

Fraser and East 13th

Rezoning Application

May 8, 2026

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1. Introduction

1.1 Applicant's Letter

QUALEX – LANDMARK™

April 10, 2026
City of Vancouver, Rezoning Centre
Re: 2900–2926 Fraser Street – Rezoning Application

Qualex-Landmark Holdings Inc. (“Qualex”) is excited to submit this application to rezone the lands located at 2900, 2916, and 2926 Fraser Street, Vancouver, BC (the “Site”).

The application proposes to rezone the Site from RT-5 to CD-1 (Comprehensive Development) District to permit a six-storey mixed-use rental building containing 61 secured market rental homes, with approximately 5,000 sf of commercial space at grade and approximately 1,200 sf of potential commercial mezzanine. The proposal is consistent with the use, tenure and density as described within the Broadway Plan – MRTC designation, which supports six-storey mixed-use rental housing forms along this portion of Fraser Street. The form of development follows the C-2 District Schedule and Guidelines, as advised by City Staff during our pre-application meeting. Through thoughtful design, the project will deliver the following key public benefits:

Public Benefits:

- **Secured Market Rental Housing** – 61 new purpose-built rental homes in a highly accessible, livable and transit-supported neighbourhood, contributing to the City’s housing supply targets.
- **Active Mixed-Use Streetscape** – Ground-oriented commercial uses along Fraser Street and East 13th Avenue to help create a vibrant, pedestrian-oriented shopping corridor.
- **Neighbourhood-Serving Retail & Laneway Activation** – Commercial frontages that wrap the corner and extend into the lane, contributing to an animated and safe public realm, including the potential for future pedestrianization of the south lane.
- **Family-Oriented Housing Mix** – A minimum of 35% of homes designed with two or more bedrooms, providing housing opportunities for families or larger households.
- **High-Quality Indoor & Outdoor Amenities** – Over 550 sf of indoor amenity space and a rooftop outdoor amenity area, including fitness, wellness, gathering, and dining spaces for residents.
- **Improved Public Realm & Streetscape** – Wider sidewalks, new street trees, and enhanced landscaping along Fraser Street and East 13th Avenue.
- **Resilient Building Design** – A timeless and efficient building form that supports improved energy performance, with reduced embodied carbon through hybrid construction.

While the project aligns with the intent of the Broadway Plan and C-2 District Schedule and Guidelines, the following variances are requested to support its economic and long-term operational viability:

Requested Policy Variances:

- **Fraser Street Step-Back Relaxation** – No upper-level step-back provided along Fraser Street. Future development to the west will establish a 25 m building line, consistent with the C-2 District Schedule for projects that do not require upper-level step-backs. Maintaining a consistent setback along Fraser Street supports an efficient and cohesive building form.
- **Lane Setback Adjustments (East & South Lanes)** – Modifications to lane setbacks are proposed to accommodate the east lane site dedication, improve livability, and support an efficient and cohesive building form.
- **Bicycle Parking Reduction** – A reduction in the required Class A bicycle parking to avoid the construction of a second underground level, while meeting the evolving non-vehicular storage needs of residents. Each home will be provided with one standard-sized below-grade locker.
- **Shared Accessible / Loading Space** – Shared use of the Van accessible (oversized) parking space with the Class A Residential Passenger Loading Space.
- **Below Grade Setbacks** – No increased setbacks on the underground structure, in accordance with the C-2 Schedule and Guidelines. The proposed widened sidewalk along Fraser Street and the large existing boulevard along East 13th Avenue provide ample space for healthy root growth.

As a local Vancouver developer, with construction now underway two blocks south of this application, Qualex is committed to delivering high-quality rental housing alongside meaningful public benefits. We look forward to working collaboratively with City Staff and the community as we advance this project.

Sincerely,

Qualex-Landmark Holdings Inc.

per:



Henry McQueen, Executive Vice President

1.2 Rezoning Intent

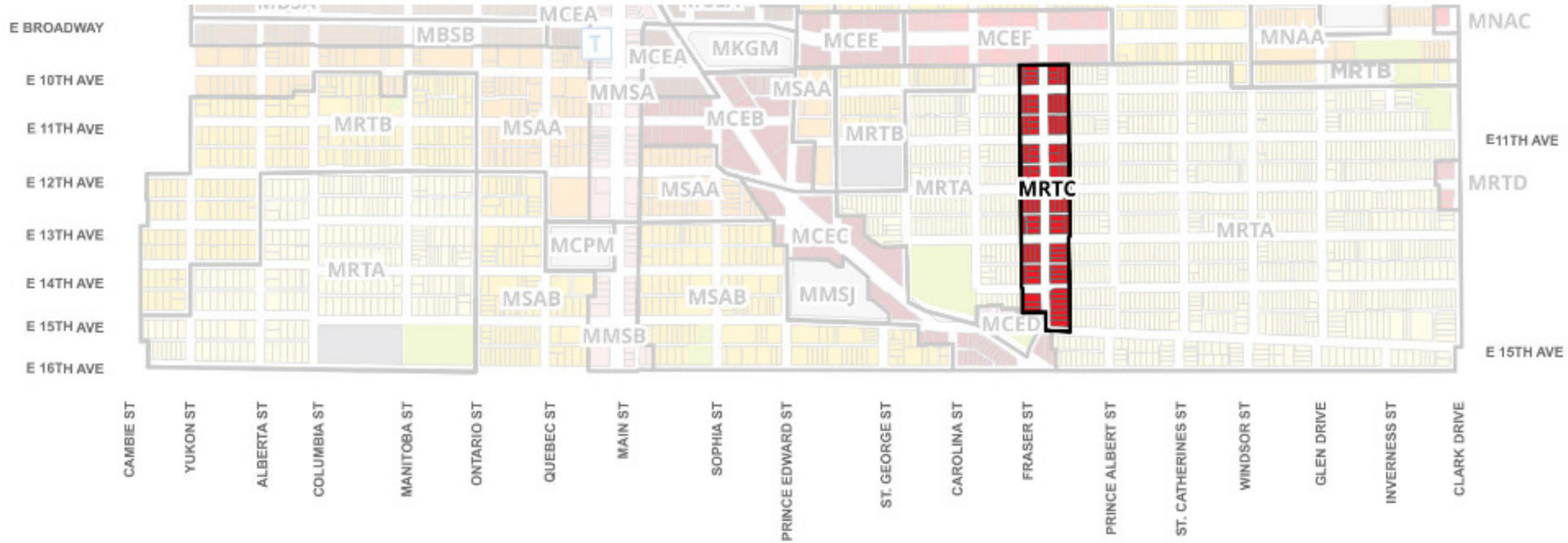
This rezoning submission proposes to change the zoning at 2900, 2916, and 2926 Fraser St. (collectively the “Site”) from RT-5 to Comprehensive Development CD-1 District, under the Broadway Plan - Section 10.26 MRTC district (the "Application"). The Site is currently occupied by three detached houses, with a total lot area of 1338.6 m2.

The intention of the MRTC district is to “*strengthen Fraser Street as a more pedestrian and bike friendly mixed-use street with new rental housing opportunities and additional shops and services for residents in the area*”. The MRTC policy permits both mixed-use towers up to 18 storeys (FSR 5.5) and secured market rental housing of six storeys with an FSR 3.5 - 3.7. **After reviewing both built forms, the Applicant team has elected to pursue the 6-storey option.**

Following a pre-application meeting, City staff suggested that the project refer to the C-2 District Schedule and Guidelines. The project has been designed in response to these guidelines, with variances described in the following sections.

10.26.1 MRTC Policy Summary Table

Policy Area	Mount Pleasant Existing Low-Density Areas - Area C	MRTC
Uses	Retail/service, residential	
Option/Tenure	Secured market and below-market rental	Secured market rental
Max. Height	18 storeys	6 storeys
Max. Density	5.5 FSR	3.5-3.7 FSR
Min. Frontage	36.6 m (120 ft.)	N/A
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). • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	• For sites within defined TOAs (see Chapter 7), rezoning will be considered up to 8 storeys and 3.0 FSR. Minimum site frontage requirements apply. See Built Form and Site Design (Chapter 11) for details



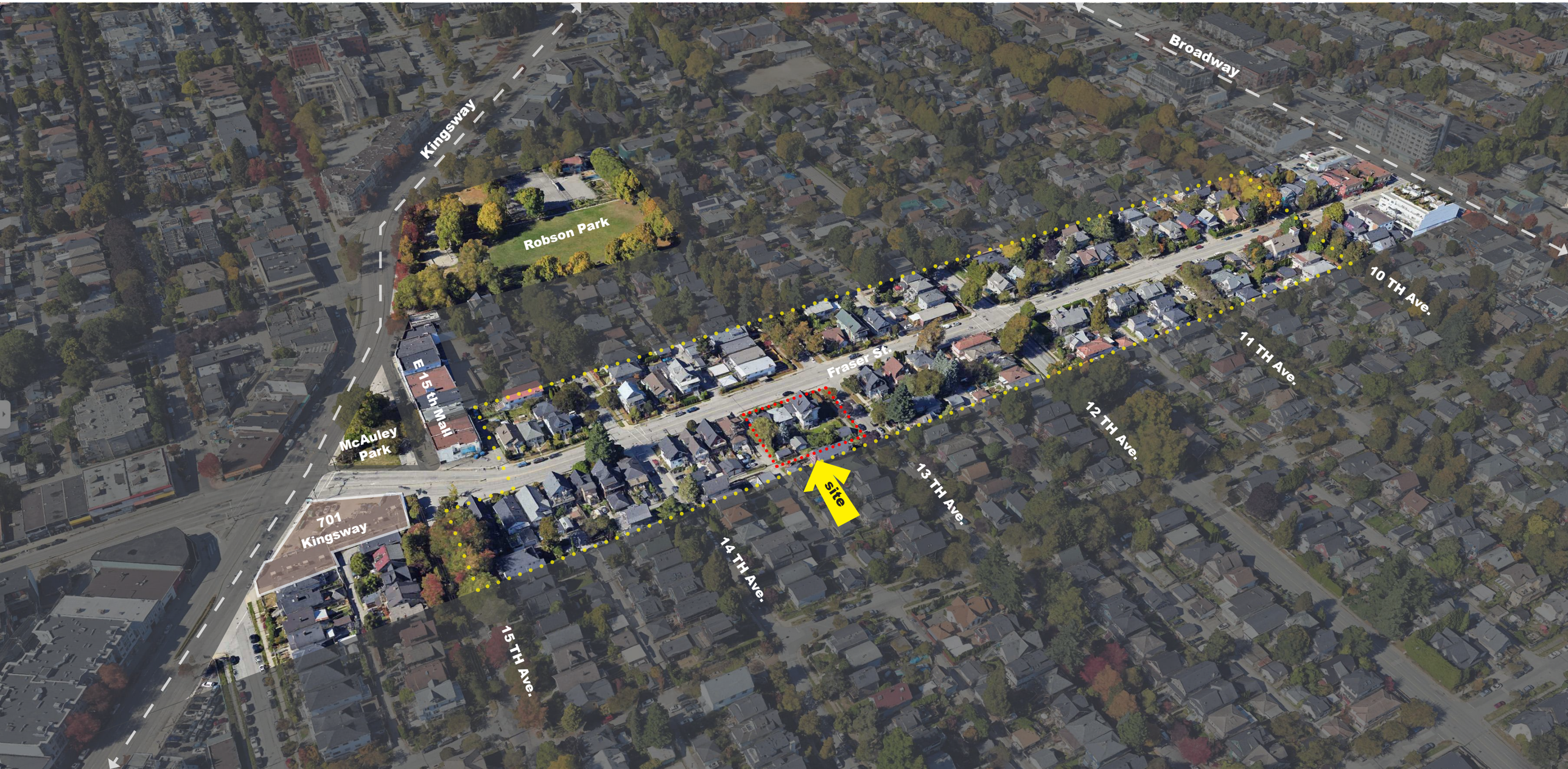
The Application proposes 61 secured market rental suites in a six-storey mixed-use building with approximately 465 m2 [5,000 sf] of commercial space, fronting East 13th Ave., Fraser St., and the south lane. The ground floor is primarily reserved for commercial use, back-of-house functions, and amenity space; however, one residential loft suite fronts the east lane.

The Site is characterized by dual street and lane frontages. The east lane is currently 16 ft wide, with a proposed 6 ft dedication to achieve a standard 20 ft width. The south lane is currently 20 ft wide. In this context, the Application proposes future pedestrianization of the south lane, creating a safe and animated laneway supported by adjacent commercial uses. Further analysis and consultation with City Staff are required to determine the feasibility of this lane closure.



1.3 MRTC Planning Area

The Broadway Plan policy anticipates a mix of tower forms and 6-storey building forms along this portion of Fraser St. between Kingsway and Broadway. The adjacent Broadway Plan MTRA residential districts to the east and west anticipate development of 6-storey apartments.



1.4 Policy Context

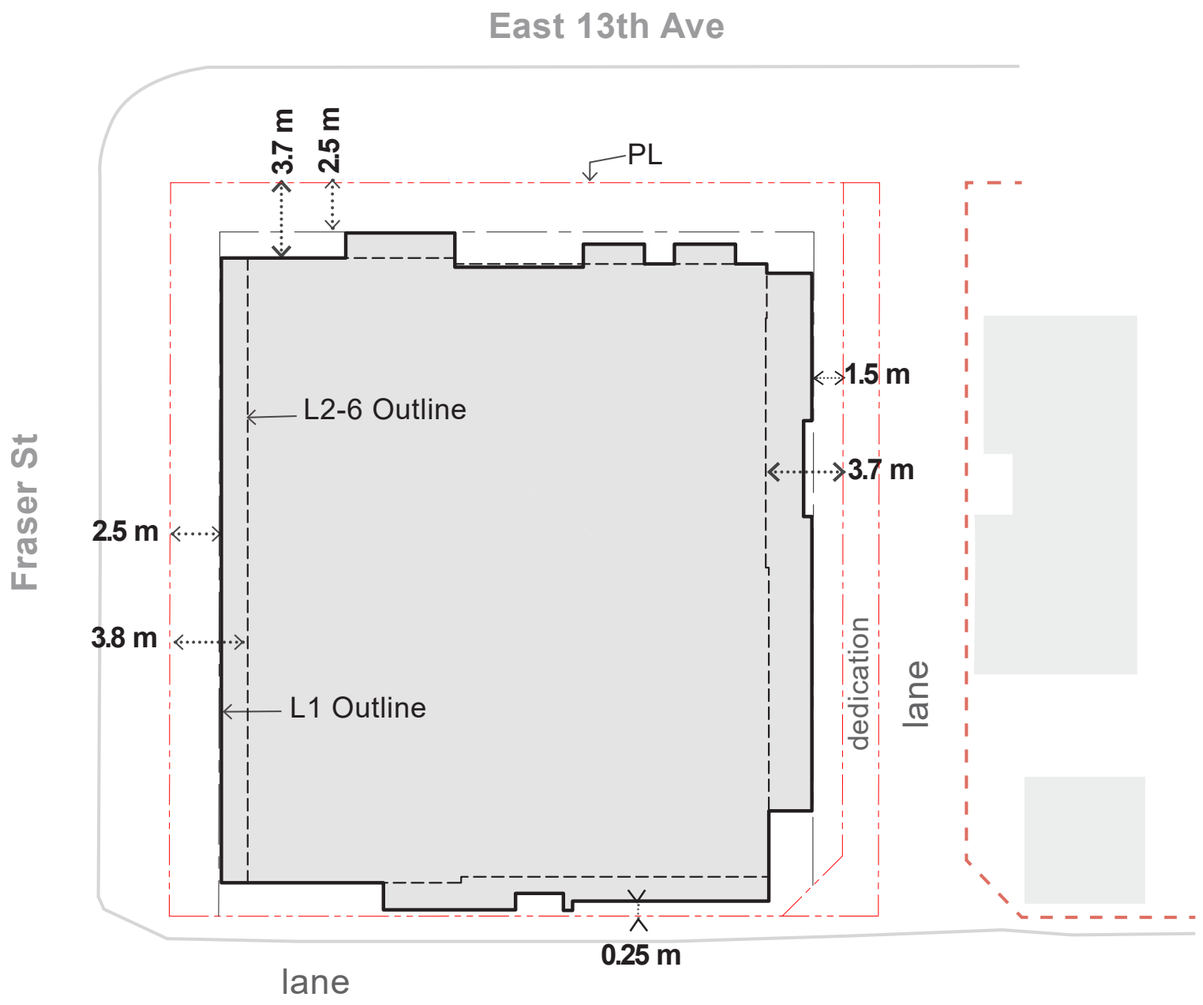
The proposal aligns with the use, tenure and density as described in the MRTC Area of the Broadway Plan. The form of development is consistent with the C-2 District Schedule and Guidelines.

The proposal addresses the C-2 zoning policy guidelines as follows:

- A simple, efficient building form supports an energy efficient and economical design consistent with the intent of section 1.1 of the C-2 guidelines and the sustainability objectives Section of 9.1.
- 35% of dwellings have 2 or more bedrooms (Section 3.1.d).
- The FSR of non-dwelling uses exceeds 0.35 (Section 3.1.1.1).
- The maximum building height is < 22m, in compliance with Section 3.1.2.1.a) i), excluding the elevator overrun, rooftop amenity access, and mechanical equipment enclosures.
- A 2.5m [8’-3”] front yard setback is provided along Fraser St. (Section 3.1.2.2).
- As a corner site, a 2.5 m [8'-'3"] setback is provided along East 13 Ave. (Section 3.1.2.11). A 1.5 m [5'-0"] setback from the lane on the east side is provided at Level 1 (see variances below).
- A clear ceiling height of over 2.7 m [8'-10"] is proposed to improve livability.
- Over 51.7 sm [557 sf] of indoor shared residential amenity space is provided.
- A rooftop outdoor common amenity space is provided.
- A minimum of 24 sf of bulk storage is provided to each suite.
- One Class A Residential Loading Stall is required and will be located on level P1. One Class B Commercial Loading Stall is required and will be located at level L1.

The proposal addresses the Broadway Plan as follows:

- The proposal conforms to the Broadway Plan Section 10.26.2 which requires continuous active ground floor retail/service uses along Fraser St.
- The proposal allows flexibility for the development of commercial frontages including the opportunity for multiple, narrow shopfronts consistent with Broadway Plan policy.
- The proposal includes private balconies for all dwelling units consistent with section 11.1.22 of the Broadway Plan.



Above Grade Setback Diagram

1.5 Rezoning Rationale

The following variances to the C-2 zoning policy are proposed:

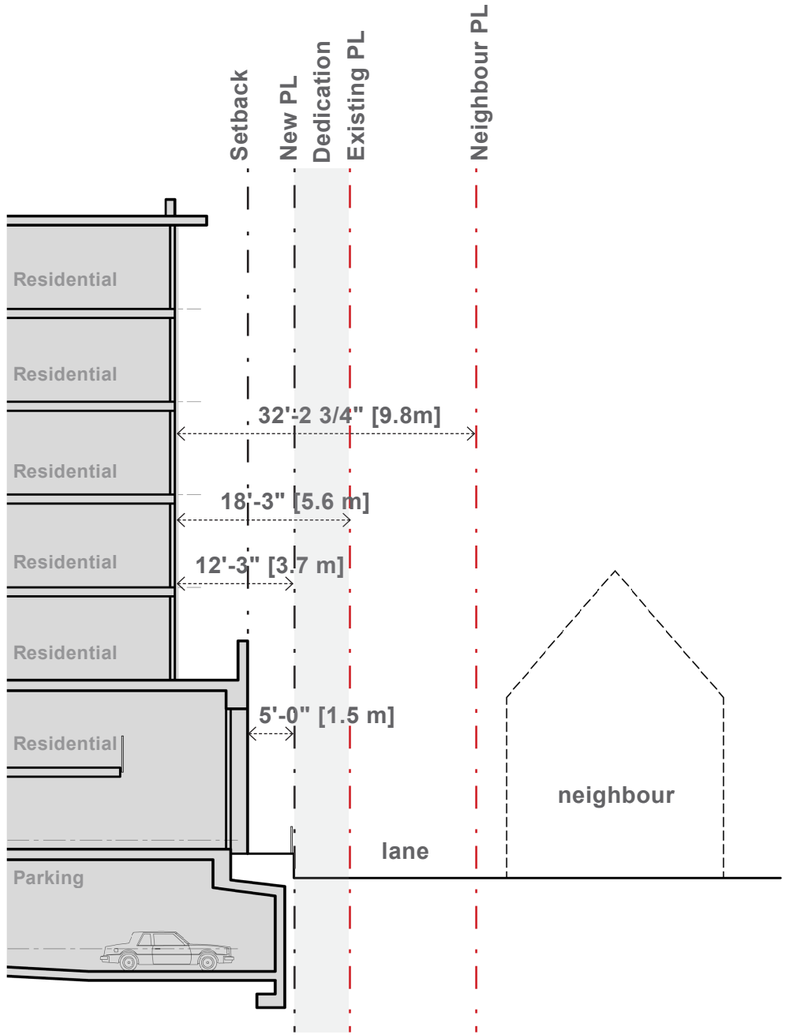
Fraser St. Step-Back
The proposed building massing does not include an upper-level step-back along Fraser St., as outlined in Section 3.1.2.5. Fraser St. is approximately 20 m in width. Future commercial frontages will provide a minimum 2.5 m setback on both sides of the street, establishing a future building line of 25 m. This is consistent with Section 3.1.2.7 for north–south streets with widths greater than 24.4 m. A variance is therefore sought under Section 3.1.2.8.

East Lane Setback
A variance is sought under Section 3.1.2.16 for the east lane setbacks. A 6'-0" dedication along the east property line reduces the existing property depth to 112 ft. A 1.5 m setback is provided for non-residential uses at Level 1. A ground-level residential studio unit also maintains a 1.5 m setback, consistent with adjacent non-residential uses. This laneway-facing unit is positioned to provide passive surveillance along the lane and includes a raised porch to enhance safety and security.

Residential Levels 2-6 propose an additional 2.4 m step-back, resulting in a total setback of 3.7 m from the new property line (after dedication). Section 4.5 of the C-2 Guidelines specifies a 1.5 m setback to a maximum distance of 25.3 m., following which the setback increases to 4.6 m.

Rather than introducing varied setbacks (1.5 m for the initial 25.3 m and 4.6 m beyond), the Application proposes a consistent 3.7 m setback. This approach simplifies the built form and improves livability. Factoring the Dedication into the total rear setback adds up to 5.6 m, which is more than the required 4.6 m setback outlined in the C-2 Guidelines. We believe this meets the intent of the C-2 Rear Setback specification (see adjacent section diagram).

South Lane Setback
A variance is sought under Section 3.1.2.16 for the south lane setback. The Broadway Plan envisions continuous commercial frontages along Fraser St. Consistent with this intent, and to maximize commercial floor area, the proposal includes a minimum 0.5 m setback from the property line for ground-floor commercial uses. Section 3.1.2.3 permits no setback where sites do not adjoin an R district; however, it does not specifically address conditions where a lane intervenes. Refer to the Design Rationale for further discussion of the south lane design intent.



The following variances to the Parking, Loading, and Bicycle Bylaw are proposed:

Parking Bylaw (Section 4) and Passenger Loading Bylaw (Section 7) Variance

Section 4.14 requires the first accessible parking space to be Van accessible (oversized). Section 7.2.1 requires a total of 1 Class A Residential Passenger Space (oversized). A variance is requested so that the oversized van accessible space be shared with the Class A Residential Passenger Loading Space. Refer to the rationale provided in the letter by Bunt & Associates copied adjacent.

Parking Bylaw (Section 4) Variance for Optional Mezzanine Floor Space

The applicant is proposing the option to supply mezzanine levels within the commercial retail units (CRUs). Given the range of anticipated commercial tenants, mezzanine levels may or may not be functionally appropriate for every business type. A variance is sought to exclude the optional mezzanine floor space from the required parking calculation in Section 4.14.

Bicycle Bylaw (Section 6) Variance

A reduction in the required number of Class A bicycle spaces from 114 spaces to 61 spaces is requested. Each dwelling unit will be provided with one standard-sized bike locker. This approach delivers a secure and convenient non-vehicular storage solution that reflects evolving mobility patterns, accommodating bicycles, scooters, and e-bikes. Please note that all homes in the proposed building have in-suite storage. Based on the Applicant's experience with comparable 6-storey rental developments in Vancouver and Coquitlam, a 1:1 provision of non-vehicular or "bike" storage per unit has proven sufficient to meet the needs of residents.

While city-wide vehicle parking minimums have been removed, market expectations necessitate approximately one stall per family-oriented unit (i.e. 2 or 3 bedroom homes). Meeting both vehicle parking needs and current bicycle parking requirements would require adding a second below-grade level. Given the scale of the project, the additional construction costs associated with a second level would not be financially feasible, nor do we believe this additional space will be required in the future as urban mobility needs evolve.

The parkade has been carefully studied and optimized to maximize bicycle parking while still providing sufficient vehicle parking for family-oriented units, as well as visitor parking and loading, all within a single underground level. Maintaining this underground plan is critical to overall project feasibility. Introducing additional bicycle storage at grade would compromise the commercial frontage and reduce the viability of the retail program along Fraser Street.

TRANSPORTATION PLANNERS AND ENGINEERS

bunt & associates

MEMO

DATE: May 7, 2026
PROJECT NO: 04-26-0095
PROJECT: 2900-2926 Fraser Street
SUBJECT: Shared Use of Van Accessible Parking Stall with Class A Residential Loading

TO: Ben Rener
Qualex-Landmark Holdings Inc.

PREPARED BY: Peter Joyce, P.Eng., Senior Transportation Consultant
APPROVED BY: Peter Joyce, P.Eng., Senior Transportation Consultant

A single level of underground vehicle and bicycle parking is proposed. This parking level will include three (3) accessible parking spaces including one oversized van accessible space, plus a single Class A residential loading space as per the requirements of the Parking Bylaw. A single Class B commercial loading bay will be provided at ground level with direct access from the rear lane.

With sixty-one dwelling units, the development is marginally into the 50 to 125-unit residential size range where the Parking Bylaw further requires a single Class A passenger loading space. Because of the limited physical space available both along the rear lane and on the single underground parking level, it is proposed that this residential Class A passenger loading space (4.0m width) be shared with the Van Accessible parking space (5.0m wide). This space would be clearly designated as an accessible parking stall (posted signage and pavement marking) but also display signage indicating that short-term passenger loading is permitted provided that the driver remains with the vehicle.

Parking users with accessibility challenges would have priority use of this shared stall. Use of this shared stall for short-term passenger loading would require that drivers stay with the vehicle and be able to move it should a parking user with accessibility challenges require it and the two other adjacent accessible parking spaces are already occupied. In the event the Van Accessible parking space is occupied at the time another vehicle arrives for passenger loading, the passenger loading could potentially be facilitated either within the nearby Class A loading space on the underground level, or alternatively the Class B commercial loading bay up on the ground level. With only sixty-one dwelling units and 5,000 sf of commercial space, the use of the Class A and Class B loading spaces will be relatively light and could potentially be used to accommodate the residential passenger loading should the Van Accessible parking space on the underground parking level already be occupied.

Given the modest scale of this proposed development and the limited physical space to provide loading spaces on both the ground level (off the rear lane) or the single level of underground parking, the proposal to share the Van Accessible parking space with short-term residential Class A passenger loading is reasonable.

* * * * *

cc: Yulia Liem, Bunt & Associates Engineering Ltd.

Bunt & Associates Engineering Ltd.
Calgary Edmonton Kelowna Vancouver Victoria **www.bunteng.com**

Written with respect and gratitude for the Traditional Territories upon which we work and live.

Below Grade Setbacks

This project follows the C-2 District Schedule and Guidelines which do not typically require increased setbacks for underground structures. While the Broadway Plan encourages increased below grade setbacks for up to 12 feet to support tree planting and root growth, the conditions at this site demonstrate that long-term tree canopy coverage and growth are provided without imposing additional underground setbacks beyond the standard C-2 requirement.

This portion of Fraser St. is currently without street trees. To support a walkable, pedestrian-oriented public realm, this proposal includes new street trees in conjunction with sidewalk improvements. A smaller tree species is recommended along Fraser St. to avoid interference with overhead trolley lines. The healthy, mature growth of these trees is supported by an approximate setback of 10 ft. from the underground structure.

The East 13th Ave. frontage includes a large boulevard - the curb is approximately 19 ft. from the property line. The existing street trees are located approximately 16 ft. from the proposed underground structure, which is outside the current root zone. The proposed replacement trees will be treated similarly, to support their long-term health. The large boulevard provides an opportunity to introduce possible new soft landscape elements along East 13th Ave.

Below-grade setbacks are not anticipated along the lanes. Planting proposed over the underground parkade structure will be provided in raised planters and planter walls to provide adequate soil depth.

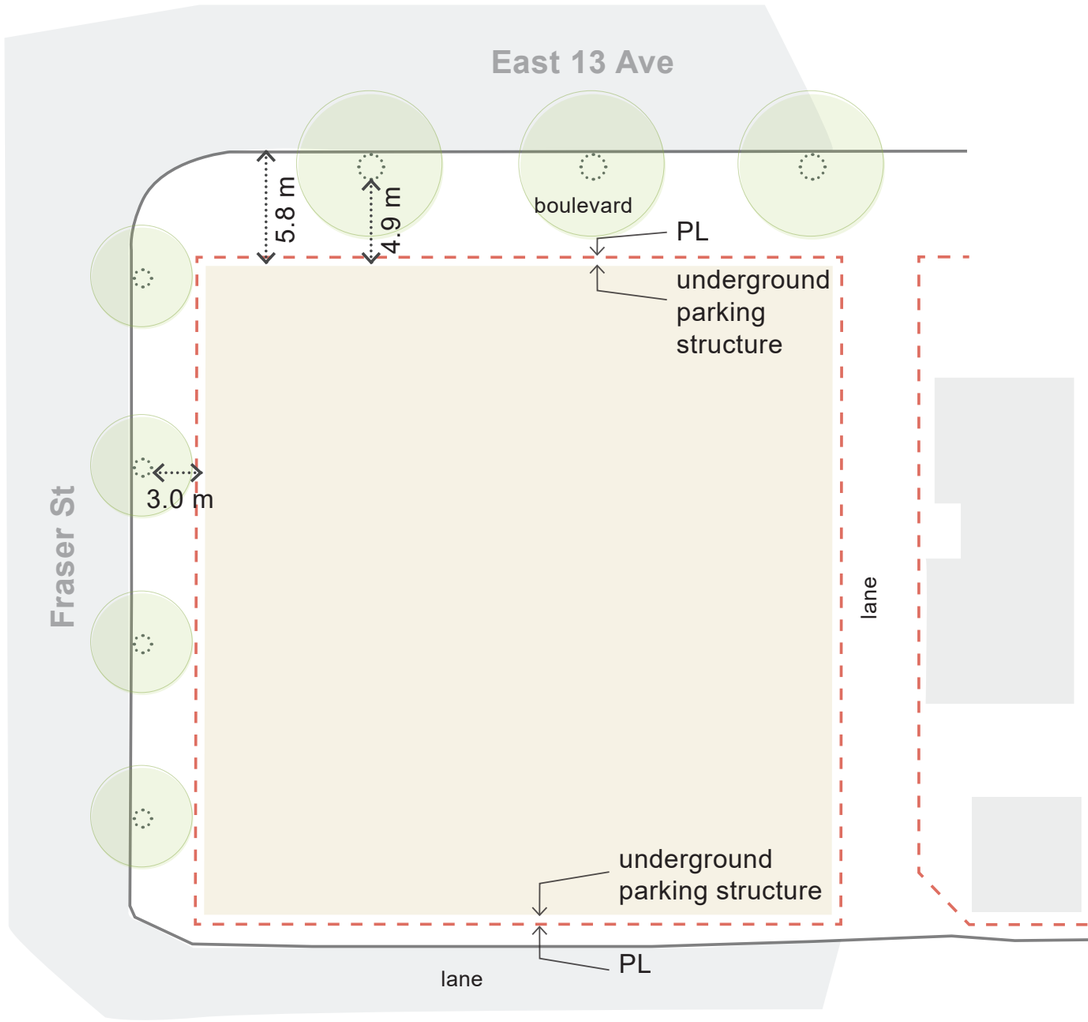
On-Site Trees

All on-site trees are in direct conflict with the proposed building and underground parking structures. Given the current site plan, minimum tree protection setbacks and low-impact measures required to facilitate retention cannot be accommodated. Accordingly, these trees are proposed for removal. Please refer to the Arborist Report.

East 13th Ave. Street Trees

While the full scope of construction has not been finalized, site constraints—including trolley wires along Fraser St. and limited lane access to the east and south—necessitate the use of the East 13th Ave. frontage for construction access, material delivery, staging, and site office placement. In addition, Tree C03 is in poor health and directly conflicts with the proposed boulevard crossing associated with future lane widening. As a result, all three trees are proposed for removal. Please refer to the Arborist Report.

The Application proposes four new street trees along Fraser Street in addition to the three street trees being replaced along E 13th Avenue.



note: all trees indicated in this illustration are proposed

Below Grade Setback Diagram

1.6 Design Rationale

The proposed development consists of a six-storey mixed-use building comprising residential rental suites above ground-oriented commercial retail. The ground floor provides over 5,000 sf of leasable commercial space, with 61 secured market residential rental apartments above. The unit mix includes a minimum of 35% family-oriented suites (two- and three-bedroom), complemented by a range of one-bedroom unit types and sizes. One level of underground parking is provided, along with a shared outdoor amenity space on the rooftop.

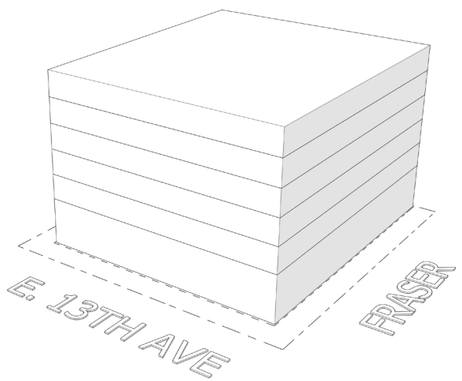
The massing concept adopts a simple, efficient rectilinear form for the residential component, optimizing construction efficiency and energy performance to support overall project viability. A regular, rhythmic, and carefully composed pattern of windows and balconies is used to reinforce the architectural expression and contribute to a cohesive streetscape. Material variation in colour and texture, along with simple cantilevered balconies, are used to articulate the building form and reduce perceived scale. A combination of textured brick and picket-style balcony railings introduces visual richness with dappled light and shadow.

The rectilinear form is further refined through an efficient circulation core and exit stair arrangement that eliminates long double-loaded corridors, enhancing livability and spatial quality relative to conventional apartments with long corridors.

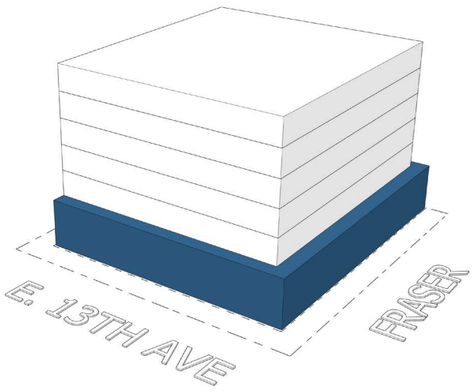
At ground level, the floorplate extends outward to maximize commercial area, provide active frontages, and establish a single-storey base that lends a pedestrian scale at street level. The commercial wraps the corners, extending the glazing along East 13th Ave. and the south lane. A continuous glazed canopy along Fraser St. provides weather protection and opportunities for signage.



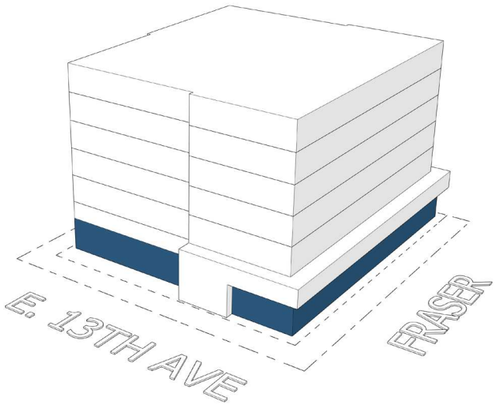
1.7 Concept Diagrams / Massing



1. Simple Building Massing
Simple 6-storey building massing that respects site setbacks and dedications. Suites align vertically, generating a structurally efficient plan with high energy efficiency.



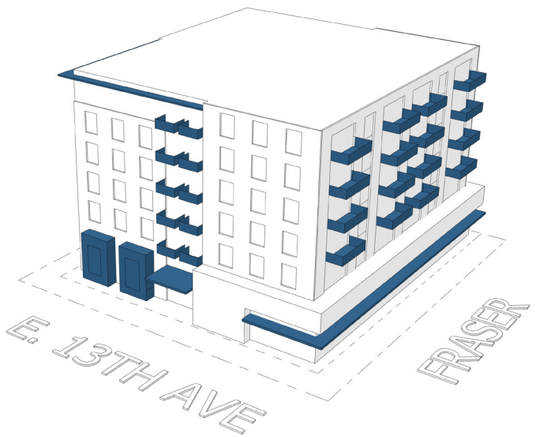
2. Respecting Site Functions
Upper residential floors step back from the busy street to reduce acoustic impact, while the ground floor engages the public realm by opening to 13th Ave. and activating the commercial frontage along Fraser St.



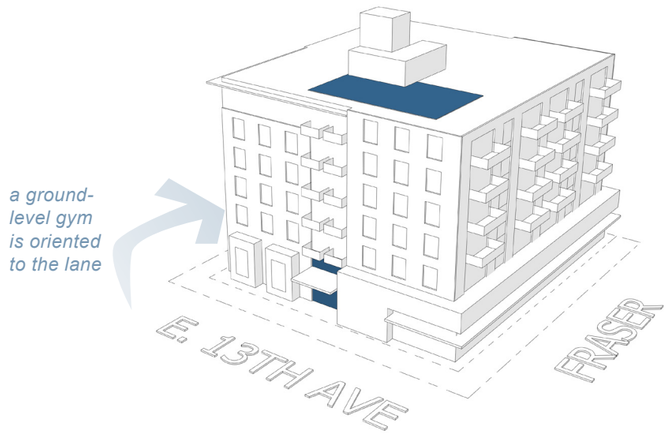
3. Massing Articulations
Articulations are introduced to create separation between commercial and residential components, break down the overall building scale, and introduce variation within the massing composition.



4. Cladding Variation
Variations are introduced in cladding through façade composition and solid-void juxtaposition, creating visual interest and depth across the building elevations.



5. Architectural Elements
Architectural elements such as balconies and canopies are incorporated to enrich the building form and enhance the overall expression of the façades. Two ground-oriented loft units on the northeast corner include private outdoor spaces and entries to provide a transition between the commercial uses on Fraser St. and the residential neighbourhood to the east.



6. Amenity Spaces
A rooftop terrace offers excellent solar exposure, views, spaces to gather, and outdoor dining opportunities. An indoor amenity (gym) oriented to the lane supports the lane as a pedestrian-friendly space and provides passive surveillance.

1.8 Site Planning Concept

The site plan is organized to maximize commercial frontage along Fraser St., activating the sidewalk with retail uses and prioritizing a continuous, pedestrian-oriented commercial streetscape. A generous 20-foot wide sidewalk is proposed along Fraser St., consistent with pedestrian-friendly commercial shopfronts. New street trees and furnishings will further enhance commercial activity and the pedestrian experience.

Commercial frontage wraps the street corner of East 13th Ave., where the building transitions to a residential lobby. This quieter street location for the main residential lobby accommodates pick-up and drop-off activity and provides a transition from the commercial activities to the residential neighbourhood to the east. Two loft units including private entries, patios and landscaped spaces are located on the northeast corner. These two street-oriented units provide a strong transition between the proposed commercial uses and the adjacent single family neighbourhood. A gym is oriented to the lane to provide activation, passive surveillance, and support the lane as a pedestrian-friendly space.

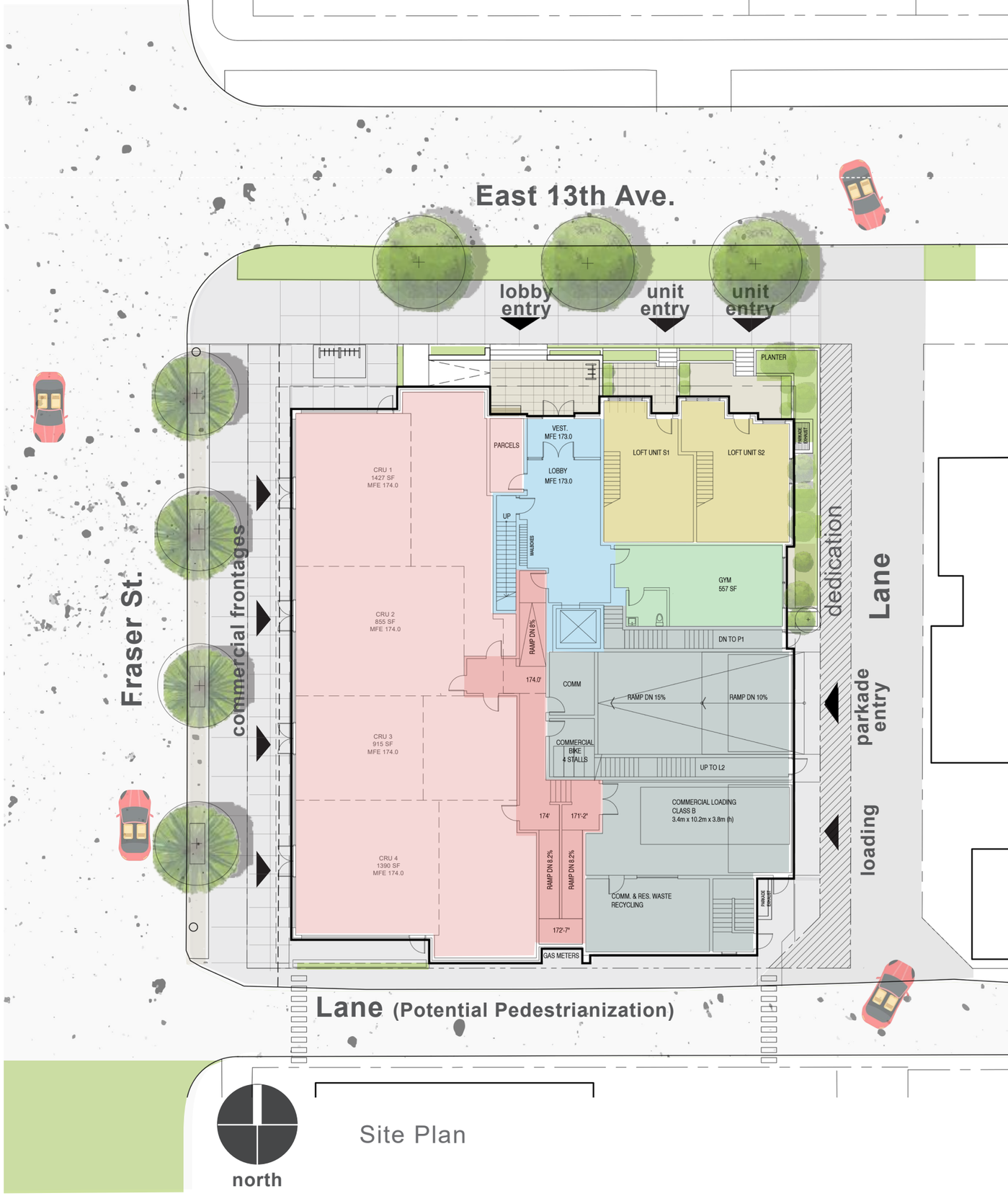
The lane to the east of the site, which is currently closed-off to traffic, will be improved through a 6-foot dedication to enable a continuous north–south vehicular connection between East 13th and East 14th Avenues. This intervention creates the opportunity to close the short east–west lane segment connecting directly to Fraser St. If implemented, this future closure would strengthen the pedestrian character of Fraser St. by minimizing conflicts between vehicles and sidewalk activity, consolidating service functions within the lane network.

The south lane is envisioned as a future mid-block pedestrian connection, animated by commercial glazing wrapping the corner and engaging the lane with entries and access doors to support pedestrian activity.

Parking and loading are accessed from the east lane, with garbage and recycling facilities located internally and accessed via the loading bay. The two lanes provide a

Commercial Mezzanine Spaces

The proposal includes the option to allow prospective commercial tenants to incorporate mezzanine levels within individual commercial retail units (CRUs), extending their usable floor area within the existing building envelope and ceiling heights. This provides commercial tenants flexibility to help support business viability which in turn supports retail vitality and a vibrant continuous mixed-use streetscape envisioned by the Broadway Plan.



1.9 Amenities

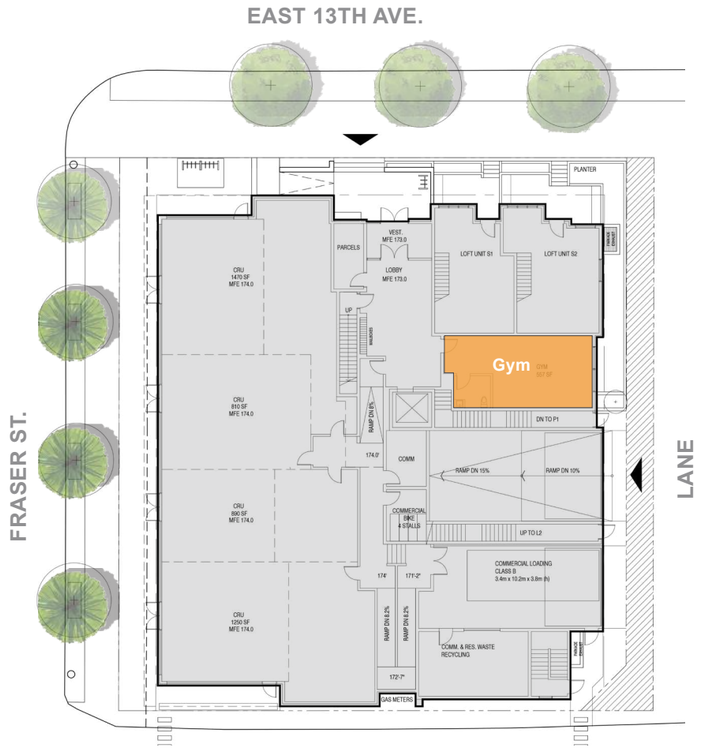
A variety of indoor and outdoor amenities are provided on Level 1 and on the rooftop.

- A gym is located on the ground floor, oriented to the lane. Locating this active, visible space on the lane contributes to a neighbourhood-friendly, pedestrian-oriented neighbourhood character.

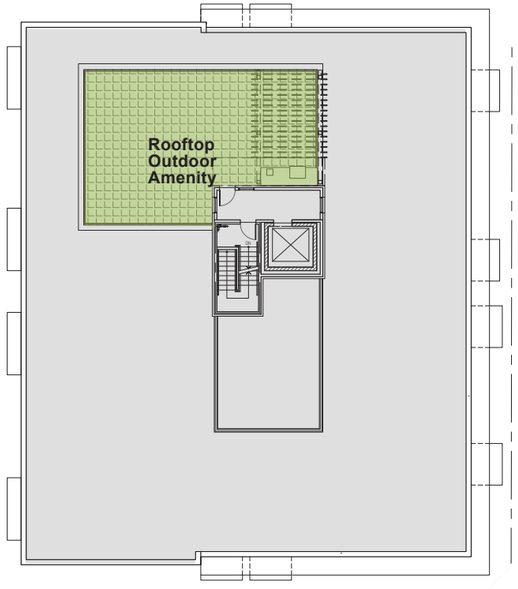
- Outdoor amenities on the rooftop include spaces for dining and BBQ use (sheltered and open), as well as landscaped areas for informal gathering.



Rooftop Amenity Rendering



Level 1 - Amenities



Roof Plan - Amenities







Amenity Precedents

1.10 Landscape Rationale

The proposed landscape design supports a six-storey residential development with ground-oriented commercial retail suites (CRU) along Fraser St. The design intent is to enhance the public realm, reinforce streetscape character, and provide functional and high-quality amenity spaces for residents.

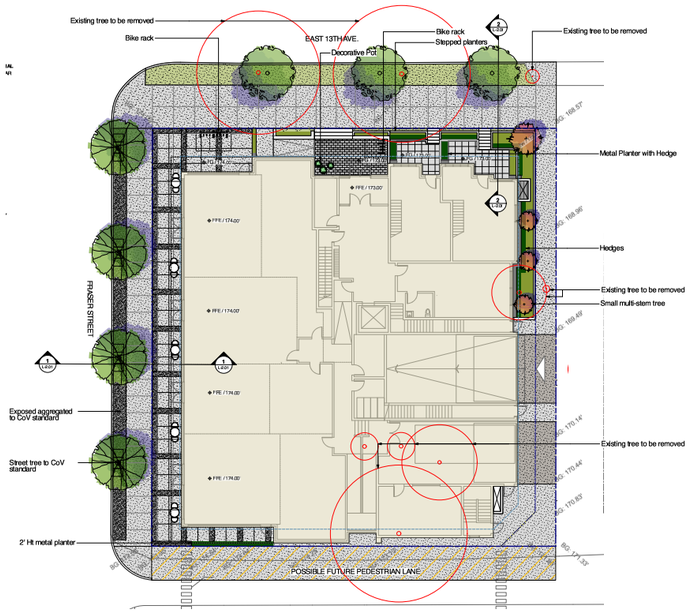
At grade, the landscape strategy focuses on strengthening the pedestrian experience and activating the street edge. CRU spill-out areas are incorporated to support commercial uses and encourage interaction with the public realm. Continuous street tree planting along Fraser St. contributes to urban greening objectives, improves microclimatic conditions, and establishes a cohesive and inviting streetscape frontage.

The residential entrance along East 13th Ave. is articulated through the use of stepped planters that address grade transitions while defining a clear and legible entry condition. Layered planting is introduced to provide seasonal variation and visual interest. Enhanced paving treatments at the building entrance reinforce wayfinding and delineate the transition from public to semi-private space. Integrated seating elements are incorporated to support passive use and informal gathering. Two ground-oriented loft units are located between the lobby and the lane. Private patios are raised above the street level integrated with landscaping to support the transition between commercial uses on Fraser St. and the residential neighbourhood to the east.

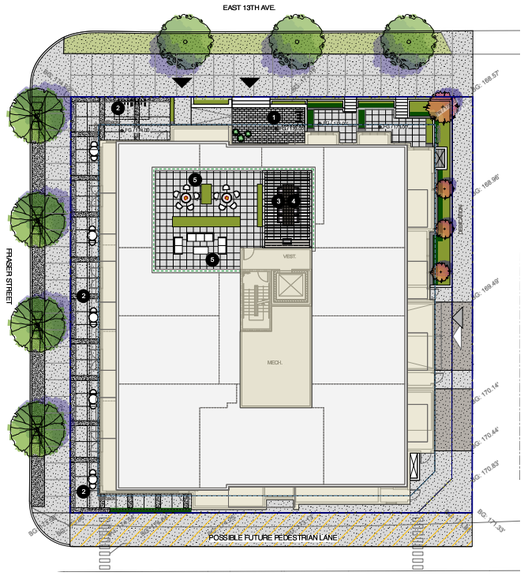
The primary residential amenity area is located on the rooftop level to optimize solar access, views, and privacy. The rooftop is organized into distinct program zones, including a BBQ and outdoor dining area located beneath a trellis structure, providing shade and spatial definition. Additional lounge areas are designed to accommodate both small and large group gatherings, providing flexibility in use. Smaller group gathering spaces are defined by centrally located fire bowls, creating an intimate setting for social interaction.

Planting on the rooftop is strategically arranged to provide screening, mitigate wind impacts, and enhance overall user comfort.

Overall, the proposed landscape design achieves a balanced integration of public interface and residential amenity, contributing to a high-quality and livable urban environment.



Ground Floor Plan



Roof Plan

1.11 Sustainability Measures

Green Building Policy for Rezonings

The project is required to comply with the City of Vancouver's Green Building Policy for Rezonings. These targets include requirements for energy and GHG consumption. The project will comply with the Low Carbon Energy System (LCES) pathway. The TEDI, TEUI, and GHGI targets will be developed at the DP stage.

Energy and Rainwater Management

A simple rectilinear building form optimizes thermal performance and reduces energy consumption. Energy-efficient building systems are being considered to help meet the energy targets, including:

- Insulated 2x6 exterior walls with continuous exterior insulation pending detailed Thermal Bridging Calculations
- High performance double-glazed vinyl windows

A detention tank is located in the underground parking structure to manage rainwater in the absence of landscaped setbacks.

Embodied Carbon

The proposed design reduces embodied carbon through a hybrid structural system that limits high-impact materials to where they are most effective. Concrete is used at the parkade and ground level for durability and structural performance, while the upper floors are constructed with light wood framing, which has significantly lower embodied carbon and supports carbon storage.

The building envelope further supports reductions through efficient wood stud wall assemblies and a durable cladding strategy, primarily brick, which minimizes replacement over time. Standard, locally available systems and materials—including vinyl-framed windows—also reduce transportation impacts and construction waste, contributing to an overall lower embodied carbon footprint.

Refer to the Embodied Carbon Design Report.



2. Project Context

2.1 Neighbourhood Context

The Site is located at the southeast corner of Fraser Street and East 13th Avenue. It is three blocks north of Kingsway, a major arterial road and four blocks south of Broadway. Kingsway and East Broadway are established destination shopping streets.

Charles Dickens Elementary School and Mount St. Joseph Hospital are both within a 5 to 7-minute walk. One block to the west is Robson Park which includes children's play areas, a water park, open green space, tennis courts and urban agriculture.

This area of Vancouver is well served by existing and future transportation options, including the Future Mount Pleasant Subway Station, Fraser Street bus, the Broadway B-Line, the #19 Kingsway–Downtown bus, and dedicated bike lanes.

- Truck route
- Future greenway
- 019 / N019 Downtown Bus
- 008 / N008
- Fraser / Downtown
- Future Mount Pleasant Subway Station
- Dedicated Bike Lane
- MOBI Bike Station
- Park
- Hospital
- School/College
- Community Service
- 701 kingsway by Qualex-Landmark

2.2 Local Character

This area of Mount Pleasant features a unique mix of amenities and attractions. The site is conveniently located between two key transportation thoroughfares: East 12th Ave. and Kingsway. Access to these key cross-town routes is balanced with local, pedestrian-oriented and community-focused amenities including Robson and McAuley Parks, daycares and family support services, and "The Village" on East 15th Ave. - a popular destination of owner-operator shops, restaurants and cafes.

Robson Park provides the neighbourhood with tennis courts, open areas, playspaces, and community gardens. McAuley Park acts as a front porch to "The Village" including casual public seating and shade trees.

The surrounding residential streets are green and walkable including the 10th Avenue bikeway.

The eccentric nature of the neighbourhood opens the door to new development including street-oriented retail included in this proposal.

McAuley Park



Robson Park
Community Garden



Mount Pleasant
Family Centre



Robson Park



Local Shop at "The Village"

2.3 Site Photos and Streetscapes

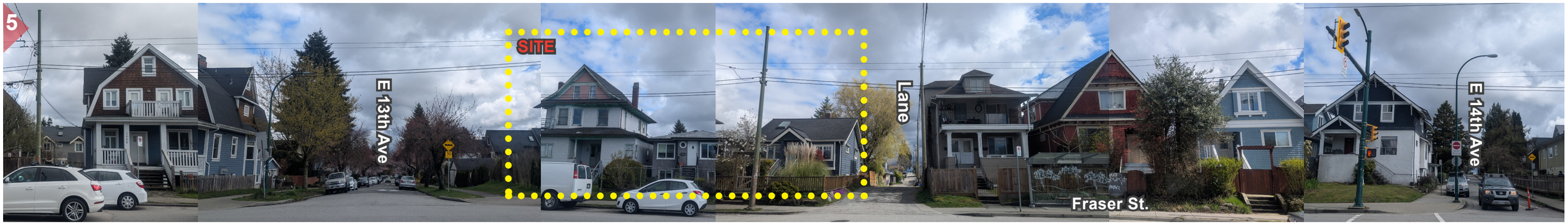












2.4 Zoning Context



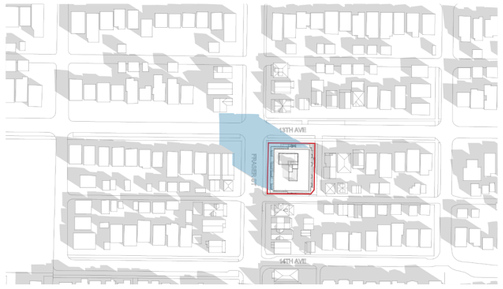


Current Zoning Designation: **R3-2 - Permits 6-storey building forms**
Broadway Plan Designation: **MRTA - Six-storey building forms**

Current Zoning Designation: **RT-5**
Broadway Plan Designation: **MRTC - A mix of six-storey secured rental mixed use and 18 storey mixed use**

2.5 Shadow Analysis

Shadows are calculated using Daylight Saving Time (UTC-7)



March 21 - 10am (DST)



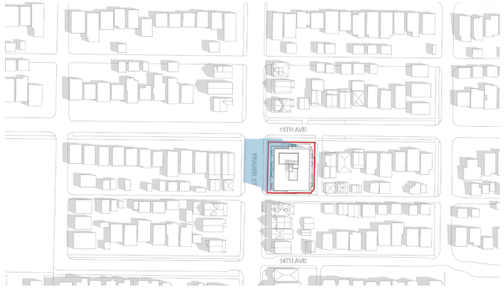
March 21 - 12noon (DST)



March 21 - 2pm (DST)



March 21 - 4pm (DST)



June 21 - 10am (DST)



June 21 - 12noon (DST)



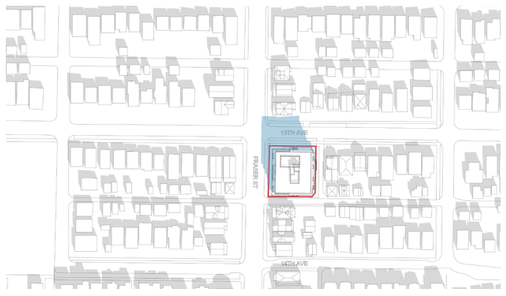
June 21 - 2pm (DST)



June 21 - 4pm (DST)



September 21 - 10am (DST)



September 21 - 12noon (DST)



September 21 - 2pm (DST)



September 21 - 4pm (DST)

3. Renderings



Bird's Eye view looking southeast



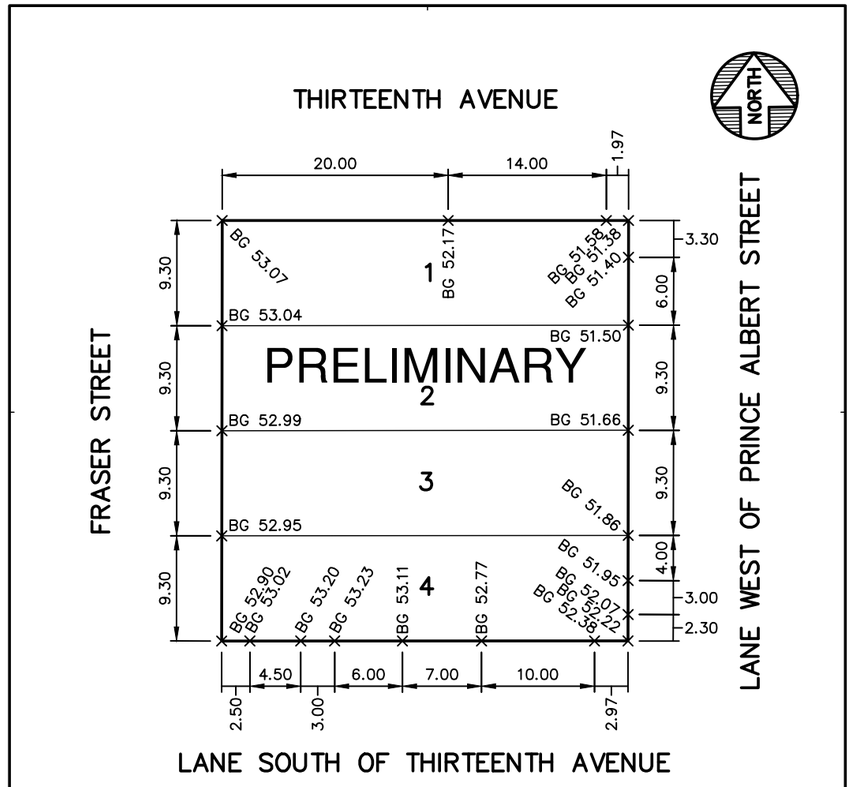
Fraser St. and East 13th Ave. view



South lane and Fraser St. pedestrian view

4. Appendix

Building Grades



BENCH MARK ELEVATION: 52.543 DESCRIPTION: SURVEY MONUMENT MARKED 58 ON THE EAST SIDE OF 2900 BLOCK OF FRASER STREET.

ATTENTION

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 31, 2018). DIMENSIONS ARE ALSO IN METRES.

THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS SHOWN ON THIS PLAN. BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

CITY OF VANCOUVER ENGINEERING SERVICES

SCALE: 1:400	BUILDING GRADE ELEVATIONS FOR LOTS 1 TO 4, BLK. 174, D.L. 264A, PLAN VAP1219 & 1771.	DESIGN: J.D.H.	DWG: M.L.
DATE: 2026-01-22		CHK: G.C.	REV:
REF: FILE 2022-00102.		BG-2026-00001	

TOPOGRAPHIC PLAN FOR LOTS 1, 2, 3, AND 4 OF LOT D BLOCK 174 DISTRICT LOT 264A PLANS 1219 AND 1771

FOR PERMIT APPLICATION PURPOSES ONLY

CIVIC ADDRESS:
2900 FRASER STREET (LOT 1 & LOT 2)
2916 FRASER STREET (LOT 3)
2926 FRASER STREET (LOT 4)
VANCOUVER, BC

ZONE: RT-5

P.I.D: LOT 1 009-232-711
P.I.D: LOT 2 009-232-788
P.I.D: LOT 3 014-866-129
P.I.D: LOT 4 012-620-122

NOTES:

ELEVATIONS ARE IN FEET TO CITY OF VANCOUVER CVD28GVRD2018 GEODETIC DATUM DERIVED FROM MONUMENT 59 WITH ELEVATION=168.72.

ALL TREES AND STUMPS HAVE BEEN PLOTTED AS REQUIRED BY VANCOUVER PROTECTION OF TREES BYLAW No. 9958.

LOT DIMENSIONS AND AREA SHOWN ARE DERIVED FROM LAND TITLE OFFICE RECORDS.

ALL DIMENSIONS OTHER THAN LOT DIMENSIONS ARE SHOWN TO THE NEAREST 0.1 FEET.

THIS PLAN WAS PREPARED FOR PERMIT AND DESIGN PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT AND THEIR AUTHORIZED AGENTS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF REPRODUCTION, TRANSMISSION, OR ALTERATION OF THIS DOCUMENT WITHOUT CONSENT OF THE SIGNATORY.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 17, 2026.

SCALE: 1 INCH = 16 FEET

5 0 10 25 40

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED.

THE INTENDED PLOT SIZE OF THIS PLAN IS 22 INCHES IN WIDTH BY 34 INCHES IN HEIGHT (ANSI D SIZE) WHEN PLOTTED AT A SCALE OF 1"=16'.



LEGEND:

- +173.0 DENOTES ELEVATION
- ■ DENOTES LEAD PLUG
- c DENOTES CHIMNEY
- oh DENOTES OVERHANG
- tb DENOTES TWINBOLE
- mb DENOTES MULTIBOLE
- DENOTES POWER POLE
- DENOTES LAMP STANDARD
- DENOTES CRITICAL ELEVATION
- DENOTES WATER VALVE
- DENOTES JUNCTION BOX
- DENOTES GAS VALVE
- DENOTES MANHOLE
- DENOTES CATCH BASIN

TREE LEGEND:

d1.0s15mb
- DENOTES TYPE (IF APPLICABLE)
- DENOTES SPAN
- DENOTES DIAMETER

LYON PHILLIPS
B.C. LAND SURVEYORS
102-1537 WEST 8TH AVENUE
VANCOUVER, B.C. V6J 1T5
604-737-8777
INFO@LPSURVEY.CA
WWW.LPSURVEY.CA

CERTIFIED CORRECT AS TO THE PRACTICE OF LAND SURVEYING IN ACCORDANCE WITH PART 11-5(2) OF THE SURVEY AND PLAN RULES.

BRITISH COLUMBIA
BOJAN ZIVKOVIC
NO. 1073
LAND SURVEYOR

Certified Correct:
18 February 2026

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

THIS PLAN IS TO BE USED FOR DESIGN PURPOSES ONLY.

FILE NO: 03594BTOPO | CHK: KP/BZ DRWN: JS./BZ

5. Architectural Drawings

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QUALEX – LANDMARK

DRAWING LIST

A000 COVER SHEET & STATS
A004 RENDERINGS

A101 CONTEXT MAP
A102 SITE PLAN

A201 PLAN - LEVEL P1
A202 PLAN - LEVEL 1
A203 PLAN - LEVEL 2
A204 PLAN - LEVEL 3 TO 5
A205 PLAN - LEVEL 6
A206 PLAN - ROOF

A301 ELEVATIONS - NORTH & WEST
A302 ELEVATIONS - SOUTH & EAST

A401 SECTIONS 1 & 2
A402 SECTIONS 3 & 4
A403 SECTIONS 5 & 6

A701 AREA OVERLAYS
A701a AREA OVERLAYS
A702 AREA OVERLAYS
A703 AREA OVERLAYS
A704 AREA OVERLAYS
A705 AREA OVERLAYS
A706 AREA OVERLAYS

A801 SHADOW STUDY

DRAWING ISSUED FOR:	DATE ISSUED	BY
1 REZONING APPLICATION	2026.04.15	BR
2 REZONING APPLICATION	2026.05.08	BR

REVISIONS (post tender)	DATE REVISED	BY

Rezoning Application - May 08, 2026

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KEY PLAN / NOTES:

Fraser and East 13th Avenue

Civic Address
2900, 2916, and 2926 Fraser Street, Vancouver, BC

Legal Description
LOTS 1, 2, 3, AND 4 OF LOT D BLOCK 174 DISTRICT LOT 264A PLANS 1219 AND 1771

Zoning

Existing Zoning	RT-5
Proposed Zoning	CD-1

Site

Gross Site Area	14409 sq. ft.	1338.6 m2
Dedication (6 ft.)	733 sq. ft.	68.1 m3
Net Site Area	13676 sq. ft.	1270.5 m4

Density

FSR Allowed	3.70	fsr
FSR Proposed	3.70	fsr (based on gross site area)
Commercial	0.35	fsr
Commercial Mezzanine	0.08	fsr
Residential	3.27	fsr

Building Area

Residential			Exempted Area							
		GFA	Storage*	Amenity	Other	FSR	Cladding	Circ	Eff	Units
Level	roof	456	0	0	0	0	35	456		
Level	6	8900	0	0	0	8900	172	977	0.89	11
Level	5	8900	0	0	0	8900	179	977	0.89	12
Level	4	8900	0	0	0	8900	179	977	0.89	12
Level	3	8900	0	0	0	8900	179	977	0.89	12
Level	2	8900	0	0	0	8900	179	977	0.89	12
Level	1	5393	0	557	2196	2640	146	1128	0.79	2
Residential Total		**50349 sf**				**47140 sf**				**61** units
FSR						**3.27**				

**All units meet the minimum storage requirements, but are not excluded from FSR calculation.*

Commercial		CRU Area	CRU Corridor**	FSR		
Level	1	4706	301	5007	0.94	
Commercial L1 Total		**5007 sf**		**5007 sf**		
L1 FSR				**0.35**		

Commercial Mezzanine (Optional)				
Level	1.5	1200	1200	
Commercial Total		**6207 sf**	**6207 sf**	Includes mezzanine
FSR			**0.43**	(0.08 for Mezz. Only)

***CRU corridor area is shared with residential use, therefore counted at 50% of the total corridor area.*

Total Floor Area	**56556** sf	**53347 sf**	
FSR		**3.70**	

Building Height

Allowed	**6** storeys		
Proposed	**6** storeys		
Calculation	**72.00** ft	21.95 m	**<----Ht. based on C2 District Schedule 3.1.2.5**
	76.15 ft	23.21 m	**<---- Ht. General Zoning and Development Bylaw**

Setbacks	**C2 Zoning** ft.	m.	Proposed ft.	m.	
Fraser Street L1	8.20	2.5	8.20	2.5	based on C2 Zoning
L2-6	8.20	2.5	8.20	2.5	based on C2 Zoning
East 13th Ave L1	8.20	2.5	8.20	2.5	based on C2 Zoning
L2-6	8.20	2.5	8.20	2.5	based on C2 Zoning
*East Side Lane L1	4.90	1.5	4.93	1.5	based on C2 Zoning
L2-6	15.1	4.6	12.0	3.6	based on C2 Zoning
South Side Lane L1	Unknown		0.83	0.25	unclear in C2 Zoning
L2-6	Unknown		5.25	1.6	unclear in C2 Zoning

Unit Count

Level	jr 1-bed	1-bed	2-bed	3-bed	Total per floor
6	2	4	4	1	11
5	4	4	4		12
4	4	4	4		12
3	4	4	4		12
2	4	4	4		12
1		1	1		2
Total	**18**	**21**	**21**	**1**	**61 units**
Percent	**29.5%**	**34.4%**	**34.4%**	**1.6%**	
		2 and 3 bed combined		**36.1%**	

Parking Spaces

Residential	City Required	Proposed	Breakdown Regular	Small Car	Reference/ Comment
Visitor	3.1	3			0.05 spaces / unit
*Accessible	2.8 incl	3 incl			1 space + 0.034 / units over 7
Passenger Loading	1	1			Section 7.2.1 (1 space for 50-125 units)
Stalls for Family Suites	0	21			Target 1/family unit=21
Total	**4**	**25**			Section 4.1.7 small car 25% max
Commercial					
Regular	4.0 **	4			1 space / 115 m2 (1238 sf)
*Accessible	0 incl	0 incl			1 space if >500 m2 (5382sf)
Total	**4**	**4**			
Total Res+Comm	**8**	**29**	20	6	

* first space must be Van Accessible
**Commercial parking calculation does not include mezzanine area

Loading Spaces

Residential	City Required	Proposed	
Class A	1	1	Combine passenger loading and van accessible
Class B	0	0	
Class C	0	0	
Commercial			
Class A	0	0	
Class B	1	1	Loading Bay provided on L1
Class C	0	0	

Balcony Calculation

8% max Allowed	Area	Percent	Percent
	3229 sf	6.69%	

Unit Mix

	Type	Quantity	Ratio	*Unit Area	Cladding	Gross Unit Area	**Bulk Storage	Req'd Bicycle Calculation
jr 1-bed	A1	9		495	9	504 sf	min. 25 sf	<65 m2 (700sf)
jr 1-bed	A2	5		481	9	490 sf	min. 25 sf	<65 m2 (700sf)
jr 1-bed	A3	4		485	7	492 sf	min. 25 sf	<65 m2 (700sf)
Jr. Subtotal		**18**	**29.5%**					**27**
1-bed+den	B1	10		620	11	631 sf	min. 25 sf	<65 m2 (700sf)
1-bed+den	B2	5		575	8	583 sf	min. 25 sf	<65 m2 (700sf)
1-bed Universal	B3	5		613	8	621 sf	min. 25 sf	<65 m2 (700sf)
Loft Studio	S1	1		651	9	660 sf	min. 25 sf	<105 m2 (1130sf)
1-Bed Subtotal		**21**	**34.4%**					**31.5**
2-bed	C1	10		848	31	879 sf	min. 25 sf	<105 m2 (1130sf)
2-bed	C2	5		822	27	849 sf	min. 25 sf	<105 m2 (1130sf)
2-bed Universal	C3	5		839	21	860 sf	min. 25 sf	<105 m2 (1130sf)
2-bed loft	S2	1		728	22	750 sf	min. 25 sf	<105 m2 (1130sf)
3-bed	D1	1		980	16	996 sf	min. 25 sf	<105 m2 (1130sf)
Family Subtotal		**22**	**36.1%**					**55**
Total		**61** units	100%					**113.5**

****All units provide a minimum 25 sf of bulk storage**
*Unit area includes bulk storage area

Bicycle Storage

Residential	Ref	Required	Proposed	Horz	Vert	Oversize
Class A	6.2.1.2	113.5	61 bikes	61 Lockers		
Class B	6.2.1.2	3	3 bikes	Racks on Surface		
**Commercial	GFA=517Xsf					
Class A	6.2.5.1	1.41	3 bikes			
Class B	6.2.5.1	6	6 bikes			

**Commercial bike parking calculation does not include Mezzanine level

End of Trip Facility

	Required	Proposed
Lockers	3	3 lockers
WC	0	0
Sink	0	0
Shower	0	0

SEAL:

REGISTERED ARCHITECT BRUCE T. RAMSAY PROVINCE OF BRITISH COLUMBIA
2026-05-10

PROJECT TITLE:

FRASER & EAST 13TH
2900-2926 Fraser St, Vancouver, BC

2601

DRAWING TITLE:

COVER SHEET & STATS

SCALE:
DRAWN BY:
FILE NAME:

SHEET NO:
A000

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QUALEX – LANDMARK

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1	REZONING APPLICATION	2026.04.15	BR
2	REZONING APPLICATION	2026.05.08	BR

REVISIONS (post tender)	DATE REVISED	BY

Rezoning Application - May 08, 2026

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KEY PLAN / NOTES:

SEAL:

REGISTERED ARCHITECT
BRUCE T. RASKEW
BRITISH COLUMBIA

2026-05-10

PROJECT TITLE:

FRASER & EAST 13TH

2900-2926 Fraser St. Vancouver, BC

2601

DRAWING TITLE:

Renderings

SCALE:
DRAWN BY:
FILE NAME:

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QL QUALEX – LANDMARK

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Rezoning Application - May 08, 2026

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2026-05-10

PROJECT TITLE:

FRASER & EAST 13TH

2900-2926 Fraser St. Vancouver, BC

2601

DRAWING TITLE:

CONTEXT MAP

SCALE:

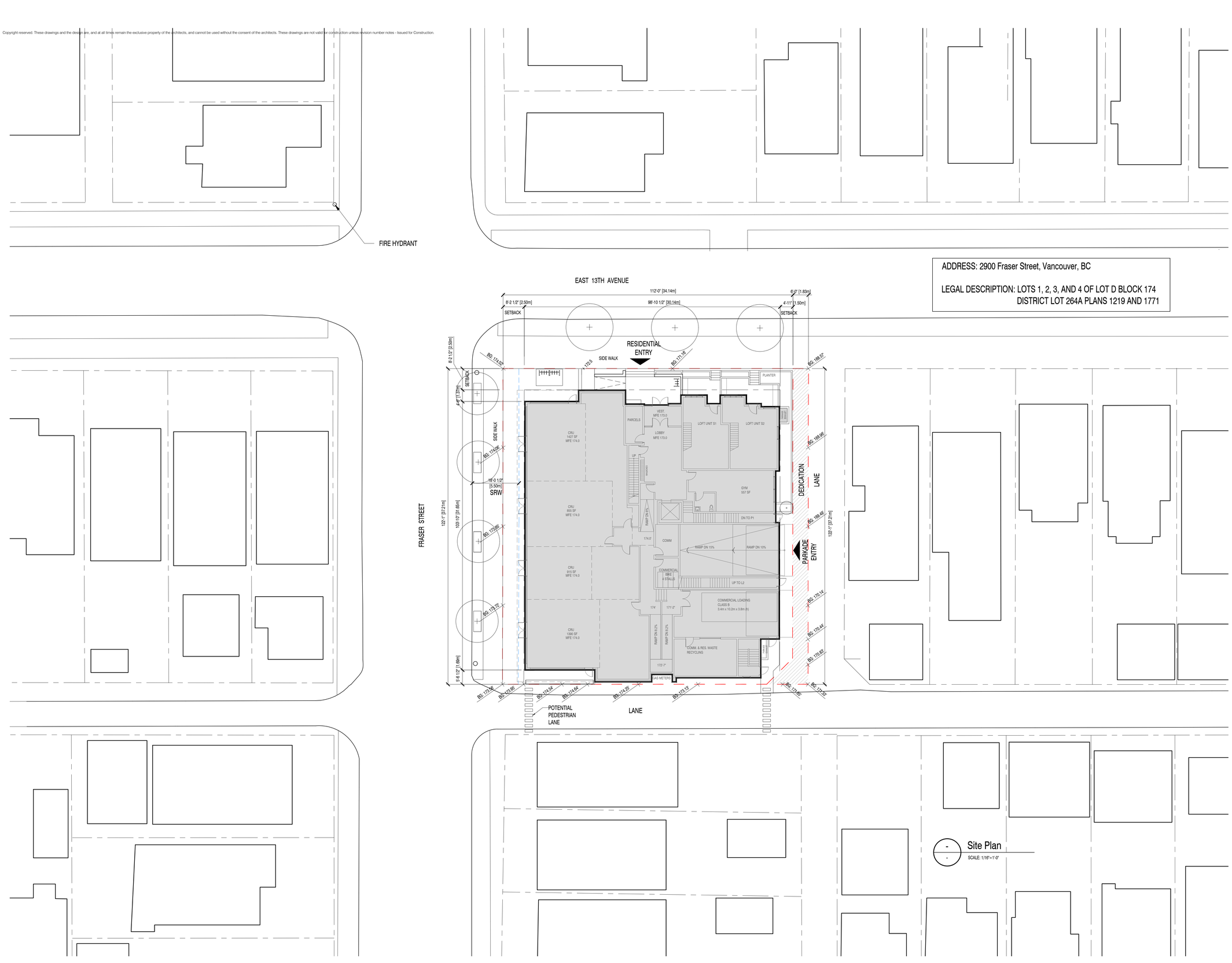
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FILE NAME:

SHEET NO:

A101

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ADDRESS: 2900 Fraser Street, Vancouver, BC

LEGAL DESCRIPTION: LOTS 1, 2, 3, AND 4 OF LOT D BLOCK 174
DISTRICT LOT 264A PLANS 1219 AND 1771

- Site Plan
SCALE: 1/16" = 1'-0"

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QUALEX – LANDMARK

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KEY PLAN / NOTES:

Rezoning Application - May 08, 2026

SEAL:

REGISTERED ARCHITECT
PRINCE T. RAMSAY
BRITISH COLUMBIA
2026-05-10

PROJECT TITLE:

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2900-2926 Fraser St. Vancouver, BC

2601

DRAWING TITLE:

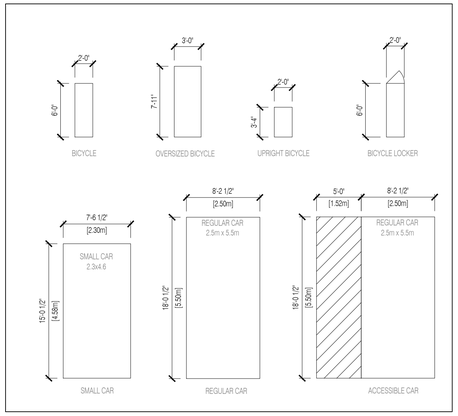
Site Plan

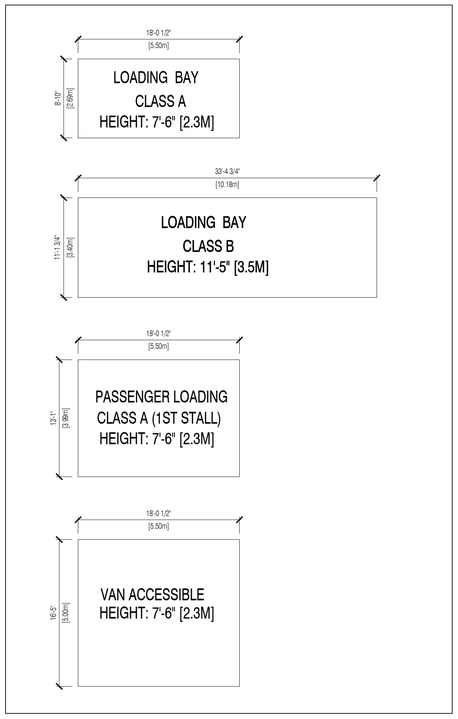
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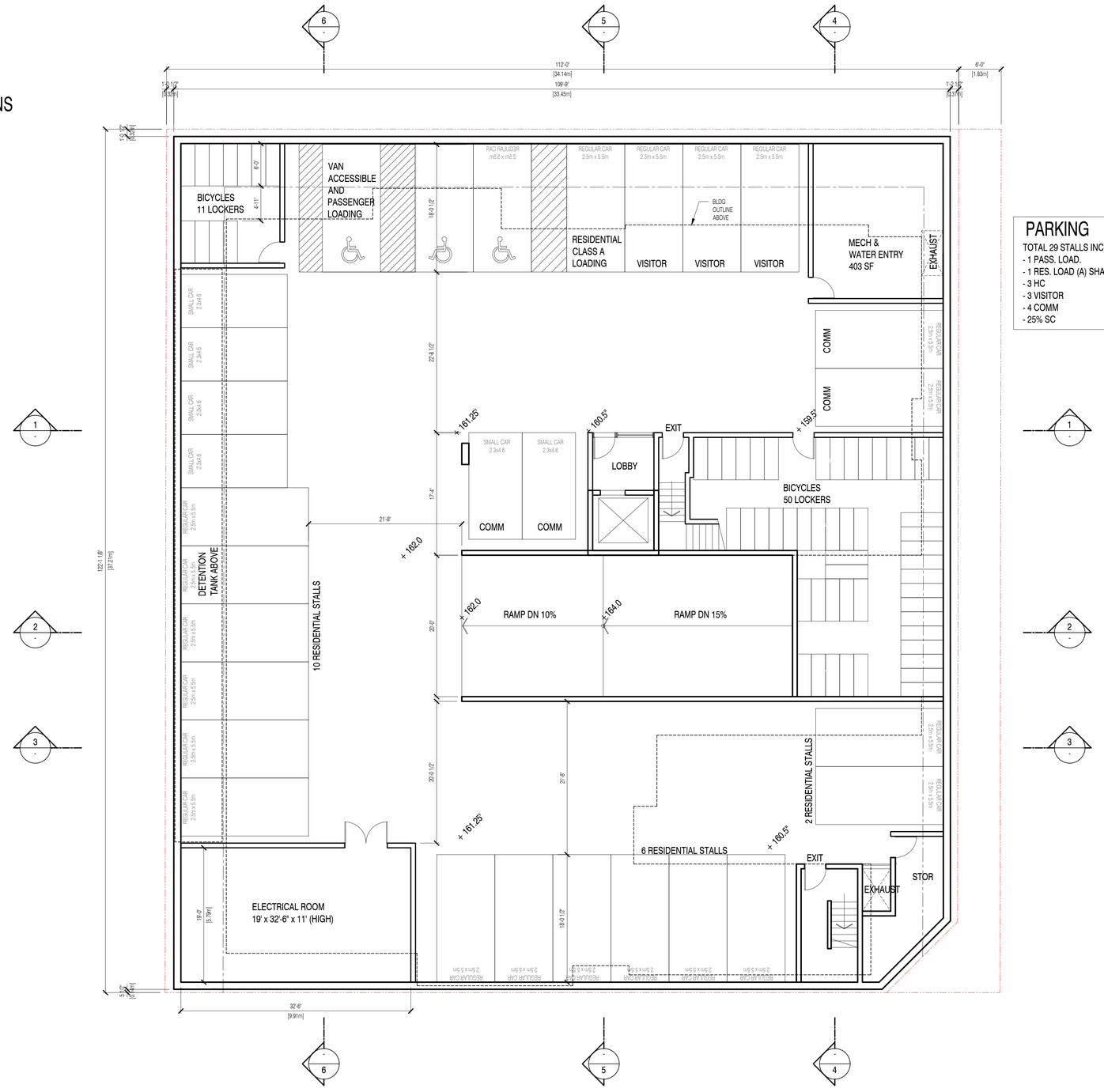
SHEET NO:
A 102

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TYPICAL PARKING STALLS & BIKE STALL DIMENSIONS







PARKING

TOTAL 29 STALLS INCL.:
- 1 PASS. LOAD.
- 1 RES. LOAD (A) SHARED
- 3 HC
- 3 VISITOR
- 4 COMM
- 25% SC

1 Level P1 Plan
SCALE: 1/8"=1'-0"

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QUALEX – LANDMARK

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1	REZONING APPLICATION	2026.04.15	BR
2	REZONING APPLICATION	2026.05.08	BR

REVISIONS (post tender)	DATE REVISED	BY

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KEY PLAN / NOTES:

Rezoning Application - May 08, 2026

SEAL:

REGISTERED ARCHITECT BRUCE T. RAMSAY PROVINCE OF BRITISH COLUMBIA
2026-05-10

PROJECT TITLE:

FRASER & EAST 13TH
2900-2926 Fraser St. Vancouver, BC

2601

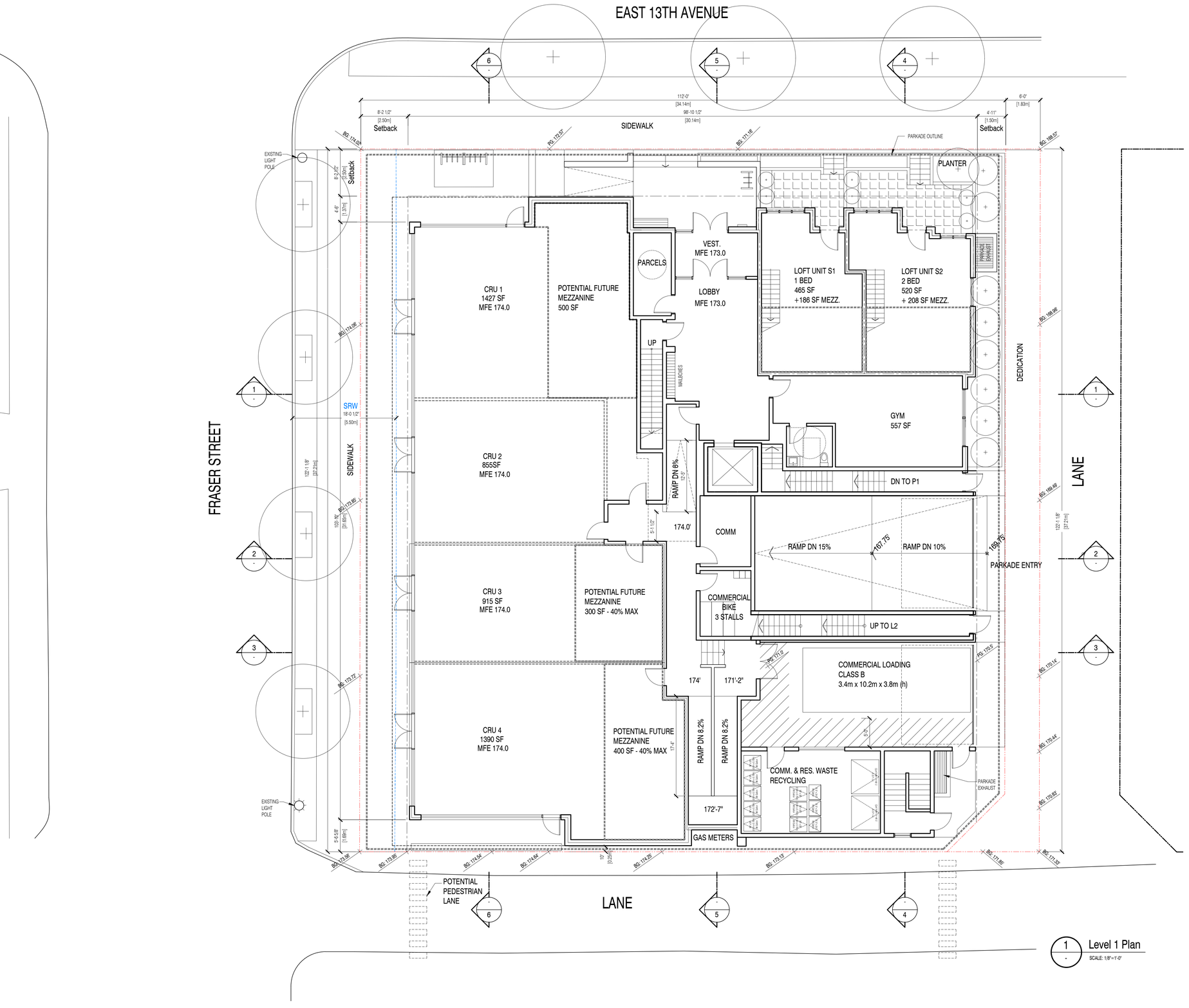
DRAWING TITLE:

Level P1 Plan

SCALE:
DRAWN BY:
FILE NAME:

SHEET NO:
A201

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

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KEY PLAN / NOTES:

Rezoning Application - May 08, 2026

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REGISTERED ARCHITECT BRUCE T. RAMSAY PROVINCE OF BRITISH COLUMBIA
2026-05-10

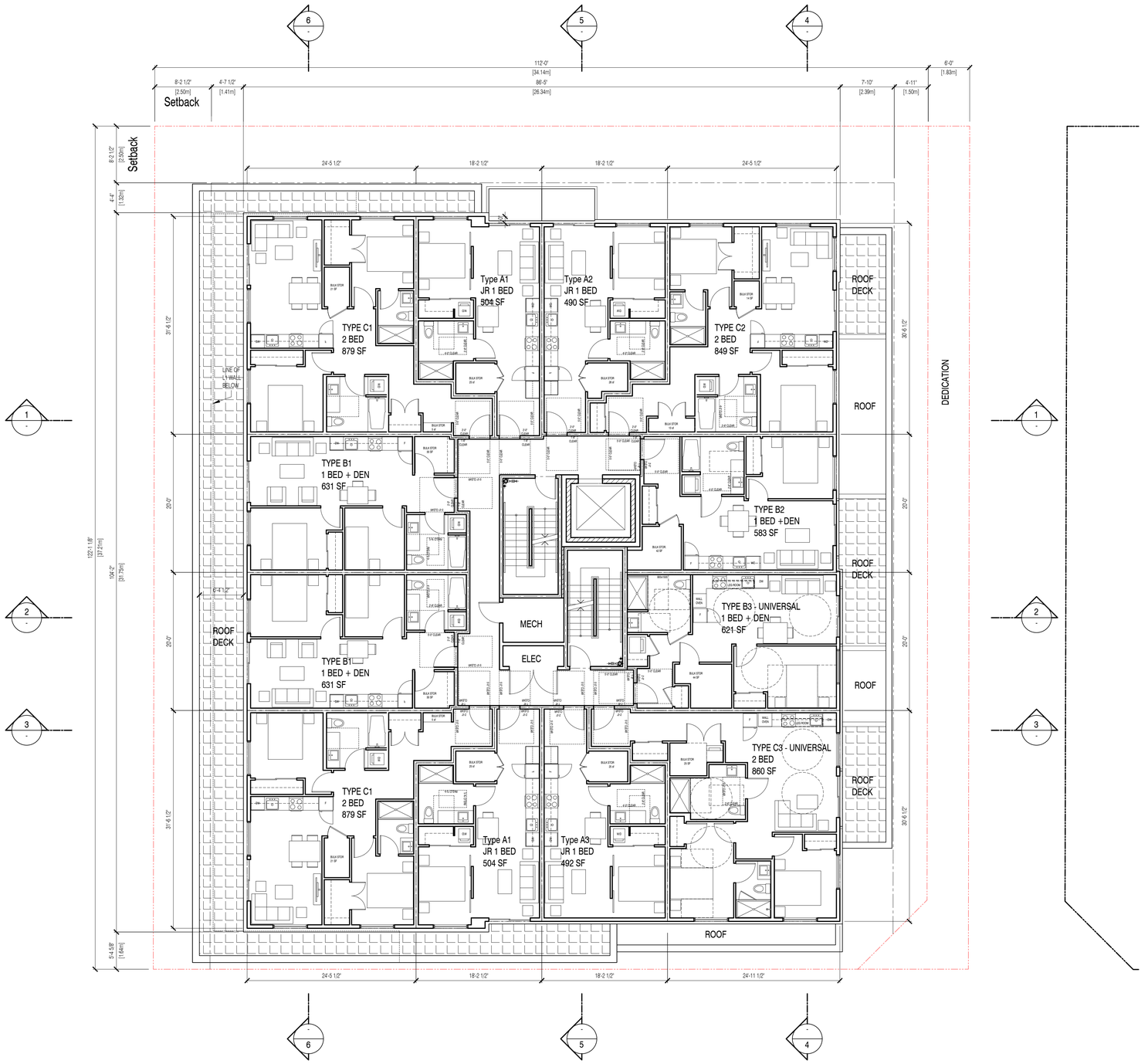
PROJECT TITLE:
FRASER & EAST 13TH
2900-2926 Fraser St, Vancouver, BC

2601

DRAWING TITLE:
Level 1 Plan

SCALE:
DRAWN BY:
FILE NAME:
SHEET NO:
A202

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1 Level 2 Plan
SCALE: 1/8"=1'-0"

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Rezoning Application - May 08, 2026

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2026-05-10

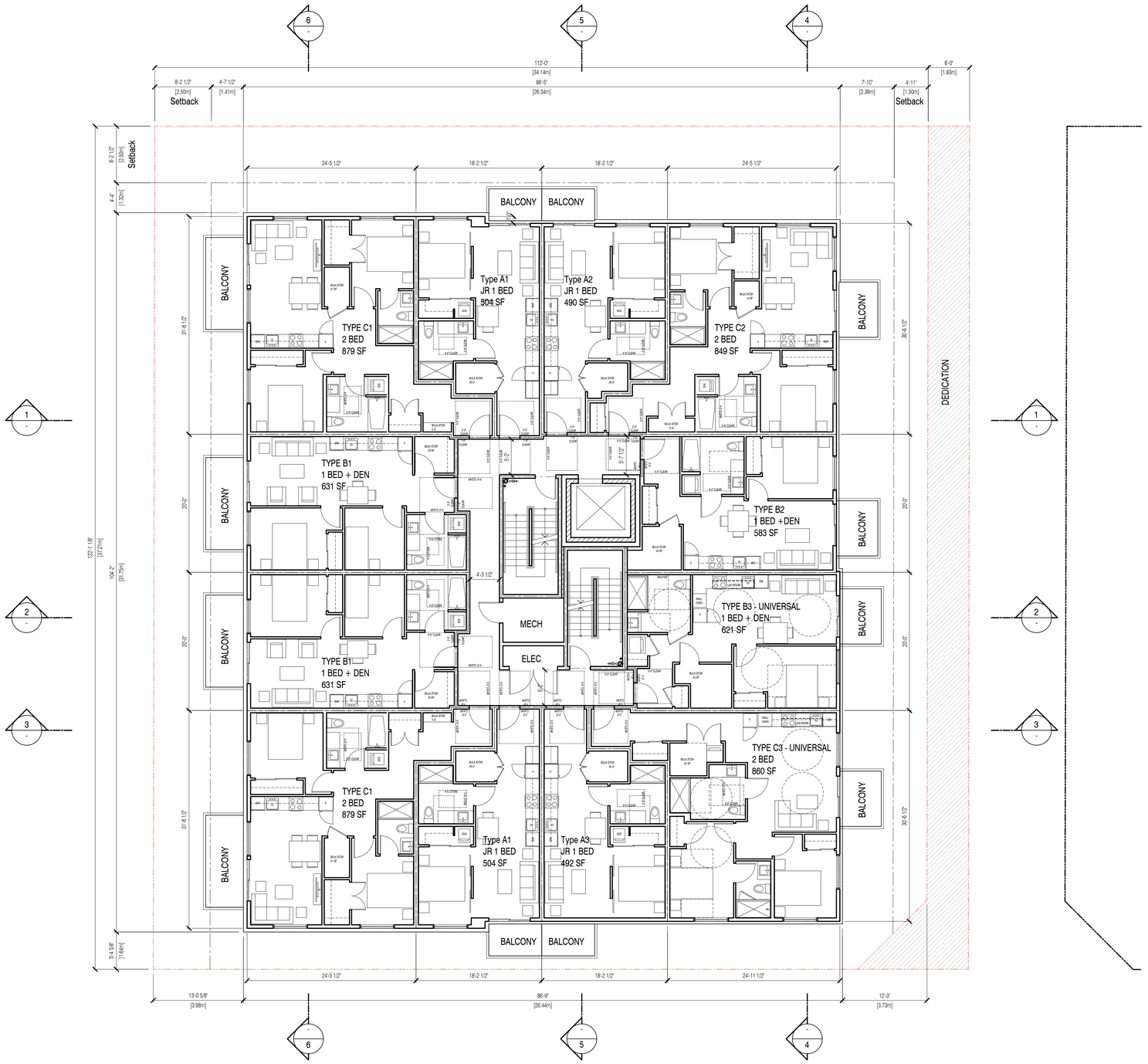
PROJECT TITLE:
FRASER & EAST 13TH
2900-2926 Fraser St, Vancouver, BC

2601

DRAWING TITLE:
Level 2 Plan

SCALE:
DRAWN BY:
FILE NAME:
SHEET NO:
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1 Level L3-5
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KEY PLAN / NOTES:

Rezoning Application - May 08, 2026

SEAL:

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2026-05-10

PROJECT TITLE:

FRASER & EAST 13TH

2900-2926 Fraser St, Vancouver, BC

2601

DRAWING TITLE:

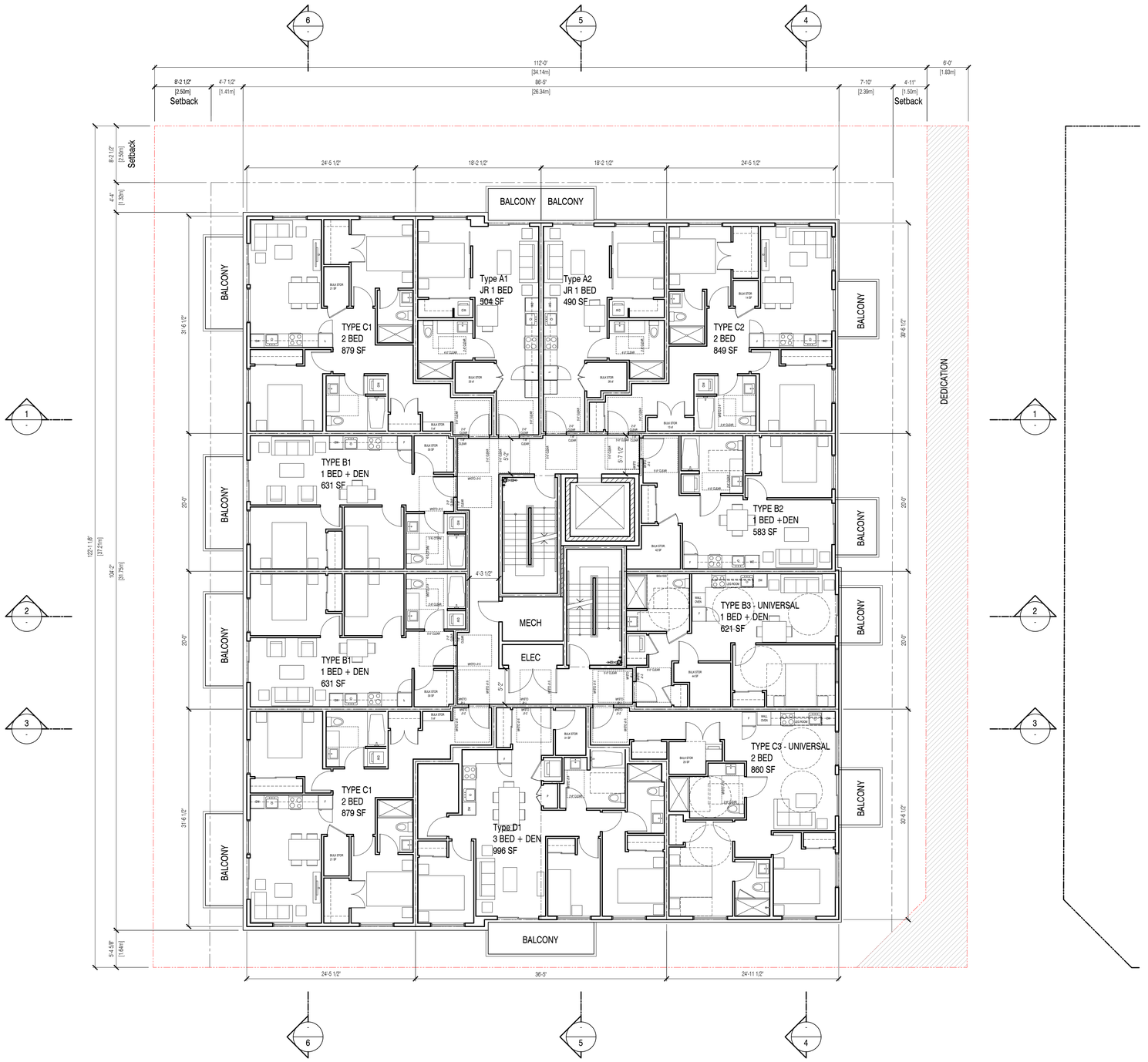
Level 3-5 Plan

SCALE:
DRAWN BY:
FILE NAME:

SHEET NO:

A204

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1 Level L6
SCALE: 1/8"=1'-0"

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Rezoning Application - May 08, 2026

SEAL:

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2026-05-10

PROJECT TITLE:

FRASER & EAST 13TH

2900-2926 Fraser St, Vancouver, BC

2601

DRAWING TITLE:

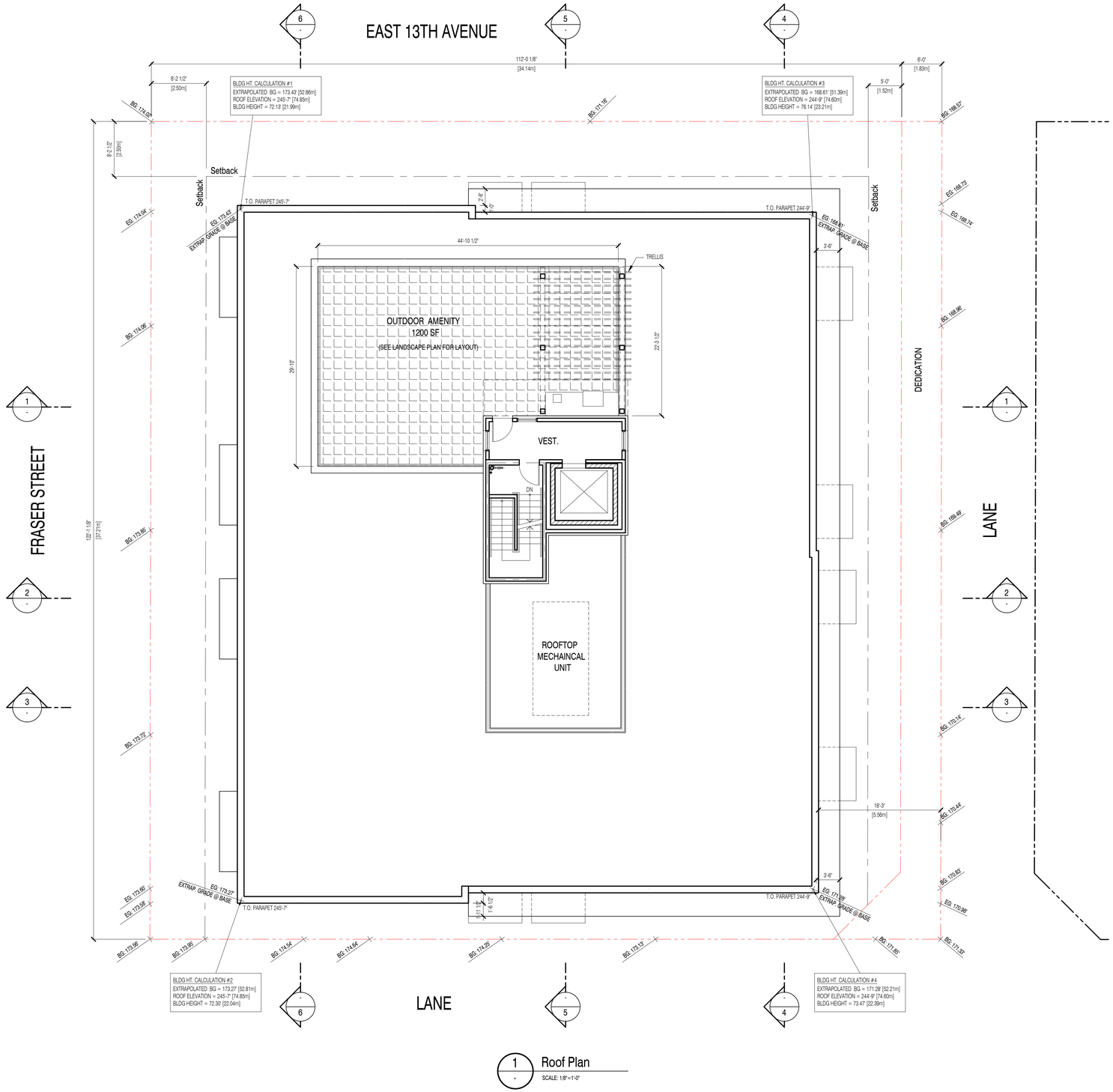
Level 6 Plan

SCALE:
DRAWN BY:
FILE NAME:

SHEET NO:

A205

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

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KEY PLAN / NOTES:

Rezoning Application - May 08, 2026

SEAL:

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2026-05-10

PROJECT TITLE:

FRASER & EAST 13TH
2900-2926 Fraser St, Vancouver, BC

2601

DRAWING TITLE:

ROOF PLAN

SCALE:
DRAWN BY:
FILE NAME:

SHEET NO:
A206

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1 - North Elevation (13th Avenue)

SCALE: 3/32"=1'-0"



2 - West Elevation (Fraser Street)

SCALE: 3/32"=1'-0"

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KEY PLAN / NOTES:

Rezoning Application - May 08, 2026

SEAL:

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2026-05-10

PROJECT TITLE:

FRASER & EAST 13TH

2900-2926 Fraser St, Vancouver, BC

2601

DRAWING TITLE:

Elevations
North & West

SCALE: 1/16" = 1'-0"
DRAWN BY:
FILE NAME:

SHEET NO:

A 301

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1 - South Elevation
SCALE: 3/32"=1'-0"



2 - East Elevation
SCALE: 3/32"=1'-0"

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Rezoning Application - May 08, 2026

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KEY PLAN / NOTES:

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BRUCE T. RAMSAY
BRITISH COLUMBIA
2026-05-10

PROJECT TITLE:

FRASER & EAST 13TH

2900-2926 Fraser St, Vancouver, BC

2601

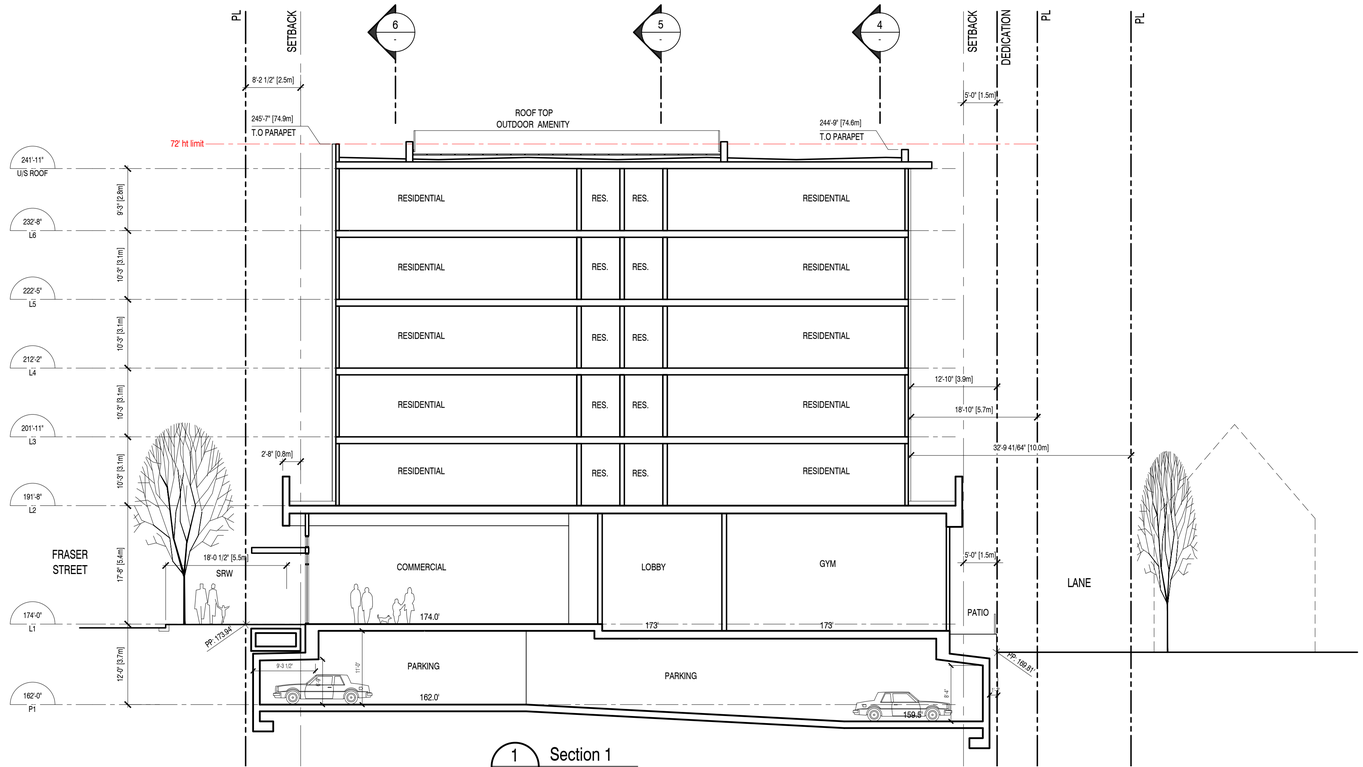
DRAWING TITLE:

Elevations
South & East

SCALE: 1/16" = 1'-0"
DRAWN BY:
FILE NAME:

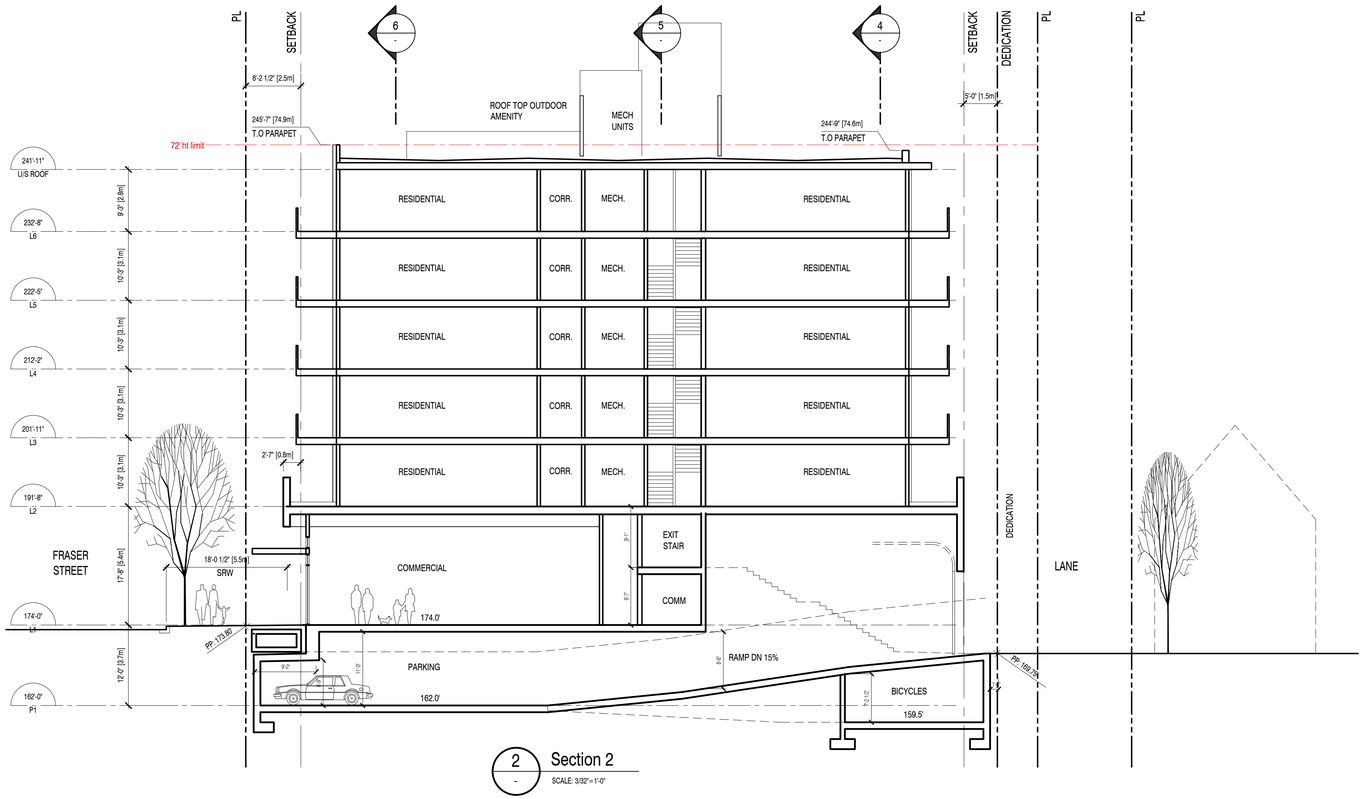
SHEET NO:
A 302

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1 - Section 1

SCALE: 3/32"=1'-0"



2 - Section 2

SCALE: 3/32"=1'-0"

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PROVINCE OF BRITISH COLUMBIA

2026-05-10

PROJECT TITLE:

FRASER & EAST 13TH

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2601

DRAWING TITLE:

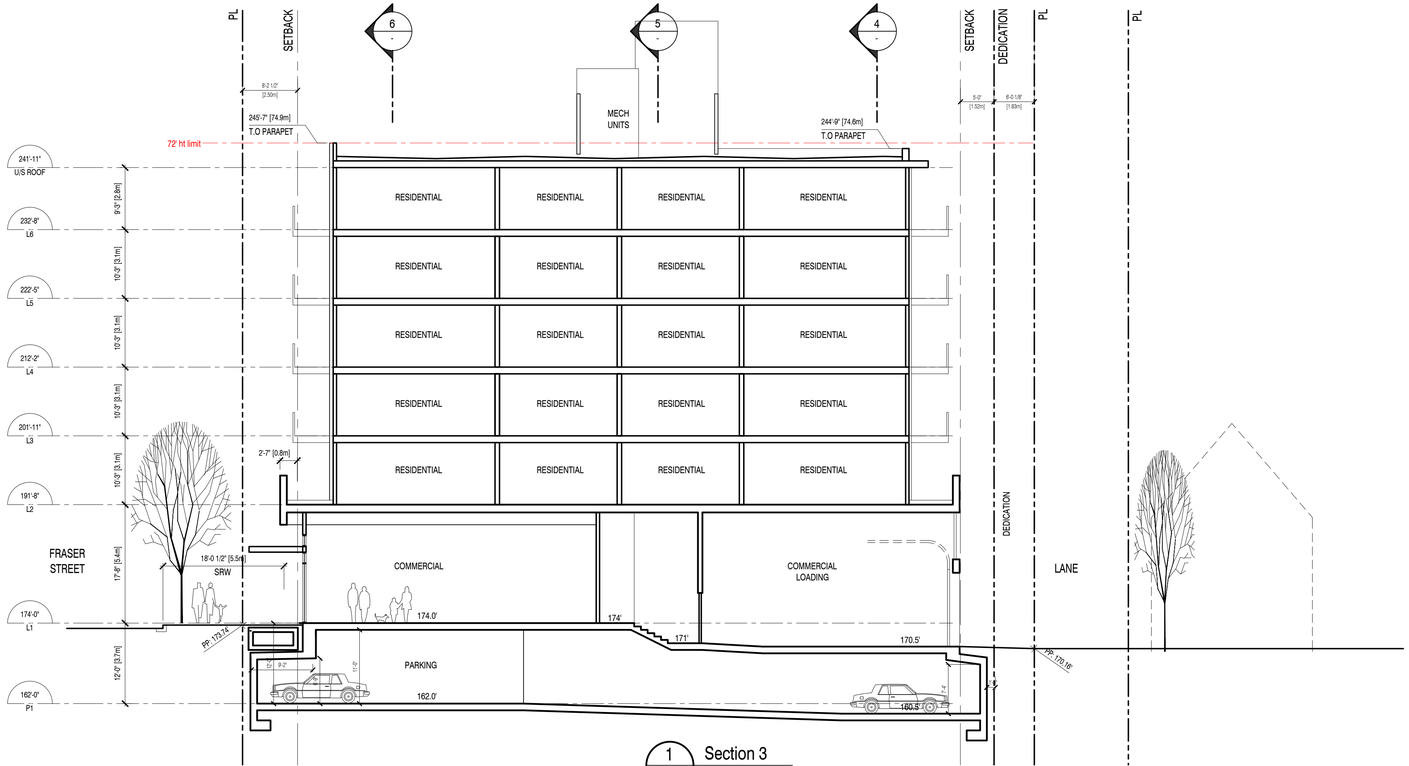
Sections 1 & 2

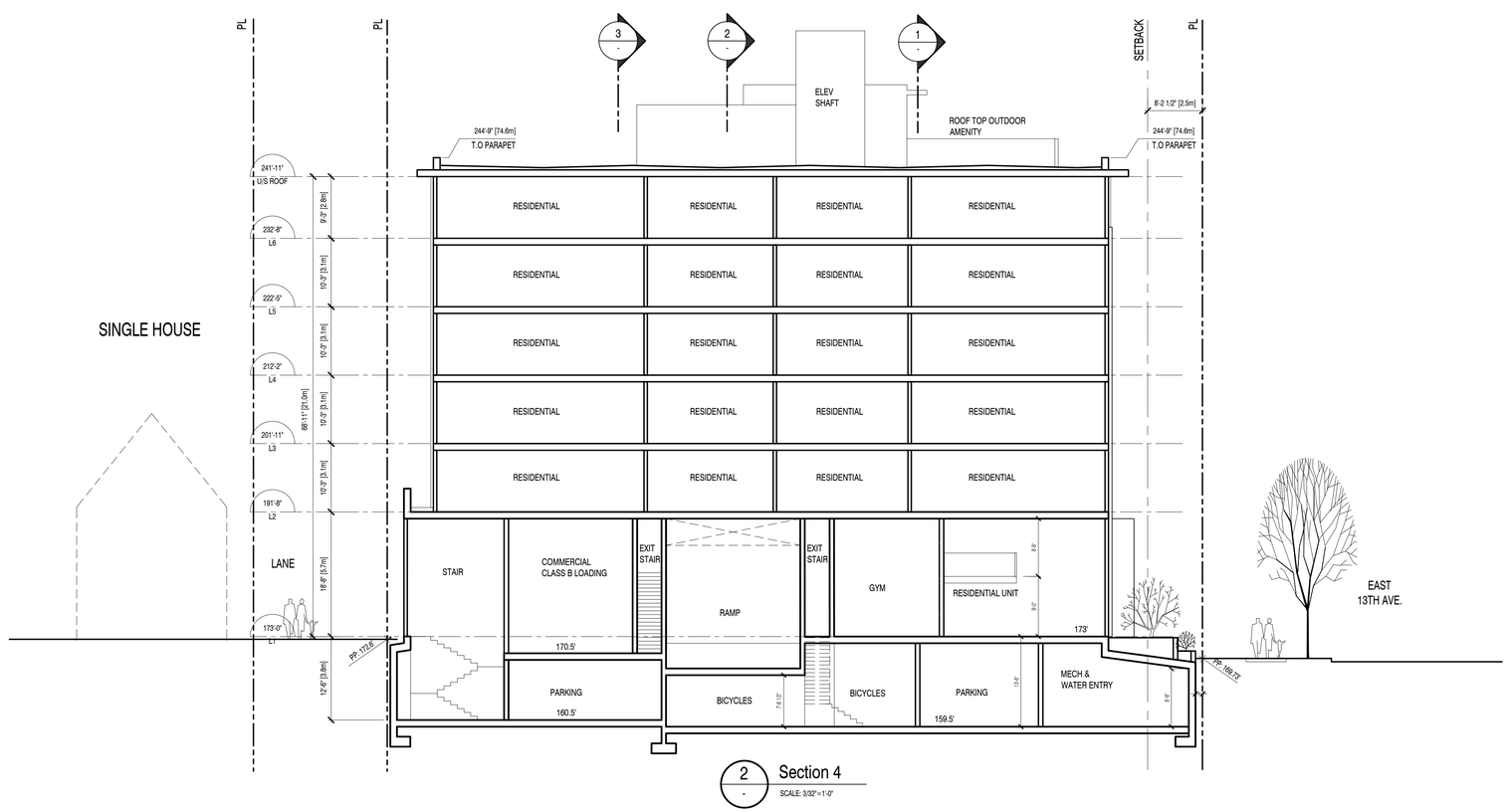
SCALE:
DRAWN BY:
FILE NAME:

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A401

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KEY PLAN / NOTES:

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PROJECT TITLE:

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DRAWING TITLE:

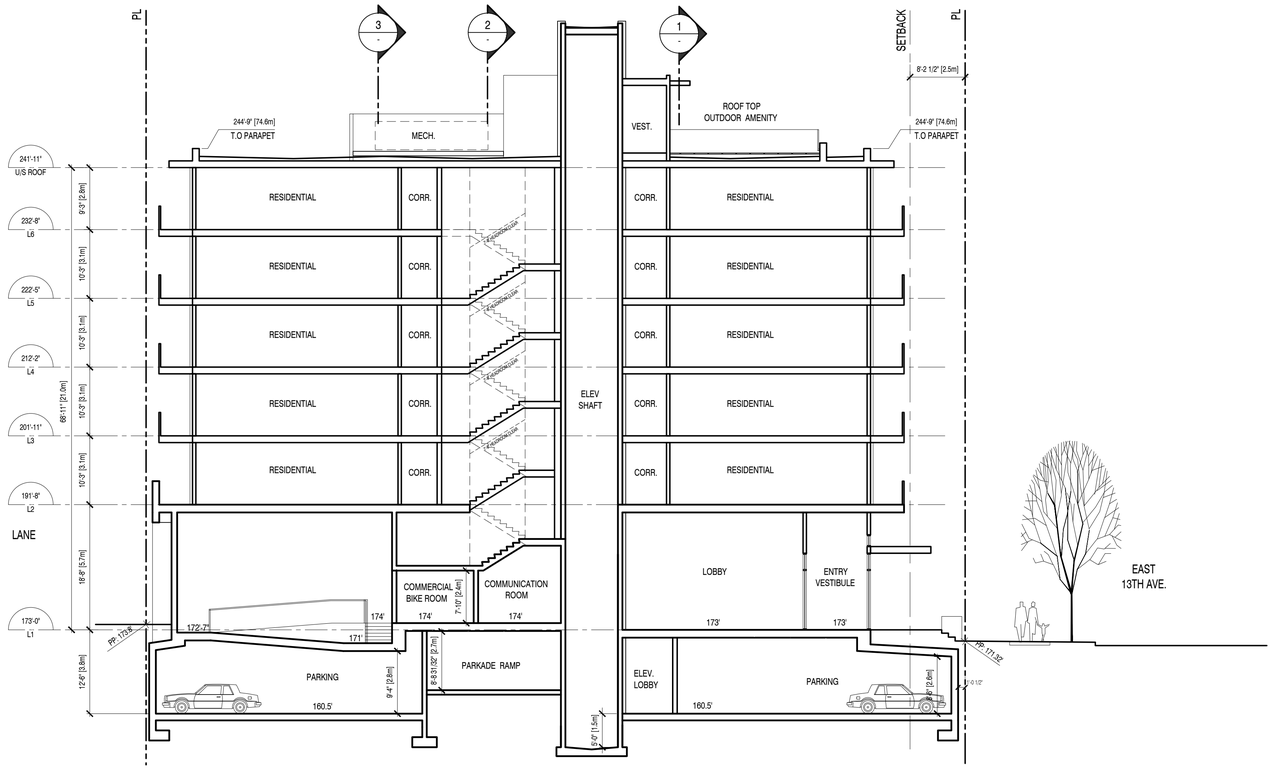
Sections 3 & 4

SCALE:
DRAWN BY:
FILE NAME:

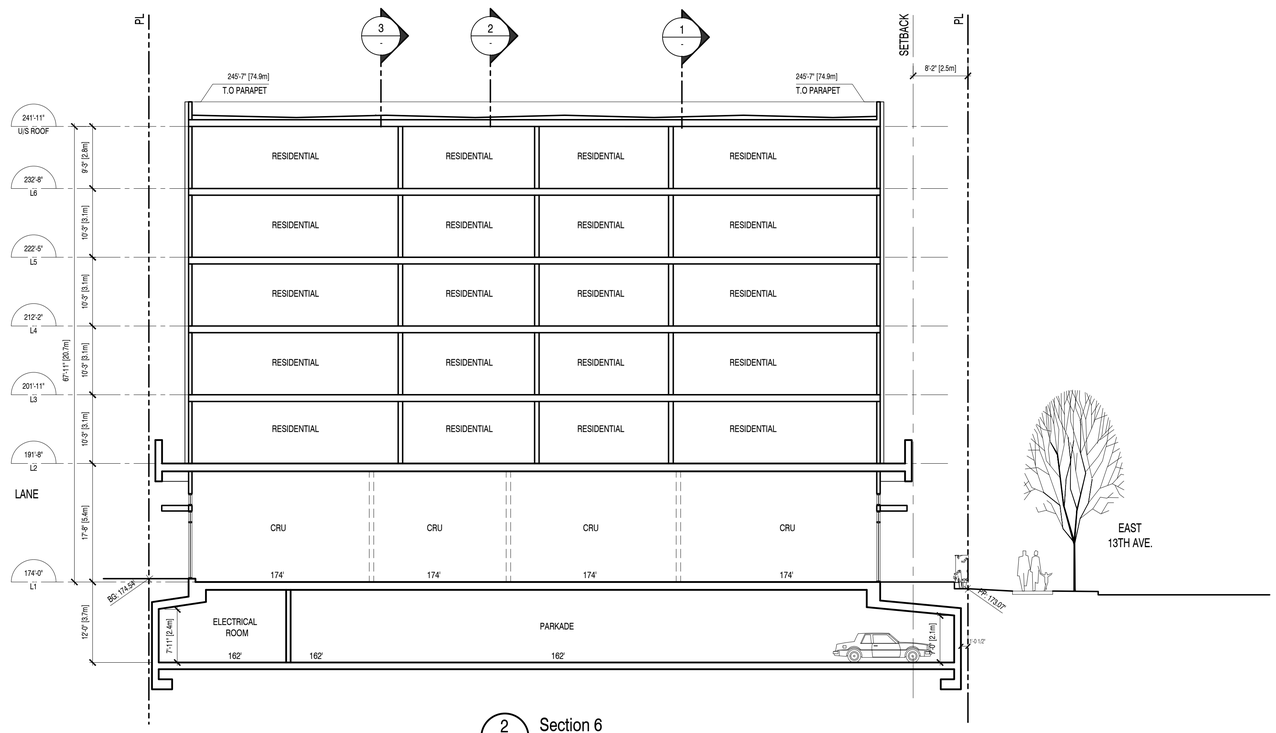
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1 - Section 5
SCALE: 3/32"=1'-0"



2 - Section 6
SCALE: 3/32"=1'-0"

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Rezoning Application - May 08, 2026

KEY PLAN / NOTES:

SEAL:

REGISTERED ARCHITECT
BRUCE T. RAMSAY
PROVINCE OF BRITISH COLUMBIA
2026-05-10

PROJECT TITLE:

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2900-2926 Fraser St. Vancouver, BC

2601

DRAWING TITLE:

Sections 5 & 6

SCALE:
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FILE NAME:

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FSR Overlay Summary

FLOOR AREA SUMMARY - LEVEL 1	(Sq.Ft)	(sq.m)
Commercial:		
Level 1 Gross Commercial Area	6207	576.6
Level 1 Service Corridor (Not Exclusion) (50% of Shared Corridor Area)	301	28.0
Commercial Area	4706	437
Commercial Mezzanine Area (Optional)	1200	111.5
Net Commercial Area (GF + Mez+ Corr)	6207	576.6
L1 Residential:		
Level 1 Residential Gross Floor Area	5393	501.0
Level 1 Amenity Exclusion Area	557	51.7
Level 1 Services Exclusion Area	2196	204.0
Level 1 Service Cooridor (Not Exclusion) (50% of Shared Corridor Area)	301	28.0
Level 1 Loft Unit Mezzanine Area	394	36.6
Level 1 Net Floor Area	2640	245.3

FLOOR AREA SUMMARY - LEVEL 2	(SF)	(sq.m)
Level 2 Gross Unit Area (include cladding)	7923	736.1
Level 2 Circulatin + Service Area	977	90.8
Level 2 Total Floor Area	8900	826.8

FLOOR AREA SUMMARY - LEVEL 3	(SF)	(sq.m)
Level 3 Gross Unit Area (include cladding)	7923	736.1
Level 3 Circulatin + Service Area	977	90.8
Level 3 Total Floor Area	8900	826.8

FLOOR AREA SUMMARY - LEVEL 4	(SF)	(sq.m)
Level 4 Gross Unit Area (include cladding)	7923	736.1
Level 4 Circulatin + Service Area	977	90.8
Level 4 Total Floor Area	8900	826.8

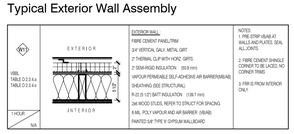
FLOOR AREA SUMMARY - LEVEL 5	(SF)	(sq.m)
Level 5 Gross Unit Area (include cladding)	7923	736.1
Level 5 Circulatin + Service Area	977	90.8
Level 5 Total Floor Area	8900	826.8

FLOOR AREA SUMMARY - LEVEL 6	(SF)	(sq.m)
Level 6 Gross Unit Area (include cladding)	7923	736.1
Level 6 Circulatin + Service Area	977	90.8
Level 6 Total Floor Area	8900	826.8

FLOOR AREA SUMMARY - ROOF	(SF)	(sq.m)
Roof Gross Floor Area	456	42.4
Roof Amenity Access Exclusion* (Per Zoning Bylaw Section 10.36)	456	42.4
Roof Net Floor Area	0	0.0

Balcony Area Summary	(SF)	(sq.m)
Level 1 Balcony Area	0	0.0
Level 2 Balcony Area	541	50.3
Level 3 Balcony Area	672	62.4
Level 4 Balcony Area	672	62.4
Level 5 Balcony Area	672	62.4
Level 6 Balcony Area	672	62.4
Total Balcony Area	3229	300.0

Typical Exterior Wall Assembly





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KEY PLAN / NOTES:

Rezoning Application - May 08, 2026

SEAL:

REGISTERED ARCHITECT BRUCE T. RAMSAY PROVINCE OF BRITISH COLUMBIA
2026-05-10

PROJECT TITLE:

FRASER & EAST 13TH

2900-2926 Fraser St, Vancouver, BC

2601

DRAWING TITLE:

Area Overlay - L1

SCALE:
DRAWN BY:
FILE NAME:

SHEET NO:

A701

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FSR Overlay Summary

FLOOR AREA SUMMARY - LEVEL 1	(Sq.Ft)	(sq.m)
Commercial:		
Level 1 Gross Commercial Area	6207	576.6
Level 1 Service Corridor (Not Exclusion) (50% of Shared Corridor Area)	301	28.0
Commercial Area	4706	437
Commercial Mezzanine Area (Optional)	1200	111.5
Net Commercial Area (GF + Mez+ Corr)	6207	576.6
L1 Residential:		
Level 1 Residential Gross Floor Area	5393	501.0
Level 1 Amenity Exclusion Area	557	51.7
Level 1 Services Exclusion Area	2196	204.0
Level 1 Service Cooridor (Not Exclusion) (50% of Shared Corridor Area)	301	28.0
Level 1 Loft Unit Mezzanine Area	394	36.6
Level 1 Net Floor Area	2640	245.3

FLOOR AREA SUMMARY - LEVEL 2	(SF)	(sq.m)
Level 2 Gross Unit Area (include cladding)	7923	736.1
Level 2 Circulatin + Service Area	977	90.8
Level 2 Total Floor Area	8900	826.8

FLOOR AREA SUMMARY - LEVEL 3	(SF)	(sq.m)
Level 3 Gross Unit Area (include cladding)	7923	736.1
Level 3 Circulatin + Service Area	977	90.8
Level 3 Total Floor Area	8900	826.8

FLOOR AREA SUMMARY - LEVEL 4	(SF)	(sq.m)
Level 4 Gross Unit Area (include cladding)	7923	736.1
Level 4 Circulatin + Service Area	977	90.8
Level 4 Total Floor Area	8900	826.8

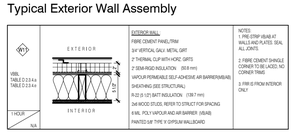
FLOOR AREA SUMMARY - LEVEL 5	(SF)	(sq.m)
Level 5 Gross Unit Area (include cladding)	7923	736.1
Level 5 Circulatin + Service Area	977	90.8
Level 5 Total Floor Area	8900	826.8

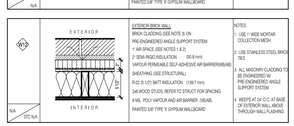
FLOOR AREA SUMMARY - LEVEL 6	(SF)	(sq.m)
Level 6 Gross Unit Area (include cladding)	7923	736.1
Level 6 Circulatin + Service Area	977	90.8
Level 6 Total Floor Area	8900	826.8

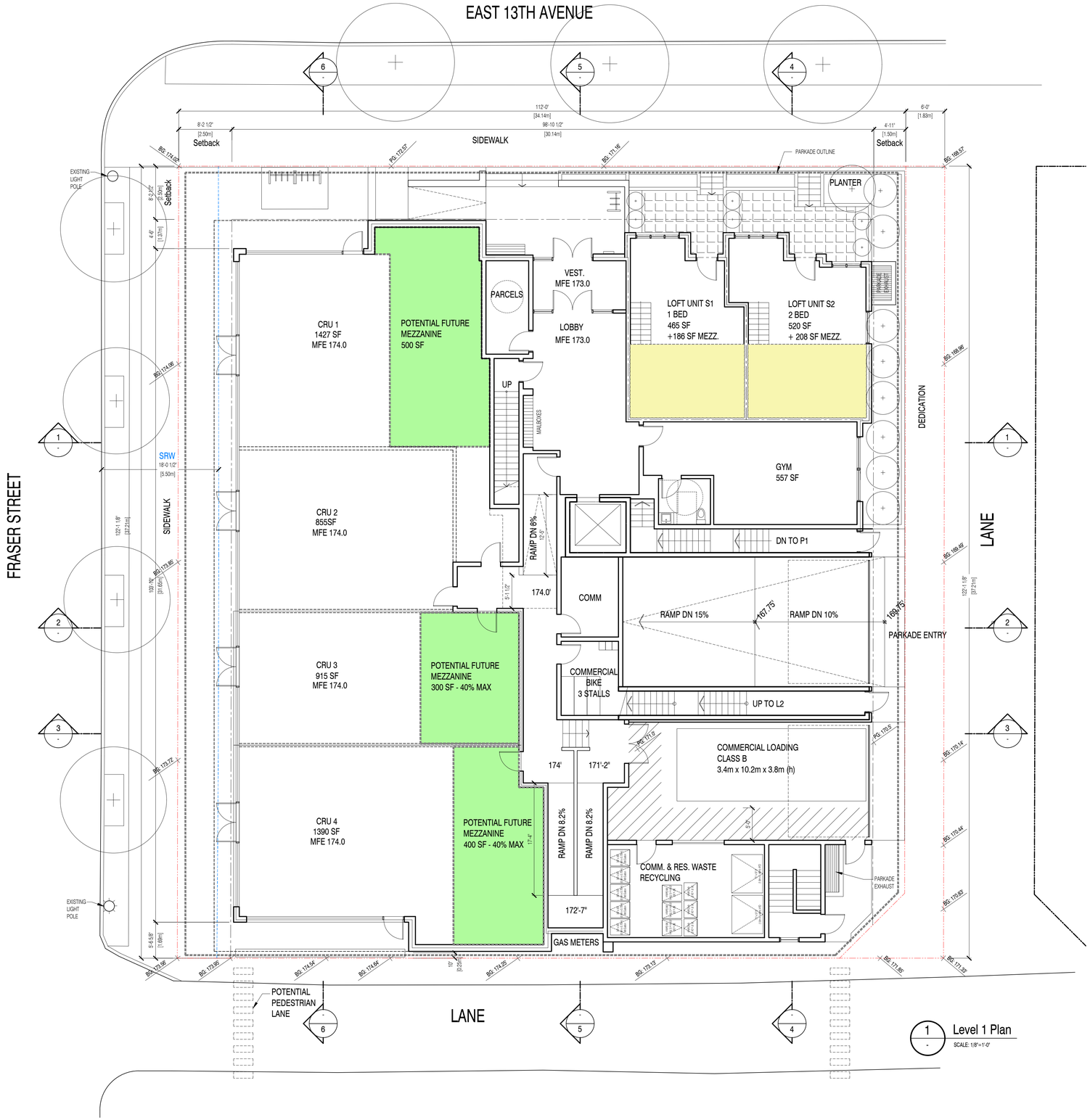
FLOOR AREA SUMMARY - ROOF	(SF)	(sq.m)
Roof Gross Floor Area	456	42.4
Roof Amenity Access Exclusion* (Per Zoning Bylaw Section 10.36)	456	42.4
Roof Net Floor Area	0	0.0

Balcony Area Summary	(SF)	(sq.m)
Level 1 Balcony Area	0	0.0
Level 2 Balcony Area	541	50.3
Level 3 Balcony Area	672	62.4
Level 4 Balcony Area	672	62.4
Level 5 Balcony Area	672	62.4
Level 6 Balcony Area	672	62.4
Total Balcony Area	3229	300.0

Typical Exterior Wall Assembly







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QUALEX – LANDMARK

DRAWING ISSUED FOR:	DATE ISSUED	BY
1 REZONING APPLICATION	2026.04.15	BR
2 REZONING APPLICATION	2026.05.08	BR

REVISIONS (post tender)	DATE REVISED	BY

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KEY PLAN / NOTES:

Rezoning Application - May 08, 2026

SEAL:

REGISTERED ARCHITECT BRUCE T. RAMSAY BRITISH COLUMBIA
2026-05-10

PROJECT TITLE:

FRASER & EAST 13TH

2900-2926 Fraser St, Vancouver, BC

2601

DRAWING TITLE:

Area Overlay - L1 (Mezzanine)

SCALE:
DRAWN BY:
FILE NAME:

SHEET NO:

A701a

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FSR Overlay Summary

FLOOR AREA SUMMARY - LEVEL 1	(Sq.Ft)	(sq.m)
Commercial:		
Level 1 Gross Commercial Area	6207	576.6
Level 1 Service Corridor (Not Exclusion) (50% of Shared Corridor Area)	301	28.0
Commercial Area	4706	437
Commercial Mezzanine Area (Optional)	1200	111.5
Net Commercial Area (GF + Mez+ Corr)	6207	576.6
L1 Residential:		
Level 1 Residential Gross Floor Area	5393	501.0
Level 1 Amenity Exclusion Area	557	51.7
Level 1 Services Exclusion Area	2196	204.0
Level 1 Service Cooridor (Not Exclusion) (50% of Shared Corridor Area)	301	28.0
Level 1 Loft Unit Mezzanine Area	394	36.6
Level 1 Net Floor Area	2640	245.3

FLOOR AREA SUMMARY - LEVEL 2	(SF)	(sq.m)
Level 2 Gross Unit Area (include cladding)	7923	736.1
Level 2 Circulatin + Service Area	977	90.8
Level 2 Total Floor Area	8900	826.8

FLOOR AREA SUMMARY - LEVEL 3	(SF)	(sq.m)
Level 3 Gross Unit Area (include cladding)	7923	736.1
Level 3 Circulatin + Service Area	977	90.8
Level 3 Total Floor Area	8900	826.8

FLOOR AREA SUMMARY - LEVEL 4	(SF)	(sq.m)
Level 4 Gross Unit Area (include cladding)	7923	736.1
Level 4 Circulatin + Service Area	977	90.8
Level 4 Total Floor Area	8900	826.8

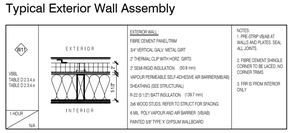
FLOOR AREA SUMMARY - LEVEL 5	(SF)	(sq.m)
Level 5 Gross Unit Area (include cladding)	7923	736.1
Level 5 Circulatin + Service Area	977	90.8
Level 5 Total Floor Area	8900	826.8

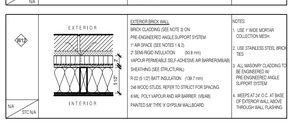
FLOOR AREA SUMMARY - LEVEL 6	(SF)	(sq.m)
Level 6 Gross Unit Area (include cladding)	7923	736.1
Level 6 Circulatin + Service Area	977	90.8
Level 6 Total Floor Area	8900	826.8

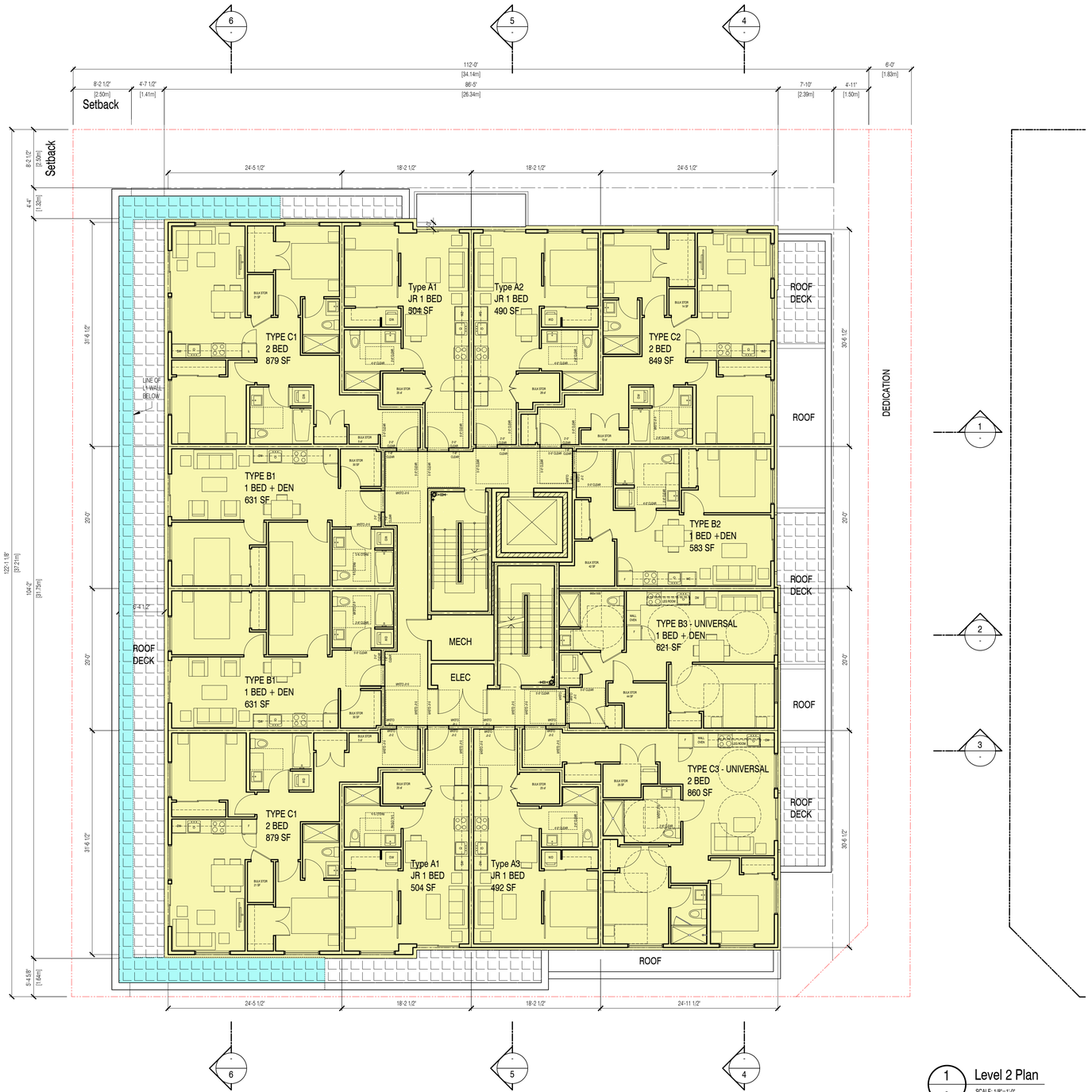
FLOOR AREA SUMMARY - ROOF	(SF)	(sq.m)
Roof Gross Floor Area	456	42.4
Roof Amenity Access Exclusion* (Per Zoning Bylaw Section 10.36)	456	42.4
Roof Net Floor Area	0	0.0

Balcony Area Summary	(SF)	(sq.m)
Level 1 Balcony Area	0	0.0
Level 2 Balcony Area	541	50.3
Level 3 Balcony Area	672	62.4
Level 4 Balcony Area	672	62.4
Level 5 Balcony Area	672	62.4
Level 6 Balcony Area	672	62.4
Total Balcony Area	3229	300.0

Typical Exterior Wall Assembly







1 Level 2 Plan
SCALE: 1/8"=1'-0"

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DRAWING ISSUED FOR:	DATE ISSUED	BY
1 REZONING APPLICATION	2026.04.15	BR
2 REZONING APPLICATION	2026.05.08	BR

REVISIONS (post tender) DATE REVISED BY

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KEY PLAN / NOTES:

Rezoning Application - May 08, 2026

SEAL:
REGISTERED ARCHITECT BRUCE T. RAMSAY PROVINCE OF BRITISH COLUMBIA
2026-05-10

PROJECT TITLE:
FRASER & EAST 13TH
2900-2926 Fraser St, Vancouver, BC

2601

DRAWING TITLE:
Area Overlay - L2

SCALE:
DRAWN BY:
FILE NAME:
SHEET NO: A702

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FSR Overlay Summary

FLOOR AREA SUMMARY - LEVEL 1	(Sq.Ft)	(sq.m)
Commercial:		
Level 1 Gross Commercial Area	6207	576.6
Level 1 Service Corridor (Not Exclusion) (50% of Shared Corridor Area)	301	28.0
Commercial Area	4706	437
Commercial Mezzanine Area (Optional)	1200	111.5
Net Commercial Area (GF + Mez+ Corr)	6207	576.6
L1 Residential:		
Level 1 Residential Gross Floor Area	5393	501.0
Level 1 Amenity Exclusion Area	557	51.7
Level 1 Services Exclusion Area	2196	204.0
Level 1 Service Cooridor (Not Exclusion) (50% of Shared Corridor Area)	301	28.0
Level 1 Loft Unit Mezzanine Area	394	36.6
Level 1 Net Floor Area	2640	245.3

FLOOR AREA SUMMARY - LEVEL 2	(SF)	(sq.m)
Level 2 Gross Unit Area (include cladding)	7923	736.1
Level 2 Circulatin + Service Area	977	90.8
Level 2 Total Floor Area	8900	826.8

FLOOR AREA SUMMARY - LEVEL 3	(SF)	(sq.m)
Level 3 Gross Unit Area (include cladding)	7923	736.1
Level 3 Circulatin + Service Area	977	90.8
Level 3 Total Floor Area	8900	826.8

FLOOR AREA SUMMARY - LEVEL 4	(SF)	(sq.m)
Level 4 Gross Unit Area (include cladding)	7923	736.1
Level 4 Circulatin + Service Area	977	90.8
Level 4 Total Floor Area	8900	826.8

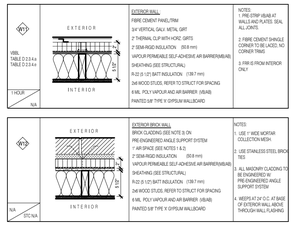
FLOOR AREA SUMMARY - LEVEL 5	(SF)	(sq.m)
Level 5 Gross Unit Area (include cladding)	7923	736.1
Level 5 Circulatin + Service Area	977	90.8
Level 5 Total Floor Area	8900	826.8

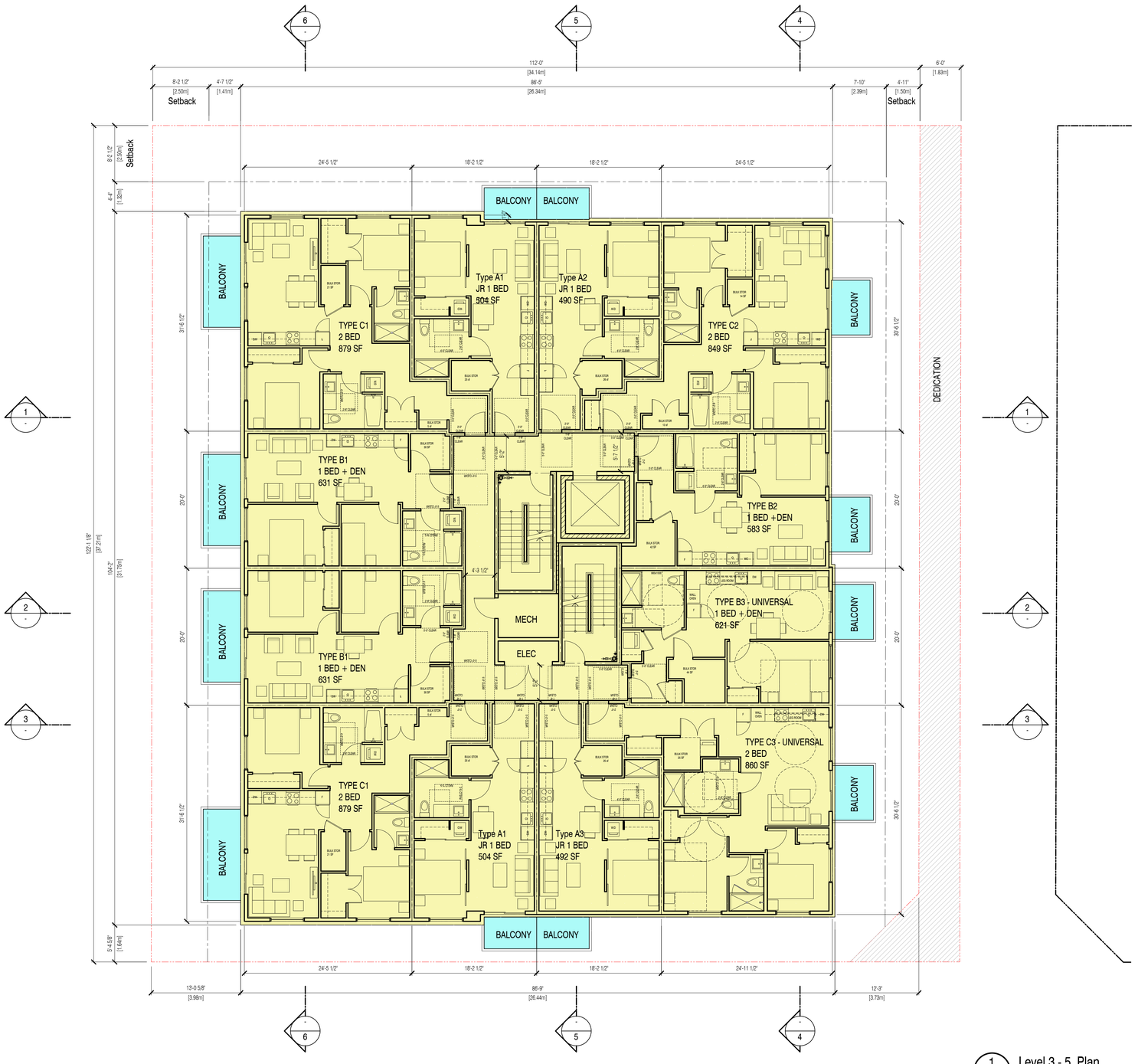
FLOOR AREA SUMMARY - LEVEL 6	(SF)	(sq.m)
Level 6 Gross Unit Area (include cladding)	7923	736.1
Level 6 Circulatin + Service Area	977	90.8
Level 6 Total Floor Area	8900	826.8

FLOOR AREA SUMMARY - ROOF	(SF)	(sq.m)
Roof Gross Floor Area	456	42.4
Roof Amenity Access Exclusion* (Per Zoning Bylaw Section 10.36)	456	42.4
Roof Net Floor Area	0	0.0

Balcony Area Summary	(SF)	(sq.m)
Level 1 Balcony Area	0	0.0
Level 2 Balcony Area	541	50.3
Level 3 Balcony Area	672	62.4
Level 4 Balcony Area	672	62.4
Level 5 Balcony Area	672	62.4
Level 6 Balcony Area	672	62.4
Total Balcony Area	3229	300.0

Typical Exterior Wall Assembly





1 - Level 3 - 5 Plan
SCALE: 1/8"=1'-0"

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DRAWING ISSUED FOR:	DATE ISSUED	BY
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2 REZONING APPLICATION	2026.05.08	BR

REVISIONS (post tender)	DATE REVISED	BY

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KEY PLAN / NOTES:

Rezoning Application - May 08, 2026

SEAL:
REGISTERED ARCHITECT BRUCE T. RAMSAY BRITISH COLUMBIA
2026-05-10

PROJECT TITLE:
FRASER & EAST 13TH
2900-2926 Fraser St, Vancouver, BC

2601

DRAWING TITLE:
Area Overlay - L3 to L5

SCALE:
DRAWN BY:
FILE NAME:
SHEET NO:
A703

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FSR Overlay Summary

FLOOR AREA SUMMARY - LEVEL 1	(Sq.Ft)	(sq.m)
Commercial:		
Level 1 Gross Commercial Area	6207	576.6
Level 1 Service Corridor (Not Exclusion) (50% of Shared Corridor Area)	301	28.0
Commercial Area	4706	437
Commercial Mezzanine Area (Optional)	1200	111.5
Net Commercial Area (GF + Mez+ Corr)	6207	576.6
L1 Residential:		
Level 1 Residential Gross Floor Area	5393	501.0
Level 1 Amenity Exclusion Area	557	51.7
Level 1 Services Exclusion Area	2196	204.0
Level 1 Service Cooridor (Not Exclusion) (50% of Shared Corridor Area)	301	28.0
Level 1 Loft Unit Mezzanine Area	394	36.6
Level 1 Net Floor Area	2640	245.3

FLOOR AREA SUMMARY - LEVEL 2	(SF)	(sq.m)
Level 2 Gross Unit Area (include dadding)	7923	736.1
Level 2 Circulatin + Service Area	977	90.8
Level 2 Total Floor Area	8900	826.8

FLOOR AREA SUMMARY - LEVEL 3	(SF)	(sq.m)
Level 3 Gross Unit Area (include dadding)	7923	736.1
Level 3 Circulatin + Service Area	977	90.8
Level 3 Total Floor Area	8900	826.8

FLOOR AREA SUMMARY - LEVEL 4	(SF)	(sq.m)
Level 4 Gross Unit Area (include dadding)	7923	736.1
Level 4 Circulatin + Service Area	977	90.8
Level 4 Total Floor Area	8900	826.8

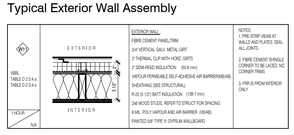
FLOOR AREA SUMMARY - LEVEL 5	(SF)	(sq.m)
Level 5 Gross Unit Area (include dadding)	7923	736.1
Level 5 Circulatin + Service Area	977	90.8
Level 5 Total Floor Area	8900	826.8

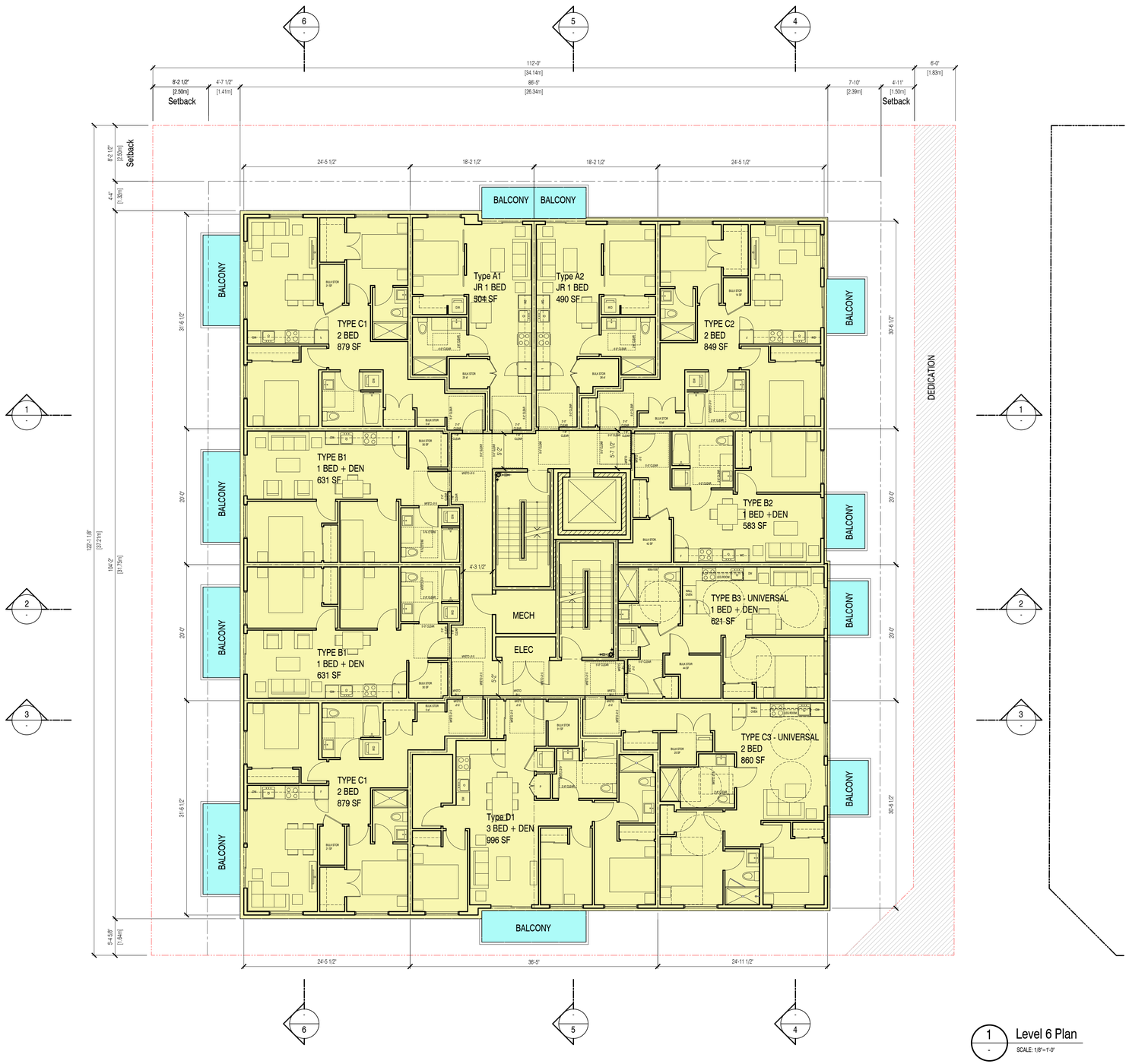
FLOOR AREA SUMMARY - LEVEL 6	(SF)	(sq.m)
Level 6 Gross Unit Area (include dadding)	7923	736.1
Level 6 Circulatin + Service Area	977	90.8
Level 6 Total Floor Area	8900	826.8

FLOOR AREA SUMMARY - ROOF	(SF)	(sq.m)
Roof Gross Floor Area	456	42.4
Roof Amenity Access Exclusion* (Per Zoning Bylaw Section 10.36)	456	42.4
Roof Net Floor Area	0	0.0

Balcony Area Summary	(SF)	(sq.m)
Level 1 Balcony Area	0	0.0
Level 2 Balcony Area	541	50.3
Level 3 Balcony Area	672	62.4
Level 4 Balcony Area	672	62.4
Level 5 Balcony Area	672	62.4
Level 6 Balcony Area	672	62.4
Total Balcony Area	3229	300.0

Typical Exterior Wall Assembly





1 Level 6 Plan
SCALE: 1/8"=1'-0"

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Vancouver, BC V6C 3E1

QUALEX – LANDMARK

DRAWING ISSUED FOR:	DATE ISSUED	BY
1 REZONING APPLICATION	2026.04.15	BR
2 REZONING APPLICATION	2026.05.08	BR

REVISIONS (post tender)	DATE REVISED	BY

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KEY PLAN / NOTES:

Rezoning Application - May 08, 2026

SEAL:
REGISTERED ARCHITECT PRINCE T. RAMAL BRITISH COLUMBIA
2026-05-10

PROJECT TITLE:
FRASER & EAST 13TH
2900-2926 Fraser St, Vancouver, BC

2601

DRAWING TITLE:
Area Overlay - L6

SCALE:
DRAWN BY:
FILE NAME:
SHEET NO: A704

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FSR Overlay Summary

FLOOR AREA SUMMARY - LEVEL 1	(Sq.Ft)	(sq.m)
Commercial:		
Level 1 Gross Commercial Area	6207	576.6
Level 1 Service Corridor (Not Exclusion) (50% of Shared Corridor Area)	301	28.0
Commercial Area	4706	437
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Net Commercial Area (GF + Mez+ Corr)	6207	576.6
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Level 1 Residential Gross Floor Area	5393	501.0
Level 1 Amenity Exclusion Area	557	51.7
Level 1 Services Exclusion Area	2196	204.0
Level 1 Service Cooridor (Not Exclusion) (50% of Shared Corridor Area)	301	28.0
Level 1 Loft Unit Mezzanine Area	394	36.6
Level 1 Net Floor Area	2640	245.3

FLOOR AREA SUMMARY - LEVEL 2	(SF)	(sq.m)
Level 2 Gross Unit Area (include cladding)	7923	736.1
Level 2 Circulatin + Service Area	977	90.8
Level 2 Total Floor Area	8900	826.8

FLOOR AREA SUMMARY - LEVEL 3	(SF)	(sq.m)
Level 3 Gross Unit Area (include cladding)	7923	736.1
Level 3 Circulatin + Service Area	977	90.8
Level 3 Total Floor Area	8900	826.8

FLOOR AREA SUMMARY - LEVEL 4	(SF)	(sq.m)
Level 4 Gross Unit Area (include cladding)	7923	736.1
Level 4 Circulatin + Service Area	977	90.8
Level 4 Total Floor Area	8900	826.8

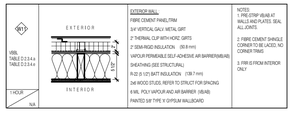
FLOOR AREA SUMMARY - LEVEL 5	(SF)	(sq.m)
Level 5 Gross Unit Area (include cladding)	7923	736.1
Level 5 Circulatin + Service Area	977	90.8
Level 5 Total Floor Area	8900	826.8

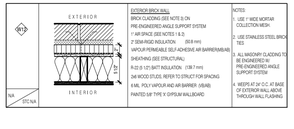
FLOOR AREA SUMMARY - LEVEL 6	(SF)	(sq.m)
Level 6 Gross Unit Area (include cladding)	7923	736.1
Level 6 Circulatin + Service Area	977	90.8
Level 6 Total Floor Area	8900	826.8

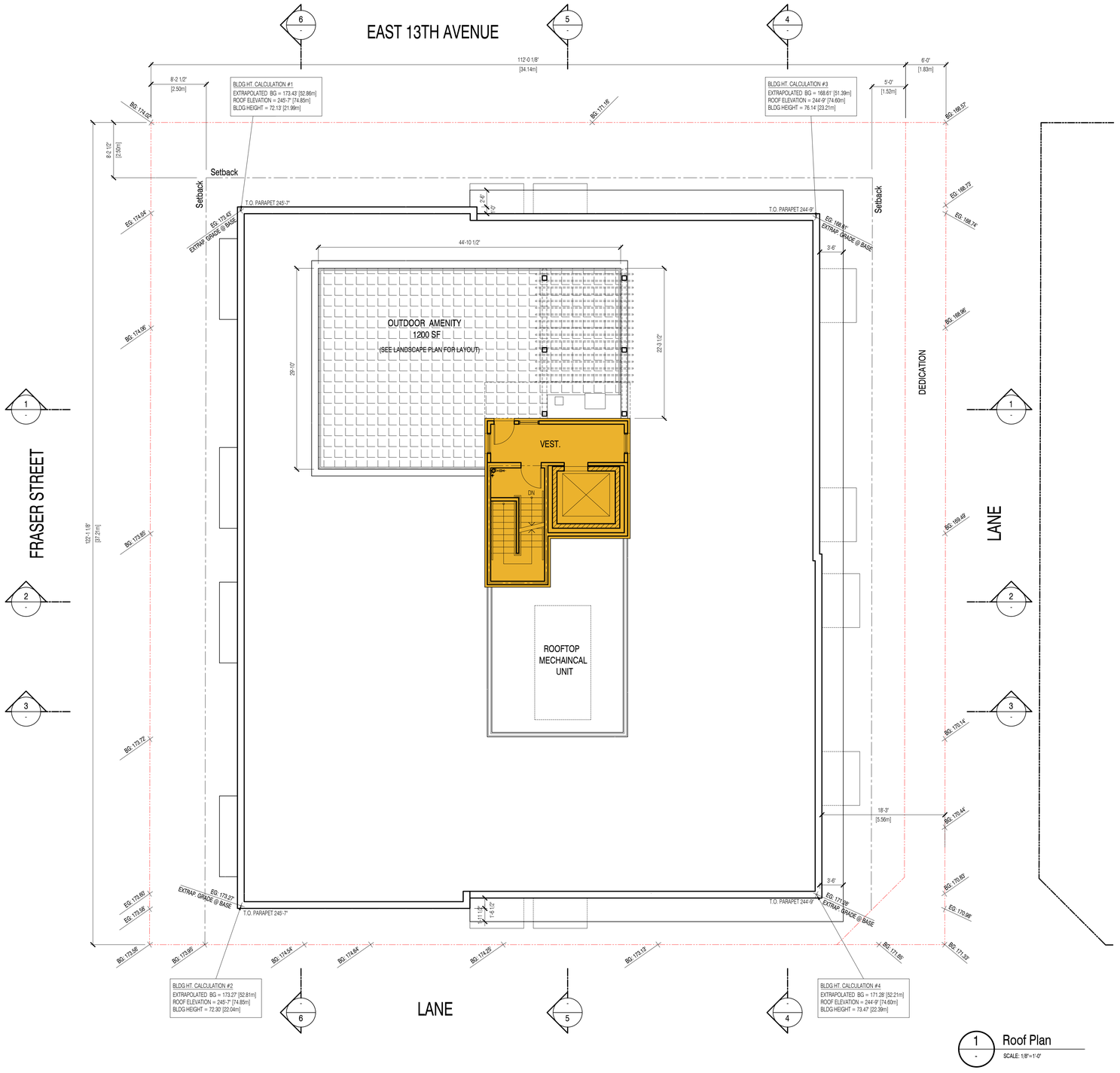
FLOOR AREA SUMMARY - ROOF	(SF)	(sq.m)
Roof Gross Floor Area	456	42.4
Roof Amenity Access Exclusion* (Per Zoning Bylaw Section 10.36)	456	42.4
Roof Net Floor Area	0	0.0

Balcony Area Summary	(SF)	(sq.m)
Level 1 Balcony Area	0	0.0
Level 2 Balcony Area	541	50.3
Level 3 Balcony Area	672	62.4
Level 4 Balcony Area	672	62.4
Level 5 Balcony Area	672	62.4
Level 6 Balcony Area	672	62.4
Total Balcony Area	3229	300.0

Typical Exterior Wall Assembly







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

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DRAWING ISSUED FOR:	DATE ISSUED	BY
1 REZONING APPLICATION	2026.04.15	BR
2 REZONING APPLICATION	2026.05.08	BR

REVISIONS (post tender)	DATE REVISED	BY

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KEY PLAN / NOTES:

Rezoning Application - May 08, 2026

SEAL:
REGISTERED ARCHITECT BRUCE T. RAMSAY BRITISH COLUMBIA
2026-05-10

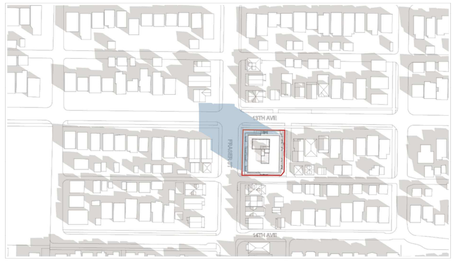
PROJECT TITLE:
FRASER & EAST 13TH
2900-2926 Fraser St. Vancouver, BC
2601

DRAWING TITLE:
Area Overlay - Roof

SCALE:
DRAWN BY:
FILE NAME:
SHEET NO:
A705

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Shadows are calculated using Daylight Saving Time (UTC-7)



March 21 - 10am (DST)



March 21 - 12noon (DST)



March 21 - 2pm (DST)



March 21 - 4pm (DST)



June 21 - 10am (DST)



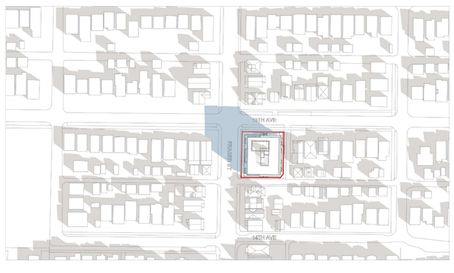
June 21 - 12noon (DST)



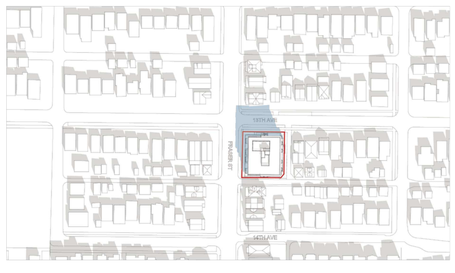
June 21 - 2pm (DST)



June 21 - 4pm (DST)



September 21 - 10am (DST)



September 21 - 12noon (DST)



September 21 - 2pm (DST)



September 21 - 4pm (DST)

RWA ARCHITECTURE GROUP LTD
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:

Qualex Landmark

Suite 670, 999 Canada Place
Vancouver, BC V6C 3E1

QUALEX – LANDMARK

DRAWING ISSUED FOR:	DATE ISSUED	BY
1 REZONING APPLICATION	2026.04.15	BR
2 REZONING APPLICATION	2026.05.08	BR

REVISIONS (post tender)	DATE REVISED	BY

Rezoning Application - May 08, 2026

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KEY PLAN / NOTES:

SEAL:

REGISTERED ARCHITECT BRENDAN T. RAMSAY BRITISH COLUMBIA

2026-05-10

PROJECT TITLE:

FRASER & EAST 13TH

2900-2926 Fraser St. Vancouver, BC

2601

DRAWING TITLE:

Shadow Study

SCALE:
DRAWN BY:
FILE NAME:

SHEET NO:

A801

6. Landscape Drawings

DRAWING LIST

SHEET	DRAWING TITLE	SCALE
L-0.00	COVER SHEET	3/32"-1'0"
L-1.01	LEVEL 1 LANDSCAPE PLAN	1/8"-1'0"
L-1.02	ROOF LANDSCPAE PLAN	1/8"-1'0"
L-2.01	SECTIONS	1/4"-1'0"

LANDSCAPE NOTES

1. All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
2. All plant material used on this project shall be hardy in this climate. Plant types have been selected with this as a primary criteria.
3. For all existing on site services and survey symbols refer to survey drawings.
4. Refer to arboricultural and report for tree protection/ removal infomation.

OFF-SITE NOTES

1. This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Enigineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans recieve "For Construction" approval and related permits are issued. Please contact Engineering. Development Services and/ or your Engineering Building Site Inspector for details.
2. Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade.
3. Contact Park Board at pbdevelopment.trees@vancouver.ca or 604-257-8587 for tree species specification and at time of planting for inspection.
4. New street trees to be confirmed prior to issuance of the building permit.
5. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.
6. All sidewalks between curb and property line are to be reconstructed fully at the applicant's expense.

IRRIGATION NOTES

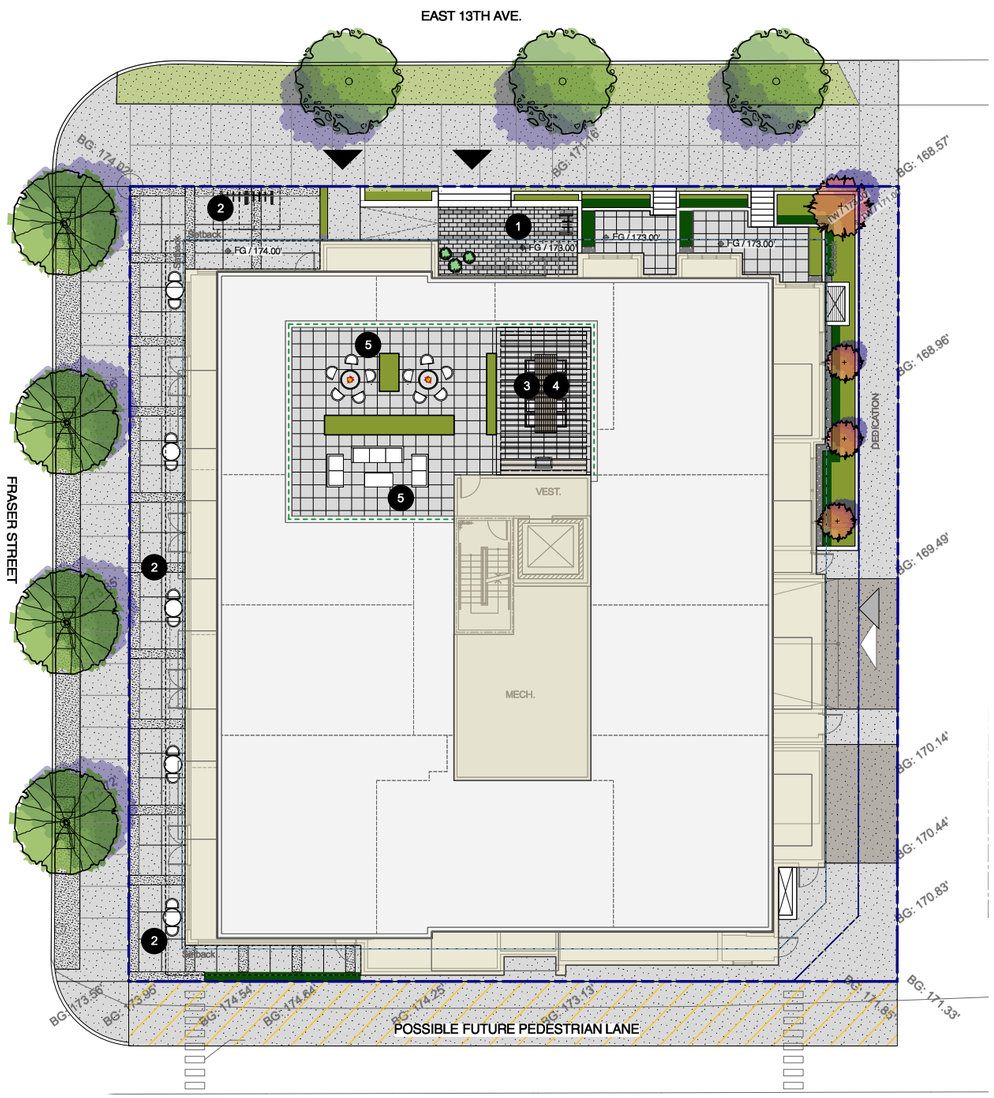
1. All on-site 'Soft Landscape Areas' are to be irrigated with high-efficiency automatic irrigation systems, including rain sensors, to IIABC Standards.
2. Irrigation stub-outs and hose bib locations will be provided to mechanical and electrical consultants for coordination.
3. Irrigation system is a deign-build. Landscape contractor to provide irrigation design/layout for review by Landscape Consultant for approval.

DRAWING KEY

- PROPERTY LINE
- SET BACK
- BUILDING CANOPY
- GUARDRAIL

LEGEND

- PEDESTRIAN ENTRANCE
- VEHICULAR ENTRANCE
- 1 RESIDENTIAL ENTRANCE
- 2 CRU SPILL OUT
- 3 BBQ AREA
- 4 OUTDOOR DINING AREA
- 5 SEATING AREA



DESIGN RATIONALE

The proposed landscape design supports a six-storey residential development with ground-oriented commercial retail units (CRU) along Fraser Street. The design intent is to enhance the public realm, reinforce streetscape character, and provide functional, high-quality amenity spaces for residents.

At grade, the landscape strategy focuses on strengthening the pedestrian experience and activating the street edge. CRU spill-out areas are incorporated to support commercial uses and encourage interaction with the public realm. Continuous street tree planting along Fraser Street contributes to urban greening objectives, improves microclimatic conditions, and establishes a cohesive and inviting streetscape frontage.

The residential entrance along East 13th Avenue is articulated through stepped planters that address grade transitions while defining a clear and legible entry condition. Layered planting provides seasonal variation and visual interest. Enhanced paving at the building entrance reinforces wayfinding and delineates the transition from public to semi-private space. Integrated seating elements support passive use and informal gathering.

The primary residential amenity area is located on the rooftop level to optimize solar access, views, and privacy. The rooftop is organized into distinct program zones, including a BBQ and outdoor dining area located beneath a trellis structure, providing shade and spatial definition. Additional lounge areas accommodate both small and large group gatherings, providing flexibility in use. The smaller group gathering space is defined by a centrally located fire bowl, creating an intimate setting for social interaction.

Planting on the rooftop is strategically arranged to provide screening, mitigate wind impacts, and enhance overall user comfort.

Overall, the proposed landscape design achieves a balanced integration of public interface and residential amenity, contributing to a high-quality and livable urban environment.

N

no.:	date:	Item:
3	2026-05-07	Re-Issued for Rezoning
2	2026-04-10	Issued for Rezoning
1	2026-04-06	Issued for Review

Revisions:

Stamp:

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER STEPHEN A. VINCENT 306

dk
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102 - 1637 West 5th Avenue Vancouver B.C. V6J 1N5
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Client:

QL QUALEX - LANDMARK

Project:

2900-2926 Fraser Street, Vancouver BC

Drawn by:	KY
Checked by:	SY
Date:	10 April 2026
Scale:	3/32"-1'0"

Drawing Title:

COVER SHEET

Project No.: 26014

Sheet No.:

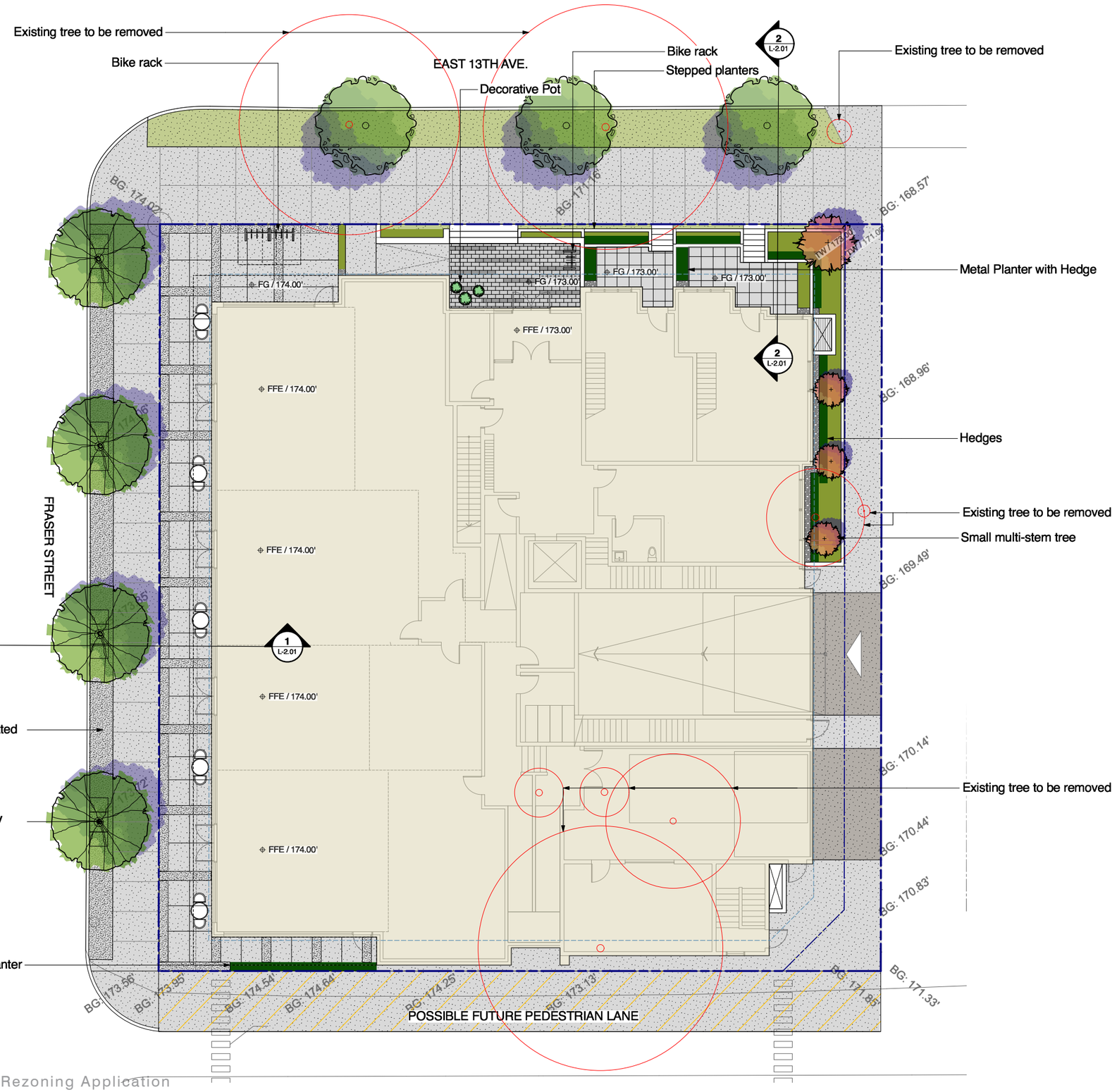
L-0.00

MATERIALS LEGEND

- CIP CONCRETE
- UNIT PAVER
- GRANULAR MATERIAL
  DRIP STRIP GANULAR
- NEW PLANTING
  SHRUB PLANTING
- LAWN
- HEDGES

DRAWING KEY

- PROPERTY LINE
- SET BACK
- BUILDING CANOPY
- EXISTING TREE
  TO BE REMOVED



N

no.:	date:	item:
3	2026-05-05	Re-Issued for Rezoning
2	2026-04-10	Issued for Rezoning
1	2026-04-06	Issued for Review

Revisions:

Stamp:

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
SEBASTIAN J. VINCENT
306

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Client:

QUALEX – LANDMARK

Project:

2900-2926 Fraser Street, Vancouver BC

Drawn by:	KY
Checked by:	SY
Date:	10 April 2026
Scale:	1/8"-1'0"

Drawing Title:

LEVEL 1 LANDSCAPE PLAN

Project No.:
26014

Sheet No.:

L-1.01

MATERIALS LEGEND

CIP CONCRETE

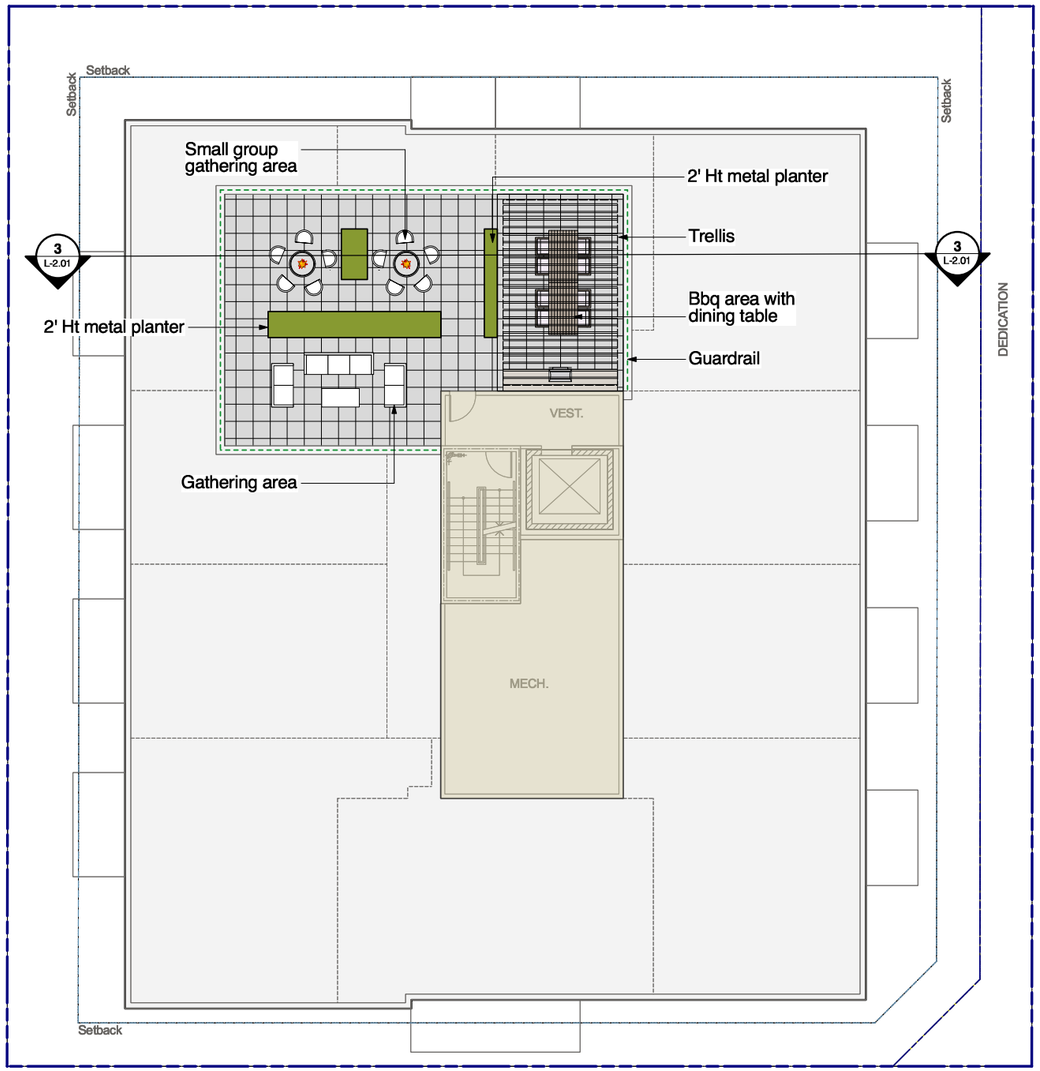
SLAB PAVERS
24 X 24" X 2" COLOUR: NATURAL

NEW PLANTING
SHRUB PLANTING

DRAWING KEY

PROPERTY LINE

SET BACK



N

no.:	date:	Item:
3	2026-05-05	Re-Issued for Rezoning
2	2026-04-10	Issued for Rezoning
1	2026-04-06	Issued for Review

Revisions:

Stamp:

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Client:

QUALEX - LANDMARK

Project:

2900-2926 Fraser Street, Vancouver BC

Drawn by:	KY
Checked by:	SY
Date:	10 April 2026
Scale:	1/8"-1'0"

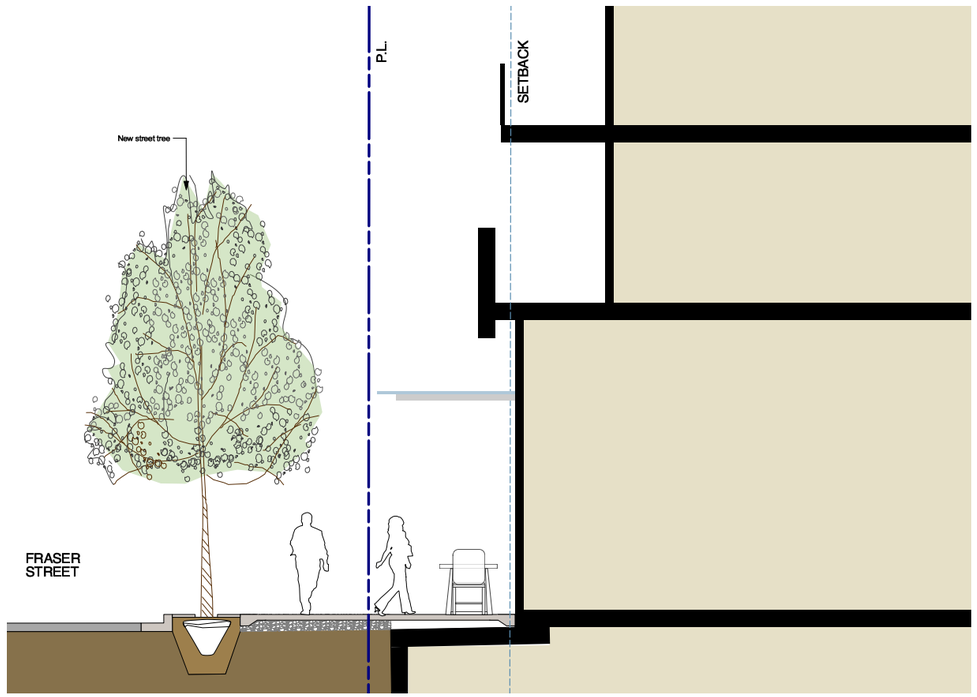
Drawing Title:

ROOF LANDSCPAE PLAN

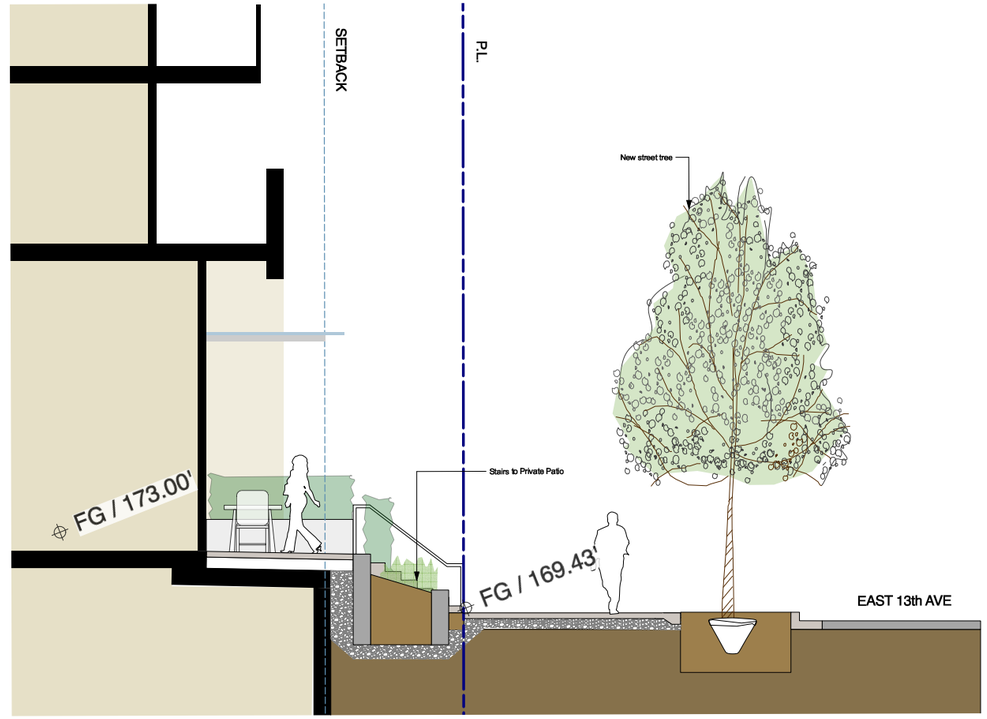
Project No.:
26014

Sheet No.:

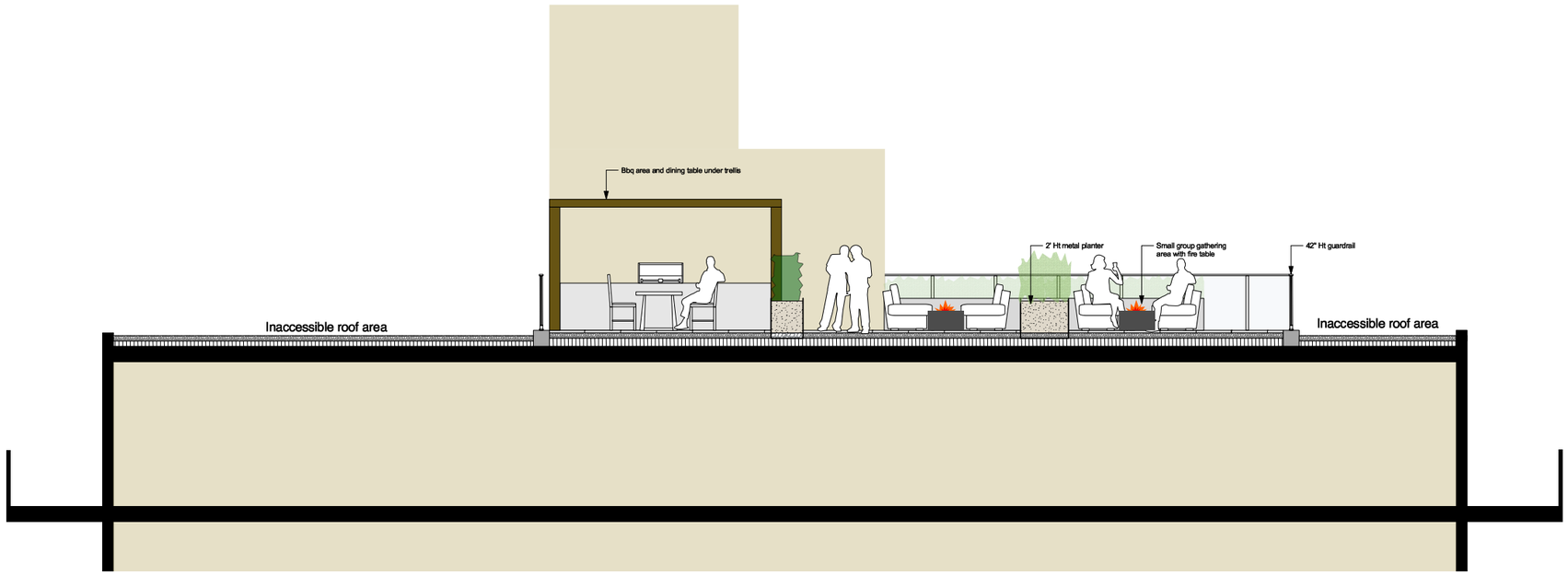
L-1.02



1 L-2.01 **SECTION 1 : FRASER STREET AND CRU**
Scale = 1/4" = 1'-0"



2 L-2.01 **SECTION 2 : E 13TH AVE AND PRIVATE PATIO**
Scale = 1/4" = 1'-0"



3 L-2.01 **SECTION 3: ROOF AMENITY AREA**
Scale = 1/4" = 1'-0"

no.:	date:	item:
3	2026-05-05	Re-Issued for Rezoning
2	2026-04-10	Issued for Rezoning
1	2026-04-06	Issued for Review

Revisions:

Stamp:



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Client:

QUALEX - LANDMARK

Project:

2900-2926 Fraser Street, Vancouver BC

Drawn by:	KY
Checked by:	SY
Date:	10 April 2026
Scale:	1/4"-1'0"

Drawing Title:

SECTIONS

Project No.:
26014

Sheet No.:

L-2.01