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Cattell
Mackey
Partnership

1743 BURRARD STREET

Rezoning Application

AUGUST 2025

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REZONING INTENT

1743 Burrard Street

Rezoning Application

AUGUST 2025



The intent of this proposed rezoning is to rezone the site at 1743 Burrard St from its current zoning of C-3A to CD-1. Per the Broadway Plan Policy, 'Granville/Burrard Slopes – Area 'F' [FGBF] Policy Statement, the proposed residential development intends to pursue the delivery of strata ownership housing through a stunning 17-storey condominium tower with an FSR of 6.8. Consisting of 107 strata units, 3,600 sq. ft. of street-facing retail at grade, 4 levels of underground parking, and above-grade bike storage.

The project will deliver 107 strata units comprising 50% family oriented 2-bedroom and 3-Bedroom units. The proposed development will adhere to Green Buildings Policy for Rezonings and will follow best practices for rainwater management.

Situated in the Kitsilano community, along the main arterial of Burrard Street, the site would be a strong choice for high-rise condo living. The close proximity to West 4th Ave and West Broadway creates a context of urban living with access to commercial amenity, transit and cycling routes while access to nearby schools, parks and recreation facilities support family living. Overall, the proposal aims to deliver a vibrant, well-designed addition to the Burrard Street corridor that enhances housing diversity, supports active transportation, and contributes to the continued growth and livability of the Kitsilano community.

224009.01

1743 Burrard St.

Project # 224008.01

SUBMITTED BY: MUSSON CATTELL MACKEY ARCHITECTS DESIGNERS PLANNERS

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PROJECT TEAM

1743 Burrard Street

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AUGUST 2025

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JTA Development Consultants is a Vancouver-based, full-service real estate development management firm. We turn project concepts into new developments by assembling and leading integrated teams. Working on our owners' behalf, we guide projects through financing, municipal approvals, construction, and post-occupancy.

Our work often involves complex rezoning, project management and analysis, and community relations. We deliver projects across purpose-built rental housing, market residential, mixed-use, office, heritage retention, non-profit, and industrial sectors.

Musson Cattell Mackey Partnership

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

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

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AUGUST 2025

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SITE CONTEXT

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SITE PHOTOS

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A. View facing Burrard St.



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SITE PHOTOS

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B. View of adjacent residential neighbourhood of 2nd St.



C. View of adjacent lane



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CONTEXT PHOTOS

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D. View facing along Burrard St.



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CONTEXT PHOTOS

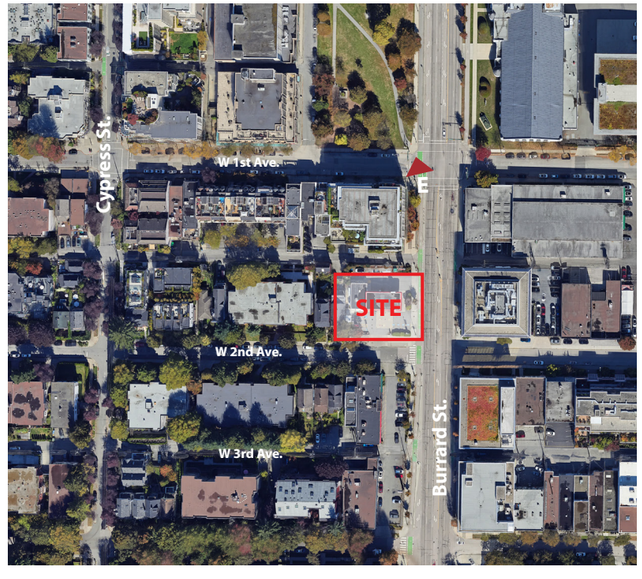
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E. View facing nearby Seaforth Peace Park



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EXISTING STREETSCAPE

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Frontage facing West (top) and East (bottom) along Burrard

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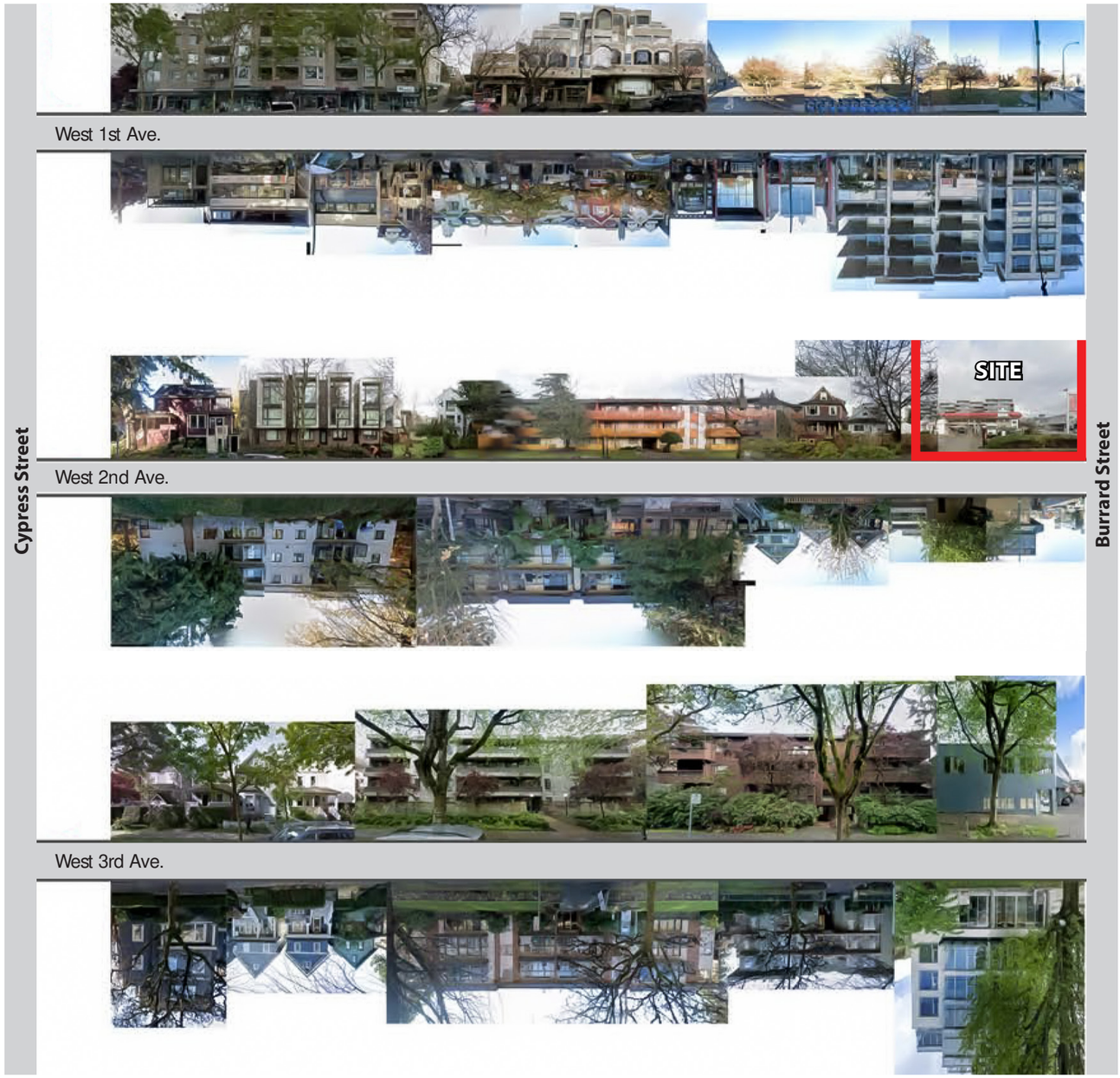
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EXISTING STREETSCAPE

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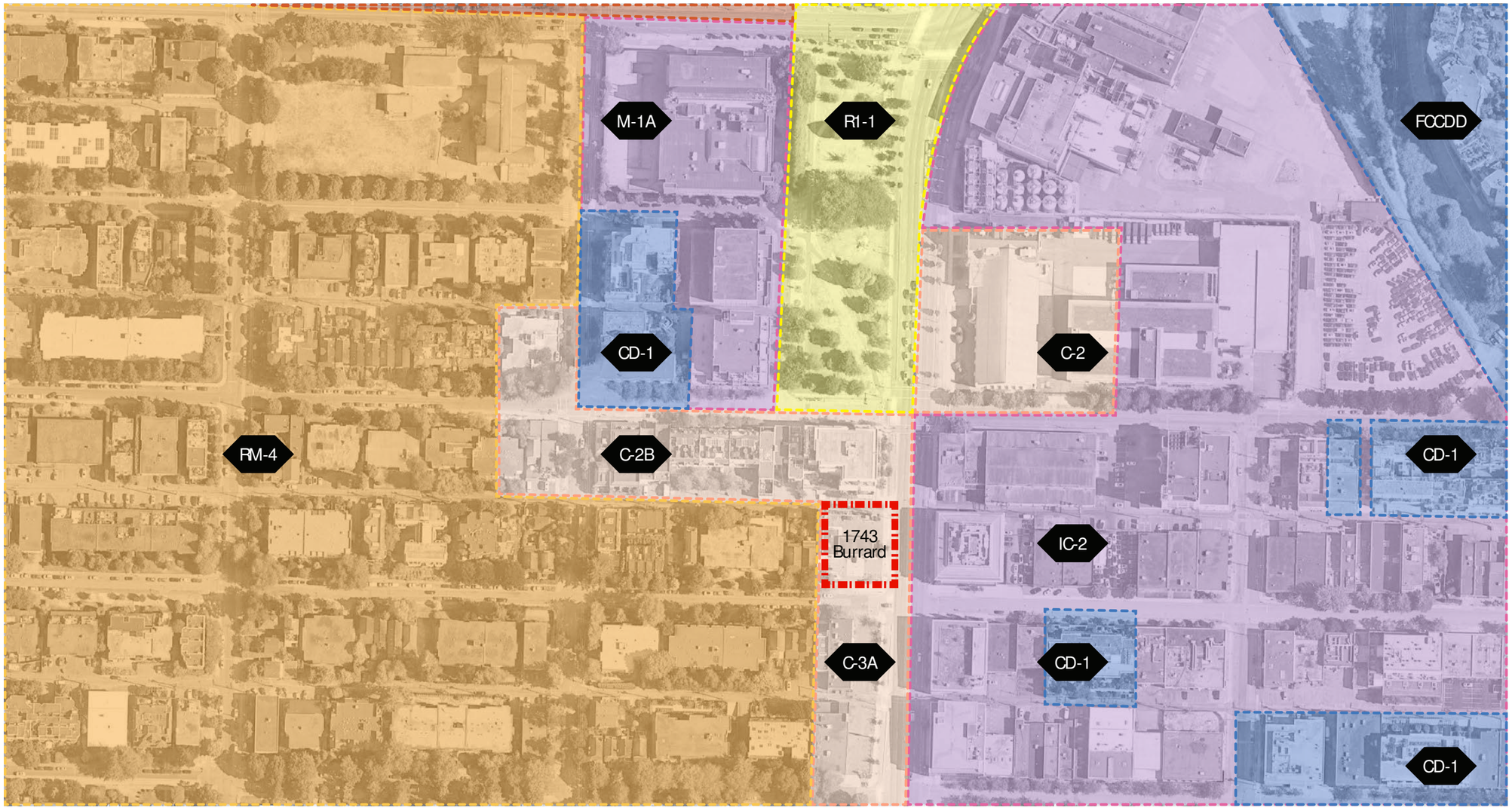
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EXISTING ZONING CONTEXT

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R1-1 Residential Inclusive District

C-2, C-2B, C-3A Commercial District

M-1A, M-2, IC-2 Industrial District

FCCDD, CD-1 Comprehensive Development District

RM-4 Residential District

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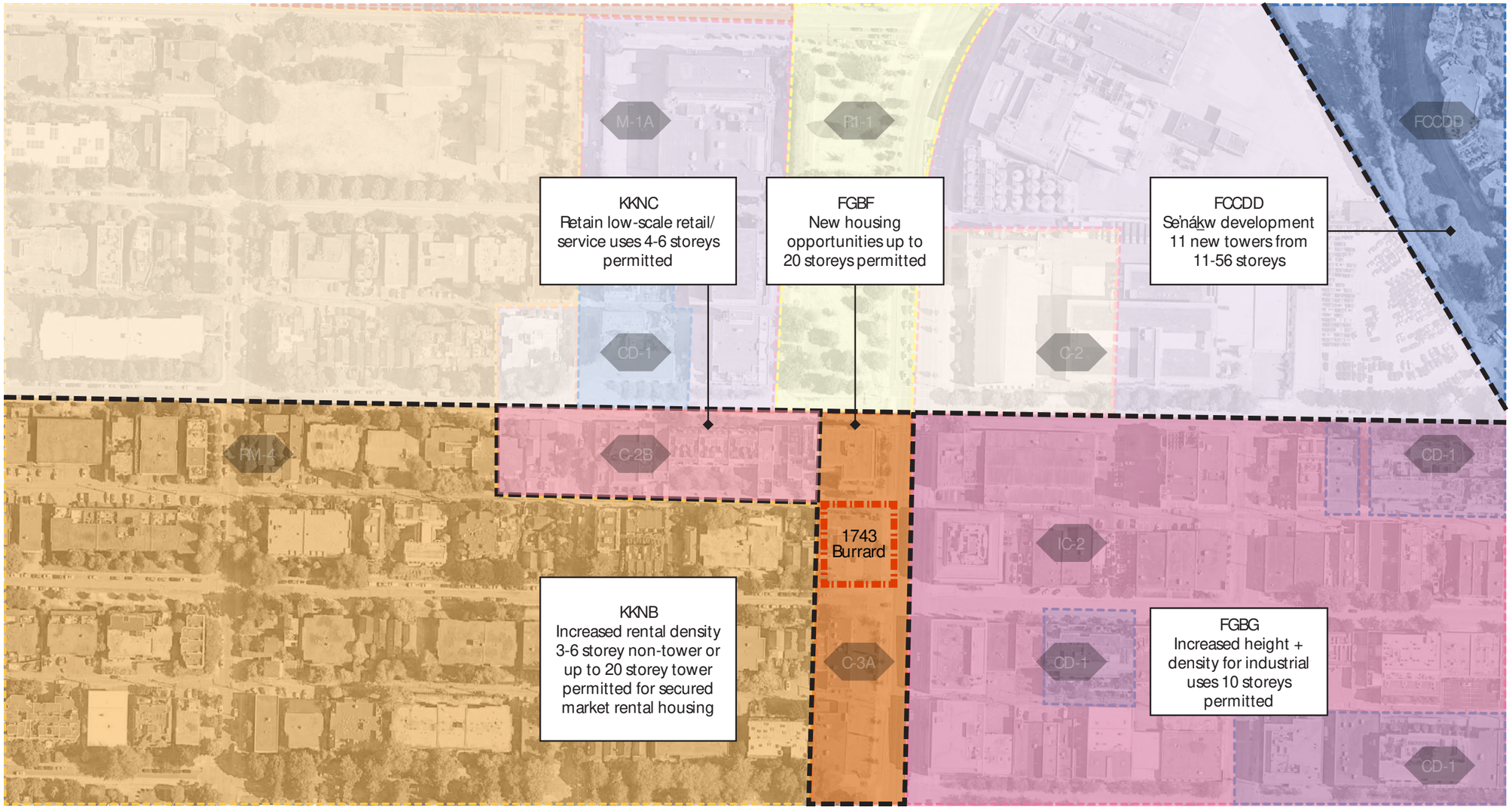
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EXISTING ZONING CONTEXT BROADWAY PLAN

1743 Burrard Street

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R1-1 Residential Inclusive District

C-2, C-2B, C-3A Commercial District

M-1A, M-2, IC-2 Industrial District

FCCDD, CD-1 Comprehensive Development District

RM-4 Residential District

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LEGAL PLAN

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PROPOSAL

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DEVELOPMENT SUMMARY

1743 Burrard Street

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AUGUST 2025

Project Overview

Located at the prominent intersection of Burrard Street and West 2nd Avenue in Vancouver, this transformative mixed-use development sits at the threshold between the dynamic city core and the serene character of Kitsilano. Just steps from the iconic Burrard Bridge, the project occupies a strategic site currently undergoing rezoning and a change of use from its former function as a gas station. This initiative marks a pivotal moment in the city's Broadway Plan, aligning with Vancouver's broader vision for increased urban density, sustainability, and community activation.

The development will introduce a thoughtfully scaled 17-storey residential condominium tower that integrates gently into the surrounding urban fabric. With a Floor Space Ratio (FSR) of 6.8, the building will o er 107 residential condo units featuring a range of one-, two-, and three-bedroom homes, each equipped with private exterior balconies. A vibrant 3,600 square feet of street-facing retail animates the ground level, promoting walkability and enlivening the public realm. Four levels of underground parking and building services provide essential support to residents and businesses alike.

Generous amenity spaces are located on the 3rd oor and the rooftop at the 17th level, o ering expansive views toward the North Shore Mountains, Burrard Bridge, and the famed beaches of Kitsilano. These spaces are designed to foster social interaction and leisure, enhancing the sense of community within the development.

Neighbourhood Context: Fairview- Kitsilano

Fairview is a centrally located neighborhood in Vancouver, situated along the south shore of False Creek. Known for its mix of residential, commercial, and institutional uses, Fairview o ers a vibrant urban environment with scenic views of downtown and the North Shore Mountains. It is home to major medical and educational institutions and features well-connected transit options. The neighborhood blends low- to mid-rise housing with pockets of high-density development and maintains strong ties to its industrial and maritime heritage, especially near Granville Island and the Fairview Slopes.

The site also sits on the boundary of Kitsilano—a ectionately known as "Kits"—one of Vancouver's most sought-after neighborhoods. Kits is celebrated for its relaxed coastal lifestyle, eclectic mix of heritage homes and contemporary architecture, and vibrant cultural scene. The area boasts easy access to Kits Beach, local parks, boutique shops, and a diverse range of eateries. Its blend of single-family residences, multi-family buildings, light industrial uses, and commercial zones creates a rich and layered urban texture. The neighborhood's close proximity to downtown via the Burrard Bridge adds to its appeal, o ering residents both tranquility and connectivity.

Statistics summary

HEIGHT

175'-4" (53.4M) 17 stories

* 21'-6" of mechanical screening/ elevator overrun excluded

FSR

6.8 FSR = 87, 622 SF

RESIDENTIAL STRATA OWNERSHIP HOUSING

107 units

*UNIT MIX AND SIZES (**50%** family-oriented units)*

54 X One Bedroom (sizes: 450- 585 SF)

40 X Two Bedrooms (sizes: 770- 780 SF)

13 X Three Bedrooms (sizes: 910 SF)

Architectural Design

The architectural design is contemporary yet understated, drawing inspiration from the site's industrial heritage—most notably Vancouver's Salt Building and historic grain elevators. A bold diagonal line divides the tower into two interlocking elements: a transparent, pitched-roof "industrial volume" of glass that engages Burrard Street, and a more private "white veil" clad in metal with smaller windows, facing the residential side along West 2nd Avenue.

This juxtaposition not only de nes the building's prominent corner but also creates a visually slimmer massing along the east and north elevations, allowing the tower to appear smaller than its actual size. The interplay between openness and privacy re ects the dual character of the surrounding urban and residential contexts. Together, these forms establish a distinctive architectural identity while maintaining a respectful relationship with the neighborhood.

Landscape and Placemaking Vision

The landscape concept is guided by three core principles:

Placemaking: At the crossroads of bustling Burrard Street and tranquil West 2nd Avenue, the landscape design establishes a cohesive urban node. Through thoughtful material transitions and contextual design, it mediates the contrast between urban energy and residential calm.

Community: The ground-level experience prioritizes social interaction with vibrant retail frontage and a welcoming arrival sequence. Integrated amenity areas are designed to support communal life and foster spontaneous connections among residents and visitors.

Urban Nature: Lush plantings and green spaces throughout the site provide ecological value—supporting urban bird habitats—while also visually complementing the panoramic natural and built views accessible from the upper levels.

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APPLICABLE POLICIES AND GUIDELINES

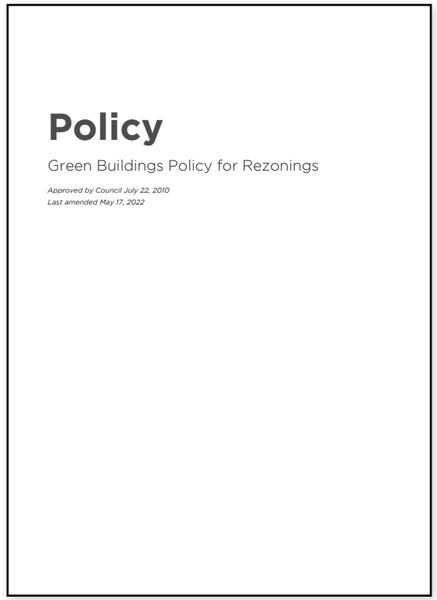
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The project takes direction from the following City of Vancouver policies & guidelines:

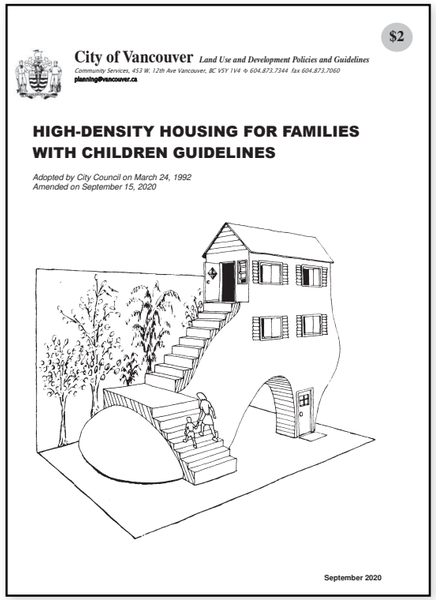
- Broadway Plan (2022, last amended 2024)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Housing Vancouver Strategy (2017)
- Green Buildings Policy for Rezonings (2010, last amended 2024)
- C-3A District Schedule (April 2025)



Policy

Green Buildings Policy for Rezonings

Approved by Council July 22, 2010
Last amended May 17, 2022



$2

City of Vancouver *Land Use and Development Policies and Guidelines*
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ✆ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES

Adopted by City Council on March 24, 1992
Amended on September 15, 2020

September 2020



BROADWAY PLAN

C-3A

C-3A
District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to provide for a wide range of goods and services, to maintain commercial activities, specialized services and some light manufacturing uses while preserving the character and general amenity of the area and its immediate surroundings, and to provide for dwelling uses compatible with commercial uses.

Without limitation, applicable Council policies and guidelines for consideration include **Broadway/ Commercial C-3A Guidelines.**

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the C-3A district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including Section 2, Section 10 and Section 11, and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

City of Vancouver
Zoning and Development By-law

April 2025
Page 1

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APPLICABLE POLICIES AND GUIDELINES BROADWAY PLAN

In 2050, the Broadway Plan neighbourhoods are highly walkable, vibrant, inclusive and distinctive places to live, work, play and learn, connected to the region by the Broadway Subway.



Support Reconciliation with First Nations and Indigenous Peoples
The Broadway Plan area is located within Musqueam, Squamish, and Tsleil-Waututh Nations' homelands and o er an opportunity to support their voices, art and cultures.

Support A ordable, Diverse, Equitable and Inclusive Complete Neighbourhoods
Investment into new a ordable below-market rental, social, and supportive housing will o er relief for existing residents and meet the livability needs of all ages, incomes, and abilities.

Enhance Broadway as a Great Street
Broadway should be enhanced as a street with special signi cance as urban design focuses on localized tra c for a more livable experience to visit, work, play and gather.

Foster a Robust and Diverse Economy
Diversity and density of job space should be increased to strengthen Central Broadway as the second largest job centre in the province.

Encourage Contextual Design
New developments should consider the existing context, such as neighbourhoods and topography and respond appropriately in the architectural expression and building form.

Provide and Support Healthy Transportation Options
Complete streets should aim to accommodate people of all ages and abilities with infrastructure that supports walking, cycling, and transit that will funnel access to shops and services.

Demonstrate Leadership in Sustainability and Resilience
New development should enhance neighbourhood spaces by considering sustainable practices to reduce carbon emissions, increase environmental systems and resiliency to climate change.

Recognize and Enhance the Area's Distinctive Neighbourhoods and Places
Distinctive qualities of existing neighbourhoods, such as residential streets, walkways, villages, heritage and cultural sites should be enhanced with respect to housing or job space.

Create and Enhance Parks and Public Spaces
Parks and public places should play key role in integrating human connections, cultural expression, recreation and access to nature. They also o er opportunity to respond to views.

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APPLICABLE POLICIES AND GUIDELINES BROADWAY PLAN

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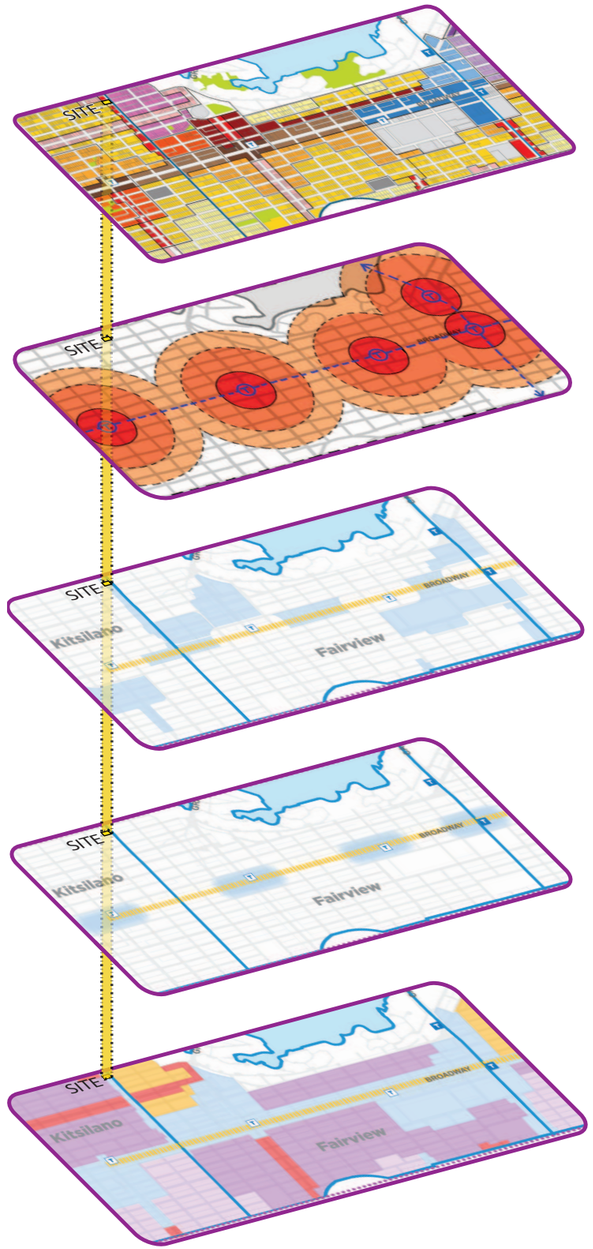
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Broadway Plan Updates

In December 2024, the City of Vancouver made corridor-wide amendments to the Broadway Plan. While the plan was adopted only two years prior, Provincial legislation and learnings from the implementation of the plan drove the opportunity for change. The result was the opportunity to add 41,500 net new homes, accommodating up to 64,000 additional residents, 45,000 net new jobs and 3,000 new hotel rooms within the 30-year framework.

The site falls within the "Burrard Slopes South - False Creek Flats" context, where mixed-use development is encouraged, combining residential, employment, and commercial uses.

The area is envisioned to transition into a more vibrant, connected, and urbanized corridor, aligning with broader objectives of the Broadway Plan for increased livability and access.



Land Use Plan

Site located in Mixed use areas- Mid to high- Rise

Rapid transit stations

Site located just outside of the 800 metre tier from the future Arbutus Skytrain station

Centres- Shoulder Areas

Site located in a Shoulder Area, where 10-20 storey building heights are recommended

Centres- Station Areas

Site located within walking distance to the future Arbutus Skytrain station

Neighborhood character "Existing Apartment Areas"

The site should demonstrate the potential to create new options for housing ownership in the Kitsilano area

APPLICABLE POLICIES AND GUIDELINES BROADWAY PLAN

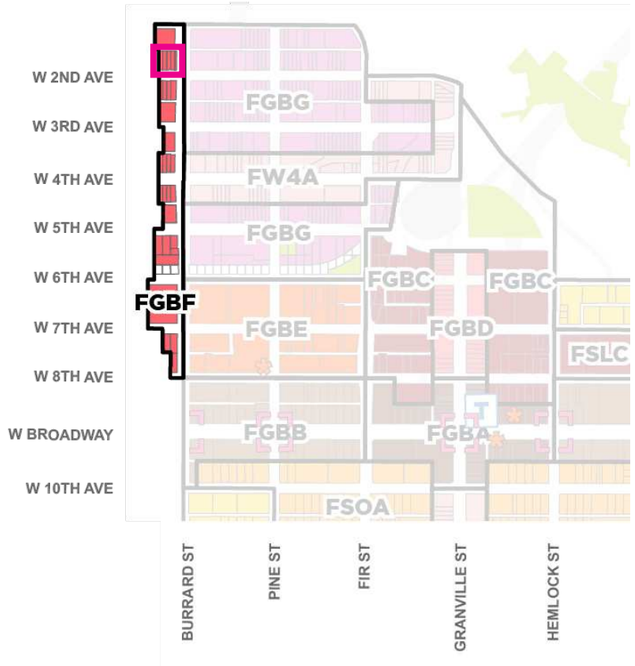
9.6.1 FGBF Policy Summary Table

Policy Area:	Granville/Burrard Slopes – Area F		FGBF
Uses	Retail/service, hotel, residential		
Option/Tenure	Secured market and below-market rental housing	Strata ownership housing	Hotel development
Max Height	20 storeys		
Max Density	6.5 FSR		
Min Frontage	36.6 m (120 ft)		
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).	• Development should contribute towards community amenities.	
	• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.		

Additional Policies

9.6.2 Require continuous active ground floor retail/service uses along Burrard Street and West 4th Avenue.

9.6.3 For sites adjacent to the Arbutus Greenway, encourage active ground floor retail/service uses that front onto the Arbutus Greenway.



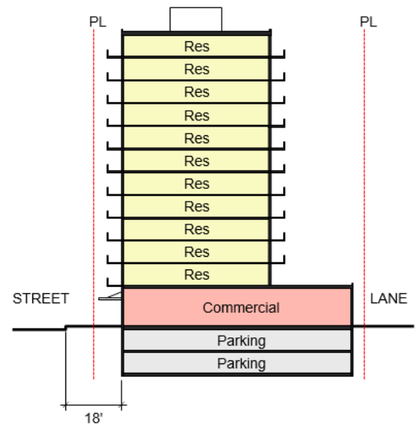
Policy Area Intent

- Strengthen Burrard Street as a more walkable, mixed-use street with new housing opportunities.
- Mid to high-rise mixed-use buildings will support commercial streets and/or districts that are welcoming and enjoyable places for people to experience.
- Mid to high-rise mixed-use buildingswill provide an appropriate street scale and pedestrian interest/comfort.

CENTRE



Recommended massing diagram for Mixed-Use: Mid to High-Rise typology



Recommended diagrammatic section for Mixed-Use: Mid to High-Rise typology

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RATIONALE & VARIATIONS

1743 Burrard Street

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Below grade setbacks

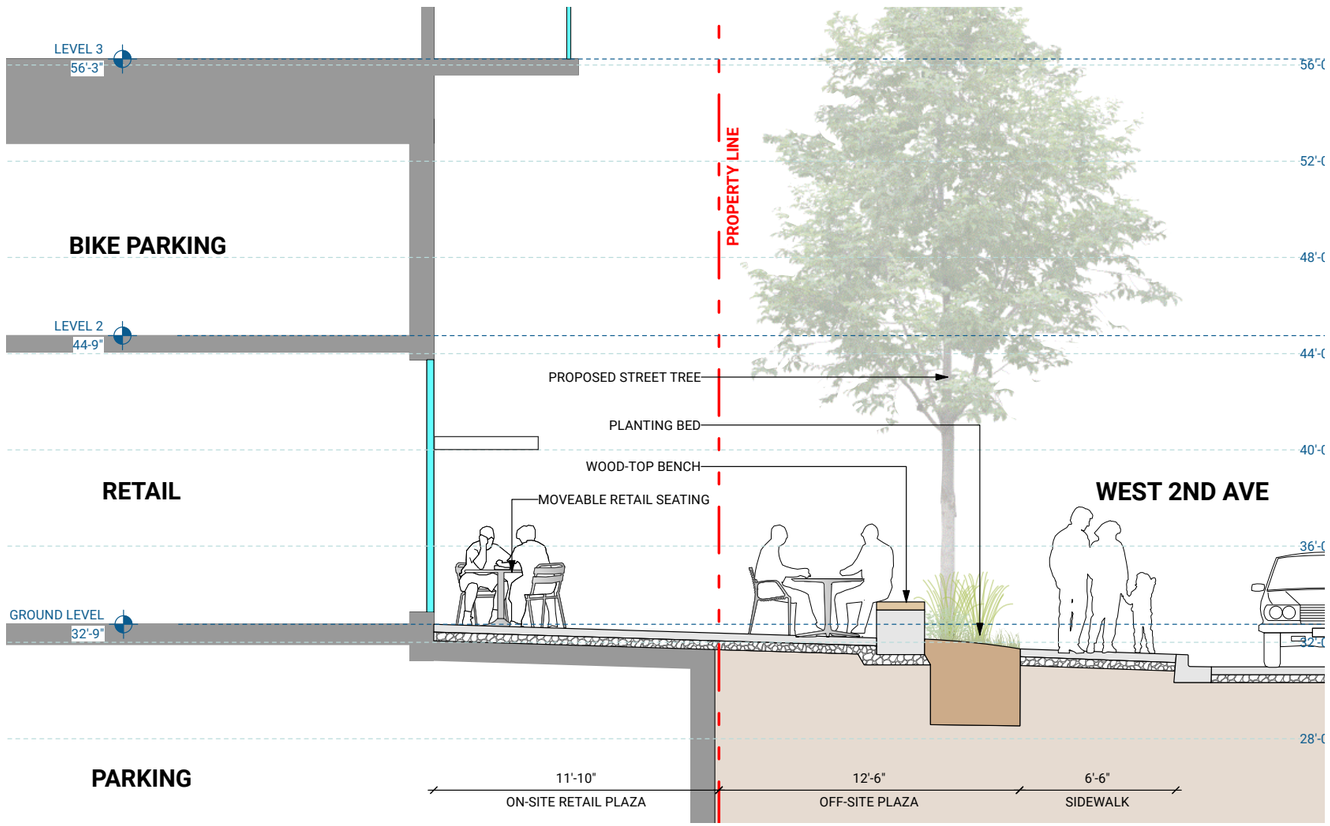
The development prioritizes the provision of adequate below-grade parking to meet the needs of both residents and visitors. Given the modest size of this site, strict compliance with the 3.7 m below-grade front setback would signi cantly compromise the e ciency of the parkade layout, requiring a deeper excavation to o set lost area. This would result in substantial additional construction costs and an increase in the embodied carbon footprint of the project—counter to the City's own climate and sustainability objectives.
The proposed development does not comply with the required 3.7 m (12 ft.) below-grade front yard setback as outlined in the Broadway Plan. While the plan encourages this setback to allow for adequate soil depth to support healthy tree growth, several contextual and performance-based factors justify a variance in this case.

Recognizing the unique condition of this corner site, the project fully complies with the broader front yard interface along Burrard Street, providing 5.5 m (18 ft.) from curb to building face, which exceeds typical requirements and ensures ample space for street trees, landscaping, and pedestrian comfort.

In addition to meeting the intent of the Broadway Plan along Burrard, the proposal introduces a generous 3.6 m (12 ft.) side yard setback along West 2nd Avenue. This setback is strategically designed to enhance the pedestrian and commercial interface at this high-visibility corner, creating a more welcoming, accessible, and active streetscape experience.
Along West 2nd Avenue, the design results in an ample 21 ft. setback between the parkade wall and the road curb, accommodating deep soil volumes necessary for healthy tree planting, as well as space for underground utilities and servicing infrastructure. This exceeds the functional intent of the below-grade setback guidelines while aligning with green infrastructure principles. (See section on this page)

The proposal maintains and protects a mature tree at the southwest corner of the site with a signi cant soil volume, which contributes to urban ecology tree canopy. In coordination with this, the parkade integrates a large stormwater detention tank, forming part of a robust stormwater management strategy that supports both environmental resilience and infrastructure e ciency.

WEST 2ND AVENUE SECTION LOOKING EAST



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RATIONALE & VARIATIONS

1743 Burrard Street

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Above-Grade Bicycle Storage and Exclusion from FSR

Given the modest size of the site and the project's ambition to provide both underground parking and a substantial amount of ground- oor retail, the development proposes to locate the majority of Class B bicycle storage on Level 2. This level is designed as a partial mezzanine, where a portion of the oor is dedicated to secured bike storage while other portions feature double-height ceilings to enhance the retail experience on the ground oor.



To ensure convenient and equitable access, the proposal includes a dedicated bike elevator at the southwest corner of the site. This elevator is directly accessible from the street via key-card access for cyclists and connects seamlessly to Level 2. In parallel, residents and tenants can access the bicycle storage area via the main tower elevator, ensuring smooth and universal circulation throughout the building.

The application proposes to rezone the subject site from C-3A Commercial District to CD-1 (Comprehensive Development District). The existing C-3A District Schedule Section 4.1.2(c) includes the following language regarding oor area exclusions:

"Computation of oor area must exclude:

oors or portions thereof that are used for: (i)o -street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, (ii)bicycle storage, and (iii)heating and mechanical equipment or uses that the Director of Planning considers similar to the foregoing;"

This language continues to apply to sites in this area and provides a clear precedent for excluding bicycle storage from the FSR calculation. The project seeks to apply this same rationale under the CD-1 zoning framework, supporting the e cient use of allowable oor area for priority uses outlined in the Broadway Plan—namely:

- Strengthening Burrard Street as a walkable, retail-oriented corridor
- Delivering much-needed housing supply in a transit-rich location

Minor density bonus for retail purposes

The proposal seeks a minor additional density increase of 0.3 FSR to support the integration of local-serving retail and service uses at the ground level. This would result in a total density increase from 6.5 FSR to 6.8 FSR, speci cally to accommodate enhanced retail activation at this prominent corner site. The additional density enables the delivery of a generous amount of street-fronting retail space, which will help strengthen Burrard Street's role as a walkable, vibrant mixed-use corridor. The proposed retail uses will support local needs and contribute to the City's objectives of creating more complete and accessible communities.



This highly visible intersection will feature two separate retail units of varying sizes, designed to o er a continuous and engaging retail frontage along both Burrard Street and West 2nd Avenue. The con guration enhances exibility for tenant types while maintaining ne-grain urban rhythm and a pedestrian-scaled interface. Additionally, the project's landscape design proposes ample public seating areas at the corner to promote social interaction and community gathering. These enhancements elevate the quality of the public realm and further justify the modest increase in FSR. The proposed increase in density is modest and fully aligned with the City's land use objectives for activating key corners and commercial nodes. The retail component meaningfully contributes to a complete community and is designed to complement the residential program above without requiring signi cant deviation from form, scale, or height guidelines.

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PROGRAM AND USES

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The project is located on a prominent corner along an emerging commercial street. The design responds to this vibrancy by creating an active and engaging pedestrian streetscape. The building capitalizes on open views toward Downtown Vancouver and the North Shore Mountains, while aligning with the Broadway Plan's emphasis on increasing housing in the area.

The ground oor features two street-level retail units fronting both Burrard Street and West 2nd Avenue, creating an active and engaging pedestrian environment. It includes residential lobby access, service areas, loading facilities, and indoor and outdoor amenity spaces that foster both public interaction and resident well-being. The retail plaza provides a vibrant interface along West 2nd Avenue, encouraging social activity and supporting commercial engagement.

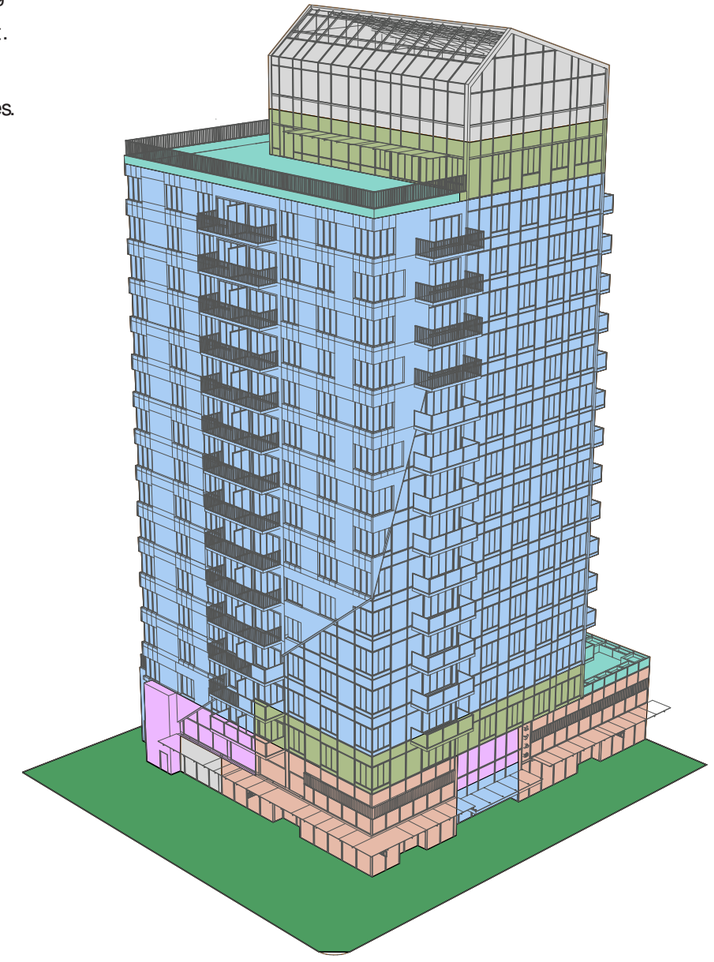
The second level is designed as a partial mezzanine, with a portion allocated to secured Class B bike storage. The remaining area features double-height ceilings, enhancing the spatial quality of the ground- oor retail experience.

The third level accommodates three residential units, interior amenity spaces serving various functions, and exterior amenity areas. The outdoor spaces include a nature-themed play area with rubberized surfacing and creative play structures for children, a covered gathering area o ering shaded seating for informal social interaction, and raised planters supporting urban agriculture initiatives.

Typical tower oors are dedicated entirely to strata ownership housing. The unit mix surpasses the minimum family-oriented housing targets set by the Broadway Plan, o ering 12% three-bedroom units and 38% two-bedroom units—resulting in a total of 50% family-oriented units.

The top amenity level houses a mechanical room and a smaller interior amenity space designed for leisure, work, and community gatherings. An expansive exterior amenity area complements this level, o ering a city and mountain view lounge for relaxation, a games area with arti cial turf, re bowl, cornhole, and catenary lighting, as well as outdoor coworking spaces with exible seating for remote work. Additionally, the level includes a community BBQ and dining area, providing a social hub for residents to cook, eat, and connect.

The very top of the tower contains the remaining mechanical spaces.



- Residential- Strata ownership
- Mechanical/ service
- Bicycle storage
- Retail
- Exterior amenity
- Interior amenity
- Urban streetscape/ retail plaza

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DESIGN CONCEPT

1743 Burrard Street

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Fairview industrial heritage

The area around the Burrard Bridge, particularly on the Fairview side, has a rich industrial history that played a signi cant role in Vancouver's early development. In the early 20th century, the shoreline along False Creek was home to a variety of industrial operations, including sawmills, shipyards, and heavy manufacturing facilities that supported the city's growing economy. This industrial activity helped shape the working waterfront character of the area and contributed to Vancouver's economic vitality.

Over time, the area transitioned from heavy industry to residential and recreational uses, though remnants of its industrial past remain visible in the urban fabric, continuing to inform the area's evolving identity. The industrial legacy still echoes in the fermentation tanks and factory buildings that stand on the former Molson Coors brewery site, just a block from the project. This history is re ected in the design of the building, which draws inspiration from the area's industrial heritage.











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DESIGN CONCEPT

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Rooted in Industry: A Contemporary Interpretation

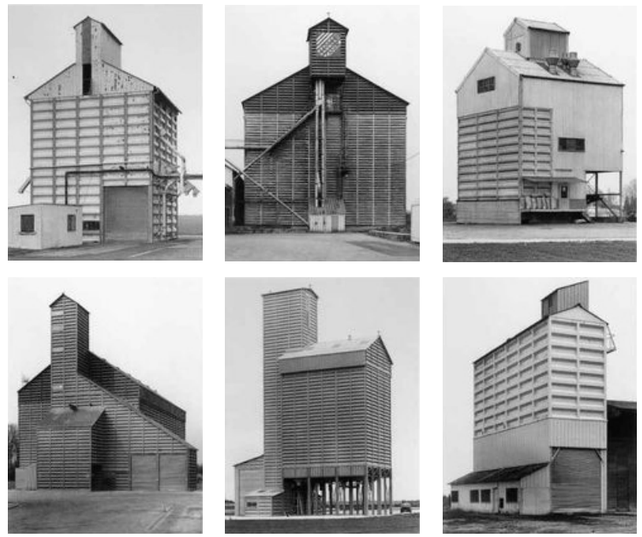
The architectural design is understated and contemporary, embracing a clean, modern aesthetic while referencing the site's industrial heritage rooted in the adjacent False Creek area. The design is speci cally inspired by the Salt Building at 85 W 1st Avenue and the architectural forms of historic grain elevators.

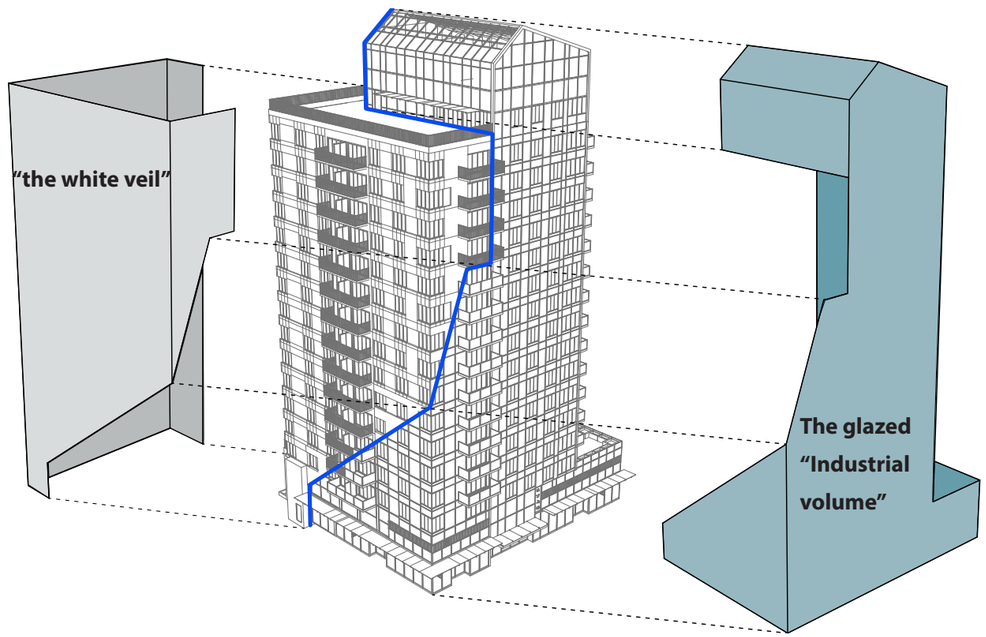
The building's prominent corner is emphasized by a strong diagonal line that divides the tower into two distinct components, each expressed through di erent materials. The main portion fronting the corner is the glazed "industrial volume." This volume clearly references industrial buildings with its pitched roof and diagonal division, characterized by a composition of vision and spandrel glass that creates a transparent, expressive form.

The second portion, referred to as "the white veil," primarily faces the southwest side of the tower along the residential street. It presents a more understated expression through white metal cladding with light grey panels to provide subtle variation. The veil responds to the adjacent residential developments by o ering a more intimate and private architectural expression, while the glazed volume engages with the busier Burrard Street frontage through its openness and transparency.

These two distinct yet interlocking architectural expressions are separated by a bold diagonal line that extends down to the ground plane, creating a dynamic visual statement that de nes and animates the building's notable corner. Moreover, the distinct architectural expression of the "industrial volume," contrasted with the white veil, results in a more slender massing on the east and north elevations. This, in turn, makes the tower appear smaller and narrower than it actually is.







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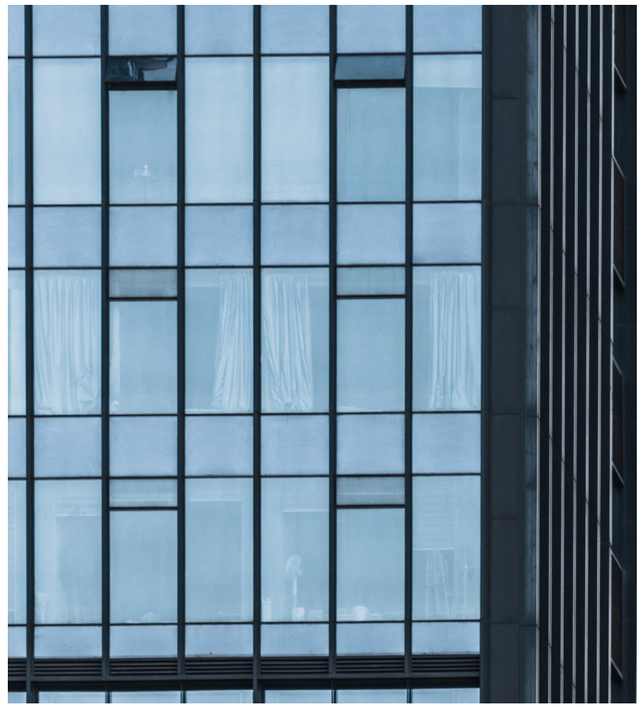
MATERIAL BOARD

1743 Burrard Street

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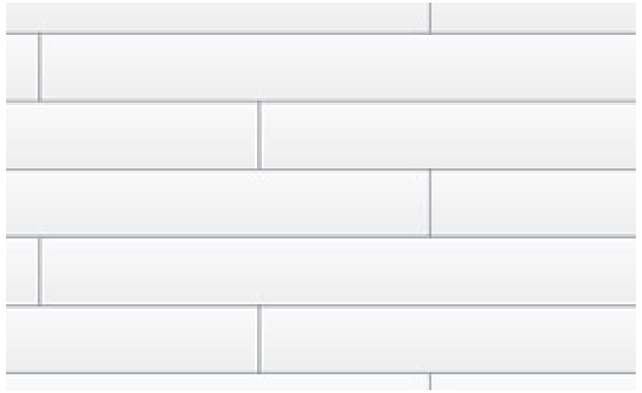




Vision and spandrel window-wall system



Metal cladding- gray



Metal cladding- white



Storefront glazing system

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SUSTAINABILITY

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GREEN BUILDINGS POLICY FOR REZONING
LOW EMISSIONS GREEN BUILDINGS - RESIDENTIAL

Overall Building Performance
- The project aims to achieve the minimum requirements as dictated by the Green Buildings Policy for Rezonings 2016
- The simpli ed building form reduces heat loss through the envelope, thereby minimizing overall energy demand
- Less than 50% glazing ratio

Low Emitting Materials
- Material selection informed by a carbon emission life cycle analysis to minimize embodied carbon
- Compliance with recognized environmental and air quality standards
- Use of high-albedo materials for mitigation of the urban heat island e ect and improvement of building energy e ciency

Embodied Emissions
- The project life-cycle equivalent annual carbon dioxide emissions (kgCO e/m²) will be calculated and reported through a whole-building life cycle assessment
- Report including carbon intensity, total embodied carbon, and equivalent annual values

Verified Direct Ventilation
- Ventilation system speci cation supplying outdoor air directly to all occupied spaces
- Ventilation design and testing documentation meeting City standards
- Dedicated energy recovery ventilation unit in each residential unit to reduce heating load
- Filtration of outside air to reduce occupant exposure to hazardous particles

Refrigerant Emissions
- Annual refrigerant emissions report in carbon dioxide equivalent, calculated using the City's approved methodology
- Air-source heat pumps as the primary source of heating and cooling in residential units
- Mechanical cooling in each residential unit to ensure future occupant comfort

Whole Building Airtightness
- Whole-building airtightness test results demonstrating compliance with City standards
- Suite-level airtightness test results for a representative number of residential suites

Integrated Rainwater Management and Green Infrastructure
- Site-level rainwater management plan
- Green and grey infrastructure strategies for runo reduction, pollutant removal, and stormwater management
- Drought-resilient landscaping for long-term protection of site vegetation.

Energy System Sub-metering
- Provision of separate master meters for each utility and sub-metering for all major building systems
- Energy benchmarking and reporting records for the period following occupancy

Indoor Air Quality Testing
- Pre-occupancy indoor air quality test results for key pollutants
- Results to be shared with the City prior to building occupancy.

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DEVELOPMENT STATISTICS

1743 Burrard Street

Rezoning Application

AUGUST 2025

SITE AREA	ft²	m²	Ha	ADDRESS		CURRENT ZONE		NEW ZONE
	12861.8	1,194.9	0.119	1743 Burrard St		C-3A		CD-1

FSR BREAKDOWN

LEVEL	GROSS AREA (ft²) INTERIOR	GROSS AREAS - BY USE (ft²)						
		PARKING EXCLUSIONS	RETAIL	SERVICE/STORAGE EXCLUSIONS	EXTERIOR AMENITY EXCLUSIONS	INTERIOR AMENITY EXCLUSIONS	RESIDENTIAL BALCONIES EXCLUSIONS	RESIDENTIAL STRATA OWNERSHIP
P 4	12,375	12,376						
P 3	12,375	12,376						
P 2	12,375	12,376						
P 1	12,375	12,376						
1- GROUND	7,188	1,440	3,657	1,916				1,615
2	5,472			4,866				606
3	6,500			219	1,391	3,563	380	2,718
4	6,500			418			661	6,082
5	6,500			418			661	6,082
6	6,500			418			661	6,082
7	6,500			418			661	6,082
8	6,500			418			661	6,082
9	6,500			418			661	6,082
10	6,500			418			661	6,082
11	6,500			418			661	6,082
12	6,500			418			661	6,082
13	6,500			418			661	6,082
14	6,500			418			661	6,082
15	6,500			418			661	6,082
16	6,500			418			661	6,082
17- Amenity Roof	3,105			1,153	3,187	1,953		
18-Mechanical penthouse	3,105			3,106				
TOTAL		50,944	**3,657**	16,694	4,578	5,516	8,973	**84,005**

TOTAL PROPOSED FSR (RESIDENTIAL AND RETAIL)	**87,662 ft²**

FSR SUB TOTAL	**6.8**
FSR TOTAL	**6.8**

PROPOSED BUILDING HEIGHT

Measured from level 01 to the top of the uppermost habitable level	**175'- 4"**	**53.4 M**
Number of storeys		**17**

BICYCLE PARKING REQUIREMENTS

STALL TYPE	USE CLASSIFICATION	BYLAW	REQUIREMENT		AREA (m2) / Units		NO. SPACES
BICYCLE (CLASS A)	RESIDENTIAL	6.2.1.2	1.5 Space / unit < 65 m²		54		81
BICYCLE (CLASS A)	RESIDENTIAL	6.2.1.2	2.5 Spaces / 65 m² > unit > 105 m²		53		133
BICYCLE (CLASS A)	RETAIL	6.2.5.1	Min. 1 space for each 340m2 GFA		1		1
					TOTAL		**215**
STALL TYPE	USE CLASSIFICATION	BYLAW	REQUIREMENT		AREA (m²) / Units		NO. SPACES
BICYCLE (CLASS B)	RESIDENTIAL	6.2.1.2	2 for first 20 units		20		2
BICYCLE (CLASS B)	RESIDENTIAL	6.2.1.2	1 additional / 20 units		87		4
BICYCLE (CLASS B)	RETAIL	6.2.1.2(b)	Minimum of 6 for the first 5,000 m²		339.7 SM		6
					TOTAL		**12**

LOADING REQUIREMENTS

STALL TYPE	USE CLASSIFICATION	BYLAW	REQUIREMENT	AREA (m2)/ Units	NO. SPACES
LOADING (CLASS A)	RESIDENTIAL	5.2.1	1 Space if 50-299 units	107 Units	1
LOADING (CLASS B)	RESIDENTIAL	5.2.1	1 Space if 100-299 units	107 Units	1
LOADING (CLASS B)	RETAIL	5.2.6	1 Space for first 2325 SM	339.7 SM	1
			TOTAL		**3**

LOADING PROVIDED

LEVEL	CLASS A	CLASS B	TOTAL
GROUND LEVEL	0	2	**2**
P2	1	0	**1**
TOTAL	**1**	**2**	**3**

BICYCLE PARKING PROVIDED

	CLASS A	CLASS B
TOTAL	**215**	**12**

UNIT TYPES

LEVEL		1 BED	2 BED	3 BED
3		2	1	
4		4	3	1
5		4	3	1
6		4	3	1
7		4	3	1
8		4	3	1
9		4	3	1
10		4	3	1
11		4	3	1
12		4	3	1
13		4	3	1
14		4	3	1
15		4	3	1
16		4	3	1
SUB TOTAL		**54**	**40**	**13**
PERCENTAGE TOTAL		**50%**	**38%**	**12%**
TOTAL		**107**		

PARKING REQUIREMENTS- BROADWAY PLAN

STALL TYPE	BYLAW	REQUIREMENT
RESIDENTIAL	4.1.1	No minimum
VISITOR	4.3.1	Lesser of 5% of Residential parking (if provided) or 0.05 spaces per dwelling unit= **5**
RETAIL	4.2.3	1 space per 115 m² of gross floor area (339.76m²/ 115m²/space 339.76m² = 2.95 =3)

ACCESSIBLE PARKING REQUIREMENTS

STALL TYPE	BYLAW	REQUIREMENT	UNITS	NO. SPACES
RESIDENTIAL	4.8.4 (a)	1 Space for first 7 units	7	1.00
RESIDENTIAL		Add. 0.034 space / units	100	3.40
			TOTAL	**5**

PARKING PROVIDED

STALL TYPE	NO. SPACES
RESIDENTIAL	81
ACCESSIBLE	5
VISITOR	5
RETAIL	3
TOTAL	**94**

PASSENGER SPACE REQUIREMENTS

STALL TYPE	USE CLASSIFICATION	BYLAW	REQUIREMENT	PROVIDED
PASSENGER (CLASS A)	RESIDENTIAL	7.2.1	1 Space Required	1

TOWER SETBACKS

	TO PROPERTY LINE	TO BACK OF CURB
FRONT (EAST) BURRARD ST.	8'-0" (2.4 M)	18'-0" (5.4 M)
SIDE (SOUTH) 2ND AVE.	12'-0" (3.6 M)	31'-4" (9.4 M)
SIDE (NORTH) LANE	28'-10 1/2" (8.6 M)	N/A
REAR (WEST)	16'-3" (4.88 M)	N/A

ARCHITECTURAL DRAWINGS

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CONTEXT PLAN TOWER SEPARATION

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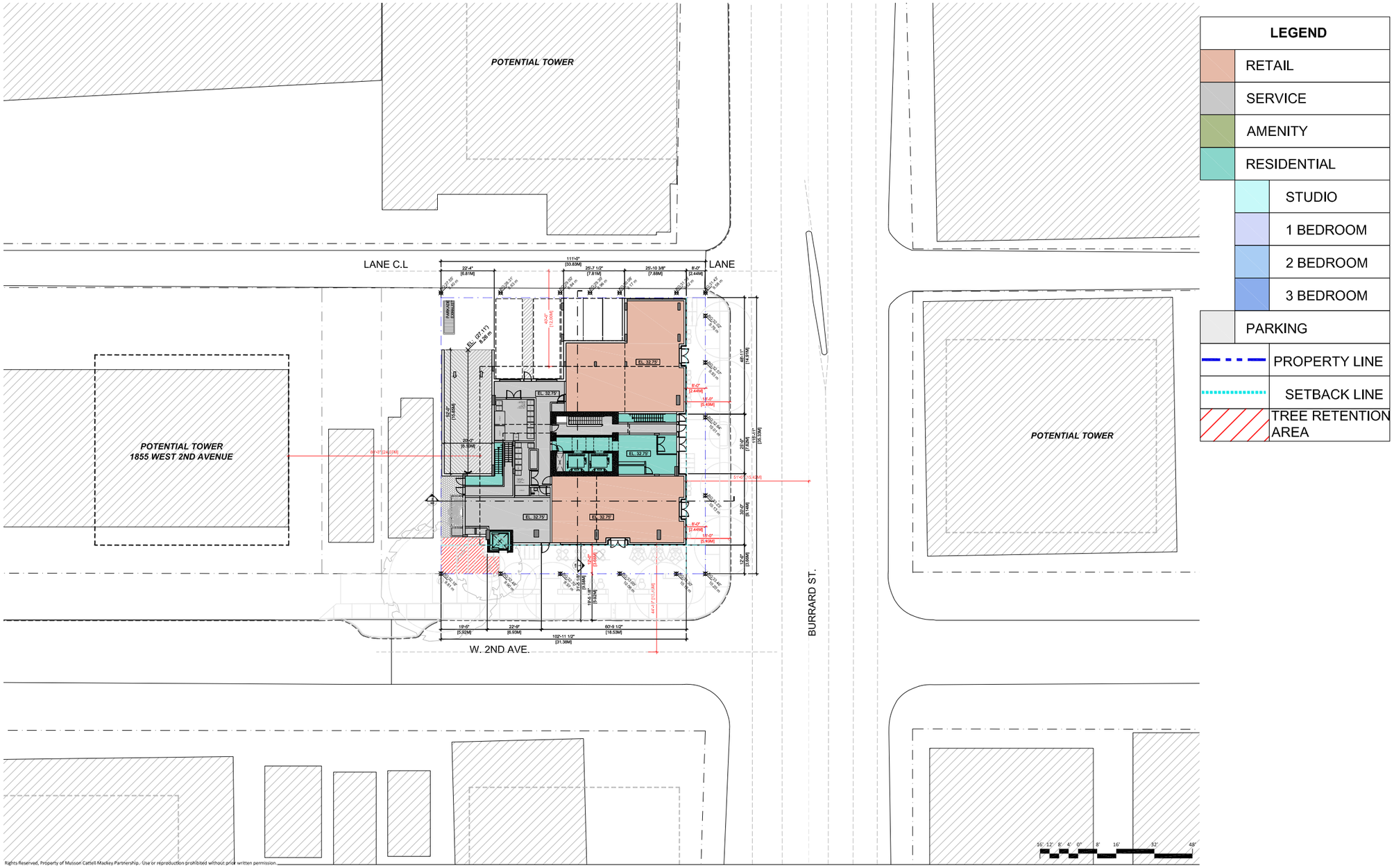
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SITE PLAN

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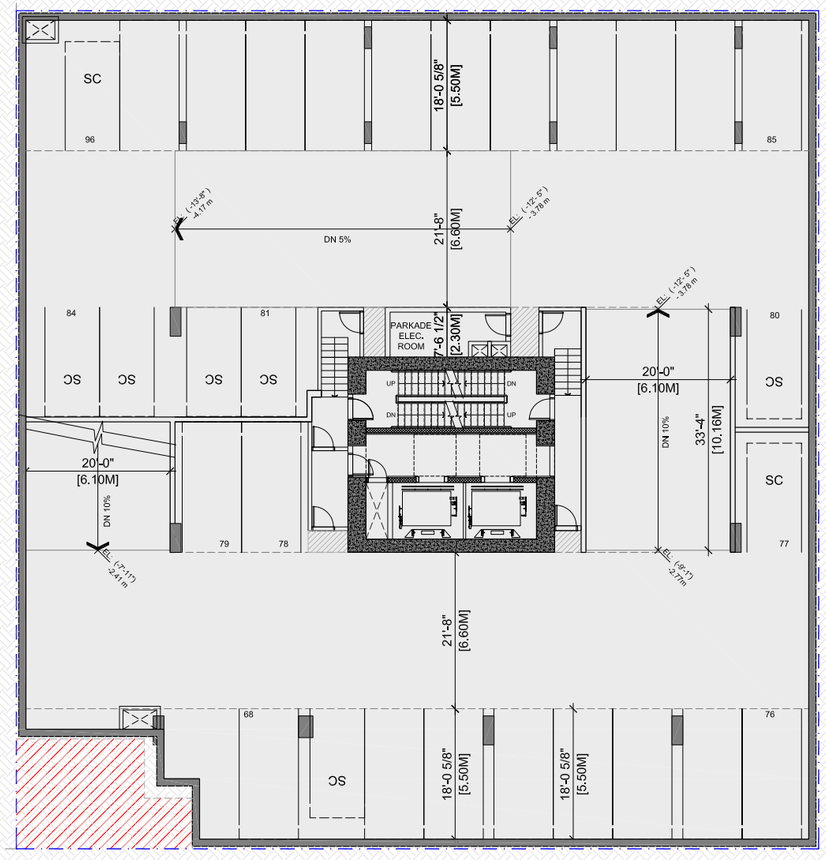
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LEVEL P4 FLOOR PLAN

1743 Burrard Street

Rezoning Application

AUGUST 2025



LEGEND
RETAIL
SERVICE
AMENITY
RESIDENTIAL
STUDIO
1 BEDROOM
2 BEDROOM
3 BEDROOM
PARKING
PROPERTY LINE
SETBACK LINE
TREE RETENTION AREA

8' 6' 4' 2' 0" 4' 8' 16' 24'

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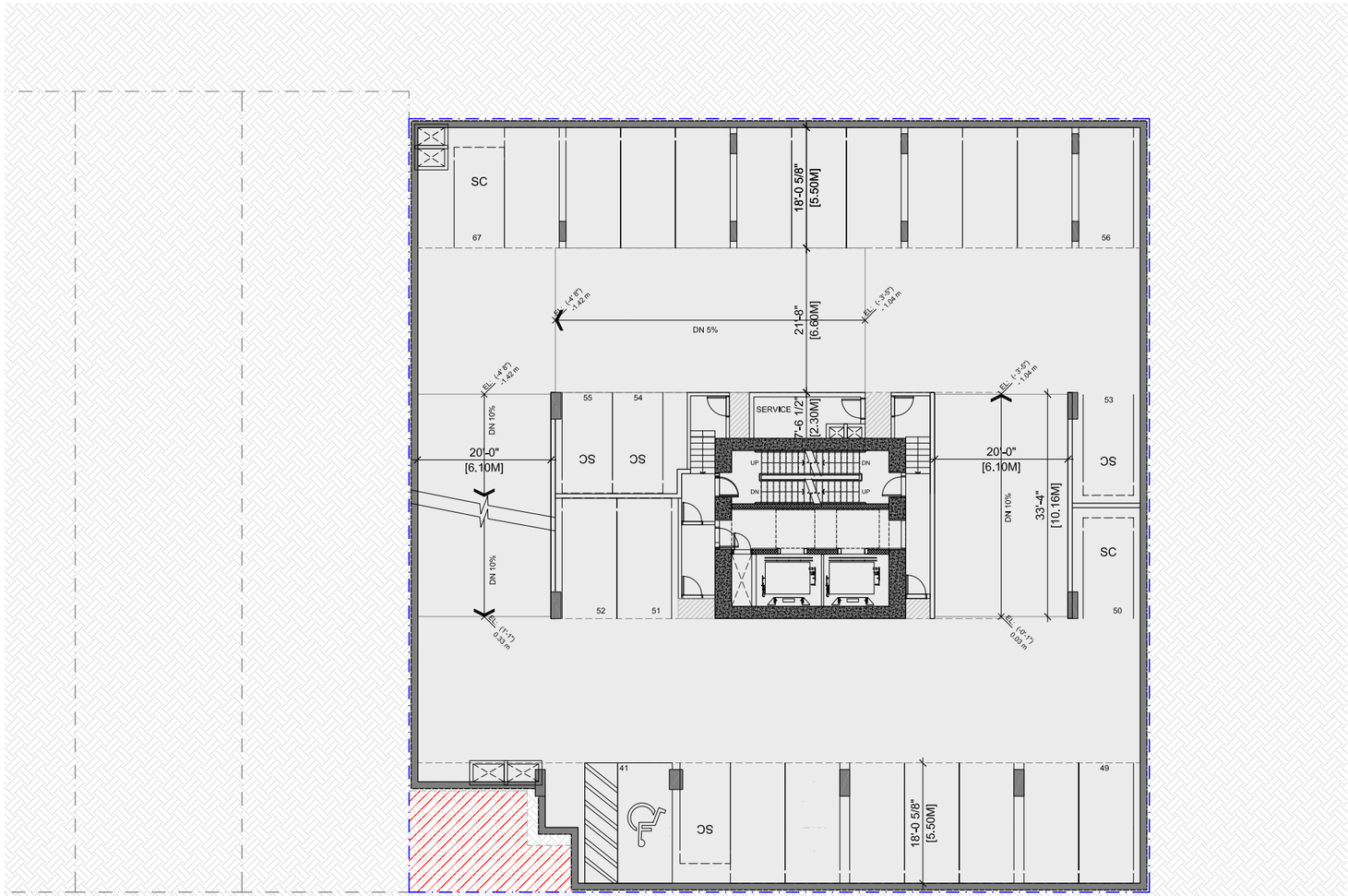
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LEVEL P3 FLOOR PLAN

1743 Burrard Street

Rezoning Application

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LEGEND

- RETAIL
- SERVICE
- AMENITY
- RESIDENTIAL
  - STUDIO
  - 1 BEDROOM
  - 2 BEDROOM
  - 3 BEDROOM
- PARKING
- PROPERTY LINE
- SETBACK LINE
- TREE RETENTION AREA

8' 6' 4' 2' 0" 4' 8' 16' 24'

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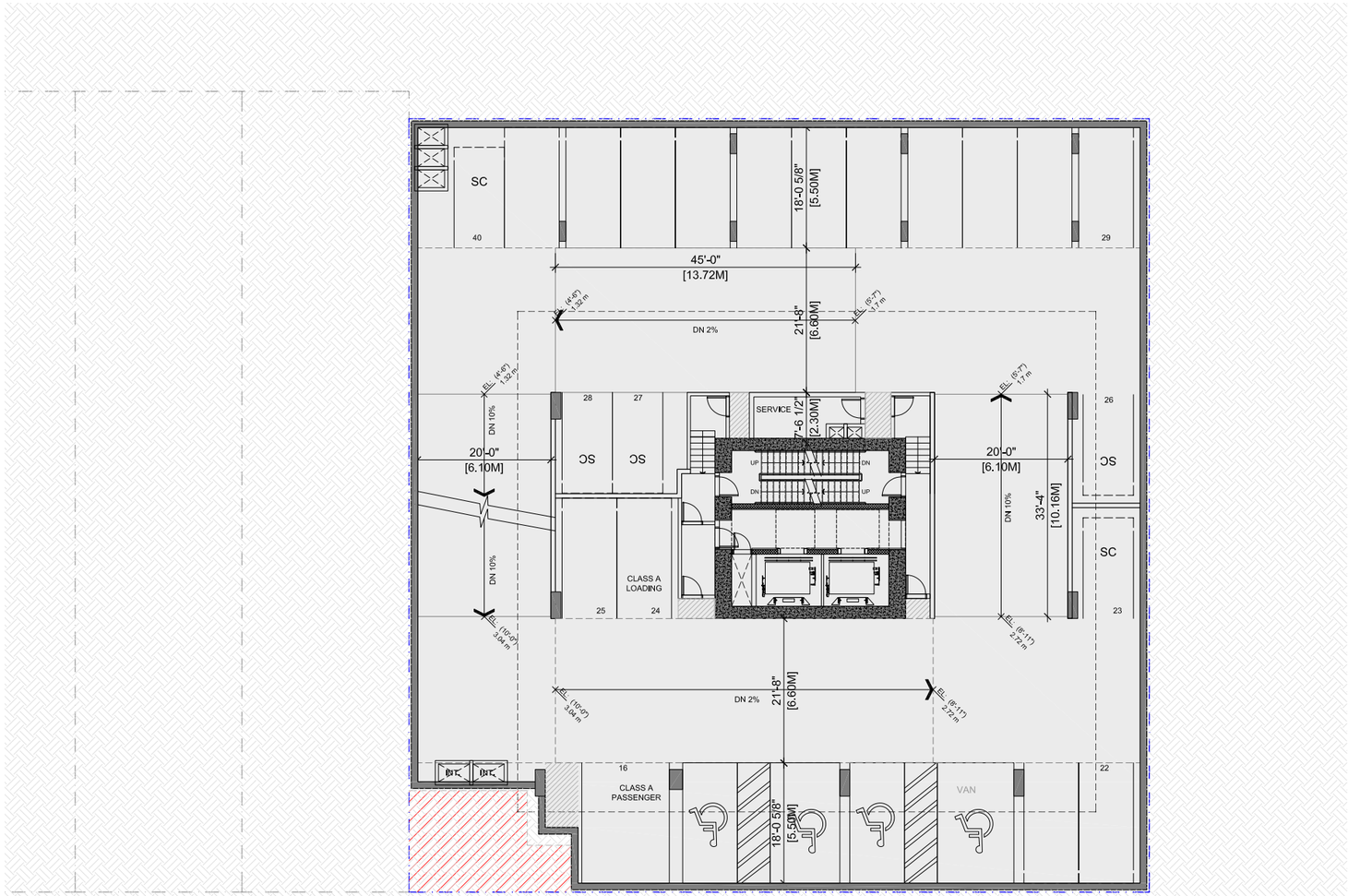
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LEVEL P2 FLOOR PLAN

1743 Burrard Street

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AUGUST 2025



LEGEND
RETAIL
SERVICE
AMENITY
RESIDENTIAL
STUDIO
1 BEDROOM
2 BEDROOM
3 BEDROOM
PARKING
PROPERTY LINE
SETBACK LINE
TREE RETENTION AREA

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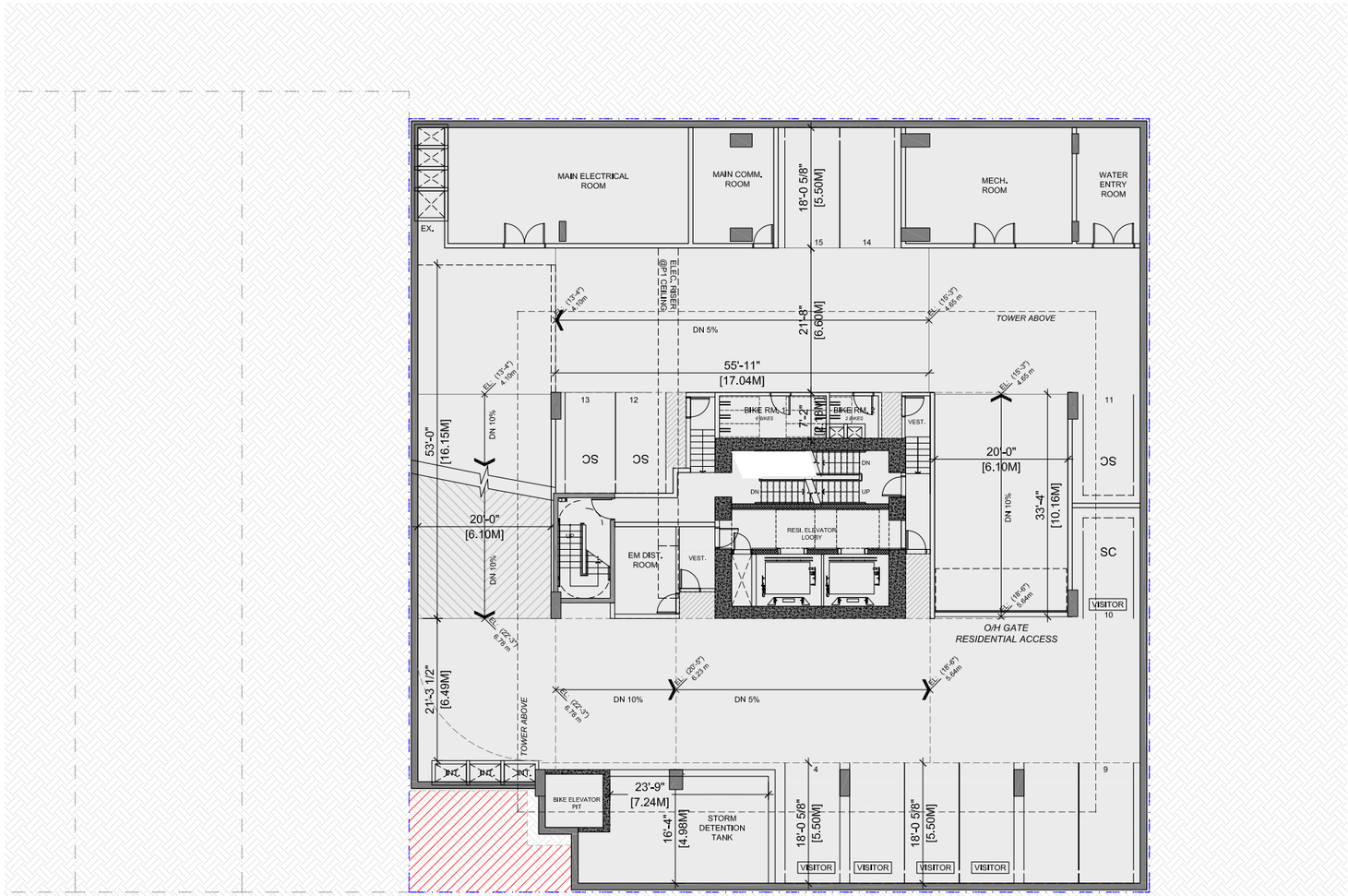
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LEVEL P1 FLOOR PLAN

1743 Burrard Street

Rezoning Application

AUGUST 2025



LEGEND

- RETAIL
- SERVICE
- AMENITY
- RESIDENTIAL
  - STUDIO
  - 1 BEDROOM
  - 2 BEDROOM
  - 3 BEDROOM
- PARKING
- PROPERTY LINE
- SETBACK LINE
- TREE RETENTION AREA

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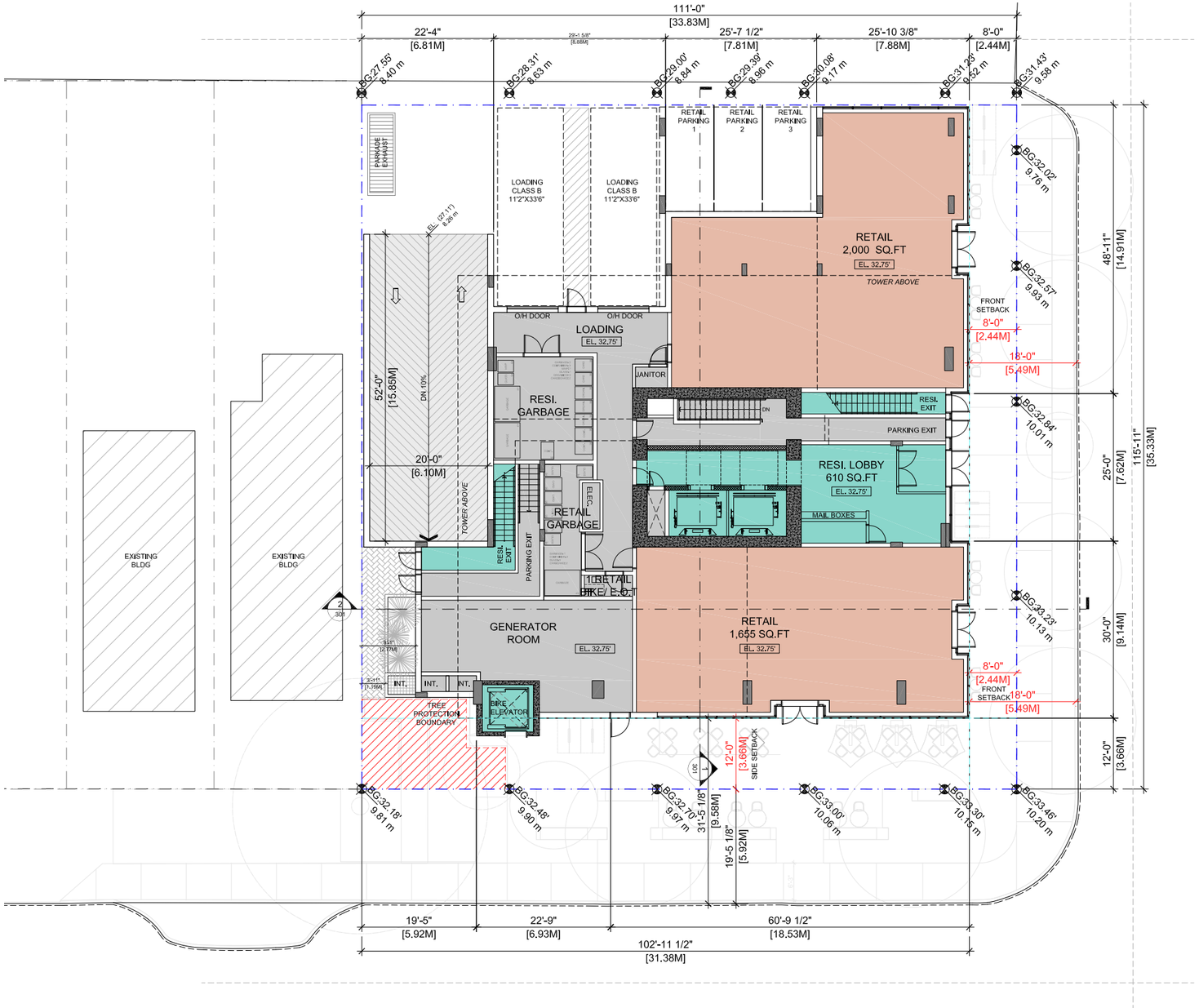
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LEVEL 01 FLOOR PLAN

1743 Burrard Street

Rezoning Application

AUGUST 2025



LEGEND
RETAIL
SERVICE
AMENITY
RESIDENTIAL
STUDIO
1 BEDROOM
2 BEDROOM
3 BEDROOM
PARKING
PROPERTY LINE
SETBACK LINE
TREE RETENTION AREA

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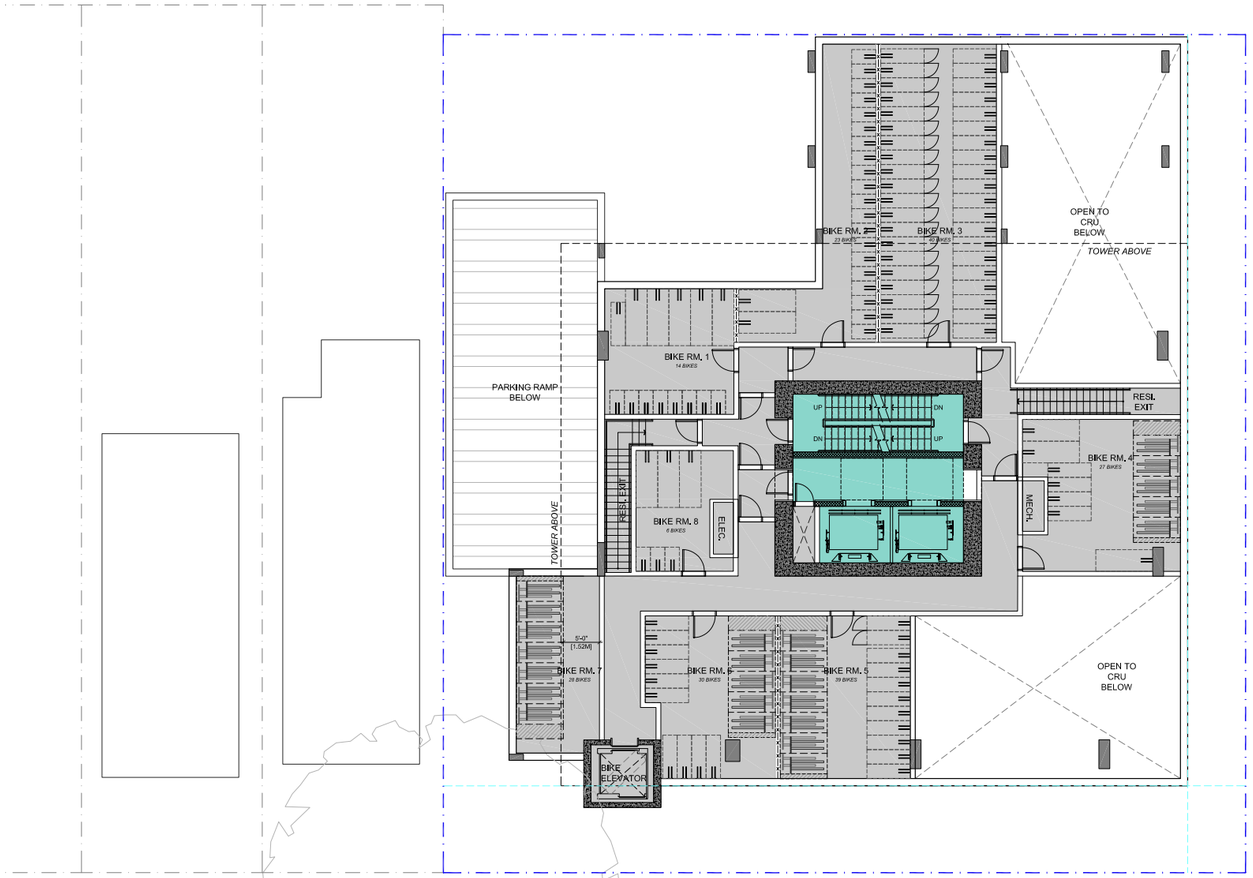
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LEVEL 02 FLOOR PLAN

1743 Burrard Street

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LEGEND
RETAIL
SERVICE
AMENITY
RESIDENTIAL
STUDIO
1 BEDROOM
2 BEDROOM
3 BEDROOM
PARKING
PROPERTY LINE
SETBACK LINE
TREE RETENTION AREA

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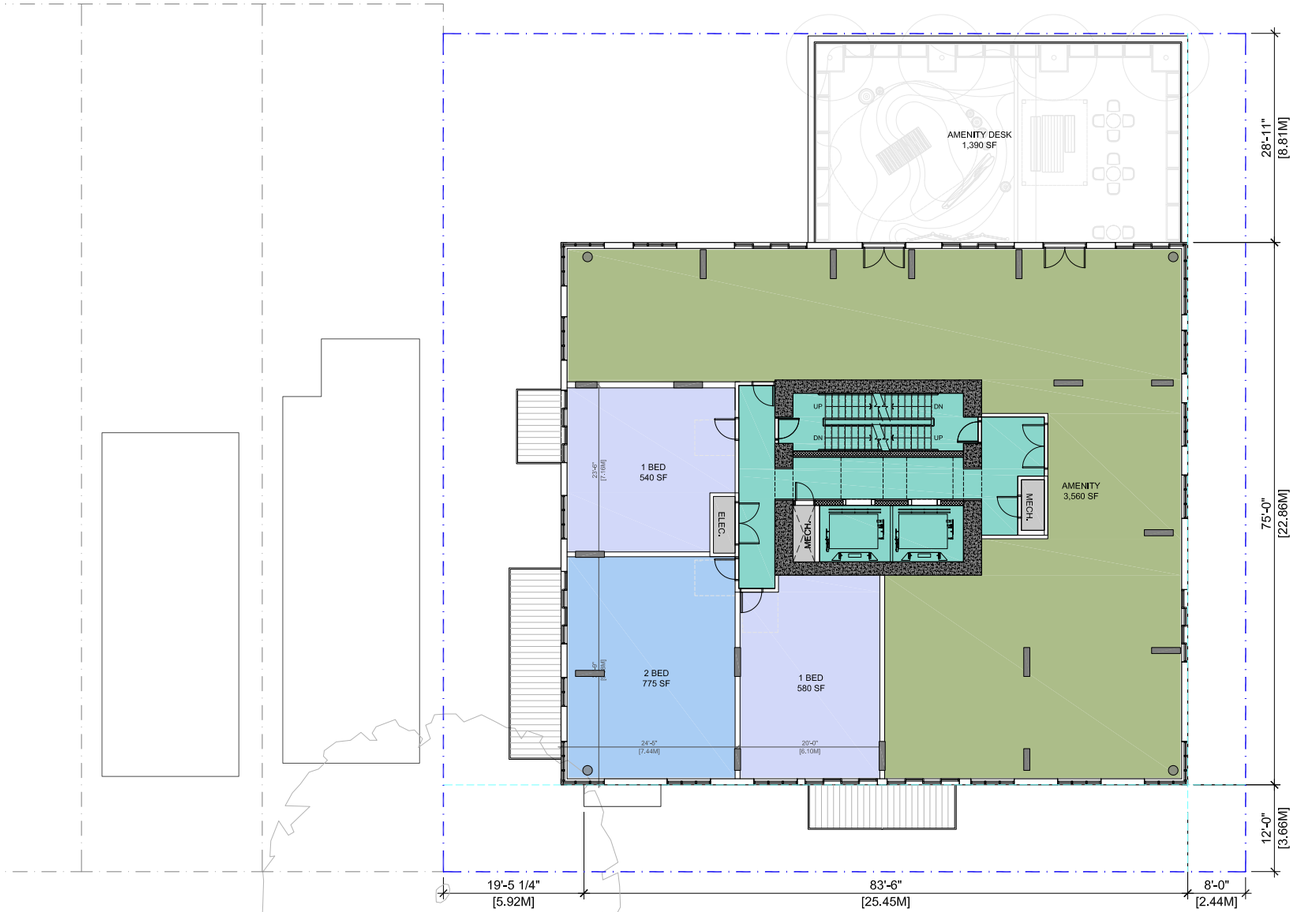
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LEVEL 03 FLOOR PLAN

1743 Burrard Street

Rezoning Application

AUGUST 2025



LEGEND
RETAIL
SERVICE
AMENITY
RESIDENTIAL
STUDIO
1 BEDROOM
2 BEDROOM
3 BEDROOM
PARKING
PROPERTY LINE
SETBACK LINE
TREE RETENTION AREA

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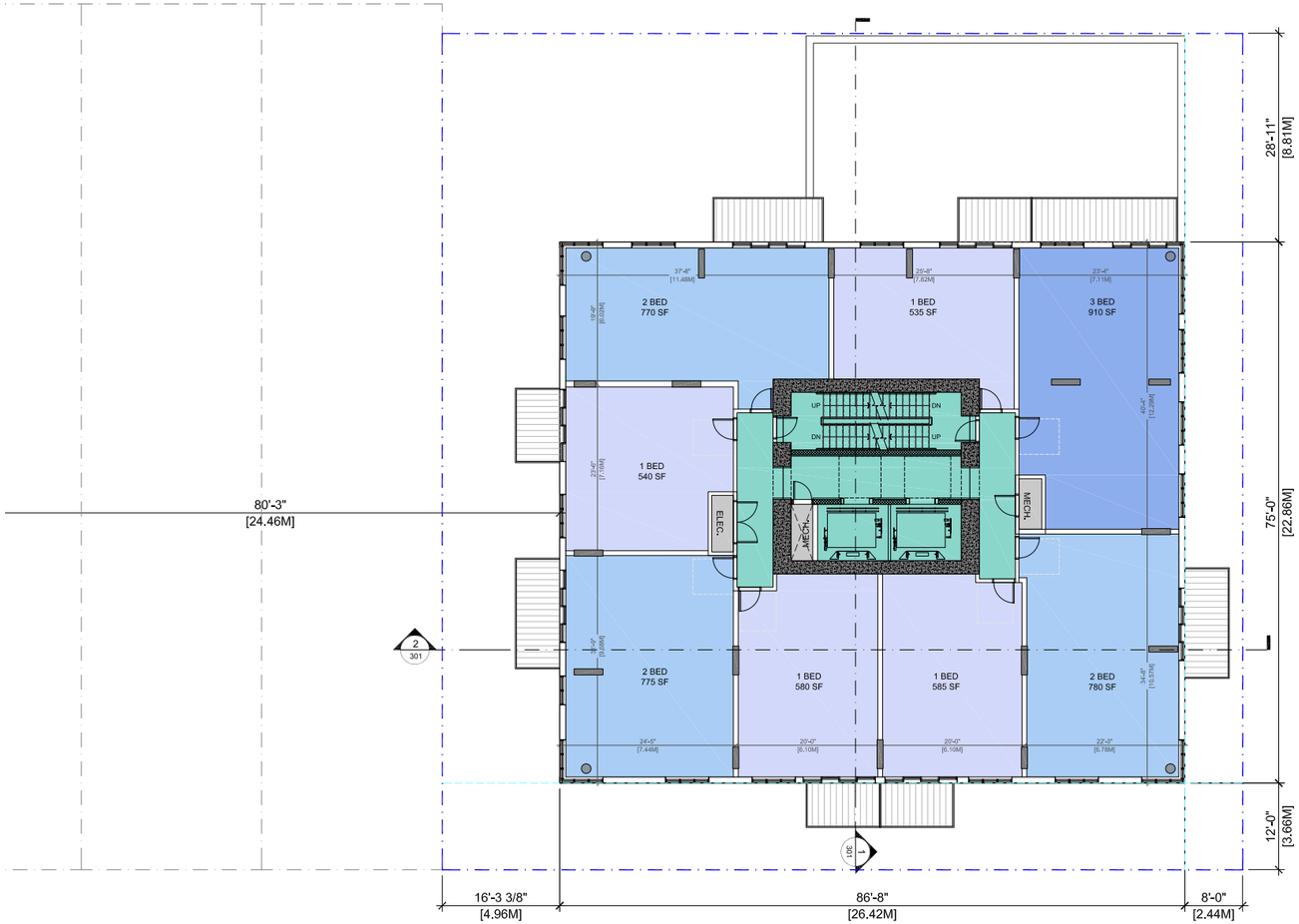
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TOWER TYPICAL FLOOR PLAN

1743 Burrard Street

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AUGUST 2025



LEGEND	
	RETAIL
	SERVICE
	AMENITY
	RESIDENTIAL
	STUDIO
	1 BEDROOM
	2 BEDROOM
	3 BEDROOM
	PARKING
	PROPERTY LINE
	SETBACK LINE
	TREE RETENTION AREA

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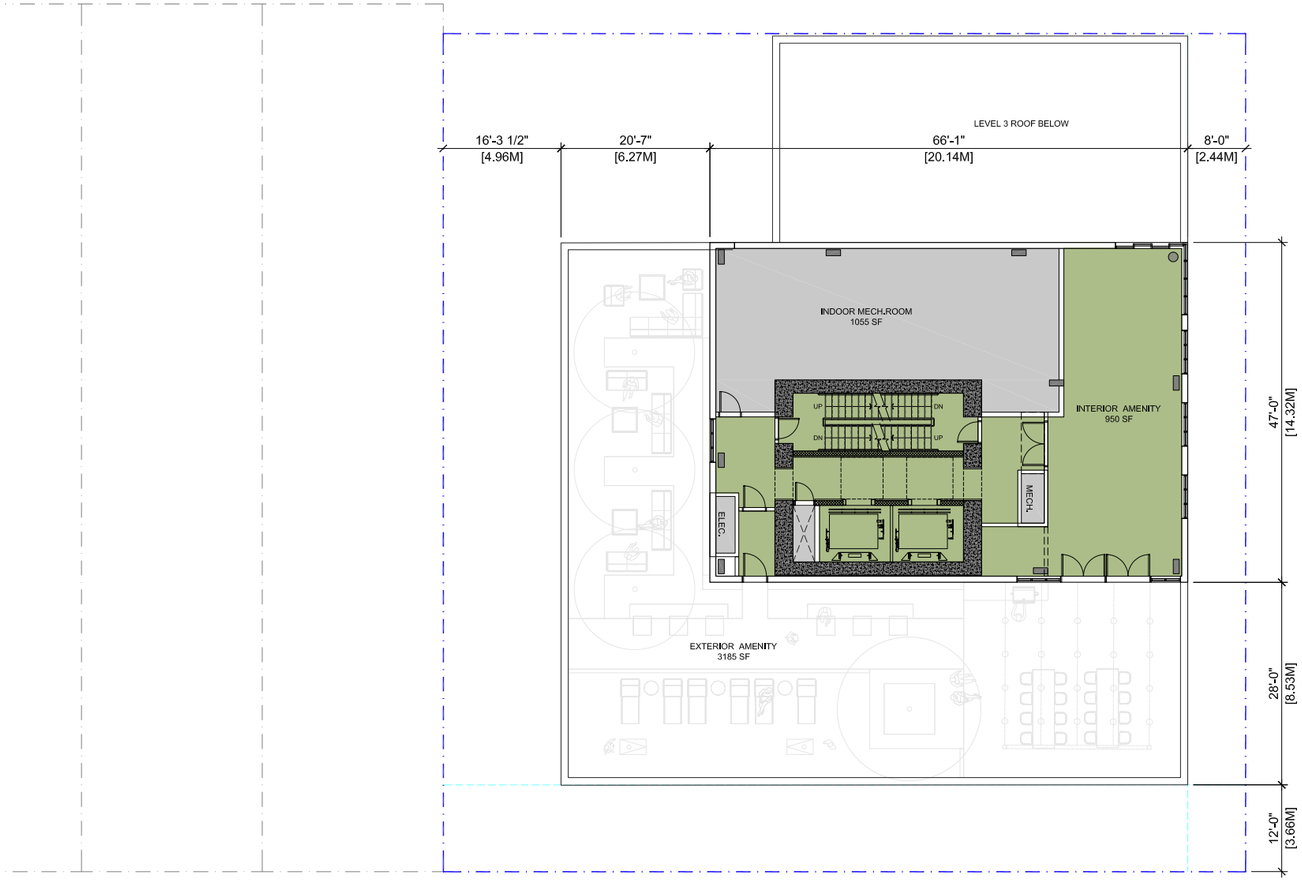
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LEVEL AMENITY ROOF PLAN

1743 Burrard Street

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AUGUST 2025



LEGEND
RETAIL
SERVICE
AMENITY
RESIDENTIAL
STUDIO
1 BEDROOM
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PARKING
PROPERTY LINE
SETBACK LINE
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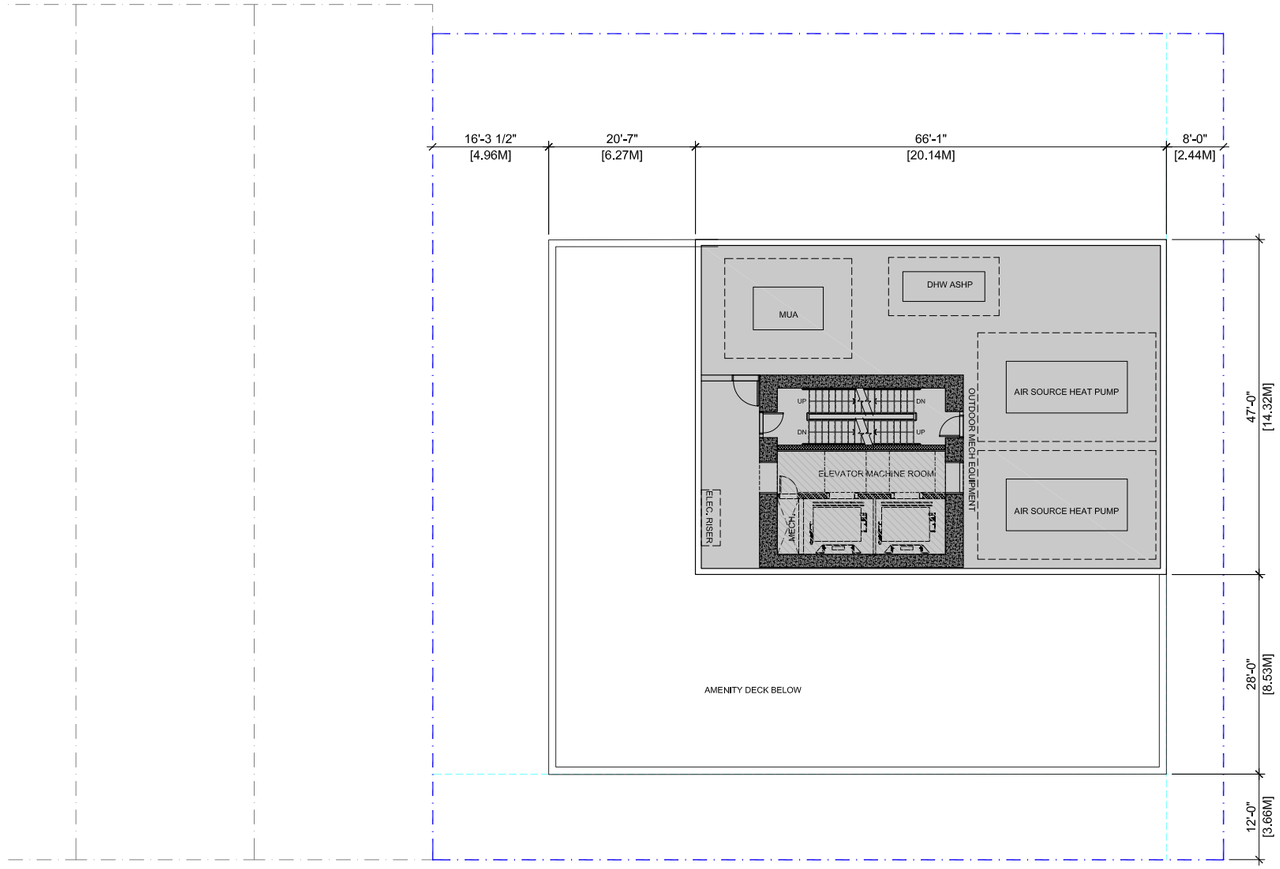
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LEVEL MECHANICAL ROOF PLAN

1743 Burrard Street

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AUGUST 2025



LEGEND
RETAIL
SERVICE
AMENITY
RESIDENTIAL
STUDIO
1 BEDROOM
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SETBACK LINE
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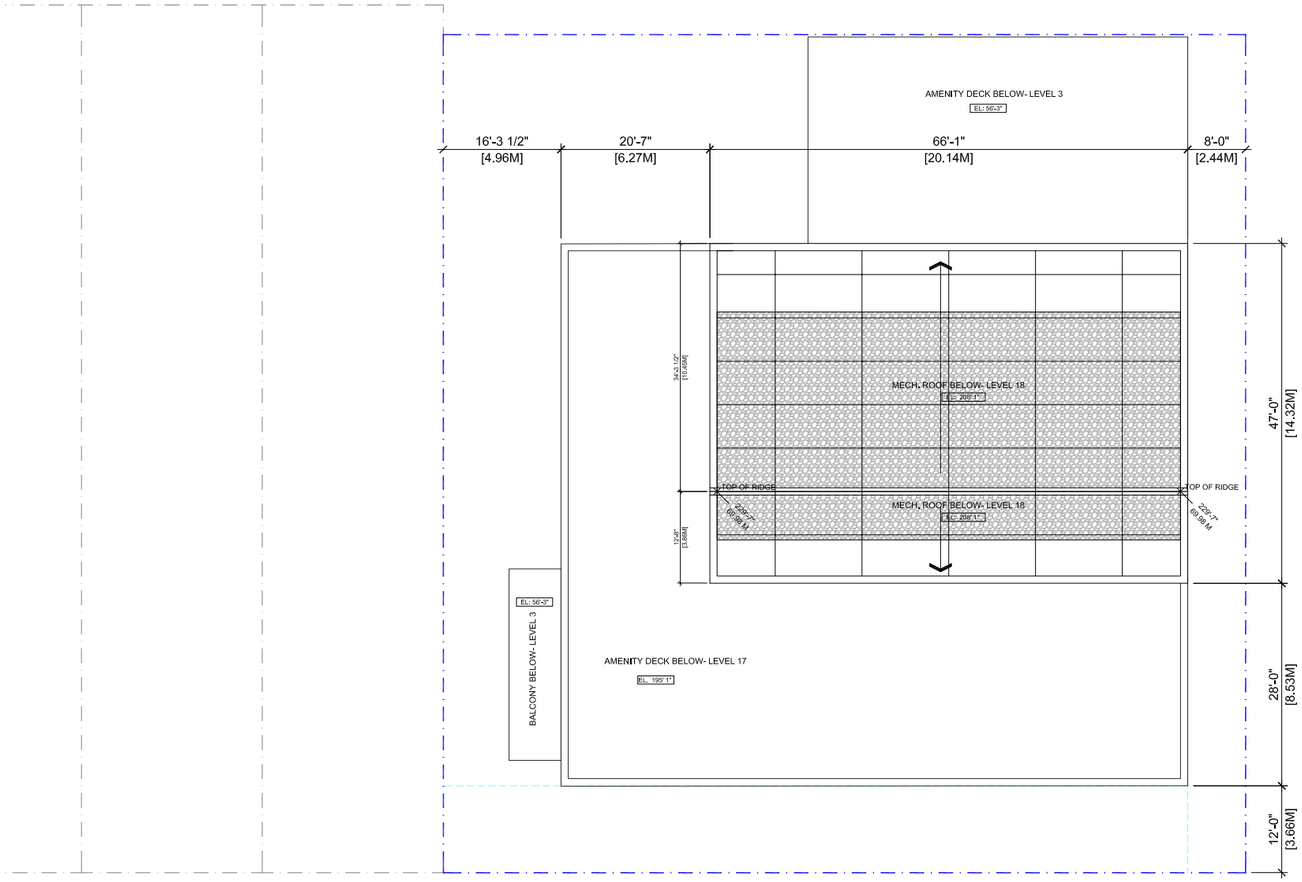
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LEVEL ROOF PLAN

1743 Burrard Street

Rezoning Application

AUGUST 2025



LEGEND

- RETAIL
- SERVICE
- AMENITY
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  - STUDIO
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  - 2 BEDROOM
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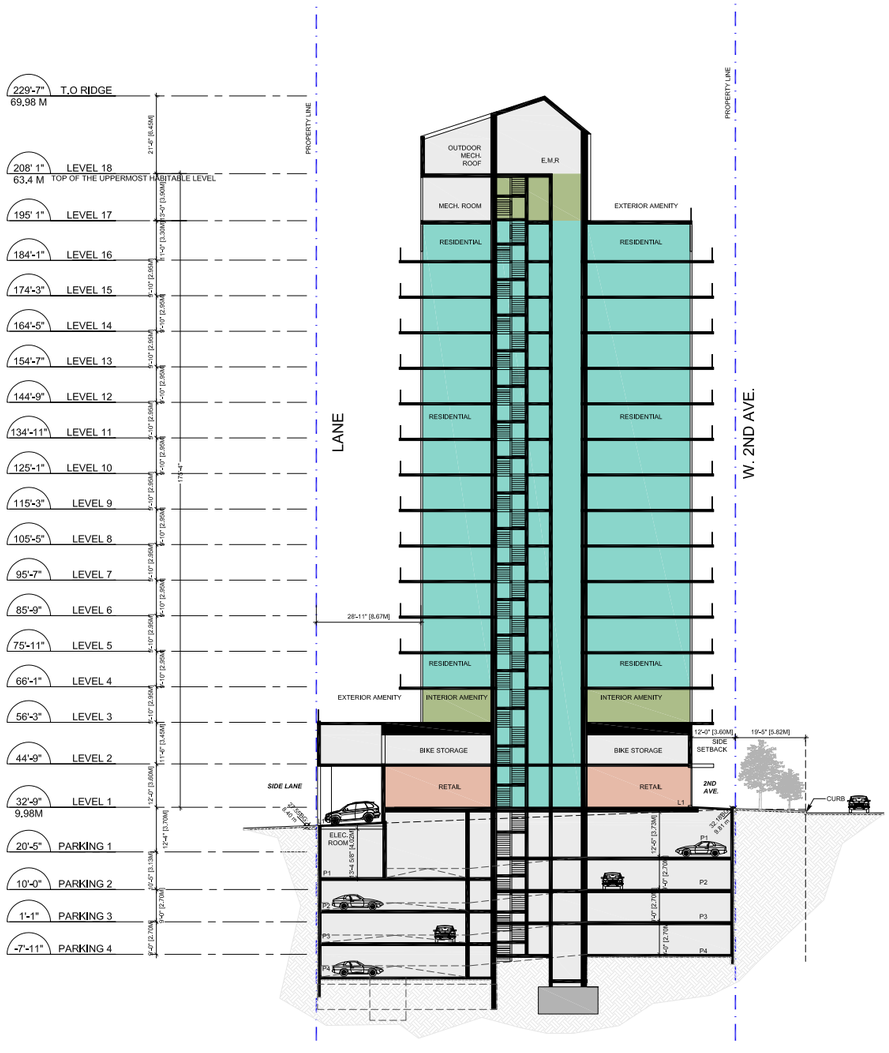
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BUILDING SECTIONS

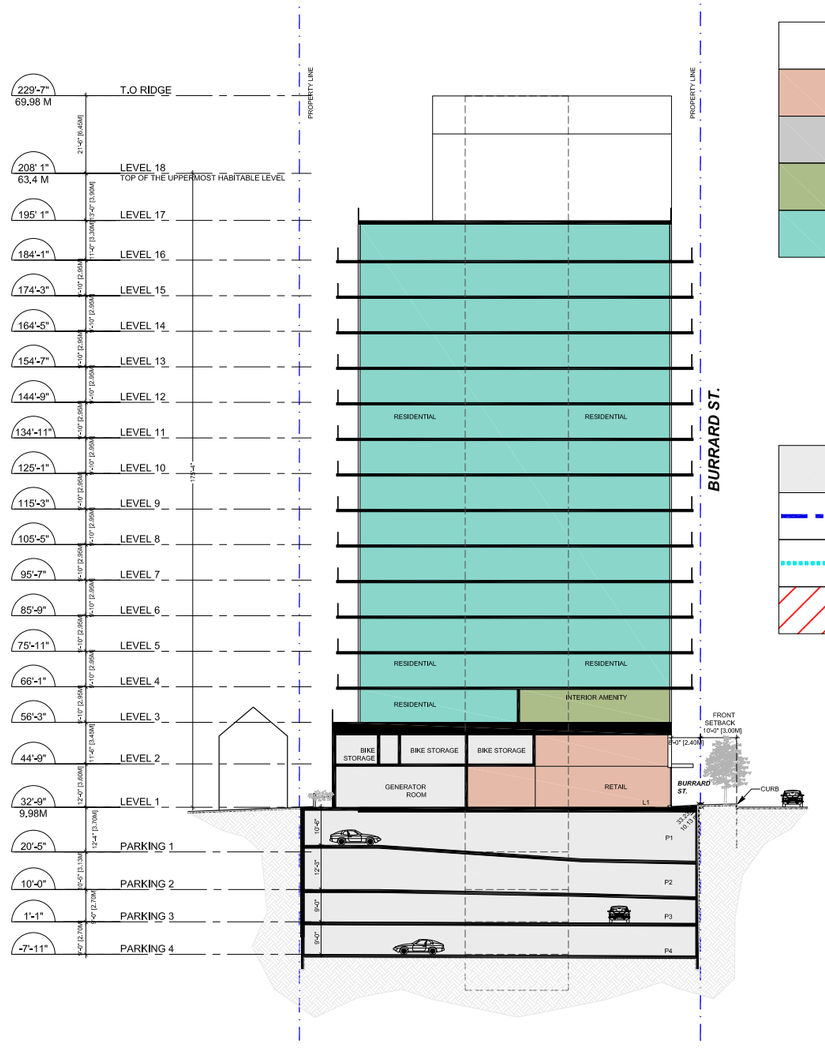
1743 Burrard Street

Rezoning Application

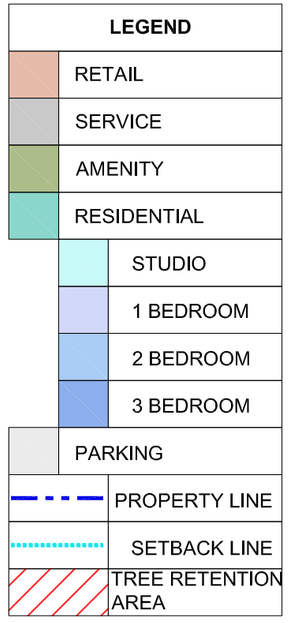
AUGUST 2025



Section A- North- South



Section 1- West- East



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MCM

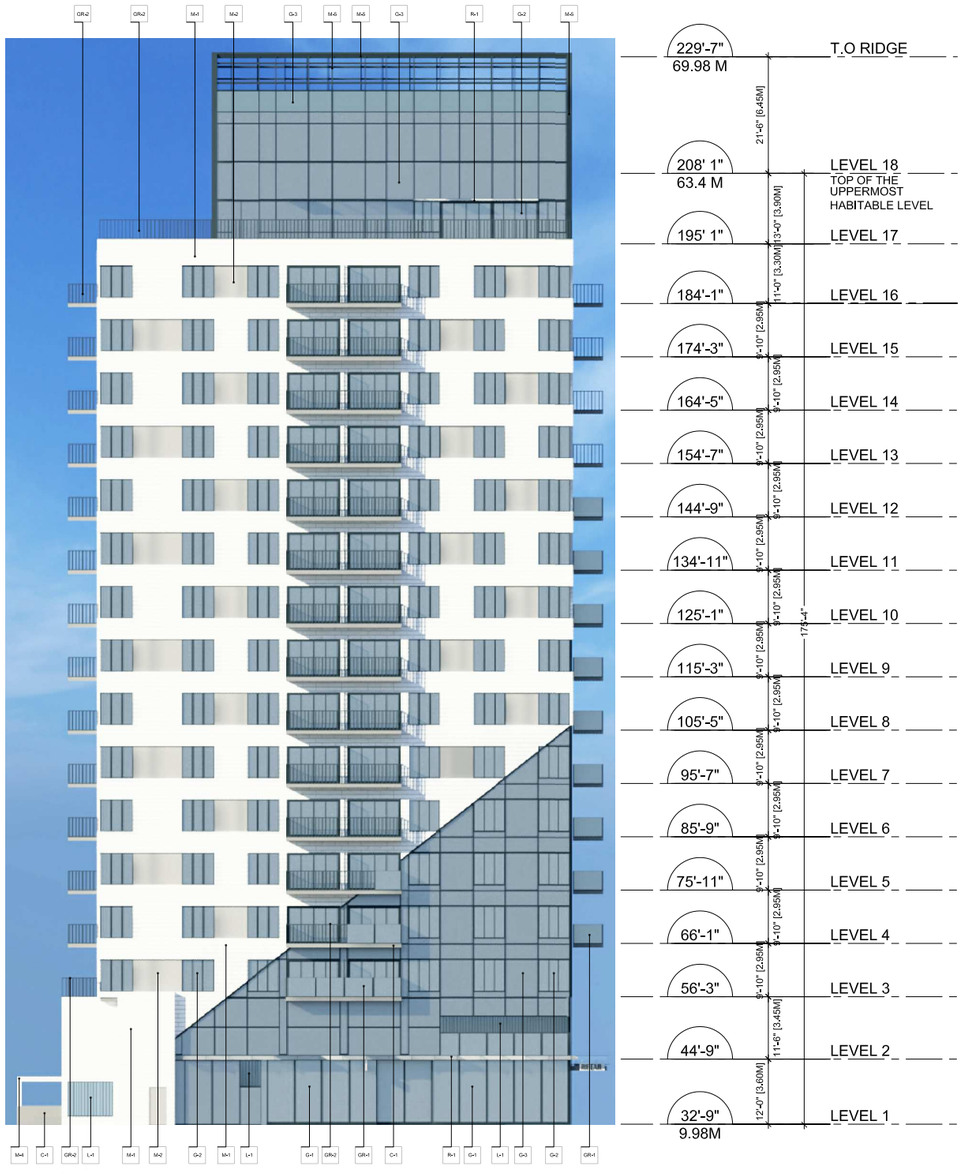
JTA
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BUILDING ELEVATIONS

1743 Burrard Street

Rezoning Application

AUGUST 2025



South Elevation



East Elevation

MATERIALS LEGEND

- G-1 VISION STOREFRONT
- G-2 WINDOW WALL - VISION
- G-3 WINDOW WALL - SPANDREL
- G-4 PRIVACY SCREEN - FROSTED
- C-1 CAST-IN-PLACE CONCRETE
- L-1 ARCHITECTURAL LOUVER
- GR-1 GUARDRAIL - ALUMINUM & GLASS
- GR-2 GUARDRAIL - ALUMINUM PICKET
- R-1 CANOPY - STEEL & GLASS
- M-1 METAL CLADDING WHITE
- M-2 METAL CLADDING GREY
- M-3 METAL SOFITT GREY
- M-4 METAL FRAME WHITE
- M-5 METAL FRAME DARK GREY
- M-6 METAL SCREEN WHITE

8' 4' 0' 4' 8' 16' 24'

224009.01

MCM

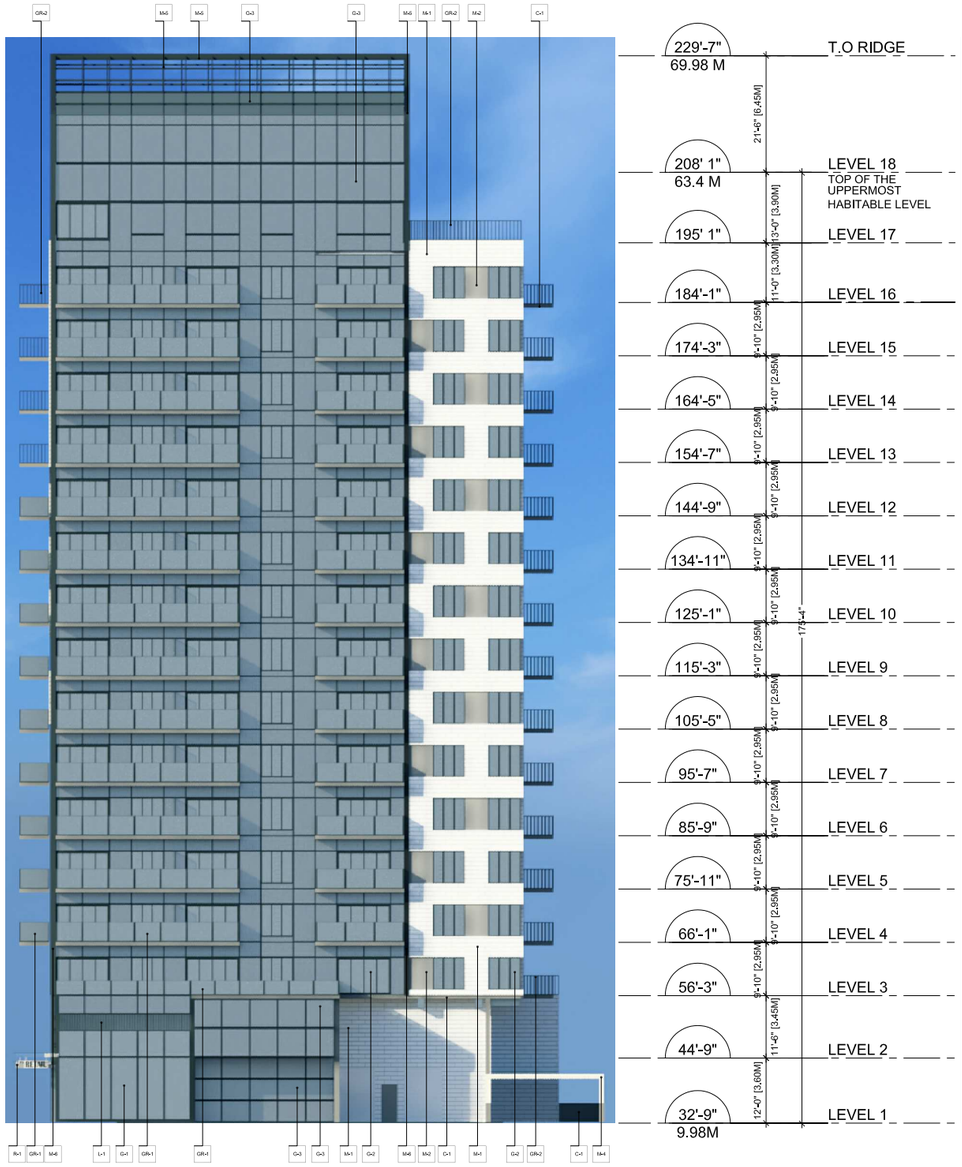
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DEVELOPMENT CONSULTANTS

BUILDING ELEVATIONS

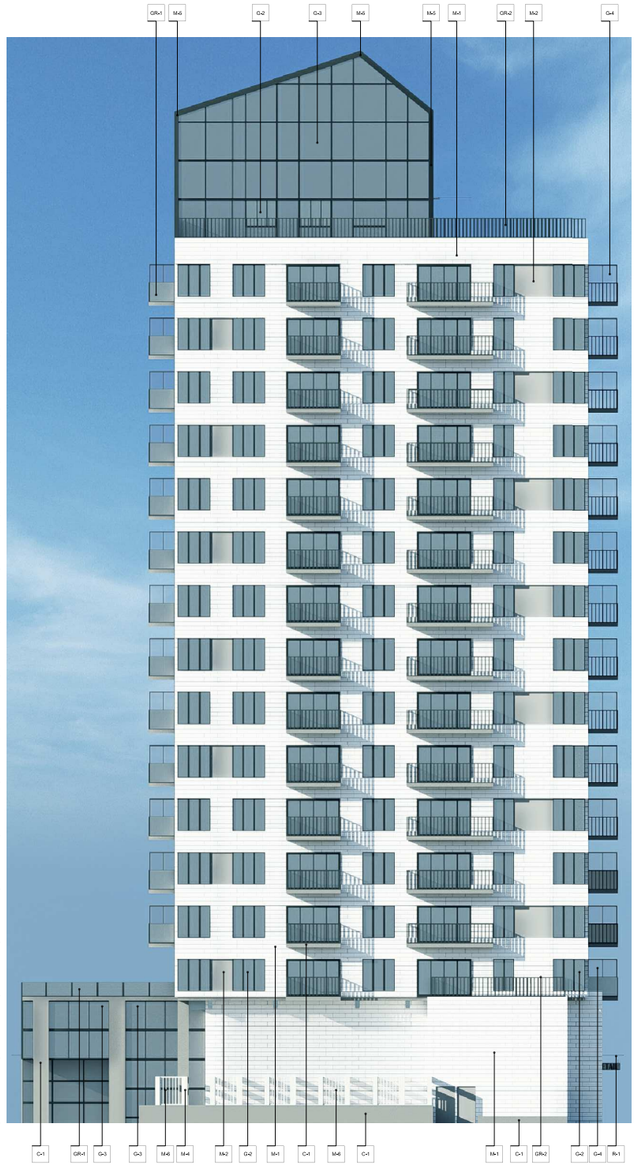
1743 Burrard Street

Rezoning Application

AUGUST 2025



North Elevation



West Elevation

MATERIALS LEGEND

- G-1 VISION STOREFRONT
- G-2 WINDOW WALL - VISION
- G-3 WINDOW WALL - SPANDREL
- G-4 PRIVACY SCREEN - FROSTED
- C-1 CAST-IN-PLACE CONCRETE
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8' 4' 0' 4' 8' 16' 24'

224009.01

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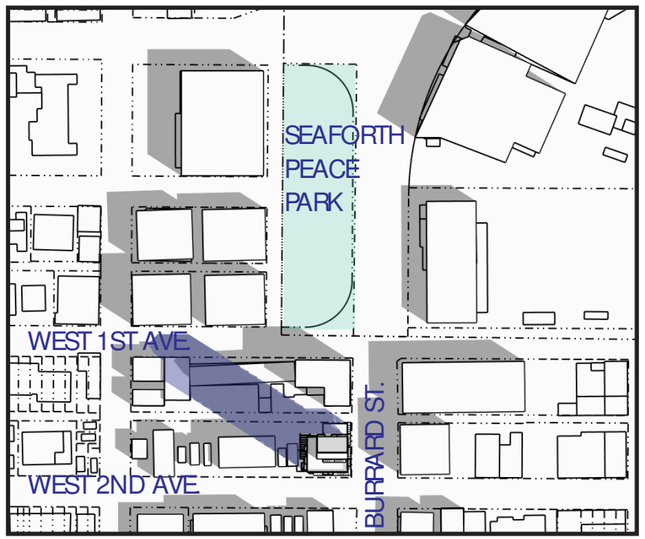
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SHADOW STUDY

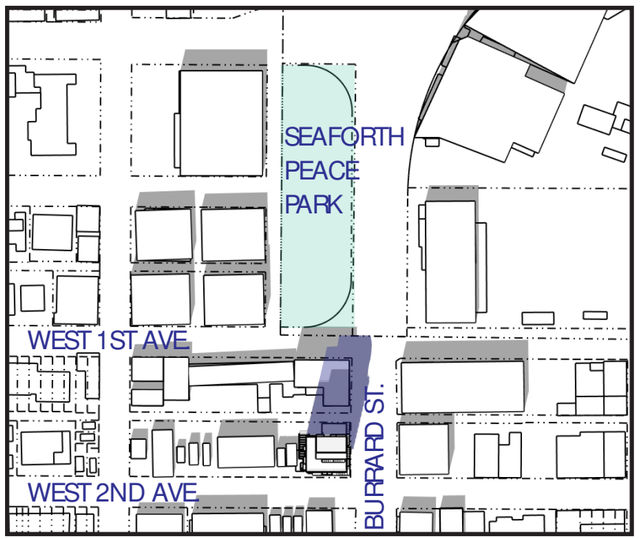
1743
Burrard
Street

Rezoning
Application

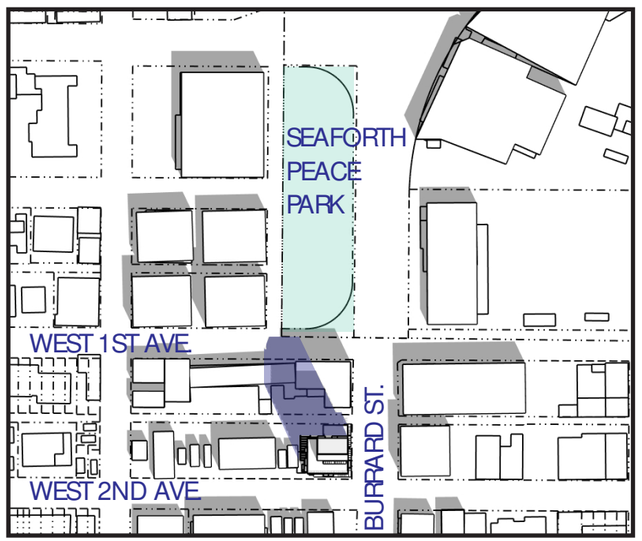
AUGUST
2025



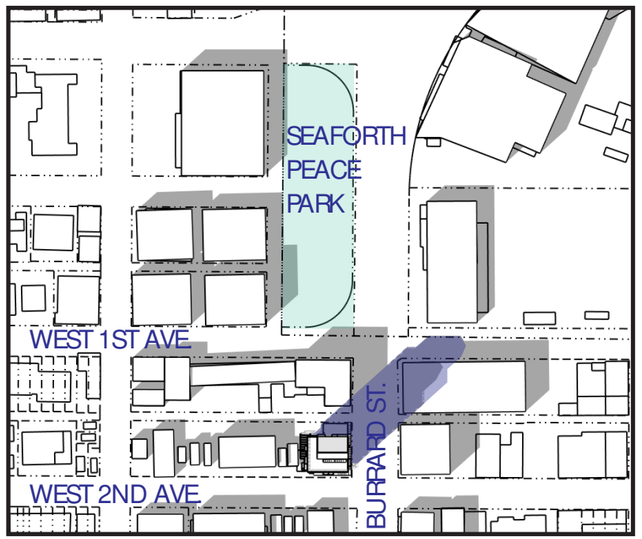
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SPRING EQUINOX PDT



2:00 PM
SPRING EQUINOX PDT



12:00 PM
SPRING EQUINOX PDT



4:00 PM
SPRING EQUINOX PDT

NOTES:
- SHADOW STUDIES ACCOUNT FOR DAYLIGHT SAVINGS
- SHADOW STUDIES PRODUCED WITH SKETCHUP 2025
- SHADOW DIAGRAMS TAKEN AT PST UTC: 7

224009.01

MCM

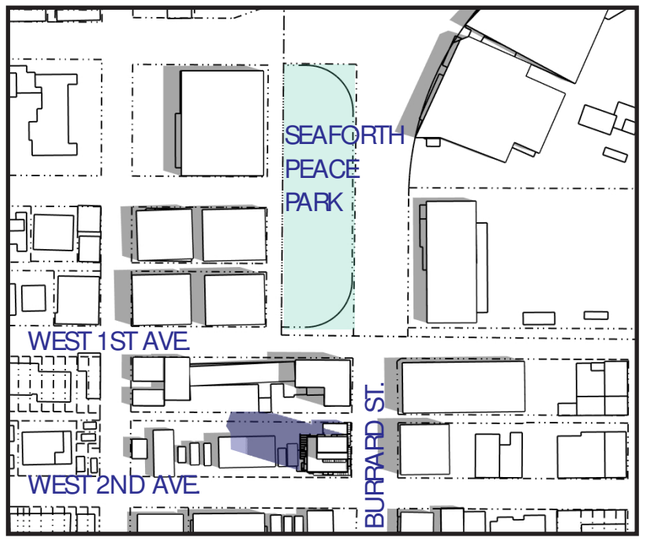
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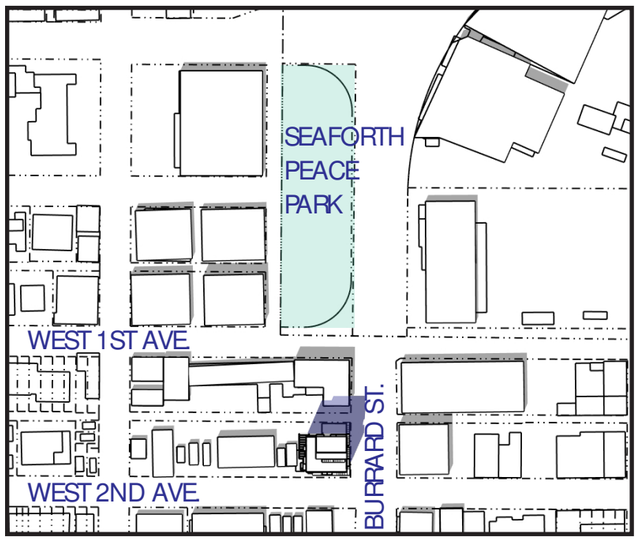
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Rezoning
Application

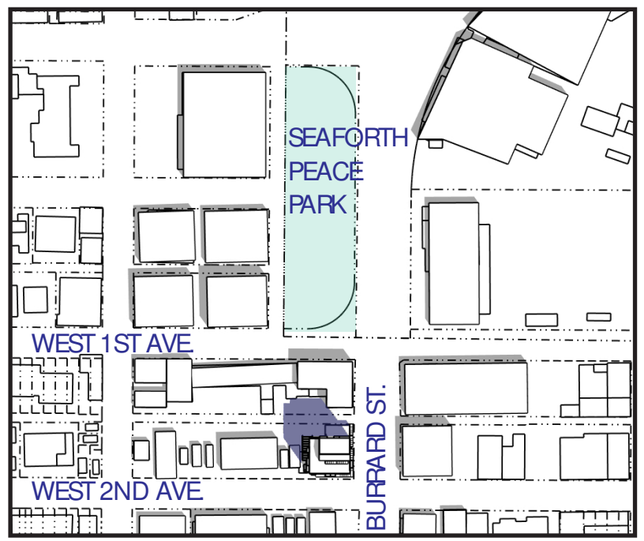
AUGUST
2025



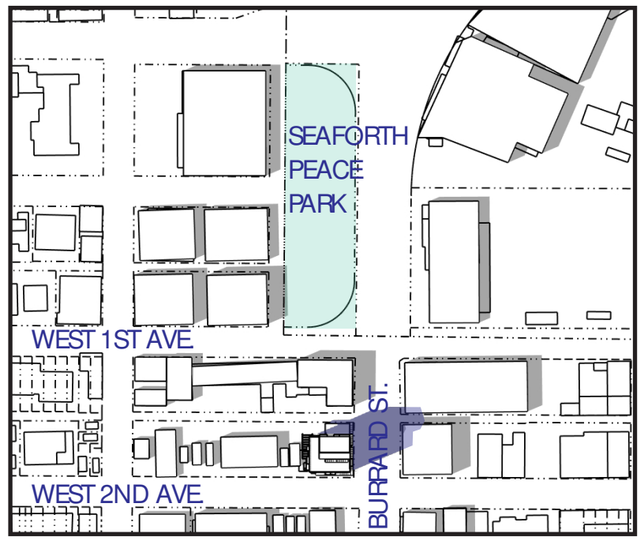
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SUMMER SOLSTICE PDT



2:00 PM
SUMMER SOLSTICE PDT



12:00 PM
SUMMER SOLSTICE PDT



4:00 PM
SUMMER SOLSTICE PDT

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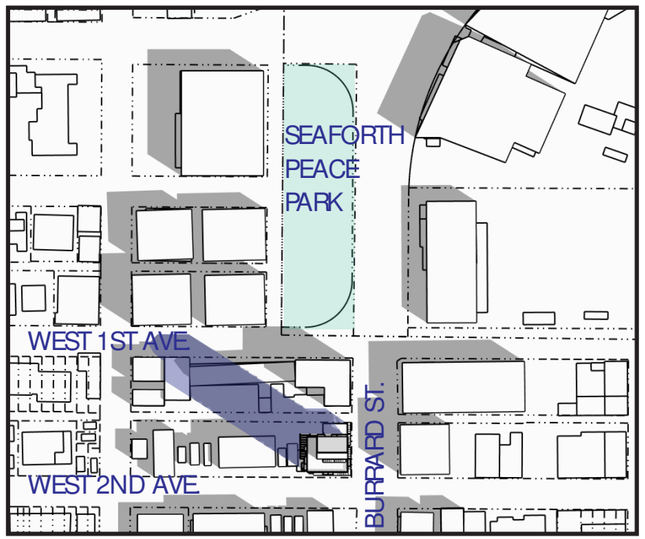
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SHADOW STUDY

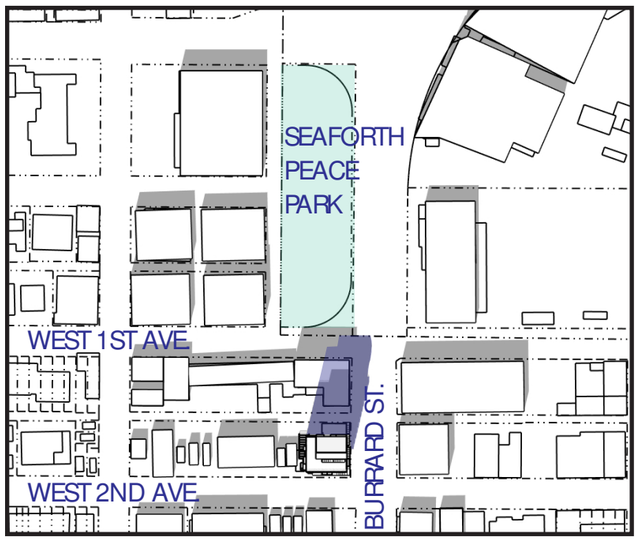
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Burrard
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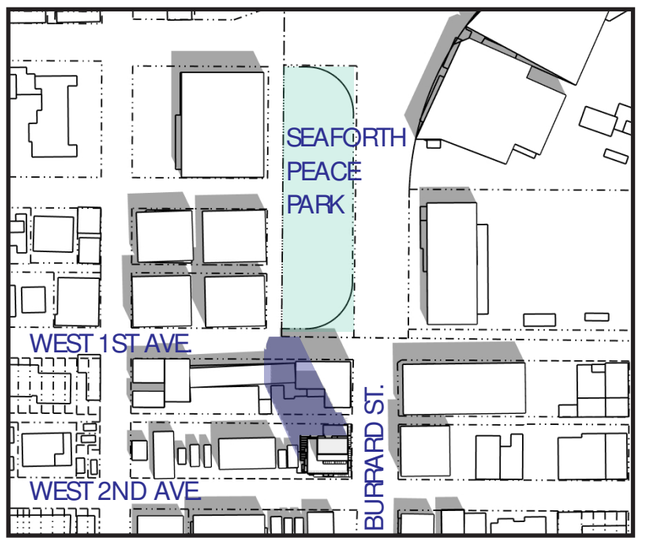
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2025



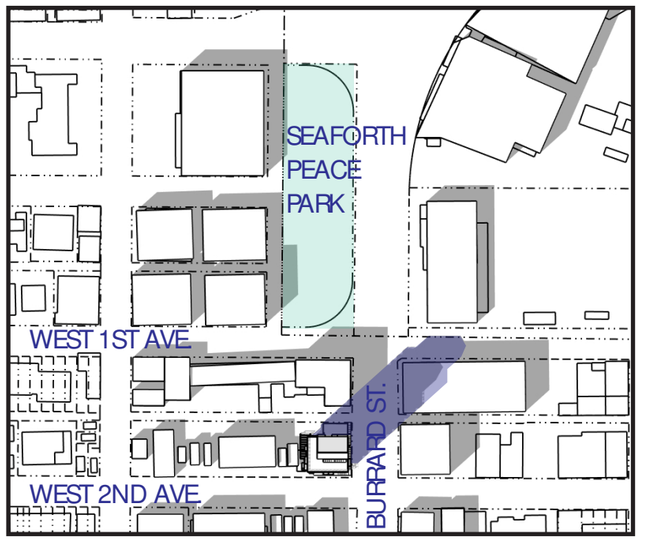
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FALL EQUINOX PDT



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FALL EQUINOX PDT



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FALL EQUINOX PDT

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3D VIEW

1743 Burrard Street

Rezoning Application

AUGUST 2025



SOUTH EAST VIEW AT CORNER OF 2ND AVENUE AND BURRARD STREET

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3D VIEW

1743 Burrard Street

Rezoning Application

AUGUST 2025



NORTH EAST VIEW AT CORNER OF BURRARD STREET AND THE LANE

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3D VIEW

1743 Burrard Street

Rezoning Application

AUGUST 2025



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EAST VIEW ALONG BURRARD STREET

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3D VIEW

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SOUTH VIEW ALONG OF 2ND AVENUE

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3D VIEW

1743 Burrard Street

Rezoning Application

AUGUST 2025



224009.01

NORTH VIEW ALONG THE SIDE LANE

LANDSCAPE DRAWINGS

1743 BURRARD STREET

ISSUED FOR REZONING APPLICATION

JULY 30, 2025

CONTACTS

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OMER RASHMAN,
ASSOCIATE ARCHITECT AIBC
604.687.2990 | ORASHMAN@MCMPARCHITECTS.COM

LANDSCAPE DRAWING INDEX

SHEET NO.	SHEET NAME
L0	COVER SHEET
L1	LANDSCAPE VISION
L2	SITE DIAGRAMS
L3	OVERALL SITE PROGRAM
L4	GROUND LEVEL LANDSCAPE
L5	PODIUM AMENITY LANDSCAPE
L6	TOWER ROOF AMENITY LANDSCAPE
L7	SECTIONS / ELEVATION
L8	PRELIMINARY PLANT LIST AND IMAGES

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3	Issued for Rezoning	25-07-30
2	Issued for Schematic Design	25-07-17
1	Issued for Pre-Design Concept	25-04-18

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Vancouver, British Columbia

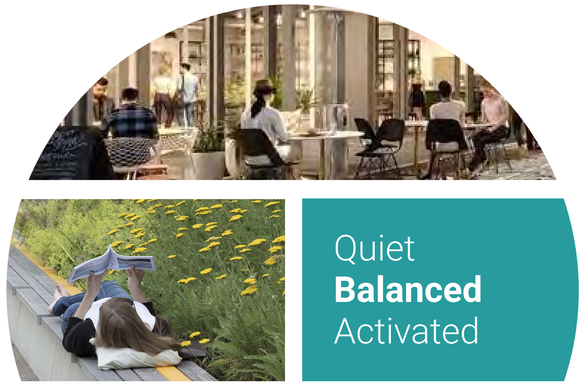
Scale:	NTS
Drawn:	JD
Reviewed:	OM
Project No.	25-109

COVER SHEET

L0

VISION

Located at the intersection of lively Burrard Street and quiet West 2nd Avenue, the landscape design embraces transitions and moments of pause. By balancing program and material, it reflects the contrast between commercial and residential contexts to support a contemporary urban lifestyle.



Placemaking

Creating a node to balance the bustling Burrard Street and the calm West 2nd Avenue through a design approach focused on urban context and material transitions.



Community

Foster social interactions throughout the site. Activate the streetscape through vibrant retail and arrival experience. Interweave amenity programs to promote human connections.



Urban Nature

Provide access to green spaces to residents and support urban growth for bird habitat. Complement landscape to the views of the natural and built environments.

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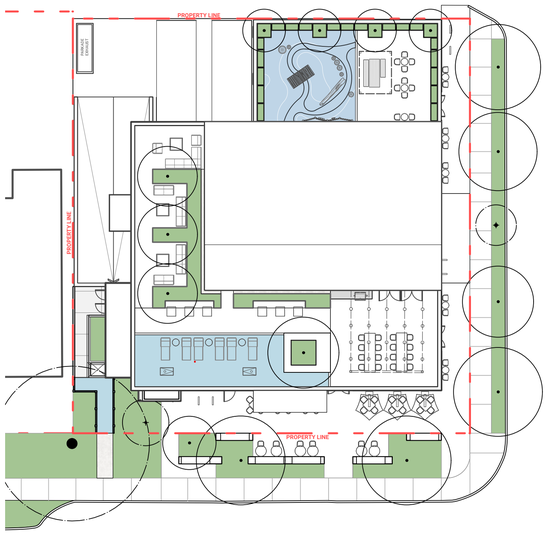
Vancouver, British Columbia

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Reviewed:	OM
Project No.	25-109

LANDSCAPE VISION

L1

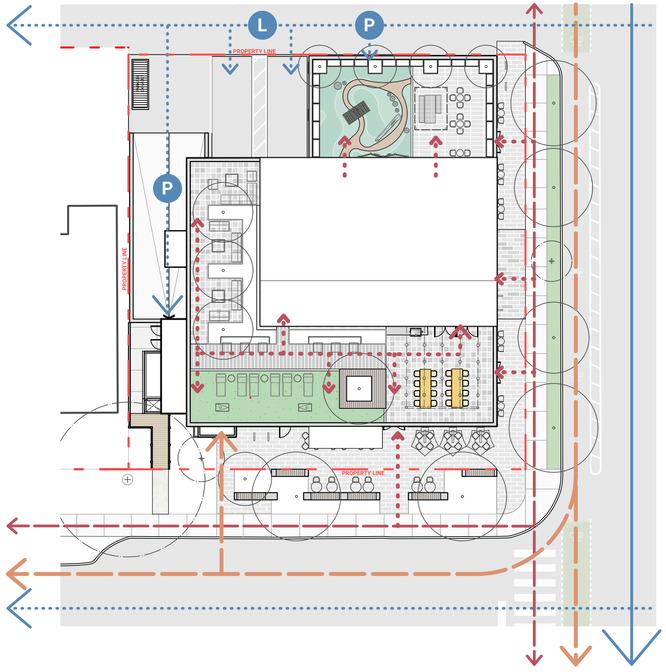
PERVIOUS & IMPERVIOUS AREAS



Area Types

- Impervious
- Pervious (Softscape)
- Pervious (Hardscape)

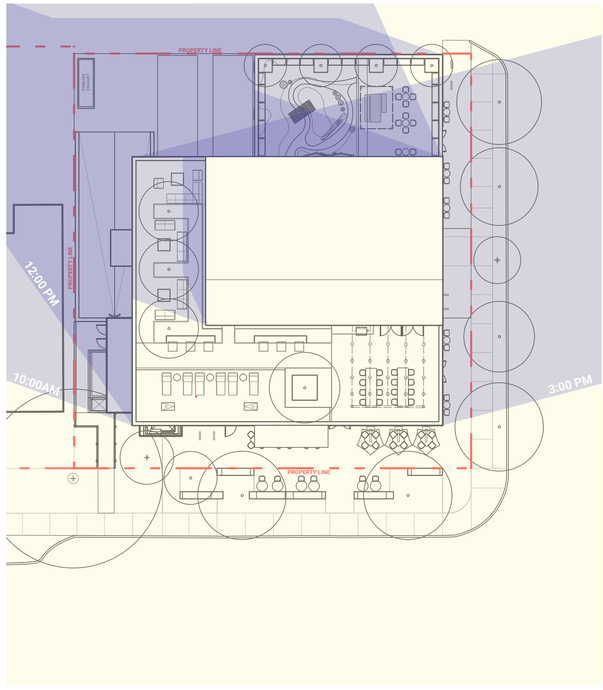
CIRCULATION



Circulation

- Vehicular
- Cycling
- Pedestrian
- L — Loading Area
- P — Ramp to U/G Parking

SUN & SHADE



Summer Solstice (June 21)

- Full Sun
- Partial Sun/Shade
- Full Shade

0 20 40 60 FT

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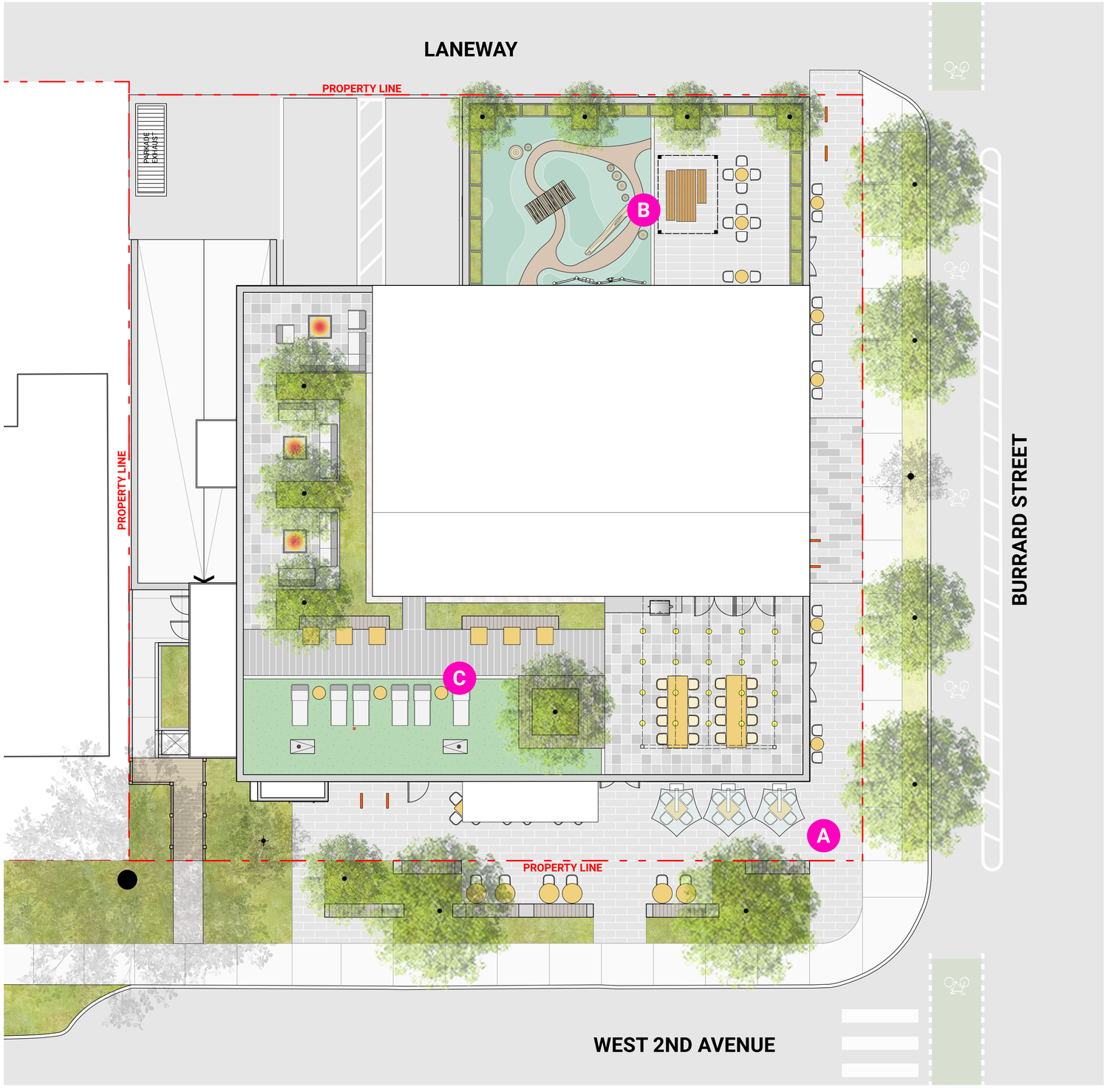
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1743 BURRARD STREET

Vancouver, British Columbia

Scale:	1'=20'-0"
Drawn:	JD
Reviewed:	OM
Project No.	25-109

SITE DIAGRAMS



1 **OVERALL SITE PLAN**
Scale: 1/8" = 1'-0"

0 25 50 FT

LANDSCAPE PROGRAM

A. Ground Level
Residential Lobby & Arrival
Retail Frontage and Seating

B. Level 3 Podium Amenity
Children's Play Area
Urban Gardening
Seating Opportunities

C. Rooftop Amenity
Lounge Area
Co-working Spaces

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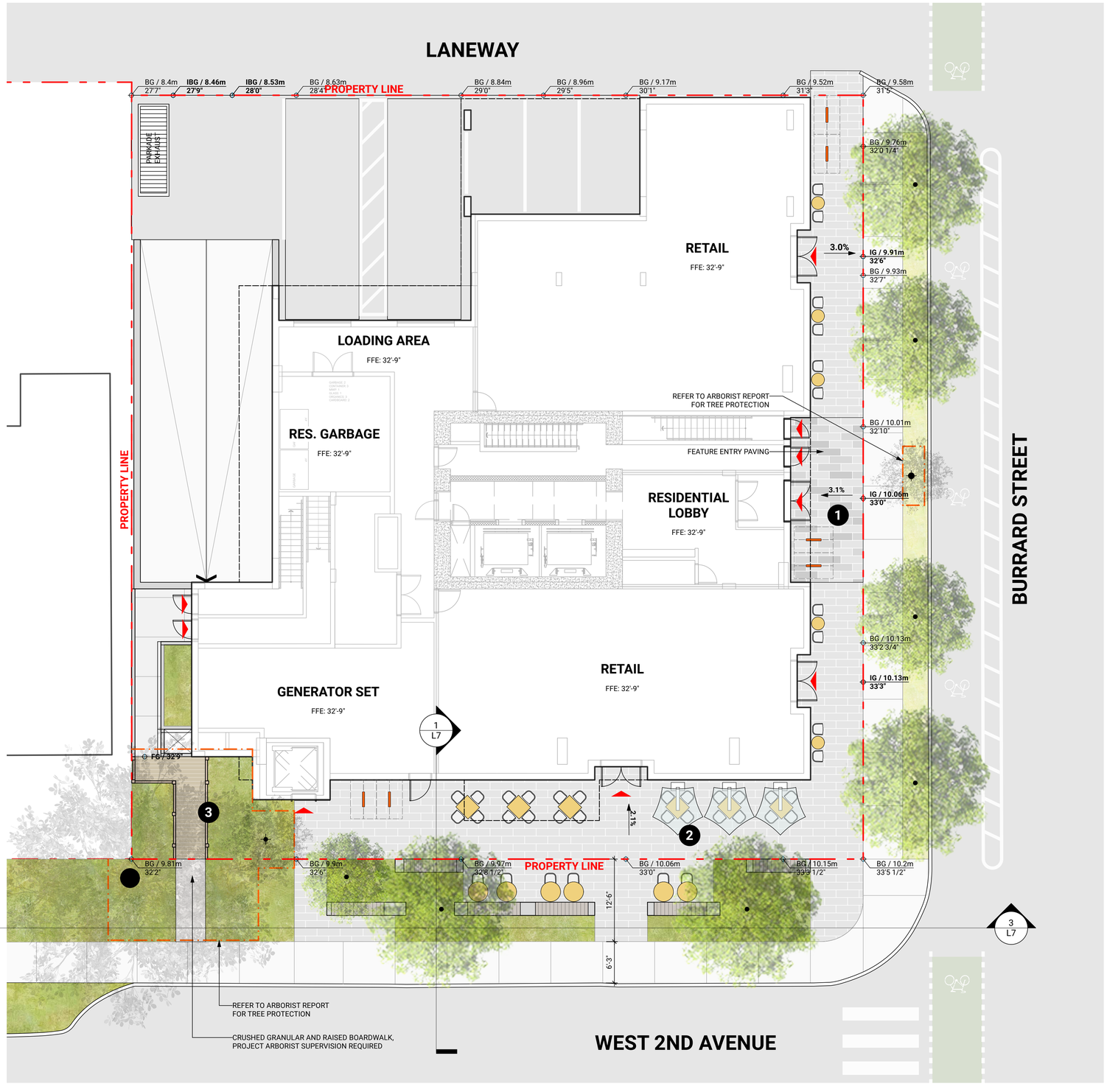
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OVERALL SITE PROGRAM



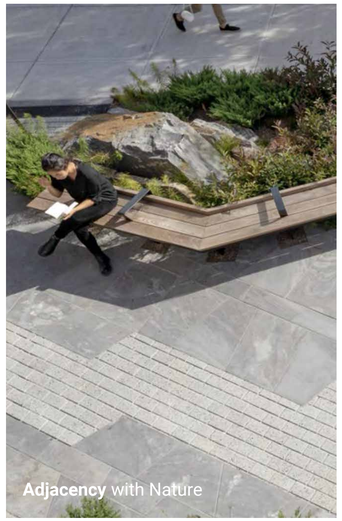
1 **GROUND LEVEL PLAN**
Scale: 1/8" = 1'-0"

0 25 50 FT



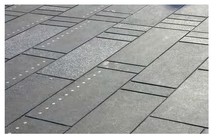














GROUND LEVEL PROGRAM

1. Residential Lobby Entry
2. Retail Plaza
3. Raised Boardwalk Access

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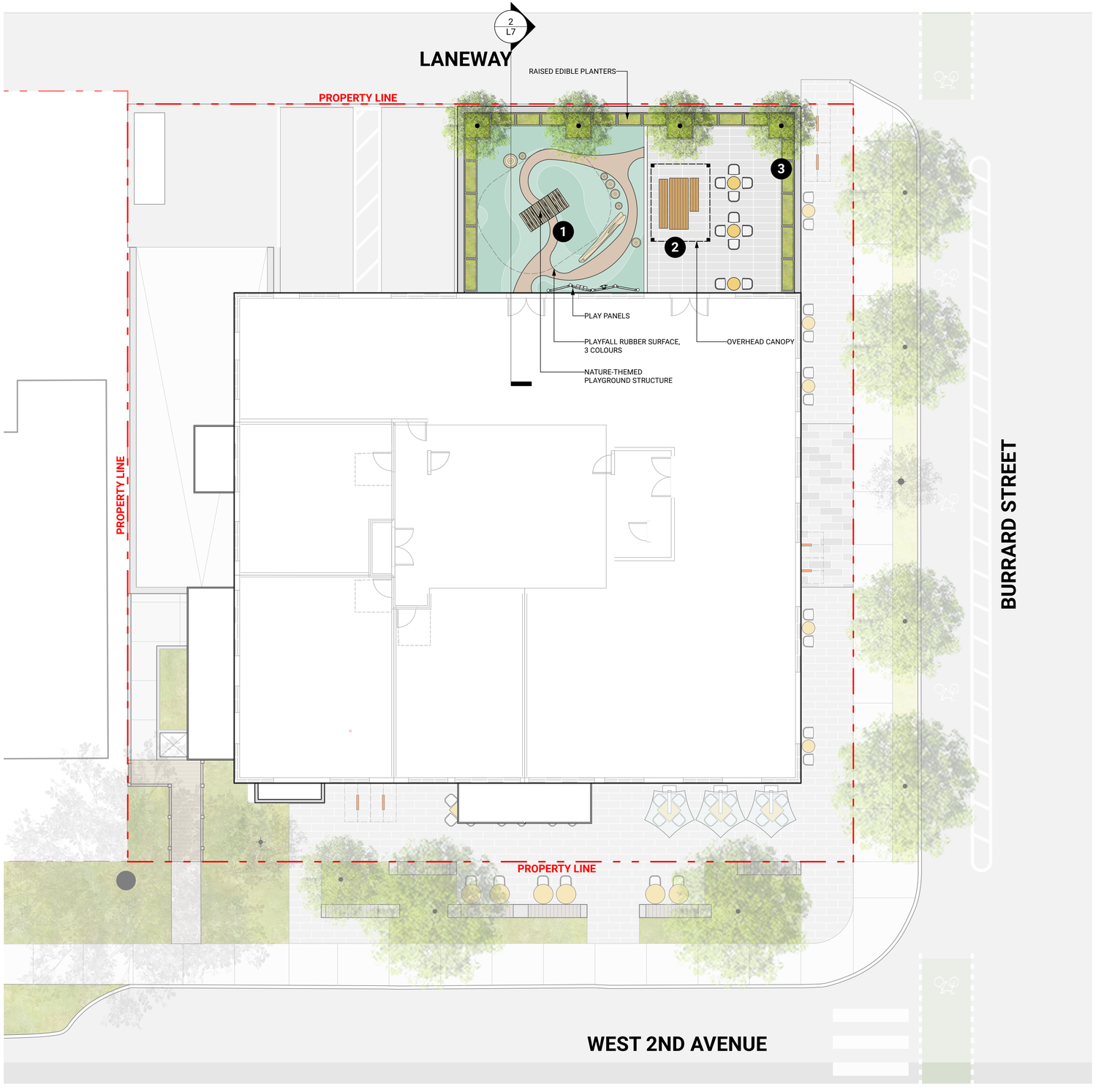
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Vancouver, British Columbia

Scale:	1/8" = 1'-0"
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GROUND LEVEL LANDSCAPE

L4



1 **LEVEL 3 PLAN**
Scale: 1/8" = 1'-0"

0 25 50 FT









PODIUM AMENITY PROGRAM

1. Nature-Themed Play Area
2. Covered Gathering Space
3. Urban Agricultural Planting

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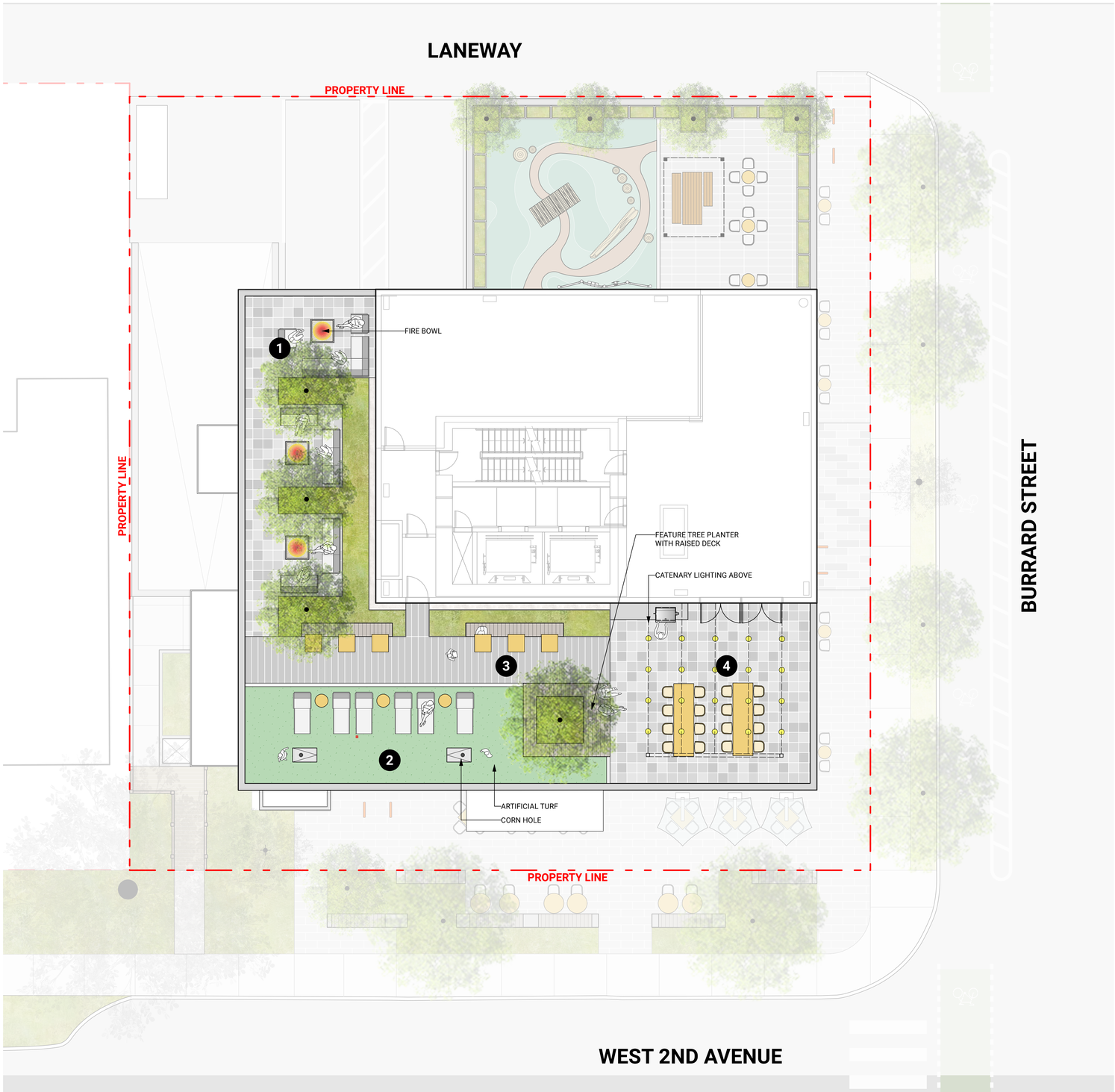
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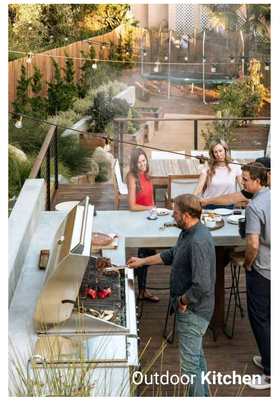
PODIUM AMENITY LANDSCAPE

L5



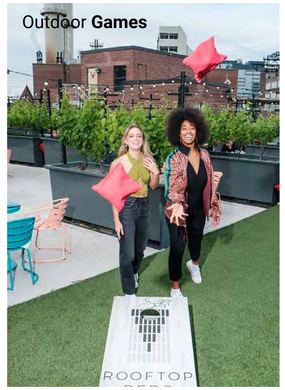
1 **LEVEL 17 PLAN**
Scale: 1/8" = 1'-0"

0 25 50 FT











TOWER ROOF AMENITY PROGRAM

1. City / Mountain View Lounge
2. Games Area and Sun Lounge
3. Outdoor Coworking Spaces
4. Community BBQ and Dining

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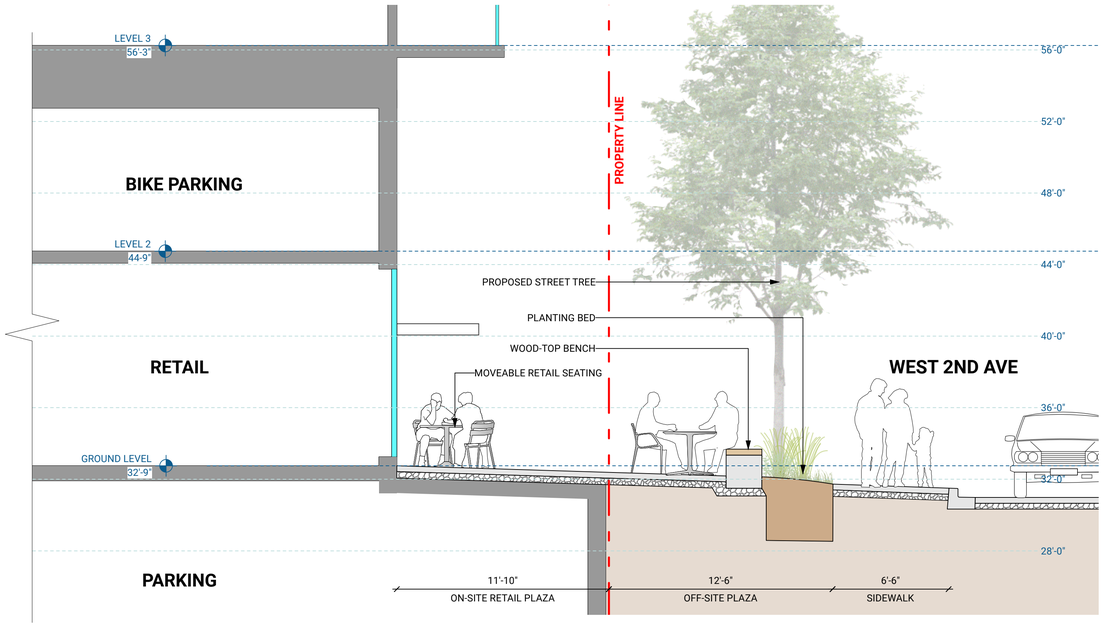
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1743 BURRARD STREET
Vancouver, British Columbia

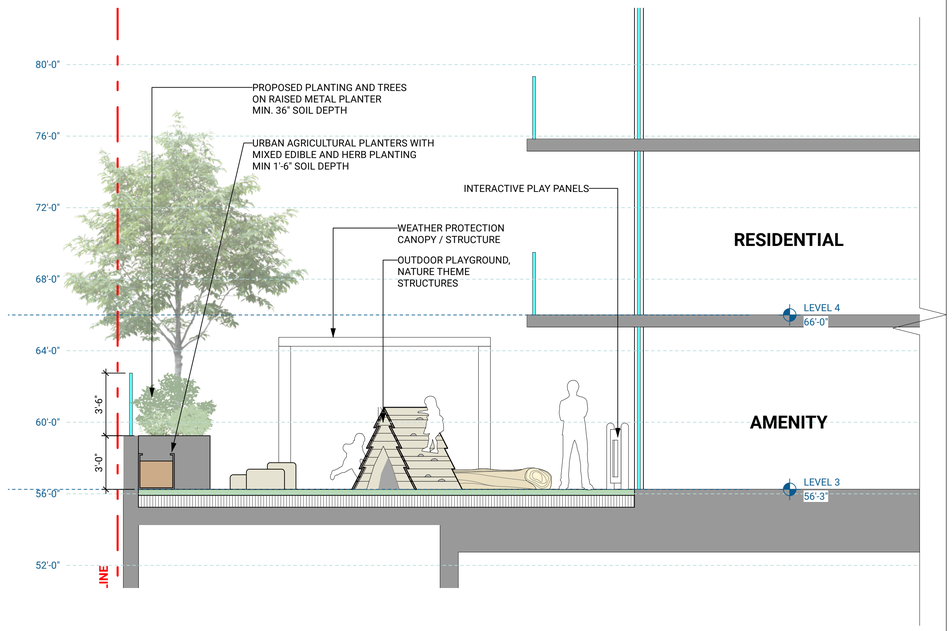
Scale:	1/8" = 1'-0"
Drawn:	JD
Reviewed:	OM
Project No.	25-109

TOWER ROOF AMENITY LANDSCAPE

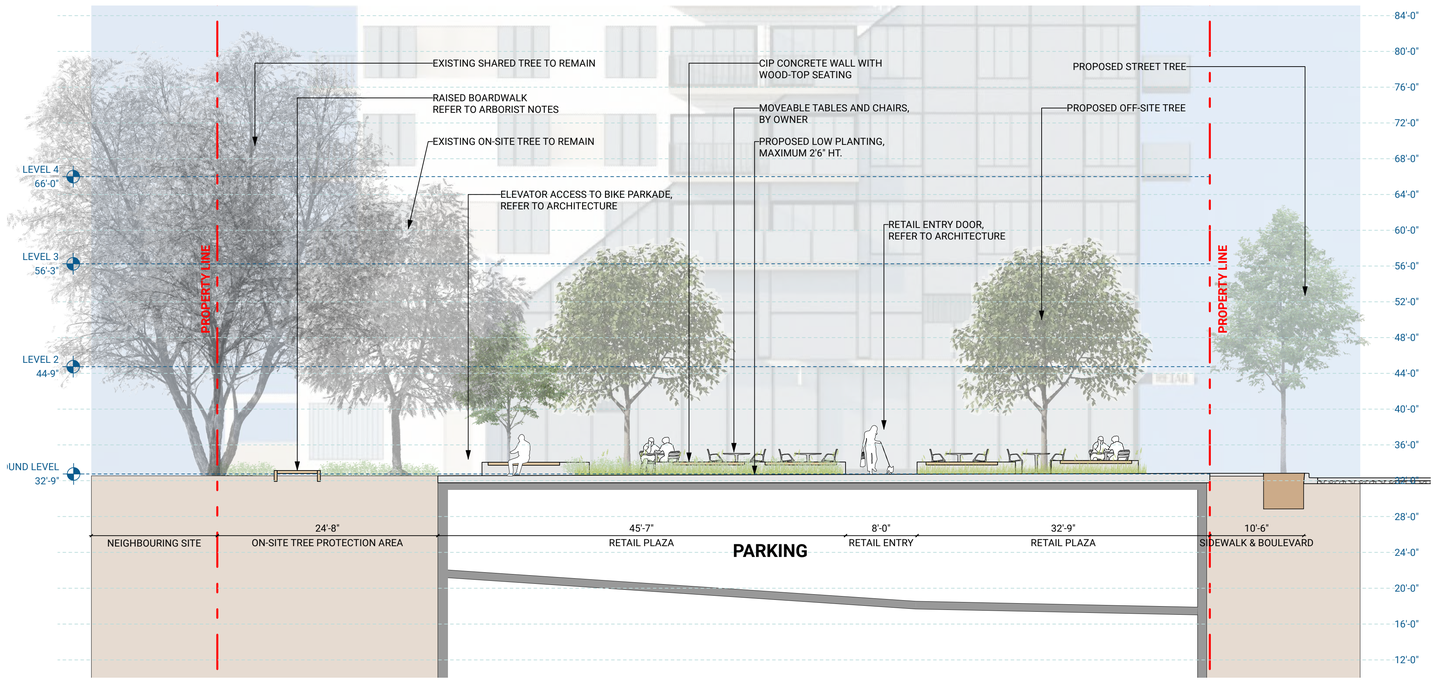
L6



1 **WEST 2ND AVENUE LOOKING EAST**
Scale: 1/4" = 1'-0"



2 **LEVEL 3 AMENITY LOOKING EAST**
Scale: 1/4" = 1'-0"



3 **SOUTH ELEVATION**
Scale: 1/8" = 1'-0"

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KEYPLAN

SEAL

3	Issued for Rezoning	25-07-30
2	Issued for Schematic Design	25-07-17
1	Issued for Pre-Design Concept	25-04-18

ISSUE

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SECTIONS / ELEVATION

L7

PRELIMINARY PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES					
4	Cornus kuosa 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	5cm cal.	As Shown	B&B
1	Acer palmatum 'Osakazuki'	Japanese Maple Osakazuki	3m ht.	As Shown	B&B, Multi-stem, Specimen, Feature Tree
3	Acer griseum	Paperbark Maple	6cm cal.	As Shown	B&B
7	Off-Site Trees	COV Street Trees	7cm cal.	As Shown	As per City of Vancouver
PLANTING					
	Arctostaphylos uva-ursi	Kinnikinnick	#1 Pot	300mm o.c.	
	Blechnum spicant	Deer Fern	#3 Pot	450mm o.c.	
	Calamagrostis x acutiflora 'Karl Foerster'	Foester's Feather Reed Grass	#5 Pot	600mm o.c.	
	Cornus sericea 'Kelseyi'	Dwarf Kelseyi Dogwood	#5 Pot	750mm o.c.	
	Deschampsia cespitosa 'Goldtau'	Golden Dew Tufted Hair Grass	#5 Pot	600mm o.c.	
	Echinacea purpurea	Coneflower	#1 Pot	300mm o.c.	
	Imperata cylindrica 'Red Baron'	Japanese Blood Grass	#3 Pot	450mm o.c.	
	Lavandula angustifolia 'Hidcote Blue'	Lavender	#3 Pot	450mm o.c.	
	Mahonia nervosa	Creeping Oregon Grape	#1 Pot	300mm o.c.	
	Pennisetum alopecuroides 'Hameln'	Fountain Grass	#3 Pot	600mm o.c.	
	Polystichum munitum	Sword Fern	#3 Pot	450mm o.c.	
	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	#1 Pot	300mm o.c.	
	Vaccinium ovatum	Evergreen Huckleberry	#5 Pot	750mm o.c.	
	Salix purpurea 'Nana'	Dwarf Arctic Willow	#5 Pot	600mm o.c.	
EDIBLE HERB GARDEN					
	Lavandula angustifolia 'Hidcote'	Hidcote Lavender	#3 Pot	450mm o.c.	
	Rosmarinus officinalis	Rosemary	#3 Pot	450mm o.c.	
	Salvia officinalis	Common Sage	#3 Pot	450mm o.c.	
	Thymus vulgaris	Common Thyme	#1 Pot	300mm o.c.	
BERRY PRODUCING PLANTS					
	Fragaria chiloensis	Coastal Strawberry	#1 Pot	300mm o.c.	
	Gaultheria shallon	Salal	#3 Pot	450mm o.c.	
	Vaccinium angustifolium	Lowbush Blueberry	#5 Pot	600mm o.c.	
	Ribes nigrum 'Ben Connan'	Ben Connan Blackcurrant	#5 Pot	600mm o.c.	
	Rubus idaeus	Everbearing Raspberry	#3 Pot	450mm o.c.	
	Rubus parviflorus	Thimbleberry	#5 Pot	600mm o.c.	



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PRELIMINARY PLANT LIST AND IMAGES

L8

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