinoxes. In the "Villages" during these hours, shadows should not extend beyond the curb of the sidewalks on the north side of the street.

While the bulletin's shadowing requirement is laudable, the various emerging attitudes surrounding shadows have a wider dimension within current climate-adapted urban and public-health strategies and policies.

Dimensions of the urban policies issues include:

- restrictive shadowing requirements and restrictions are in conflict with the city's urgent need to address growth and housing shortages
- restrictive shadowing requirements is in conflict with the removal Public View 12.1(.1, .2 and .3) – Granville Bridge from Council- approved public views, and its intent,
- the removal of building shadowing restrictions will provide the required levels of density and types of uses for activating the area, under the Burrard Corridor Plan – Area G.
- the removal of building shadowing restrictions will provide accommodation of growth of population while balancing the urban planning objectives
- as needs for more rental housing and below market rental intensifies, in the central areas of Vancouver, restrictive shadowing requirements present challenges with maintaining the economic and financial viability of such projects,
- restrictive shadowing requirements reduce or eliminate opportunities to produce enormous public benefits,
- restrictive shadowing requirements limit the Site's potential to contribute to the city's housing goals, particularly considering that the West End is already home to an immense beachfront, there are plenty of options for people to enjoy the sun — from Burrard Street Bridge all the way into Stanley Park, including Second Beach.
- The restrictive shadowing requirements does NOT recognize that between 3:00pm to 4:45pm is when the highest average temperatures peak, and when solar shading is most desired, and that Cooling Potentials are valued,

Public-Health strategies include a growing need for sun-safe environments with emerging policy shifts to:

- With a changing climate, building shadows in dense urban environments increasingly provide significant public health benefits that may have previously been overlooked in considerations of livability,
- Research from the Canadian Centre for Occupational Health and Safety (CCOHS) and the National Center for Biotechnology Information (NCBI) emphasizes that shading reduces exposure to ultraviolet (UV) radiation, which is a leading cause of skin cancer,
- Despite Vancouver's reputation for cloudy weather, UV exposure during the summer months, when the sun is at its highest altitude, poses significant long-term health risks,
- Vancouver, even with fewer sunny days than cities like Los Angeles, the intensity of UV radiation can still contribute to the development of skin cancers such as melanoma and squamous cell carcinoma,
- By permitting shaded areas (particularly at the 2:00pm to 4:00pm period), urban design can mitigate these UV intensity risks, especially during peak UV periods, and foster healthier outdoor environments.
- Shaded areas reduce the urban heat island effect, where dense urban landscapes absorb and radiate more heat than surrounding natural areas. This contributes to cooler public spaces, promoting comfort and encouraging outdoor activities. This dual impact — on both public health and livability — makes shading valuable space,
- The expansion of shaded public spaces would, in particular, make a considerable difference for comfort and health safety during scorching summers, which are increasing in frequency and length,

For the hours of 10:00 a.m. and 4:00 p.m. P.D.T. at the fall and spring equinoxes, our detailed examinations of the issues conclude:

- That recently approved Gracorp Project at 1045 Burnaby St (adjacent Site) and Strand Development Project at 1068 Burnaby St (Burnaby St + Thurlow St), both fall over the north curb of Davie St. and do NOT comply with the shadowing requirement as identified in "The West End – Tower Form, Siting, and Setbacks bulletin",
- At 4:00pm (fall equinox), at a combined 10.4%, (for both 1045 Burnaby St (adjacent Site) and 1068 Burnaby St), contribute 1.8% more shadow area than does our Proposed Project at 8.6%,
- At 4:00pm (fall equinox), the existing Celebrity Night Club Building, contributes 18.1% shadow area, more than does our Proposed Project at 8.6%,
- At 4:00pm (fall equinox), the existing street trees, contributes 11.2% shadow area , more than does our Proposed Project at 8.6%,

For the Proposed Subject Site:

- No shadow will hit the north curb of Davie Street until 1:09pm (fall equinox) with 0% of the entire sidewalk being shaded, or 1:18pm (spring equinox) with 0% of the entire sidewalk being shaded.
- No retail shops are in shadow until 1:25pm (fall equinox) with only 8.2% (or 48.64m2) of the entire sidewalk being shaded,
- That there is only 51 minutes of shadows until 2:00pm (fall equinox) starting with 0% up to 17.6% of the entire sidewalk being shaded.
- At 4:00pm (fall equinox) the shadows reduce down to 14.0% (or 83.43m2) of the entire sidewalk being shaded,
- At 4:00pm (fall equinox), at 11.2% the 5 existing mature street trees along the north-side of Davie St, contribute significant shadows than does our Proposed Project at 8.6%,
- Between 3:00pm to 4:45pm is when the highest average temperatures peak, and when solar shading is most desired,
- At 4:00pm (fall equinox) the width of the shadow falls on the covered patio of the all-day breakfast establishment (The Basics) which closes at 3:00pm.

As per Council's motion, to address the impacts of changing the solar access timeframe from 10 am to 4 pm PDT to 10 am to 2 pm PDT from the spring through the fall equinoxes by Q1 2025, we have provided commentary on impacts:

Focusing on shadows between 10:00 am and 2:00 pm, it can be concluded that;

- In March and September, the proposed tower only casts additional moving shadow on the north sidewalk of Davie Street for approximately 1 hour from 1:00 – 2:00pm.

- The proposed tower casts virtually no shadows on the north sidewalk of Davie Street between 10:00 am and 2:00 pm from April to August.

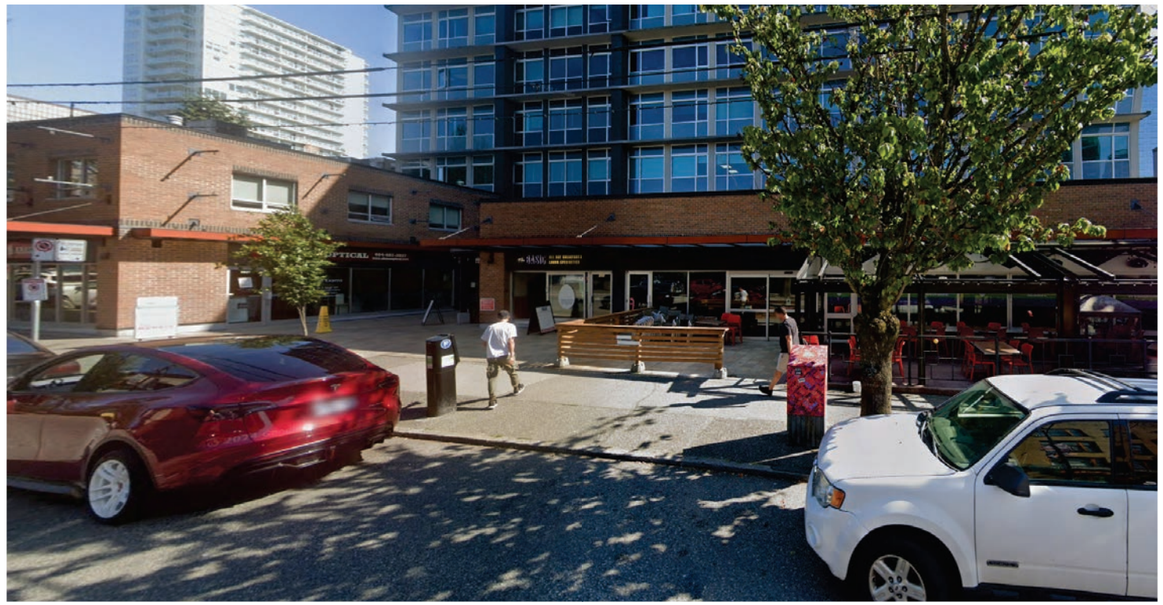
- No shadow is cast on the corner sidewalk areas at the intersection of Thurlow and Davie at any time between 10:00 am and 2:00 pm from March to September.

Therefore, it can also be concluded that lowering the height of the tower to avoid any additional shadow on the north sidewalk of Davie Street, would only achieve an additional 1 hour of additional sunlight per day in March and September to the mid-block section of the sidewalk, an area already substantially shaded by street trees, retail canopies, and parked cars. The trade-off for achieving this relatively insignificant increase in sunlight would be the loss of approximately 155 additional units of rental housing, and the viability of the project



At 4:00pm (fall equinox) the width of the shadow falls on the covered patio of the all-day breakfast establishment (The Basics) which closes at 3:00pm.

At 4:00pm, this Restaurant is shaded by a solid trellis structure, the existing Celebrities Nightclub Building, and mature street trees



Comparative Net Gain for Rental Housing Units

Davie Street Shadow Compliant Building		Proposed Building
18	Storeys	33
168’	Height	296’
174	Units	329
-	Net Gain Units	+155
35	Below Market Rental Units	58
Rental Housing	Community Benefits	Rental Housing Active Link Below Market Rental

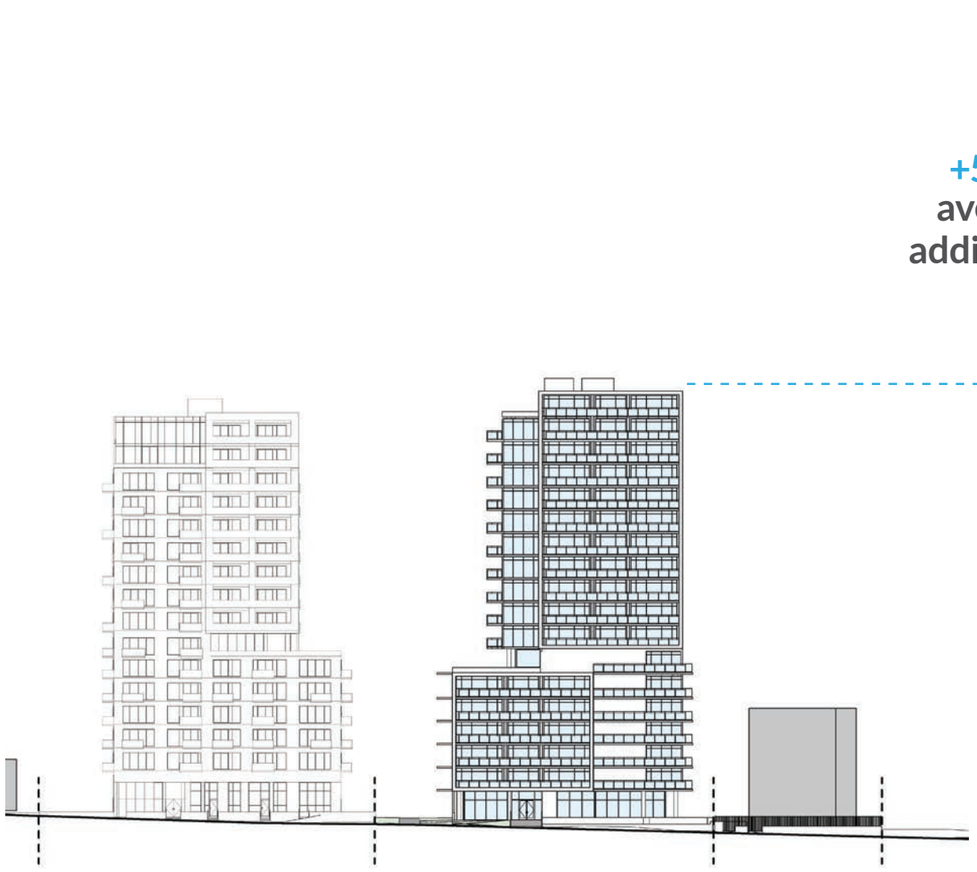
Imperative to:

- Address the City's rental housing crisis
- Examine the City's view protection guidelines
- Support housing for essential workers
- Support affordability

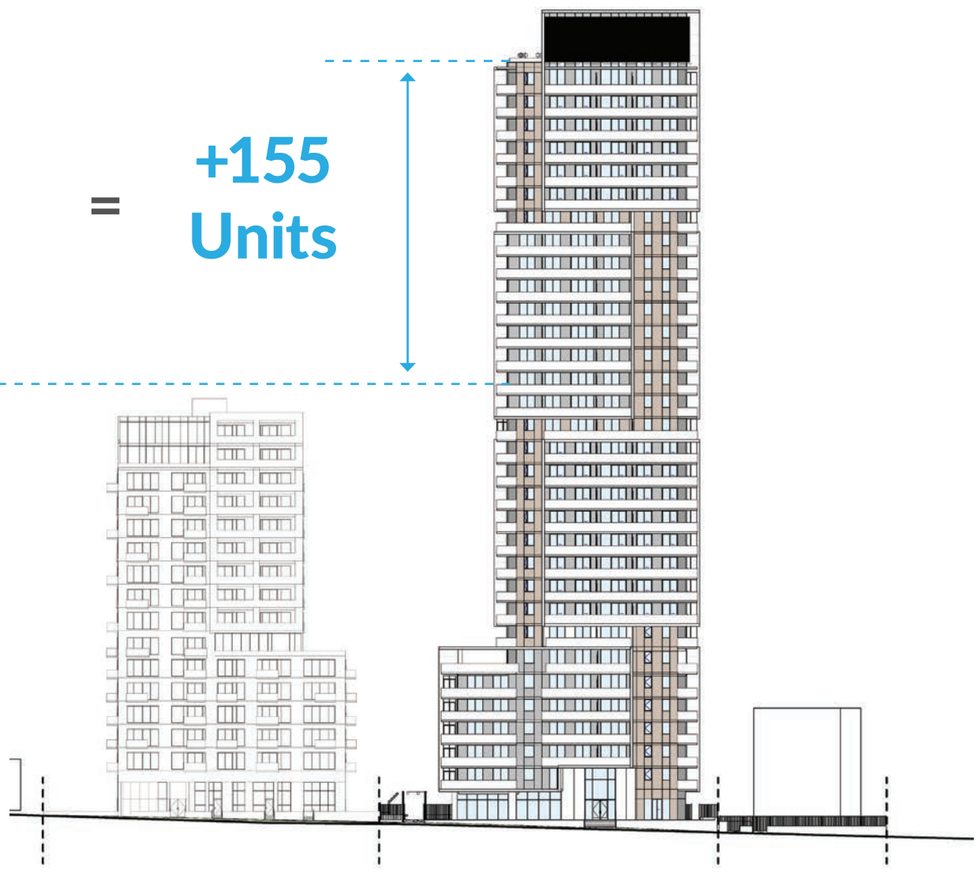
+5.5 minutes
average per day additional shadow*

=

+155 Units



Davie Street Shadow Compliant Building

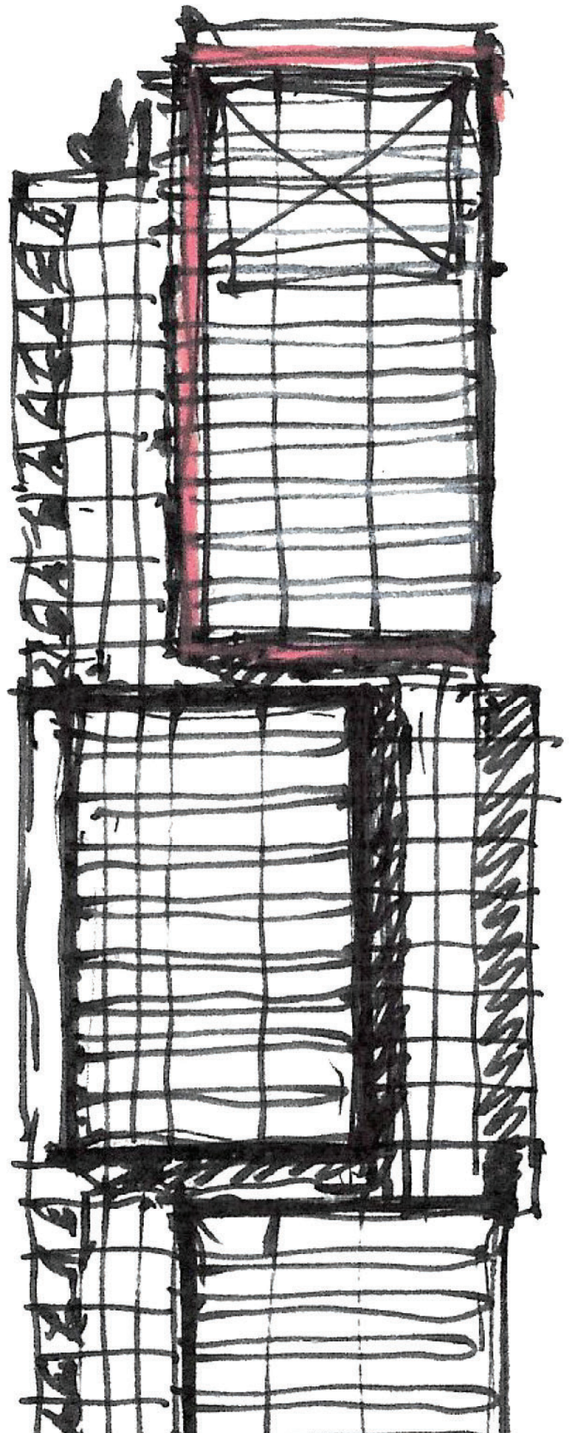


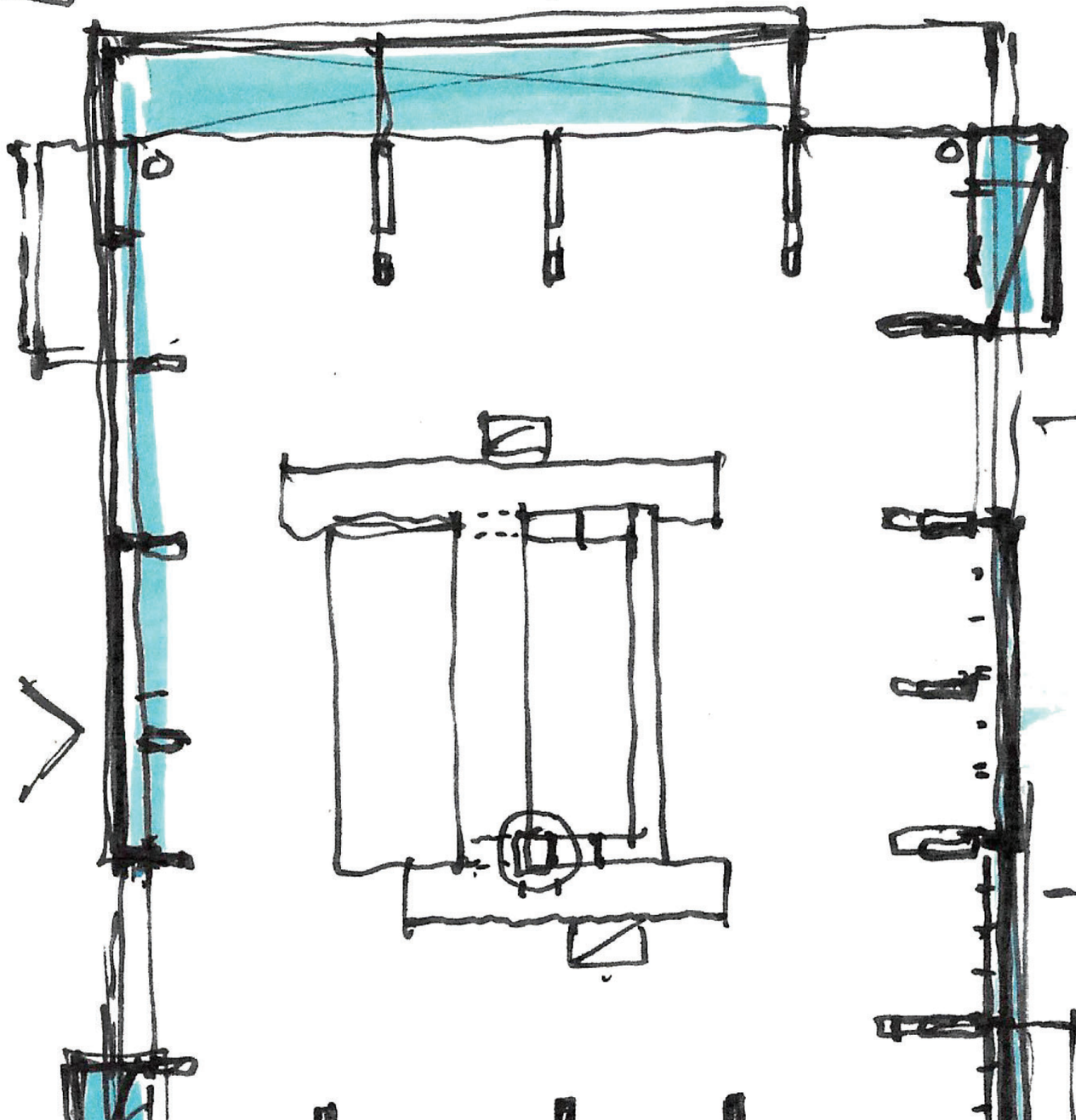
Proposed Building

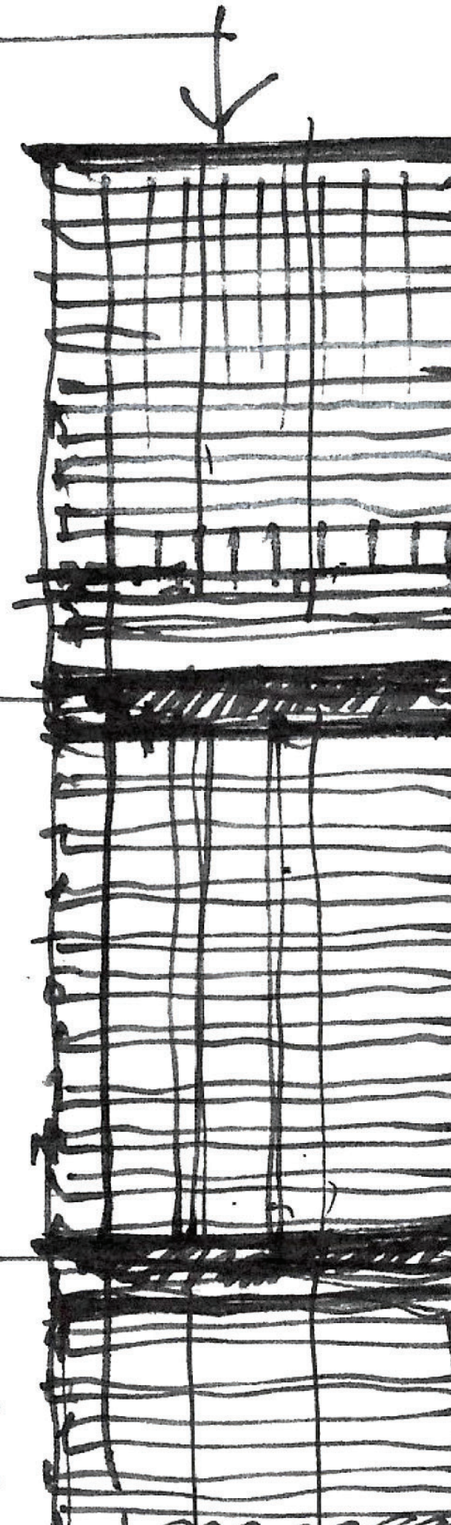
*From March 21st - September 21st 10am to 2pm

'STABILISED HORIZONTAL BRACES'...

SUPPORT UP TOWER. BY HORIZONTAL BRACES.









04.

Project Statistics and Drawings

Project Statistics

33
Storeys

296’ (90.2m)
Height

220,091 sf (20,447 m²)
Gross Floor Area

211,521 sf (19,651 m²)
Net Floor Area

12.72
Gross FSR

12.23
Net FSR

329
Units

271
Market-Rental

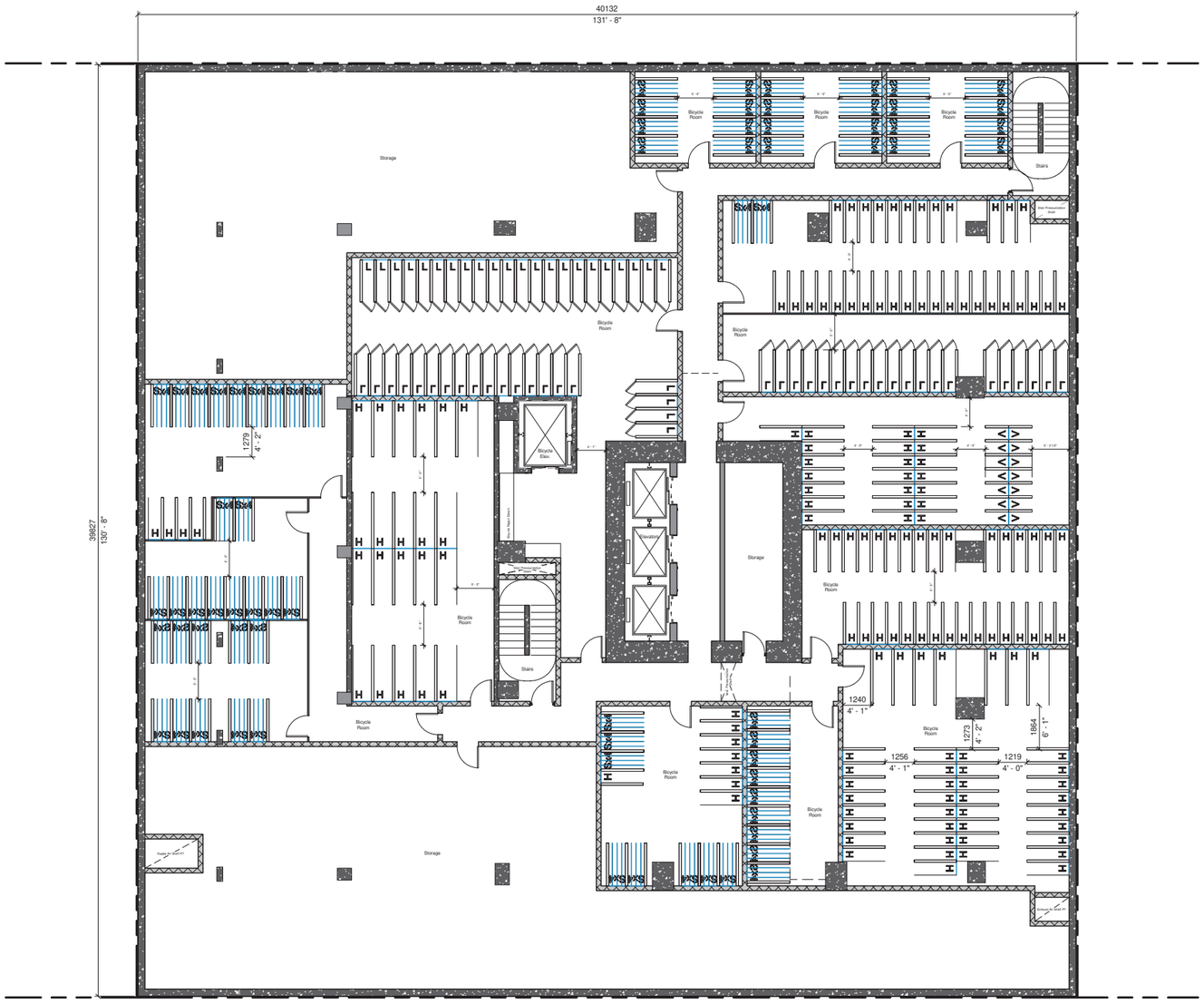
58
Below Market-Rental

Unit Type	Count	Percentage
Studio	99	30%
1 Bed	86	26%
2 Bed	134	41%
3 Bed	10	3%
Total	329	100%

Unit Mix

2,296 sf (213 m²)
Outdoor Amenity

6,157 sf (572 m²)
Indoor Amenity



1 P7
1/8" = 1'-0"

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No.	Description	Date
3	Issue for Rezoning	2025.06.26
2	Issue for Rezoning Enquiry	2024.12.20

SEAL:

PROJECT:
1031|1039
BURNABY STREET

PROJECT NO.:

CONSULTANTS:

DRAWN BY:
MRM

FILE NO.:

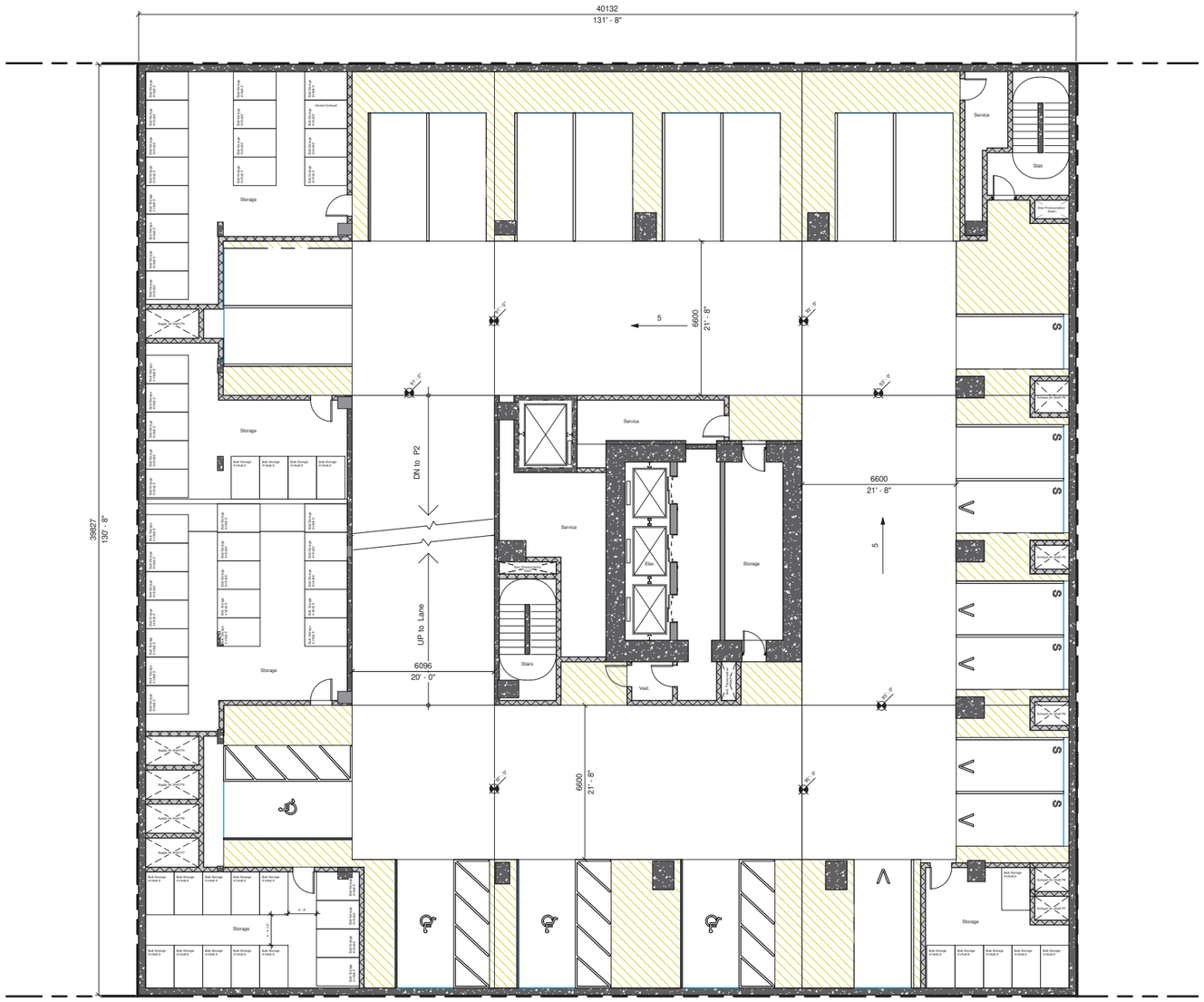
DATE:
2024.11.14

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

TITLE:
Parking Level P7

SHEET NO.: A-1.00

REVISION: 3



1 Typical Parking Level P3-P6
1/8" = 1'-0"

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DRAWN BY:
MRM

FILE NO.:

DATE:
2024.11.14

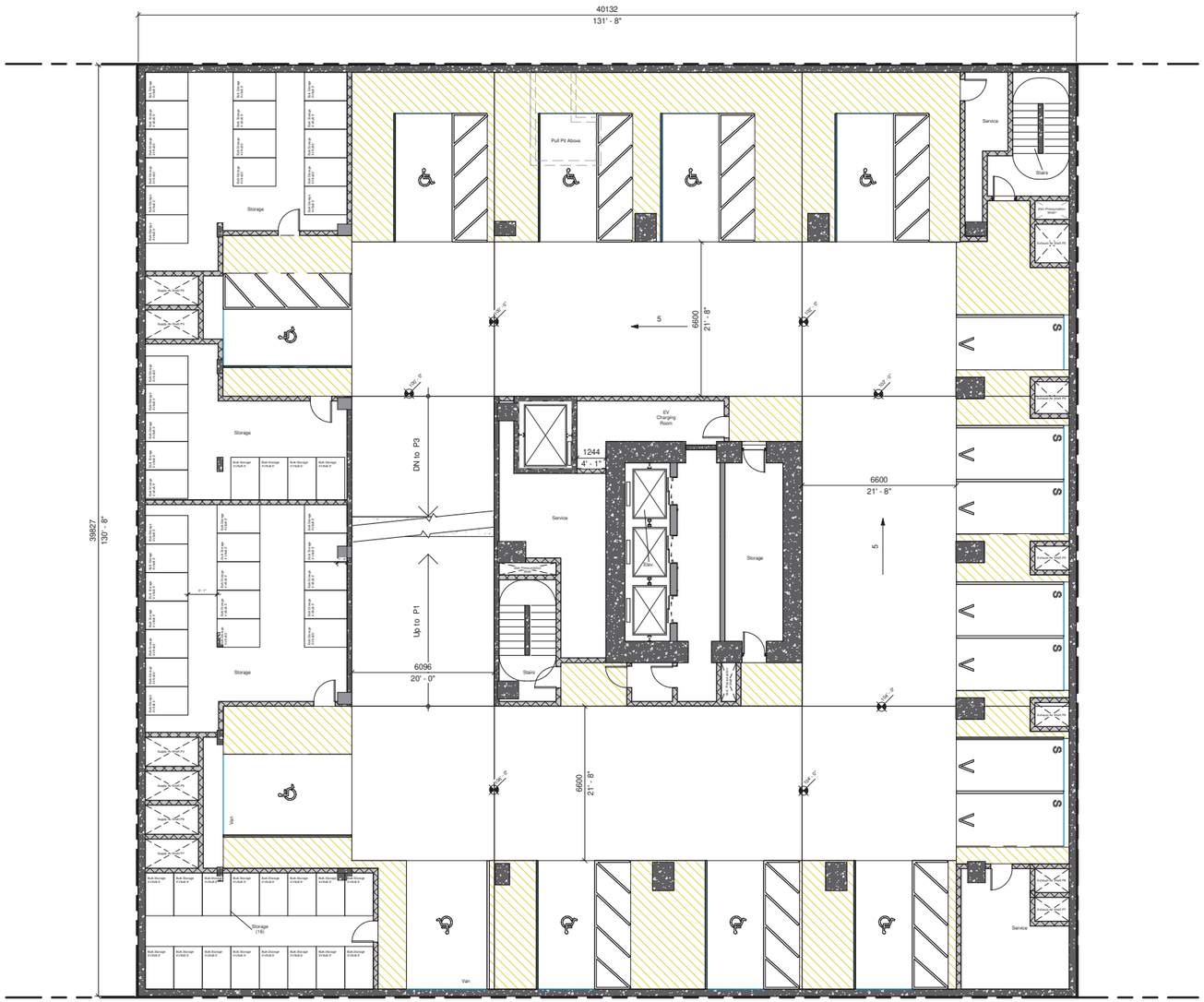
SCALE:
1/8" = 1'-0"

TITLE:
Typical Parking Level P3-P6

SHEET NO.: A-1.01

REVISION: 3

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1 P2
1/8" = 1'-0"

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1	Issue for Letter of Enquiry	2023.11.22

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PROJECT:
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BURNABY STREET

PROJECT NO.:

CONSULTANTS:

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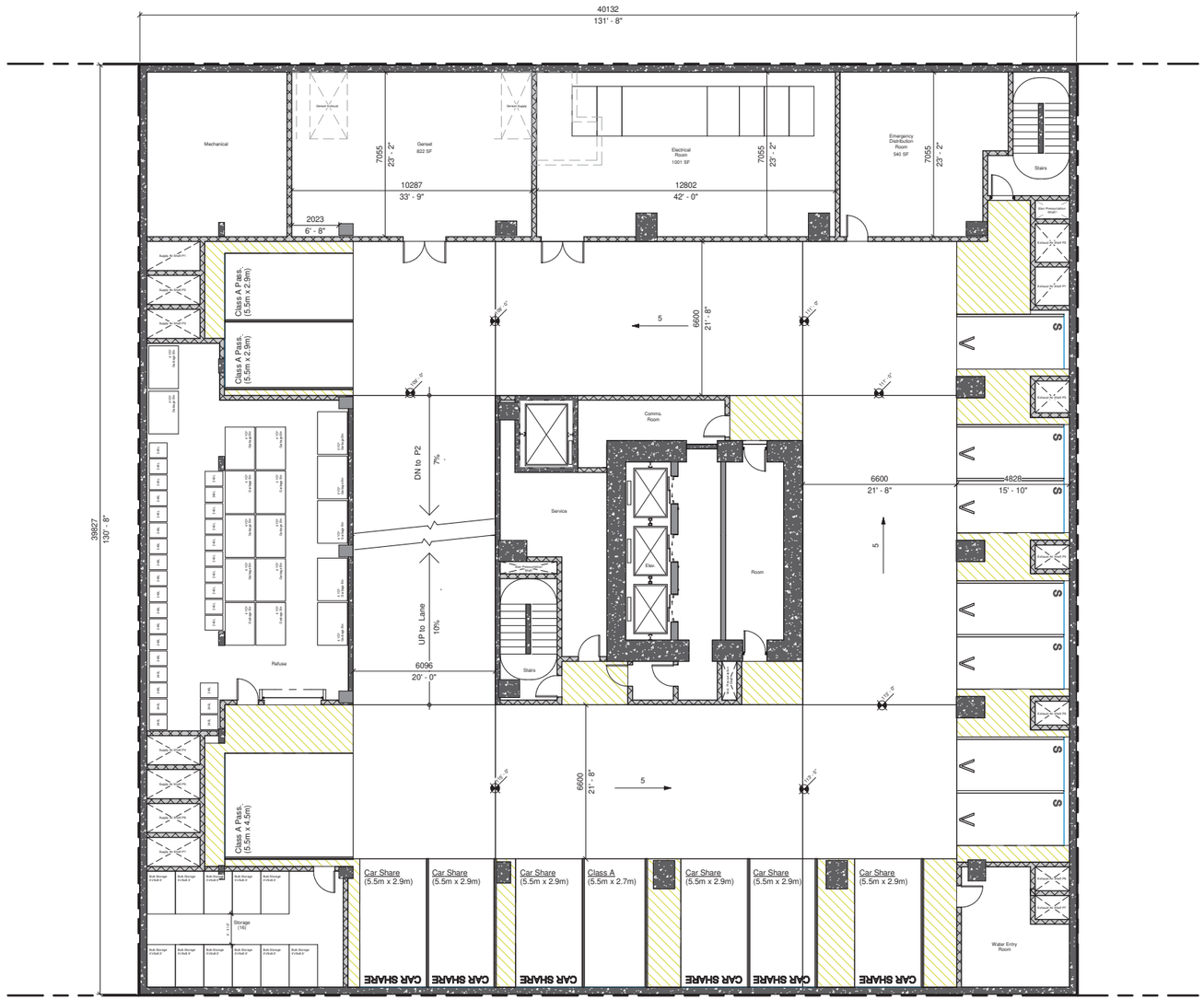
DATE:
2023.11.22

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

TITLE:
Parking Level P2

SHEET NO.: A-1.02

REVISION: 3



1 P1
1/8" = 1'-0"

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PROJECT NO.:

CONSULTANTS:

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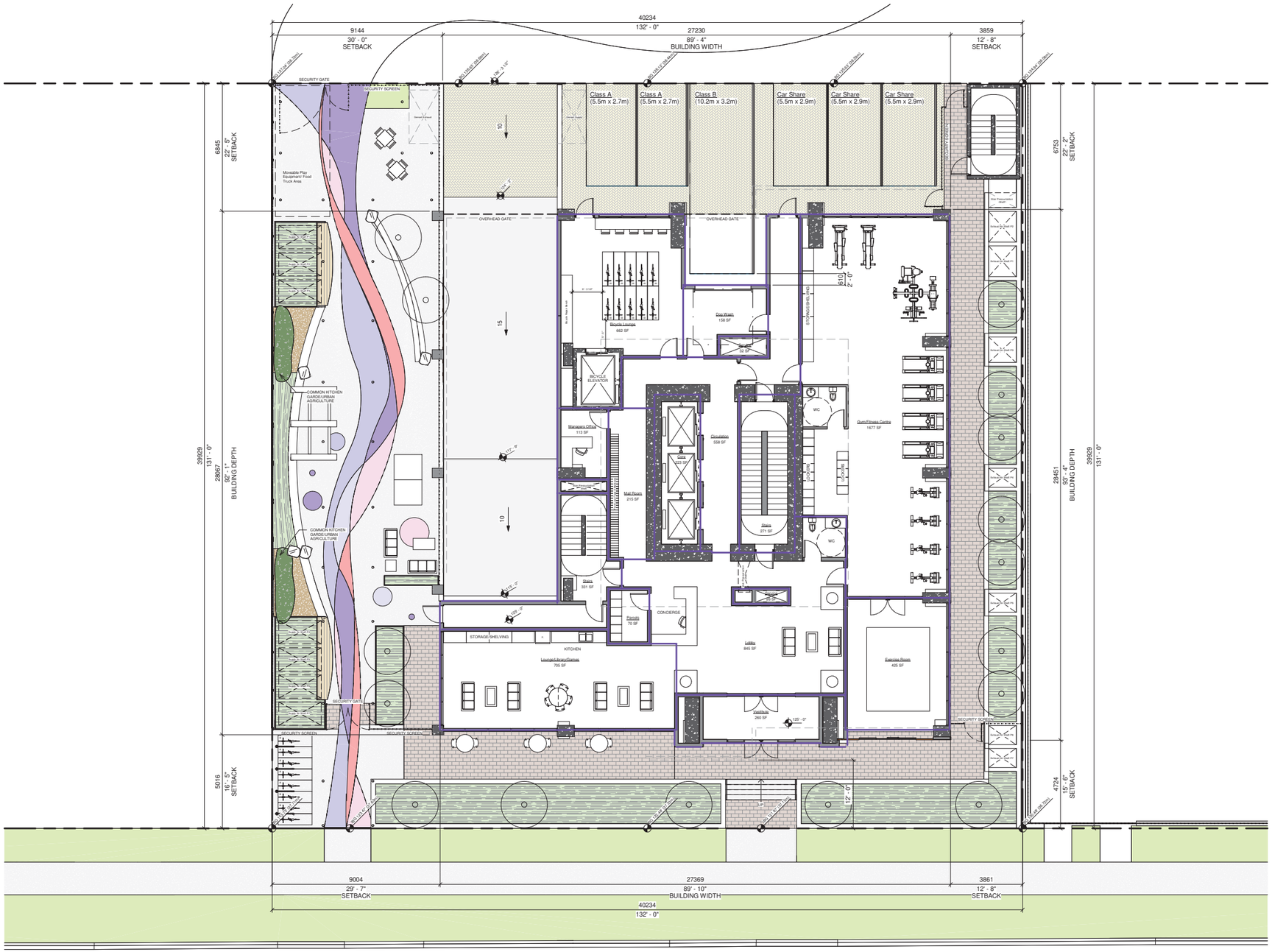
SCALE:
1/8" = 1'-0"

TITLE:
Parking Level P1

SHEET NO.: A-1.03

REVISION: 3

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1 Level 1
1/8" = 1'-0"

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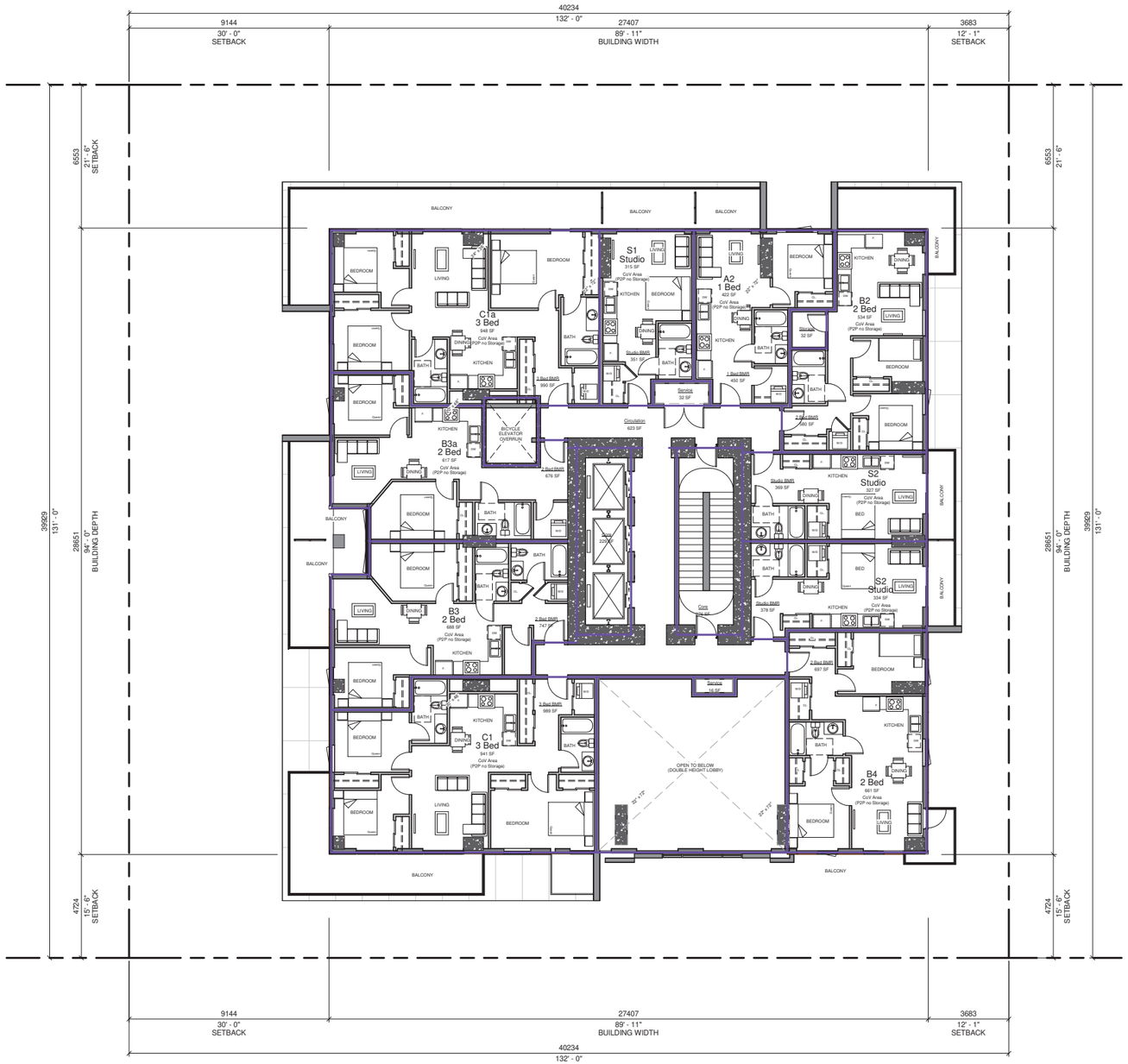
DATE:
2023.11.22

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

TITLE:
First Floor Plan

SHEET NO.: A-1.04

REVISION: 3



1 Level 2
1/8" = 1'-0"

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FILE NO.:

DATE: 2023.11.22

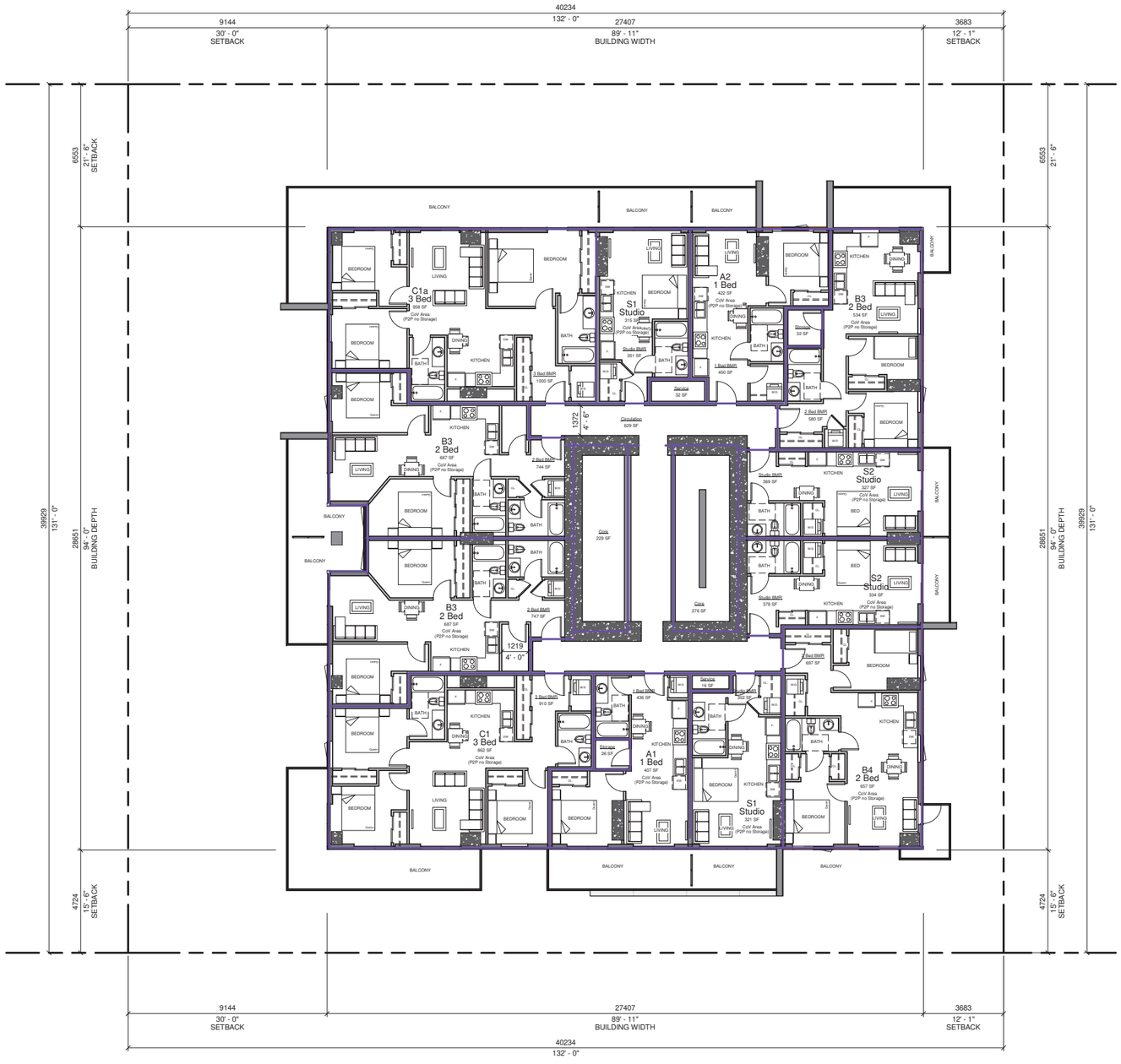
SCALE: 1/8" = 1'-0"

TITLE: Level 2

SHEET NO.: A-1.05

REVISION: 3

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1 Typical Podium Levels 3-6
1/8" = 1'-0"

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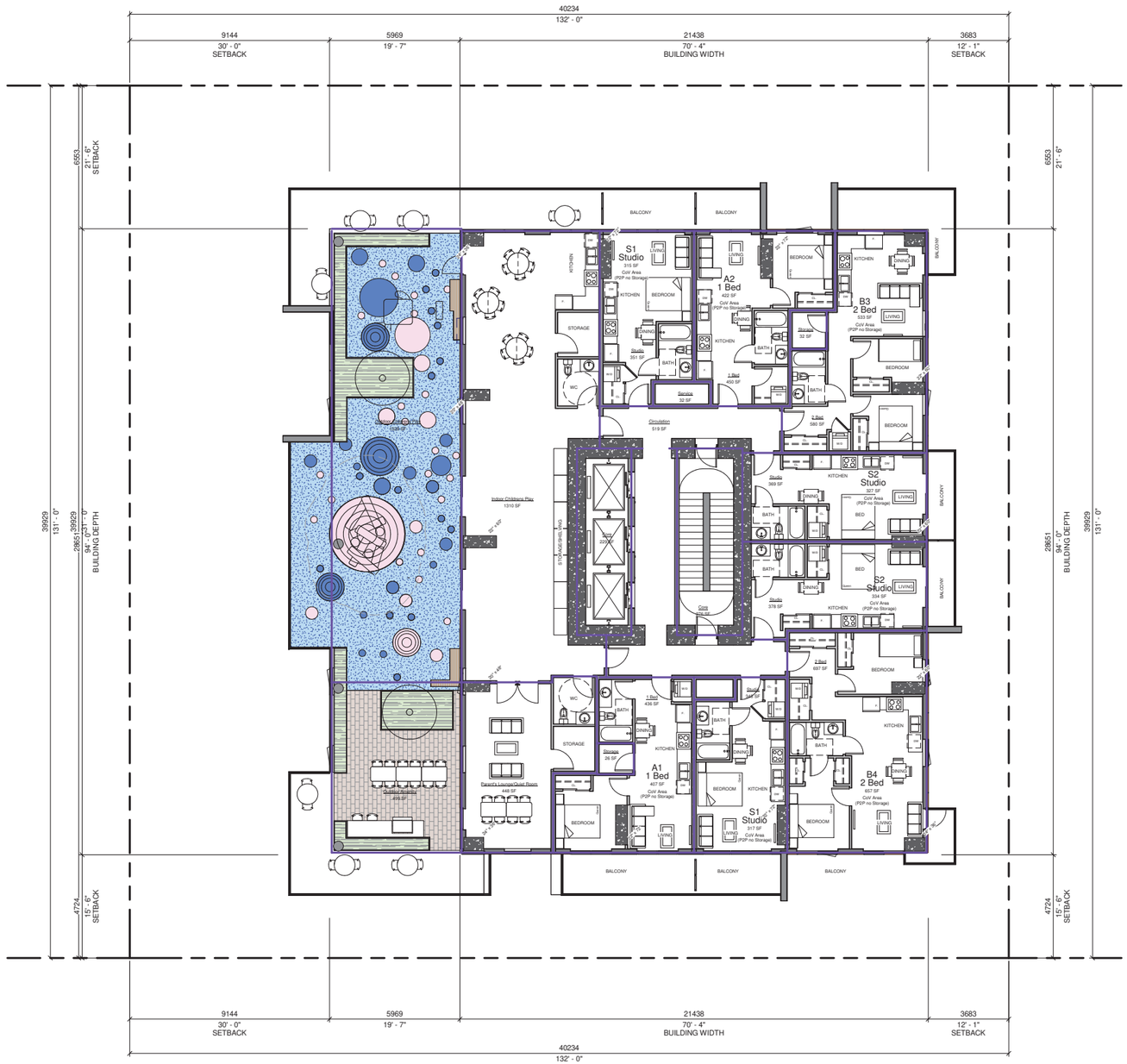
DATE:
2024.11.14

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

TITLE:
Typical Podium
Levels 3-6

SHEET NO.: A-1.06

REVISION: 3



1 Level 7
1/8" = 1'-0"

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BURNABY STREET

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FILE NO.:

DATE:
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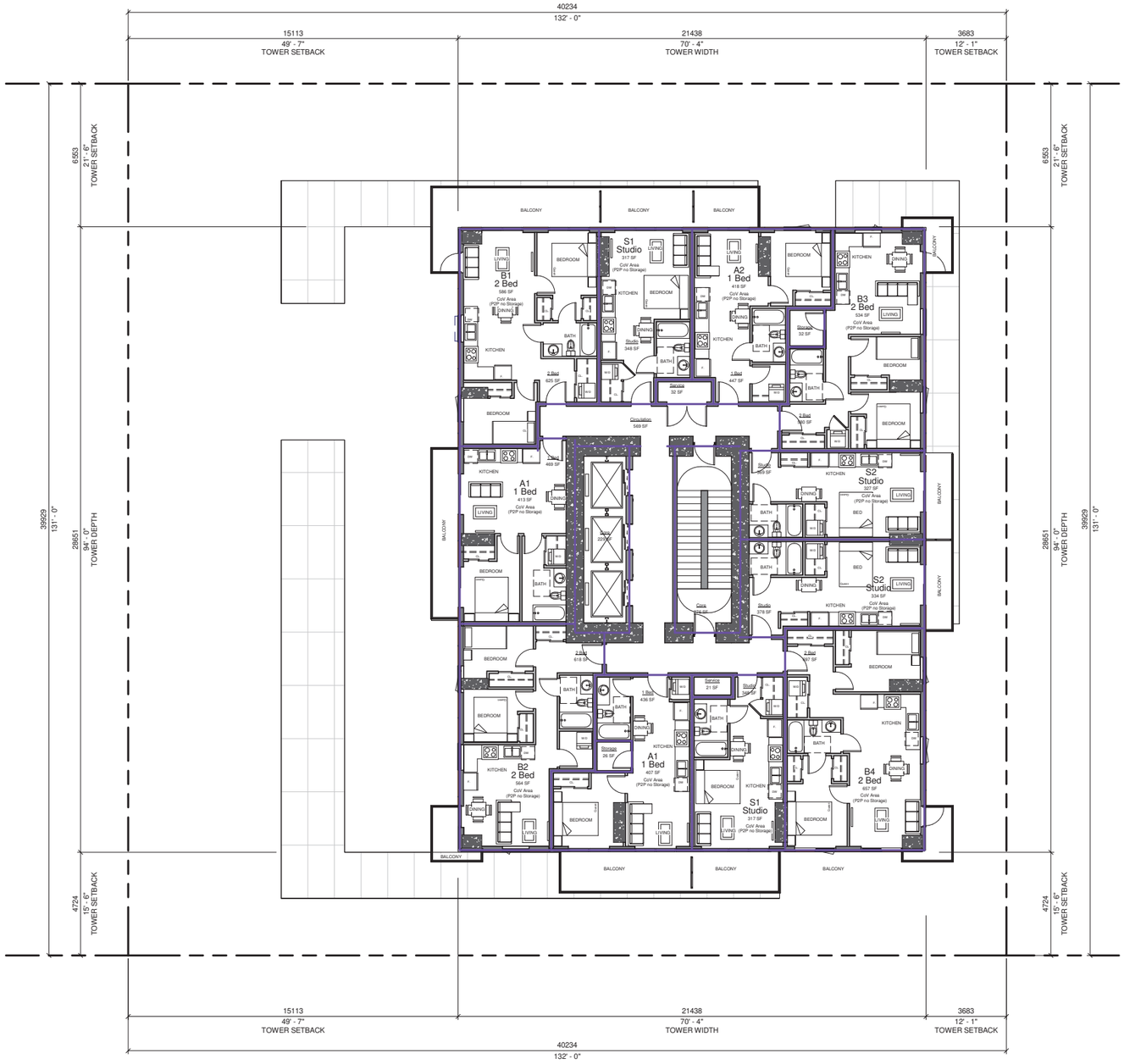
SCALE:
1/8" = 1'-0"

TITLE:
Tower Level 7

SHEET NO.: A-1.07

REVISION: 3

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1 Level 8
1/8" = 1'-0"

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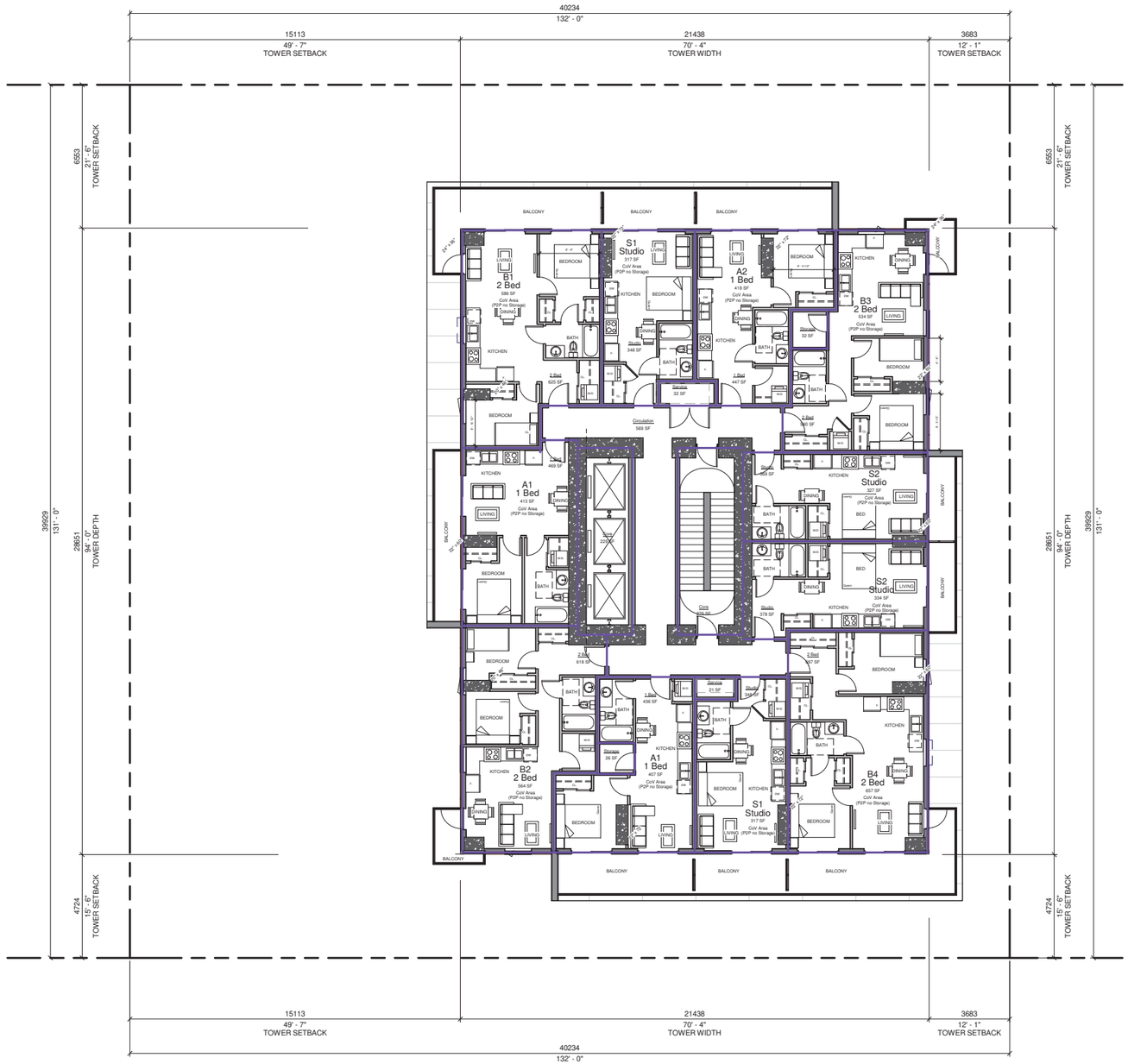
DATE:
2024.11.14

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

TITLE:
Tower Level 8

SHEET NO.: A-1.08

REVISION: 3



② Typ. Tower Levels 9-15
1/8" = 1'-0"

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FILE NO.:

DATE: 2023.11.22

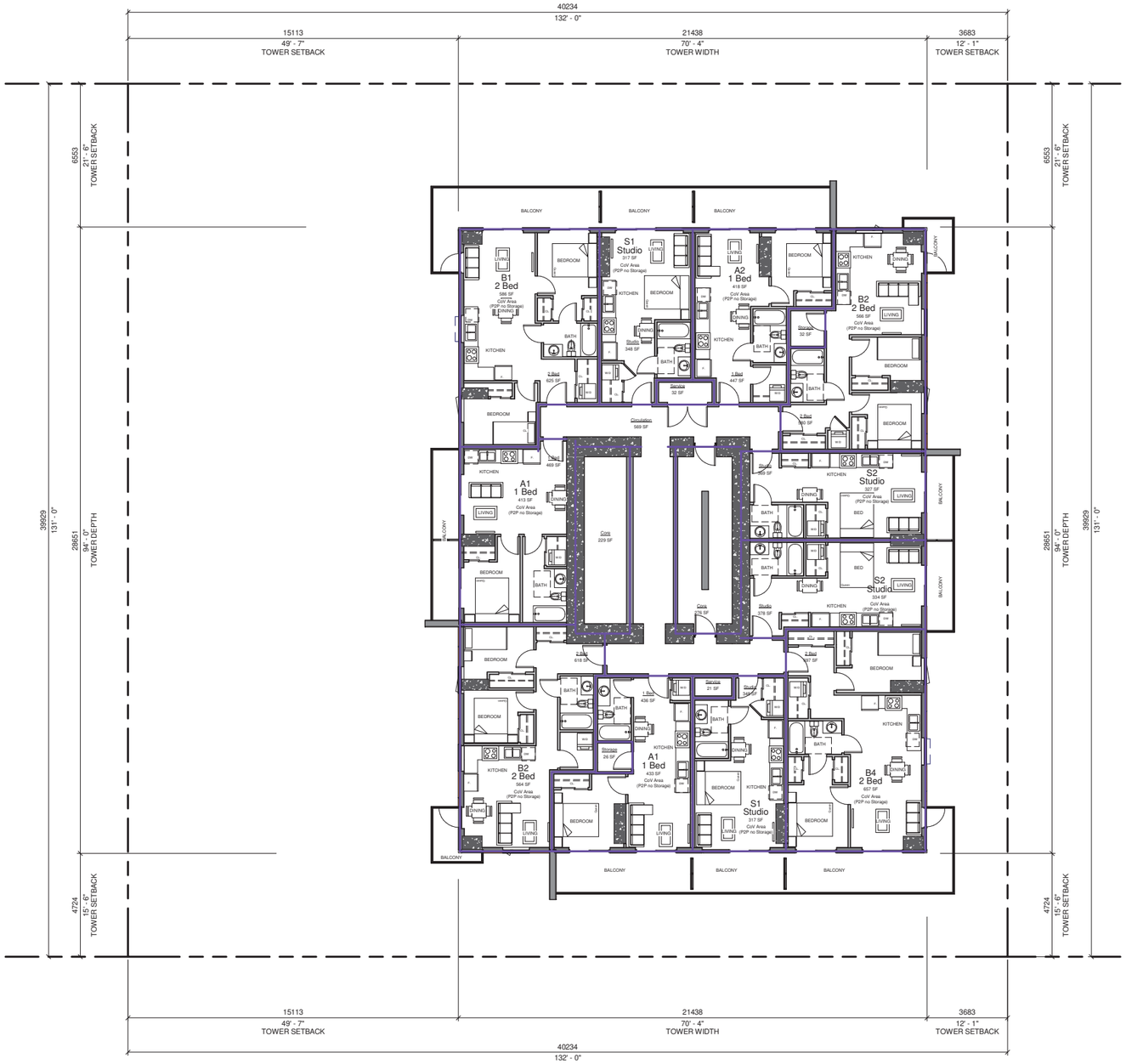
SCALE: 1/8" = 1'-0"

TITLE: Tower Levels 9-15

SHEET NO.: A-1.09

REVISION: 3

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3 Level 16
1/8" = 1'-0"

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PROJECT NO.:

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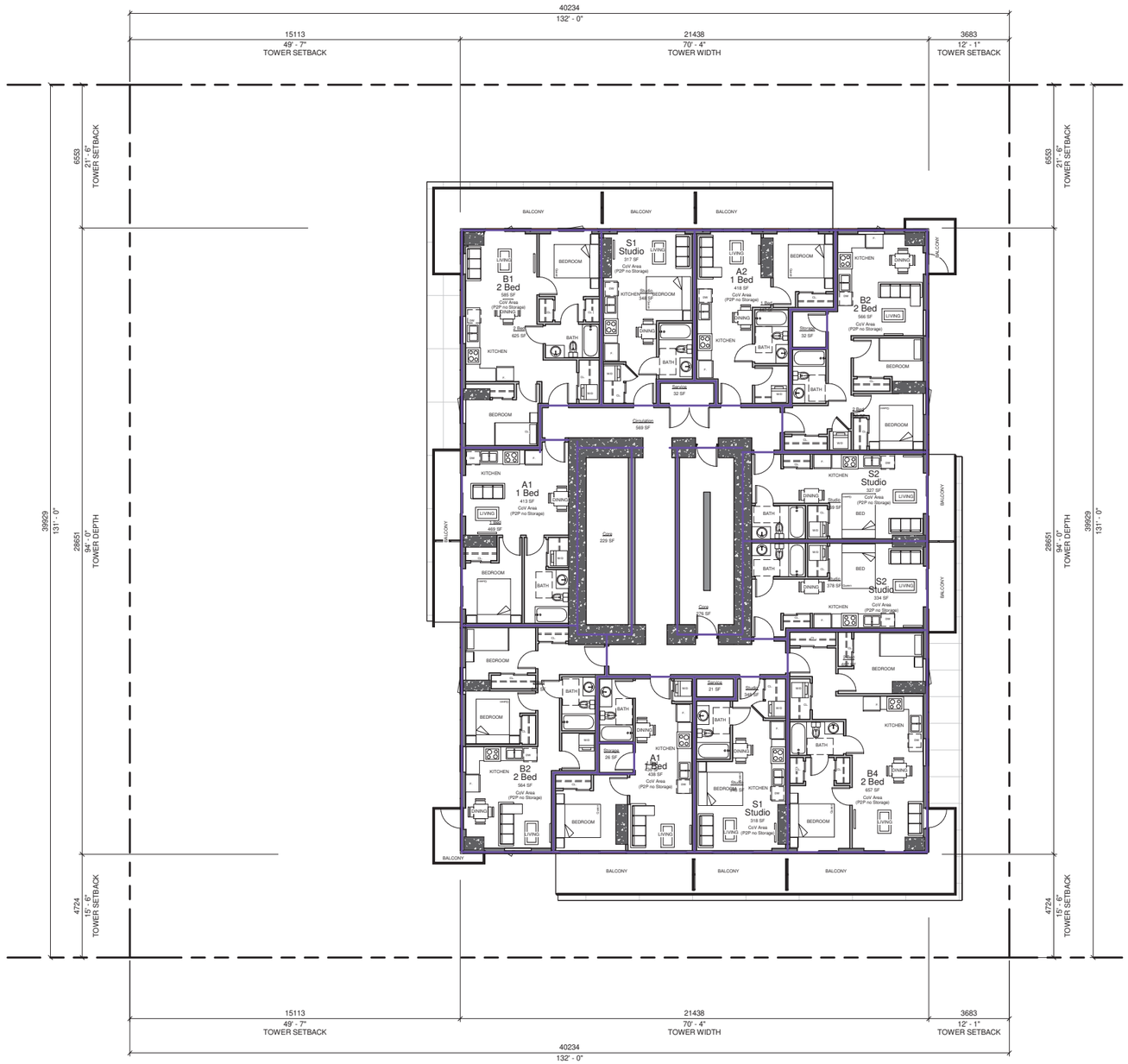
DATE:
2024.11.14

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

TITLE:
Tower Level 16

SHEET NO.: A-1.10

REVISION: 3



1 Level 17-20
1/8" = 1'-0"

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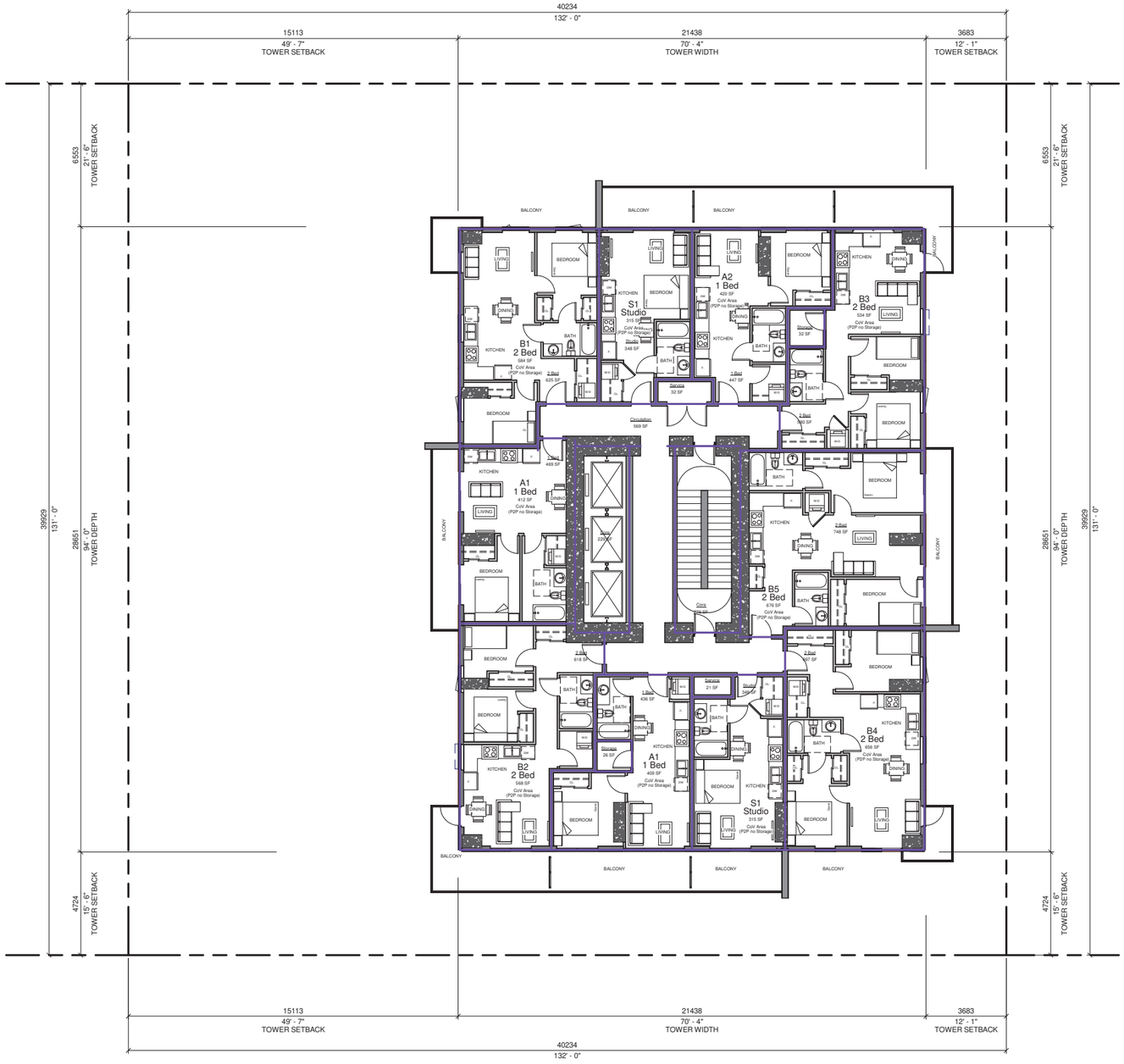
SCALE: 1/8" = 1'-0"

TITLE: Tower Level 17-20

SHEET NO.: A-1.11

REVISION: 3

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1 Tower Levels 21-25
1/8" = 1'-0"

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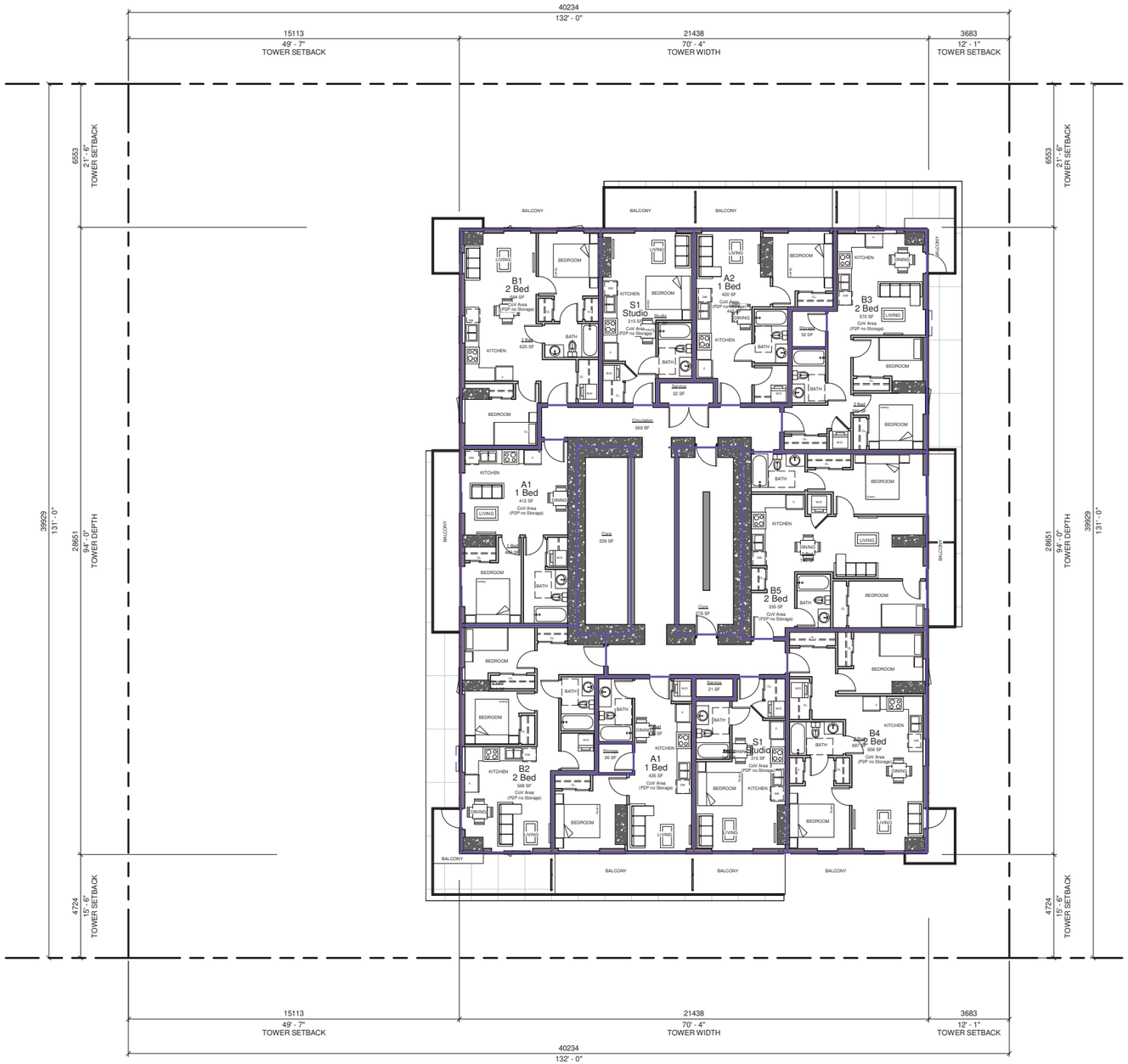
DATE:
2024.11.14

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

TITLE:
Tower Levels 21-25

SHEET NO.: A-1.12

REVISION: 3



1 Level 26
1/8" = 1'-0"

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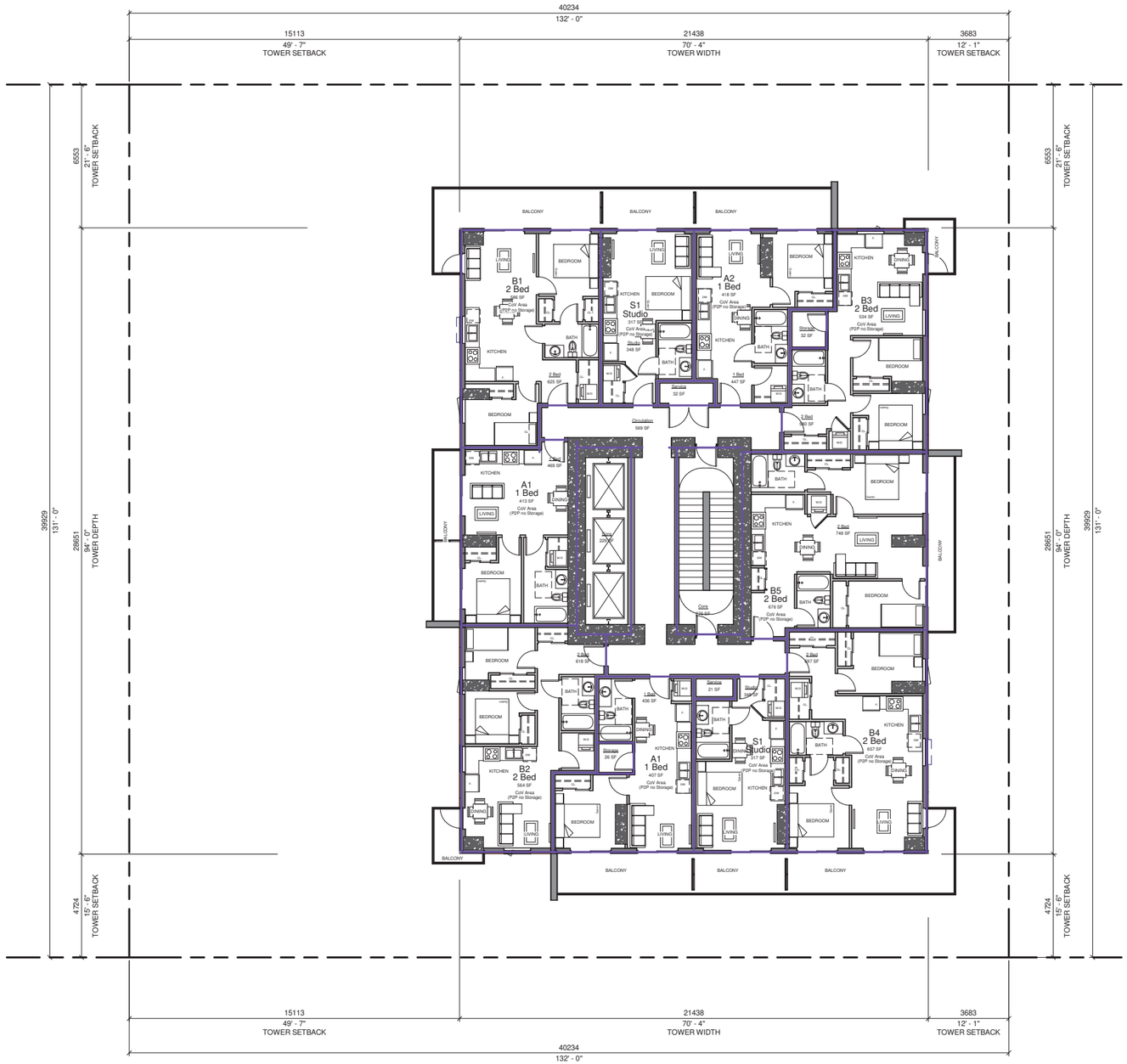
SCALE:
1/8" = 1'-0"

TITLE:
Tower Level 26

SHEET NO.: A-1.13

REVISION: 3

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1 Tower Levels 27-32
1/8" = 1'-0"

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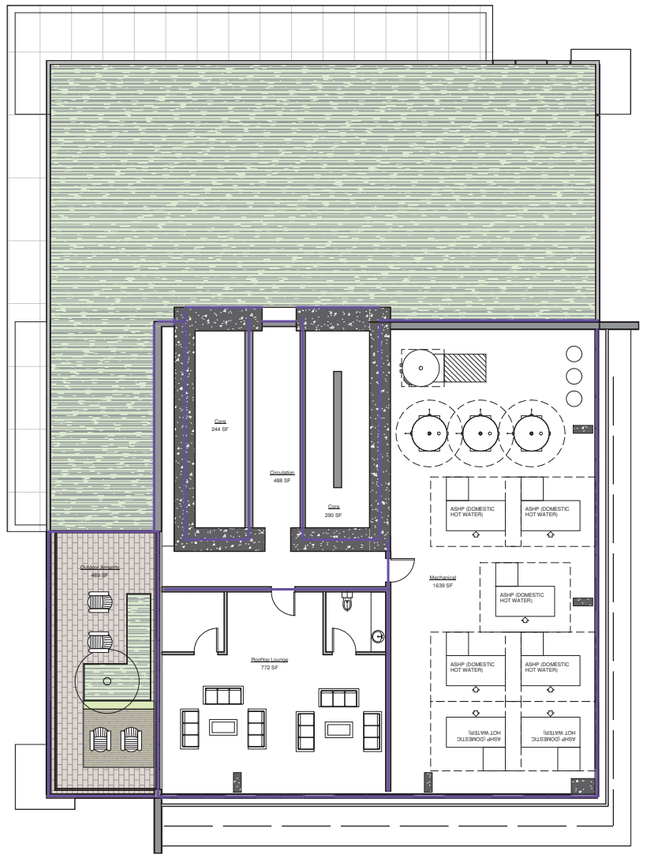
DATE:
2024.11.14

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

TITLE:
Tower Levels 27-32

SHEET NO.:
A-1.14

REVISION:
3



1 Level 33
1/8" = 1'-0"

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FILE NO.:

DATE:
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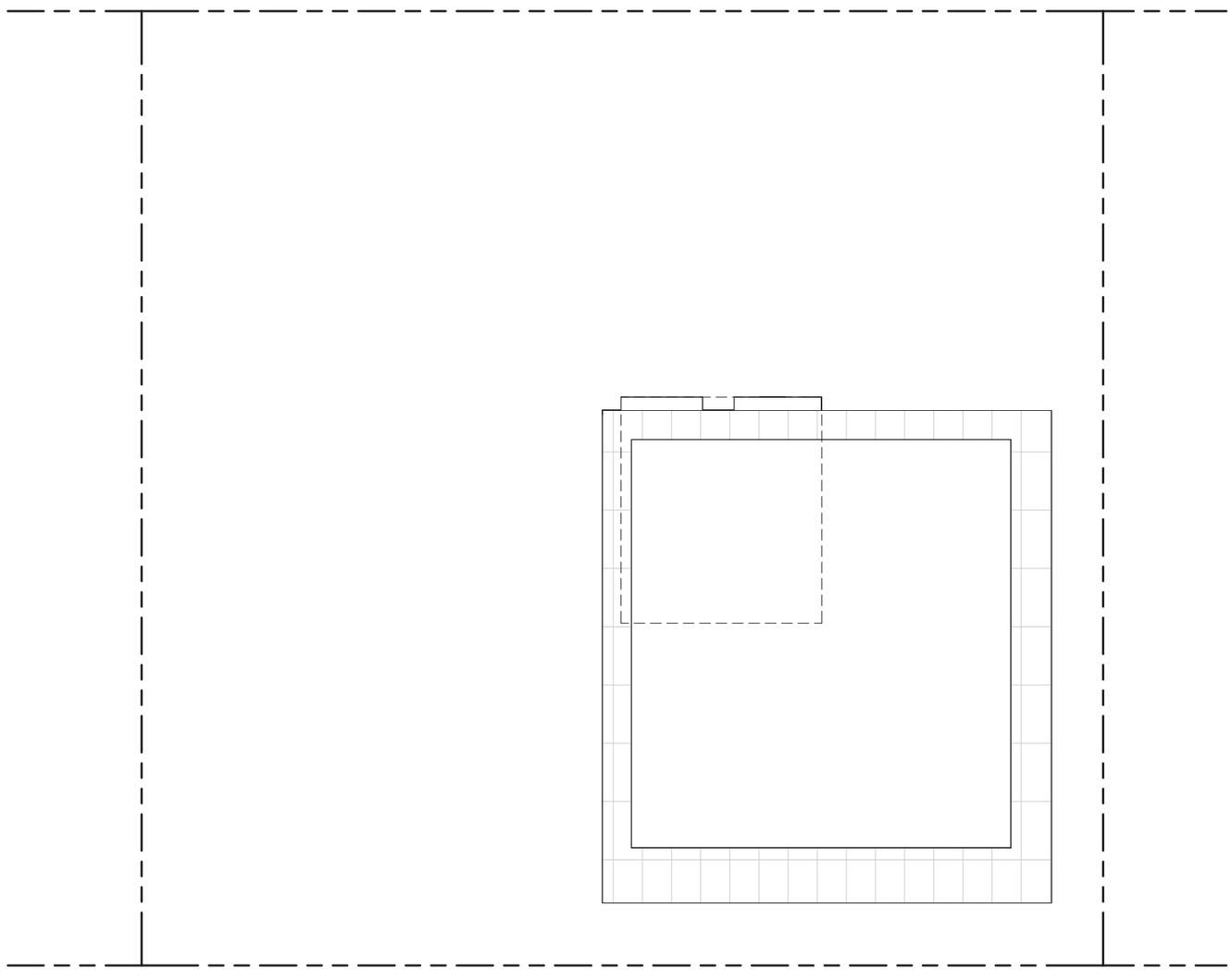
SCALE:
1/8" = 1'-0"

TITLE:
Mech. Level 33

SHEET NO.: A-1.15

REVISION: 3

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1 T.O. Mech. Penthhouse
1/8" = 1'-0"

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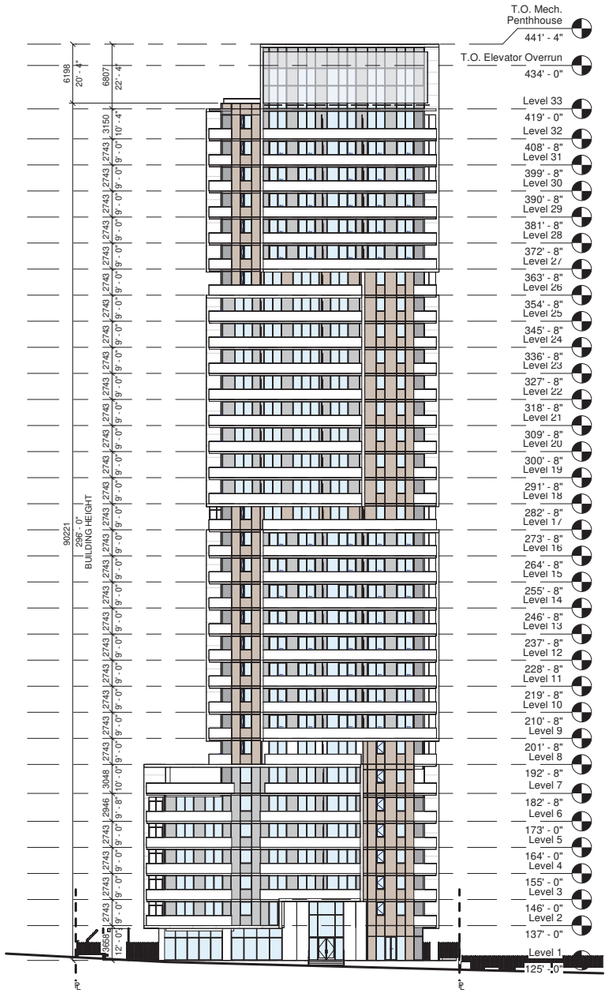
DATE:
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SCALE:
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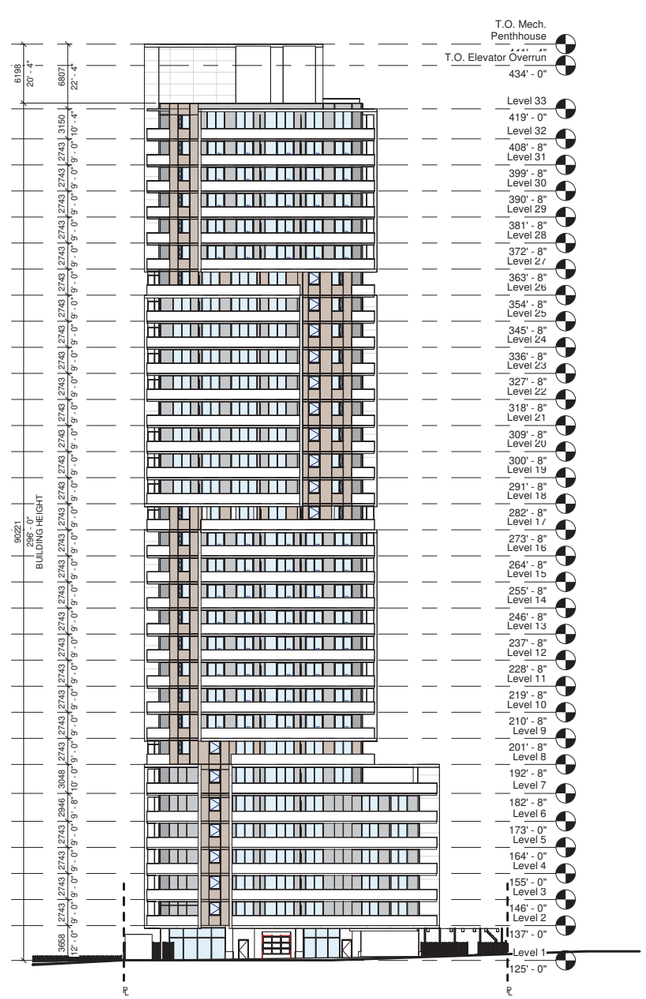
TITLE:
Roof Level

SHEET NO.: A-1.16

REVISION: 3



1 South
3/64" = 1'-0"



2 North
3/64" = 1'-0"

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No.	Description	Date
3	Issue for Rezoning	2025.06.26
2	Issue for Rezoning Enquiry	2024.12.20
1	Issue for Letter of Enquiry	2023.11.22

SEAL:

PROJECT:
1031|1039
BURNABY STREET

PROJECT NO.:

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2023.11.22

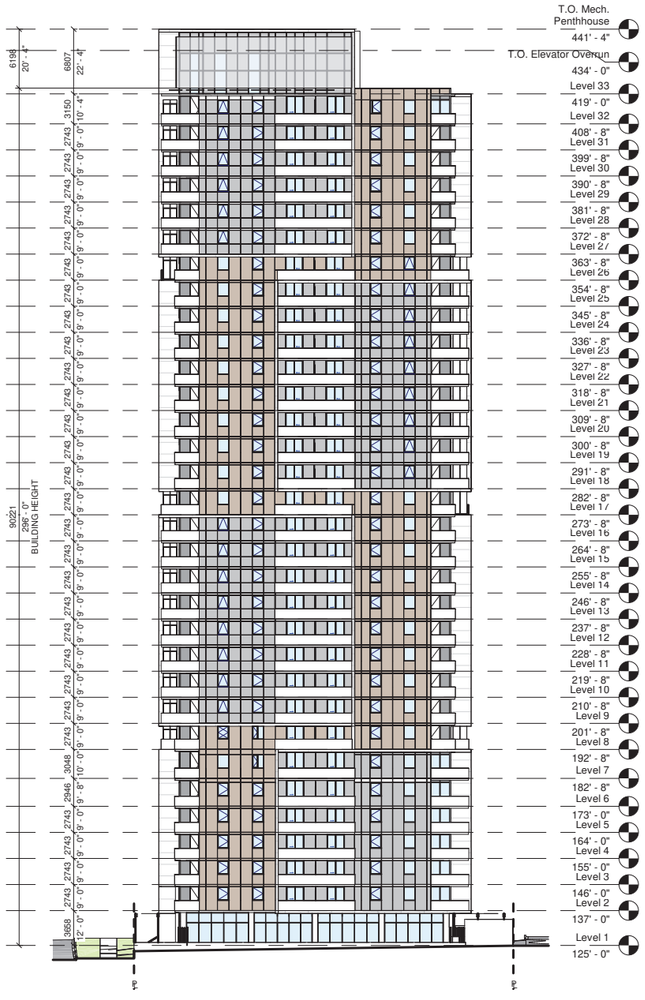
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TITLE: Elevations

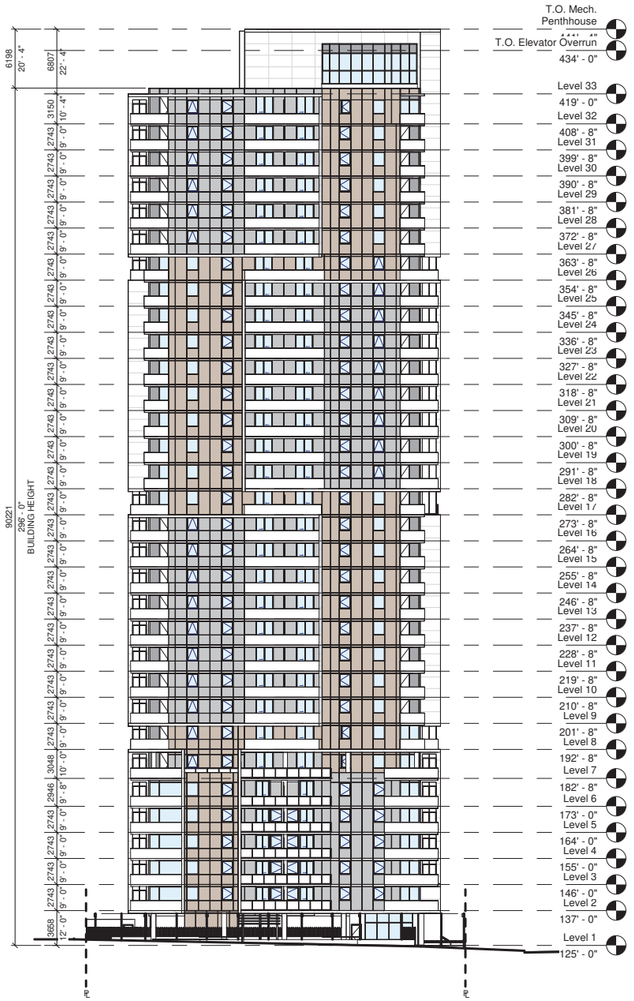
SHEET NO.: A-2.00

REVISION: 3

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1 East
3/64" = 1'-0"



2 West
3/64" = 1'-0"

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No.	Description	Date
3	Issue for Rezoning	2025.06.26
2	Issue for Rezoning Enquiry	2024.12.20
1	Issue for Letter of Enquiry	2023.11.22

SEAL:

PROJECT:
1031|1039
BURNABY STREET

PROJECT NO.:

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

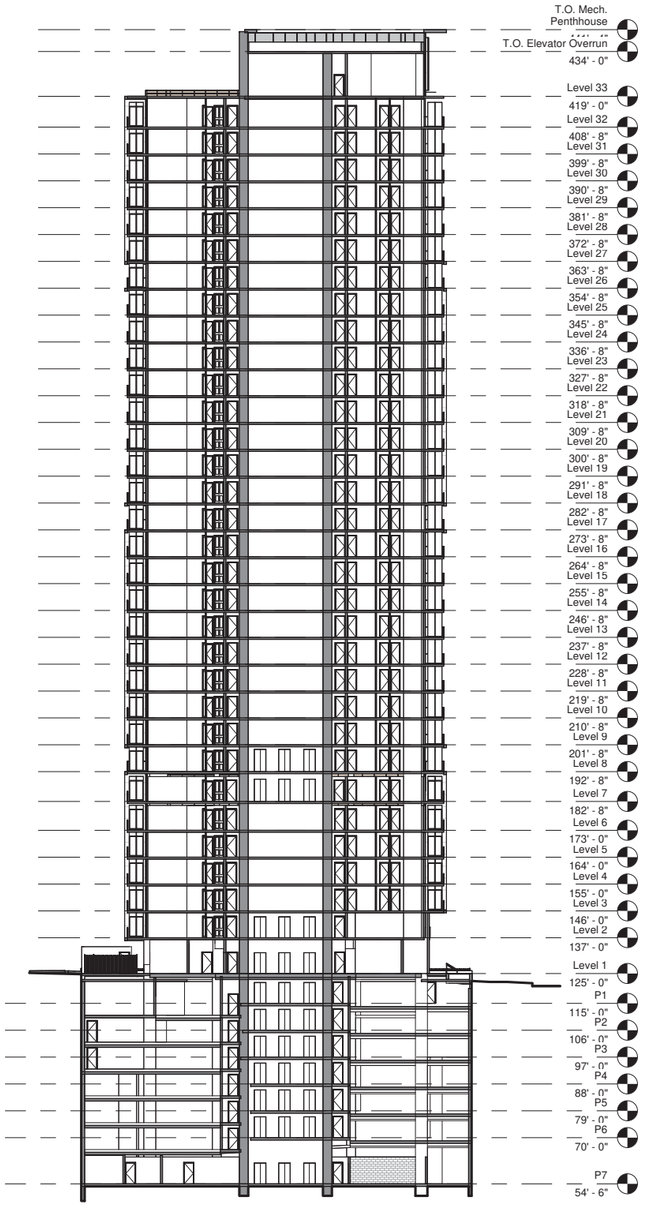
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SCALE: 3/64" = 1'-0"

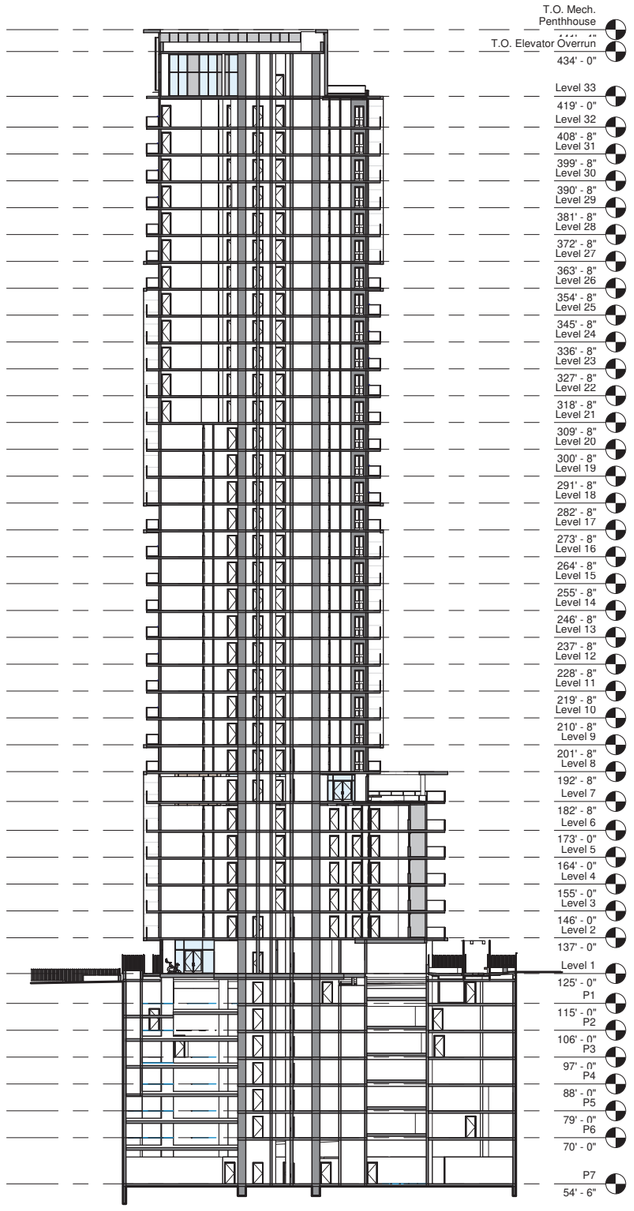
TITLE: Elevations

SHEET NO.: A-2.01

REVISION: 3



1 Section 1
3/64" = 1'-0"



2 Section 2
3/64" = 1'-0"

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No.	Description	Date
3	Issue for Rezoning	2025.06.26
2	Issue for Rezoning Enquiry	2024.12.20
1	Issue for Letter of Enquiry	2023.11.22

SEAL:

PROJECT:
1031|1039
BURNABY STREET

PROJECT NO.:

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2023.11.22

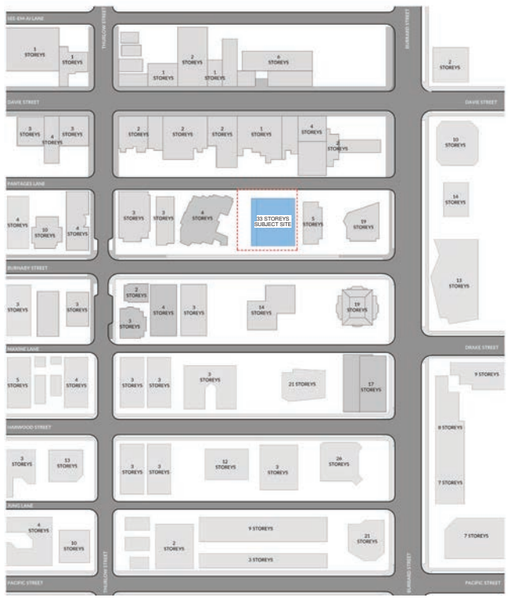
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TITLE: Sections

SHEET NO.: A-3.00

REVISION: 3

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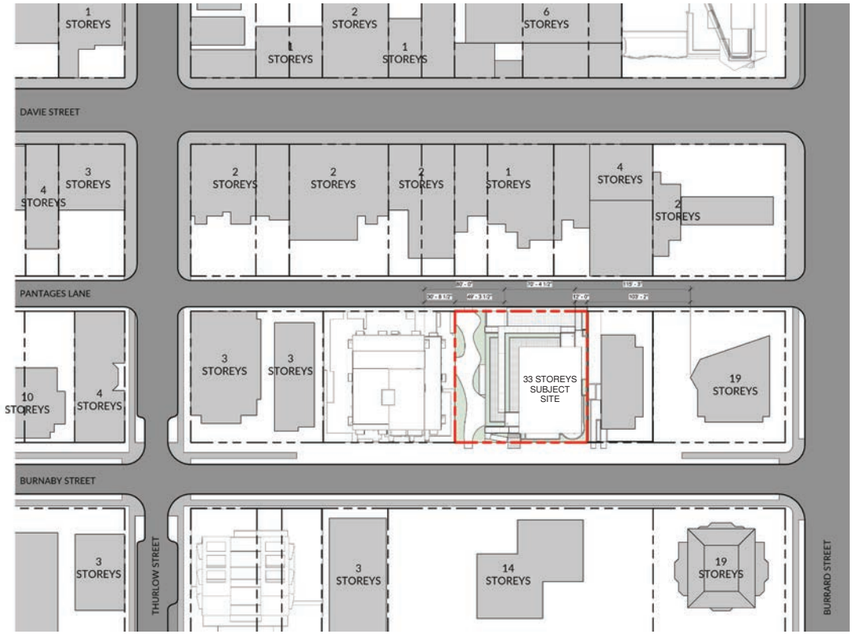
Site Context - Existing



Site Context - Evolving



Site Context - Evolving + Future



Site Context - Tower Separation

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No.	Description	Date
3	Issue for Rezoning	2025.06.26
2	Issue for Rezoning Enquiry	2024.12.20
1	Issue for Letter of Enquiry	2023.11.22

SEAL:

PROJECT:
1031|1039
BURNABY STREET

PROJECT NO.:

CONSULTANTS:

DRAWN BY:
MRM

FILE NO.:

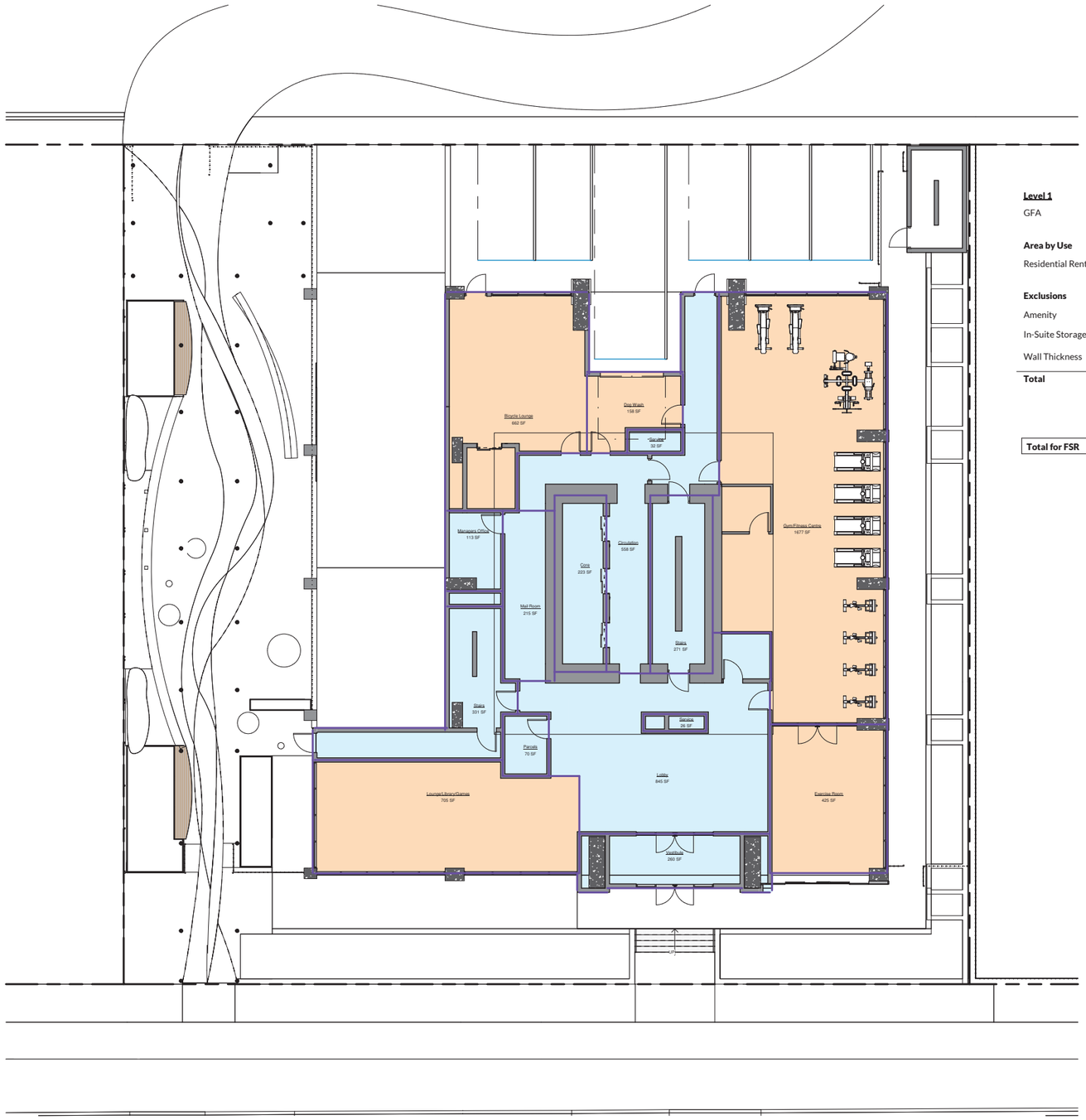
DATE:
2023.11.22

SCALE:

TITLE:
Site Context + Tower Separation

SHEET NO.: A-4.01

REVISION: 3



1 FSR Overlay - Level 1
1/8" = 1'-0"

Level 1

GFA	6625 SF	615.5 m²
Area by Use		
Residential Rental	2964 SF	275.4m²
Exclusions		
Amenity	3627 SF	337.0 m²
In-Suite Storage	- SF	- m²
Wall Thickness	34 SF	3.1 m²
Total	**3661 SF**	**340.1 m²**

Total for FSR	**2964 SF**	**275.4 m²**

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FSR Overlay

- Floor Area - Residential Rental
- Floor Area -Below Market Rental
- Exclusion - Amenity
- Exclusion - Insuite Storage

No.	Description	Date
3	Issue for Rezoning	2025.06.26
2	Issue for Rezoning Enquiry	2024.12.20

SEAL:

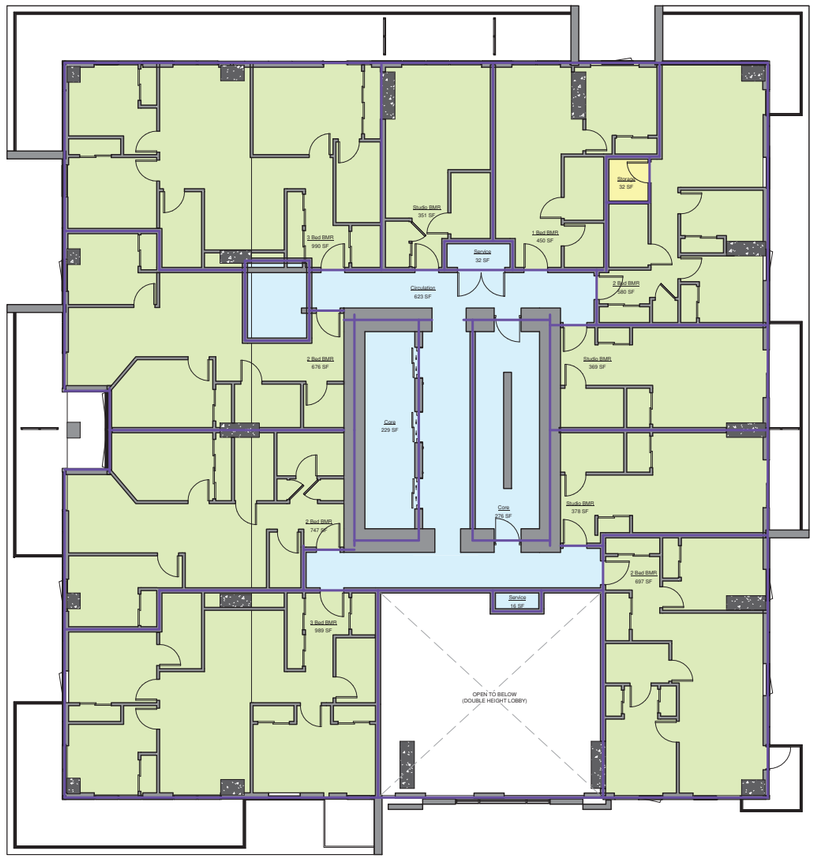
PROJECT:
1031|1039
BURNABY STREET

PROJECT NO.:

CONSULTANTS:

DRAWN BY: MRM
FILE NO.:
DATE: 11/22/24
SCALE: 1/8" = 1'-0"
TITLE: FSR Overlays

SHEET NO.: A-5.00
REVISION: 3



1 FSR Overlay - Level 2
1/8" = 1'-0"

Level 2

GFA	7545 SF	701.0 m²
Area by Use		
Residential Rental	1259 SF	116.97m²
Below Market Rental	6227 SF	578.51m²
Exclusions		
Amenity	- SF	- m²
In-Suite Storage	32 SF	3.0 m²
Wall Thickness	26 SF	2.4 m²
Total	**58 SF**	**5.4 m²**

Total for FSR	**7487 SF**	**695.5 m²**

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FSR Overlay

- Floor Area - Residential Rental
- Floor Area -Below Market Rental
- Exclusion - Amenity
- Exclusion - Insuite Storage

No.	Description	Date
3	Issue for Rezoning	2025.06.26
2	Issue for Rezoning Enquiry	2024.12.20

SEAL:

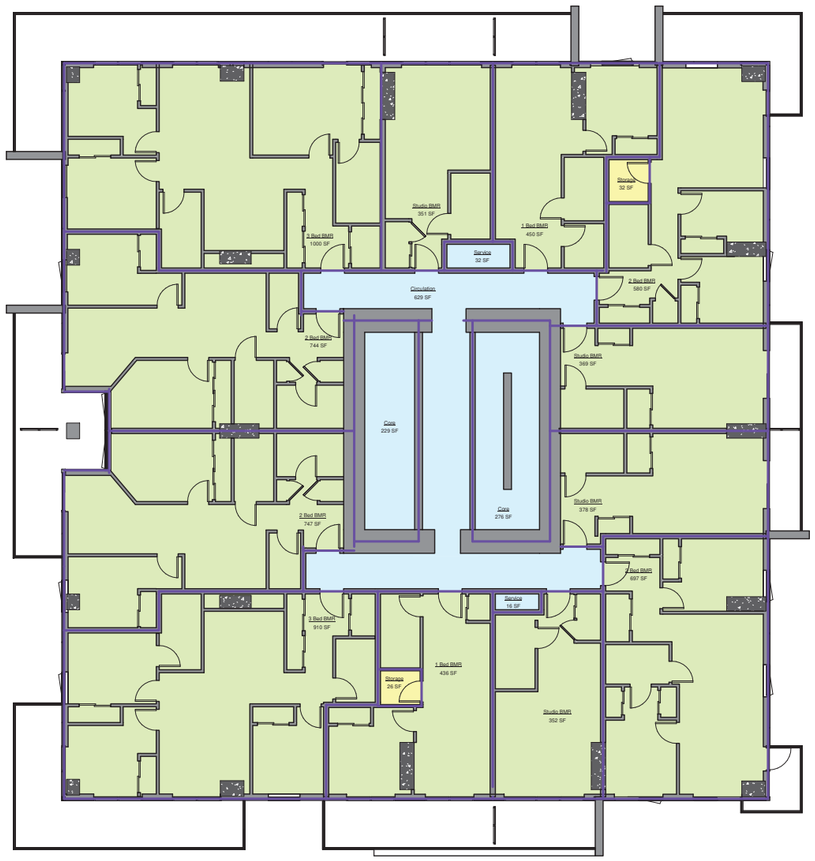
PROJECT:
1031|1039
BURNABY STREET

PROJECT NO.:

CONSULTANTS:

DRAWN BY: MRM
FILE NO.:
DATE: 2024.11.14
SCALE: 1/8" = 1'-0"
TITLE: FSR Overlays

SHEET NO.: A-5.01
REVISION: 3



Level 3-6

GFA	8281 SF	769.4 m²
Area by Use		
Residential Rental	1182 SF	109.81m²
Below Market Rental	7014 SF	651.62m²
Exclusions		
Amenity	- SF	- m²
In-Suite Storage	58 SF	5.4 m²
Wall Thickness	26 SF	2.4 m²
Total	**84 SF**	**7.8 m²**

Total for FSR	**8197 SF**	**761.5 m²**

1 FSR Overlay - Level 3 - Level 6
1/8" = 1'-0"

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FSR Overlay

- Floor Area - Residential Rental
- Floor Area -Below Market Rental
- Exclusion - Amenity
- Exclusion - Insuite Storage

No.	Description	Date
3	Issue for Rezoning	2025.06.26
2	Issue for Rezoning Enquiry	2024.12.20

SEAL:

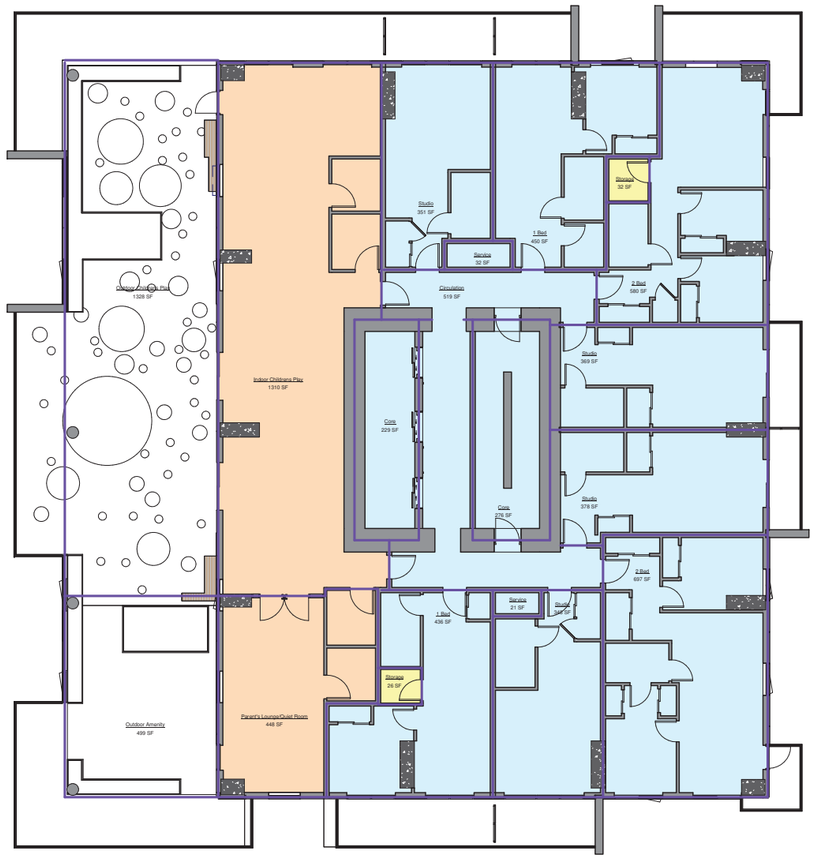
PROJECT:
1031|1039
BURNABY STREET

PROJECT NO.:

CONSULTANTS:

DRAWN BY: MRM
FILE NO.:
DATE: 2024.11.14
SCALE: 1/8" = 1'-0"
TITLE: FSR Overlays

SHEET NO.: A-5.02
REVISION: 3



1 FSR Overlay - Level 7
1/8" = 1'-0"

Level 7

GFA	6520 SF	605.7 m²
Area by Use		
Residential Rental	4686 SF	435.3m²
Below Market Rental	- SF	-m²
Exclusions		
Amenity	1758 SF	163.3 m²
In-Suite Storage	58 SF	5.4 m²
Wall Thickness	18 SF	1.7 m²
Total	**1834 SF**	**170.38 m²**

Total for FSR	**4686 SF**	**435.3 m²**

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FSR Overlay

- Floor Area - Residential Rental
- Floor Area -Below Market Rental
- Exclusion - Amenity
- Exclusion - Insuite Storage

No.	Description	Date
3	Issue for Rezoning	2025.06.26
2	Issue for Rezoning Enquiry	2024.12.20

SEAL:

PROJECT:
1031|1039
BURNABY STREET

PROJECT NO.:

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2024.11.14

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

TITLE: FSR Overlays

SHEET NO.: A-5.03

REVISION: 3



1 FSR Overlay - Level 8
1/8" = 1'-0"

Level 8

GFA	6519 SF	605.7 m²
Area by Use		
Residential Rental	6443 SF	598.6 m²
Below Market Rental	- SF	-m²
Exclusions		
Amenity	- SF	- m²
In-Suite Storage	58 SF	5.4 m²
Wall Thickness	18 SF	1.7 m²
Total	**76 SF**	**7.1 m²**

Total for FSR	**6443 SF**	**598.6 m²**

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FSR Overlay

- Floor Area - Residential Rental
- Floor Area -Below Market Rental
- Exclusion - Amenity
- Exclusion - Insuite Storage

No.	Description	Date
3	Issue for Rezoning	2025.06.26
2	Issue for Rezoning Enquiry	2024.12.20

SEAL:

PROJECT:
1031|1039
BURNABY STREET

PROJECT NO.:

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2024.11.14

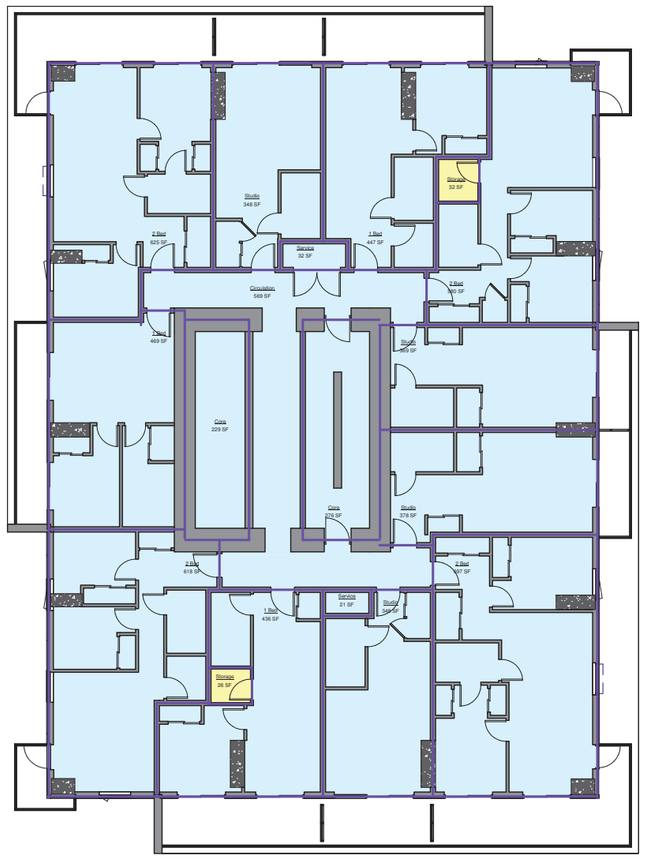
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TITLE: FSR Overlays

SHEET NO.: A-5.04

REVISION: 3

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1 Typ. Tower 9-15
1/8" = 1'-0"

Level 9-15

GFA	6519 SF	605.7 m²
Area by Use		
Residential Rental	6443 SF	598.6 m²
Below Market Rental	- SF	-m²
Exclusions		
Amenity	- SF	- m²
In-Suite Storage	58 SF	5.4 m²
Wall Thickness	18 SF	1.7 m²
Total	**76 SF**	**7.1 m²**

Total for FSR	**6443 SF**	**598.6 m²**

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FSR Overlay

- Floor Area - Residential Rental
- Floor Area -Below Market Rental
- Exclusion - Amenity
- Exclusion - Insuite Storage

No.	Description	Date
3	Issue for Rezoning	2025.06.26
2	Issue for Rezoning Enquiry	2024.12.20

SEAL:

PROJECT:
1031|1039
BURNABY STREET

PROJECT NO.:

CONSULTANTS:

DRAWN BY:
MRM

FILE NO.:

DATE:
2024.11.14

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

TITLE:
FSR Overlays

SHEET NO.: A-5.05

REVISION: 3



1 FSR Overlay - Level 16
1/8" = 1'-0"

Level 16

GFA	6519 SF	605.7 m²
Area by Use		
Residential Rental	6443 SF	598.6 m²
Below Market Rental	- SF	-m²
Exclusions		
Amenity	- SF	- m²
In-Suite Storage	58 SF	5.4 m²
Wall Thickness	18 SF	1.7 m²
Total	**76 SF**	**7.1 m²**

Total for FSR	**6443 SF**	**598.6 m²**

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FSR Overlay

- Floor Area - Residential Rental
- Floor Area -Below Market Rental
- Exclusion - Amenity
- Exclusion - Insuite Storage

No.	Description	Date
3	Issue for Rezoning	2025.06.26
2	Issue for Rezoning Enquiry	2024.12.20

SEAL:

PROJECT:
1031|1039
BURNABY STREET

PROJECT NO.:

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2024.11.14

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

TITLE: FSR Overlays

SHEET NO.: A-5.06

REVISION: 3

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1 FSR Overlay - Level 17-20
1/8" = 1'-0"

Level 17

GFA	6519 SF	605.7 m²
Area by Use		
Residential Rental	6443 SF	598.6 m²
Below Market Rental	- SF	-m²
Exclusions		
Amenity	- SF	- m²
In-Suite Storage	58 SF	5.4 m²
Wall Thickness	18 SF	1.7 m²
Total	**76 SF**	**7.1 m²**

Total for FSR	**6443 SF**	**598.6 m²**

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FSR Overlay

- Floor Area - Residential Rental
- Floor Area -Below Market Rental
- Exclusion - Amenity
- Exclusion - Insuite Storage

No.	Description	Date
3	Issue for Rezoning	2025.06.26
2	Issue for Rezoning Enquiry	2024.12.20

SEAL:

PROJECT:
1031|1039
BURNABY STREET

PROJECT NO.:

CONSULTANTS:

DRAWN BY:
MRM

FILE NO.:

DATE:
2024.11.14

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

TITLE:
FSR Overlays

SHEET NO.: A-5.07

REVISION: 3



1 FSR Overlay - Level 21-25
1/8" = 1'-0"

Level 18-25

GFA	6519 SF	605.7 m²
Area by Use		
Residential Rental	6443 SF	598.6 m²
Below Market Rental	- SF	-m²
Exclusions		
Amenity	- SF	- m²
In-Suite Storage	58 SF	5.4 m²
Wall Thickness	18 SF	1.7 m²
Total	**76 SF**	**7.1 m²**

Total for FSR	**6443 SF**	**598.6 m²**

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FSR Overlay

- Floor Area - Residential Rental
- Floor Area -Below Market Rental
- Exclusion - Amenity
- Exclusion - Insuite Storage

No.	Description	Date
3	Issue for Rezoning	2025.06.26
2	Issue for Rezoning Enquiry	2024.12.20

SEAL:

PROJECT:
1031|1039
BURNABY STREET

PROJECT NO.:

CONSULTANTS:

DRAWN BY:
MRM

FILE NO.:

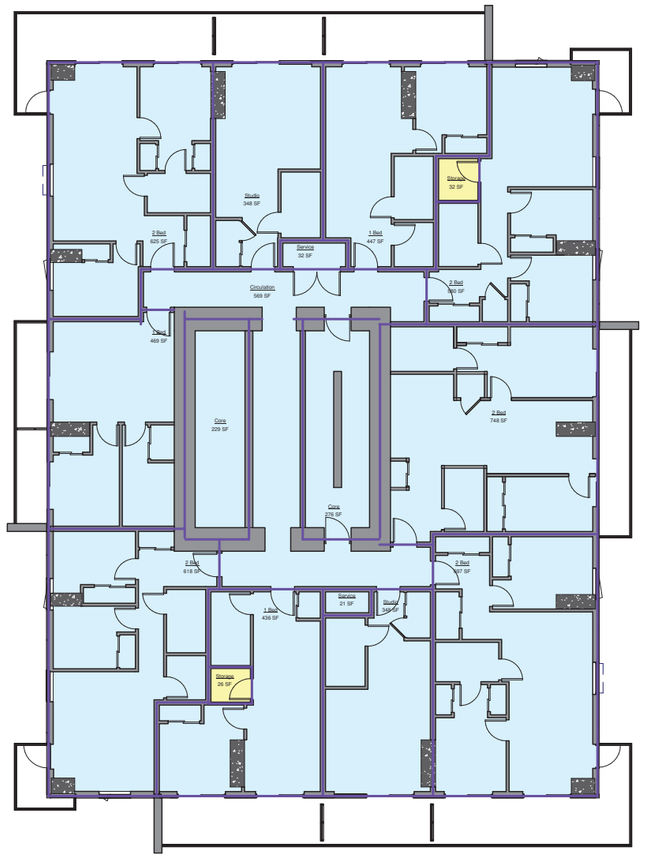
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2024.11.14

SCALE:
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TITLE:
FSR Overlays

SHEET NO.: A-5.08

REVISION: 3



1 FSR Overlay - Level 26-32
1/8" = 1'-0"

Level 26-32

GFA	6519 SF	605.7 m²
Area by Use		
Residential Rental	6443 SF	598.6 m²
Below Market Rental	- SF	-m²
Exclusions		
Amenity	- SF	- m²
In-Suite Storage	58 SF	5.4 m²
Wall Thickness	18 SF	1.7 m²
Total	**76 SF**	**7.1 m²**

Total for FSR	**6443 SF**	**598.6 m²**

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FSR Overlay

- Floor Area - Residential Rental
- Floor Area -Below Market Rental
- Exclusion - Amenity
- Exclusion - Insuite Storage

No.	Description	Date
3	Issue for Rezoning	2025.06.26
2	Issue for Rezoning Enquiry	2024.12.20

SEAL:

PROJECT:
1031|1039
BURNABY STREET

PROJECT NO.:

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

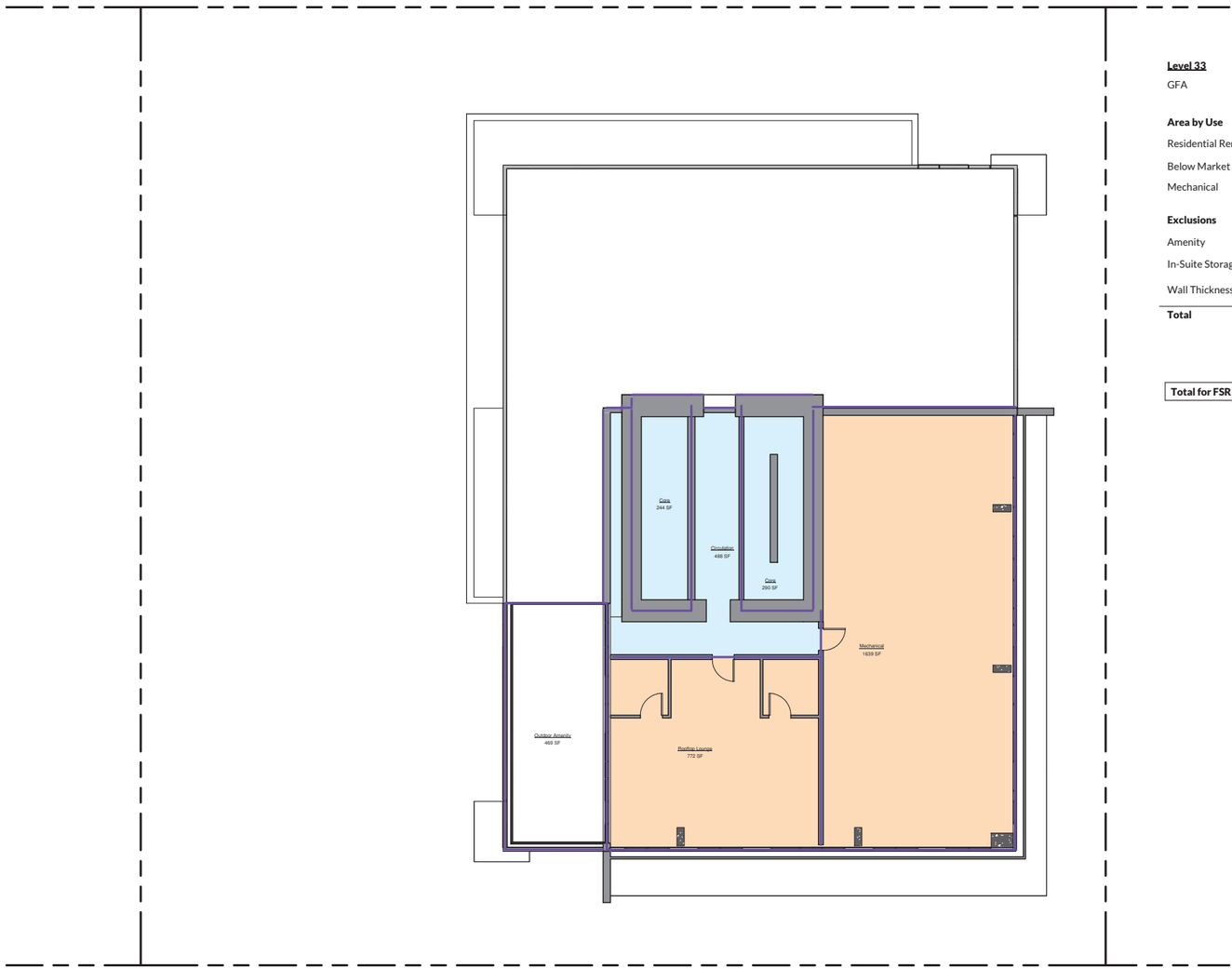
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SCALE: 1/8" = 1'-0"

TITLE: FSR Overlays

SHEET NO.: A-5.10

REVISION: 3



1 FSR Overlay - Level 33
1/8" = 1'-0"

Level 33

GFA	3433 SF	319.0 m²
Area by Use		
Residential Rental	1022 SF	94.95 m²
Below Market Rental	- SF	-m²
Mechanical	1639 SF	152.27 m²
Exclusions		
Amenity	772 SF	71.8 m²
In-Suite Storage	- SF	- m²
Wall Thickness	- SF	- m²
Total	**772 SF**	**71.8 m²**

Total for FSR	**2661 SF**	**247.2 m²**

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Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

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No.	Description	Date
3	Issue for Rezoning	2025.06.26

SEAL:

PROJECT:
1031|1039
BURNABY STREET

PROJECT NO.:

CONSULTANTS:

DRAWN BY:
MRM

FILE NO.:

DATE:
2025.08.26

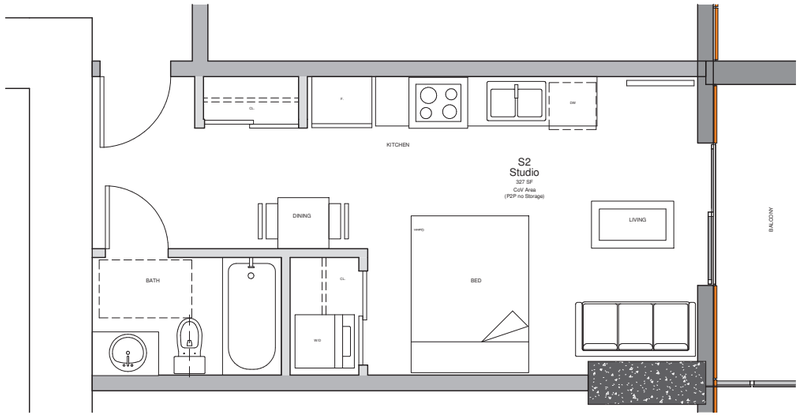
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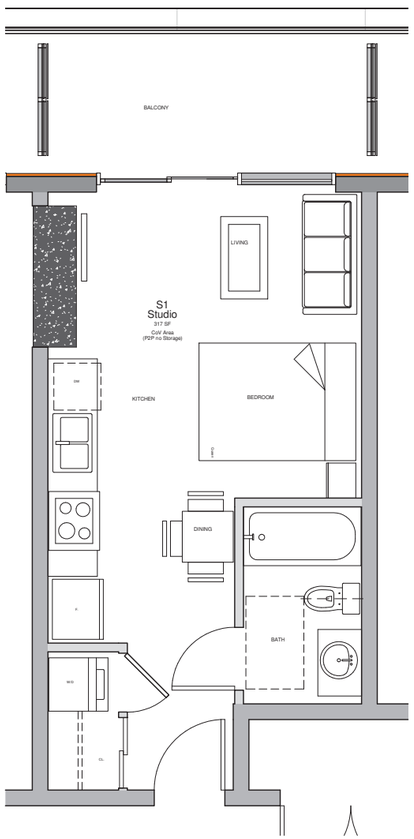
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REVISION: 3

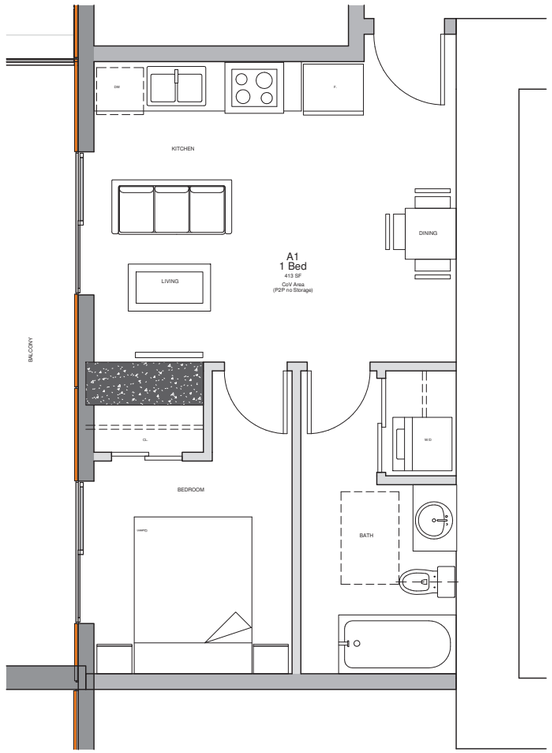
URBAN SOLUTIONS ARCHITECTURE LIMITED



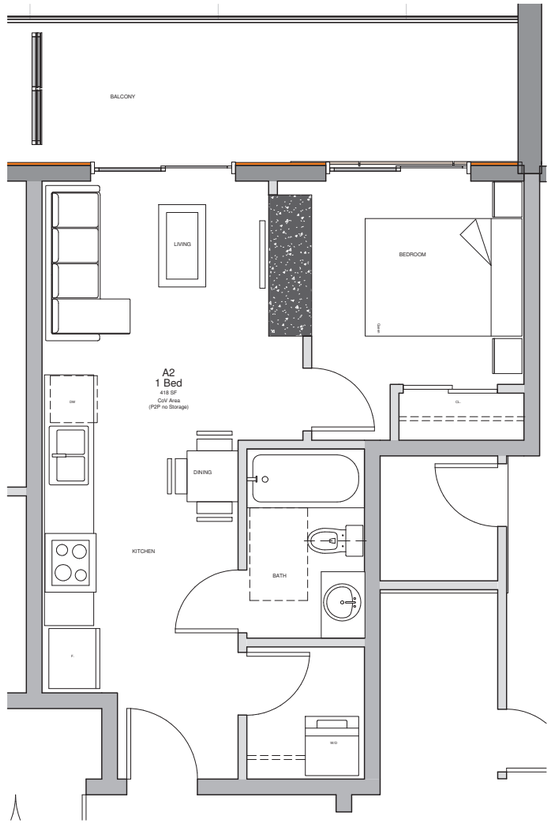
2 S2
3/8" = 1'-0"



1 S1
3/8" = 1'-0"



4 A1
3/8" = 1'-0"



3 A2
3/8" = 1'-0"

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No.	Description	Date
3	Issue for Rezoning	2025.06.26
2	Issue for Rezoning Enquiry	2024.12.20

SEAL:

PROJECT:
1031|1039
BURNABY STREET

PROJECT NO.:

CONSULTANTS:

DRAWN BY:
MRM

FILE NO.:

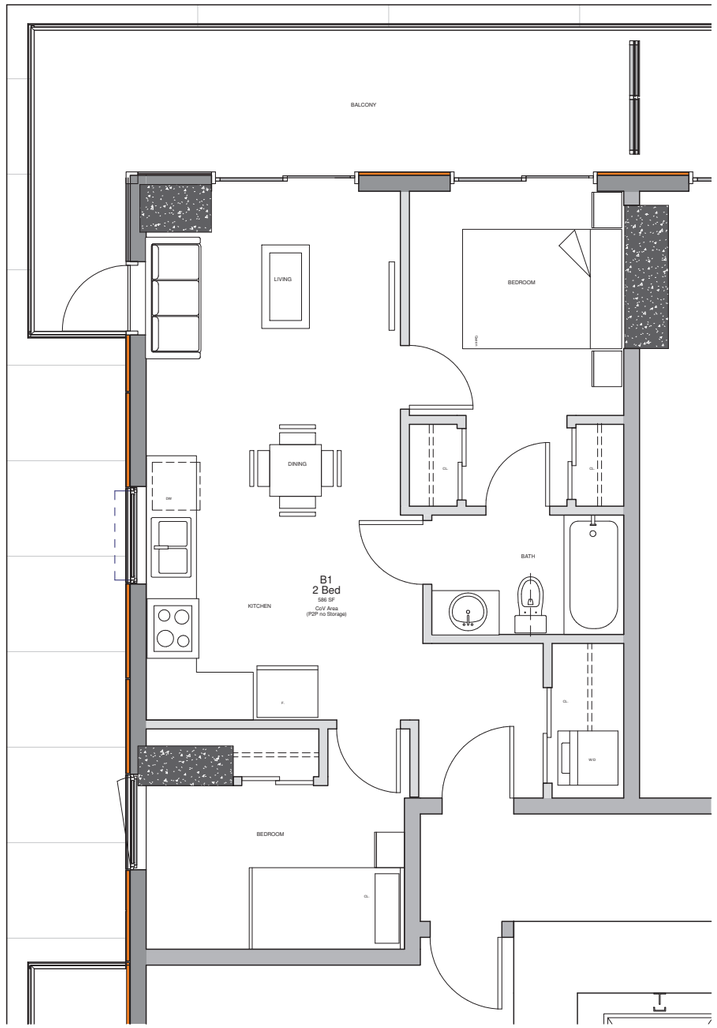
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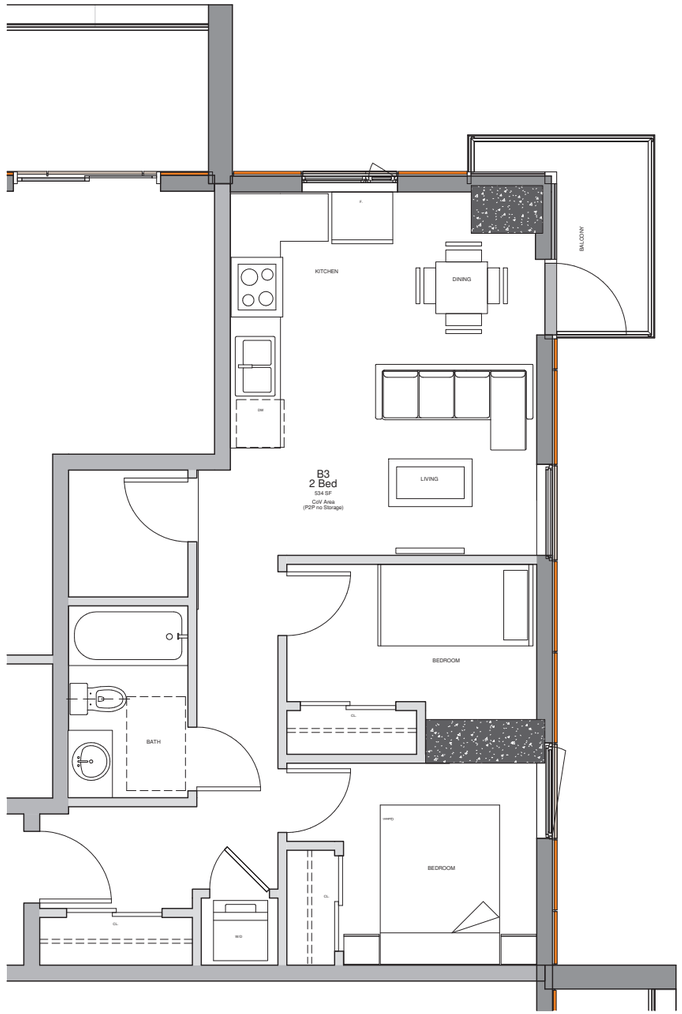
TITLE:
Unit Plans

SHEET NO.: A-6.00

REVISION: 3



1 B1
3/8" = 1'-0"



2 B3
3/8" = 1'-0"

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No.	Description	Date
3	Issue for Rezoning	2025.06.26
2	Issue for Rezoning Enquiry	2024.12.20

SEAL:

PROJECT:
1031|1039
BURNABY STREET

PROJECT NO.:

CONSULTANTS:

DRAWN BY:
MRM

FILE NO.:

DATE:
2024.11.14

SCALE:
3/8" = 1'-0"

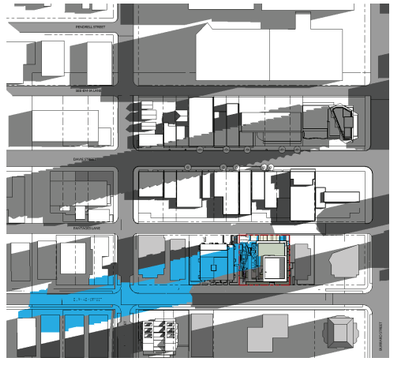
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Unit Plans

SHEET NO.: A-6.01

REVISION: 3

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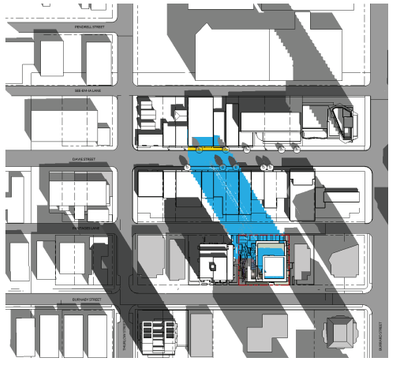
Shadow Studies - Spring Equinox



March 22nd - 10:00am



March 22nd - 12:00pm

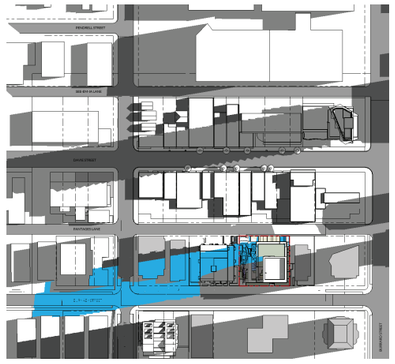


March 22nd - 2:00pm



March 22nd - 4:00pm

Shadow Studies - Fall Equinox



September 22nd - 10:00am



September 22nd - 12:00pm



September 22nd - 2:00pm



September 22nd - 4:00pm

NOTE: All Times are Pacific Daylight Time (PDT: UTC: -7:00)

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FILE NO.:

DATE:
2025.08.26

SCALE:

TITLE:
Shadow Studies

SHEET NO.: A-7.00

REVISION: 3

Architectural Expression - Renderings

















Architectural Expression - Renderings







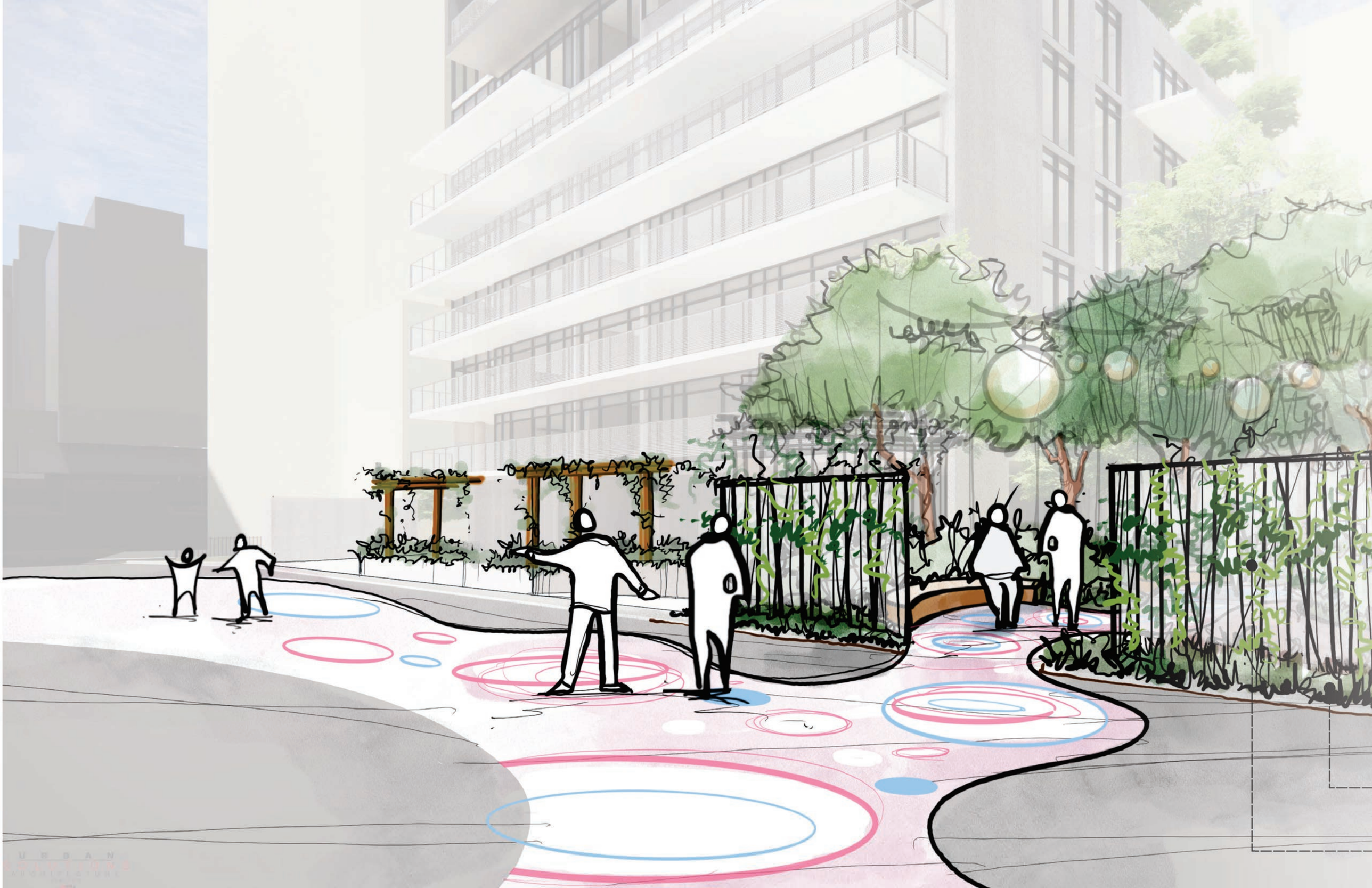








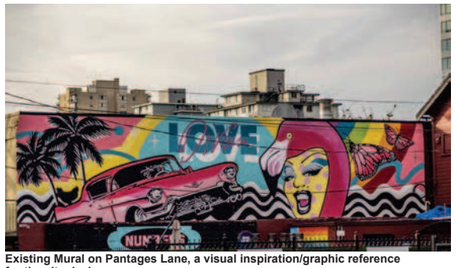






05.

Landscape Drawings



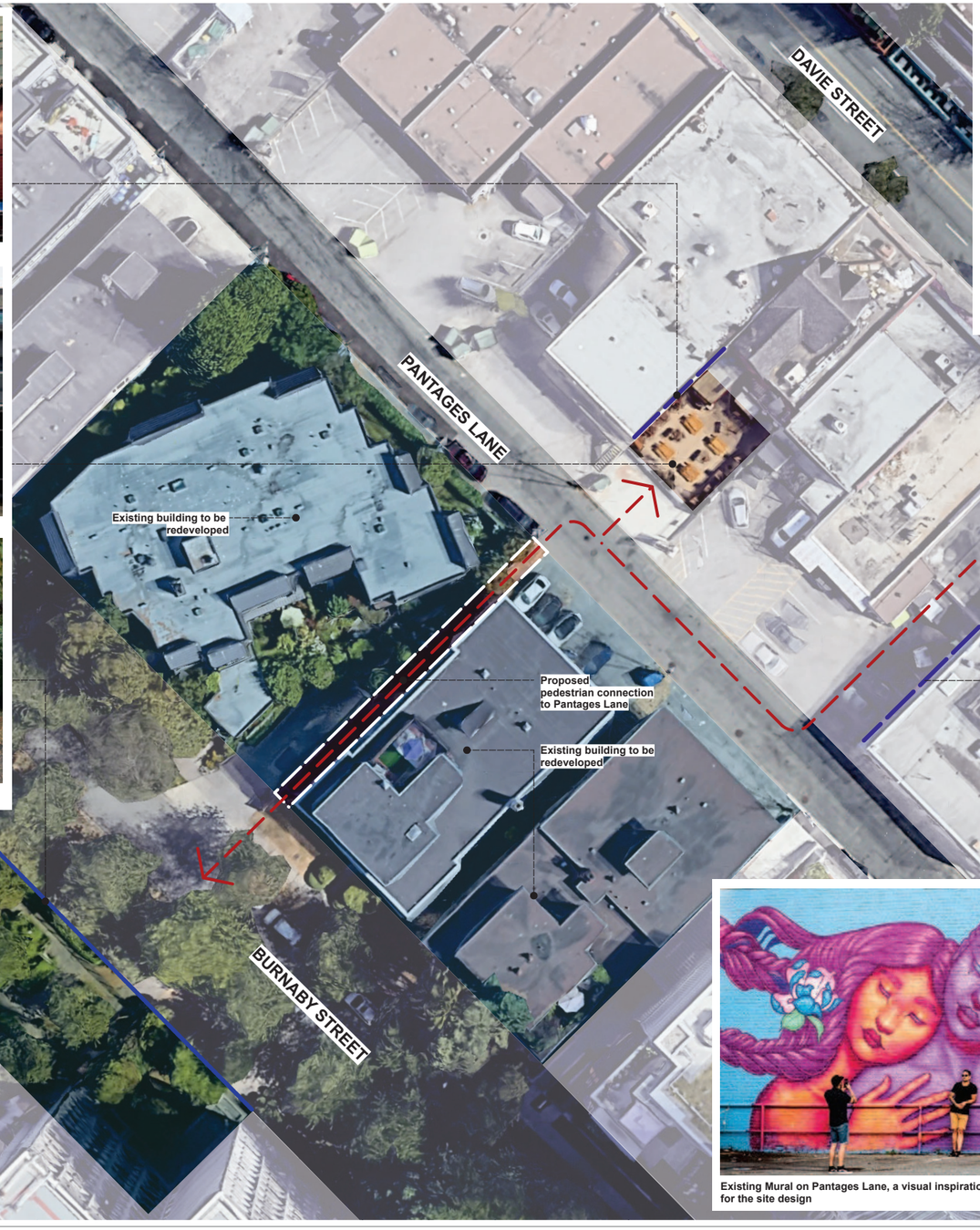
Existing Mural on Pantages Lane, a visual inspiration/graphic reference for the site design



Existing Patio w/ colorful pennant banner flags on Pantages Lane



Existing privately owned public space w/ fence and gate





Jim Deva Plaza, at Davie and Bute

Existing Mural on Pantages Lane, a visual inspiration/graphic reference for the site design

2025-06-24	Issue for Rezoning
Date	Issue Notes

Seal

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1033 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
1031-1039 Burnaby ST
1031/1039 Burnaby Street, Vancouver

First Nations Territory
xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations

Sheet Title
Context Diagram

Project No.	Scale
2023-24	1:250
Project Manager	Sheet No.
Reviewed By: AS	L2a

URBAN SOLUTIONS ARCHITECTURE LIMITED

Connected & People Oriented

Food Truck Parking Pad with hook-up to draw people to use space



Inclusive and Accessible

Catenary Style Overhead Lighting for day and evening use



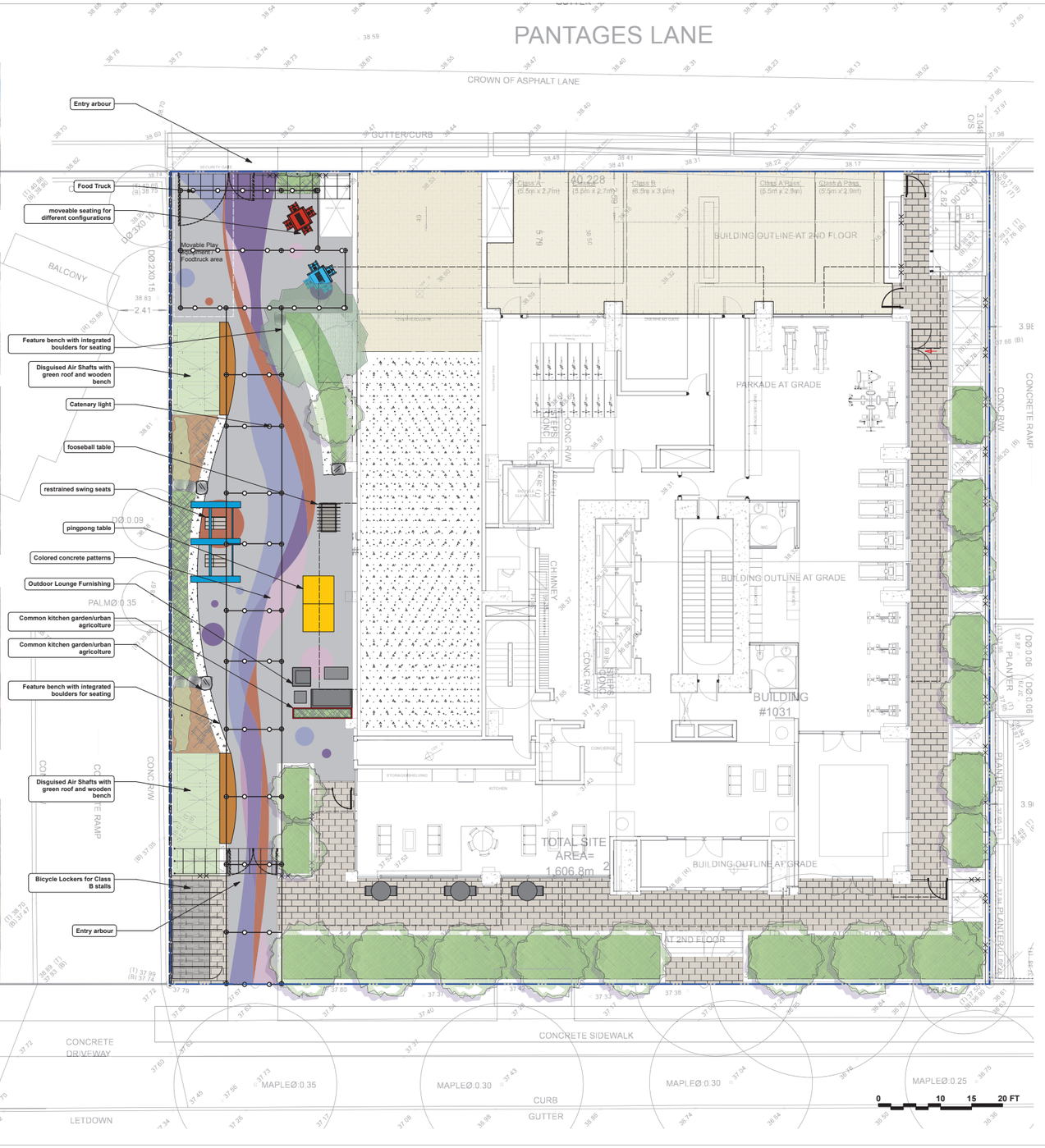




Sustainable and Green!

Indigenous plant material, green screens





LEGEND

- Property Line
- Tree protection fence

HARDSCAPE MATERIALS:

- Colored Thromplastic Finish over CIP Concrete
- Concrete unit pavers
- Stamped Concrete
- CIP Concrete

SOFTSCAPE MATERIALS:

- Planting Bed
- Common Urban Agricolture Plot/Kitchen Garden
- Extensive Green Roof

LINES & SYMBOLS

- Building envelope
- Building roof overhang

DETAIL

Date	Issue Notes
2025-06-24	Issue for Rezoning
2024-10-22	Issued for Coordination

Seal

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First Nations Territory
xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations

Sheet Title
Landscape Materials and Layout Plan - Level 1

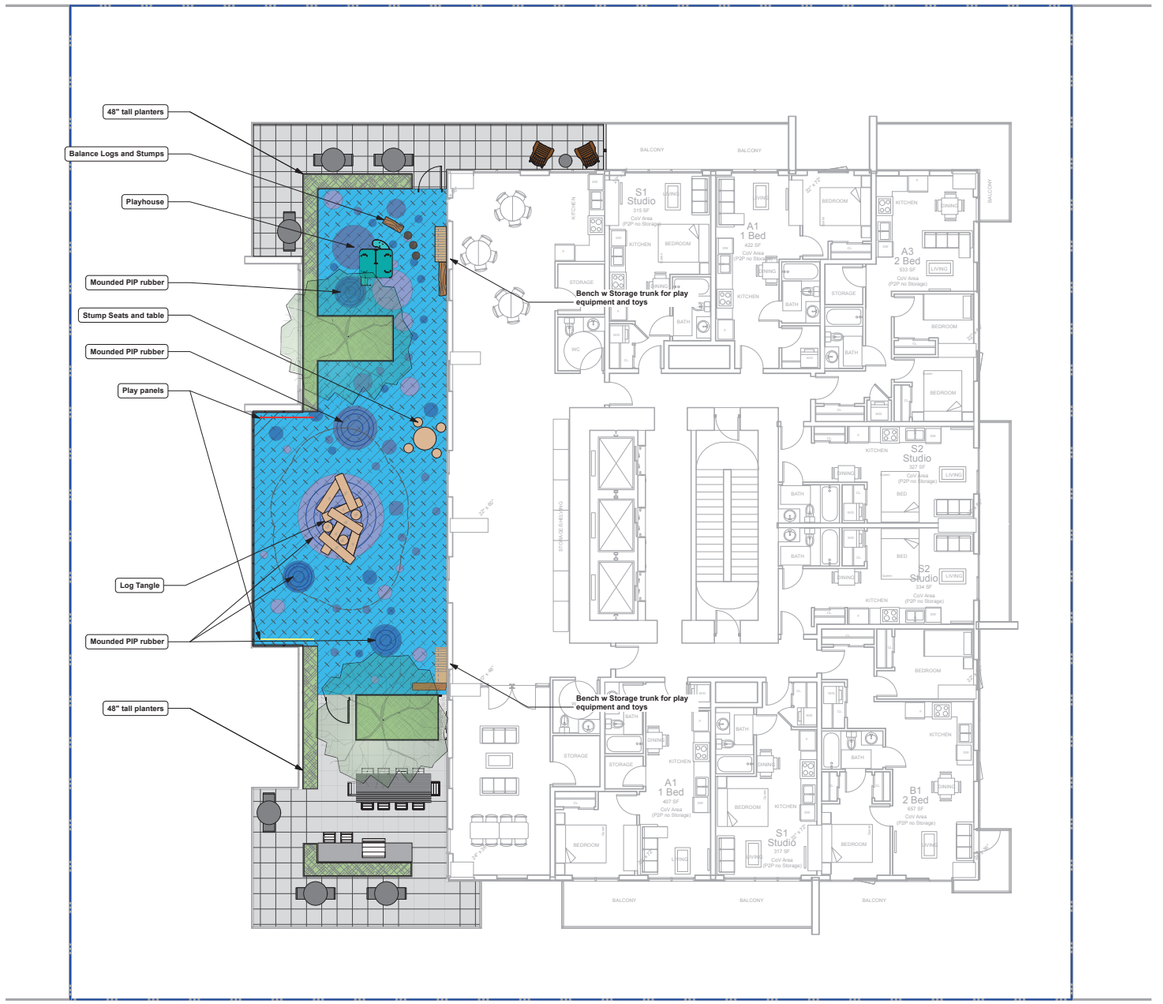
Project No.	Scale
2023-24	1/8" = 1'-0"
Project Manager	Sheet No.
Reviewed By: AS	L2c











0 10 15 20 FT

LEGEND

Property Line

Tree protection fence

HARDSCAPE MATERIALS:

Concrete unit pavers

PIP Rubber

SOFTSCAPE MATERIALS:

Planting Bed in Metal Planter

LINES & SYMBOLS

Building envelope

Building roof overhang

DETAIL

Date	Issue Notes
2025-06-24	Issue for Rezoning
2024-10-22	Issued for Coordination

Seal

Prospect & Refuge
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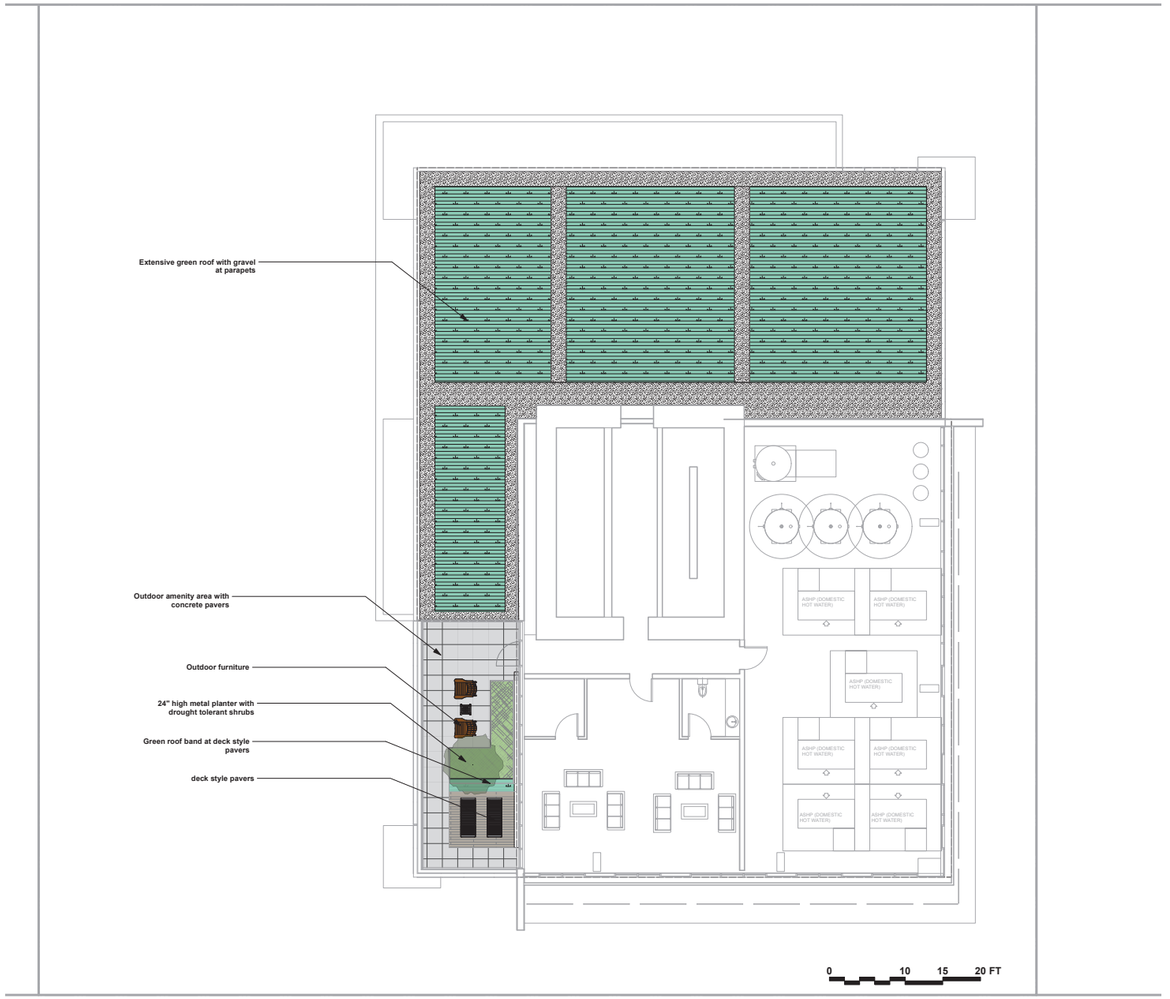
Sheet Title
Landscape Materials and Layout Plan - Level 7

Project No.	Scale
2023-24	1/8" = 1'-0"
Project Manager	Sheet No.
Reviewed By: AS	L2d









LEGEND

Property Line

Tree protection fence

HARDSCAPE MATERIALS:

Ballast rocks/maintenance paths

Concrete Slab Pavers

Deck Style Pavers

SOFTSCAPE MATERIALS:

Extensive Green Roof

LINES & SYMBOLS

Building envelope

Building roof overhang

DETAIL

Date	Issue Notes
2025-06-24	Issue for Rezoning
2024-10-22	Issued for Coordination

Seal

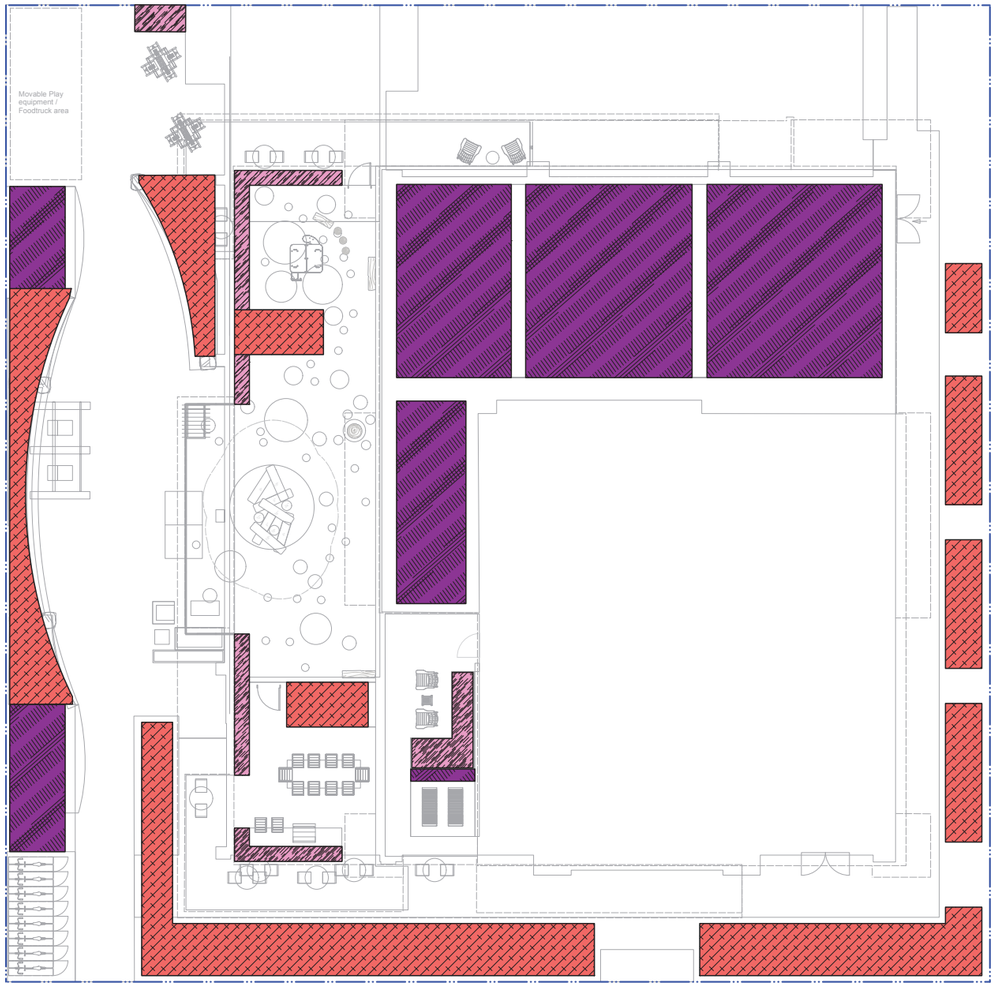
Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1681 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
1031-1039 Burnaby ST
1031/1039 Burnaby Street, Vancouver

First Nations Territory
xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations

Sheet Title
Landscape Materials and Layout Plan - Level 33

Project No.	Scale
2023-24	1/8" = 1'-0"
Project Manager	Sheet No.
Reviewed By: AS	L2e



3 **Landscape Soil Depths Plan**
Scale: 1/8" = 1'-0"

0 10 15 20 FT

LANDSCAPE GENERAL NOTES

1. All Landscape material and execution shall conform to the Canadian Landscape Standard; all applicable and noted codes, bylaws and specifications; and life-safety requirements.

2. Do not construct from these drawings unless marked "Issued For Construction".

3. The Landscape Contractor shall submit all questions, reports, inquiries and requests pertaining to these drawings or their execution in writing to the Landscape Consultant.

4. Existing condition plans were prepared by others and actual conditions may vary from those shown. The Landscape Contractor shall conduct a site visit to review existing conditions and report all discrepancies between the plans and actual site to the Landscape Consultant prior to construction. The Landscape Contractor shall assume responsibility for actual site conditions (including subsurface).

5. The Landscape Contractor shall conduct a site visit and review to determine the extent of work required (including but not limited to demolition, preparation and removals). Landscape Contractor shall report any discrepancies between the required and proposed work, to the Landscape Architect prior to construction.

6. The Landscape Contractor shall verify all scaled and written dimensions in the contract drawings and on site prior to construction. The Landscape Contractor shall report any discrepancies or incompatibilities to the Landscape Consultant.

7. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%.

8. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

9. All substitutions shall be approved by the Landscape Consultant

10. The Landscape Contractor shall repair any damage resulting from work on site.

11. The Landscape Contractor shall provide 1 year of CLS level 1 maintenance (including watering) after the date of substantial completion.

12. All walls 3' or taller, all guards, all concrete footings and all rebar shall be designed by structural engineer. All walls shall be inspected and approved by geotechnical and structural engineer. Ensure positive drainage behind all walls.

13. When working within the City of Vancouver, the Landscape Contractor shall ensure all project activities conform to Japanese Beetle Regulation

LANDSCAPE TREE NOTES

1. All landscape construction activities have a high potential for causing damage to trees, roots and soil. The Landscape Contractor shall coordinate with the project Arborist prior to the start of landscape operations to avoid tree protection non-compliance and bylaw issues.

2. Install temporary tree protection fencing as per arborist report or tree protection plan. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction.

3. Removal of the tree barriers requires advance coordination and approval by the project arbor

LEGEND

- Property Line
- Tree protection fence
- soil 4"
- soil 12"
- soil 18"
- soil 24"
- soil 36"

Soil Volumes:

L1 = 129.8 m3

L7 = 19.9 m3

L33 = 20.5 m3

Tot = 170.2 m3

Date	Issue Notes
2025-06-24	Issue for Rezoning
2024-10-22	Issued for Coordination

Seal

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1641 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 info@prospectrefuge.ca
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Project Title and Address
1031-1039 Burnaby ST
1031/1039 Burnaby Street, Vancouver

First Nations Territory
xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations

Sheet Title
Landscape Soil Depths Plan

Project No.	Scale
2023-24	1/8" = 1'-0"
Project Manager	Sheet No.
Reviewed By: AS	L8



1 **Landscape Planting Plan - Level 1**
Scale: 1/8" = 1'-0"

LANDSCAPE PLANTING NOTES

1. All planting materials and execution shall conform to the current edition of the Canadian Landscape Standard (CLS) as a minimum acceptable standard.

2. Plant material shall be sourced from Washington State and BC.

3. Landscape Contractor shall submit a soil report for each soil type specified on site (including all imported soil and existing soil intended for re-use), to Landscape Consultant for approval prior to soil delivery to site. Soil report shall be dated no more than one month before submittal. Soil report shall include CLS measures of soil quality per specified soil type and recommendations for amendment.

4. Landscape Contractor shall amend approved soils per instruction of soil report. Provide documentation of fertilizer and lime applications and rates during the installation and maintenance periods.

5. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Compacted subgrades shall be scarified to a minimum depth of 6" (150mm) immediately before placing growing medium.

6. The Landscape Contractor shall report discrepancies between plant quantities in the plant list and plan to the Landscape Consultant prior to ordering plant material. Where there is a discrepancy the plan shall supersede the list.

7. All plant material, sod and seeds shall be approved by Landscape Consultant prior to delivery on site. The Landscape Contractor shall provide photographs with scale reference for trees and location information for container stock to the Landscape Consultant prior to the Landscape Consultant scheduling a field inspection. The Landscape Contractor shall provide cutsheets or samples of sod and seeds for approval. Plant material, sod and seeds rejected on site shall be replaced by the Landscape Contractor at no cost to the Owner.

8. Plant material, sod and seed substitutions shall not be made without the written approval of the Landscape Consultant.

9. All plant material (including root balls) shall be free of pernicious weeds, sod, disease, infestation and infection. Plant material shall be supplied by nurseries who are certified by the Clean Plants program, Canadian Nursery Certification Institute (CNCI), current certification standard http://cleanplants.ca/. Non-conforming plant material provided by the Landscape Contractor shall be removed, disposed of and replaced at the Landscape Contractor's expense.

10. If obstructions or other conditions detrimental to healthy plant growth are encountered, the Landscape Contractor shall notify the Landscape Consultant and request additional instructions.

11. The exact location of trees shall be determined on site and field fit as required. The Landscape Consultant shall approve the final location of trees prior to planting.

12. Plants shall not be pruned prior to delivery unless otherwise noted by the Landscape Consultant

13. Install composted organic mulch to CLS standard on all shrub beds after planting and rake smooth. Follow CLS standards for depth and installation.

14. The Landscape Contractor shall provide level 1 maintenance per CLS standard for landscape type and a guarantee for all plant material, for 1 year after the date of substantial completion. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until June 1 of the following year.

15. Offsite planting shall have landowner approval (municipal or otherwise) prior to installation. Size, species, installation method and location require landowner approval at the time of installation. Offsite plant material and installation shall conform to all Municipal requirements.

16. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

LANDSCAPE TREE NOTES

1. All landscape construction activities have a high potential for causing damage to trees, roots and soil. The Landscape Contractor shall coordinate with the project Arborist prior to the start of landscape operations to avoid tree protection non-compliance and bylaw issues.

2. Install temporary tree protection fencing as per arborist report or tree protection plan. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction.

3. Removal of the tree barriers requires advance coordination and approval by the project arbor

PLANT LIST - LEVEL 1

ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
Ac	Acer circinatum	Vine maple	10	2M ht.	B & B
CbFF	Carpinus betulus 'France Fontain'	'France Fontain'European Hornbeam	8	2M ht.	B & B
Ca	Clematis armandii	Evergreen Clematis	1	#1 pot @ 5'-0" oc	Cont.
MaSK	Malus "Suntan Kent"	'Suntan Kent' Apple	2	3cm Cal. @ 12'-0" oc	Cont.
Sja	Styrax japonicus	Japanese snowbell	1	6cm cal	B & B
SHRUBS					
Ac-1	Asarum caudatum	Western Wild Ginger	149	4" pot	Cont.
Ca	Clematis armandii	Evergreen Clematis	1	#1 pot @ 5'-0" oc	Cont.
Ccs	Cornus canadensis	Bunchberry	322	4" pot	Cont.
DeSB	Dicentra eximia 'Stuart Boothman'	Stuart Boothman Dwarf Bleeding Heart	34	#1 pot @ 2'-0" oc	Cont.
Hs	Helleborus X Sternii	Blackthorn Hybrid Hellebore	46	#1 pot @ 2'-0" oc	Cont.
HAD	Hosta 'Abiqua Drinking Gourd'	Abiqua Drinking Gourd Hosta	32	#1 pot @ 2'-0" oc	Cont.
Ma	Mahonia aquifolium	Tall Oregon Grape	4	#3 pot @ 3'-0" oc	Cont.
Pa-1	Pennisetum alopecuroides	Fountain Grass	4	#1 pot @ 1'-6" oc	Cont.
Pm	Polystichum munitum	Sword Fern	98	#1 pot @ 2'-0" oc	Cont.
RiN	Rubus idaeus 'NIR7'	Raspberry "Shortcake'	10	#1 pot @ 2'-0" oc	Cont.
Rs	Rubus spectabilis	Salmonberry	2	#3 pot @ 4'-0" oc	Cont.
VoT-1	Vaccinium angustifolium	Lowbush Blueberry	14	#3 pot @ 2'-6" oc	Cont.
VoT	Vaccinium ovatum "Thunderbird'	Thunderbird Evergreen Huckleberry	6	#3 pot @ 2'-6" oc	Cont.
GROUNDCOVER					
Assorted perennials selected by Landscape Architect			60	#1 pot	Cont.

Date	Issue Notes
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Seal

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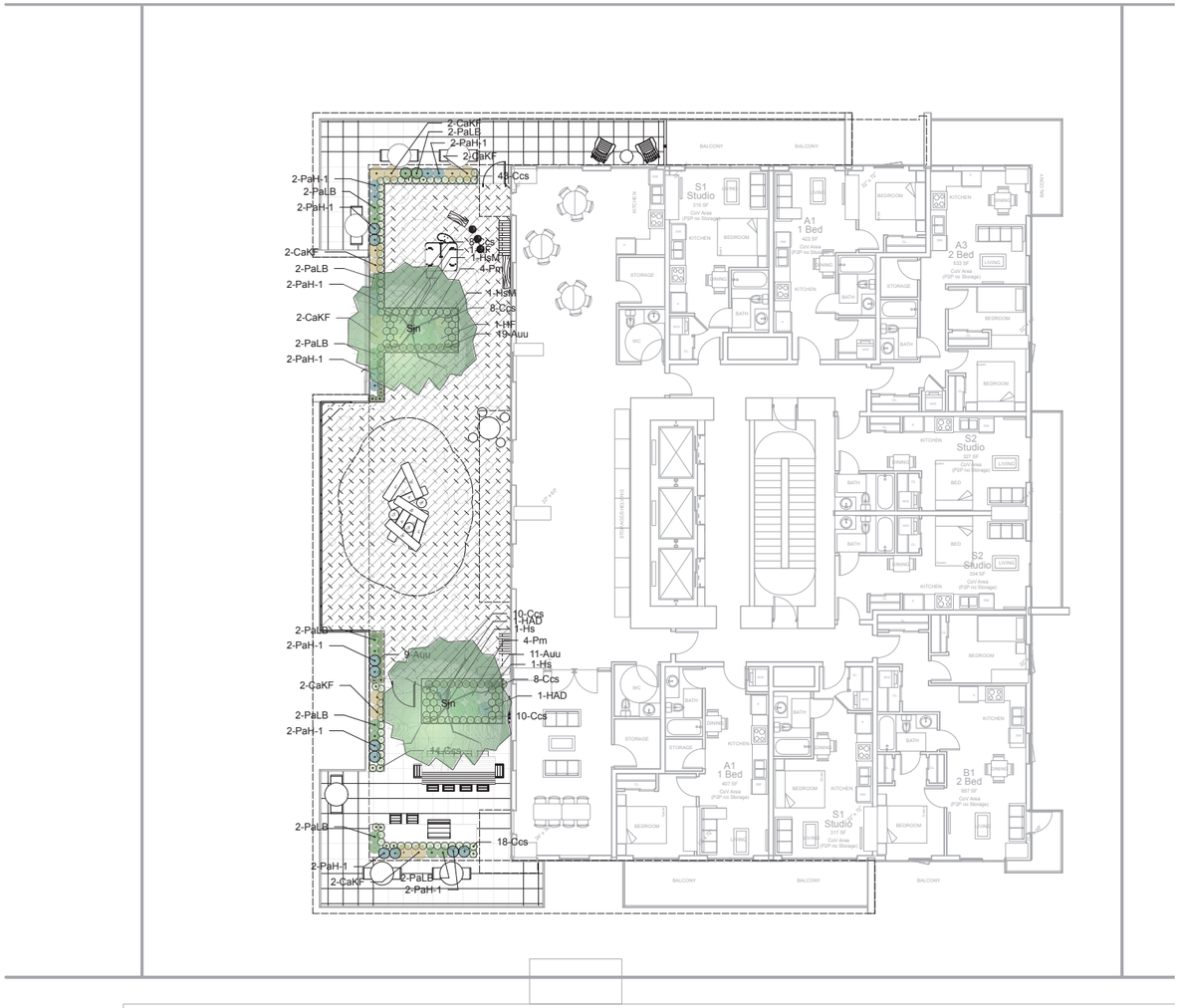
Project Title and Address
1031-1039 Burnaby ST
1031/1039 Burnaby Street, Vancouver

First Nations Territory
xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations

Sheet Title
Landscape Planting Plan - Level 1

Project No.	Scale
2023-24	1/8" = 1'-0"
Project Manager	Sheet No.
Reviewed By: AS	L3a

URBAN SOLUTIONS ARCHITECTURE LIMITED



1 **Landscape Planting Plan - Level 7**
Scale: 1/8" = 1'-0"

LANDSCAPE PLANTING NOTES

1. All planting materials and execution shall conform to the current edition of the Canadian Landscape Standard (CLS) as a minimum acceptable standard.

2. Plant material shall be sourced from Washington State and BC.

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4. Landscape Contractor shall amend approved soils per instruction of soil report. Provide documentation of fertilizer and lime applications and rates during the installation and maintenance periods.

5. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Compacted subgrades shall be scarified to a minimum depth of 6" (150mm) immediately before placing growing medium.

6. The Landscape Contractor shall report discrepancies between plant quantities in the plant list and plan to the Landscape Consultant prior to ordering plant material. Where there is a discrepancy the plan shall supersede the list.

7. All plant material, sod and seeds shall be approved by Landscape Consultant prior to delivery on site. The Landscape Contractor shall provide photographs with scale reference for trees and location information for container stock to the Landscape Consultant prior to the Landscape Consultant scheduling a field inspection. The Landscape Contractor shall provide cutsheets or samples of sod and seeds for approval. Plant material, sod and seeds rejected on site shall be replaced by the Landscape Contractor at no cost to the Owner.

8. Plant material, sod and seed substitutions shall not be made without the written approval of the Landscape Consultant.

9. All plant material (including root balls) shall be free of pernicious weeds, sod, disease, infestation and infection. Plant material shall be supplied by nurseries who are certified by the Clean Plants program, Canadian Nursery Certification Institute (CNCI), current certification standard http://cleanplants.ca/. Non-conforming plant material provided by the Landscape Contractor shall be removed, disposed of and replaced at the Landscape Contractor's expense.

10. If obstructions or other conditions detrimental to healthy plant growth are encountered, the Landscape Contractor shall notify the Landscape Consultant and request additional instructions.

11. The exact location of trees shall be determined on site and field fit as required. The Landscape Consultant shall approve the final location of trees prior to planting.

12. Plants shall not be pruned prior to delivery unless otherwise noted by the Landscape Consultant

13. Install composted organic mulch to CLS standard on all shrub beds after planting and rake smooth. Follow CLS standards for depth and installation.

14. The Landscape Contractor shall provide level 1 maintenance per CLS standard for landscape type and a guarantee for all plant material, for 1 year after the date of substantial completion. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until June 1 of the following year.

15. Offsite planting shall have landowner approval (municipal or otherwise) prior to installation. Size, species, installation method and location require landowner approval at the time of installation. Offsite plant material and installation shall conform to all Municipal requirements.

16. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

LANDSCAPE TREE NOTES

1. All landscape construction activities have a high potential for causing damage to trees, roots and soil. The Landscape Contractor shall coordinate with the project Arborist prior to the start of landscape operations to avoid tree protection non-compliance and bylaw issues.

2. Install temporary tree protection fencing as per arborist report or tree protection plan. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction.

3. Removal of the tree barriers requires advance coordination and approval by the project arbor

PLANT LIST - LEVEL 7

ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
Sm	Styrax japonicus	Japanese snowbell	2	6cm cal	B & B
SHRUBS					
Auu	Arctostaphylos uva-ursi	Kinnikinnick	39	#1 pot @ 1'-0" oc	Cont.
CaKF	Calamagrostis x acutiflora 'Karl Foerster'	Kark Foerster Feather Reed Grass	12	#1 pot @ 2'-0" oc	Cont.
Ccs	Cornus canadensis	Bunchberry	119	4" pot	Cont.
HsM	Helleborus 'Apricot Blush'	Winter Jewels™ Apricot Blush Lenten Rose	2	#1 pot @ 2'-0" oc	Cont.
Hs	Helleborus X Sternii	Blackthorn Hybrid Hellebore	2	#1 pot @ 2'-0" oc	Cont.
HAD	Hosta 'Abiqua Drinking Gourd'	Abiqua Drinking Gourd Hosta	2	#1 pot @ 2'-0" oc	Cont.
HF	Hosta x 'Francee'	Francee Plantain Lily	2	#1 pot @ 2'-0" oc	Cont.
PaH-1	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	18	#1 pot @ 1'-6" oc	Cont.
PaLB	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass	16	#1 pot @ 1'-6" oc	Cont.
Pm	Polystichum munitum	Sword Fern	8	#1 pot @ 2'-0" oc	Cont.
GROUNDCOVER					
Assorted perennials selected by Landscape Architect			20	#1 pot	Cont.

Date	Issue Notes
2025-06-24	Issue for Rezoning
2024-10-22	Issued for Coordination

Seal

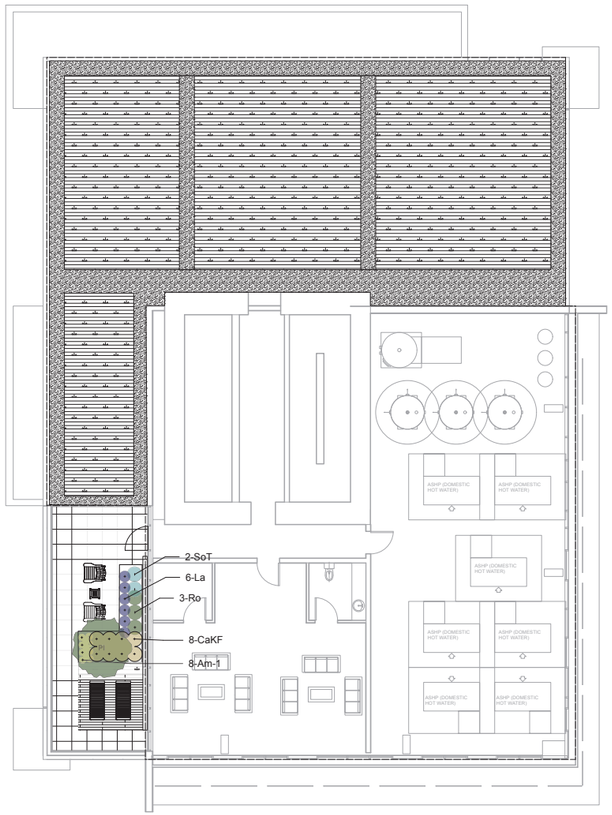
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LANDSCAPE ARCHITECTS
#102-1681 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 info@prospectrefuge.ca
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Project Title and Address
1031-1039 Burnaby ST
1031/1039 Burnaby Street, Vancouver

First Nations Territory
xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations

Sheet Title
Landscape Planting Plan - Level 7

Project No.	Scale
2023-24	1/8" = 1'-0"
Project Manager	Sheet No.
Reviewed By: AS	L3b



0 10 15 20 FT

1 **Landscape Planting Plan - Level 33**
Scale: 1/8" = 1'-0"

LANDSCAPE PLANTING NOTES

1. All planting materials and execution shall conform to the current edition of the Canadian Landscape Standard (CLS) as a minimum acceptable standard.

2. Plant material shall be sourced from Washington State and BC.

3. Landscape Contractor shall submit a soil report for each soil type specified on site (including all imported soil and existing soil intended for re-use), to Landscape Consultant for approval prior to soil delivery to site. Soil report shall be dated no more than one month before submittal. Soil report shall include CLS measures of soil quality per specified soil type and recommendations for amendment.

4. Landscape Contractor shall amend approved soils per instruction of soil report. Provide documentation of fertilizer and lime applications and rates during the installation and maintenance periods.

5. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Compacted subgrades shall be scarified to a minimum depth of 6" (150mm) immediately before placing growing medium.

6. The Landscape Contractor shall report discrepancies between plant quantities in the plant list and plan to the Landscape Consultant prior to ordering plant material. Where there is a discrepancy the plan shall supersede the list.

7. All plant material, sod and seeds shall be approved by Landscape Consultant prior to delivery on site. The Landscape Contractor shall provide photographs with scale reference for trees and location information for container stock to the Landscape Consultant prior to the Landscape Consultant scheduling a field inspection. The Landscape Contractor shall provide cutsheets or samples of sod and seeds for approval. Plant material, sod and seeds rejected on site shall be replaced by the Landscape Contractor at no cost to the Owner.

8. Plant material, sod and seed substitutions shall not be made without the written approval of the Landscape Consultant.

9. All plant material (including root balls) shall be free of pernicious weeds, sod, disease, infestation and infection. Plant material shall be supplied by nurseries who are certified by the Clean Plants program, Canadian Nursery Certification Institute (CNCI), current certification standard http://cleanplants.ca/. Non-conforming plant material provided by the Landscape Contractor shall be removed, disposed of and replaced at the Landscape Contractor's expense.

10. If obstructions or other conditions detrimental to healthy plant growth are encountered, the Landscape Contractor shall notify the Landscape Consultant and request additional instructions.

11. The exact location of trees shall be determined on site and field fit as required. The Landscape Consultant shall approve the final location of trees prior to planting.

12. Plants shall not be pruned prior to delivery unless otherwise noted by the Landscape Consultant

13. Install composted organic mulch to CLS standard on all shrub beds after planting and rake smooth. Follow CLS standards for depth and installation.

14. The Landscape Contractor shall provide level 1 maintenance per CLS standard for landscape type and a guarantee for all plant material, for 1 year after the date of substantial completion. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until June 1 of the following year.

15. Offsite planting shall have landowner approval (municipal or otherwise) prior to installation. Size, species, installation method and location require landowner approval at the time of installation. Offsite plant material and installation shall conform to all Municipal requirements.

16. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

LANDSCAPE TREE NOTES

1. All landscape construction activities have a high potential for causing damage to trees, roots and soil. The Landscape Contractor shall coordinate with the project Arborist prior to the start of landscape operations to avoid tree protection non-compliance and bylaw issues.

2. Install temporary tree protection fencing as per arborist report or tree protection plan. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction.

3. Removal of the tree barriers requires advance coordination and approval by the project arbor

PLANT LIST - LEVEL 33

ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
Pl	Prunus lusitanica	Portuguese Laurel	1	5 gal, pot @ 5'-0" oc	Cont.
SHRUBS					
Am-1	Achillea millefolium	Common Yarrow	8	#1 pot @ 1'-6" oc	Cont.
CaKF	Calamagrostis x acutiflora 'Karl Foerster'	Kark Foerster Feather Reed Grass	8	#1 pot @ 2'-0" oc	Cont.
La	Lavandula angustifolia	English Lavender	6	#1 pot @ 1'-6" oc	Cont.
Ro	Rosmarinus officinalis	Rosemary	3	#1 pot @ 2'-0" oc	Cont.
SoT	Salvia officinalis 'Tricolor'	Tricolor Sage	2	#1 pot @ 2'-0" oc	Cont.
GROUNDCOVER					
Assorted perennials selected by Landscape Architect			20	#1 pot	Cont.

Date	Issue Notes
2025-06-24	Issue for Rezoning
2024-10-22	Issued for Coordination

Seal

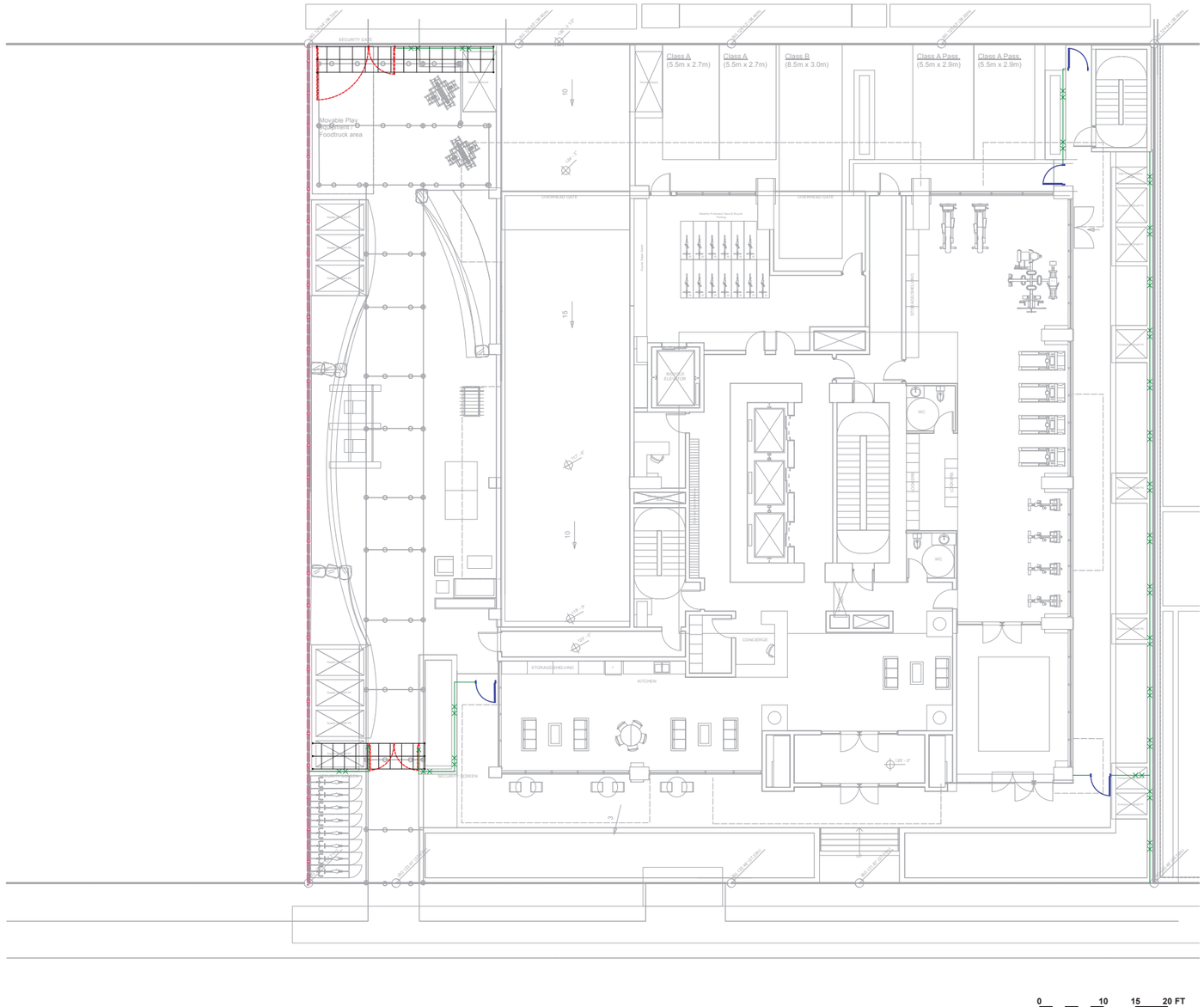
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604-669-1003 info@prospectrefuge.ca
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1031/1039 Burnaby Street, Vancouver

First Nations Territory
xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations

Sheet Title
Landscape Planting Plan - Level 33

Project No.	Scale
2023-24	1/8" = 1'-0"
Project Manager	Sheet No.
Reviewed By: AS	L3c



LANDSCAPE GENERAL NOTES

1. All Landscape material and execution shall conform to the Canadian Landscape Standard; all applicable and noted codes, bylaws and specifications; and life-safety requirements.

2. Do not construct from these drawings unless marked "Issued For Construction".

3. The Landscape Contractor shall submit all questions, reports, inquiries and requests pertaining to these drawings or their execution in writing to the Landscape Consultant.

4. Existing condition plans were prepared by others and actual conditions may vary from those shown. The Landscape Contractor shall conduct a site visit to review existing conditions and report all discrepancies between the plans and actual site to the Landscape Consultant prior to construction. The Landscape Contractor shall assume responsibility for actual site conditions (including subsurface).

5. The Landscape Contractor shall conduct a site visit and review to determine the extent of work required (including but not limited to demolition, preparation and removals). Landscape Contractor shall report any discrepancies between the required and proposed work, to the Landscape Architect prior to construction.

6. The Landscape Contractor shall verify all scaled and written dimensions in the contract drawings and on site prior to construction. The Landscape Contractor shall report any discrepancies or incompatibilities to the Landscape Consultant.

7. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%.

8. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

9. All substitutions shall be approved by the Landscape Consultant

10. The Landscape Contractor shall repair any damage resulting from work on site.

11. The Landscape Contractor shall provide 1 year of CLS level 1 maintenance (including watering) after the date of substantial completion.

12. All walls 3' or taller, all guards, all concrete footings and all rebar shall be designed by structural engineer. All walls shall be inspected and approved by geotechnical and structural engineer. Ensure positive drainage behind all walls.

13. When working within the City of Vancouver, the Landscape Contractor shall ensure all project activities conform to Japanese Beetle Regulation

LANDSCAPE TREE NOTES

1. All landscape construction activities have a high potential for causing damage to trees, roots and soil. The Landscape Contractor shall coordinate with the project Arborist prior to the start of landscape operations to avoid tree protection non-compliance and bylaw issues.

2. Install temporary tree protection fencing as per arborist report or tree protection plan. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction.

3. Removal of the tree barriers requires advance coordination and approval by the project arbor

LEGEND

- Property Line
- Tree protection fence
- FENCE/GUARDRAIL: 42" Ht
- FENCE: 6' Ht. metal picket see plan
- Green Screen
- GATE: Private Entry. Design and finish to match adjacent fencing. Self closing hinges and key lock latches. Refer to details
- GATE: Common Area Access. Design and finish to match adjacent fencing. Key fob access. Clear access width and mechanisms as required to meet fire and code requirements. Refer to details

Date	Issue Notes
2025-06-24	Issue for Rezoning
2024-10-22	Issued for Coordination

Seal

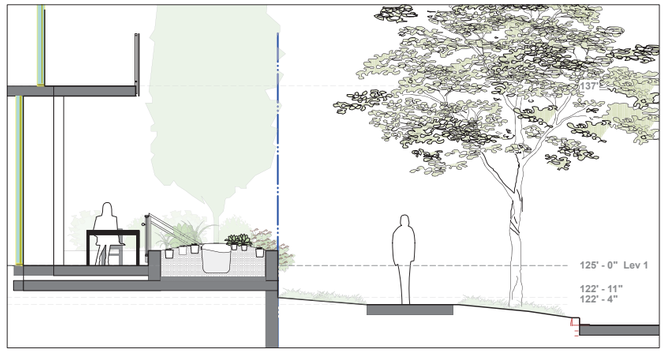
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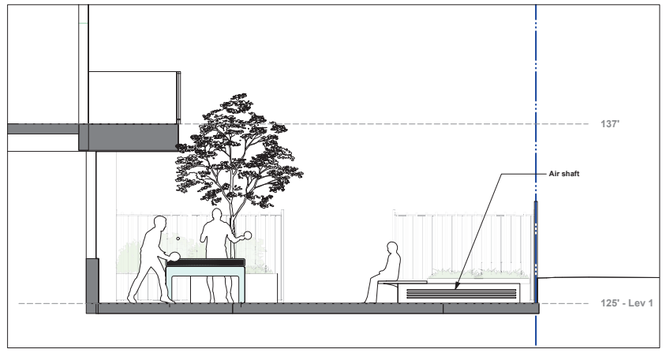
First Nations Territory
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Sheet Title
Landscape Fences and Gates Plan

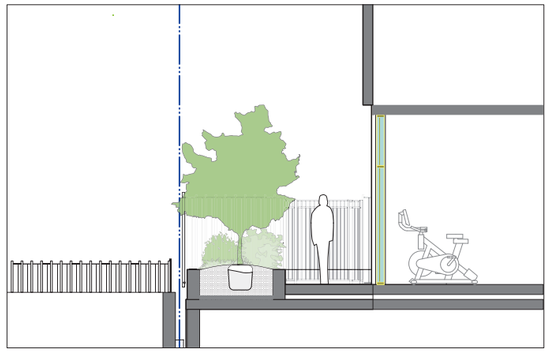
Project No.	Scale
2023-24	1/8" = 1'-0"
Project Manager	Sheet No.
Reviewed By: AS	L4b



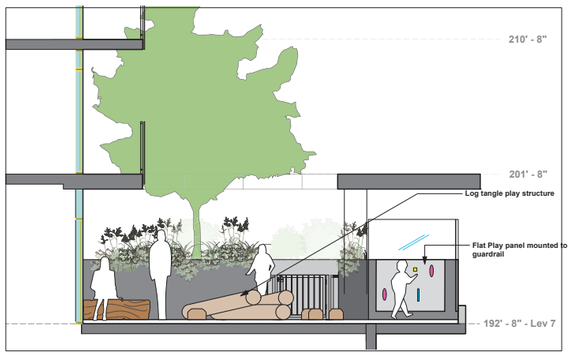
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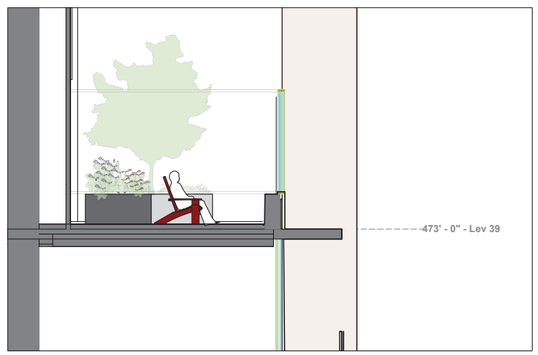
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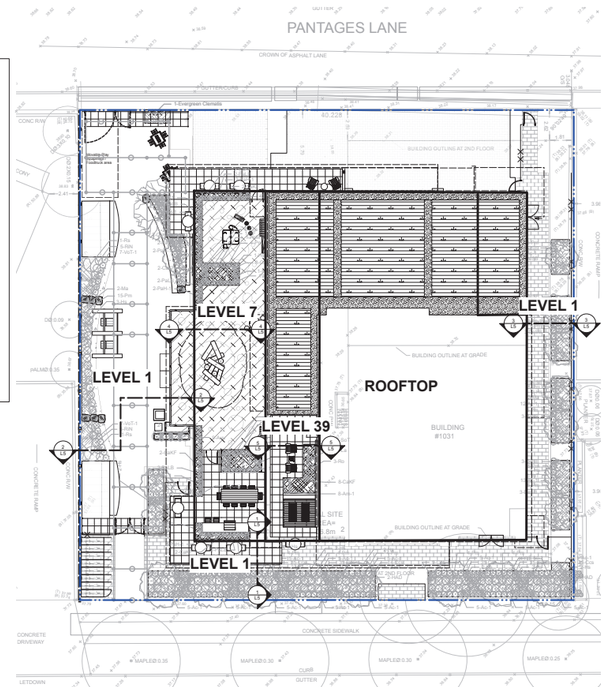
3 **Section 3 - Lev 1**
Scale: 1/4" = 1'-0"



4 **Section 4 - Lev 7**
Scale: 1/4" = 1'-0"



5 **Section 5 - Lev 39**
Scale: 1/4" = 1'-0"



6 **Key plan - sections**
Scale: 1/16" = 1'-0"

Date	Issue Notes
2025-06-24	Issue for Rezoning
2024-10-22	Issued for Coordination

Seal

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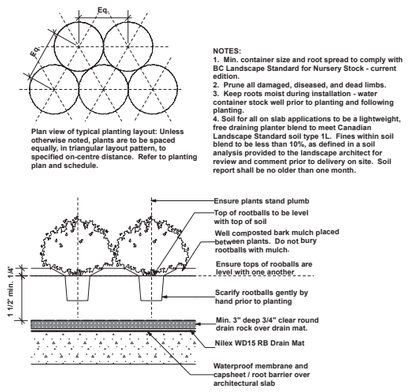
Project Title and Address
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Sheet Title
Landscape Sections

Project No.	Scale
2023-24	As Noted
Project Manager	Sheet No.
Reviewed By: AS	L5

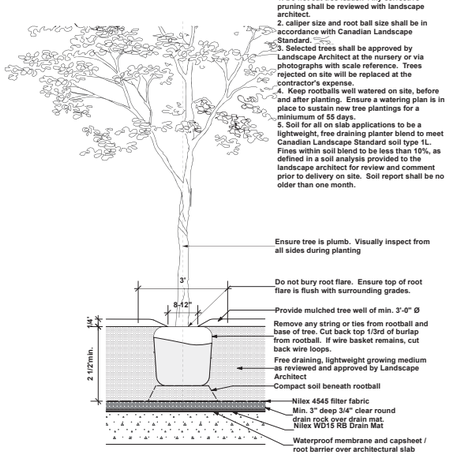
URBAN SOLUTIONS ARCHITECTURE LIMITED



Plan view of typical planting layout: Unless otherwise noted, plants are to be spaced equally, in triangular layout pattern, to specified on-centre distance. Refer to planting plan and schedule.

NOTES:
1. Min. container size and root spread to comply with BC Landscape Standard for Nursery Stock - current edition.
2. Prune all damaged, diseased, and dead limbs.
3. Keep roots moist during installation - water container stock well prior to planting and following planting.
4. Soil for all on slab applications to be a lightweight, free draining planter blend to meet Canadian Landscape Standard soil type 1L. Fines within soil blend to be less than 10%, as defined in a soil analysis provided to the landscape architect for review and comment prior to delivery on site. Soil report shall be no older than one month.

1 Shrub and Perennial Planting on Slab
Scale: 1/2" = 1'-0"



NOTES:
1. Do not cut tree leader. Any corrective pruning shall be reviewed with landscape architect.
2. caliper size and root ball size shall be in accordance with Canadian Landscape Standard.
3. Selected trees shall be approved by Landscape Architect at the nursery or via photographs with scale reference. Trees rejected on site will be replaced at the contractor's expense.
4. Keep rootballs well watered on site, before and after planting. Ensure a watering plan is in place to sustain new tree plantings for a minimum of 55 days.
5. Soil for all on slab applications to be a lightweight, free draining planter blend to meet Canadian Landscape Standard soil type 1L. Fines within soil blend to be less than 10%, as defined in a soil analysis provided to the landscape architect for review and comment prior to delivery on site. Soil report shall be no older than one month.

2 Tree Planting on Slab
Scale: 1/2" = 1'-0"

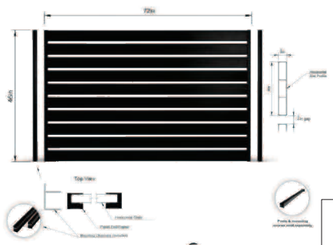


7 Custom Aluminum Lazer Cut Screen
Scale: NTS



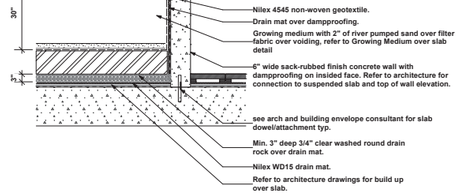
8 72" Horizontal Aluminum Screen
Scale: NTS

SKU 1012 - Preassembled Privacy Panel



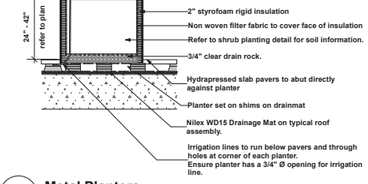
9 46" Horizontal Aluminum Screen
Scale: NTS

Note:
Use light weight voiding to fill all additional depth.



4 Concrete Planter
Scale: 1/2" = 1'-0"

Note:
Note any potential guardrail climbability issues to the Landscape Architect. Submit shop drawings for review prior to fabrication.



5 Metal Planters
Scale: 1/2" = 1'-0"



6 Aluminum Trellis
Scale: NTS

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Seal

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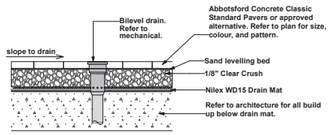
Project Title and Address
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First Nations Territory
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Sheet Title
Landscape Details

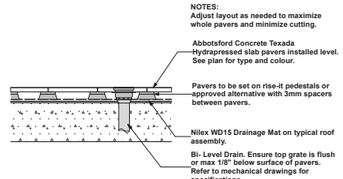
Project No.	Scale
2023-24	As Noted
Project Manager	Sheet No.
Reviewed By: AS	L6a

Notes:
Adjust layout as needed to maximize whole pavers and minimize cutting.



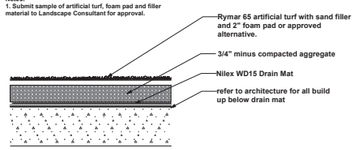
1 Concrete Unit Pavers
Scale: 1/2" = 1'-0"

NOTES:
Adjust layout as needed to maximize whole pavers and minimize cutting.



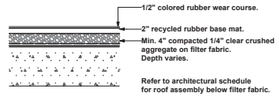
2 Hydrapressed Slab Pavers
Scale: 1/2" = 1'-0"

Notes:
1. Submit sample of artificial turf, foam pad and filler material to Landscape Consultant for approval.



3 Artificial Turf
Scale: 1/2" = 1'-0"

Contact landscape architect regarding rubber colour and pattern prior to ordering.



4 PIP Rubber
Scale: 1/2" = 1'-0"

Notes:
CIP Concrete walkways to be to MMCD standards.

Refer to architecture for reinforcing.

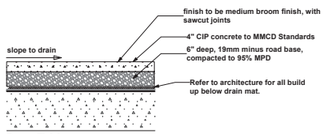
Contractor shall submit layout of control and expansion joints to Landscape Consultant for approval min. 1 week prior to pouring concrete.

Control Joints: 1/4" (6mm) wide sawcut to 1/3 depth of slab after firm enough to not cause damage, sawcut joints including rebar. Max. 3m (10') spacing.

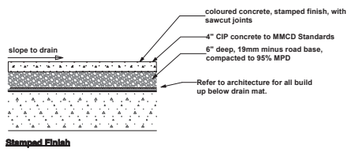
Isolation/Expansion Joints: 1/2" (12mm) max. width isolation/expansion joint with joint filler, max. 9m (30') apart. Layout coordinated in field by contractor

Contractor to coordinate appropriate timing of concrete pour and sawcuts to avoid random cracking. Cracked concrete panels are to be replaced by the Contractor at no expense to the owner.

Refer to civil drawings for off-site concrete sidewalk detail and finish.



Broom Finish



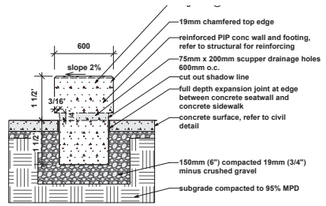
Stamped Finish

5 CIP Concrete
Scale: 1/2" = 1'-0"

Stamped Concrete Notes:
1. Stamp pattern to be submitted to Landscape Consultant for approval.
2. Stamp to be flagstone pattern.
3. Coloured concrete to be Davis Colours - San Diego Bluffs or approved equivalent. Final colour TBD by Architect, Landscape Architect and Cultural Consultant. Submit standard colour options to Landscape Consultant for approval.
4. Stamp pattern to be wheelchair accessible.

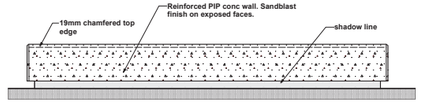


Stamped Concrete Pattern



Side Section: Free Standing Seatwall

Note:
1. Refer to structural drawings for reinforcing.
2. Contractor to layout out seatwall for approval by Landscape Consultant prior to pouring concrete
3. All retaining walls to have dampproof on back of wall up to 100mm below proposed soil level. Review grading plan carefully to ensure dampproofing isn't visible above retained soil.
4. Finish to be 'Light sandblast' on exposed faces
5. Seat wall to be coated in anti-graffiti coating after sandblasting. Product to be Fabrishield Paint Repellent, PR60, no substitutions.
6. Contractor to provide mockup of concrete finish and anti-graffiti coating for approval by Landscape Consultant.



Elevation

6 Concrete Seatwall
Scale: 1/2" = 1'-0"

Date	Issue Notes
2025-06-24	Issue for Rezoning
2024-10-22	Issued for Coordination

Seal

Prospect & Refuge
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Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
1031-1039 Burnaby ST
1031/1039 Burnaby Street, Vancouver

First Nations Territory
xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations

Sheet Title
Landscape Details

Project No.	Scale
2023-24	As Noted
Project Manager	Sheet No.
Reviewed By: AS	L6a-2

Villa Playhouse

M7000

KOMPAN Let's play

Item no. M700078-3518P	
General Product Information	
Dimensions LxWxH	185x132x146 cm
Age group	2 - 5
Play capacity (users)	12
Colour options	





With its multitude of benches, tables and play surfaces this playhouse certainly lives up to all modern requirements. The open ends and walls widen the play space, making room for lots of children to play from the inside and outside. There is even a corner bench on the veranda that is big enough to allow an adult to join in the world of Let's Pretend. There are many elements that promote social interaction including the desks, porch seat and the split level table on the outside gives an extra dimension to the game. The red house encourages children's to role play and the manipulative elements that can be shifted and turned stimulate the understanding of cause and effect and the child's cognitive development.

1 / 05/23/2024

Data is subject to change without prior notice.

1 **Play House**
Scale: NTS

Crawling Pyramid

NRO826

KOMPAN Let's play

Item no. NRO826-0801	
General Product Information	
Dimensions LxWxH	399x405x149 cm
Age group	5 - 12
Play capacity (users)	6
Colour options	





The Crawling Pyramid is a hit with children. The hap-hazardly placed beams is a magnet for their eagerness to climb and explore the unit. The inclined and horizontal beams invite a number of classic playground games, all cantered around balancing such as The Ground is Lava or tag. With its inclined layout, the Crawling Pyramid constantly challenges the sense of balance in children. The sense of balance is fundamental for all other senses. It makes it possible to run, to sit still, concentrate and learn, but it also gives children the confidence that they can manage the world and adjust, when they are at the edge of loosing balance. The many horizontal beams of the Crawling Pyramid invites a break and socializing. This is important for children's social-emotional skills and forming friendships.

1 / 07/10/2024

Data is subject to change without prior notice.

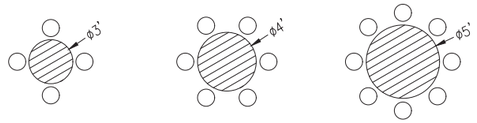
2 **Log Climber**
Scale: NTS

habitat

Habitat Systems' Natural Outdoor Learning Environments

Roundtables





A space for gathering, socializing, crafting, and playing - the Natural Play Roundtable brings kids together outside. Tables available in freestanding, buried concrete surface mount, or buried platform mount configurations. Compatible with four to eight log stump stools, the Roundtable provides a resting place in the playscape.

18" - 28" high table platform
Stump seats sold separately
Yellow cedar

1.866.422.4828 | info@habitat-systems.com | habitat-systems.com

3 **Kids Log Table and Chairs**
Scale: NTS

Play Panel High - Communication

PCM003721

KOMPAN Let's play

Item no. PCM003721-0901	
General Product Information	
Dimensions LxWxH	121x12x105 cm
Age group	2 - 12
Play capacity (users)	4
Colour options	





For children and adults with difficulties communicating or expressing their needs verbally, a communication board is a helpful playground asset.
This communication board depicts in an easily understandable way main needs and responses, such as happy, sad, hungry, thirsty, tired. The panel also aids with queues for communication, such as yes/no, pronouns, questions or numbers and letters. Finally, the board has symbols for important locations such as home and school, as well as practical locations such as the restrooms.

1 / 10/21/2024

Data is subject to change without prior notice.

4 **Play Panel**
Scale: NTS

Date	Issue Notes
2025-06-24	Issue for Rezoning
2024-10-22	Issued for Coordination

Seal

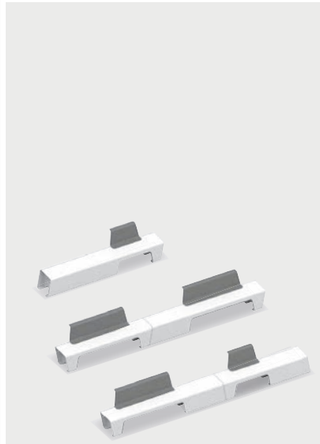
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1031/1039 Burnaby Street, Vancouver

First Nations Territory
xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations

Sheet Title
Landscape Cut Sheets

Project No.	Scale
2023-24	N/A
Project Manager	Sheet No.
Reviewed By: AS	L6b





Flight Backed Bench

Bench Specifications

- Fully Welded Construction
- AAMA 2604 Powder Coat
- Powder Coated Inside and Out

How to Specify this Product

Include Bench Length, Width and Height. Specify Product Variations, Installation, Pattern Options, Color and Material.

Sizes - Bench

- ○ FLT1-1-1
- ○ FLT1-1-2
- ○ FLT1-1-3
- ○ FLT1-2-1
- ○ FLT1-2-2
- ○ FLT1-2-3
- ○ FLT1-3-1
- ○ FLT1-3-2
- ○ FLT1-3-3
  83"L x 23"W x 31"H
  L2105mm x W585mm x H780mm
- ○ FLT1-1-4
- ○ FLT1-1-5
- ○ FLT1-1-6
- ○ FLT1-2-4
- ○ FLT1-2-5
- ○ FLT1-2-6
- ○ FLT1-3-4
- ○ FLT1-3-5
- ○ FLT1-3-6
  110"L x 23"W x 31"H
  L2800mm x W585mm x H780mm

Pattern Options

- ○ Custom Patterns Available

Warranty and Care

See Warranty and Care Document for further information on specific details.

- ○ 2 Year Finish Warranty
- ○ 10 Year Structural Warranty

Green Theory

G-T

greentheory.com

Date: 02-13-2023
Specification Sheet Version 1.0A

Units measured in imperial inches and metric millimetres.

Green Theory reserves the right to revise technical specifications at any time without prior notice. Correct mounting hardware and the method of mounting of the product are imperative to user safety. Use installation instructions to correctly position and install product.
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Flight Backless Bench

Bench Specifications

- Fully Welded Construction
- AAMA 2604 Powder Coat
- Powder Coated Inside and Out

How to Specify this Product

Include Bench Length, Width and Height. Specify Product Variations, Installation, Pattern Options, Color and Material.

Sizes - Bench

- ○ FLT2-1
- ○ FLT2-2
  83"L x 18"W x 18"H
  L2105mm x W450mm x H460mm
- ○ FLT2-3
- ○ FLT2-4
  110"L x 18"W x 18"H
  L2800mm x W450mm x H460mm

Pattern Options

- ○ Custom patterns available

Warranty and Care

See Warranty and Care Document for further information on specific details.

- ○ 2 Year Finish Warranty
- ○ 10 Year Structural Warranty

Green Theory

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greentheory.com

Date: 02-13-2023
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Flight Stool

Stool Specifications

- Fully Welded Construction
- AAMA 2604 Powder Coat
- Powder Coated Inside and Out

How to Specify this Product

Include Stool Length, Width and Height. Specify Product Variations, Installation, Pattern Options, Color and Material.

Sizes - Stool

- ○ FLT10-1-C
- ○ FLT10-1-L
  20"L x 18"W x 18"H
  L508mm x W450mm x H460mm

Pattern Options

- ○ Custom Patterns Available

Warranty and Care

See Warranty and Care Document for further information on specific details.

- ○ 2 Year Finish Warranty
- ○ 10 Year Structural Warranty

Green Theory

G-T

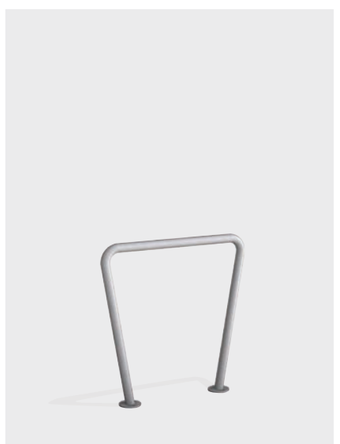
greentheory.com

Date: 02-13-2023
Specification Sheet Version 1.0A

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Cruiser Bike Rack

Rack Specifications

- Fully Welded Construction
- AAMA 2604 Powder Coat
- Powder Coated Inside and Out

How to Specify this Product

Include Rack Length, Width and Height. Specify Product Variations, Installation, Warranty, Color and Material.

Sizes - Rack

- ○ CRU7
  39"L x 5"W x 35"H
  L900mm x W120mm x H900mm

Warranty and Care

See Warranty and Care Document for further information on specific details.

- ○ 12 Month Finish Warranty
- ○ 5 Year Structural Warranty

Green Theory

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Date: 04-04-2024
Specification Sheet Version 1.0A

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Flight Integrated Table

Table Specifications

- Fully Welded Construction
- AAMA 2604 Powder Coat
- Powder Coated Inside and Out

How to Specify this Product

Include Table Length, Width and Height. Specify Product Variations, Installation, Pattern Options, Color and Material.

Sizes - Table

- ○ FLT11
  87"L x 69"W x 30"H
  L2205mm x W1760mm x H760mm

Pattern Options

- ○ Custom Patterns Available

Warranty and Care

See Warranty and Care Document for further information on specific details.

- ○ 2 Year Finish Warranty
- ○ 10 Year Structural Warranty

Green Theory

G-T

greentheory.com

Date: 02-13-2023
Specification Sheet Version 1.0A

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Flight Tennis Table

Table Specifications

- Fully Welded Construction
- AAMA 2604 Powder Coat
- Powder Coated Inside and Out

How to Specify this Product

Include Table Length, Width and Height. Specify Product Variations, Installation, Pattern Options, Color and Material.

Sizes - Table

- ○ FLT26
  108"L x 64"W x 36"H
  L2745mm x W1615mm x H915mm

Pattern Options

- ○ Custom Patterns Available

Warranty and Care

See Warranty and Care Document for further information on specific details.

- ○ 2 Year Finish Warranty
- ○ 10 Year Structural Warranty

Green Theory

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greentheory.com

Date: 02-13-2023
Specification Sheet Version 1.0A

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Flight Bin Enclosure

Bin Specifications

- Fully Welded Construction
- AAMA 2604 Powder Coat
- Powder Coated Inside and Out

How to Specify this Product

Include Bin Length, Width and Height. Specify Product Variations, Installation, Pattern Options, Color and Material.

Sizes - Bin

- ○ FLT5-1
  26"L x 26"W x 51"H
  L655mm x W650mm x H1300mm
- ○ FLT5-2
  30"L x 33"W x 56"H
  L760mm x W844mm x H1420mm
- ○ FLT5-2-2
  60"L x 33"W x 56"H
  L1520mm x W844mm x H1420mm

Pattern Options

- ○ Custom Patterns Available

Warranty and Care

See Warranty and Care Document for further information on specific details.

- ○ 2 Year Finish Warranty
- ○ 10 Year Structural Warranty

Green Theory

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Date: 02-13-2023
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1 **Green Theory Furnishings**
Scale: NTS

Date	Issue Notes
2025-06-24	Issue for Rezoning
2024-10-22	Issued for Coordination

Seal

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Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address

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1031/1039 Burnaby Street, Vancouver

First Nations Territory

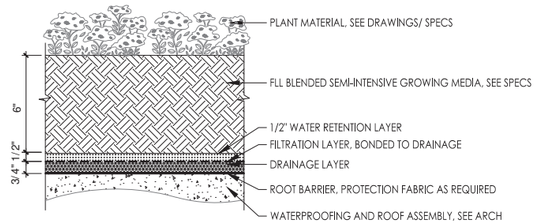
xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səl̓ilwətaɬ (Tsleil-Waututh) Nations

Sheet Title

Landscape Cut Sheets

Project No.	Scale
2023-24	N/A
Project Manager	Sheet No.
Reviewed By: AS	L6b-2

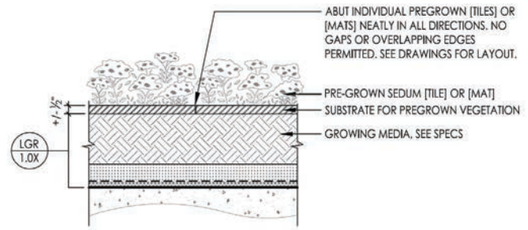
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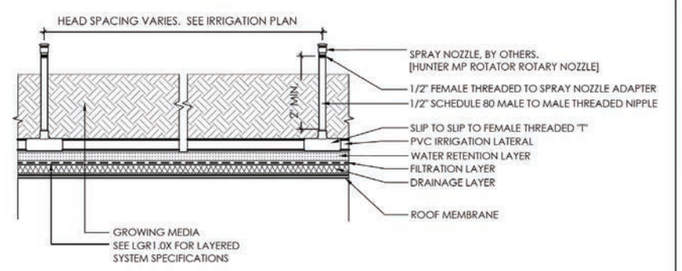
NOTE:
1. SYSTEM COMPONENTS ARE SHOWN AT NOMINAL SIZE. COMPRESSION WILL OCCUR AT RETENTION LAYER BASED ON AMOUNT (HEIGHT/VOLUME) OF GROWING MEDIA PLACED ON SYSTEM. MAXIMUM COMPRESSION ⅛" ±.

COLUMBIA GREEN TECHNOLOGIES	LGR1.02a	6" DEPTH SEMI-INTENSIVE LAYERED GREEN ROOF		
		LAYERED SYSTEM	DETAIL SCALE: 3"=1'-0"	

Corporate Office: 79 SE Taylor Street, Suite 201 Portland, OR 97214
Telephone: (503) 327-8723 : www.columbia-green.com

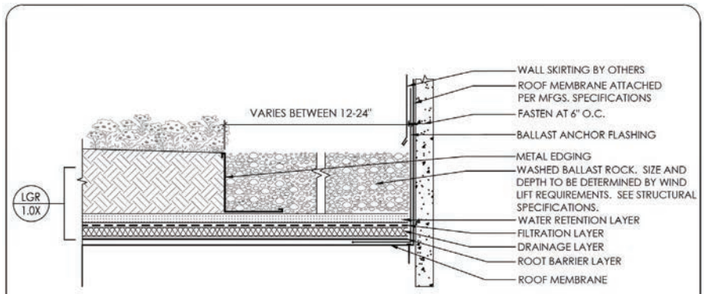


COLUMBIA GREEN TECHNOLOGIES	LGR2.01	PLANTING METHOD: SEDUM TILE/MAT			
		LAYERED SYSTEM	DETAIL SCALE: 3"=1'-0"	ISSUE DATE: 05/08/2014	COLUMBIA GREEN TECHNOLOGIES



COLUMBIA GREEN TECHNOLOGIES	LGR6.01	SPRAY IRRIGATION			
		LAYERED SYSTEM	DETAIL SCALE: 3"=1'-0"	ISSUE DATE: 05/08/2014	COLUMBIA GREEN TECHNOLOGIES

1 **Green Roof**
Scale: NTS



COLUMBIA GREEN TECHNOLOGIES	LGR3.02	VEGETATION FREE ZONE: ROCK BALLAST			
		LAYERED SYSTEM	DETAIL SCALE: 3"=1'-0"	ISSUE DATE: 05/08/2014	COLUMBIA GREEN TECHNOLOGIES

Date	Issue Notes
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2024-10-22	Issued for Coordination

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Sheet Title
Landscape Cut Sheets

Project No.	Scale
2023-24	N/A
Project Manager	Sheet No.
Reviewed By: AS	L6b-3