

McMillan Residence

1053-1069 Douglas Crescent

Rezoning Application June 16, 2026

INTRACORP FORMWERKS connect LANDSCAPE ARCHITECTURE

Table of Contents

1.0 Introduction

1.1 Project Team
1.2 Project Renders
1.3 Rezoning Intent
1.4 Proposed Development
1.5 Proposed Development Summary
1.6 Heritage Revitalization
1.7 Project Benefits

2.0 Site Analysis

2.1 Community Context
2.2 Local Context
2.3 Neighbourhood Context
2.4 Site Context
2.5 Streetscapes
2.6 Existing and Future Transportation

3.0 Policy Context

3.1 R1-1 Zoning
3.2 R1-1 Guidelines for Infill, and Multiple Conversion Dwelling
3.3 Retention and Renovation of a Character House
3.4 Amendments to First Shaughnessy District & Heritage Conservation Area ODP
3.5 Vancouver Heritage Register
3.6 Density Bonus Contributions / Waiver of CAC
3.7 First Shaughnessy District & First Shaughnessy General Guidelines
3.8 Bill 44 and Bill 25 - Province of BC
3.9 Provincial Policy Manual and Site Standards
3.10 RM-8 and RM-8A Guidelines
3.11 RM-8 and RM-8A By-Law
3.12 Vancouver ODP - Offiicial Development Plan
3.13 Secured Rental Policy
3.14 ARKS Vision & Interim Rezoning Policy
3.15 Vancouver Plan
3.16 Housing Vancouver Strategy

4.0 Rezoning Rationale

4.1 Rezoning Summary

5.0 Architectural Rationale

5.1 Design Principles
5.2 Design Precedents
5.3 Heritage Character
5.4 Materiality

6.0 Landscape Rationale

6.1 Landscape Inspiration
6.2 Landacape Diagrams

7.0 Architectural Drawings

Cover Sheet	A0.00
Data Sheet	A0.01
Design Rationale / Precedents	A0.02
Context Analysis	A0.03
Context Plan	A0.04
Context Photos	A0.05
Existing Streetscape	A0.06
Shadow Analysis	A0.07
Shadow Analysis	A0.08
Shadow Analysis	A0.09
Site Plan (Survey)	A1.00
Ground Level / Parking Plan	A1.01
Level 2 Site Plan	A1.02
Level 3 Site Plan	A1.03
Roof Plan	A1.04
Site Sections	A1.05
Site Sections	A1.06
Colour Scheme Key Plan	A1.30
Colour Scheme A	A1.31
Colour Scheme B	A1.32
Proposed Streetscape	A1.33
Rendering	A1.34
Building 1 Plans	A2.00
Building 1 Elevations	A2.01
Building 2 Plans	A2.02
Building 2 Elevations	A2.03
Building 3 Plans	A2.04
Building 3 Elevations	A2.05
Building 4 Plans	A2.06
Building 4 Plans	A2.07
Building 4 Elevations	A2.08
Building 5 Plans	A2.09
Building 5 Elevations	A2.10
Unit B Plans	A3.00
Unit C/C1 Plans	A3.01
Unit D Plans	A3.02
Unit E/E1 Plans	A3.03
Unit E1e Plans	A3.04
Heritage Existing Building Plans	A4.00
Heritage Existing Building Plans	A4.01
Heritage Existing Building Plans	A4.02
Heritage Proposed Building Plans	A4.03
Heritage Proposed Building Plans	A4.04
Heritage Proposed Building Plans	A4.05
Heritage South Elevations	A4.06
Heritage East Elevations	A4.07
Heritage North Elevations	A4.08
Heritage West Elevations	A4.09
Area Overlay Level 0	O1.00
Area Overlay Level 1	O1.01
Area Overlay Level 2	O1.02
Area Overlay Level 3	O1.03

8.0 Landscape Drawings

Cover Sheet	L0.0
Vision	L0.1
Diagrams	L0.2
Tree Management Plan	L1.0
Materials Precedent Images	L2.0
Materials & Grading Plan	L2.1
Planting Strategy	L3.0
Sections & Elevations	L4.0
Hardscape Details	L5.0
Softscape & Furnishing Details	L5.1

1.0 Introduction

1.1 Project Team

Owner

INTRACORP
Building the Extraordinary

For 50 years, Intracorp has developed extraordinary homes—and we haven't done it alone. Every member of the team has been integral to our success, helping build a reputation based on integrity, expertise and a solid financial foundation.

From thoughtful townhouses to intimate apartment residences to iconic gateway towers, we take pride in adding value to not only the homes we build, but also the communities we build in, and work to bring unique opportunities to our homeowners, residents and partners.

Architect

FORMWERKS

Founded in 1988 by Jim Bussey, Formwerks Architectural Inc. is a full-service design house that possesses a portfolio of over 600 custom single-family homes and 2500 homes within multi-family communities.

Formwerks has diversified into a comprehensive firm encompassing development under the Formwerks Boutique Properties brand, interior design, and in-house landscape design. Our international portfolio of single-family, multi-family, commercial, and destination properties bear the classic ideology of elegance in architectural form, standing apart without pretense.

Landscape

connect
LANDSCAPE ARCHITECTURE

We are a recognized leader in landscape architecture – building a brand and culture founded on connection, embracing challenge, creativity, and sustainable solutions.

Our vision is simple – connect people to their environment through meaningful design. We draw inspiration from the natural landscape while embracing built form and infrastructure – the intersection of art, science, context, and people.

Heritage
Donald Luxton and Associates Inc.
134 Abbott St #602
Vancouver, BC V6B 2K4

Arborist
ACL Group - Arbortech Consulting
6286 203 Street
Langley, BC V2Y 3S1

Structural
TSLE Engineering Inc.
121 West 6th Avenue
Vancouver, BC V5Y 1K3

Mechanical
Straiton Engineering
33386 South Fraser Way #203
Abbotsford, BC V2S 2B5

Fire Supression
Cardinal Engineering
688 W Hastings Sreet
Vancouver, BC V6B 1P1

Electrical
Opal Engineering
20280 94B Ave,
Langley, BC V1M 1Y8

Civil
Creus Engineering
East Tower, 221 Esplanade W suite 610
North Vancouver, BC V7M 3J3

Geotechnical
GeoWest Engineering
#200 - 34425 McConnell Road
Abbotsford, BC V2S 7P1

Code
Senezco
1777 56th Street, Suite 202
Delta, BC V4L 0A6

Energy/Envelope
4EA Building Science
416 West Pender Street
Vancouver, BC V6B 1T5

1.2 Project Renders

Renders



View along Douglas Crescent

1.3 Rezoning Intent

Intent

Intracorp Homes is pleased to submit this rezoning application for 1053-1069 Douglas Crescent.

The proposal seeks to establish a site-specific CD-1 framework that integrates heritage conservation with modest, context-sensitive housing intensification. The application is centered on the long-term protection, revitalization, and adaptive reuse of the McMillan Residence, a 1912 heritage asset within the First Shaughnessy District, enabled through a Heritage Revitalization Agreement. In parallel, the proposal introduces a carefully designed infill development that responds to evolving city-wide and provincial housing objectives while respecting the unique heritage and landscape character of the area.

The proposed development consists of approximately 27 ground-oriented townhomes and 3 units in the heritage building at a density of approximately 1.03 FSR, organized in multiple low-rise buildings of up to three storeys. The development is primarily concentrated within the interior of the site, with the heritage McMillan Residence maintained in a prominent position along Douglas Crescent. The surrounding building arrangement is carefully composed to reinforce a low-scale residential streetscape, with side elevations contributing to a consistent and context-sensitive interface along the street. The built form, massing, setbacks, and landscape strategy are informed by RM-8 guidelines and First Shaughnessy design principles, resulting in a development that is compatible, subordinate where appropriate, and integrated within the estate-like context.

The proposal delivers a balanced public outcome by aligning multiple policy objectives into a single coherent framework. It secures permanent heritage protection and investment in a significant historic asset, introduces a meaningful supply of family-oriented, ground-oriented housing in a historically low-density area, and supports gentle, context-sensitive intensification within a transit-accessible neighbourhood. The project also enhances the public realm through improved streetscape conditions, maintains the district's landscape character, and demonstrates a model for accommodating gentle density within heritage-sensitive neighbourhoods.

The rezoning intent is to provide an ODP compliant policy-aligned pathway to deliver family-oriented, missing middle housing while preserving and elevating the defining heritage attributes of First Shaughnessy—establishing carefully growth which is achieved in a manner that is both respectful and forward-looking.



Douglas Crescent Streetscape

1.4 Proposed Development

Proposed Development

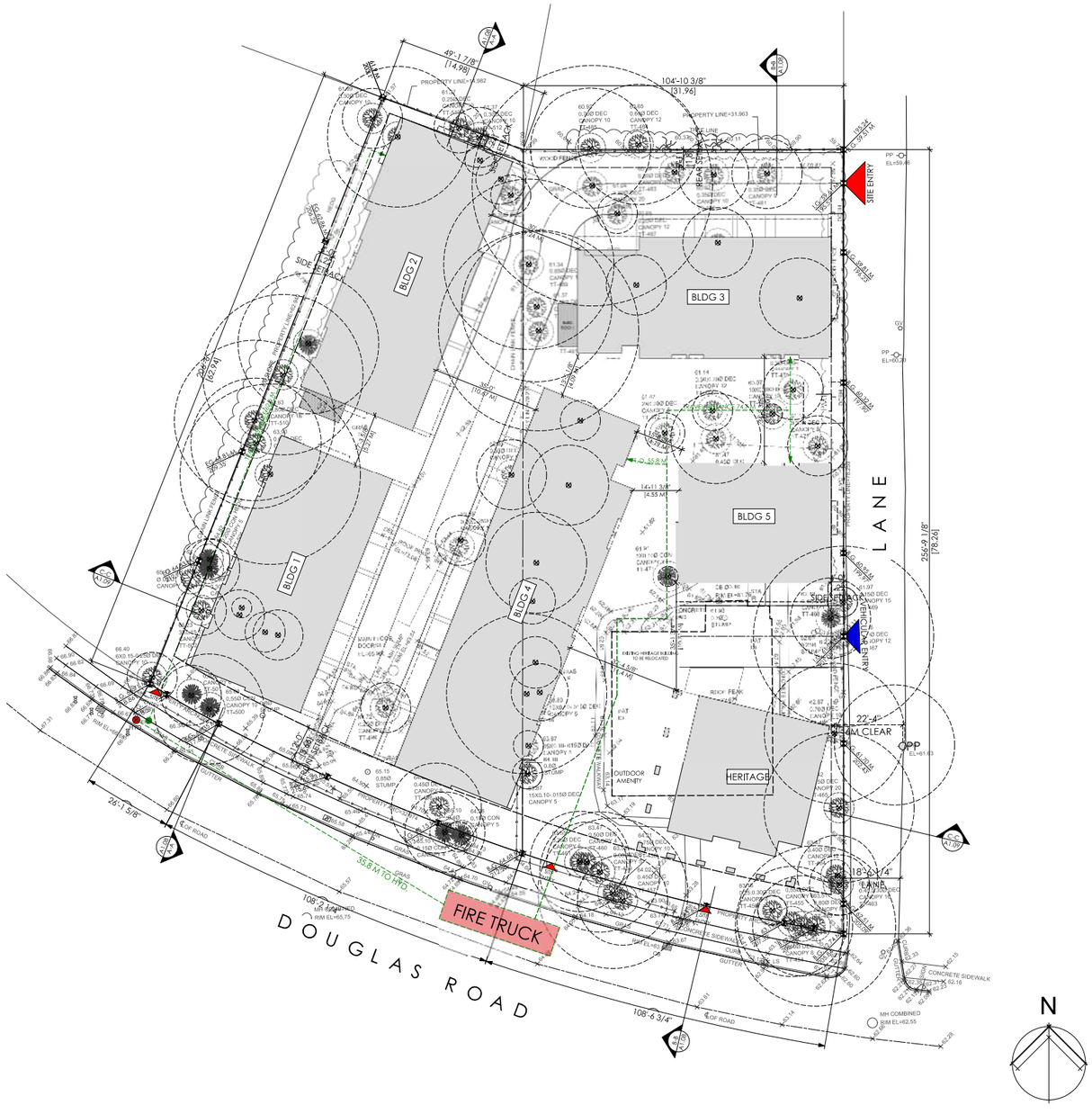
The proposed development consists of a low-rise, ground-oriented residential community across the site. The project includes 30 dwelling units at a density of approximately 1.03 FSR, comprised of new infill townhomes and the retention and conversion of the existing heritage residence into three units.

The site is organized into multiple three-storey, ground-oriented townhome buildings arranged to reflect a fine-grained residential pattern. The development is primarily located within the interior of the site, maintaining a low-scale interface to Douglas Crescent through side-facing building conditions and landscape setbacks. The heritage McMillan Residence is retained and prominently situated along Douglas Crescent, where it continues to contribute to the established residential character of the streetscape.

Vehicular access is provided from the rear lane west of Oak Street via internal drive aisles, with parking accommodated primarily in at-grade garages integrated within the buildings. This approach minimizes impacts along Douglas Crescent and supports a pedestrian-oriented frontage.

The landscape approach establishes a traditional garden character through the introduction of a new tree canopy, layered planting, and timeless materials that complement the architectural language and neighbourhood context. New trees are arranged to create structure, shade, and a sense of long-term maturity across the site, helping to soften built form and frame outdoor spaces. Traditional elements such as pergola gateways, rustic paving, and simple garden detailing define entries and circulation in a subtle, residential manner. A shared outdoor amenity area is designed as an intimate courtyard dining space finished in flagstone, providing a comfortable and well-scaled outdoor setting that feels established and appropriate to its surroundings.

Overall, the proposed development delivers a well-organized site plan with a clear relationship between built form and landscape, balancing density with livability and maintaining consistency with the surrounding neighbourhood character.



1.5 Proposed Development Summary

Development Statistics

Density Summary	PROPOSED
SITE AREA	4,201 SM (45208.0 SF)
NET BUILDINGS AREA	4,337 SM (46690.7 SF)
FLOOR SPACE RATIO	1.03

Building Height Summary	PROPOSED
BUILDING HEIGHT	3 STOREYS

Unit Summary

	UNIT COUNT	%	GROSS UNIT AREA		GROSS TOTAL AREA	
3 BED						
UNIT C	9		166.6 SM	(1,793.7 SF)	1499.7 SM	(16,143.3 SF)
UNIT C1	2		165.2 SM	(1,777.9 SF)	330.3 SM	(3,555.8 SF)
UNIT HR-A	1		111.2 SM	(1,196.6 SF)	111.2 SM	(1,196.6 SF)
UNIT HR-B	1		121.1 SM	(1,303.0 SF)	121.1 SM	(1,303.0 SF)
UNIT HR-C	1		165.8 SM	(1,784.4 SF)	165.8 SM	(1,784.4 SF)
SUB TOTAL	14	47%				
4 BED						
UNIT B	2		190.9 SM	(2,054.7 SF)	381.8 SM	(4,109.4 SF)
UNIT D	2		214.0 SM	(2,303.1 SF)	427.9 SM	(4,606.2 SF)
UNIT DE	1		209.9 SM	(2,259.4 SF)	209.9 SM	(2,259.4 SF)
UNIT E	5		186.8 SM	(2,011.0 SF)	934.1 SM	(10,055.0 SF)
UNIT E1	1		185.4 SM	(1,995.3 SF)	185.4 SM	(1,995.3 SF)
UNIT E1E	5		196.1 SM	(2,110.9 SF)	980.5 SM	(10,554.5 SF)
SUB TOTAL	16	53%				
TOTAL	30					

Parking & Bicycle Summary

	RESIDENTIAL	VISITOR	TOTAL
PARKING SPACES	60	2	62
	CLASS A	CLASS B	TOTAL
BICYCLE SPACES	90	2	92



1.6 Heritage Revitalization

Heritage Status and Intent

The proposal is centered on the conservation and long-term protection of the McMillan Residence (1912), a legally registered heritage property within the First Shaughnessy Heritage Conservation Area. The Heritage Conservation Plan confirms that the building retains strong heritage integrity, including its original massing, hipped roof form, verandah expression, wood cladding, and characteristic window assemblies.

Architectural Heritage

The McMillan Residence is a 1912 Edwardian-era Foursquare dwelling within Shaughnessy, reflecting the early estate-based development of the neighbourhood. Its symmetrical massing, proportions, and material expression exemplify the district's early architectural character. The residence is associated with William and Laura McMillan and later Canadian Pacific Railway executives, reflecting early First Shaughnessy social history. The building remains a legible example of its architectural type with strong heritage value and retained character-defining form.

Conservation Approach

- Retain and conserve priority character-defining elements in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada.
- Prioritize repair over replacement, with like-for-like interventions where feasible.
- Enable adaptive reuse while limiting interventions to what is necessary for functional upgrades and long-term viability.
- Selective alterations to non-primary and later-added elements will be undertaken to maintain the legibility of the original 1912 form.

Proposed Interventions

- Relocate the heritage building to the Douglas Crescent frontage to maintain prominence and visibility.
- Convert the building to three dwelling units through adaptive reuse.
- Concentrate additions and most modifications toward the rear, preserving primary street-facing façades.
- Undertake selective modifications to secondary and later-added components to support livability and functionality.
- Retain and reuse significant heritage materials where feasible, including salvaged elements.

Integration with Development

- New townhome buildings are organized as low-rise, subordinate forms compatible with the heritage house.
- Site planning, setbacks, and landscape design ensure the heritage building remains the primary site focal point.
- The relationship between new development and the heritage structure remains visually and functionally respectful.

Outcome

- Secures long-term legal protection and conservation of a significant heritage asset.
- Enables substantial rehabilitation investment tied to redevelopment.
- Ensures the building remains occupied, maintained, and viable over the long term.



Existing 1053 Douglas Crescent



1053 Douglas Crescent - Existing Front Elevation



1053 Douglas Crescent - Enhanced Front Elevation

1.7 Project Benefits

Public Benefits

Heritage Conservation

- Secures long-term protection and rehabilitation of the McMillan residence through an HRA as a core component of the Douglas proposal.
- Retains, repositions, and adaptively reuses the building to enhance its prominence, visibility, and long-term viability within the redevelopment.

Family-Oriented Housing

- Delivery of 27 new townhomes plus 3 heritage units, emphasizing family-sized (3- and 4-bedroom) housing.
- Introduces ground-oriented, family-suitable homes in a neighbourhood where this housing form has historically been limited.

Transit Accessibility

- Benefits from proximity to multiple transit routes providing connections to Downtown, UBC, and regional rapid transit stations.
- Supports City objectives for sustainable mobility by locating family housing in a transit-accessible location.

Proximity to Local Retail and Amenities

- Located within walking distance of nearby neighbourhood-serving shops, services, schools, parks, and community amenities.
- Contributes to a more complete and livable community by aligning housing with existing neighbourhood infrastructure.

Built Form and Neighbourhood Fit

- Delivers a 3-storey, ground-oriented built form that is consistent with the scale and character of First Shaughnessy.
- Organizes development as smaller, discrete building forms with sensitive transitions in scale, maintaining a strong interface with Douglas Crescent and surrounding properties.

Landscape, Trees, and Open Space

- Retains mature trees where feasible and incorporates tree protection and replacement strategies as part of the Douglas site plan.
- Reinforces the district's estate landscape character through generous setbacks, planting, and integrated open space.

Public Realm and Streetscape

- Enhances the Douglas frontages through improved landscaping, building interface, and heritage presence.
- Maintains a pedestrian-oriented streetscape by minimizing vehicular impacts and consolidating access.

Architectural Quality and Design Excellence

- Introduces high-quality architecture that retains the Edwardian-era Foursquare McMillan Residence as the visual anchor of the site.

- Establishes a cohesive and durable design approach, where heritage-inspired contemporary infill buildings respond to the established character of First Shaughnessy while maintaining a distinct identity from the Edwardian-era Foursquare heritage residence.

Community Building and Social Fabric

- Creates opportunities for neighbourhood interaction through ground-oriented homes and shared landscape spaces.
- Supports enhanced connectivity and community interaction through a more engaged and livable residential environment.









2.0 Site Analysis

2.1 Community Context

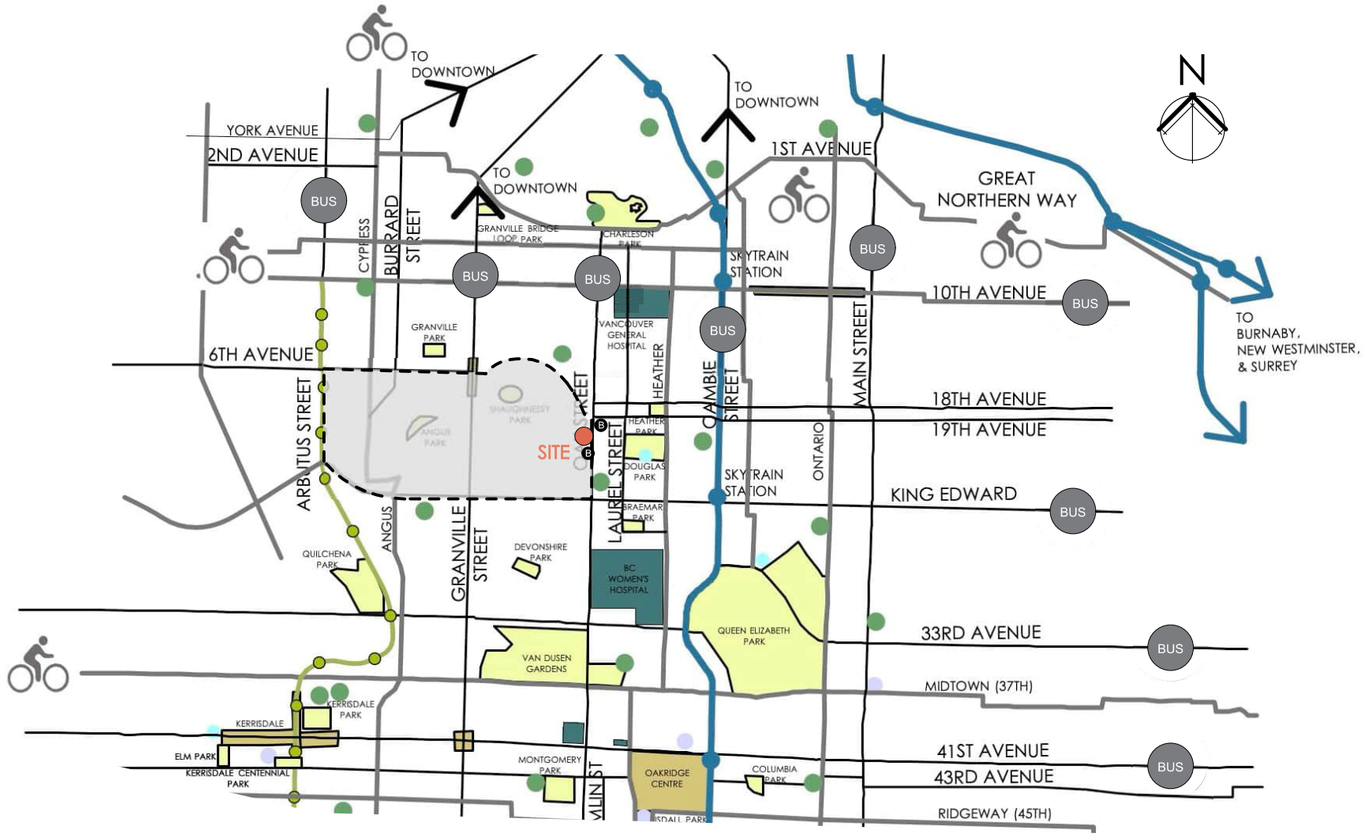
Mobility and Connectivity

The site benefits from access to a range of transportation options, including public transit, pedestrian routes, and cycling connections, supporting reduced reliance on private vehicles and more sustainable patterns of movement. This level of connectivity is an important consideration in accommodating additional housing within established neighbourhoods.

City of Vancouver planning policy increasingly supports the integration of diverse housing forms in areas that are well-served by transit and active transportation infrastructure. This direction is reflected in area-specific plans such as the Cambie Corridor Plan, which promotes more compact, connected, and complete communities.

In this context, the proposed development leverages existing and planned mobility networks to support increased residential density in a manner consistent with broader municipal objectives. Key transportation connections include:

- Downtown/Oak Bus Line - 2 min. walk
- 29th Avenue Station/UBC Bus Line - 5 min. walk
- Granville/Waterfront Station Bus Line - 15 min. walk or 4 min. cycle
- Upcoming Oak/VGH Skytrain station - 18 min. walk or 9 min. cycle
- King Edward Skytrain station - 20 min. walk or 5 min. cycle
- Southbound Cambie St - 15 min. walk or 4 min. cycle
- Arbutus Greenway - 29 min. walk or 10 min. cycle



LEGEND:

ARTERIALS	PARKS	FIRST SHAUGHNESSY DISTRICT
BUS ROUTES	SHOPPING	PROPOSED SITE
SKYTRAIN	HOSPITALS	
SKYTRAIN STATION	COMMUNITY CENTRES	
BIKE ROUTES	SENIORS' CENTRES	
GREENWAYS	SCHOOLS	

2.2 Local Context

Vibrant Community

The site plays a strategic role in advancing the objectives of the Vancouver Plan by contributing to more equitable, complete, and connected neighbourhoods and supports citywide goals for sustainable growth, housing delivery, and densification on public transit routes. The proposal reinforces the shift toward compact and resilient urban development patterns while maintain access to vibrant community services including:

Shopping/Retail

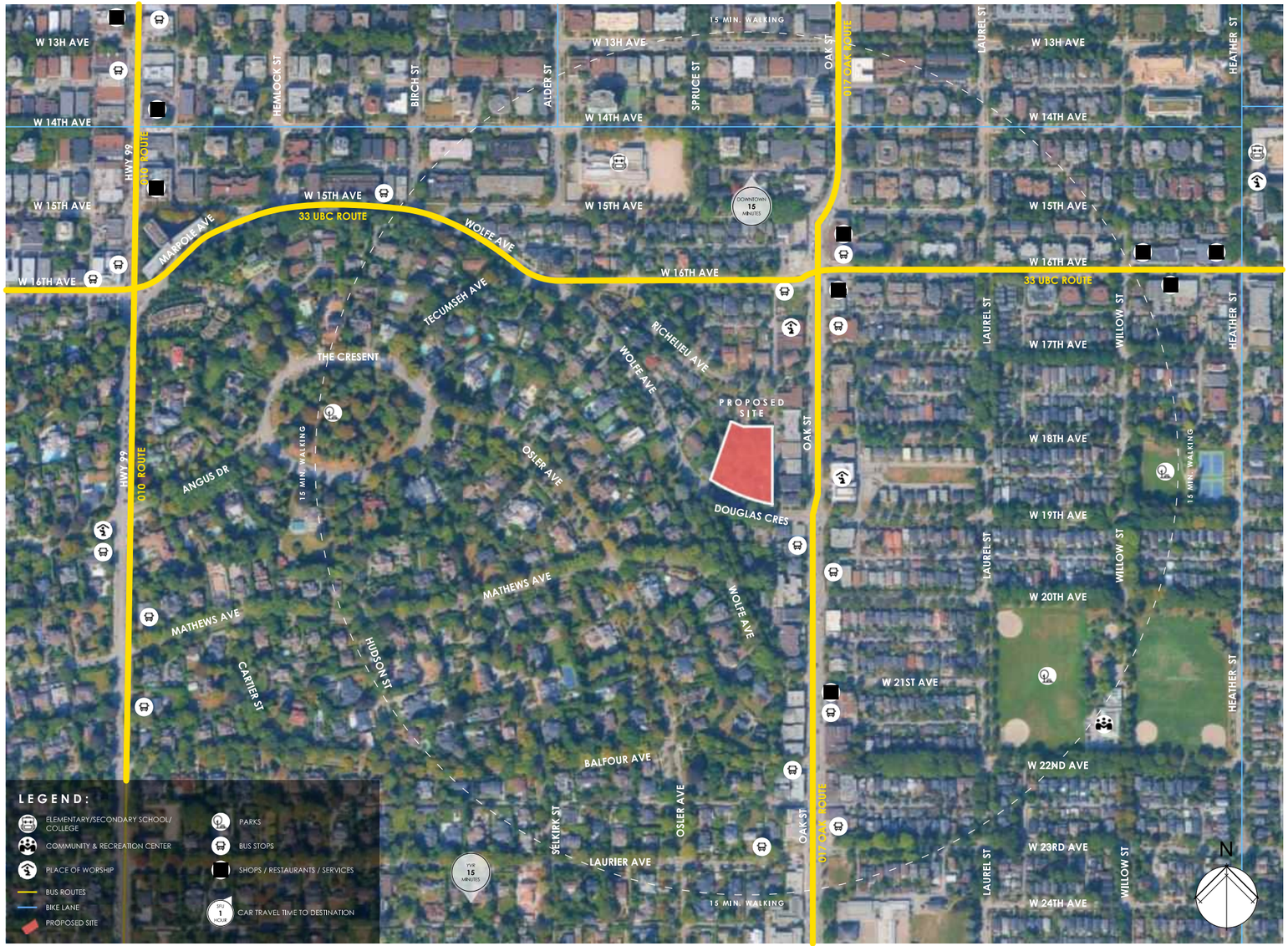
- Neighbourhood retail at Oak Street and West 15th Avenue - 7 min. walk
- Large format grocery store (Safeway) and ancillary retail at Oak Street and West King Edward Avenue - 11 min. walk
- South Granville retail district - 17 min. walk

Parks

- Shaughnessy Park - 10 min. walk
- Douglas Park - 10 min. walk
- Angus Park - 21 min. walk
- Granville Park - 21 min. walk
- VanDusen Botanical Garden - 25 min. walk

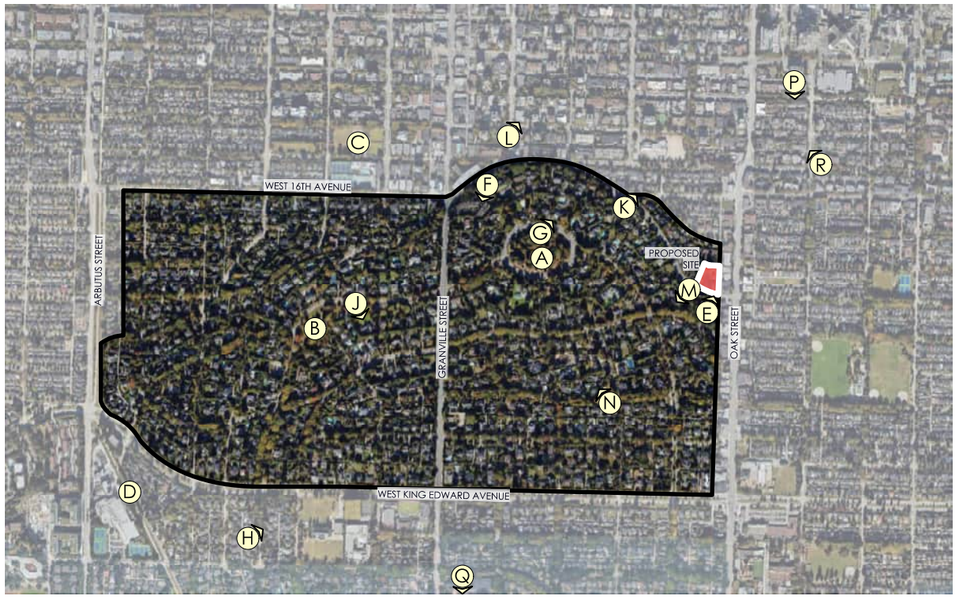
Services

- Vancouver General Hospital - 16 min. walk or 3 min. drive
- The Douglas Park Community Centre - 11 min. walk or 4 min. cycle
- Emily Carr Elementary School - 8 min. walk
- Shaughnessy Elementary School - 26 min. walk or 5 min. drive
- York House/York House Junior School - 23 min. walk or 4 min. drive
- L'École Bilingue School - 10 min. walk or 3 min. cycle
- Various religious institutions



2.3 Neighbourhood Context

Context Photos



Ⓐ SHAUGHNESSY PARK

Ⓑ ANGUS PARK

Ⓒ GRANVILLE PARK



Ⓓ ARBUTUS GREENWAY



Ⓔ 1053 DOUGLAS CR



Ⓕ 1400 MCRAE AVE



Ⓖ 1311 THE CRESCENT



Ⓗ 4200 ANGUS DRIVE



Ⓙ 1638 ANGUS DRIVE



Ⓚ 1215 W16th AVE



Ⓛ 1395 WEST 14th AVE



Ⓜ 1080 WOLFE ST



Ⓝ 3789 SELKIRT ST



Ⓟ 930 West 13th Ave



Ⓠ 1483 W 59TH AVE



Ⓡ 906 W 14TH AVE

Development diversity within Shaughnessy's Communities

Communities found in Shaughnessy exhibit a wide variety of existing and ongoing development.

Traditional single-family homes, multiplexes, and carefully designed townhomes with varying degrees of density and architectural style coexist within one of Vancouver's most established neighbourhoods. Together, they contribute to the area's valued heritage character while also demonstrating a gradual evolution toward more diverse housing options.

This pattern of change highlights an approach to growth that prioritizes the retention and adaptation of existing character homes alongside context-sensitive infill. Such strategies support increased housing choice while maintaining the architectural and landscape qualities that define the neighbourhood.

The proposed development builds on this precedent by integrating the conservation and adaptive reuse of a heritage house with new ground-oriented infill housing, reinforcing a balanced approach to neighbourhood evolution.

2.4 Site Context

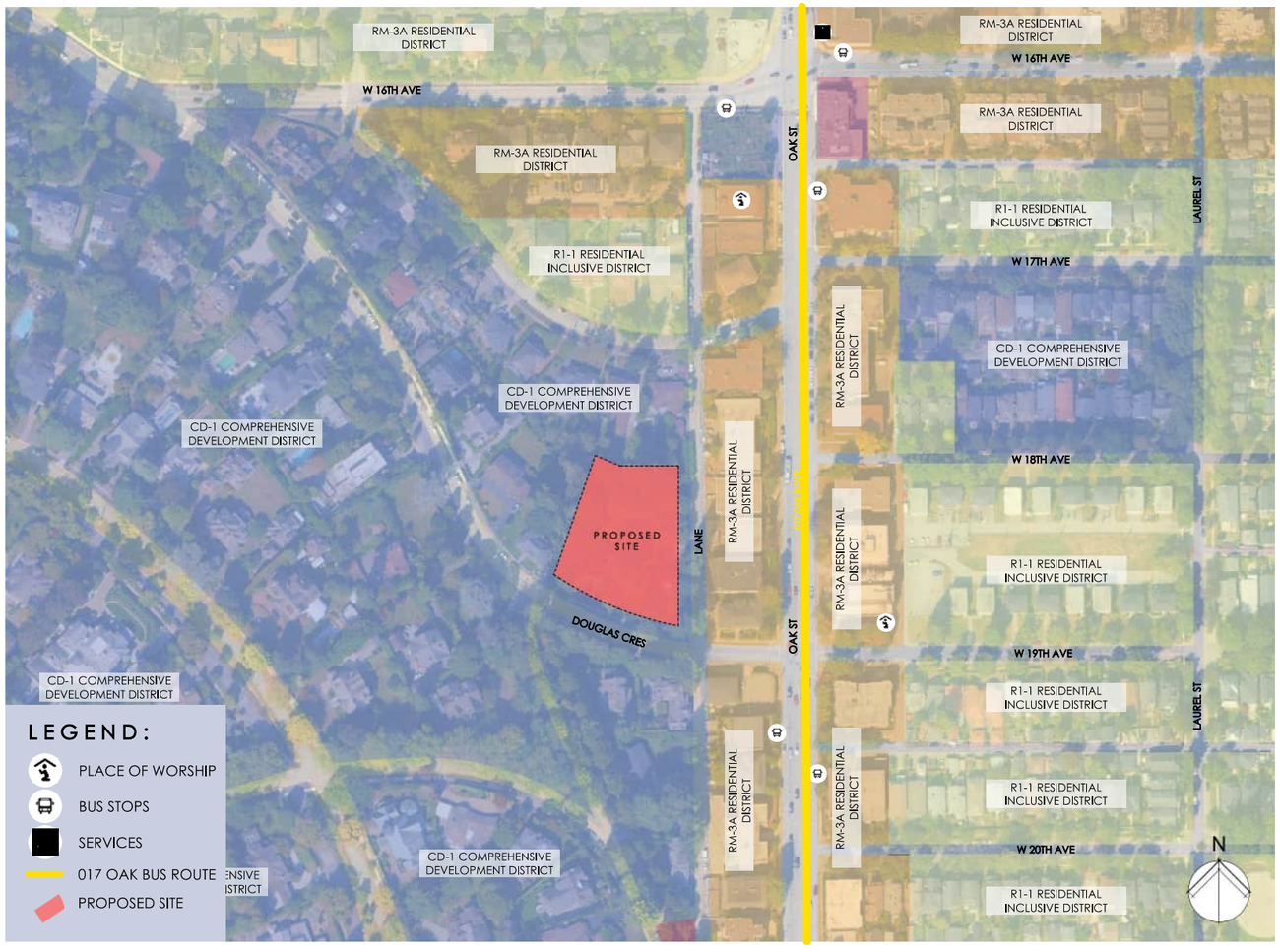
Location

McMillan proposal is a 4200M^2 (45,209 ft^2)site located in the original "First Shaughnessy" section of the Shaughnessy District in the City of Vancouver. The site consists of two adjacent lots fronting onto Douglas Crescent. Vehicular access is split between the properties, with one lot served by a Lane West of Oak Street and the other accessed directly from Douglas Crescent.

The surrounding neighbourhood is almost entirely made up of large single-family homes set within a "Garden City" urban landscape.

Site Address: 1053 - 1069 Douglas Crescent, Vancouver BC

Legal Description: Lot 15 & 16 Block 55 Plan VAP4502 District Lot 526 N.W.D.



2.5 Streetscapes



PROPOSED DOUGLAS CRES STREETSCAPE

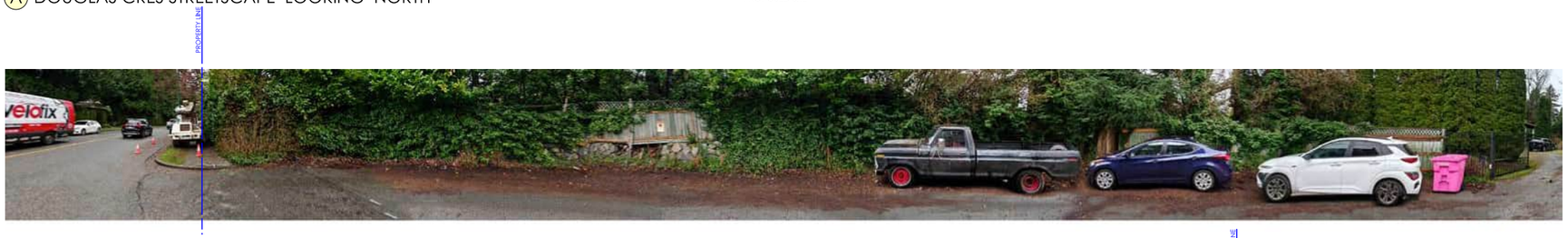
PROPOSED DOUGLAS CRES STREETSCAPE

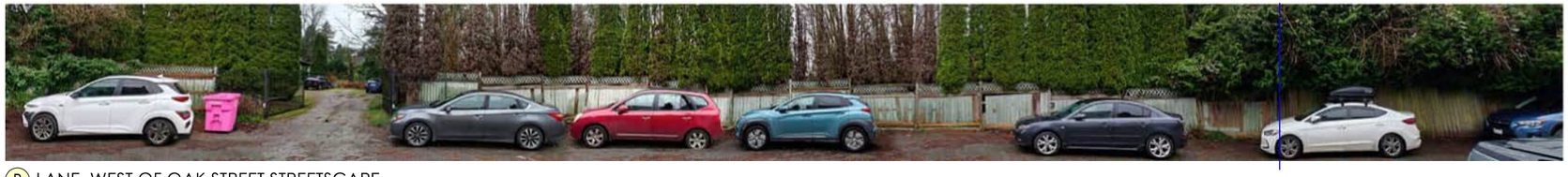


KEY PLAN



A DOUGLAS CRES STREETSCAPE LOOKING NORTH





B LANE WEST OF OAK STREET STREETSCAPE

2.6 Existing and Future Transportation

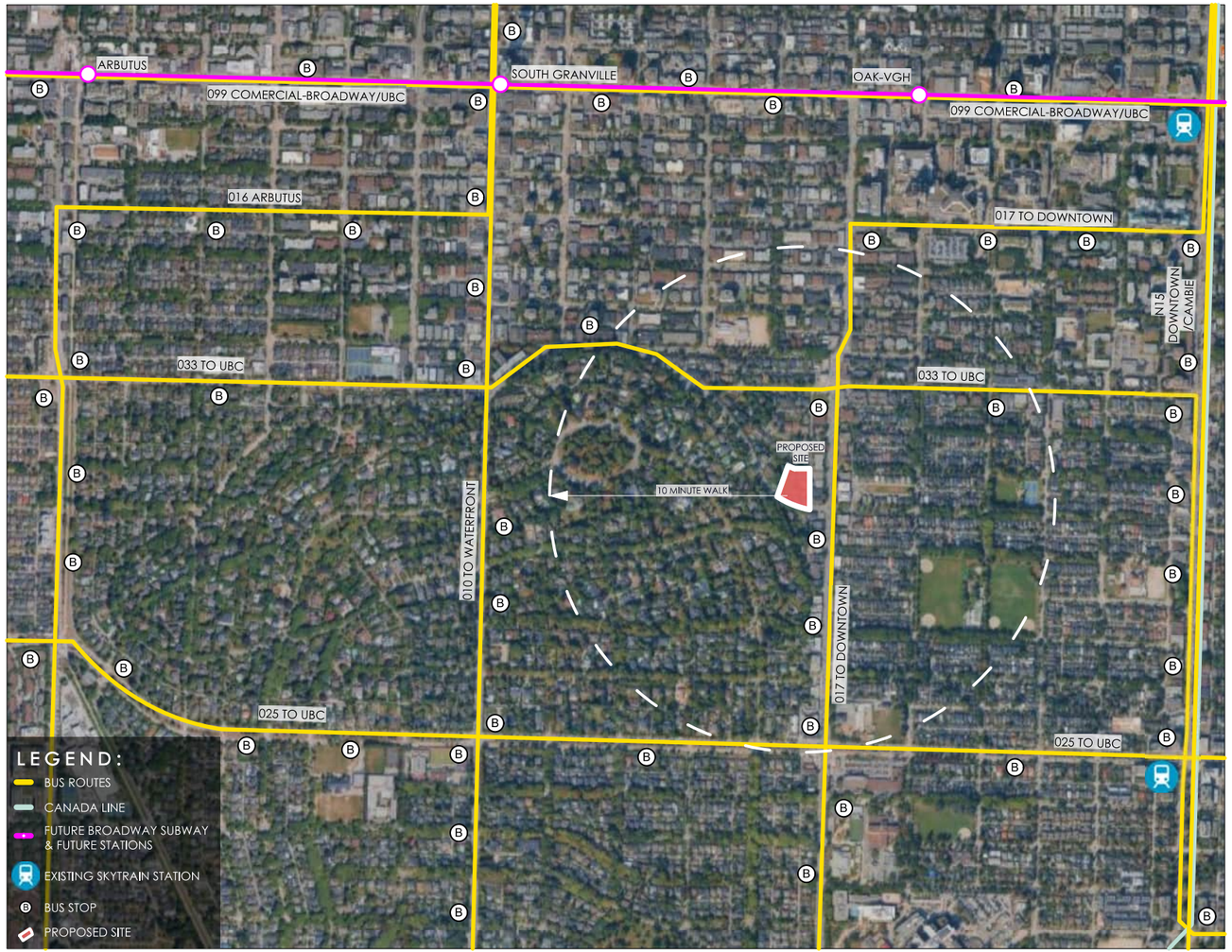
Transit Connectivity

The proposal is well-positioned within an area of strong transit connectivity, including:

- Access to the 17 Oak / Downtown Bus Line and 10 Granville / Waterfront Bus Line, providing connections to Downtown, Waterfront, and Marine Drive Station;
- Access to the 33 29th Avenue Station / UBC Bus Line, providing service to UBC and 29th Avenue Station;
- Access to the 25 Brentwood Station / UBC Bus Line, providing service to UBC and Brentwood Station;
- Access to the Canada Line at King Edward Station or Broadway-City Hall Station, providing service to YVR Airport, Richmond, and Waterfront Station;
- Access to the 16 Arbutus Bus Line with service north to Downtown and south to Marpole.

Together, this network of transit options enhances overall accessibility, supports a shift toward more sustainable transportation choices, and contributes to reduced reliance on private vehicles, aligning with the objectives of the City of Vancouver Climate Emergency Action Plan.

Refer also to Section 2.1 Community Context for walking and cycling distances to key amenities.



3.0 Policy Context + Policy Response

3.1 R1-1 Zoning

POLICY CONTEXT

CITY OF VANCOUVER

Planning, Urban Design & Sustainability
Memorandum May 29, 2025

R1-1 Residential Inclusive Zone Multiplex

This memo provides an update on the implementation of the R1-1 Residential Inclusive zone adopted by Council following a Public Hearing in September 2023. The R1-1 zoning resulted from the consolidation and simplification of nine low-density RS zones into one citywide zone covering approximately 65,000 lots, which amounts to over 50% of the City's land area. The R1-1 zone also introduced "multiplex", a new missing middle housing option which enables three to six ownership units (strata tenure) or up to eight secured rental units, on a single lot. Other low density options, such as single detached houses, duplexes, laneway houses, and **character retention projects continue to be available in the R1-1 zone.**

Character Houses

Optional zoning incentives were introduced in 2016 for projects which choose to retain a character house, including additional strata units and floor area. **These projects include renovations to existing pre-1940s character homes to contain multiple units and/or new infill buildings located at the rear of the site.** The character projects represented a 'pilot' for multiplexes because they demonstrated how small-scale multi-unit projects could fit in low density neighbourhoods. Since character retention incentives were updated in 2018, on average 30 character retention applications in R1-1 have been received per year, and this generally continued in 2024 with 25 applications.

The modest amount of character retention projects as compared to new construction is largely due to the complexities associated with retaining and converting pre-1940s homes into multi-unit housing and bringing homes up to code for occupant safety and accessibility. Despite these challenges, some builders and designers continue to be specialists in this type of project and have an interest in pursuing retention projects. There is a waiver of the bonus density charge applicable to multiplexes in R1-1 for character retention projects as an incentive to offset costs associated with retaining and upgrading pre-1940s houses. **In response to the Council Motion dated September 2023, staff will bring forward amendments to R1-1 to better align the character retention options with the new multiplex option, including the maximum FSR of 1.0. This will be included in comprehensive updates to align options in R1-1, RT and RM districts scheduled to begin Q4 2025.**

POLICY RESPONSE

R1-1 Residential Inclusive Zone Multiplex

The proposed development aligns with the intent of the R1-1 Residential Inclusive zone through a character retention approach, prioritizing the conservation and adaptive reuse of a pre-1940 house while introducing additional dwelling units within a traditionally single-detached neighbourhood.

The project reflects the objectives of the R1-1 zone through:

- Character Retention and Reuse: Retaining and rehabilitating the McMillan Residence (1912) as a primary element of the development, with its conversion enabling multiple dwelling units within the existing structure;
- Gentle Intensification: Introducing additional ground-oriented units on a large site in a manner consistent with the City's direction toward increasing housing choice in low-density areas;
- Contextual Integration: Maintaining the established scale and character of the neighbourhood through a site layout and building form that respect the prominence of the retained house and surrounding properties.

By combining heritage conservation with sensitively integrated infill, the proposal supports the R1-1 objective of accommodating additional housing while reinforcing the existing character of low-density residential neighbourhoods.

Character Houses

The R1-1 framework recognizes the complexity of retaining and upgrading pre-1940 character homes and provides incentives, including additional unit allowances and increased floor area, to support their long-term conservation.

The proposed development reflects this approach through the retention and adaptive reuse of the McMillan Residence (1912), a project that involves significant investment to upgrade the building to contemporary life-safety and accessibility standards while maintaining its heritage value.

Consistent with the direction outlined in the R1-1 updates, the proposal targets a density in the range of approximately 1.0 FSR. This density supports the viability of the retention strategy by offsetting the costs and constraints associated with conserving and converting an existing character structure. By aligning additional floor area with the conservation of a heritage asset, the project reflects the intent of the character retention incentives and demonstrates a balanced approach between preservation and incremental intensification.

CITY OF VANCOUVER

PLANNING, URBAN DESIGN & SUSTAINABILITY
General Manager's Office

MEMORANDUM

May 29, 2025

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office
Michelle Au, Director, Permitting Services, Development, Buildings and Licensing
Neil Hrushowy, Director, Community Planning, Planning, Urban Design and Sustainability
Dan Garrison, Director, Housing Policy and Regulation, Planning, Urban Design and Sustainability
Jason Olinek, Director, Development Planning, Planning, Urban Design and Sustainability
Chris Robertson, Director, City-Wide and Regional Planning, Planning, Urban Design and Sustainability

FROM: Josh White, General Manager, Planning, Urban Design and Sustainability
Corrie Okell, General Manager, Development, Building and Licensing

SUBJECT: Update – R1-1 Residential Inclusive Zone and Multiplex

RTS #: 16207 - Adding Missing Middle Housing and Simplifying Regulations

This memo provides an update on the implementation of the R1-1 Residential Inclusive zone adopted by Council following a Public Hearing in September 2023. The R1-1 zoning resulted from the consolidation and simplification of nine low-density RS zones into one citywide zone covering approximately 65,000 lots, which amounts to over 50% of the City's land area. The R1-1 zone also introduced "multiplex", a new missing middle housing option which enables three to six ownership units (strata tenure) or up to eight secured rental units, on a single lot. Other low-density options such as single detached houses, duplexes, laneway houses, and character retention projects continue to be available in the R1-1 zone.

The first multiplex applications were accepted November 2023, and approximately 370 applications have been accepted up to March 31, 2025. This represents approximately 1,500 dwelling units across the applications.

City of Vancouver, Planning, Urban Design & Sustainability
510 West Broadway, Vancouver, BC V5Z 1E9 Canada
vancouver.ca

2024 BC's Top Employers

3.2 R1-1 Guidelines for Infill,and Multiple Conversion Dwelling

POLICY CONTEXT

Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7, and RT-9 Zones
Adopted by City Council on October 3, 2017, Amended January 16, 2018, December 18, 2018, July 20, 2022, October 17, 2023, June 30, 2024, and March 11, 2025

1 Application and Intent

These guidelines are to be used in conjunction with the R1-1 district schedule of the Zoning and Development By-law and pertain to the approval of conditional floor area for additions to a character house, **the approval of the conditional uses of infill and multiple conversion dwelling, and the approval of certain development relaxations, when associated with the retention of a qualifying character house.** These guidelines are also to be used in conjunction with the RT-7 and RT-9 district schedules of the Zoning and Development By-law and pertain to the approval of the conditional uses of infill and multiple conversion dwelling.

The intent of the guidelines is to ensure that:

(a) **renovations, alterations and additions to existing character houses maintain a form and character sensitive to the design of the original house;**
(b) **additions, infill, and conversion developments are respectful of the scale of adjacent properties and provide a good fit with the overall neighbourhood**; and,
(c) site design considers and respects existing amenities, including trees and mature landscape.

The guidelines will be used to:

(a) assist owners and applicants in designing developments; and,
(b) provide a basis on which City staff evaluates projects for approval of conditional floor area, the conditional approval uses of infill and multiple conversion dwelling, and discretionary variations in regulations.

Throughout this document, references to "character house" are applicable in R1-1. The principles and guidelines outlined can also be applied to any existing house in RT-7 and RT-9.

2 General Design Consideration

2.1 Character House Criteria

A character house is typically a single detached house constructed prior to January 1, 1940 that meets the following character merit criteria as established by the Director of Planning. Refer to Section 2 of the Zoning and Development By-law for its definition. **An assessment is required to determine if a house is considered to have character merit and a candidate for discretionary incentives in zoning,** including conditional floor area, **infill or multiple conversion dwelling**, and development relaxations.

POLICY RESPONSE

2 General Design Consideration

The Guidelines for Additions, Infill and Multiple Conversion Dwellings support the retention of character houses constructed prior to January 1, 1940 while enabling compatible infill development. The intent of these guidelines is to ensure that new development remains sensitive to the original form and character of heritage homes, responds appropriately to the scale of adjacent properties, and preserves existing landscape features.

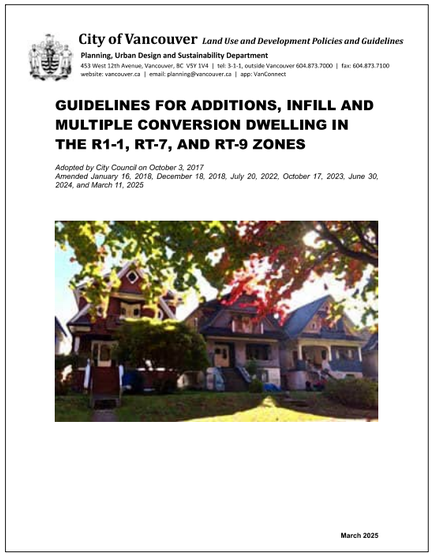
The proposed development responds directly to these objectives through the retention and rehabilitation of the McMillan Residence (1912), a building of significant heritage merit. The project prioritizes the conservation of the existing structure, maintaining its architectural character and prominence within the site and surrounding context.

Ground-oriented townhouse infill is introduced as a secondary component, carefully sited and scaled to respect the retained heritage building and the low-density residential character of the neighbourhood. The arrangement ensures that the McMillan Residence remains the primary built form and streetscape anchor.

The overall approach reflects the intent of the guidelines by integrating heritage retention with sensitively designed infill development, ensuring compatibility between existing and new residential forms.

In response to the Council Motion dated September 2023, the proposed development intends to align with FSR objectives for character retention projects of around FSR 1.0 for R1-1 zones. An additional 10% density bonus provision is available when designating a character home as heritage, through a heritage revitalization agreement.

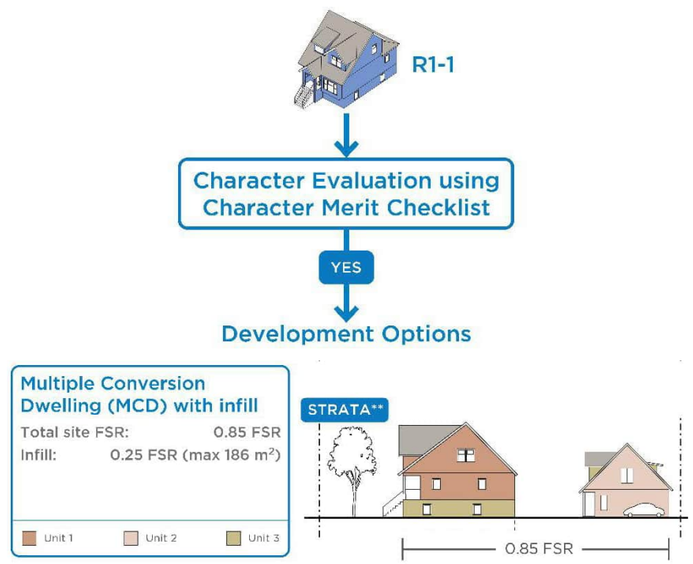
The total FSR target is therefore a maximum of 1.0 FSR + 10% for heritage retention = 1.10 FSR.


City of Vancouver *Land Use and Development Policies and Guidelines*
Planning, Urban Design and Sustainability Department
453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

GUIDELINES FOR ADDITIONS, INFILL AND MULTIPLE CONVERSION DWELLING IN THE R1-1, RT-7, AND RT-9 ZONES

Adopted by City Council on October 3, 2017
Amended January 16, 2018, December 18, 2018, July 20, 2022, October 17, 2023, June 30, 2024, and March 11, 2025

March 2025



3.3 Retention and Renovation of a Character House

POLICY CONTEXT

Bulletin - Retention and Renovation of a Character House - Scope and Documentation
Effective March 22, 2017 Last amended October 19, 2023
Authority: Director of Planning

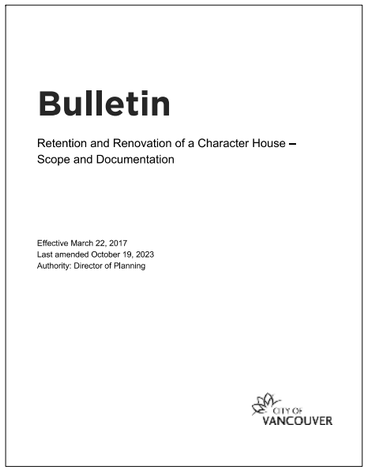
2 Background and Context

This Bulletin provides direction on the general scope of retention and documentation necessary for projects requesting conditional provisions or zoning incentives by proposing the retention of a character house.

Projects seeking incentives through a Heritage Revitalization Agreement (HRA) or involving heritage designation will require a higher level of retention and documentation than described below.

3 Scope of Retention

The intent of retention is to keep and/or restore the character of the existing house as being evaluated. Over the years, the building code has increased performance requirements to meet national, provincial and city objectives. Due to the extent of upgrades and replacement materials, it is recognized that the original house structure, cladding, and windows may not be retained at the highest level. To qualify for zoning incentives and relaxations, approximately 40% of the primary structure (i.e. exterior framing and sheathing) of the existing house should be retained. In general, street-facing walls, the original roofline, and distinctive architecture features on the exterior are expected to be retained.


Bulletin

Retention and Renovation of a Character House – Scope and Documentation

Effective March 22, 2017
Last amended October 19, 2023
Authority: Director of Planning

CITY OF VANCOUVER

POLICY RESPONSE

2 Background and Context

The proposed development seeks a Heritage Revitalization Agreement to formally protect the 1053 Douglas Crescent – McMillan property. A heritage designation will be pursued to ensure long-term protection of the building while enabling its rehabilitation, adaptive reuse, and upgrade to current building standards.

3 Scope of Retention

Site
Conservation Strategy: Preservation and Rehabilitation
- Relocate the McMillan Residence on-site to the southeast corner.
- Maintain overall orientation in the new location.

Form, Scale and Massing
Conservation Strategy: Preservation and Rehabilitation
- Retain overall form, scale, and massing.
- Modify rear portion to accommodate revised interior layout, including roof and dormer adjustments.
- Maintain legibility of the original form from primary views.

Foundations
Conservation Strategy: Rehabilitation
- Relocate building onto a new concrete foundation.
- Maintain appropriate building-to-grade relationship.

Exterior Wood Frame Structure
- Conservation Strategy: Preservation and Rehabilitation
- Retain original wood structure where feasible, with reinforcement as required.

Wood Cladding and Trimwork
Conservation Strategy: Preservation and Restoration
- Retain and restore wood cladding and trim where feasible.
- Undertake in-kind repair and selective replacement where deteriorated.

3 Scope of Retention - Continued

Front Entry and Verandah
Conservation Strategy: Preservation and Rehabilitation
- Retain and rehabilitate front verandah and entry, including columns and detailing.
- Selective adjustments may be required for relocation and structural works.

Windows
Conservation Strategy: Preservation and Rehabilitation
- Retain and restore primary heritage windows, including stained glass elements where applicable.
- Retain existing openings where feasible; modify only where required for layout changes.
- New windows to match historic proportions and materials.

Doors
Conservation Strategy: Preservation and Rehabilitation
- Retain and restore main entry door assembly where feasible.
- New doors, if required, to be compatible with historic character.

Roof
Conservation Strategy: Preservation and Rehabilitation
- Retain primary hipped roof form.
- Modify rear roof areas and select roof elements to support interior reconfiguration and attic improvements.

Chimneys
Conservation Strategy: PPreservation, Rehabilitation and Restoration
- Retain and restore primary chimney where feasible.
- Secondary chimney may be removed; salvage materials for reuse where appropriate.

Exterior Colour Scheme
Conservation Strategy: Restoration
- Develop and apply an exterior colour scheme based on investigation of original or period-appropriate historic finishes, with the intent to closely match the residence's original colour palette where evidence permits.

3.4 Amendments to First Shaughnessy District and Heritage Conservation Area ODP

POLICY CONTEXT

CITY OF VANCOUVER

Referral Report
(May 17, 2024)

Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation

Recommendation for Public Hearing

A. **THAT Council approve, in principle, an application to amend the Zoning and Development By-law to add new regulations to the First Shaughnessy District Schedule to enable multiple dwelling, multiple conversion dwelling and infill options in accordance with new requirements of the Vancouver Charter resulting from Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023**

To comply with SSMUH requirements, the proposed zoning changes will enable at least 4 dwelling units on all sites for FSD, except those 7 sites already designated under heritage designation by-laws with HRAs, by:

- **adding multiple dwelling as a new use for sites without protected heritage property;**
- **allowing multiple conversion dwelling and infill on all sites;**
- **revising limits on dwelling unit density;**
- replace coach house and its associated regulations with infill to remove a barrier to providing the prescribed number of dwelling units;
- revising the HCA ODP (including the General Guidelines and Design Guidelines) to be compatible with SSMUH options; and
- 6 dwelling units will also be permitted on parcels with a site area greater than 280 m^2 and within 400 m of a bus stop with frequent service.

As noted above, protected heritage properties under the HCA ODP will have the option to develop SSMUH through retention of existing buildings and construction of new infill buildings.

Amendment 1
Source: June 18, 2024 - Council Meeting

Submitted by: Councillor Meiszner
Seconded by: Councillor

THAT the following be added as D:

D. THAT Council direct staff to report back to Council with opportunities to increase the number of housing units in the First Shaughnessy District, taking into consideration the larger lot sizes in Shaughnessy, while preserving the tree canopy and recognizing the prevailing HCA ODP that protects heritage properties;

AND FURTHER THAT Staff target the report back on scope of work for Q2 2025, but in prioritizing the work, be aware of Council's stated priority of focusing first on projects that deliver the most housing.

POLICY RESPONSE

Amendments to First Shaughnessy District

The proposed amendments to the First Shaughnessy District implement Provincial Small-Scale Multi-Unit Housing (SSMUH) legislation and related updates to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan, enabling limited additional residential capacity through Multiple Conversion Dwelling and Infill while maintaining the district's established character and heritage values.

First Shaughnessy is a low-density residential neighbourhood characterized by large lots and predominantly single-detached homes, with a typical built form scale of approximately 0.45 FSR. The updated framework supports modest intensification through the retention of existing character homes and the introduction of compatible infill development, particularly on larger parcels and heritage sites secured through conservation tools.

The proposal aligns with this intent through a heritage-led redevelopment approach that retains and rehabilitates the McMillan Residence (1912) under a Heritage Revitalization Agreement, ensuring its long-term protection as the primary building on the site. Additional residential capacity is provided through Multiple Conversion Dwelling and infill townhouse forms that are subordinate in scale, integrated within the site, and consistent with the low-density residential context.

This approach maintains the intent of the First Shaughnessy District and HCA ODP amendments by:

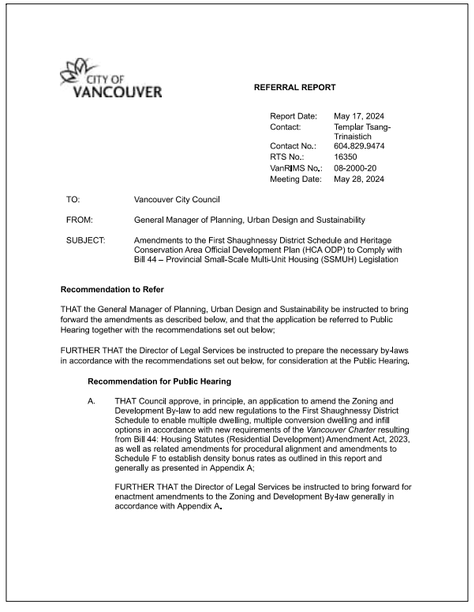
- Retaining and protecting a significant heritage property through a Heritage Revitalization Agreement
- Introducing additional dwelling units through conversion and infill in a manner consistent with district scale and character
- Ensuring new development remains subordinate to the retained heritage structure and integrated within the residential landscape

Amendment 1 (June 18, 2024)

A motion was put forth by Council, as part of the June 18, 2024 meeting - to direct staff to report back to Council with opportunities to increase the number of housing units within the First Shaughnessy District. The request was to return to Council to report back on the scope of work for Q2 2025, to propose alternative housing options.

The subject rezoning proposes a density framework similar to that seen for R1-1 Multiple Conversion Dwelling with Infill with density up to 0.94 FSR, but instead with R1-1 multiplex zoning density up to 1.0 FSR + a 10% bonus for the designation of heritage property through a Heritage Designation Bylaw, for a total 1.03 FSR.

PROPOSED SITE



CITY OF VANCOUVER

REFERRAL REPORT

Report Date: May 17, 2024
Contact: Templar Tsang-Trinaistich
Contact No.: 604.829.9474
RTS No.: 16350
VanRIMS No.: 08-2000-20
Meeting Date: May 28, 2024

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation

Recommendation to Refer

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the amendments as described below, and that the application be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws in accordance with the recommendations set out below, for consideration at the Public Hearing.

Recommendation for Public Hearing

A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to add new regulations to the First Shaughnessy District Schedule to enable multiple dwelling, multiple conversion dwelling and infill options in accordance with new requirements of the *Vancouver Charter* resulting from Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023, as well as related amendments for procedural alignment and amendments to Schedule F to establish density bonus rates as outlined in this report and generally as presented in Appendix A;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law generally in accordance with Appendix A.

3.5 Vancouver Heritage Register

POLICY CONTEXT

Vancouver Heritage Register
Approved by Council October 8, 2024
Last amended February 3, 2026

Policy Direction

The updated Vancouver Heritage Register policy establishes the Register as more than a static list of heritage properties. It is intended to be used as an active planning tool to identify significant buildings and secure meaningful conservation outcomes through redevelopment and heritage review processes.

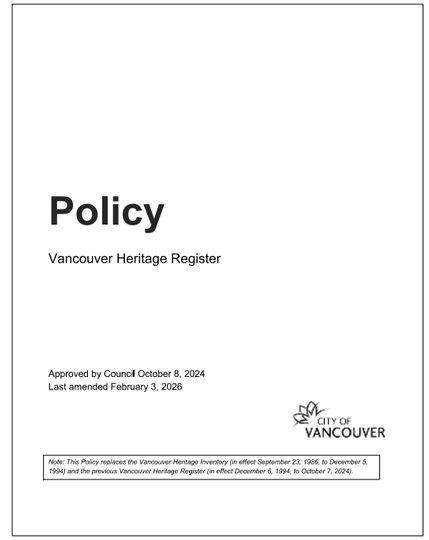
- Maintain the Vancouver Heritage Register as an active planning tool to identify and conserve places of architectural and historical significance.
- Evaluate significant buildings and sites for inclusion on the Register through redevelopment and heritage review processes.
- Use the Register to identify opportunities for conservation, rehabilitation and adaptive reuse of heritage resources.
- Support inclusion on the Register in conjunction with Heritage Revitalization Agreements, heritage designation and rezonings that secure long-term protection.
- Expand the Register beyond a static inventory to a values-based framework that recognizes broader cultural significance and public benefit.

POLICY RESPONSE

Proposal Response

The proposal directly responds to the updated Vancouver Heritage Register policy by using the rezoning and Heritage Revitalization Agreement process to formally recognize, conserve and protect the McMillan residence. The proposal demonstrates how the Register can be used to secure both heritage conservation and compatible new housing.

- Proposes formal evaluation and addition of the McMillan residence at 1053 Douglas Crescent to the Vancouver Heritage Register.
- Responds to Policy 3.1.1 by recognizing McMillan as a heritage resource of architectural and historical significance.
- Responds to Policy 3.1.2 through preparation of a Statement of Significance and heritage assessment to support inclusion on the Register.
- Responds to Policy 3.1.3 by using the CD-1 rezoning and HRA process as the mechanism to secure conservation of the heritage resource.
- Secures long-term protection of the house through a Heritage Revitalization Agreement in conjunction with addition to the Register.
- Retains, rehabilitates and relocates the heritage house to a more prominent Douglas Crescent frontage, improving public visibility and long-term viability.
- The Register can support both heritage conservation and new housing through compatible townhome infill.
- Provides a significant public benefit through the addition of a currently unregistered heritage resource to the Vancouver Heritage Register.



Policy

Vancouver Heritage Register

Approved by Council October 8, 2024
Last amended February 3, 2026

CITY OF VANCOUVER

Note: This Policy replaces the Vancouver Heritage Inventory (in effect September 23, 1986, to December 5, 1994) and the previous Vancouver Heritage Register (in effect December 6, 1994, to October 7, 2024).

3.5 Vancouver Heritage Register

POLICY CONTEXT

Heritage Policies
Approved by Council March 10, 2020
Last amended October 8, 2024

Policy Direction

The Heritage Policies establish that heritage conservation must be secured through meaningful retention, rehabilitation and long-term legal protection. Heritage properties are expected to be conserved as part of redevelopment, with incentives and rezonings used only where they support a high level of retention and a clear public heritage benefit.

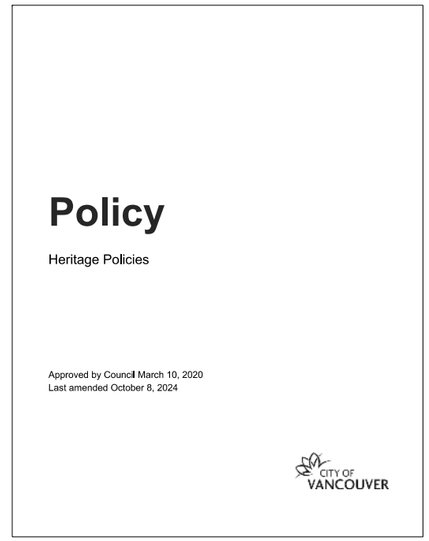
- Heritage properties should be identified, protected and conserved through addition to the Vancouver Heritage Register, heritage designation or an HRA.
- A high level of retention and conservation is required, including preservation of the building structure, character-defining elements and heritage value.
- Heritage designation and HRAs should only be used where they achieve substantial and authentic conservation, rather than limited or façade-only retention.
- Rezoning of a heritage property should not result in demolition, severe alteration or loss of heritage value, and must include legal protection and seismic upgrading.
- Development applications involving heritage property should include a Statement of Significance, Conservation Plan and implementation strategy prepared by a qualified heritage professional.
- New additions or redevelopment may be considered where they are subordinate and compatible with the retained heritage building and do not adversely affect its heritage character.

POLICY RESPONSE

Proposal Response

The proposal directly responds to the Heritage Policies by retaining, rehabilitating and legally protecting the McMillan residence as the central element of the redevelopment. The rezoning and HRA process are being used specifically to secure a high level of conservation while accommodating compatible new infill housing.

- Retains the McMillan residence in its entirety, including the principal structure and key character-defining heritage elements, rather than pursuing façade-only retention.
- Proposes relocation of the heritage house to the Douglas Crescent frontage to improve its visibility, prominence and long-term viability while maintaining the integrity of the building.
- Secures long-term legal protection through a Heritage Revitalization Agreement and future heritage designation registered on title.
- Includes preparation of a Statement of Significance, Conservation Plan and heritage assessment to guide rehabilitation and ongoing conservation of the building.
- Uses the rezoning only where necessary to support meaningful heritage conservation, consistent with the policy direction that an HRA is a heritage tool rather than a redevelopment tool.
- Locates new townhome development to the rear and interior of the site so that it remains subordinate and visually secondary to the retained heritage house.
- Breaks the new development into smaller-scale, ground-oriented building forms that complement the heritage character of the site and surrounding neighbourhood.


Policy

Heritage Policies

Approved by Council March 10, 2020
Last amended October 8, 2024

CITY OF VANCOUVER

3.6 Density Bonus Contributions / Waiver of CAC

POLICY CONTEXT

Bulletin - Density Bonus Contributions
Effective May 27, 2014 Last amended July 30, 2025 Authority: Vancouver Charter, Sec 565.1

Relation to Other Development Contributions
Density bonus zoning contributions are in addition to DCLs. A development would not pay both a density bonus contribution and a CAC. CACs apply only to rezonings whereas a density bonus zoning contribution is a provision within existing zoning. In cases where an applicant rezones to a density bonus zone (e.g. rezones from R1-1 to RM-8A in Cambie Corridor), **the project is exempt from CACs and would pay the applicable density bonus contribution.** For more information on CACs, please see the Community Amenity Contributions website. For more information on DCLs, please see the Development Cost Levies website .

Retention of Pre-1940s Buildings
Within the RM-8 and RM-9 density bonus zones, the FSR can be increased to 0.90 FSR, and within R1-1 the FSR can be increased to 0.85 FSR, provided there is an existing building built prior to January 1, 1940, and this building is retained. **If eligibility requirements are met to achieve the density increase, they are exempt from paying a density bonus contribution.** For more information on retention guidelines, please see the Character Home Retention Incentives Program website.

Low Density Housing Options How-to Guide
December 2025

3.3.3 Heritage

Do not contain a heritage designated building, interior or landscape. The Heritage By-law protects heritage designated buildings, interiors or landscapes from demolition or unsympathetic alteration. Designation is noted on the property title.

Sites with character houses are eligible for demolition and redevelopment with multiple dwelling ("multiplex") options. Alternately, a homeowner may choose to pursue a character house retention project. There are optional incentives for character house retention in the R1-1, RT-7 and RT-9 districts including additional (strata) units up to 6. These projects are not considered to be multiple dwelling ("multiplex") use, but rather multiple conversion dwelling and infill uses. **Character retention projects are not required to pay a bonus density contribution.** In RT-7 and RT-9 districts, multiple conversion dwellings and infills are also available for houses that do not have character merit. However, these projects are required to pay a density bonus contribution.

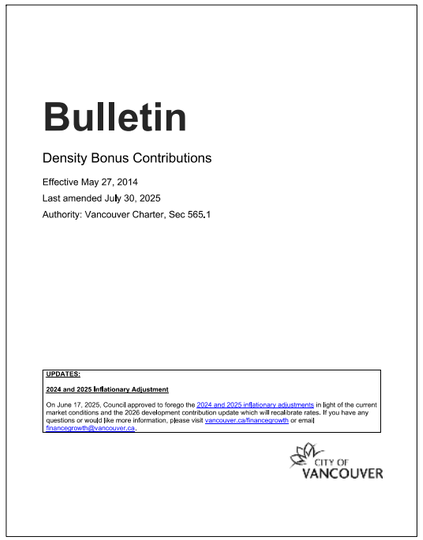
POLICY RESPONSE

Density Bonus Contributions Intent

The R1-1 Multiple Conversion Dwelling for Infill zone considers a density bonus waiver for character retention projects as an incentive to offset costs associated with retaining and upgrading pre-1940's homes. These zones are not required to pay a density bonus contribution.

Through Bulletin - Density Bonus Contributions, a development would not pay both a density bonus contribution and CAC. The rezoning follows the existing FSD - Multiple Conversion Dwelling and R1-1 Multiple Conversion Dwelling for the purposes of the CD-1 framework.

Therefore, provided the zoning follows the provisions within existing zones, the project should be considered both density bonus exempt due to the waiver for character retention, and CAC exempt due to the rezone to a density bonus zone.


Bulletin

Density Bonus Contributions

Effective May 27, 2014

Last amended July 30, 2025

Authority: Vancouver Charter, Sec 565.1

UPDATES:

2024 and 2025 Inflationary Adjustment

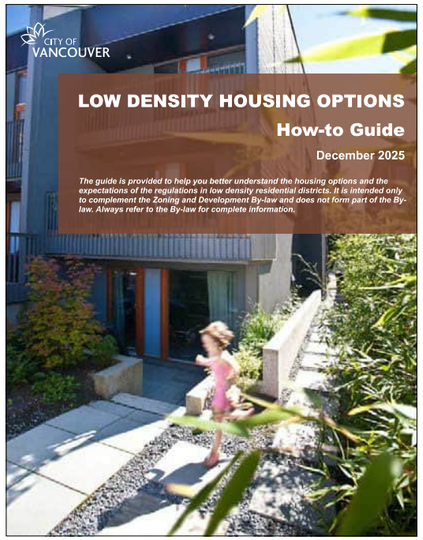
On June 17, 2025, Council approved to forego the 2024 and 2025 inflationary adjustments in light of the current market conditions and the 2026 development contribution update which will recalibrate rates. If you have any questions or would like more information, please visit vancouver.ca/financegrowth or email financegrowth@vancouver.ca.

CITY OF VANCOUVER

Low Density Housing Options Response

Through Low Density Housing Options (How-To Guide) - September 2025, character retention projects are not required to pay a bonus density contribution, for multiple conversion dwellings and infill that have character merit. Additional incentives may be applicable via a heritage process, such as designation or a Heritage Revitalization Agreement.

Therefore, provided the zoning follows the provisions of Character retention projects, the project should be considered both density bonus exempt due to the waiver for character retention, and CAC exempt due to the rezone to a density bonus zone.



3.7 First Shaughnessy District and First Shaughnessy General Guidelines

POLICY CONTEXT

First Shaughnessy District (FSD)
District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

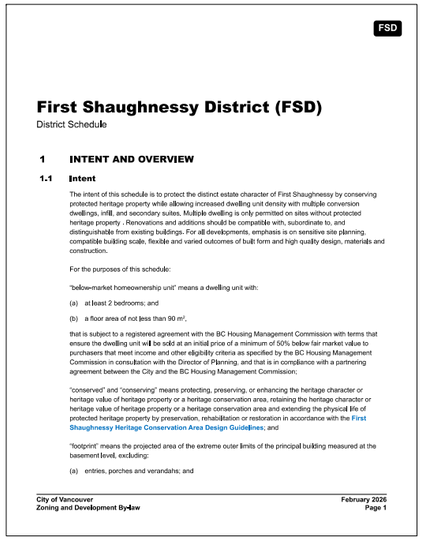
The intent of this schedule is to protect the distinct estate character of First Shaughnessy by conserving protected heritage property while allowing increased dwelling unit density with multiple conversion dwellings, infill, and secondary suites. Multiple dwelling is only permitted on sites without protected heritage property. Renovations and additions should be compatible with, subordinate to, and distinguishable from existing buildings. For all developments, emphasis is on sensitive site planning, compatible building scale, flexible and varied outcomes of built form and high quality design, materials and construction.

POLICY RESPONSE

1.1 Intent

The proposal supports the intent of the First Shaughnessy District Schedule by conserving an important pre-1940 heritage resource while reinforcing the historic residential character of the neighbourhood. The project centres on the conservation and long-term protection of the McMillan residence at 1053 Douglas Crescent, a significant heritage property within the First Shaughnessy Heritage Conservation Area (HCA). The heritage building will be rehabilitated and formally protected through a Heritage Revitalization Agreement (HRA) and heritage designation bylaw, ensuring the preservation of its architectural and cultural significance.

The proposal introduces new residential development in a manner that is respectful of the district's historic estate pattern. The project retains the existing heritage dwelling as the principal building on the site while introducing additional ground-oriented residential units in the form of townhomes. This housing form is compatible with the district's residential character and allows the site to accommodate additional dwelling units without compromising the heritage value of the property. Through this approach, the proposal balances heritage conservation, residential use, and sensitive infill development, consistent with the overall intent of the First Shaughnessy District Schedule and the objectives of the Heritage Conservation Area.



FSD

First Shaughnessy District (FSD)
District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to protect the distinct estate character of First Shaughnessy by conserving protected heritage property while allowing increased dwelling unit density with multiple conversion dwellings, infill, and secondary suites. Multiple dwelling is only permitted on sites without protected heritage property. Renovations and additions should be compatible with, subordinate to, and distinguishable from existing buildings. For all developments, emphasis is on sensitive site planning, compatible building scale, flexible and varied outcomes of built form and high quality design, materials and construction.

For the purposes of this schedule:

"below-market homeownership unit" means a dwelling unit with:

(a) at least 2 bedrooms; and

(b) a floor area of not less than 90 m².

that is subject to a registered agreement with the BC Housing Management Commission with terms that ensure the dwelling unit will be sold at an initial price of a minimum of 50% below fair market value to purchasers that meet income and other eligibility criteria as specified by the BC Housing Management Commission in consultation with the Director of Planning, and that is in compliance with a partnering agreement between the City and the BC Housing Management Commission;

"conserved" and "conserving" means protecting, preserving, or enhancing the heritage character or heritage value of heritage property or a heritage conservation area, retaining the heritage character or heritage value of heritage property or a heritage conservation area and extending the physical life of protected heritage property by preservation, rehabilitation or restoration in accordance with the First Shaughnessy Heritage Conservation Area Design Guidelines; and

"footprint" means the projected area of the extreme outer limits of the principal building measured at the basement level, excluding:

(a) entries, porches and verandahs; and

City of Vancouver
Zoning and Development By-law

February 2026
Page 1

Site Map



3.7 First Shaughnessy District and First Shaughnessy General Guidelines

POLICY CONTEXT

FIRST SHAUGHNESSY HERITAGE CONSERVATION AREA GENERAL GUIDELINES
Adopted by City Council on September 29, 2015
Amended March 8, 2016 and June 30, 2024

1.4 Objectives

The objectives of the designation of the First Shaughnessy Heritage Conservation Area include:

1.4.1 Heritage

(a) to protect this unique architectural and historical area;

(b) to promote conservation of pre-1940 homes and maintenance of the estate-like image of development in accordance with these Guidelines, zoning by-laws, standards of maintenance and design guidelines adopted by Council;

(c) to conserve the heritage character, heritage value and character-defining elements of First Shaughnessy;

(d) to promote excellence in architectural design and new construction that is compatible with the character and quality of pre-1940 houses in the area; and

(e) to preserve and improve the public and private streetscape.

POLICY RESPONSE

General Overview

In response to the objectives of the First Shaughnessy Heritage Conservation Area, the proposed rezoning promotes protection of the unique architectural and historical area, conservation of the pre-1940 McMillan home, with a focus on conserving the First Shaughnessy character through the Conservation Plan for 1053 Douglas Crescent, as well as design aesthetic of the infill townhomes to fit within the context of the First Shaughnessy neighbourhood.

1.4.1 Heritage

(a) The proposal contributes to the protection of the distinctive architectural and historic character of the First Shaughnessy District through the conservation of the McMillan residence at 1053 Douglas Crescent. The heritage resource will be formally secured through a Heritage Revitalization Agreement (HRA) and associated heritage designation bylaw, ensuring the long-term protection and stewardship of the property as a contributing element within the Heritage Conservation Area.

(b) Retention and conservation of the pre-1940 McMillan residence maintains an important component of the historic residential fabric of First Shaughnessy. The conservation strategy includes careful rehabilitation and restoration of the heritage structure, ensuring that the building continues to contribute to the district's cultural and architectural legacy while enhancing its long-term viability and public benefit.

(c) Key character-defining elements of the First Shaughnessy District are carefully preserved and reinforced through the McMillan Conservation Plan, prepared by Luxton & Associates. The conservation approach prioritizes retention and restoration of significant architectural features while ensuring that interventions remain consistent with the heritage values and conservation standards applicable to the district.

(d) A high standard of architectural excellence underpins both the restoration of the McMillan residence and the design of the proposed infill townhomes. The architectural expression, material palette, massing, and detailing of the new buildings are intentionally composed to complement the historic estate character of First Shaughnessy while maintaining a respectful visual relationship with the conserved heritage structure.

(e) The overall site planning approach reinforces the established landscape character and spatial qualities of the First Shaughnessy District. Building placement, scale transitions, and landscape design have been carefully considered to preserve the prevailing pattern of generous setbacks, mature landscaping, and estate-like composition that defines the historic neighbourhood context.



Existing heritage house

3.8 Bill 44 and Bill 25 - Province of BC

POLICY CONTEXT

BILL 44 – 2023 Housing Statutes (Resid. Development) Amendment ACT, 2023

Zoning bylaws and small-scale multi-family housing

481.3 (1) In this section:

(a) for the purposes of subsection (3), a zone in respect of which the permitted residential use would, but for this section, be restricted to detached single-family dwellings, and

(b) for the purposes of subsections (4) and (5), a zone in respect of which the permitted residential use would, but for this section, be restricted to

(i) detached single-family dwellings,

(ii) detached single-family dwellings with one additional housing unit located within the detached single-family dwelling or on the same parcel or parcels of land on which the detached single-family dwelling is located,

(iii) duplexes, or

(iv) duplexes with one additional housing unit located within each dwelling comprising the duplex or no more than 2 additional housing units on the same parcel or parcels of land on which the duplex is located,

BILL 25 - Housing and Municpal Affairs Statutes Amendment Act, 2025

Context: Small-Scale Multi-Unit Housing and Bill 25

In Fall 2023, Small-Scale Multi-Unit Housing (SSMUH) legislation was passed to remove zoning barriers to allow additional residential density in areas limited to single-detached and duplex housing throughout B.C. to help address the housing crisis. A review of implementation and engagement with the development sector has highlighted that barriers to the development of SSMUH still exist in some communities. Specifically, differing interpretations of where SSMUH had to be applied has created inconsistencies that limit the viability and uptake of SSMUH.

To ensure the SSMUH legislation is implemented consistently the Province has passed Bill 25, Housing and Municipal Affairs Statutes Amendment Act, 2025. This bill amends the Local Government Act (LGA) and Vancouver Charter (VC) to remove barriers to the development of SSMUH and ensure greater consistency in local government implementation.

Updates to the SSMUH Policy Manual & Site Standards are underway to support local governments in updating their bylaws to comply.

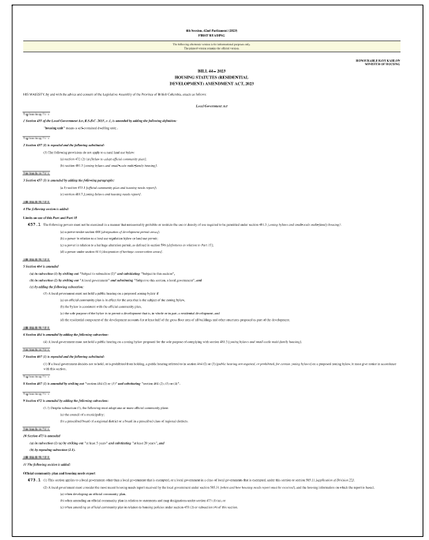
POLICY RESPONSE

Bill 44 - 2023 Housing Statutes

Bill 44 introduced amendments to the Local Government Act (LGA) to support the Province's objective of increasing housing supply through the introduction of Small-Scale Multi-Unit Housing (SSMUH) in traditionally single-family residential areas. The legislation requires municipalities to amend zoning bylaws and update planning frameworks to enable additional housing forms while supporting provincial housing supply objectives.The Province has provided implementation guidance through the Small-Scale Multi-Unit Housing Provincial Policy Manual, which outlines the legislative intent and policy expectations for municipalities.

Housing Supply Objectives
Local Government Act – Section 481.4

The proposed development contributes to these objectives by delivering 27 ground-oriented townhomes and 3 heritage units within an established residential neighbourhood, demonstrating how larger residential parcels can support increased housing supply while maintaining neighbourhood character.



4th Session, 42nd Parliament, 2025
FIRST READING

The following electronic version is for informational purposes only.
The printed version remains the official version.

HONOURABLE RAJ GREWAL
MINISTER OF FINANCE

BILL 44—2025
HOUSING STATUTES (RESIDENTIAL DEVELOPMENT) AMENDMENT ACT, 2025

HIS MAJESTY, by and with the advice and consent of the Legislative Assembly of the Province of British Columbia, enacts as follows:

Local Government Act

[Reg. Sec. Aug. 2023]
1 Section 457 of the *Local Government Act*, R.S.B.C. 2015, c. 1, is amended by adding the following definition:
"housing unit" means a self-contained dwelling unit.

[Reg. Sec. Aug. 2023]
2 Section 457.1 (1) is repealed and the following substituted:
(1) The following provisions do not apply to a zone [land use bylaw]
(a) section 473.1 (3) [no bylaw in certain affected community areas],
(b) section 481.3 [zoning bylaws and small-scale multi-family housing].

[Reg. Sec. Aug. 2023]
3 Section 457.1 (2) is amended by adding the following paragraph:
(c) if section 473.1 [affected community plans] and housing needs report].

[Reg. Sec. Aug. 2023]
4 The following section is added:
Limits on use of this Part and Part 15
457.2 The following powers must not be exercised in a manner that unreasonably prohibits or restricts the use or density of use required to be permitted under section 481.3 [zoning bylaws and small-scale multi-family housing]:
(a) a power under section 488 [designation of development areas];
(b) a power in relation to a heat exchange utility bylaw, as defined in section 506 [definitions in relation to Part 15];
(c) a power under section 523 [designation of heritage conservation areas].

[Reg. Sec. Aug. 2023]
5 Section 464 is amended
(a) in the section title by striking out "Subject to subsection (2)" and substituting "Subject to this section",
(b) in subsection (2) by striking out "A local government" and substituting "Subject to this section, a local government", and
(c) by adding the following subsection:
(3) A local government must not hold a public hearing on a rezoning bylaw proposed for the sole purpose of complying with section 481.3 [zoning bylaws and small-scale multi-family housing].

[Reg. Sec. Aug. 2023]
6 Section 467 (1) is repealed and the following substituted:
(1) If local government elections are to be held, or a prohibited event is to occur, during a public hearing referred to in section 464 (2) or (3) [public hearing not required, or prohibited, for certain zoning bylaws] in a proposed zoning bylaw, it must give notice in accordance with section 466 (3) to (6).

[Reg. Sec. Aug. 2023]
7 Section 469 (1) is amended by striking out "section 464 (2) or (3)" and substituting "section 464 (2), (3) or (3.1)".

[Reg. Sec. Aug. 2023]
8 Section 472 is amended by adding the following subsection:
(1.1) Despite subsection (1), the following must adopt one or more official community plans:
(a) the council of a municipality;
(b) a prescribed board of a regional district or a board in a prescribed class of regional districts.

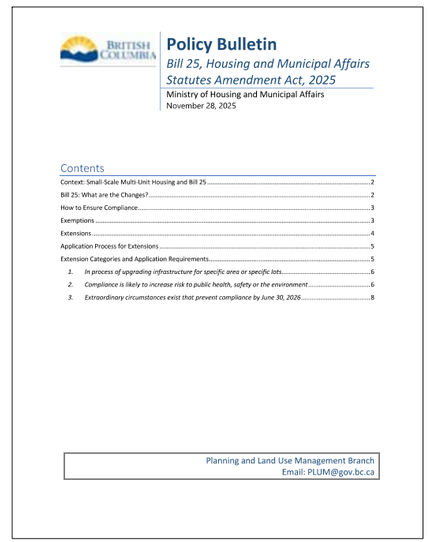
[Reg. Sec. Aug. 2023]
9 Section 473 is amended
(a) in the section title by striking out "A local" and substituting "Subject to section 473.1, a local", and
(b) by repealing subsection (1.1).

[Reg. Sec. Aug. 2023]
10 The following section is added:
Urban community plan and housing needs report
473.1 (1) This section applies to a local government other than a local government that is exempted, or a local government in a class of local government that is exempted, under this section or section 585.21 [application of Division 22].
(2) A local government must consider the most recent housing needs report received by the local government under section 585.31 [when and how housing needs reports must be received] and the housing information on which the report is based,
(a) when developing an official community plan,
(b) when amending an official community plan in relation to statements and map designations under section 473.1(3) [scope], or
(c) when adopted as an official community plan or related to housing policies under section 473.1(3) or subsection (4) of this section.

Bill 25 - Housing and Municipal Affair Statues

Bill 25 further advances the implementation of SSMUH legislation by improving consistency in how provincial housing policies are applied across local governments, and by reducing regulatory barriers to small-scale multi-unit housing delivery.

The proposal responds to this direction by providing a form of gentle density through ground-oriented townhomes while retaining and permanently protecting the McMillan residence through a Heritage Revitalization Agreement. The development demonstrates how increased housing supply can be integrated within a heritage context while maintaining compatibility with established neighbourhood form and character.



BRITISH COLUMBIA

Policy Bulletin

Bill 25, Housing and Municipal Affairs Statutes Amendment Act, 2025

Ministry of Housing and Municipal Affairs
November 28, 2025

Contents

Context: Small-Scale Multi-Unit Housing and Bill 25 2
Bill 25: What are the Changes? 2
How to Ensure Compliance 3
Exemptions 3
Extensions 4
Application Process for Extensions 5
Extension Categories and Application Requirements 5
1. *In process of upgrading infrastructure for specific area or specific lots* 6
2. *Compliance is likely to increase risk to public health, safety or the environment* 6
3. *Extraordinary circumstances exist that prevent compliance by June 30, 2026* 8

Planning and Land Use Management Branch
Email: PLUM@gov.bc.ca

3.9 Provincial Policy Manual and Site Standards

POLICY CONTEXT

Provincial Policy Manual & Site Standards
Small-Scale, Multi-Unit Housing

Introduction

1. **Purpose of the Policy Manual**

In the fall of 2023, the Province of British Columbia (BC) introduced changes to the Local Government Act (LGA) and Vancouver Charter (VC) to allow more small-scale, multi-unit housing in land use zones that were otherwise restricted to single-family dwellings or duplexes. These are referred to as Restricted Zones in the legislation. In the fall of 2025, the Province introduced amendments to the Small-Scale, Multi-Unit Housing (SSMUH) legislation clarifying and expanding these Restricted Zones. The Policy Manual has been updated to reflect the changes to Restricted Zones, specifically to:

Clarify that a zone that has ANY parcel of land that is restricted to duplexes and/or a single detached home is considered a Restricted Zone and must meet the minimum unit density requirements on all lots.

Expand the definition of a Restricted Zone to include all lots where a single detached home with a secondary suite and a detached accessory dwelling unit are allowed.

The legislation applies to all municipalities and regional districts in the province.

In preparing, amending, or adopting a zoning bylaw to permit the use and density required by the SSMUH legislation, a local government must consider any applicable guidelines for SSMUH, including this Policy Manual. Subsequent resources or information bulletins may be issued by the Province to clarify or elaborate on changes to the requirements. These resources will be available online at: Local government housing initiatives - Province of British Columbia.

POLICY RESPONSE

1. Purpose of the Policy Manual

The Provincial Policy Manual and Site Standards support the implementation of Small-Scale Multi-Unit Housing (SSMUH) legislation under the Local Government Act and Vancouver Charter.

- Housing Near Transit and Services Intent

  The site is located within an established residential neighbourhood on a block adjacent to Oak Street, providing access to frequent transit service and nearby neighbourhood retail and services. The proposal aligns with the provincial objective of directing housing growth toward locations with access to transportation and community amenities.

- Housing Diversity and Form Intent

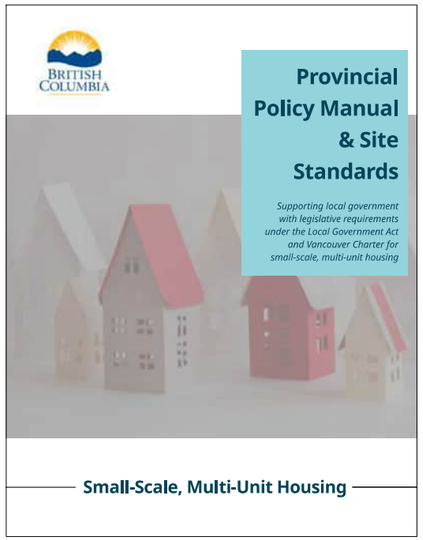
  The proposed townhouse development provides ground-oriented housing units suitable for families and a range of household types, contributing to the diversification of housing options within the neighbourhood.

- Efficient Use of Land Policy Direction

  The proposal redevelops a residential parcel within an established low-density neighbourhood, demonstrating how additional housing can be introduced in a manner that remains compatible with surrounding context and existing neighbourhood form.

- Integration with Heritage Conservation

  The proposal integrates the conservation and revitalization of the McMillan heritage residence with compatible new townhouse development, demonstrating how housing supply objectives can be achieved while preserving significant heritage resources.



3.10 RM-8 and RM-8A Guidelines

POLICY CONTEXT

Guidelines - RM-8 and RM-8A Guidelines
Approved by Council April 26, 2023
Last amended February 3, 2026

1 Application and Intent

These guidelines are to be used in conjunction with the RM-8 and RM-8A Districts Schedule of the Zoning and Development By-law.

1.1 Intent

The intent of these guidelines is to:

(a) encourage the development of ground-oriented, medium-density multiple dwellings in the form of freehold rowhouses and townhouses. Units can be stacked, arranged in a courtyard configuration, or as single or back-to-back rows. The majority of units will be suitably sized for families (i.e. 2 and 3-bedroom units). In the RM-8A district, a certain percentage of medium-sized units between 900 and 1,200 sq. ft. is required to ensure a greater variety of units sizes, and thereby a greater variety of price points;

(b) ensure a high standard of liveability for all new dwelling units, including lock-off units. Emphasis is placed on ground-oriented access, natural light and cross-ventilation, as well as usable private outdoor space for each unit;

(c) ensure a high level of activation and residential street life;

(d) ensure neighbourliness while recognizing that the new development's siting is not intended to be the same as development under R1-1 zoning;

(e) ensure durable and sustainable design, while allowing architectural diversity rather than prescribing any particular architectural character; and

(f) support the retention and renovation of pre-1940s houses that retain original character elements by permitting infill single detached houses or duplexes on these sites.

POLICY RESPONSE

1 Application and Intent

The proposal responds to the intent of the RM-8 / RM-8A District Schedules by introducing a ground-oriented townhouse development that reinforces the residential character of the neighbourhood while maintaining a low-rise built form. The project provides multiple residential units within townhouse buildings that are consistent with the housing typology envisioned under the RM-8 / RM-8A districts. The development maintains a residential scale compatible with surrounding development and supports the continued evolution of the area as a low-rise residential neighbourhood.

(a) The proposal responds to the intent of the RM-8 / RM-8A District Schedules by providing multiple dwelling residential development in a low-rise form through the introduction of ground-oriented townhouse units.

(b) The residential character of the neighbourhood is reinforced through the development of low-rise buildings that are compatible in scale and form with surrounding residential development.

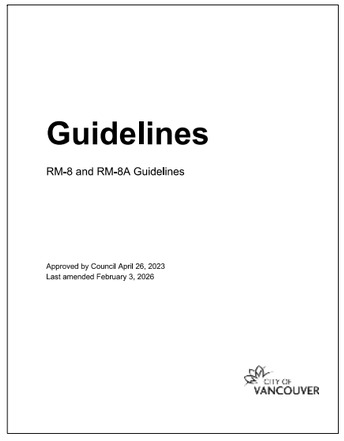
(c) The project provides family-oriented housing in the form of ground-oriented townhomes, with individual unit entries and direct access to outdoor space, supporting livability and a strong residential streetscape.

(d) The architectural design and building massing are carefully considered to maintain compatibility with adjacent residential properties while contributing positively to the evolving residential character of the neighbourhood.

(e) The site planning approach prioritizes landscaped open space, appropriate building separation, and pedestrian-oriented access to ensure that the development contributes to a livable and cohesive residential environment consistent with the intent of the RM-8 / RM-8A districts.

(f) The existing McMillan heritage house is proposed to undergo preservation and rehabilitation while being relocated to a prominent location facing Douglas Crescent allowing for the addition of compatable townhouse units.

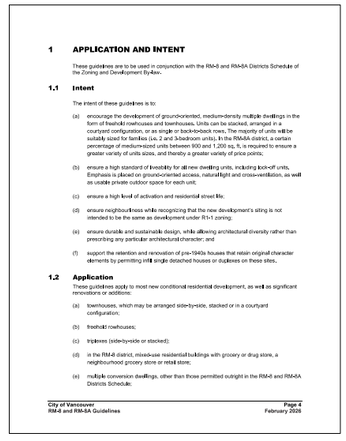



Guidelines

RM-8 and RM-8A Guidelines

Approved by Council April 26, 2023
Last amended February 3, 2026

CITY OF VANCOUVER


1 APPLICATION AND INTENT

These guidelines are to be used in conjunction with the RM-8 and RM-8A Districts Schedule of the Zoning and Development By-law.

1.1 Intent

The intent of these guidelines is to:

(a) encourage the development of ground-oriented, medium-density multiple dwellings in the form of freehold rowhouses and townhouses. Units can be stacked, arranged in a courtyard configuration, or as single or back-to-back rows. The majority of units will be suitably sized for families (i.e. 2 and 3-bedroom units). In the RM-8A district, a certain percentage of medium-sized units between 900 and 1,200 sq. ft. is required to ensure a greater variety of units sizes, and thereby a greater variety of price points;

(b) ensure a high standard of liveability for all new dwelling units, including lock-off units. Emphasis is placed on ground-oriented access, natural light and cross-ventilation, as well as usable private outdoor space for each unit;

(c) ensure a high level of activation and residential street life;

(d) ensure neighbourliness while recognizing that the new development's siting is not intended to be the same as development under R1-1 zoning;

(e) ensure durable and sustainable design, while allowing architectural diversity rather than prescribing any particular architectural character; and

(f) support the retention and renovation of pre-1940s houses that retain original character elements by permitting infill single detached houses or duplexes on these sites.

1.2 Application

These guidelines apply to most new conditional residential development, as well as significant renovations or additions:

(a) townhouses, which may be arranged side-by-side, stacked or in a courtyard configuration;

(b) freehold rowhouses;

(c) triplexes (side-by-side or stacked);

(d) in the RM-8 district, mixed-use residential buildings with grocery or drug store, a neighbourhood grocery store or retail store;

(e) multiple conversion dwellings, other than those permitted outright in the RM-8 and RM-8A Districts Schedule;

City of Vancouver
RM-8 and RM-8A Guidelines
Page 4
February 2026

3.10 RM-8 and RM-8A Guidelines

POLICY CONTEXT

Guidelines - RM-8 and RM-8A Guidelines
Approved by Council April 26, 2023
Last amended February 3, 2026

2 General Design Considerations

2.1 Neighbourhood/Streetscape Character

The existing neighbourhoods consist of single detached houses and show many characteristics of typical single detached house neighbourhoods, such as a regular spacing of houses, individual front yards, etc. While new development will be different in size and massing, it should be compatible with the existing pattern with respect to:

(a) providing a clear visible identity of dwelling units from the street through elements that can be found in single detached houses, such as individual front doors, porches, steps and front yards;

(b) providing opportunities for social interaction between the public realm on the sidewalk and the private home; and

(c) locating garages or vehicular access at the rear of the site.

POLICY RESPONSE

2.1 Neighbourhood/Streetscape Character

The proposal reinforces the established residential character of the surrounding neighbourhood through the development of low-rise townhouse buildings that are compatible in scale and form with adjacent residential properties.

(a) The proposed infill townhomes are designed to respect the estate-like landscape character of the First Shaughnessy District through architectural expression, building materials, and distinct individual front doors with generous setbacks, landscaped open space, and sensitive site planning.

(b) Landscaping and site planning contribute to an enhanced public realm by reinforcing the pattern of generous front yard landscaping that characterizes the surrounding neighbourhood character of the site.

(c) Vehicular traffic is limited to on-site with internalized private garages accessed via Lane (west of Oak Street).

In addition, The project integrates the conservation of the McMillan heritage residence with new infill development, ensuring that the historic building remains the primary architectural feature of the site while new buildings are subordinate in scale and massing. The retained heritage residence continues to provide a strong architectural presence along Douglas Crescent, preserving the historic streetscape character of the First Shaughnessy District.



Douglas Cres Streetscape

3.10 RM-8 and RM-8A Guidelines

POLICY CONTEXT

Guidelines - RM-8 and RM-8A Guidelines
Approved by Council April 26, 2023
Last amended February 3, 2026

2.4 Access and Circulation

(a) Pedestrian access to unit entrances should be from the street or via a clearly marked path on site to the courtyard/rear yard.

(b) Side yards may be designed with paths to allow access to rear units, garbage and recycling areas and parking located at the rear of the site. These convenience paths are not required to be a continuous surface, and may be pavers or gravel to increase site permeability.

(d)Vehicular access should be from the lane, where one exists. Sites for townhouse, mixed-use residential building and freehold rowhouse developments should be assembled in such a way that vehicular access from a lane is possible.

2.5.1 Access to Natural Light

(a) Daylight for interior and exterior spaces for all housing types should be maximized.

(b) Shadowing on adjacent sites should be minimized.

(c) Shadowing of courtyards and other open spaces should be minimized.

2.7 Privacy

(a) The location and orientation of windows, decks and balconies in new development should be carefully considered to reduce looking into close-by windows of existing adjacent development.

(b) Visual privacy for units, balconies and private open space should be enhanced as much as possible through unit planning, landscape screening, and other elements, such as solid railings.

POLICY RESPONSE

General Overview
The proposal responds to the intent of the RM-8 / RM-8A District Schedules by introducing a ground-oriented townhouse development that reinforces the residential character of the neighbourhood while maintaining a low-rise built form. The project provides multiple residential units within townhouse buildings that are consistent with the housing typology envisioned under the RM-8 / RM-8A districts. The development maintains a residential scale compatible with surrounding development and supports the continued evolution of the area as a low-rise residential neighbourhood.

2.4 Access and Circulation

(a) Pedestrian circulation across the site is organized to provide clear and direct access to individual townhouse units.

(b) Circulation routes are designed to integrate with landscaped areas, creating a pedestrian-oriented residential environment.

(d) Vehicular access and servicing are located to minimize impacts on the streetscape and maintain the residential character of the site.

2.5.1 Access to Natural Light

(a) The site planning approach ensures that residential units receive adequate access to natural light and ventilation through appropriate building spacing and orientation.

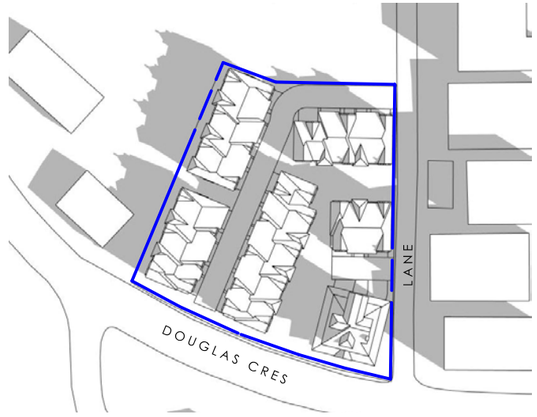
(b) The arrangement of buildings across the site maintains sufficient separation distances between structures to minimize overlook and ensure adequate daylight access to individual dwelling units.

(c) Private outdoor spaces and landscaped areas are oriented to maximize sunlight exposure and support a comfortable residential living environment.

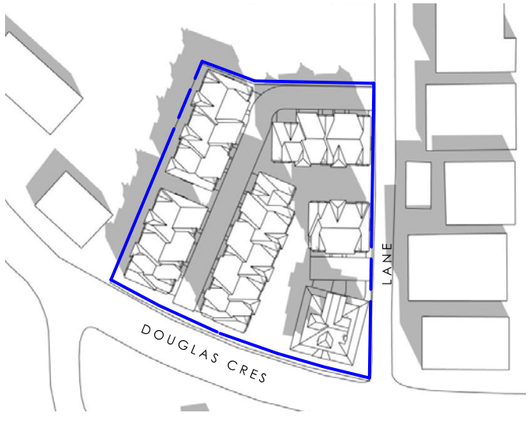
2.7 Privacy

(a) The arrangement of buildings and orientation of units is carefully considered to minimize overlook between dwelling units and neighbouring properties.

(b) Landscaping, setbacks, and building articulation are used to maintain appropriate levels of privacy for residents. Window placement and building orientation are designed to balance opportunities for natural light with the need to maintain privacy.



March 21 - 10:00 am



March 21 - 12:00 pm

3.10 RM-8 and RM-8A Guidelines

POLICY CONTEXT

Guidelines - RM-8 and RM-8A Guidelines
Approved by Council April 26, 2023
Last amended February 3, 2026

4.2 Building Height

(a) For stacked townhouses, mixed-use residential buildings and side-by-side townhouses adjacent to the street at the front of the site, and, in the case of corner sites, for the full depth of the building on the flanking street side the permitted building height is 11.5 m (37.5 ft.) and 3 storeys. This allows for adequate layouts and liveability of both upper and lower units.

4.8 Off-Street Parking and Bicycle Storage
4.8.1 Parking

For townhouses and mixed-use residential buildings, the following guidelines apply:

(a) parking can be provided underground or above ground at the lane;

5.1 Roof and Massing
5.1.2 Massing of Townhouses, Townhouses in a Courtyard Configuration and Freehold Rowhouse on the Street

(a)Developments should visually emphasize individual units. While many successful developments rely on simple repetition of identical or near identical side-by-side units, the boundaries of each unit should be obvious and clearly expressed on the street façade.

(b)The apparent scale should furthermore be reduced by other aspects, such as floor to floor heights, horizontal elements, changes in material, and the proportion and placement of openings.

POLICY RESPONSE

4.2 Building Height

(a) The proposed building heights are consistent with the low-rise residential character envisioned under the RM-8 / RM-8A districts. Building height and roof forms are carefully considered to ensure compatibility with surrounding development and to maintain a human-scaled residential environment. The massing and height of the infill buildings are designed to maintain the visual prominence of the conserved heritage residence.

4.8.1 Parking

(a) Parking is accommodated in enclosed private garages minimizing visual impact on the public realm. Vehicular access points are carefully located to reduce disruption to the surrounding streetscape and landscape character. The parking arrangement supports the functionality of the residential development while maintaining the pedestrian-oriented character of the site.

5.1.2 Massing of Townhomes

(a) The massing of the proposed infill townhomes is carefully organized to ensure that new development remains subordinate to the conserved McMillan residence.

(b) Building forms are articulated to reduce perceived scale and maintain compatibility with surrounding low-rise residential development. The arrangement of buildings across the site provides appropriate transitions in scale while preserving open space and landscape character.





3.10 RM-8 and RM-8A Guidelines

POLICY CONTEXT

Guidelines - RM-8 and RM-8A Guidelines
Approved by Council April 26, 2023
Last amended February 3, 2026

7 Open Space

The provision of open space should be part of an overall site development and landscape plan and should take into consideration general site circulation patterns, including parking, existing landscape features, sun access, privacy, and usability.

(a) In side-by-side townhouse developments, open space should be organized in a way that every unit has its own front and rear yard.

(b) For townhouses in a courtyard configuration, semi-private space or garden/entry courtyards in the centre of the site, should be designed.

8 Landscaping

(a) Existing trees should be kept and new trees introduced wherever possible.

(b) Patio areas in the front yard should be screened with planting.

(c) Visually undesirable building features, such as exposed foundation or utilities, should be screened with landscaping. Sidewalk and boulevard arrangement should be consistent with the City's Streetscape Design Guidelines or, in the case of sites in Cambie Corridor, with the Cambie Corridor Public Realm Plan. Typically, a treed boulevard should be provided between the sidewalk and the street (see Figure 7).

POLICY RESPONSE

7 Open Space

(a) The proposal provides a combination of private front yards and/or balcony spaces along with shared outdoor spaces that support residential livability and reinforce the landscape character of the site.

(b) Each townhouse unit is provided with direct access to private outdoor space, contributing to the livability of ground-oriented housing.

8 Landscaping

(a) Landscaping plays an important role in reinforcing the estate landscape character of the First Shaughnessy District. The proposal introduces a structured landscape framework that includes shared courtyard spaces and interconnected outdoor amenity areas, providing a coherent landscape structure within the site.

(b) The proposal incorporates generous planting areas and landscape treatments that contribute to the visual character of the site.

(c) Existing landscape character is enhanced through the introduction of new planting that complements the historic context of the property.



3.11 RM-8 and RM-8A By-Law

POLICY CONTEXT

RM-8 and RM-8A
Districts Schedule

1 Intent and Overview

1.1 Intent
The intent of this schedule is to encourage the development of 3-storey townhouses and the retention of character buildings, while permitting lower intensity residential development. Building placement and massing of new developments are intended to be compatible with pre-existing residential development. In the RM-8A district, a certain percentage of units must be within a specific size range to improve housing choices and affordability. Without limitation, applicable Council policies and guidelines for consideration include the RM-8 and RM-8A Guidelines.

1.2 Overview
The table below provides an overview of the outright and conditional approval uses in the RM-8 and RM-8A districts, 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
445 m^2	Townhouse	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 these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning considers:

(a) the intent of this schedule and all applicable Council policies and guidelines; and

(b)the submission of any advisory group, property owner or tenant.

Dwelling Uses	Approval	Use-specific
Townhouse	Conditional	2.2.3, 2.2.13

POLICY RESPONSE

1.1 Intent
The schedule establishes the intent to support low-rise residential forms (including townhouse forms) within the RM-8 / RM-8A districts.

The proposal delivers a townhouse form of development, integrated with the conservation and revitalization of the McMillan heritage residence, consistent with the schedule's low-rise residential intent.

1.2 Overview
The schedule provides an overview framework that directs projects to the appropriate Use Regulations (Section 2) and Density, Form and Placement Regulations (Section 3) based on building type.

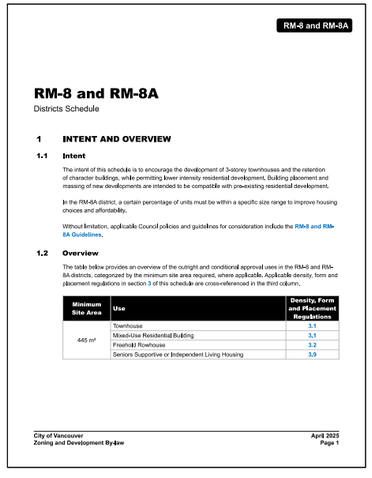
The proposal is advanced as a townhouse development and is therefore addressed under 2 USE REGULATIONS and 3.1 Townhouse and Mixed-Use Residential Building.

2.1 Outrtright and Consitional Approval Uses
The schedule identifies which uses are Outright vs Conditional Approval within RM-8 / RM-8A.

The proposal is a residential townhouse project and is advanced for review within the use framework of Section 2.1.

General Overview
The proposed development has been evaluated against the provisions of the RM-8 District Schedule of the City of Vancouver Zoning and Development By-law. The project consists of the revitalization of the heritage McMillan residence and the introduction of new ground-oriented townhouse buildings arranged to reinforce the residential character of the neighbourhood. The site planning approach prioritizes the retention and prominence of the heritage structure while integrating new residential development in a manner that maintains appropriate building separation, landscaped open space, and compatibility with the surrounding urban context.

The development responds to the regulatory framework of the RM-8 District Schedule while supporting the conservation objectives of the First Shaughnessy Heritage Conservation Area. The following responses describe how the proposal addresses the applicable provisions of the RM-8 District Schedule.


RM-8 and RM-8A

RM-8 and RM-8A
Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage the development of 3-storey townhouses and the retention of character buildings, while permitting lower intensity residential development. Building placement and massing of new developments are intended to be compatible with pre-existing residential development.

In the RM-8A district, a certain percentage of units must be within a specific size range to improve housing choices and affordability.

Without limitation, applicable Council policies and guidelines for consideration include the RM-8 and RM-8A Guidelines.

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-8 and RM-8A districts, 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
445 m²	Townhouse	3.1
	Mixed-Use Residential Building	3.1
	Freehold Rowhouse	3.2
	Seniors Supportive or Independent Living Housing	3.3

City of Vancouver
Zoning and Development By-law
April 2025
Page 1

3.11 RM-8 and RM-8A By-Law

POLICY CONTEXT

2.2 Use-Specific Regulations

2.2.3 The Director of Planning may permit more than 1 townhouse, mixed-use residential building or freehold rowhouse building on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

2.2.13 For townhouse or mixed-use residential building in the RM-8A district, a minimum of 25% of the total dwelling units must be 3-bedroom units, except that the Director of Planning may reduce the minimum percentage of 3-bedroom units if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3 Density, Form and Placement Regulations

This section contains density, form and placement regulations organized by use.

3.1 Townhouse and Mixed-Use Residential Building

Townhouse and mixed-use residential building are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may increase:

(a) the permitted floor space ratio to a maximum of 1.20 where 100% of residential floor area is developed as secured market rental housing or social housing, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant; or

(b) the permitted floor area by 1 m2 per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 1.20, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the impact of the development on neighbouring sites, provided that in the RM-8A district, a minimum of 45% of dwelling units must have floor areas between 83 m2 and 112 m2.

3.1.1.4 The total number of dwelling units on a site, excluding lock-off units, must not exceed:

(a) 100 units per hectare of site area where the floor space ratio does not exceed 0.90; or

(b)145 units per hectare of site area where the floor space ratio exceeds 0.90.

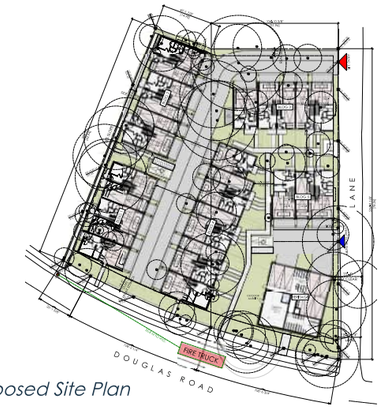
POLICY RESPONSE

The schedule includes use-specific regulations that apply depending on the form of development (e.g., townhouse, rowhouse, triplex, etc.). The proposal is addressed under the townhouse pathway, and the project's dimensional responses are provided under Section 3.1 below (density + form/placement).

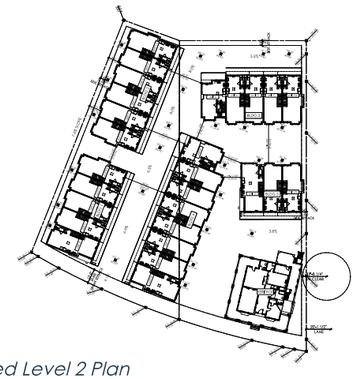
3.1.1 Density and Floor Area

3.1.1 The proposal provides 4337.7M^2 (46,690.7 ft$^{2)}$ total floor area on a site area of 4200.0 sq. m. (45,208.0 sq. ft.), for an overall FSR = 1.03 (per the site plan area schedule).

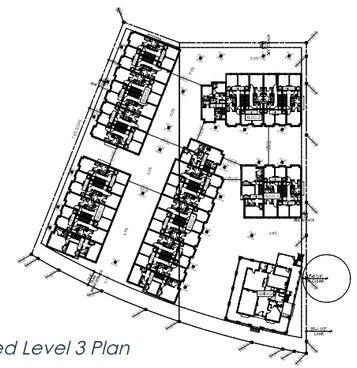
3.1.1.4 The schedule limits total dwelling units per hectare, including a cap that applies where FSR exceeds 0.90. The proposal provides 27 dwelling units on approximately 0.420 ha, equating to approximately 64.3 units/ha, which is below the schedule cap of 145 units/ha applicable where FSR > 0.90.



Proposed Site Plan



Proposed Level 2 Plan



Proposed Level 3 Plan

3.11 RM-8 and RM-8A By-Law

POLICY CONTEXT		POLICY RESPONSE	
3.1.2 Building Form and Placement		**3.1.2 Building Form and Placement**	
3.1.2.1 Minimum site area	445 m2	3.1.2.1 Proposed site area is 45,209.7 sq. ft. (≈ 4200 m²), exceeding the minimum.	
3.1.2.2 Minimum site frontage	12.8 m	3.1.2.2 Proposed site frontage along Douglas Crescent is 242'-7" (73.9 m), exceeding the minimum.	
3.1.2.3 Maximum building height for:			
(a) a building other than a rear building	11.5 m and 3 storeys		
(b) a rear building	10.1 m and 3 storeys		
3.1.2.4 Minimum front yard depth	3.7 m	3.1.2.4 Proposed front yard depth is 12'-0" (3.7 m).	
3.1.2.5 Minimum side yard width	1.2 m	3.1.2.5 Proposed side yard setbacks are 4'-0" (1.2 m).	
3.1.2.6 Minimum rear yard depth	1.8 m	3.1.2.6 Proposed rear yard setback is 5'-11" (1.8 m).	
3.1.2.7 Maximum site coverage for all buildings	55% of the site area	3.1.2.7 Proposed site coverage is 19,365 sq.ft. which is 43% of the site area.	
3.1.2.8 Maximum area of impermeable materials	70% of the site area		
3.1.2.9 Maximum building depth	40% of the site depth		
3.1.2.10 Maximum building width	27.0 m		
3.1.2.11 Minimum separation between:		3.1.2.11 The schedule establishes minimum building separation requirements to support light, ventilation, and privacy. The site plan shows internal separations including 37'-2" (11.6 m) and 14'-11" (4.5 m) across central open areas, providing generous separations consistent with the schedule's intent.	
(a) buildings located on a site frontage	3.1 m		
(b) rear buildings	3.1 m		
(c) buildings located on a site frontage and rear buildings	7.3 m		

Diagram: Building placement for townhouse in a courtyard configuration

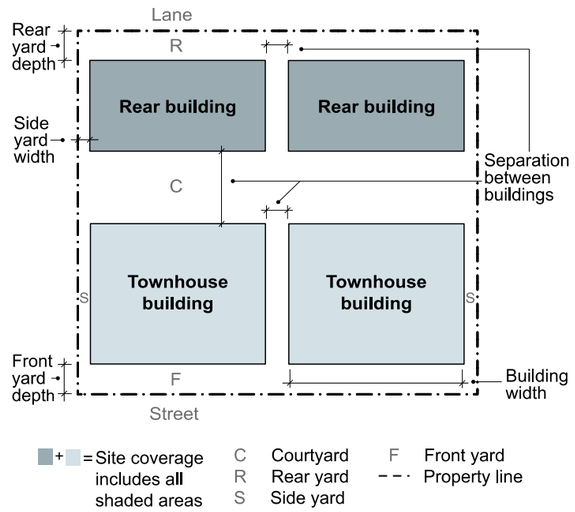
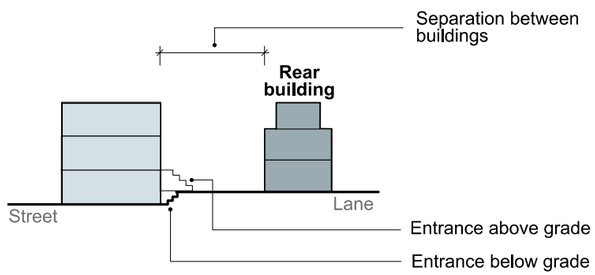


Diagram: Townhouse – courtyard configuration



3.12 Vancouver ODP - Official Development Plan

POLICY CONTEXT

CITY OF VANCOUVER

Referral Report
January 20, 2026

Report Summary

This report recommends adoption of the Vancouver Official Development Plan (ODP), a statutory land use plan to guide growth and change over the next 30 years and beyond. The Vancouver ODP is Vancouver's first city-wide ODP, with requirements detailed by the Province under recent amendments to the *Vancouver Charter*.

The Vancouver ODP uses the Vancouver Plan (2022) as a base, adding content as necessary to satisfy provincial requirements or reflect recently approved Council policy. The new Generalized Land Use designations section of the ODP will play an important role in Vancouver's planning framework to assess whether rezoning applications are consistent with the ODP. **Under provincial legislation, applications that are consistent with the ODP may have their Public Hearing waived by Council or the Public Hearing may be prohibited by the *Vancouver Charter* if the development proposes at least 50 per cent residential floor space.**

Part 5 1. Housing

Attention will also be given to developing family appropriate rental choices and Missing Middle options, including affordable ownership opportunities, so families can choose to stay in the city rather than move to the suburbs.

Missing Middle Housing Areas: Intensify areas with ground-oriented Missing Middle housing and purpose-built rental housing, including townhomes, multiplexes, and other low-rise forms.

POLICY RESPONSE

General Considerations

The proposal is consistent with both the intent and specific housing direction of the Vancouver ODP and therefore should be eligible for Council to waive a Public Hearing pursuant to the recent amendments to the Vancouver Charter.

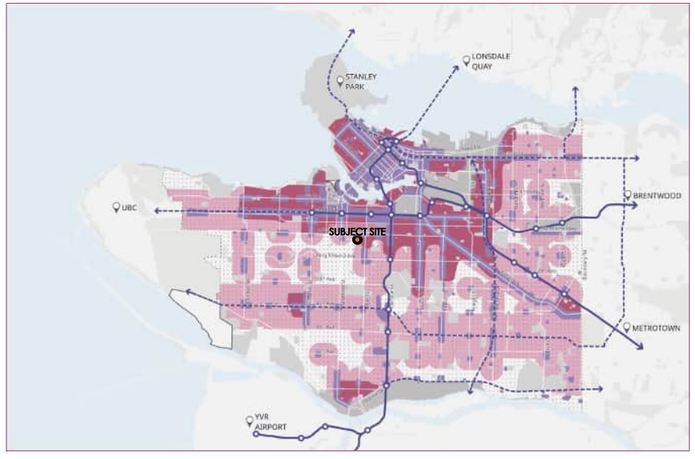
The Vancouver ODP considered at Council March 2026 is denoted as an interim ODP, with a final comprehensive ODP to consider implementation of existing City ODPs. Therefore, the First Shaughnessy ODP shall be implemented into the future Comprehensive Final ODP with the inclusion of intended Missing Middle Housing Areas initiatives as noted as "Intensify areas - including townhomes".

The Vancouver ODP identifies "Missing Middle Housing Areas" as places to intensify low-density neighbourhoods through ground-oriented housing forms, including townhouses and other low-rise housing. The proposal responds directly to this policy direction by replacing a single detached dwelling with 27 ground-oriented townhouse units and 3 retained heritage units in a low-rise, landscaped form.

The proposal is aligned with Missing Middle housing contemplated by the ODP, introducing a modest increase in density and family-oriented housing while maintaining the established scale, green character, and heritage setting of the First Shaughnessy District.

The proposal is located within the Missing Middle Housing Area on Map 5 - Housing Opportunities within the ODP, which signifies Missing Middle Housing Areas may include townhomes.

Located along Douglas Crescent, on a block adjacent to Oak Street, near frequent transit, shops, parks, and schools, the site is particularly well suited to support the ODP's direction to locate new housing opportunities near transit and amenities.



Protect and Renew Existing Affordable Housing
Area to Expand Diverse Housing Options
Missing Middle Housing Areas: Intensify areas with ground-oriented Missing Middle housing and purpose-built rental housing, including townhomes, multiplexes, and other low-rise forms.



3.13 Secured Rental Policy

POLICY CONTEXT

CITY OF VANCOUVER

Guide Rezoning Policy – Secured Rental Policy in Low-Density Transition Areas
June 30, 2024

Background and Context

The Secured Rental Policy (SRP) was approved by City Council in November 2019. Under the SRP, sites located within 'low-density transition areas' are eligible for rezoning for secured 100% rental developments, if locational and other criteria are met. These areas are comprised of R1-1- or RT-zoned sites that are generally located along arterials (or main roads) in close proximity to shopping, transit, parks, schools, and other amenities.

Eligibility for Rezoning Sites in low-density transition areas that meet all of the criteria set out in **section 2.4 of the SRP** may be considered for rezoning.

Policy - Secured Rental Policy
Approved by Council May 15, 2012 Last amended July 8, 2025

2.4 Rezoning in Low Density Transition Areas

Rezoning for 100% residential rental projects will be considered for sites zoned R1-1 or RT (except for RT-5, RT-7, RT-8 and RT-10) that are:

a) On a block adjacent to an arterial road that is part of a TransLink bus route and that is within approximately 400 m of a larger neighbourhood shopping area; or

b) On a block adjacent to an arterial road that is within 800 m of a TransLink rapid transit station (including RapidBus, 99 B-Line, Canada Line, Expo Line or Millennium Line stations) and that is within approximately 200 m of a smaller neighbourhood shopping area; and

c)In an eligible area as illustrated by Map A in the Appendix but that do not include parcels in a designated Transit-Oriented Area.

POLICY RESPONSE

General Considerations

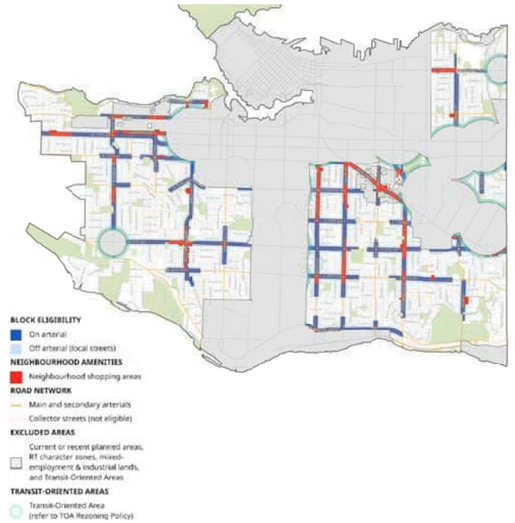
In response to the objectives of the Secured Rental Policy for Low Density Transition Areas, the proposed rezoning supports the broader policy direction of introducing additional residential density along arterial corridors in locations that are well-served by transit and neighbourhood amenities. The subject site is located within an established residential neighbourhood on a block adjacent to Oak Street, a major arterial corridor with frequent transit service and close proximity to retail and services within the surrounding neighbourhood. Consistent with the policy's intent to encourage housing supply in areas with strong access to transportation and daily amenities, the proposal introduces additional residential density in a low-rise, ground-oriented form that remains compatible with the surrounding residential context.

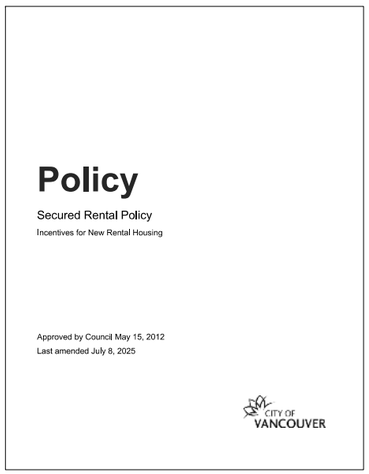
The project carefully integrates the conservation and revitalization of the McMillan heritage residence at 1053 Douglas Crescent with sensitively designed infill townhomes, allowing new housing to be delivered while maintaining the heritage and landscape character of the First Shaughnessy neighbourhood. Through this approach, the proposal aligns with the broader principles of the Secured Rental Policy by directing housing growth to appropriate arterial locations while ensuring that the scale and form of development transitions sensitively to adjacent low-density residential areas.

The Secured Rental Policy prioritizes rental housing in areas with access to transit, services, and community amenities. The site is located in close proximity to frequent transit routes along Oak Street, as well as neighbourhood retail and services within walking distance, supporting strong connectivity to daily needs. While the proposal is not structured as a standalone Secured Rental Policy rezoning, it includes a rental component within the heritage building and aligns with the policy's general intent to support housing in well-served locations.

The Secured Rental Policy encourages a mix of unit sizes that support diverse household types, including family-oriented housing. In response, the proposed townhouse component provides ground-oriented units designed to support family occupancy, while the heritage building contributes additional rental housing within the overall development.

SECURED RENTAL POLICY - ELIGIBILITY MAP
FOR LOW-DENSITY TRANSITION AREAS (R1-1/RT)





3.14 ARKS Vision & Interim Rezoning Policy

POLICY CONTEXT

CITY OF VANCOUVER POLICY REPORT DEVELOPMENT AND BUILDING
Adoption of the Arbutus Ridge/Kerrisdale/Shaughnessy and Riley Park/South Cambie Community Visions

Policy Intent

The ARKS (Arbutus Ridge, Kerrisdale, Shaughnessy) Community Vision, adopted in 2005, guides future development and planning in particular neighborhoods, aiming to balance community values with City-wide planning initiatives.

It emphasizes preserving each area's unique character while incorporating new housing that meets the needs of a growing and aging population.

Directions on new housing for ARKS will provide approximately 3,000 additional ground-oriented units. 1,500 units will be spread throughout the community from the conversion of character homes. **The remaining units will be built in a variety of locations such as on or near arterial roads.**

This application provides the opportunity to introduce 30 such units on a block adjacent to Oak Street, three of which are through a heritage home revitalization.

POLICY RESPONSE

General Initiatives

In response to the objectives of the former Arbutus Ridge Kerrisdale Shaughnessy (ARKS) Vision, the proposed rezoning aligns with the policy direction that previously supported the introduction of new housing forms in appropriate locations within the neighbourhood.

The ARKS Vision had identified opportunities to allow new housing types on large lots (Policy 16.1) and to introduce new housing forms on or near arterial roads (Policy 16.5). The subject site is a large residential parcel within the First Shaughnessy neighbourhood, with access to transit services and neighbourhood retail and amenities within walking distance.

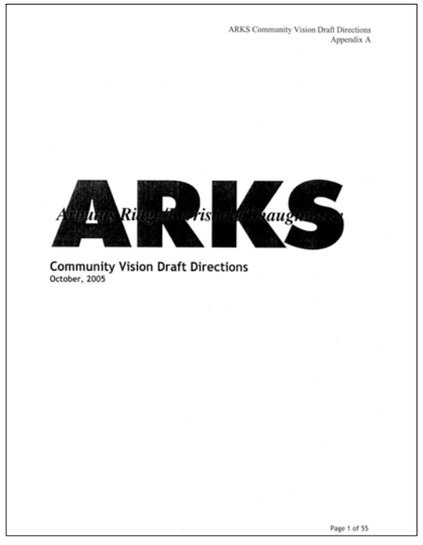
The proposal introduces a ground-oriented townhouse development together with the conservation and revitalization of the McMillan heritage residence, providing additional housing supply in a form that remains consistent with the low-rise character of the surrounding area. In doing so, the proposal reflects the broader planning principle embedded within the ARKS Vision of directing incremental housing growth toward larger sites and arterial corridors, where additional density can be accommodated with reduced impact on interior residential streets.

While the ARKS Vision has since been repealed, the project demonstrates continuity with the policy direction that previously guided neighbourhood planning in this area by introducing compatible new housing forms on large lots near arterial streets. Through careful site planning, building massing, and landscape design, the development maintains the heritage and landscape character of the First Shaughnessy neighbourhood, while contributing additional housing supply in a location that benefits from proximity to transit service along Oak Street and nearby neighbourhood retail and services.

Policy Vision Considerations



Map: Areas Where Rezoning for Social Housing, Institutional, Cultural and Recreational Uses May be Considered.

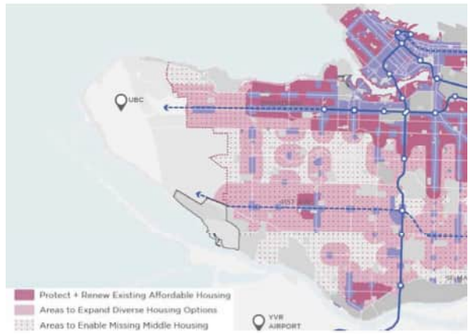


3.15 Vancouver Plan

POLICY CONTEXT

Vancouver Plan
Aligning with the objectives of the Vancouver Plan

The Vancouver Plan establishes a long-term framework to guide land use, housing, transportation, and neighbourhood planning across the city. The Plan identifies opportunities to accommodate additional housing supply while maintaining livable neighbourhoods, supporting access to transit and services, and responding to the city's housing needs.



Equitable Housing and Complete Neighbourhoods
- Ensure more affordable housing choices are available to ease the housing affordability crisis
- Transform low-density neighbourhoods to include housing choice for all income groups and family types
- Leverage transit investments to support growing neighbourhoods
- Protect neighbourhood assets, like affordable rental housing, local businesses, arts and culture, and places for social gatherings
- Create more complete, walkable neighbourhoods by adding services and amenities like childcare, plazas, community facilities, and access to affordable, nutritious food

An Economy that Works for All
- Ensuring a mix of **housing**, jobs, shops, and services close to rapid transit.



Housing Supply and Diversity
The Vancouver Plan supports increasing the supply of housing across the city and enabling a broader range of housing types to respond to changing household needs.

Housing Near Transit and Amenities
The Vancouver Plan encourages locating additional housing in areas with access to transit, services, and neighbourhood amenities, helping to support complete and walkable communities.

Gentle Density and Neighbourhood Evolution
The Vancouver Plan supports introducing gentle density housing forms, including townhouses and other low-rise housing types, to help accommodate growth while maintaining neighbourhood character.

Growth Along Arterial Corridors
The Vancouver Plan identifies arterial corridors as appropriate locations for accommodating additional housing density due to their access to transit and services.

Heritage Conservation
The Vancouver Plan supports conserving and celebrating Vancouver's heritage resources while accommodating new housing development.

Complete Neighborhoods
The Vancouver Plan promotes the creation of complete neighbourhoods, where residents have convenient access to daily needs, transit, parks, and community amenities.

Climate and Sustainable Land Use
The Vancouver Plan encourages compact development patterns that support sustainable transportation choices and efficient land use.

POLICY RESPONSE

Housing Supply and Diversity
The proposed development introduces ground-oriented townhouse housing, which contributes to the diversification of housing options within the neighbourhood. The project provides additional residential density while maintaining a low-rise built form compatible with the surrounding residential context

Housing Near Transit and Amenities
The subject site is located along Douglas Crescent, on a block adjascent to Oak Street, a major arterial corridor that provides frequent transit service and convenient access to nearby retail and community amenities. The proposal introduces additional housing supply in a location that benefits from strong transportation connectivity and proximity to neighbourhood services.

Gentle Density and Neighbourhood Evolution
The proposal introduces townhouse development, a low-rise housing form that aligns with the Vancouver Plan's direction to provide additional housing through gentle density approaches. The development maintains compatibility with the surrounding residential neighbourhood through appropriate building scale, massing, and landscape integration.

Growth Along Arterial Corridors
The project is located within proximity to Oak Street - major arterial street, which support higher levels of transit service and city-wide connectivity. The proposal demonstrates how additional housing can be accommodated near arterial corridors through low-rise residential forms that transition sensitively to adjacent neighbourhood areas.

Heritage Conservation
The proposed development includes the conservation and revitalization of the McMillan heritage residence at 1053 Douglas Crescent, ensuring that the heritage building remains a defining architectural feature of the site. The proposal demonstrates how heritage conservation can be integrated with new residential development.

Complete Neighborhoods
The site's location along Douglas Crescent, on a block adjacent to Oak Street provides convenient access to transit service, neighbourhood retail, and community amenities, supporting the Vancouver Plan objective of creating complete and walkable communities.

Climate and Sustainable Land Use
By introducing additional residential density in a location with strong transit access and proximity to services, the proposal supports more sustainable urban development patterns consistent with the Vancouver Plan's climate and land use objectives.

3.15 Housing Vancouver Strategy

POLICY CONTEXT

Housing Vancouver
10-Year Housing Targets

Policy Direction

Increase the Supply of Housing
The Housing Vancouver Strategy prioritizes increasing the overall supply of housing across the city in order to address housing demand and improve affordability outcomes.

Deliver a Diversity of Housing Types
The Housing Vancouver Strategy identifies the need to provide a wider range of housing forms, including townhouses and other ground-oriented housing types, to support different household needs and life stages.

Direct Housing Growth to Appropriate Locations
The Housing Vancouver Strategy encourages directing housing growth toward locations that have access to transit, services, and neighbourhood amenities, including areas located along arterial streets.

Support Family-Oriented Housing
The Housing Vancouver Strategy emphasizes the importance of providing housing suitable for families with children, including ground-oriented housing forms.

Integrate Housing with Neighbourhood Character
The Housing Vancouver Strategy recognizes that new housing should be integrated into existing neighbourhoods in a manner that maintains livability, neighbourhood character, and urban design quality.

Support Complete and Walkable Communities
The Housing Vancouver Strategy promotes housing development in locations where residents can access daily needs, transit, and neighbourhood amenities.

POLICY RESPONSE

Aligning with the Objectives of the Housing Vancouver Strategy
The Housing Vancouver Strategy (2017–2027) establishes the City's long-term housing framework to increase housing supply, improve affordability, and deliver a wider range of housing options for Vancouver residents. The strategy identifies a target of delivering 72,000 new homes over a ten-year period, including a range of housing types across the city.

Increase the Supply of Housing
The proposed development contributes to the delivery of additional housing supply by introducing 30 new ground-oriented townhouse units on a large residential site located at 1053-1069 Douglas Crescent. The project demonstrates how additional housing can be delivered through low-rise forms of development that are compatible with the surrounding residential neighbourhood.

Deliver a Diversity of Housing Types
The proposal introduces townhouse housing, which represents a form of "missing middle" housing that supports families and households seeking ground-oriented homes within the city. This housing form contributes to the diversification of housing options within the neighbourhood while maintaining compatibility with the existing built context.

Direct Housing Growth to Appropriate Locations
The subject site is located along Douglas Crescent, on a block adjacent to Oak Street, a major arterial corridor that provides frequent transit service and connects the neighbourhood to nearby commercial areas and community amenities. The project therefore introduces additional housing supply in a location that benefits from strong transit accessibility and proximity to neighbourhood services.

Support Family-Oriented Housing
The proposed townhouse units provide ground-oriented housing opportunities that are well suited to family households. The project therefore contributes to the City's objective of increasing the supply of family-oriented housing within Vancouver.

Integrate Housing with Neighbourhood Character
The project introduces additional housing supply through low-rise townhouse development that respects the scale and character of the surrounding residential neighbourhood. The proposal also includes the conservation and revitalization of the McMillan heritage residence, ensuring that heritage character remains a defining element of the site.

Support Complete and Walkable Communities
The project site benefits from proximity to transit service along Oak Street, as well as access to nearby neighbourhood retail and services. This location supports the creation of a walkable residential environment consistent with the objectives of the Housing Vancouver Strategy.



4.0 Rezoning Rationale

4.1 Rezoning Summary

Rezoning Objectives

1. Heritage Retention and Revitalization

The application proposes to revitalize and ensure long-term retention of an aging heritage home in the heart of the First Shaughnessy neighbourhood. This will be achieved through a Heritage Revitalization Agreement, facilitating a CD-1 rezoning for a 27-unit Townhome redevelopment along with a triplex conversion of the heritage home.

2. Missing Middle Housing

The proposal has been developed with guidance from the Heritage Conservation Area ODP, along with various complementary policy frameworks which further support this application. The proposal ensures thoughtful application of related policies to deliver a gentle increase in density along the arterials, aligned with the City's long-term goals and objectives of the Vancouver Plan. A discussion of Policy guidance is as noted in Section 3.0 of this application.

3. Community Benefits

The project aims to deliver a carefully designed slab-on-grade townhome product offering catered to young families and downsizers, enhancing the neighbourhood vitality of the First Shaughnessy District, while maintaining the estate-like character of the area through sensitive siting, scale, and landscape integration.



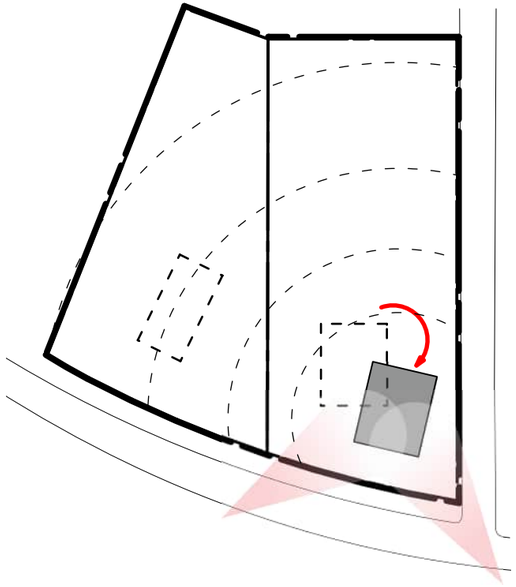
PROPOSED DOUGLAS CRES STREETSCAPE



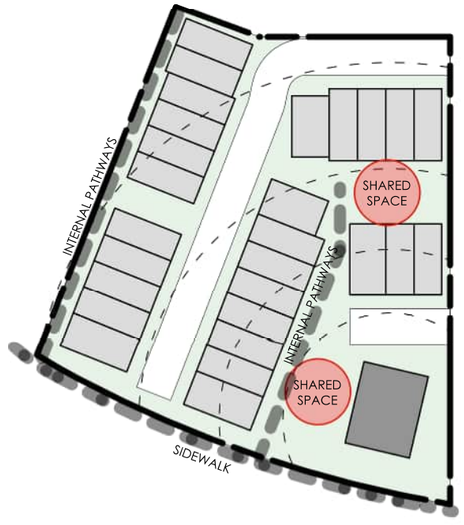
5.0 Architectural Rationale

5.1 Design Principles

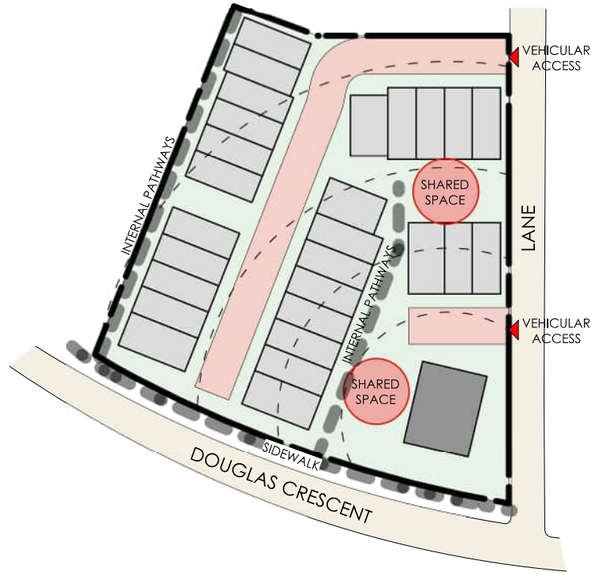
Principles



1. Heritage Positioning & Site Structure
Revitalization of the historic McMillan house through relocation to a more prominent position along the Douglas Crescent streetscape, establishing it as the primary organizing element of the site.



2. Community Structure & Shared Space
Organization of the site around the heritage house as a central focal point, with shared open spaces and pedestrian connections structured to support a cohesive, community-oriented environment.

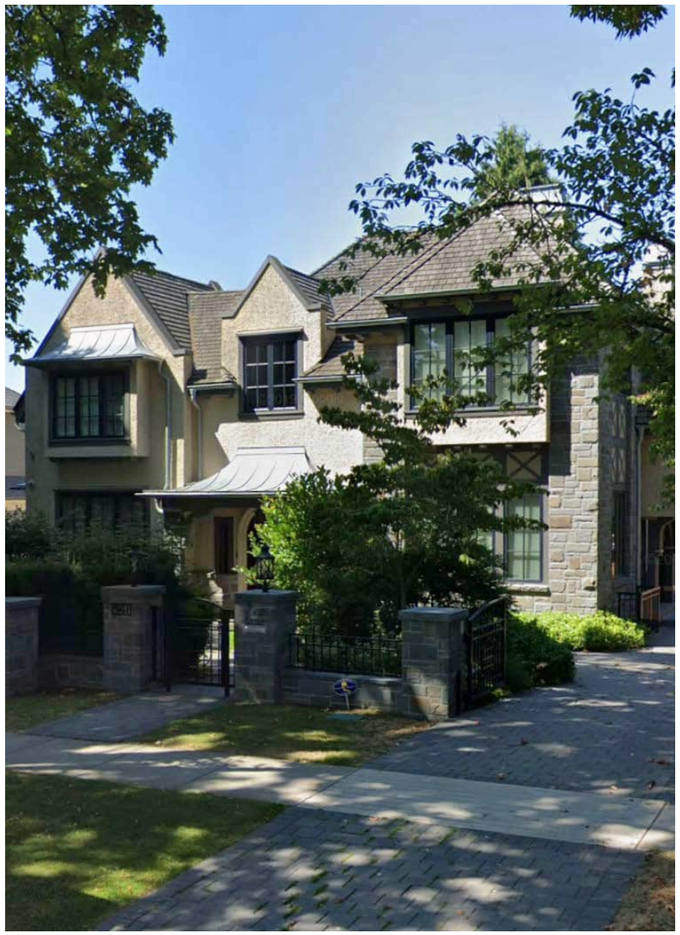


3. Context Integration & Public Interface
Integration with the surrounding context through a layered public-private interface, with a pedestrian-oriented edge along Douglas Crescent and vehicular access from the lane.

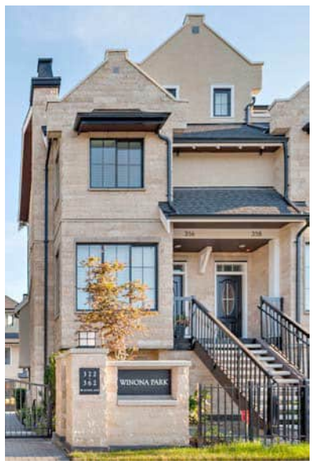
5.2 Design Precedents

Classic Shaughnessy

Inspired by the classic house styles of historic Shaughnessy, the architectural design draws upon the forms and elements of the British Arts and Crafts movement from the early part of the 20th century.

















5.3 Heritage Character

McMillan References





CHIMNEY AND BRICK



MULLIONED WINDOWS

HIPPED CANOPY ROOF WITH
EXPOSED RAFTER TAILS



HIPPED ROOF TYPOLOGY WITH
EXPOSED RAFTER TAILS

Character Interpretation

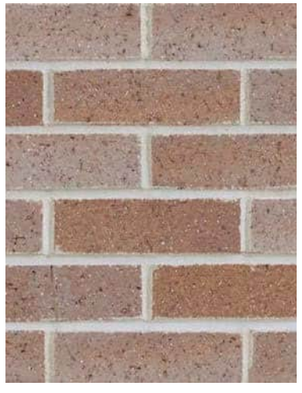
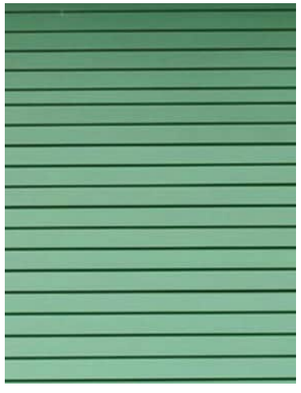


5.4 Materiality

Intent

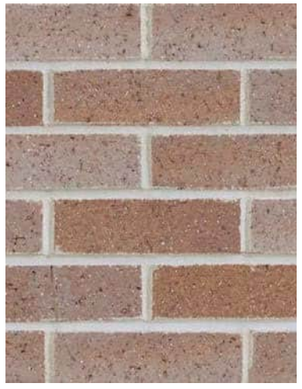
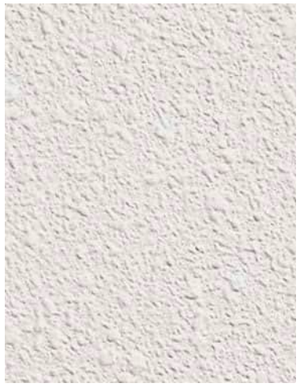
The project employs a rich and durable material palette and draws inspiration from the character of its surroundings to create visual interest and add textural depth.

Heritage House




Townhouse Units




6.0 Landscape Rationale

6.1 Landscape Inspiration

Vision

The landscape design builds on Shaughnessy's historic character to support a thoughtful integration of Edwardian-era Foursquare architecture within a contemporary infill setting. Traditional garden forms shape gracious shared spaces for everyday community life, creating a landscape that strengthens local identity while contributing to a resilient and enduring residential environment.



IDENTITY
CONTINUITY OF PLACE

Extend Shaughnessy's established character through traditional garden forms, material refinement, and spatial order that support the contemporary architecture and integrate the retained heritage building with care.

COMMUNITY
A COMMON GROUND

Create a shared landscape that supports the rhythms of daily life in a quiet and composed way. Comfort, continuity, and human scale allow neighbourly connection to emerge naturally over time

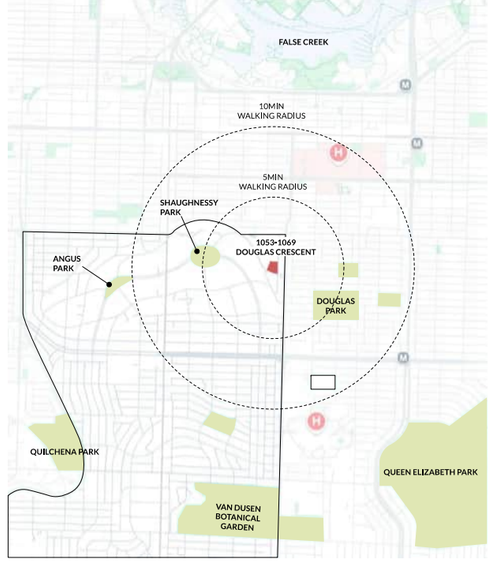


RESILIENCE
ENDURING CHARACTER

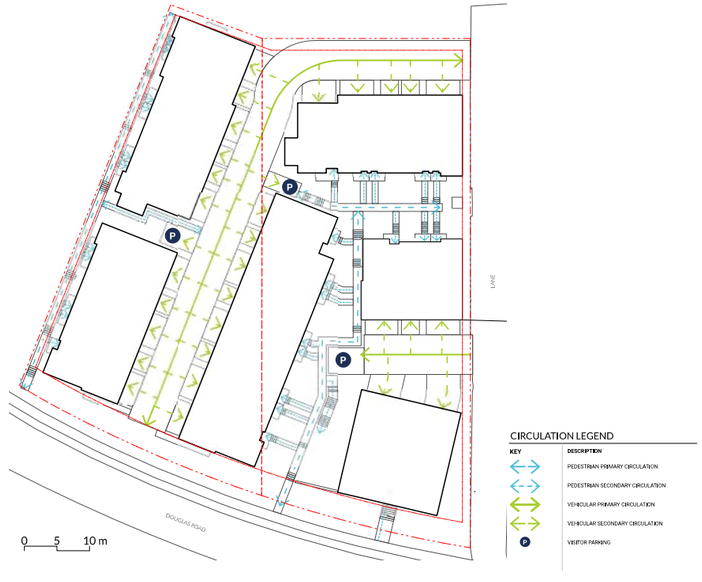
Design for longevity through planting and materials chosen to mature gracefully alongside the neighbourhood. The landscape balances ecological health and adaptability with an enduring residential character.

6.2 Landscape Diagrams

CONTEXT MAP



CIRCULATION



SUN/SHADE



PERVIOUS/IMPERVIOUS



7.0 Architectural Drawings



McMILLAN RESIDENCE

1053-1069 DOUGLAS CRESCENT, VANCOUVER, BC

ARCHITECTURAL SET

ISSUED FOR REZONING, JUNE 16 2026

INTRACORP

FORMWERKS

PROJECT DATA

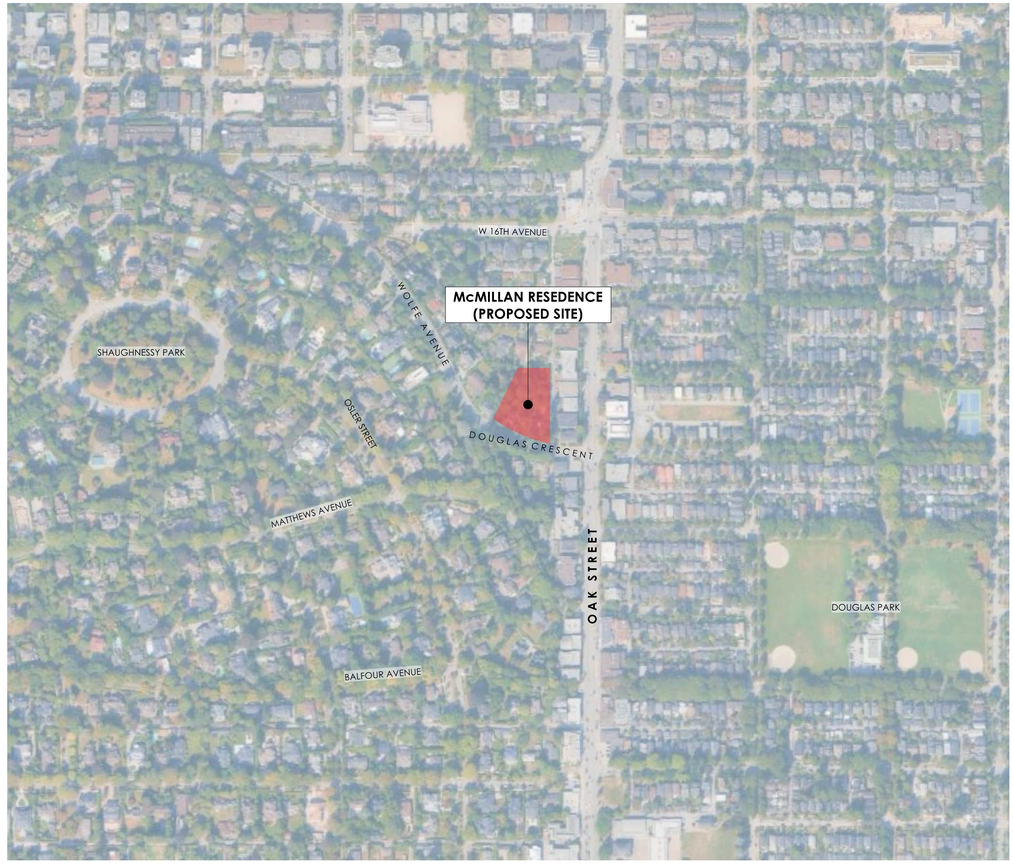
DEVELOPMENT DATA

	MIN. REQUIRED / MAX. ALLOWED	PROPOSED
CIVIC ADDRESS		
1053 DOUGLAS CRESCENT, 1069 DOUGLAS CRESCENT VANCOUVER, BC		
LEGAL DESCRIPTION		
LOT 15 BLOCK 55 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER		
LOT 16 BLOCK 55 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER		
ZONINIG		
	CD-1	CD-1
LOT AREA		
LOT AREA (Ha.)	-	0.420 Ha
LOT AREA (SF)	-	(45,208 SF)
LOT COVERAGE		
AREA OF BUILDINGS & STRUCTURES	-	19,365 SF
PERCENTAGE OF LOT AREA	55%	43 %
SETBACKS		
FRONT (DOUGLAS CRESCENT)	3.7 M	3.7 M
REAR	1.8 M	1.8 M / 1.2 M
SIDE #1	1.2 M	1.2 M
SIDE #2 (LANE)	1.2 M	1.2 M
BUILDING HEIGHT		
BUILDING HEIGHT	11.5 M	12.4 M* (HERITAGE) *REFER TO ELEVATIONS
NUMBER OF RESIDENTIAL UNITS		
THREE-BEDROOM UNITS	-	14
FOUR-BEDROOM UNITS	-	16
TOTAL NUMBER OF UNITS	-	30
TOTAL BUILDING FLOOR AREA		
RESIDENTIAL UNITS	-	46,691 SF
DENSITY		
NO. OF UNITS PER HECTARE	-	71.43 UPHa
FLOOR SPACE RATIO (FSR)	-	1.03
AMENITY SPACE		
OUTDOOR AMENITY	-	600 SF
INDOOR AMENITY	-	538 SF
PARKING		
RESIDENT SPACES	2 PER UNIT (30*2) = 60	
GARAGE	-	47
GARAGE (SMALL CAR)	25% (54*0.25) = 13.5	13
TOTAL RESIDENT SPACES	-	**60**
VISITOR SPACES	0.05 PER UNIT = 1.35	
STANDARD	-	0
ACCESSIBLE	1 PER 7 UNITS + 0.34 PER ADDITIONAL UNIT = 1.68	2
TOTAL VISITOR SPACES	2.00	**2**
TOTAL REQUIRED SPACES	2 PER UNIT + 2 VISITOR = 62	**62**
BICYCLE PARKING		
CLASS A	1.5 PER <65SM, 2.5 PER 65SM-105SM, 3 > 105SM = 90	90
CLASS A LOCKERS	MINIMUM 10% = 9	0
CLASS OVERSIZED	MINIMUM 5% = 5	2
CLASS B	2	2
TOTAL REQUIRED SPACES	92	92

CONSULTANT LIST

OWNER:	INTRACORP HOMES SUITE 600 - 550 BURRARD STREET VANCOUVER, BC V6C 2B5 PH: 604.801.7000 CONTACT: MATT KOLEC	ARBORIST:	ACL GROUP A125 6286 203 STREET LANGLEY, BC V2Y 3S1 PH: 604.275.3484 CONTACT: NORM HOLL
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CIVIL:	CREUS ENGINEERING 610 EAST TOWER 221 ESPLANADE WEST NORTH VANCOUVER, BC V7M 3J3 PH: 604.987.9070 CONTACTS: DANIEL CASEY, MADDY POS	SPRINKLER:	CARDINAL ENGINEERING 688 WEST HASTINGS SREET VANCOUVER, BC V6B 1P1 PH: 604.605.0606 CONTACT: -
LANDSCAPE:	CONNECT LANDSCAPE ARCHITECTURE 2305 HEMLOCK STREET VANCOUVER, BC V6H 2V1 PH: 604.681.3303 CONTACT: OREN MIZRAHI	SURVEY:	BENNETT LAND SURVEYING LTD. #203 - 15310 103A AVENUE SURREY, BC V3R 7A2 PH: 604.582.0717 CONTACT: -

CONTEXT PLAN



AREA CALCULATIONS

UNIT AREA TOTALS

UNIT TYPE	NUMBER OF BEDROOMS	TENURE	COUNT	UNIT FLOOR AREA (GROSS)	UNIT FLOOR AREA (NET)	TOTAL FLOOR AREA (GROSS)	TOTAL FLOOR AREA (NET)
B	4	STRATA	2	2,054.7	1,654.8	4,109	3,310
C	3	STRATA	9	1,793.7	1,378.3	16,143	12,405
C1	3	STRATA	2	1,777.9	1,362.5	3,556	2,725
D	4	STRATA	2	2,303.1	1,875.7	4,606	3,751
DE	4	STRATA	1	2,259.4	1,832.0	2,259	1,832
E	4	STRATA	5	2,011.0	1,608.7	10,055	8,044
E1	4	STRATA	1	1,995.3	1,592.9	1,995	1,593
E1E	4	STRATA	5	2,110.9	1,699.7	10,555	8,499
HR-A	3	STRATA	1	1,196.6	1,196.6	1,197	1,197
HR-B	3	STRATA	1	1,303.0	1,303.0	1,303	1,303
HR-C	3	STRATA	1	1,748.4	1,748.4	1,748	1,748
TOTAL			30				

BUILDING AREA TOTALS

	LEVEL 0			LEVEL 1			LEVEL 2			LEVEL 3			TOTAL		
STRUCTURE	**Gross**	**Exclusion**	**Net**	**Gross**	**Exclusion**	**Net**	**Gross**	**Exclusion**	**Net**	**Gross**	**Exclusion**	**Net**	**Gross**	**Exclusion**	**Net**
Building 1	0.0 (SF)	0.0 (SF)	0.0 (SF)	3,229.7 (SF)	2,068.8 (SF)	1,160.9 (SF)	3,299.7 (SF)	0.0 (SF)	3,299.7 (SF)	3,486.2 (SF)	0.0 (SF)	3,486.2 (SF)	10,015.5 (SF)	2,068.8 (SF)	7,946.7 (SF)
Building 2	0.0 (SF)	0.0 (SF)	0.0 (SF)	3,804.9 (SF)	2,564.8 (SF)	1,240.1 (SF)	3,835.8 (SF)	0.0 (SF)	3,835.8 (SF)	4,073.5 (SF)	0.0 (SF)	4,073.5 (SF)	11,714.2 (SF)	2,564.8 (SF)	9,149.4 (SF)
Building 3	0.0 (SF)	0.0 (SF)	0.0 (SF)	3,230.6 (SF)	2,135.0 (SF)	1,095.6 (SF)	3,225.6 (SF)	0.0 (SF)	3,225.6 (SF)	3,409.7 (SF)	0.0 (SF)	3,409.7 (SF)	9,865.9 (SF)	2,135.0 (SF)	7,730.9 (SF)
Building 4	0.0 (SF)	0.0 (SF)	0.0 (SF)	5,085.9 (SF)	3,276.4 (SF)	1,809.5 (SF)	5,193.0 (SF)	0.0 (SF)	5,193.0 (SF)	5,511.9 (SF)	0.0 (SF)	5,511.9 (SF)	15,790.8 (SF)	3,276.4 (SF)	12,514.4 (SF)
Building 5	0.0 (SF)	0.0 (SF)	0.0 (SF)	2,019.4 (SF)	1,252.5 (SF)	766.9 (SF)	1,998.1 (SF)	0.0 (SF)	1,998.1 (SF)	2,135.3 (SF)	0.0 (SF)	2,135.3 (SF)	6,152.9 (SF)	1,252.5 (SF)	4,900.4 (SF)
Heritage	2,740.3 (SF)	2,635.7 (SF)	104.6 (SF)	1,958.2 (SF)	0.0 (SF)	1,958.2 (SF)	1,538.2 (SF)	0.0 (SF)	1,538.2 (SF)	847.8 (SF)	0.0 (SF)	847.8 (SF)	7,084.5 (SF)	2,635.7 (SF)	4,448.9 (SF)
TOTAL (SF)	**2,740.3 (SF)**	**2,635.7 (SF)**	**104.6 (SF)**	**19,328.7 (SF)**	**11,297.4 (SF)**	**8,031.3 (SF)**	**19,090.4 (SF)**	**0.0 (SF)**	**19,090.4 (SF)**	**19,464.4 (SF)**	**0.0 (SF)**	**19,464.4 (SF)**	**60,623.8 (SF)**	**13,933.1 (SF)**	**46,690.7 (SF)**
TOTAL (SM)	**254.6 (SM)**	**244.9 (SM)**	**9.7 (SM)**	**1,795.7 (SM)**	**1,049.6 (SM)**	**746.1 (SM)**	**1,773.6 (SM)**	**0.0 (SM)**	**1,773.6 (SM)**	**1,808.3 (SM)**	**0.0 (SM)**	**1,808.3 (SM)**	**5,632.1 (SM)**	**1,294.4 (SM)**	**4,337.7 (SM)**

Site Area:	**45,208.0 (SF)**	**4,200.1 (SM)**
Total Net Area	**46,690.7 (SF)**	**4,337.7 (SM)**
FSR:		**1.03**

Deck/Covered Porch Area:	3,388.20 (SF)	314.8 (SM)
Percentage of Gross Area:		5.6%

DRAWING LIST

COVER SHEET	A0.00
DATA SHEET	A0.01
DESIGN RATIONALE / PRECEDENTS	A0.02
CONTEXT ANALYSYS	A0.03
CONTEXT PLAN	A0.04
CONTEXT PHOTOS	A0.05
EXISTING STREETSCAPE	A0.06
SHADOW ANALYSIS	A0.07
SHADOW ANALYSIS	A0.08
SHADOW ANALYSIS	A0.09
SITE PLAN (SURVEY)	A1.00
GROUND LEVEL / PARKING PLAN	A1.01
LEVEL 2 SITE PLAN	A1.02
LEVEL 3 SITE PLAN	A1.03
ROOF PLAN	A1.04
SITE SECTIONS	A1.05
SITE SECTIONS	A1.06
COLOURSCHEME KEY PLAN	A1.30
COLOURSCHEME A	A1.31
COLOURSCHEME B	A1.32
PROPOSED STREETSCAPE	A1.33
RENDERING	A1.34
BUILDING 1 PLANS	A2.00
BUILDING 1 ELEVATIONS	A2.01
BUILDING 2 PLANS	A2.02
BUILDING 2 ELEVATIONS	A2.03
BUILDING 3 PLANS	A2.04
BUILDING 3 ELEVATIONS	A2.05
BUILDING 4 PLANS	A2.06
BUILDING 4 PLANS	A2.07
BUILDING 4 ELEVATIONS	A2.08
BUILDING 5 PLANS	A2.09
BUILDING 5 ELEVATIONS	A2.10
UNIT B PLANS	A3.00
UNIT C/C1 PLANS	A3.01
UNIT D/DE PLANS	A3.02
UNIT E/E1 PLANS	A3.03
UNIT E1E PLANS	A3.04
HERITAGE EXISTING BUILDING PLANS	A4.00
HERITAGE EXISTING BUILDING PLANS	A4.01
HERITAGE EXISTING BUILDING PLANS	A4.02
HERITAGE PROPOSED BUILDING PLANS	A4.03
HERITAGE PROPOSED BUILDING PLANS	A4.04
HERITAGE PROPOSED BUILDING PLANS	A4.05
HERITAGE SOUTH ELEVATIONS	A4.06
HERITAGE EAST ELEVATIONS	A4.07
HERITAGE NORTH ELEVATIONS	A4.08
HERITAGE WEST ELEVATIONS	A4.09
AREA OVERLAY LEVEL 0	O1.00
AREA OVERLAY LEVEL 1	O1.01
AREA OVERLAY LEVEL 2	O1.02
AREA OVERLAY LEVEL 3	O1.03

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REVISIONS

ISSUED FOR REZONING
MAY 27, 2026

RE-ISSUED FOR REZONING
JUNE 16, 2026

FORMWERKS ARCHITECTURAL INCORPORATED
1656 West 8th Ave., Vancouver, BC V6J 1V4
Fax 685-2076 Phone 683-5441

McMILLAN RESIDENCE

1053 - 1069 DOUGLAS CRESCENT
VANCOUVER, BC

July, 2026 #8113

DRAWING

DATA SHEET

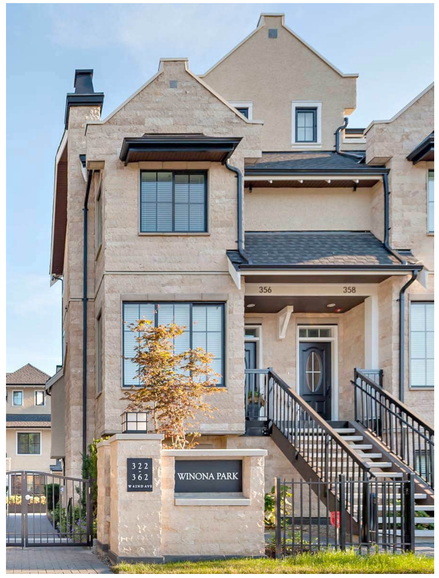
PRINT DATE
JUN. 17, 2026

SCALE
1/4" = 1'-0"

A0.01











DESIGN RATIONALE

The proposed multi-family development at 1053-1069 Douglas Cresent, represents a thoughtful intensification of a prominent site within the First Shaughnessy District. The project combines the retention and sensitive adaptation of an existing heritage building with the addition of four complementary townhome buildings, creating a total of 30 residential units.

The site encompasses 45,208 ft² and proposes a total density of 1.03 FSR. This density is carefully balanced to support modest intensification while maintaining compatibility with the established neighbourhood character.

The surrounding area is experiencing a gradual transition, with single-family dwellings increasingly being replaced by multi-family forms. In this context, the proposal contributes to the City's objectives by introducing a mix of ground-oriented, family-friendly housing within a well-organized site plan. Its location along Douglas Cresent, within walking distance of shops, places of worship, schools, parks, and transit routes, supports a transit-oriented and pedestrian-friendly pattern of development.

A central feature of the proposal is the relocation of the existing heritage house to the southeast corner of the site, fronting Douglas Cresent and the adjacent side laneway. This siting enhances its visibility and reinforces its role as a community asset, contributing positively to the public realm. The building will be retained and partially reconstructed to preserve its key architectural features, including original wood windows, siding, trim, and decorative detailing. Where replacement is required, materials and proportions will be carefully matched to the original. While a new basement level and modest upper floor extensions are proposed, the overall visual integrity of the structure is maintained. The heritage building remains the most prominent element on the site, establishing a clear focal point along Douglas Cresent.

The remainder of the site is organized into five distinct townhome blocks. This arrangement respects maximum building frontage lengths and introduces a fine-grained, human-scaled streetscape. The new buildings are limited to three storeys and follow a sensitive massing strategy that establishes a clear visual hierarchy, with the heritage structure as the dominant element.

The architectural expression of the townhomes draws inspiration from the First Shaughnessy context, creating a respectful relationship with the retained heritage building. Rather than replicating historical styles, the design interprets traditional elements through a contemporary lens. Materials such as brick, stucco siding are combined with a curated palette of heritage-inspired colours. The overall colour scheme is coordinated to complement the heritage house, reinforcing visual cohesion across the site.

Parking and access are carefully integrated into the site plan. Each unit is provided with an individual garage, along with in-unit bicycle storage. Visitor parking, and accessible spaces are provided on site. Vehicular access is provided via a a single curb cut from the lane located on the east end of the site, leading to an internal drive aisle that serves all units. This approach minimizes disruption along Douglas Cresent and maintains a pedestrian-oriented frontage, while ensuring functional access for residents and emergency services.

Setbacks along Douglas Cresent and adjacent laneway, as well as internal side yard setbacks, have been established in accordance with FSD, R1-1, and RM-8 policies and guidelines, ensuring alignment with applicable planning frameworks.

Landscape design and tree retention are integral to the proposal. Retention has been maximized, with five mature on-site trees preserved. In addition, tree protection zones for neighbouring properties have been carefully considered to avoid adverse impacts during construction and over the long term.

Overall, the proposal presents a cohesive and contextually responsive development that integrates heritage conservation with sensitive infill. It enhances the streetscape, supports neighbourhood evolution, and contributes to the provision of diverse, family-oriented housing in a highly accessible location.

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VANCOUVER, BC

July, 2026 #8113

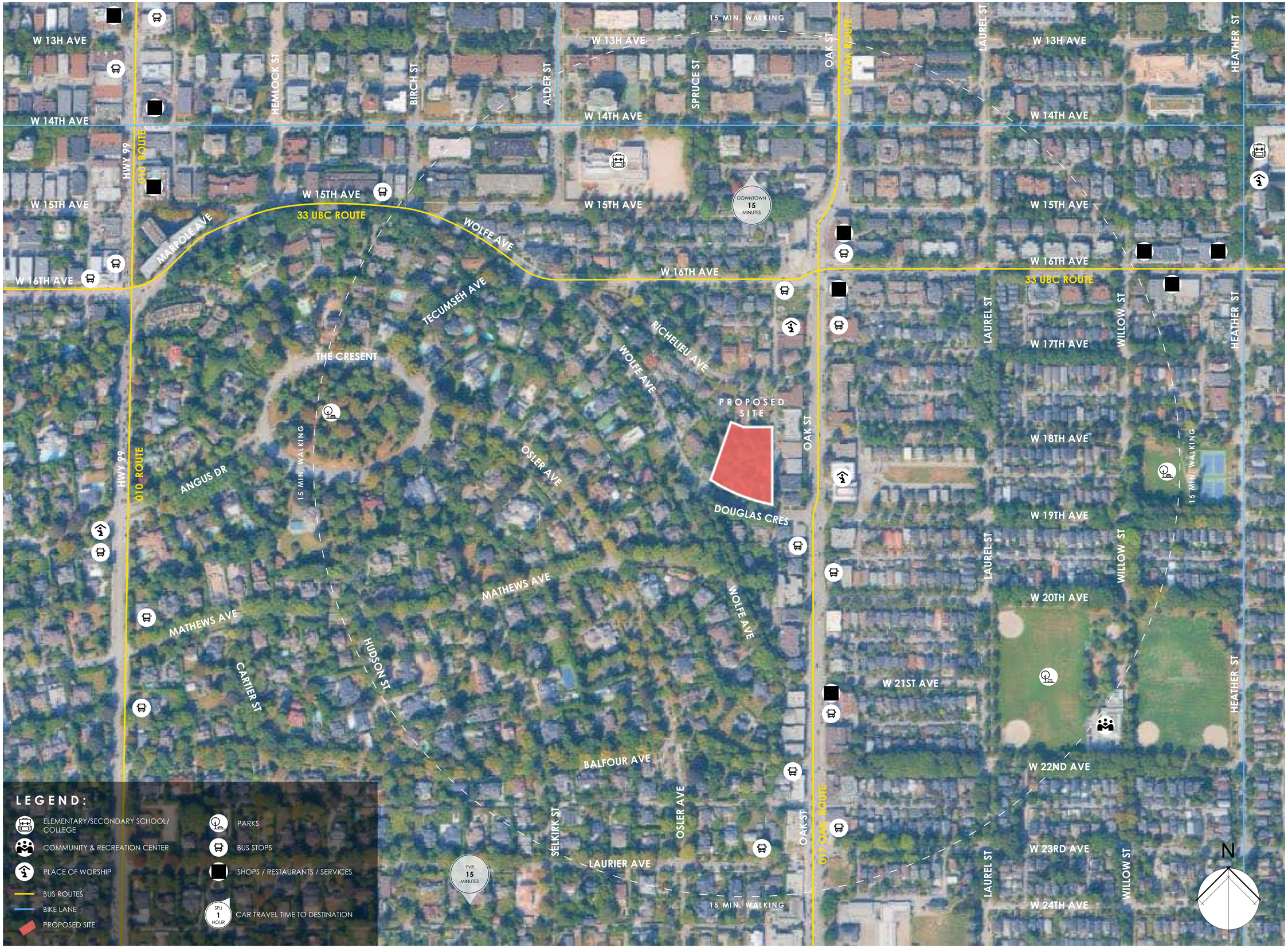
DRAWING

RATIONALE & PRECEDENT PHOTOS

PRINT DATE
JUN. 15, 2026

SCALE
NTS

A0.02



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MAY 27, 2026

RE-ISSUED FOR REZONING
JUNE 16, 2026

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1656 West 8th Ave., Vancouver, BC V6J 1V4
Fax 685-2076 Phone 683-5441

McMILLAN
RESIDENCE

1053 - 1069 DOUGLAS CRESCENT
VANCOUVER, BC

July, 2026 #8113

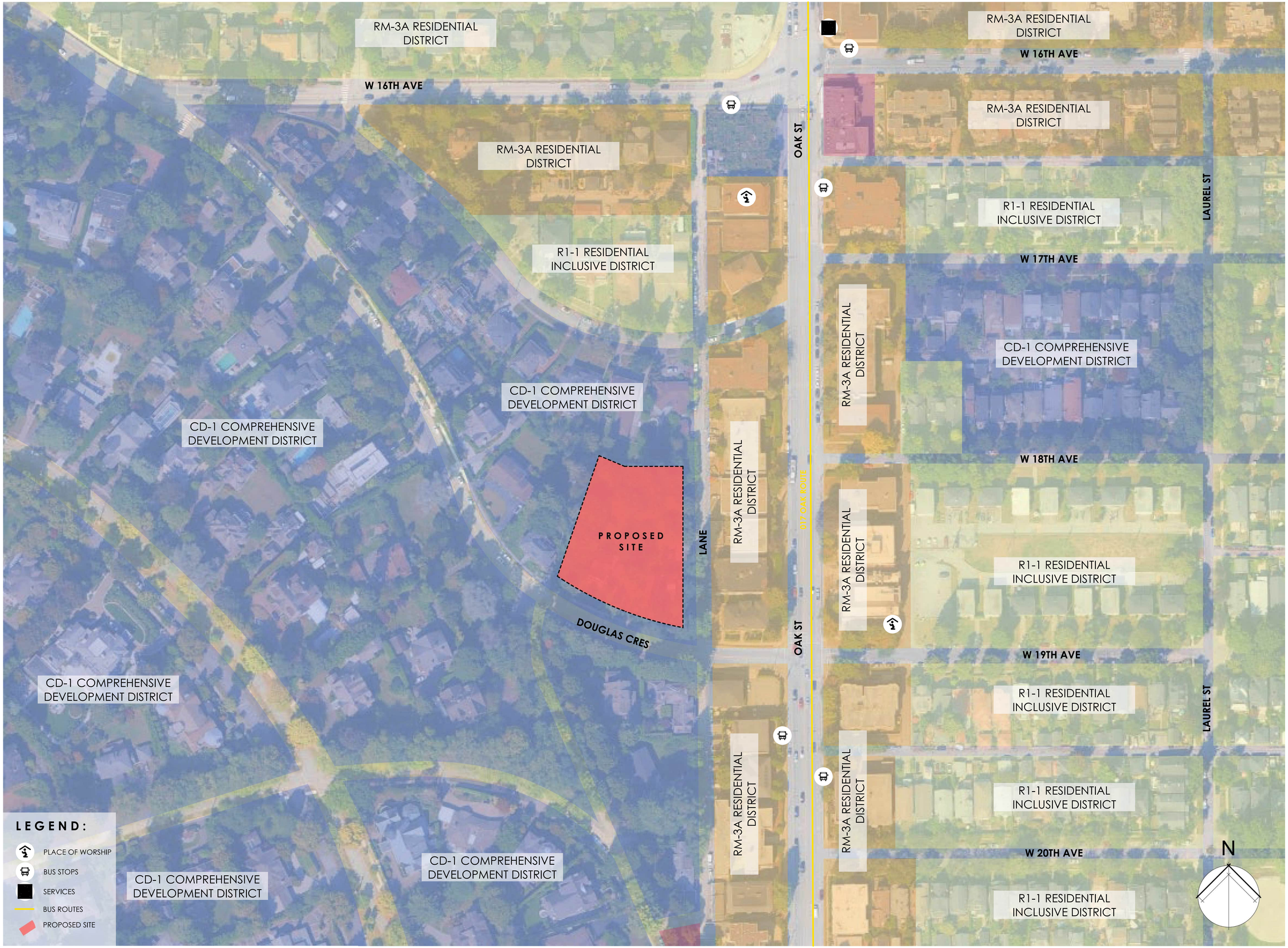
DRAWING

CONTEXT
ANALYSIS

PRINT DATE
JUN. 15, 2026

SCALE
NTS

A0.03



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July, 2026 #8113

DRAWING

CONTEXT PLAN

PRINT DATE
JUN. 15, 2026

SCALE
NTS

A0.04



A HERITAGE BUILDING



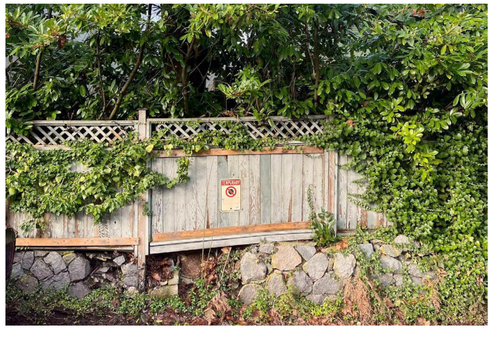
B HERITAGE BUILDING



C HERITAGE BUILDING



D HERITAGE BUILDING



E 3463 OAK ST REAR DRIVE



F 1075 DOUGLAS CRES



G 1069 DOUGLAS STREET



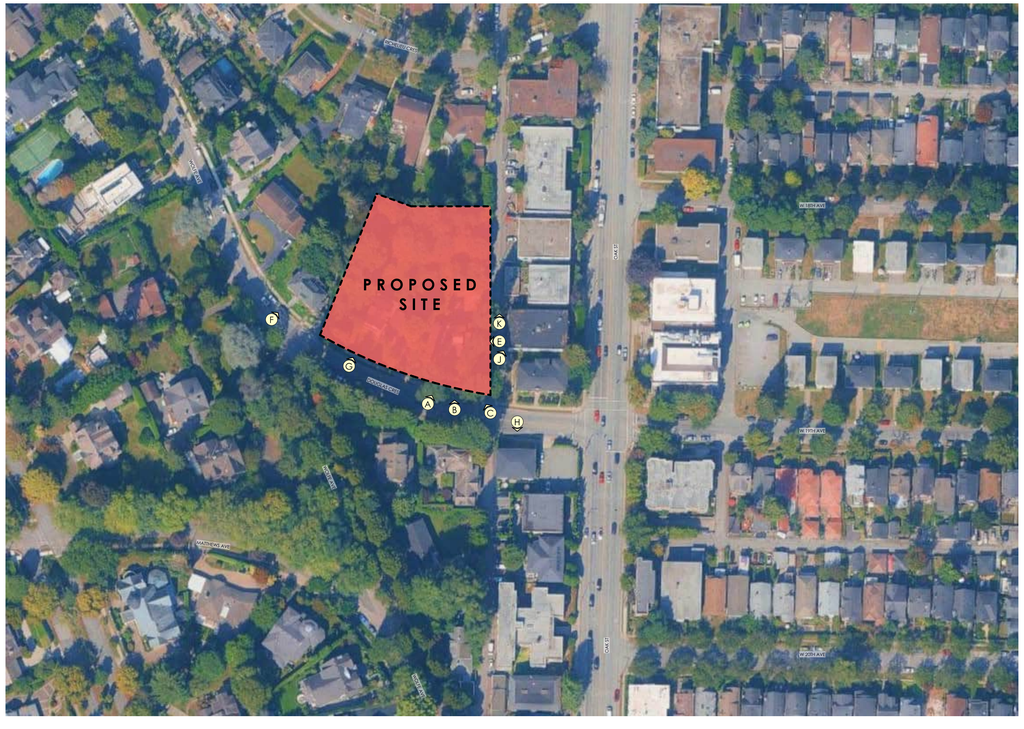
H 1023 DOUGLAS CRES



J 3463 OAK ST REAR DRIVE



K OAK STREET REAR DRIVE (WEST SIDE)



KEY PLAN

N

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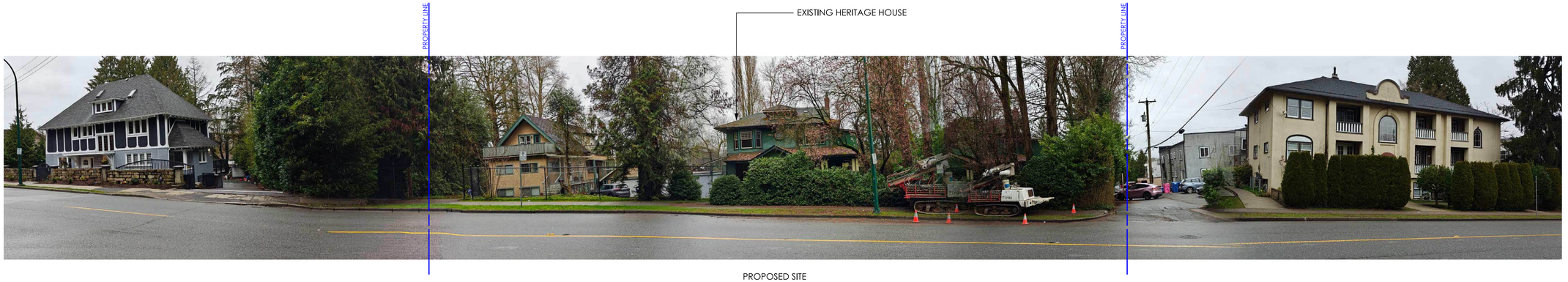
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CONTEXT
PHOTOS

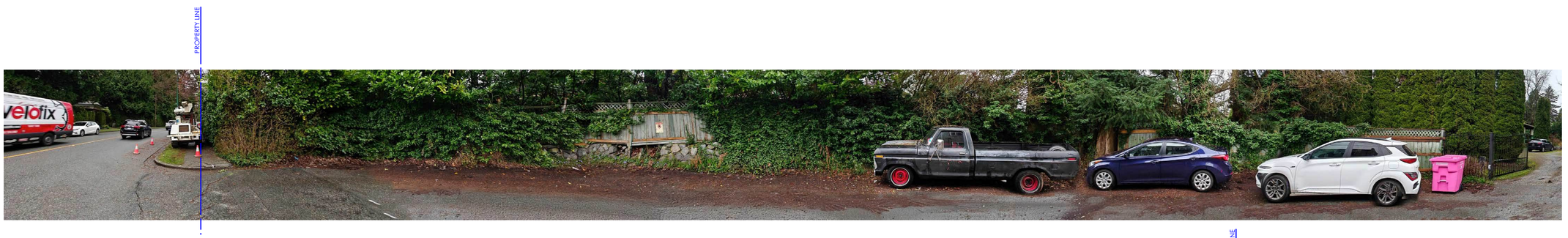
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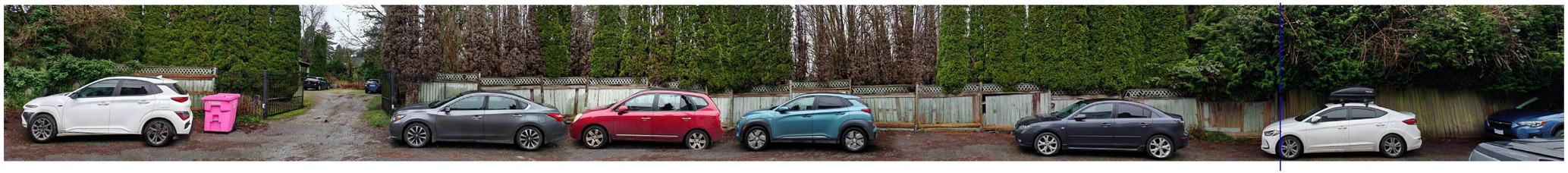
SCALE
NTS

A0.05



A DOUGLAS CRES STREETSCAPE NORTH





B LANE WEST OF OAK STREET STREETSCAPE



KEY PLAN

N

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July, 2026 #8113

DRAWING

EXISTING
STREETSCAPE

PRINT DATE
JUN. 15, 2026

SCALE
NTS

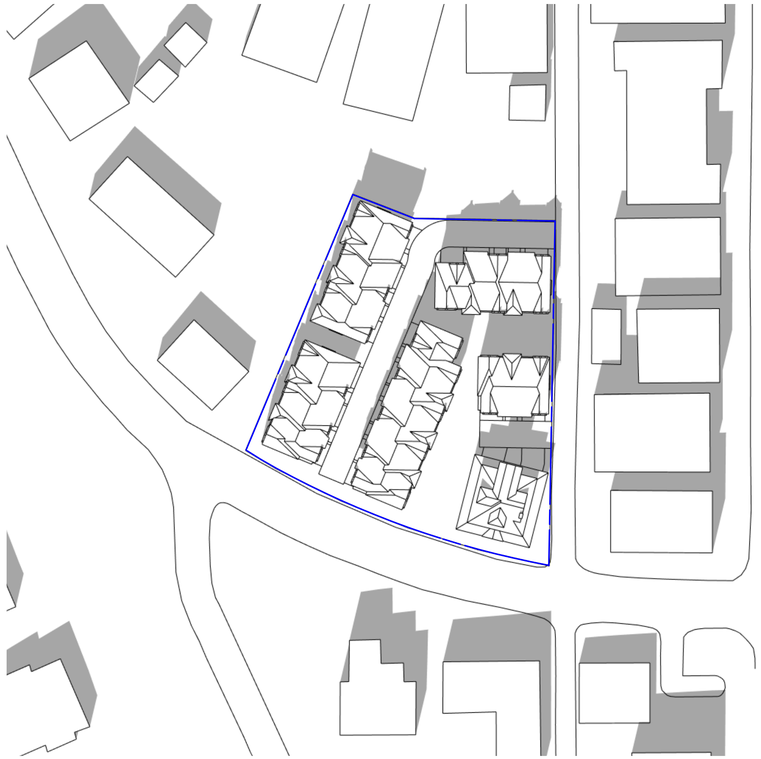
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MARCH 21 - 10:00 AM



MARCH 21 - 12:00 PM



MARCH 21 - 2:00 PM



MARCH 21 - 4:00 PM

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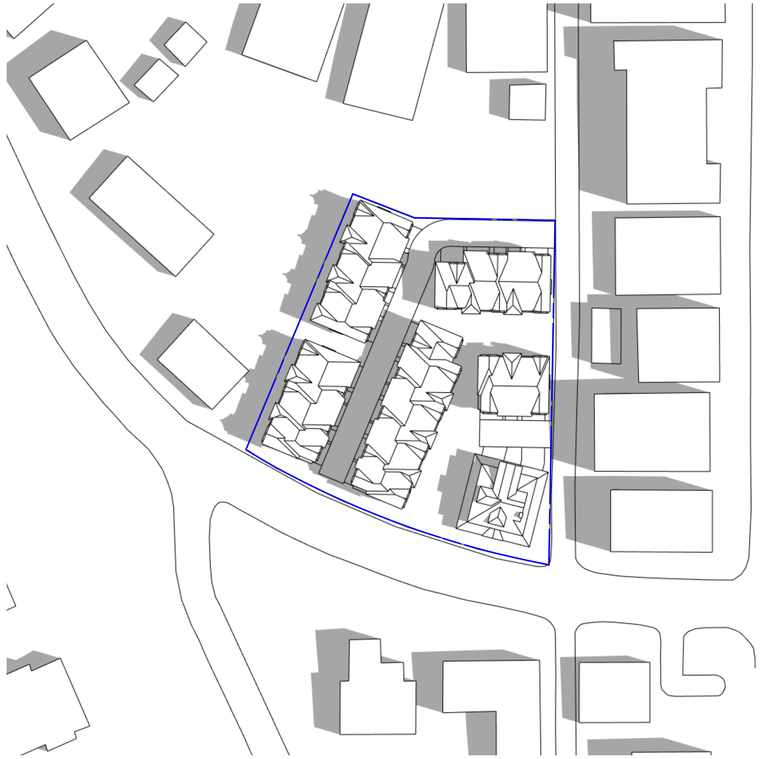
DRAWING

SHADOW ANALYSIS

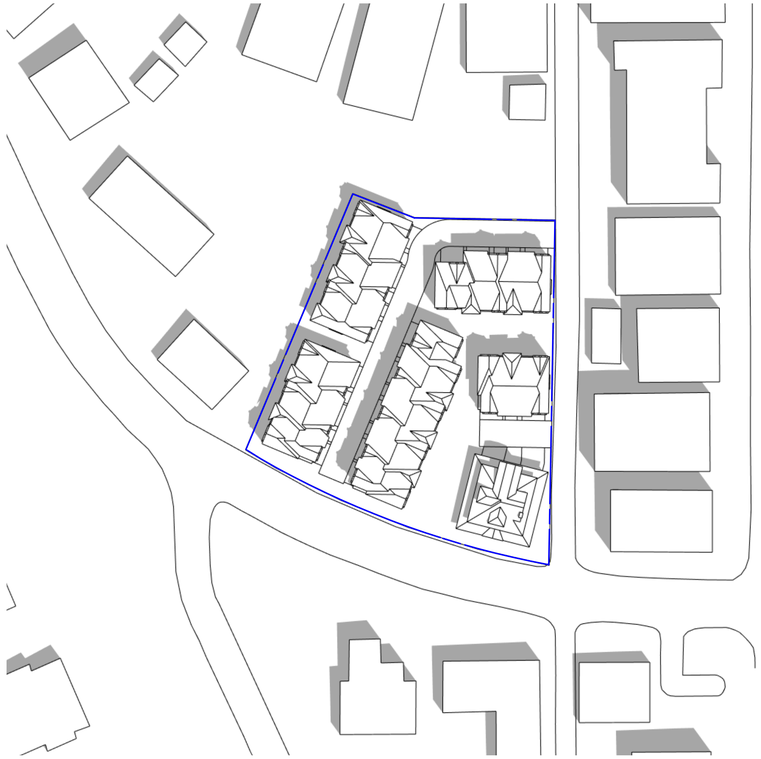
PRINT DATE
JUN. 15, 2026

SCALE
NTS

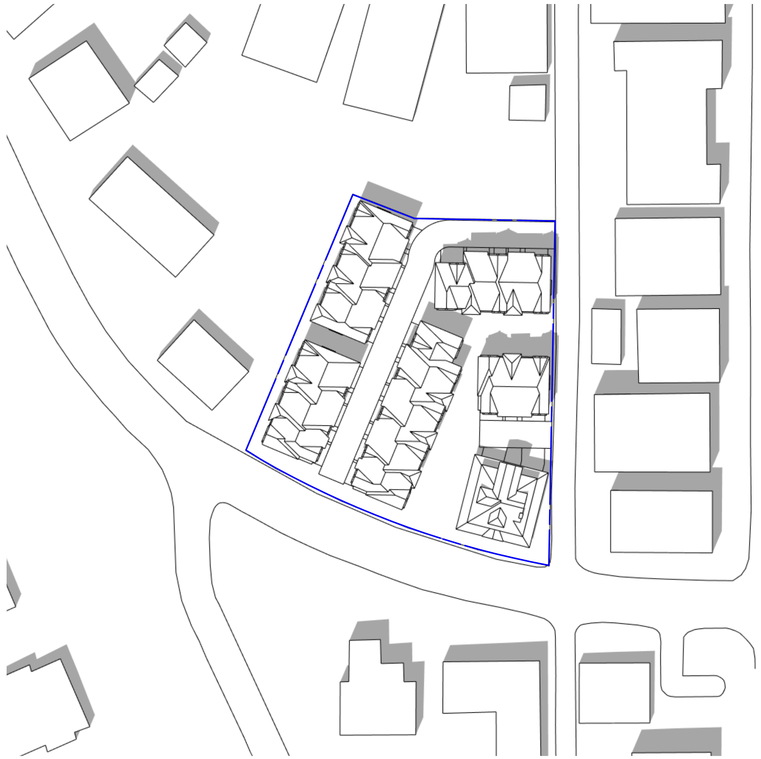
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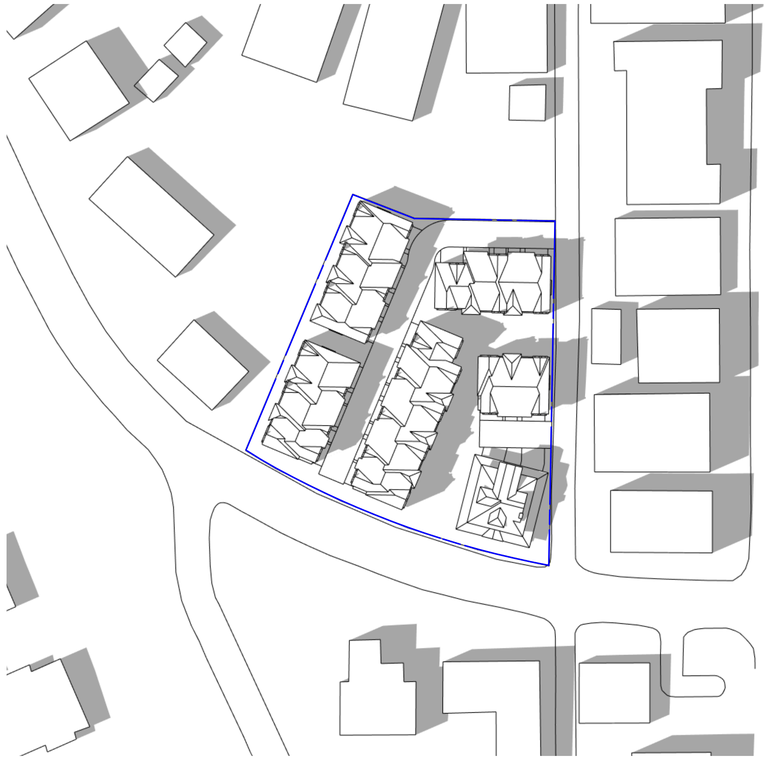
JUNE 21 - 10:00 AM



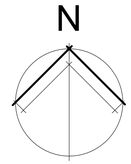
JUNE 21 - 12:00 PM



JUNE 21 - 2:00 PM



JUNE 21 - 4:00 PM



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VANCOUVER, BC

July, 2026 #8113

DRAWING

SHADOW ANALYSIS

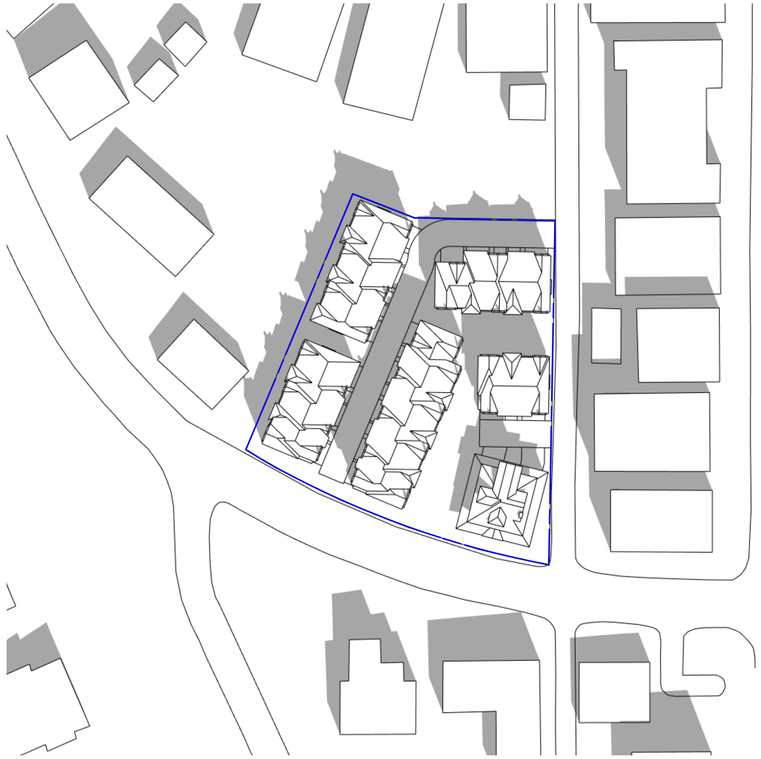
PRINT DATE
JUN. 15, 2026

SCALE
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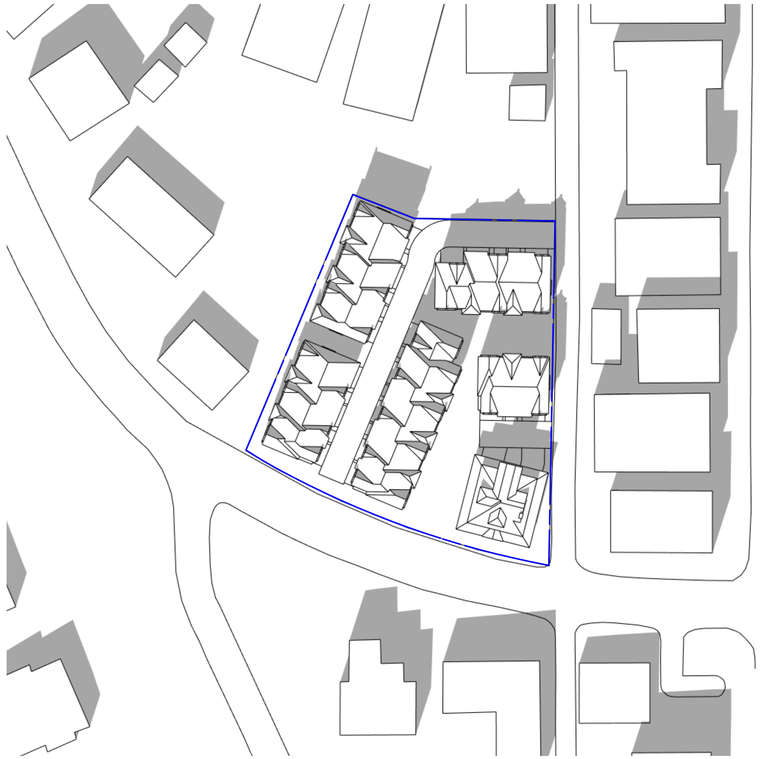
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SEPTEMBER 22 - 10:00 AM



SEPTEMBER 22 - 12:00 PM



SEPTEMBER 22 - 2:00 PM



SEPTEMBER 22 - 4:00 PM

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SHADOW ANALYSIS

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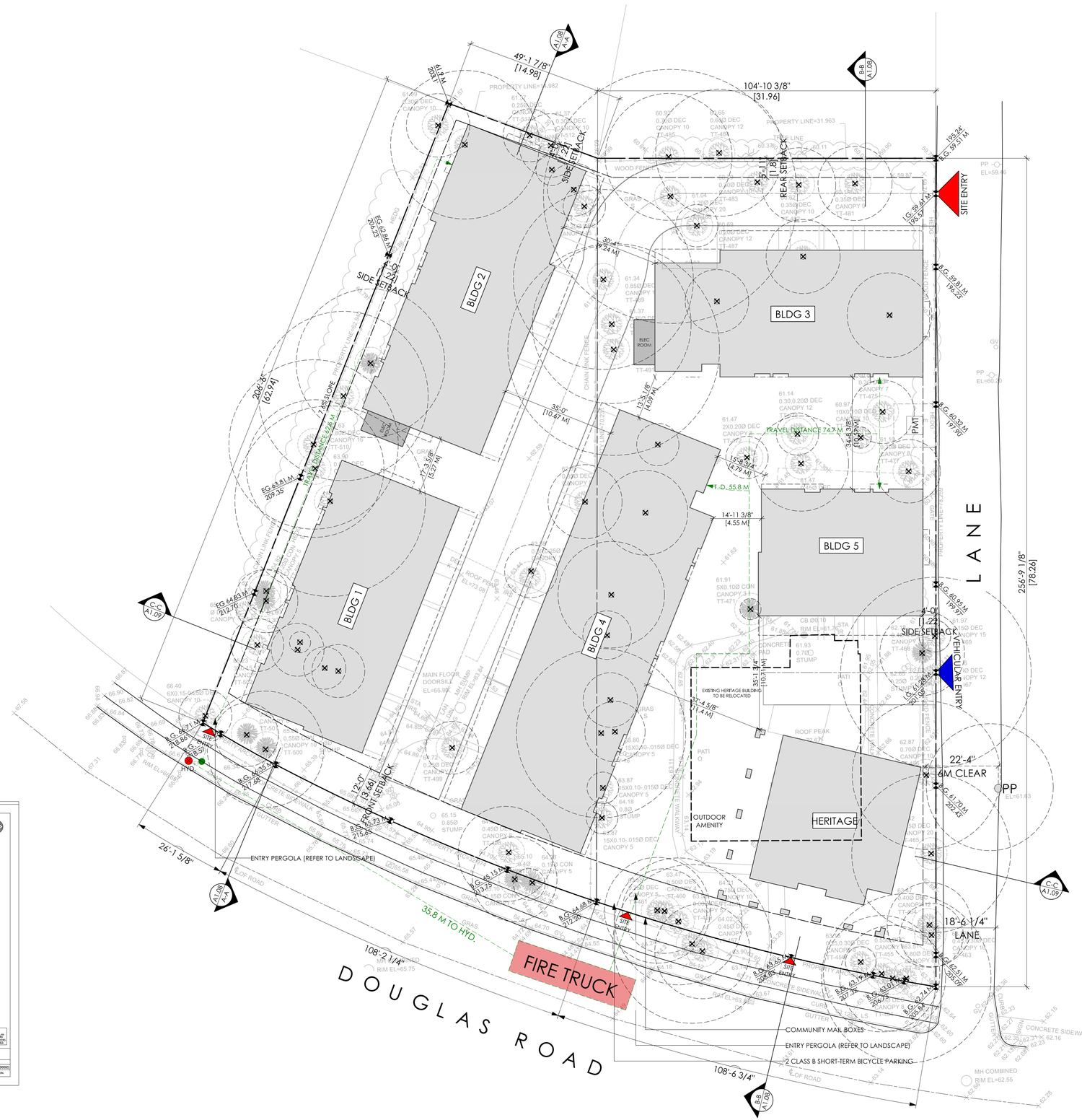
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NTS

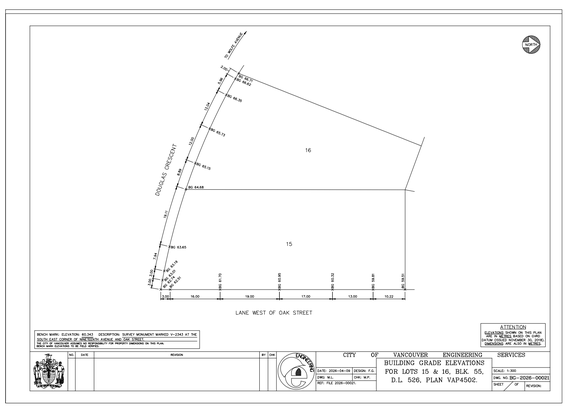
A0.09

LEGEND

- SL — STREET LIGHT
- MH — MANHOLE
- HYD. — FIRE HYDRANT
- PP — ELECTRICAL POWER PAD
- PMT — PADMOUNT TRANSFORMER
- TREE TO BE REMOVED
- CROWN PROTECTION ZONE
- ROOT PROTECTION ZONE/TREE PROTECTION BARRIER
- WORKING SPACE SETBACK
- E.R./E.C. — ELECTRICAL ROOM
- 328.08' / 100.00 M — PROPOSED SPOT ELEVATION

- VISITOR PARALLEL PARKING
- ACCESSIBLE VISITOR PARALLEL PARKING
- RESIDENT PARKING - BETWEEN BUILDINGS
- RESIDENT PARKING
- CLASS A VERTICAL BICYCLE STORAGE
- CLASS A HORIZONTAL BICYCLE STORAGE
- CLASS A HORIZONTAL STACKED BICYCLE STORAGE





CIVIC ADDRESS

1053 DOUGLAS CRESCENT, 1069 DOUGLAS CRESCENT
VANCOUVER, BC

LEGAL DESCRIPTION

LOT 15 BLOCK 55 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER
LOT 16 BLOCK 55 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER

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VANCOUVER, BC

July, 2026 #8113

DRAWING

SITE PLAN (SURVEY)

PRINT DATE
JUN. 17, 2026

SCALE
1/4" = 1'-0"

A1.00

LEGEND

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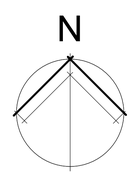


- VISITOR PARALLEL PARKING
- ACCESSIBLE VISITOR PARALLEL PARKING
- RESIDENT PARKING - BETWEEN BUILDINGS
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PARKING CALCULATIONS

	MAX/MIN REQUIRED	PROVIDED
RESIDENTIAL PARKING		
STANDARD	2 PER UNIT = 2 x 30 = 60	60
SMALL CAR	MAXIMUM 25% = 13.5	13
ACCESSIBLE	1 PER 7 UNITS + 0.034 PER ADDITIONAL UNIT = 2	2
VISITOR	ADDITIONAL 0.05 PER UNIT = 0.05 x 30 = 1.5	2
LOADING	-	
TOTAL REQUIRED SPACES	2 PER UNIT + 2 VISITOR = 62	62
BICYCLE PARKING		
CLASS A	1.5 PER < 65SM, 2.5 PER 65SM-105SM, 3 PER > 105SM = 90	90
CLASS A LOCKERS	MINIMUM 10% = 9	0
CLASS A OVERSIZE	MINIMUM 5% = 5	2
CLASS B	2	2
TOTAL REQUIRED SPACES	92	92





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VANCOUVER, BC

July, 2026 #8113

DRAWING

GROUND LEVEL / PARKING PLAN

PRINT DATE
JUN. 17, 2026

SCALE
1/4" = 1'-0"

A1.01

LEGEND

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VANCOUVER, BC

July, 2026 #8113

DRAWING

LEVEL 2 PLAN

PRINT DATE
JUN. 17, 2026

SCALE
1/4" = 1'-0"

A1.02

LEGEND

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DRAWING

LEVEL 3 PLAN

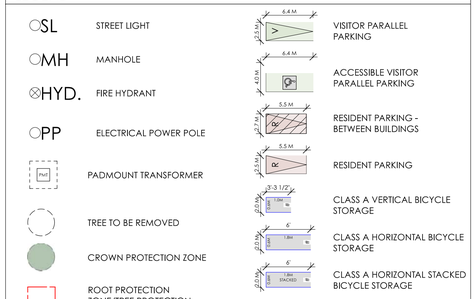
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JUN. 17, 2026

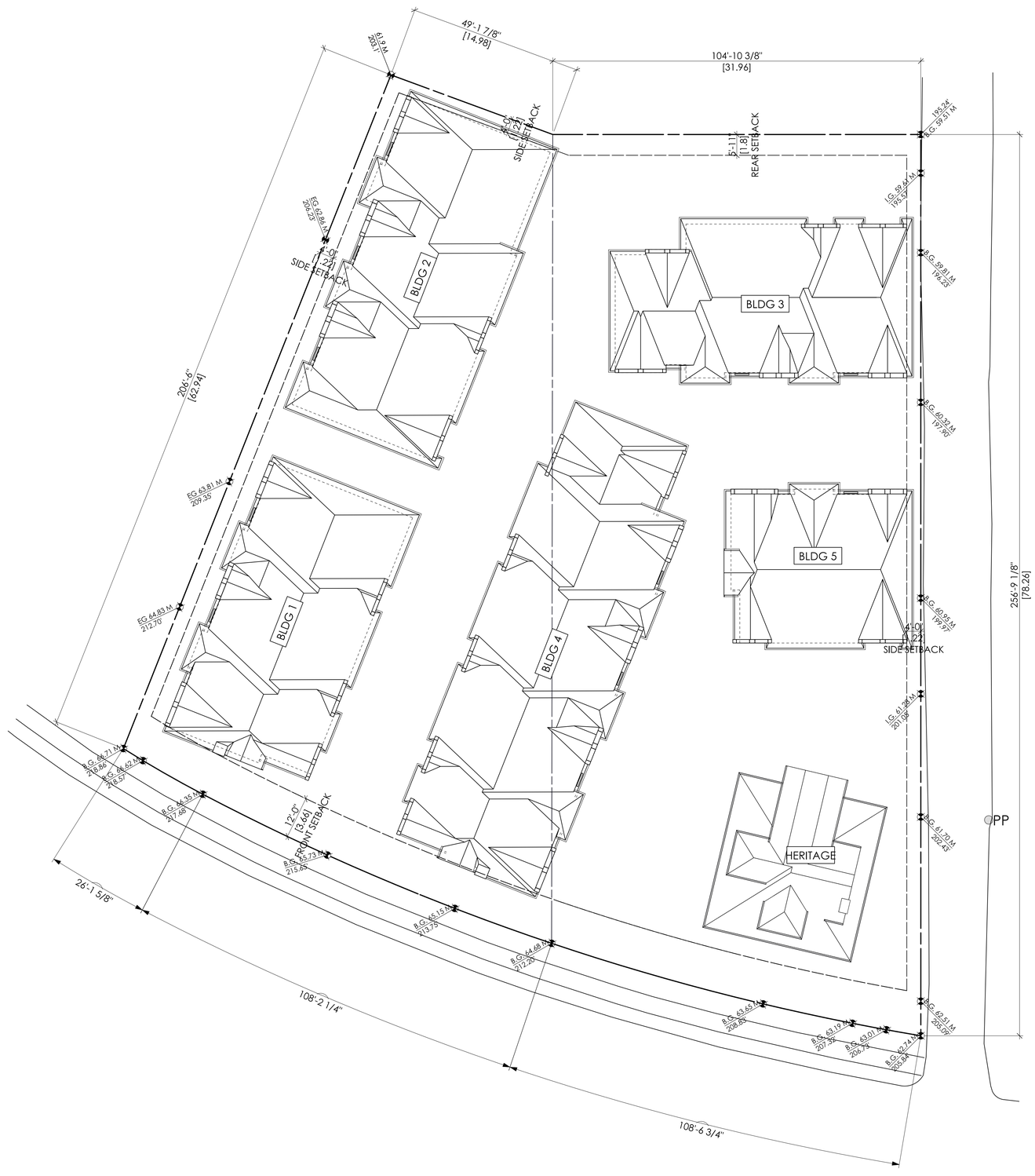
SCALE
1/4" = 1'-0"

A1.03

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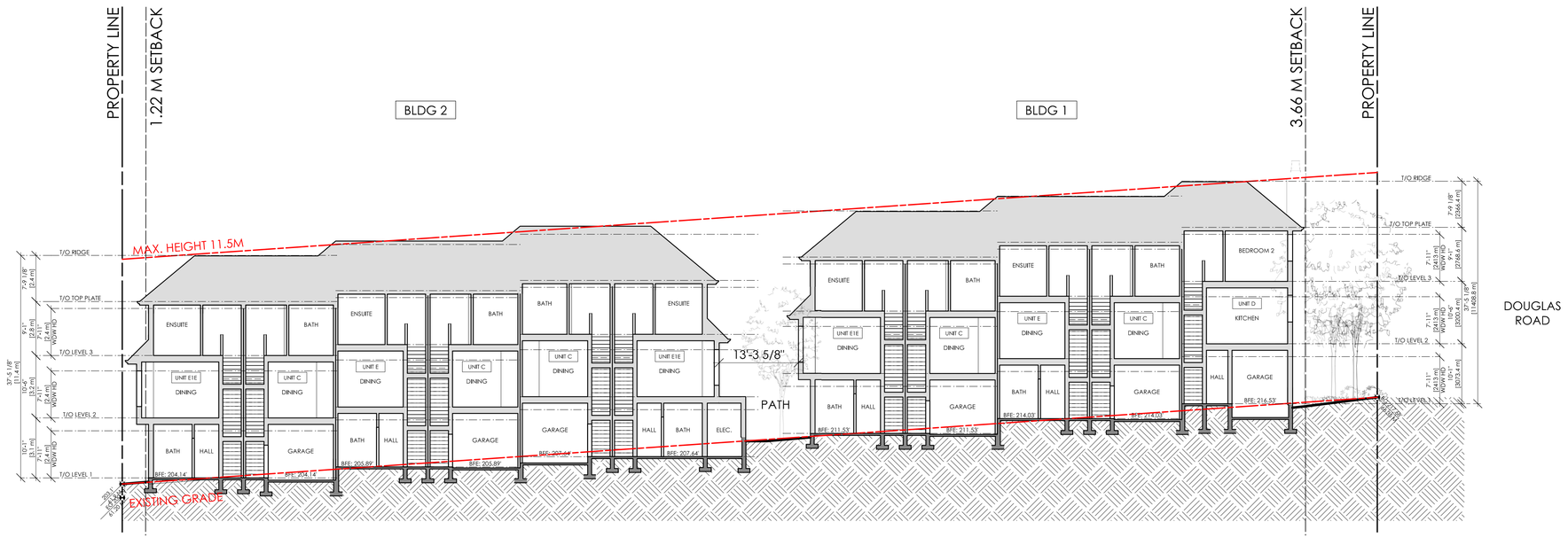
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ROOF PLAN

PRINT DATE
JUN. 17, 2026

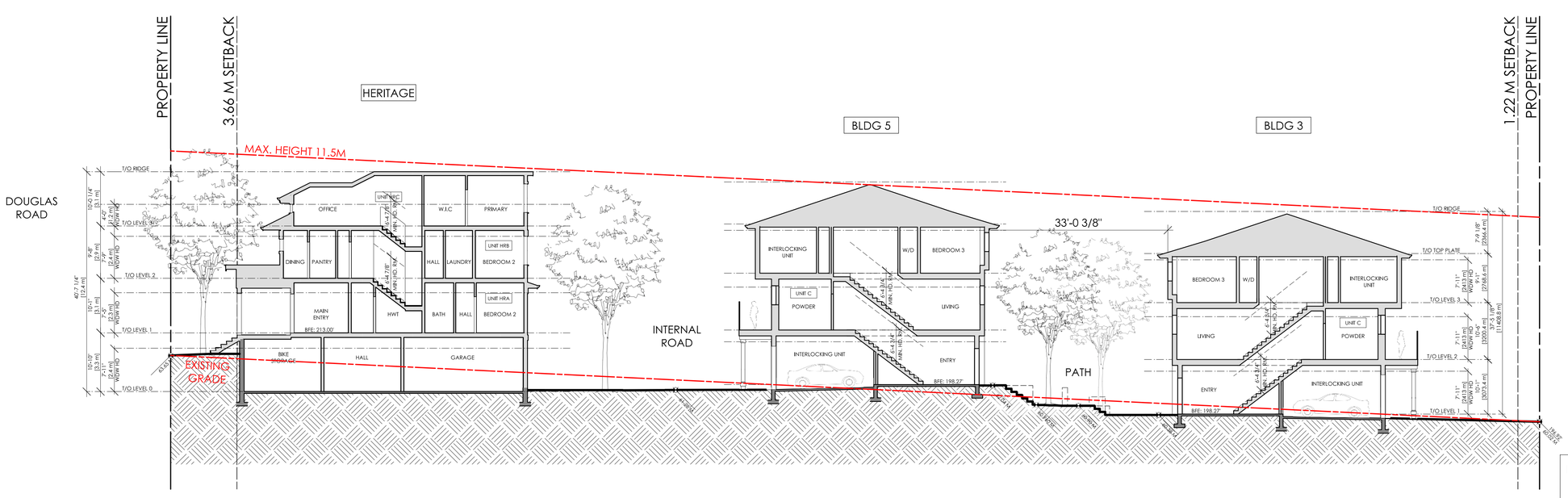
SCALE
1/4" = 1'-0"

A1.04



SITE SECTION A-A

3/32" = 1'-0"



SITE SECTION B-B

3/32" = 1'-0"

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MAY 27, 2026

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JUNE 16, 2026

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1656 West 8th Ave., Vancouver, BC V6J 1V4
Fax 685-2076 Phone 683-5441

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1053 - 1069 DOUGLAS CRESCENT
VANCOUVER, BC

July, 2026 #8113

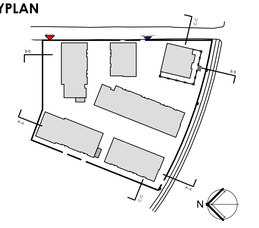
DRAWING

SITE SECTIONS

PRINT DATE
JUN. 17, 2026

SCALE
1/4" = 1'-0"

KEYPLAN



A1.05

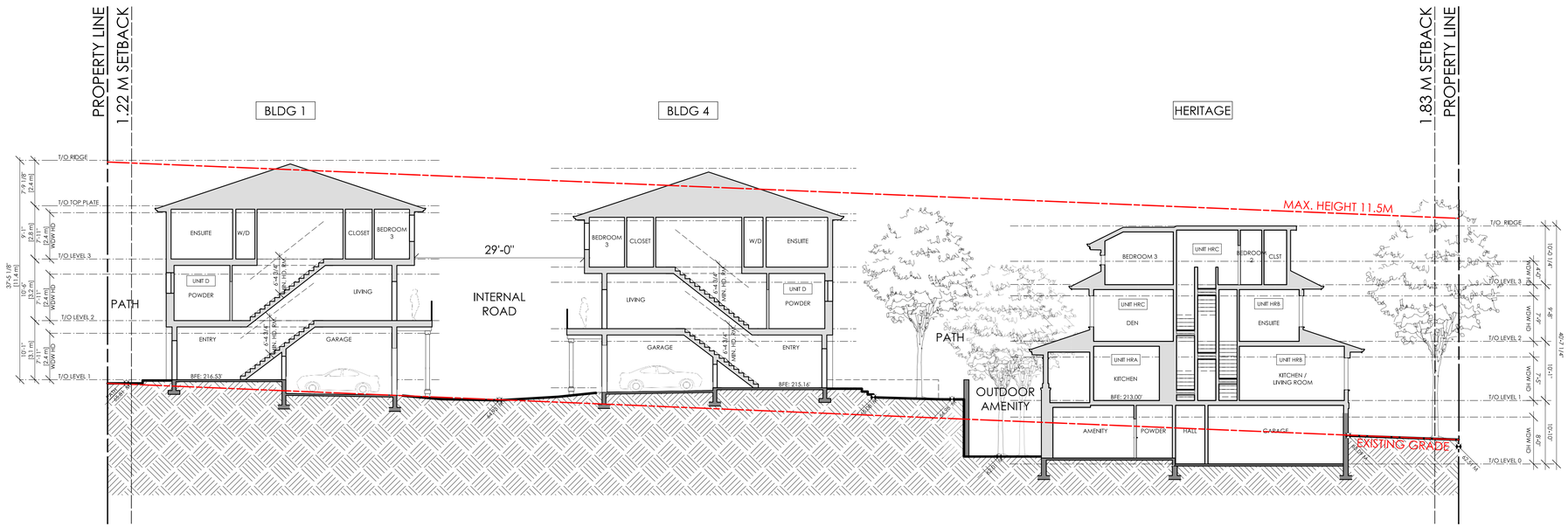
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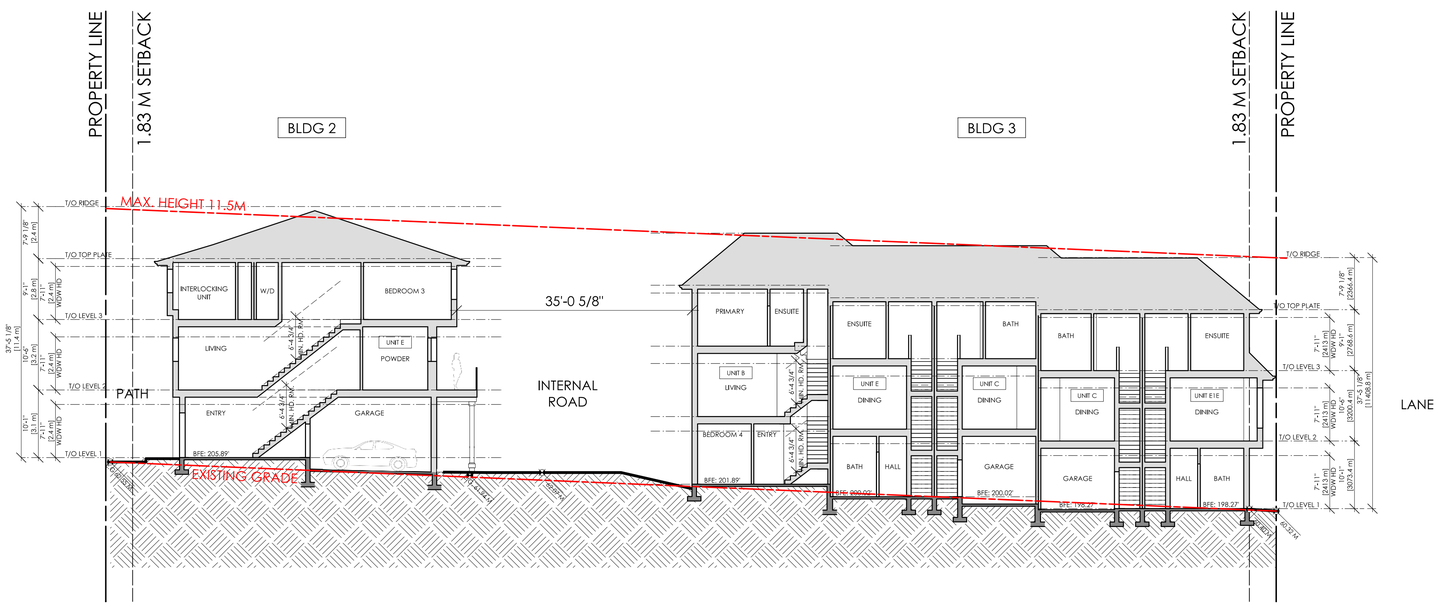
ISSUED FOR REZONING
MAY 27, 2026

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JUNE 16, 2026



SITE SECTION C-C

3/32" = 1'-0"



SITE SECTION D-D

3/32" = 1'-0"

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July, 2026 #8113

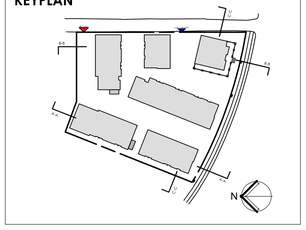
DRAWING

SITE SECTIONS

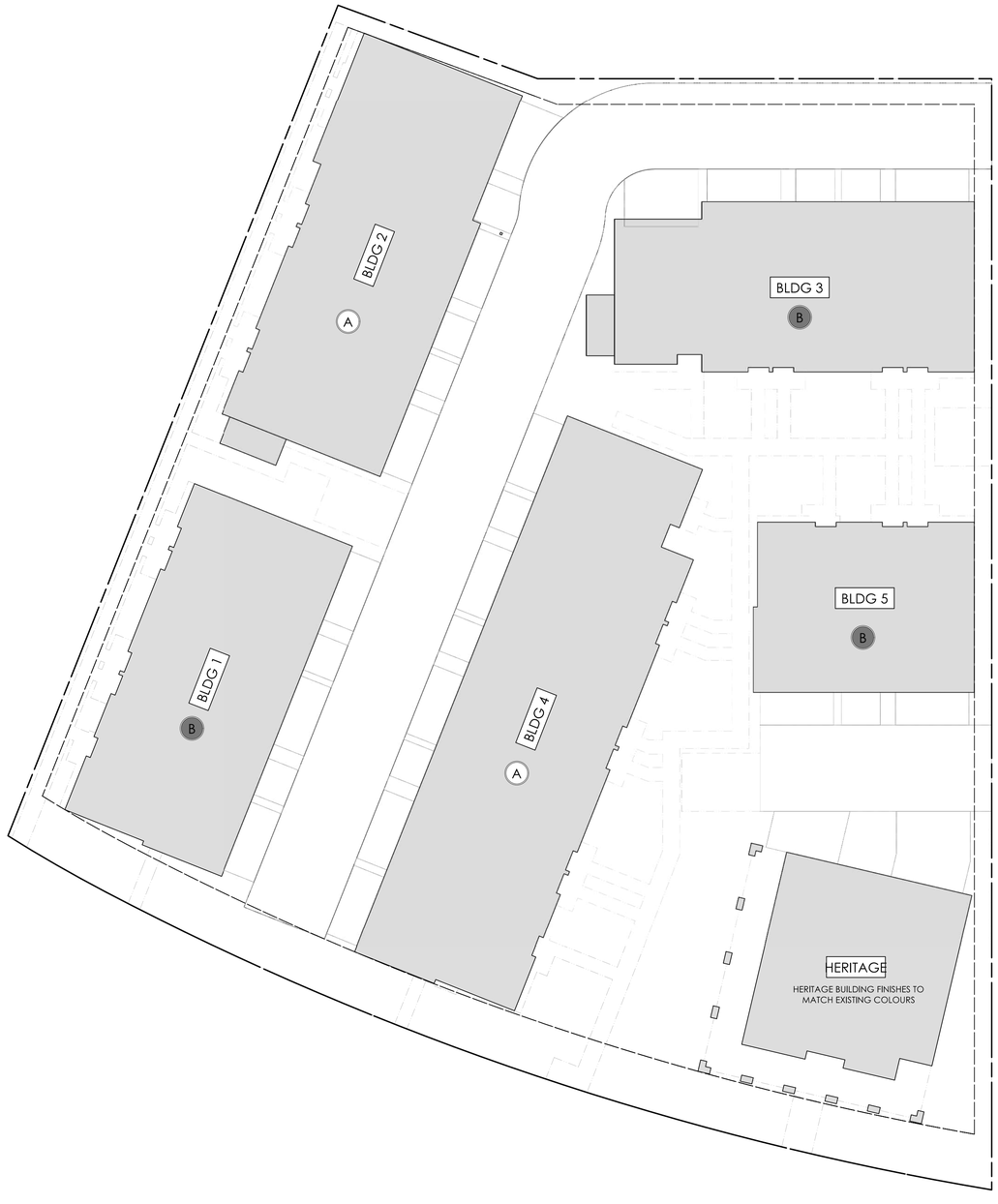
PRINT DATE
JUN. 17, 2026

SCALE
1/4" = 1'-0"

KEYPLAN



A1.06



LEGEND	
A	COLOUR SCHEME A
B	COLOUR SCHEME B

N

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July, 2026 #8113

DRAWING

COLOUR SCHEME
KEY PLAN

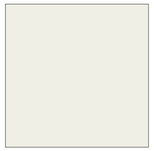
PRINT DATE
JUN. 17, 2026

SCALE
1/4" = 1'-0"

A1.30



SHINGLES
COLOUR: ANTIQUE BLACK

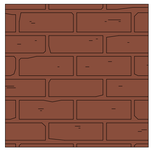


PAINTED WOOD TRIM
MAN: BENJAMIN MOORE
COLOUR: WHITE DOVE
NUMBER: OC-17

ALUMINUM GUTTER AND DOWNSPOUTS
COLOUR: IRON ORE



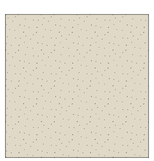
BRICK VENEER







DOUBLE PANED MULLIONED WINDOWS
COLOUR: WHITE



STUCCO
MAN: BENJAMIN MOORE
COLOUR: WHITE SAND
NUMBER: OC - 10

FIBRE CEMENT PANEL & TRIM
MAN: BENJAMIN MOORE
COLOUR: IRON GATE
NUMBER: 1545





STUCCO
MAN: BENJAMIN MOORE
COLOUR: ASHLEY GRAY
NUMBER: HC-87

ENTRY DOOR
MAN: BENJAMIN MOORE
COLOUR: BEAR CREEK
NUMBER: 1470



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1053 - 1069 DOUGLAS CRESCENT
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DRAWING

COLOUR SCHEME A

PRINT DATE
JUN. 16, 2026

SCALE
1/4" = 1'-0"

A1.31

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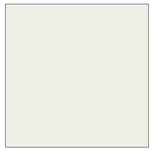
REVISIONS

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MAY 27, 2026

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JUNE 16, 2026



SHINGLES
COLOUR: ANTIQUE BLACK

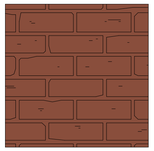


PAINTED WOOD TRIM
MAN: BENJAMIN MOORE
COLOUR: WHITE DOVE
NUMBER: OC-17

ALUMINUM GUTTER AND DOWNSPOUTS
COLOUR: IRON ORE



BRICK VENEER







DOUBLE PANED MULLIONED WINDOWS
COLOUR: BLACK



STUCCO
MAN: BENJAMIN MOORE
COLOUR: WHITE DOVE
NUMBER: OC - 17



STUCCO
MAN: BENJAMIN MOORE
COLOUR: STORM CLOUD GRAY
NUMBER: 2140-40

FIBRE CEMENT PANEL & TRIM
MAN: BENJAMIN MOORE
COLOUR: AMHERIST GRAY
NUMBER: HC-167



ENTRY DOOR
MAN: BENJAMIN MOORE
COLOUR: KENDALL CHARCOAL
NUMBER: HC-166



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VANCOUVER, BC

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DRAWING

COLOUR SCHEME
B

PRINT DATE
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SCALE
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A1.32

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DOUGLAS CRESCENT
1/16" = 1'-0"



LANE STREETSCAPE
1/16" = 1'-0"

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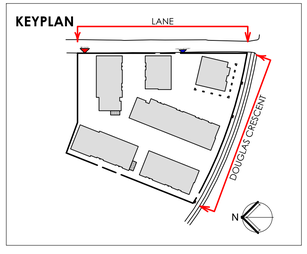
DRAWING

STREETSCAPES

PRINT DATE
JUN. 16, 2026

SCALE
1/16" = 1'-0"

KEYPLAN



A1.33



PROPOSED VIEW ALONG DOUGLAS CRESCENT

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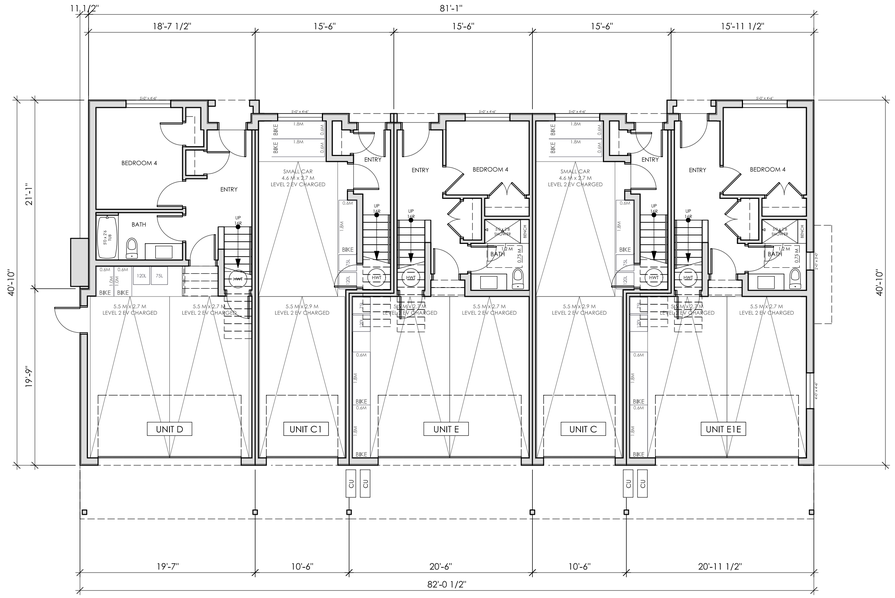
DRAWING

RENDERING

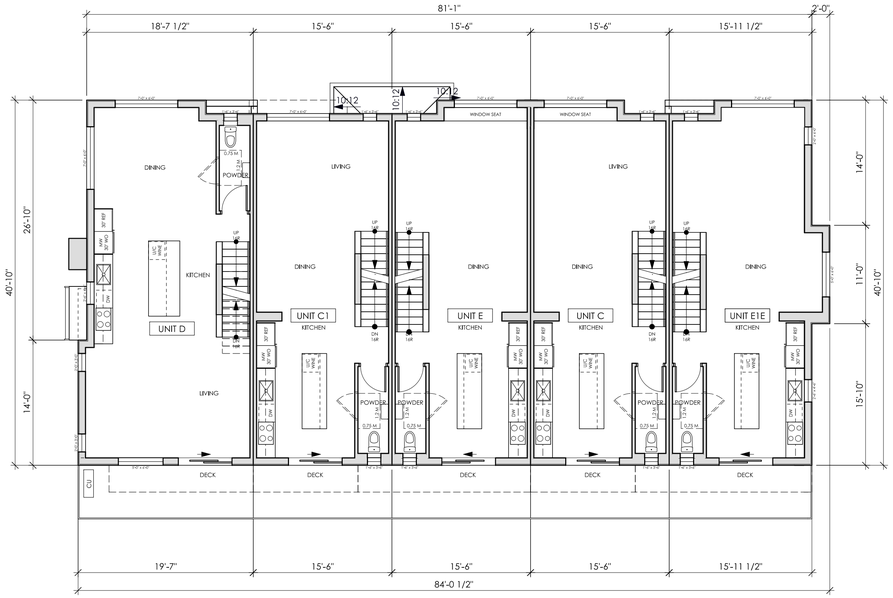
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JUN. 15, 2026

SCALE
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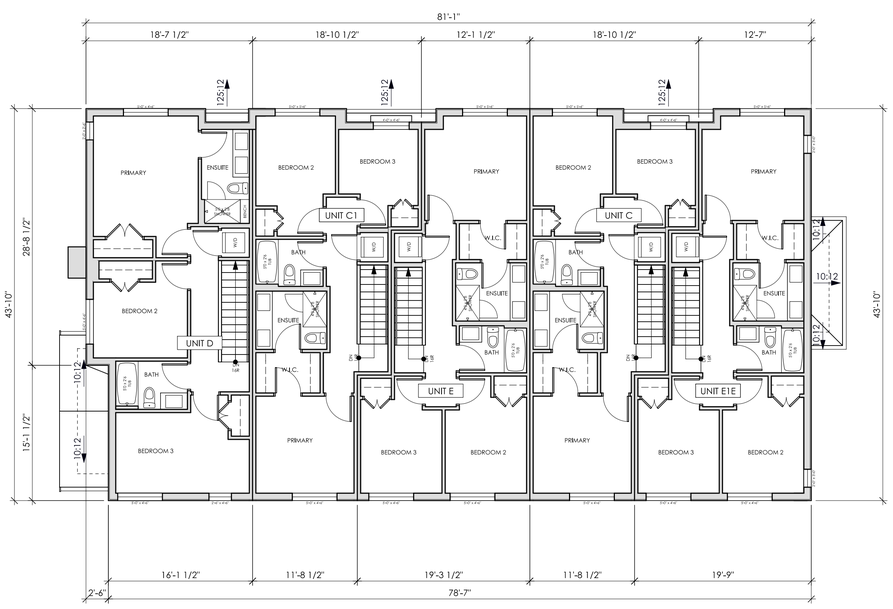
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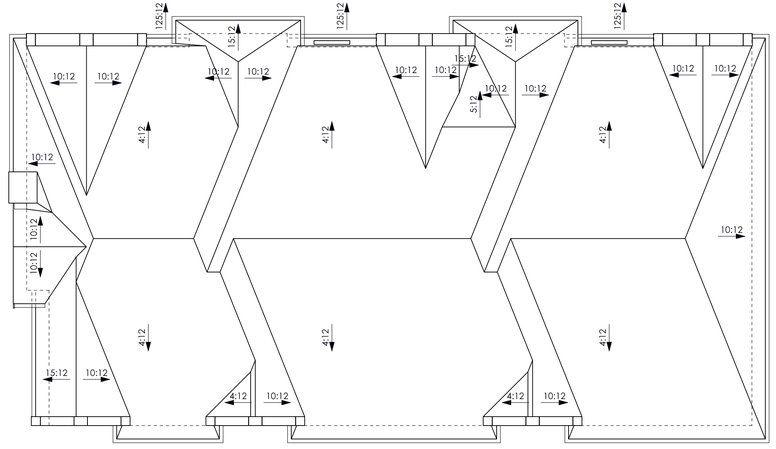
LEVEL 1 PLAN
BUILDING 1



LEVEL 2 PLAN
BUILDING 1

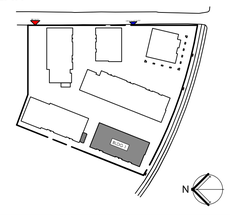


LEVEL 3 PLAN
BUILDING 1



ROOF LEVEL PLAN
BUILDING 1

KEYPLAN



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1053 - 1069 DOUGLAS CRESCENT
VANCOUVER, BC

July, 2026 #8113

DRAWING

BUILDING 1
PLANS

PRINT DATE
JUN. 17, 2026

SCALE
1/4" = 1'-0"

A2.00



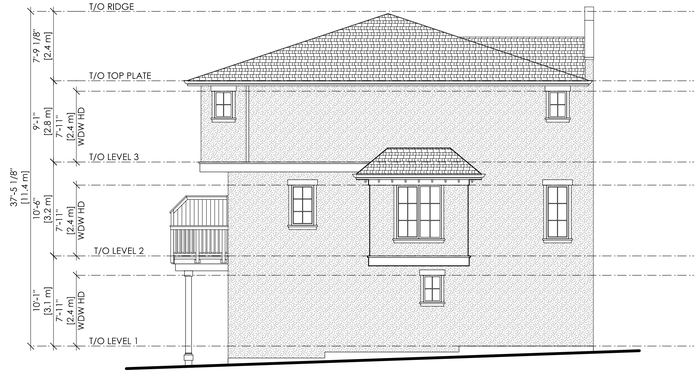
FRONT ELEVATION
BUILDING 1



SIDE ELEVATION
BUILDING 1

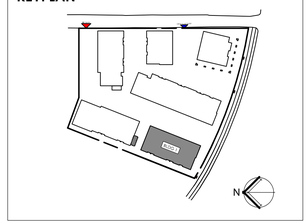


REAR ELEVATION
BUILDING 1



SIDE ELEVATION
BUILDING 1

KEYPLAN



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July, 2026 #8113

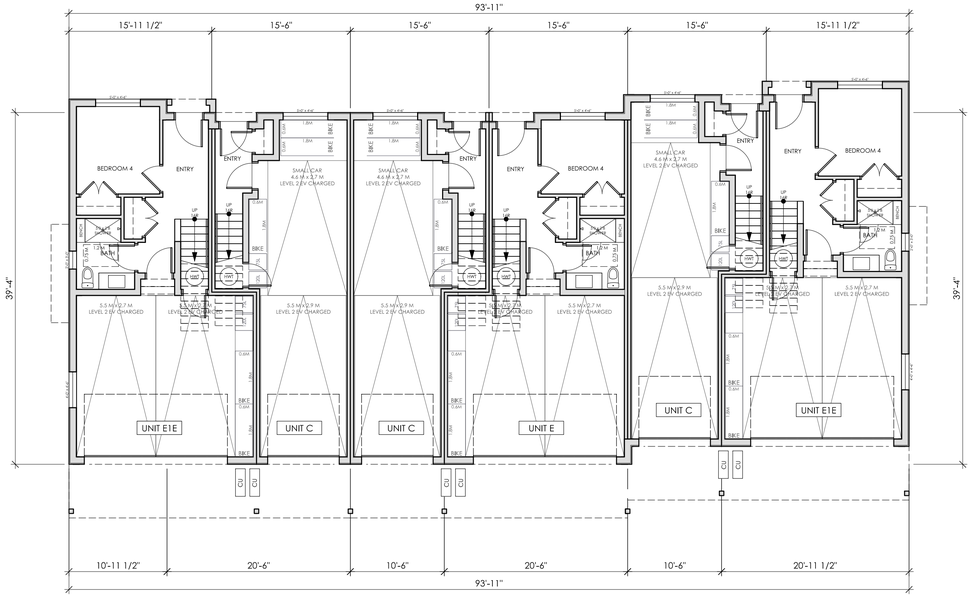
DRAWING

BUILDING 1
ELEVATIONS

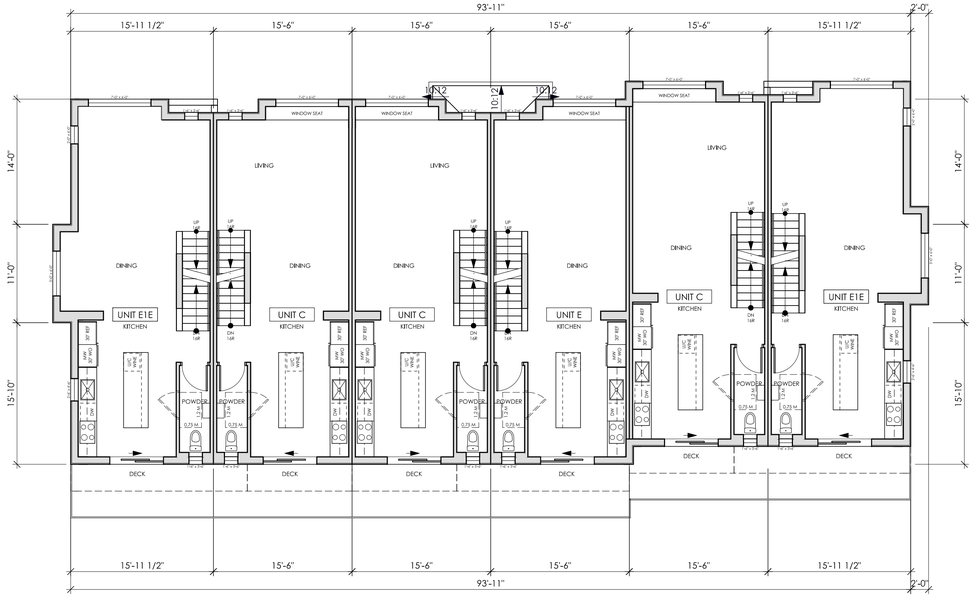
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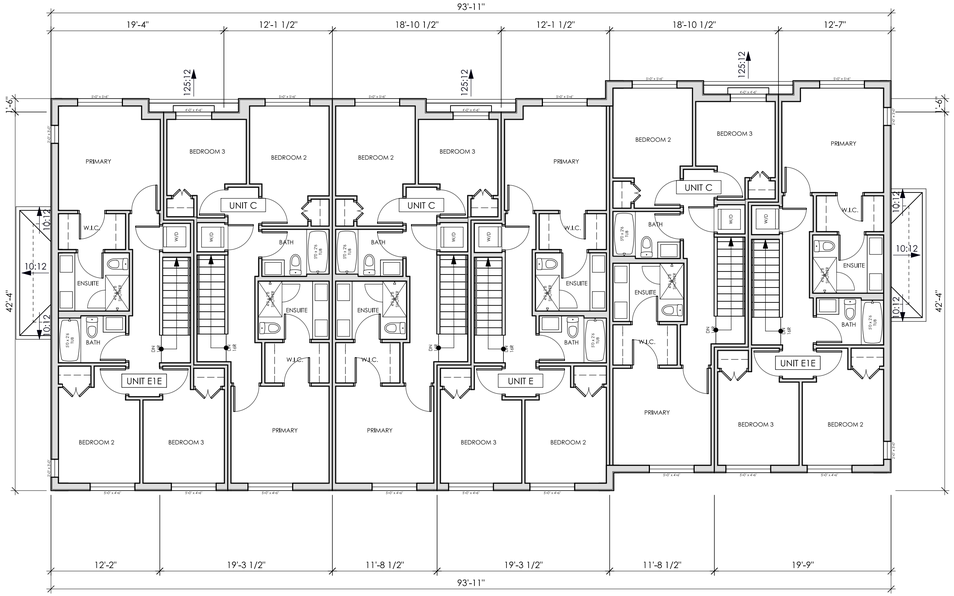
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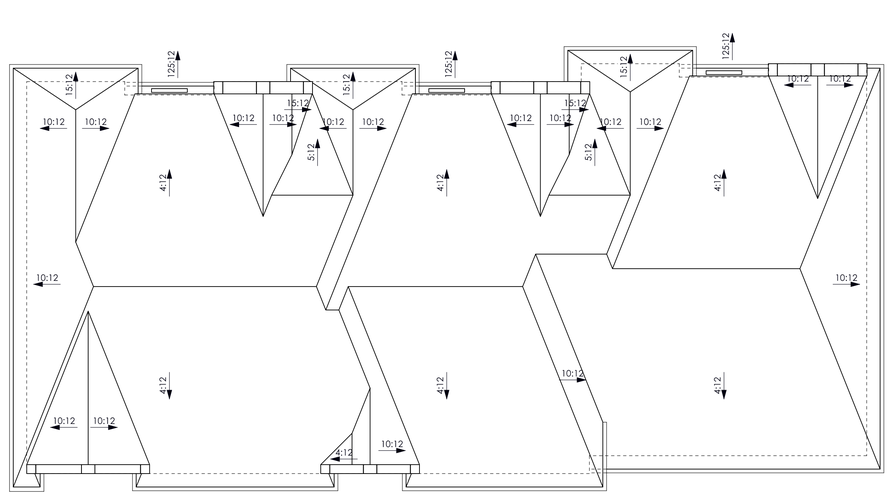
LEVEL 1 PLAN
BUILDING 2



LEVEL 2 PLAN
BUILDING 2

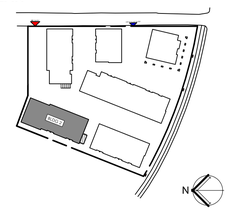


LEVEL 3 PLAN
BUILDING 2



ROOF LEVEL PLAN
BUILDING 2

KEYPLAN



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VANCOUVER, BC

July, 2026 #8113

DRAWING

BUILDING 2
PLANS

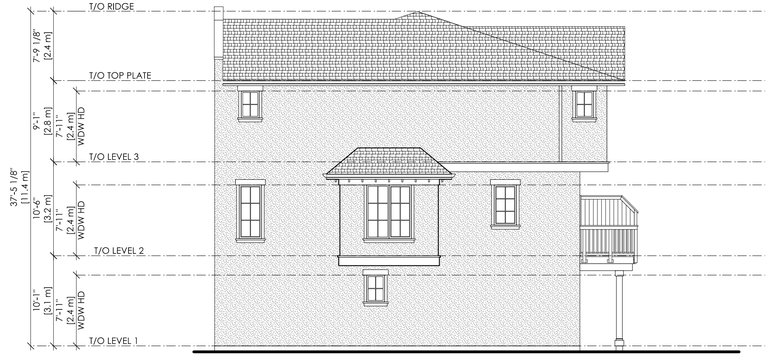
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SCALE
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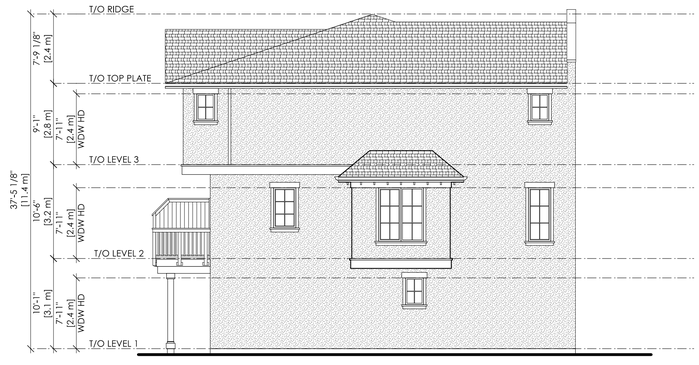
FRONT ELEVATION
BUILDING 2



SIDE ELEVATION
BUILDING 2



REAR ELEVATION
BUILDING 2



SIDE ELEVATION
BUILDING 2

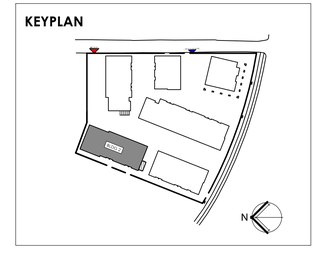
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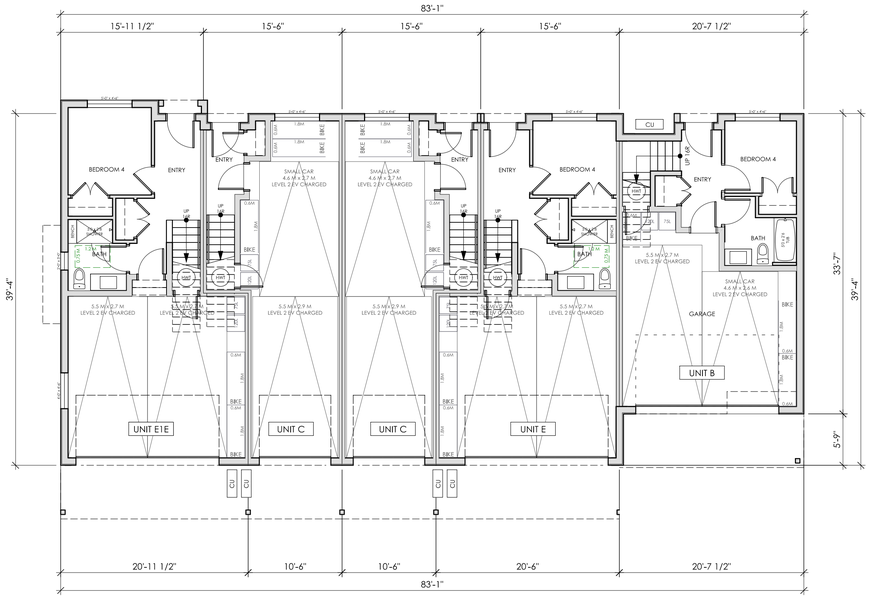
DRAWING

BUILDING 2
ELEVATIONS

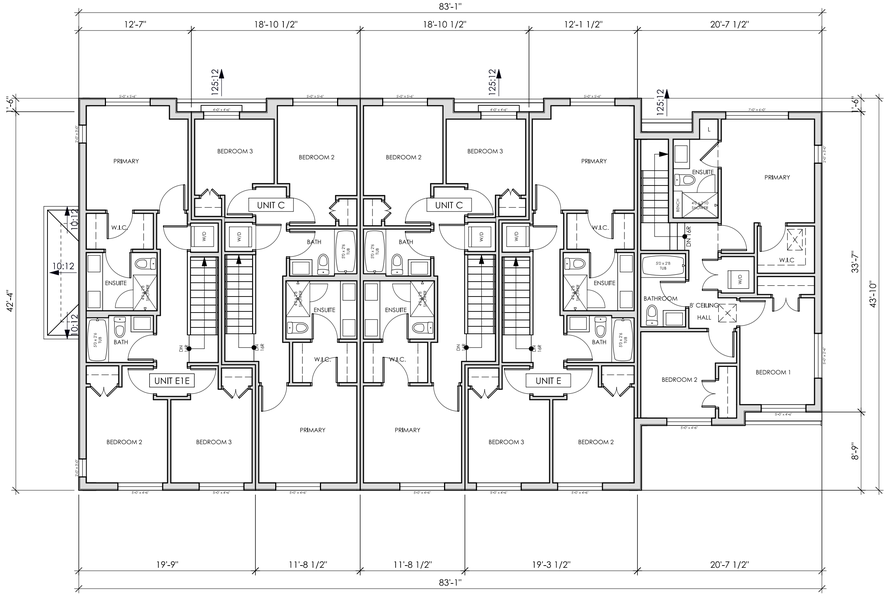
PRINT DATE
JUN. 16, 2026

SCALE
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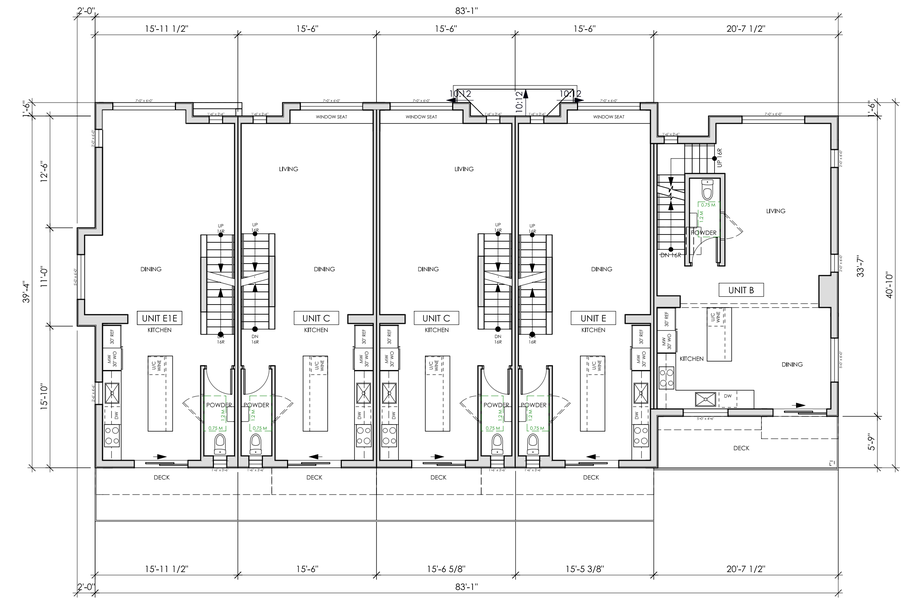
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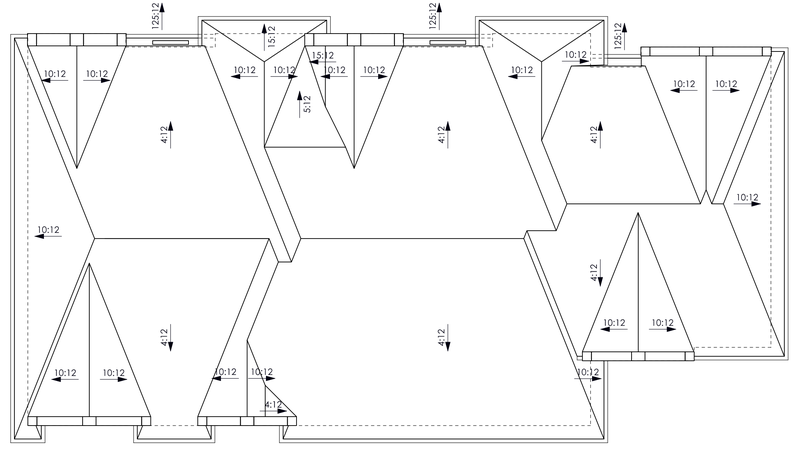
LEVEL 1 PLAN
BUILDING 3



LEVEL 3 PLAN
BUILDING 3

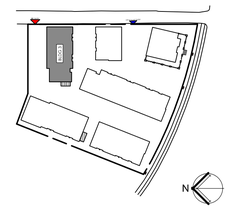


LEVEL 2 PLAN
BUILDING 3



ROOF LEVEL PLAN
BUILDING 3

KEYPLAN



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JUNE 16, 2026

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Fax 685-2076 Phone 683-5441

McMILLAN RESIDENCE

1053 - 1069 DOUGLAS CRESCENT
VANCOUVER, BC

July, 2026 #8113

DRAWING

BUILDING 3
PLANS

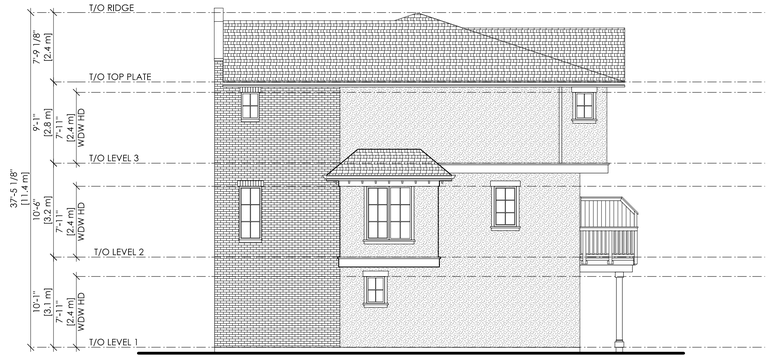
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JUN. 17, 2026

SCALE
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A2.04



FRONT ELEVATION
BUILDING 3



SIDE ELEVATION
BUILDING 3



REAR ELEVATION
BUILDING 3



SIDE ELEVATION
BUILDING 3

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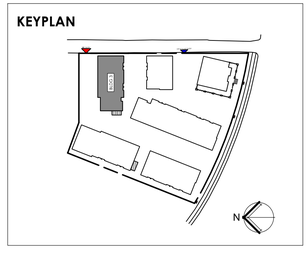
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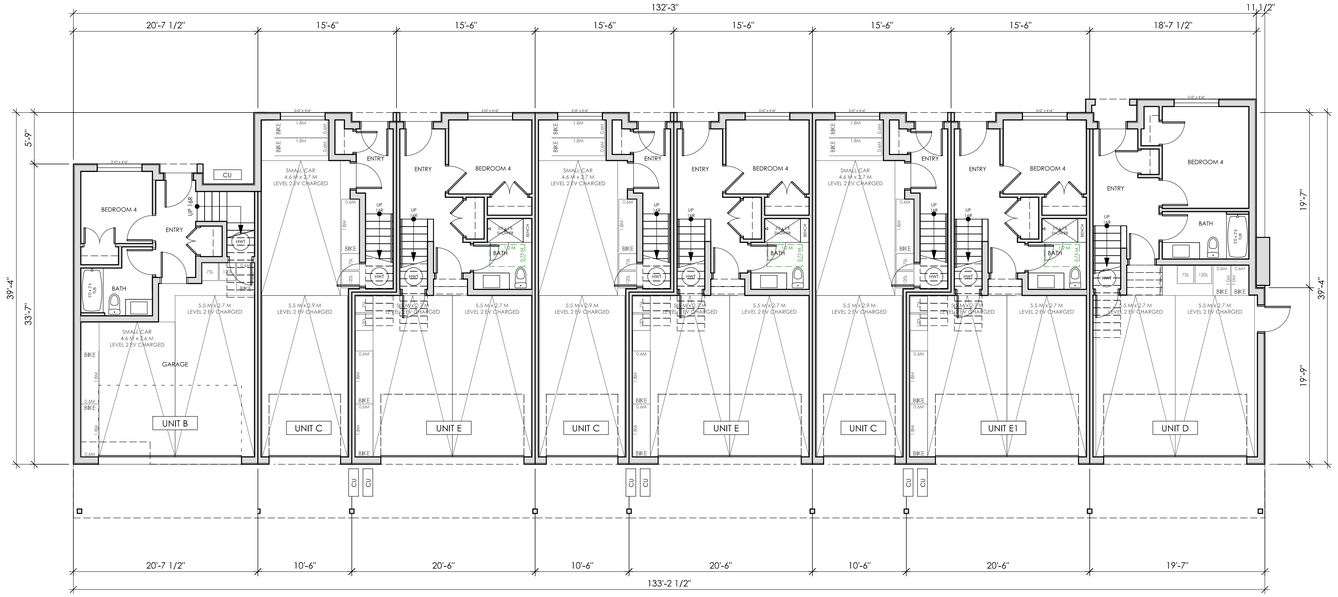
DRAWING

BUILDING 3
ELEVATIONS

PRINT DATE
JUN. 16, 2026

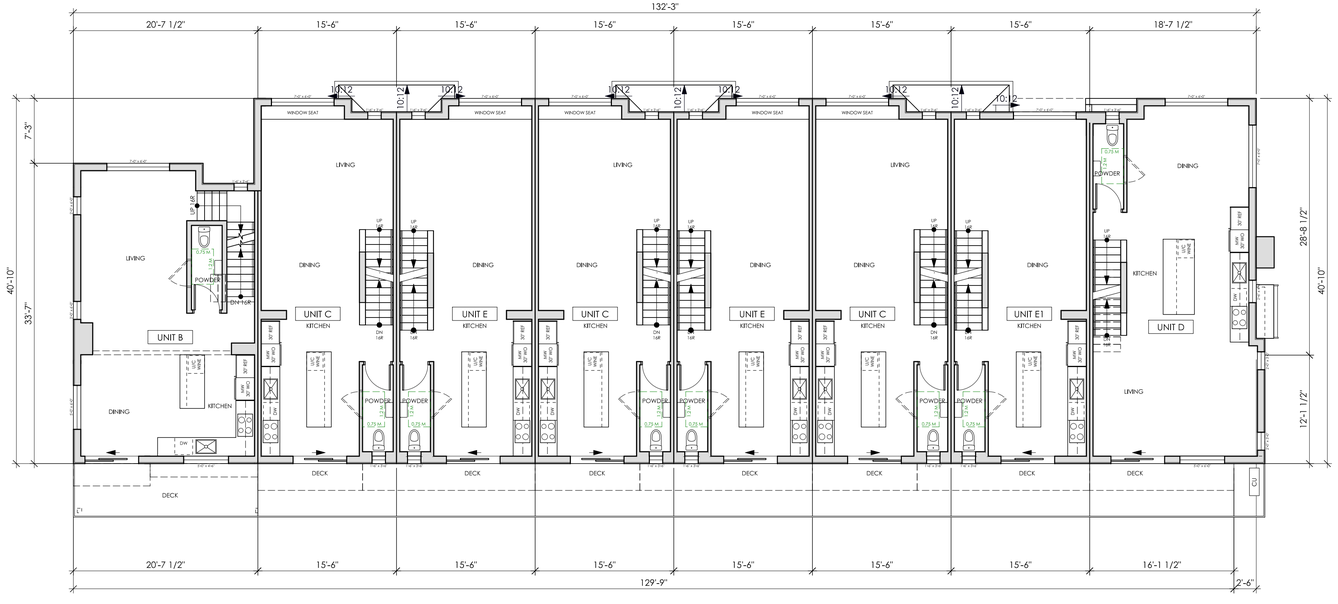
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LEVEL 1 PLAN

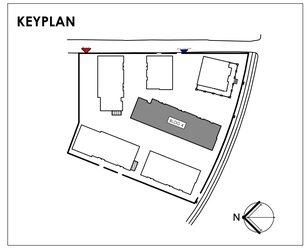
BUILDING 4



LEVEL 2 PLAN

BUILDING 4

KEYPLAN



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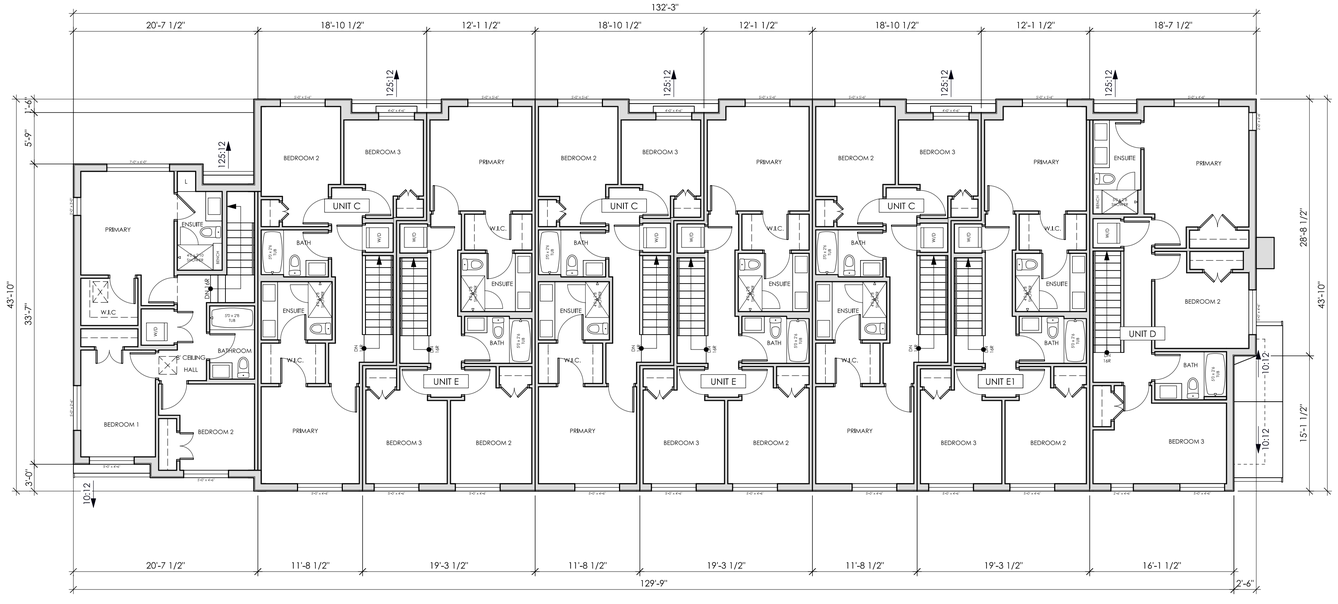
DRAWING

BUILDING 4
PLANS

PRINT DATE
JUN. 17, 2026

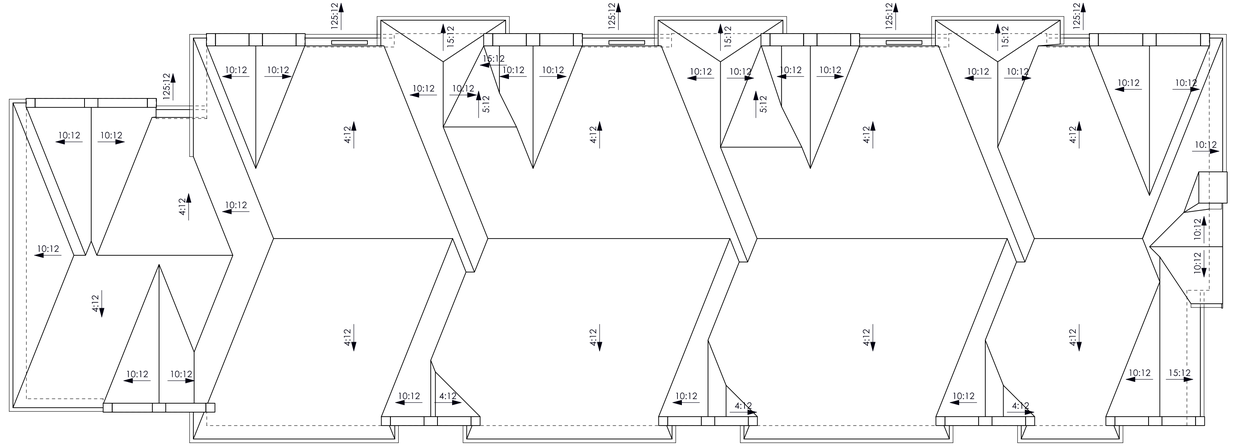
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LEVEL 3 PLAN

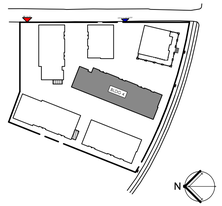
BUILDING 4



ROOF LEVEL PLAN

BUILDING 4

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BUILDING 4
PLANS

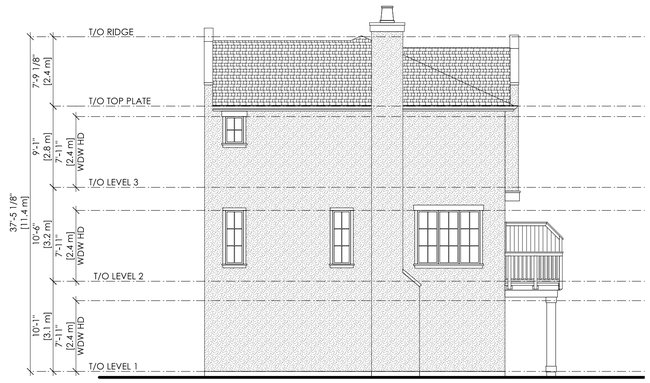
PRINT DATE
JUN. 17, 2026

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FRONT ELEVATION
BUILDING 4



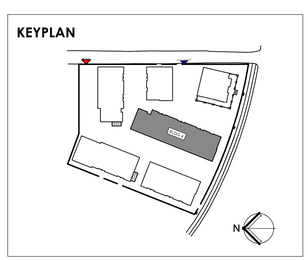
SIDE ELEVATION
BUILDING 4



REAR ELEVATION
BUILDING 4



SIDE ELEVATION
BUILDING 4



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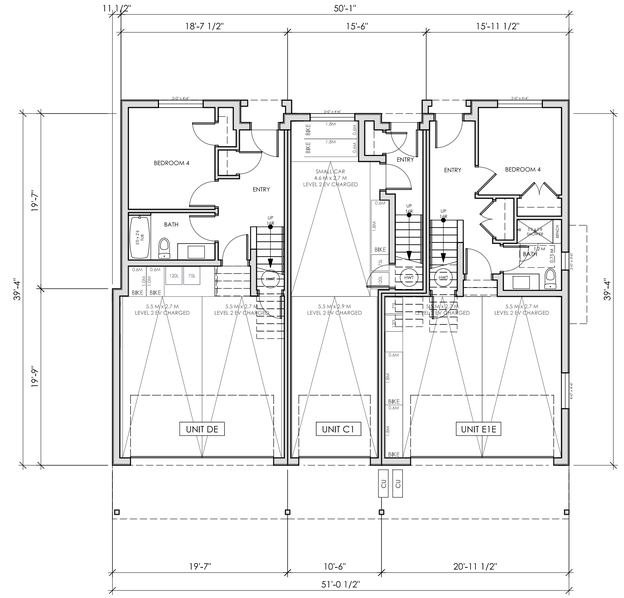
DRAWING

BUILDING 4
ELEVATIONS

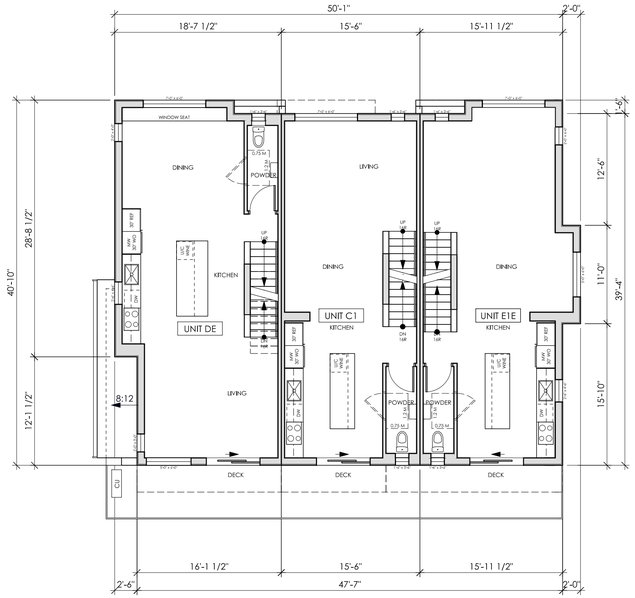
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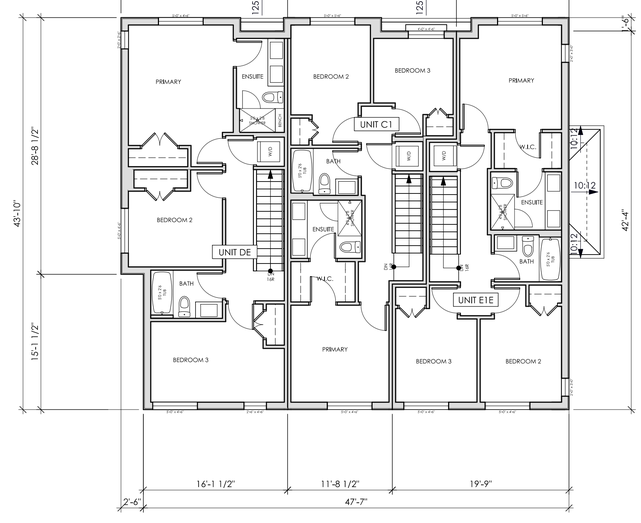
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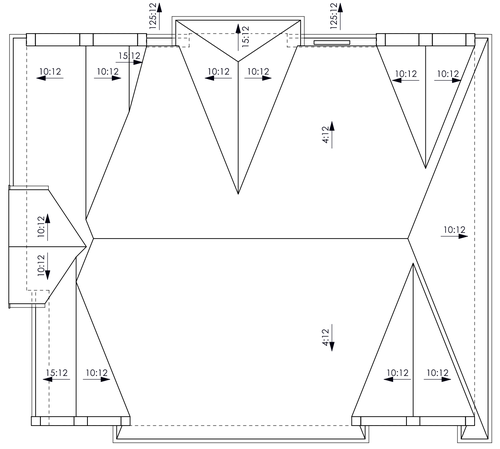
LEVEL 1 PLAN
BUILDING 5



LEVEL 2 PLAN
BUILDING 5

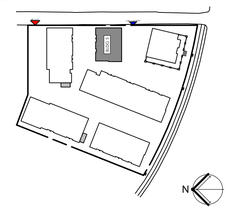


LEVEL 3 PLAN
BUILDING 5



ROOF LEVEL PLAN
BUILDING 5

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VANCOUVER, BC

July, 2026 #8113

DRAWING

BUILDING 5
PLANS

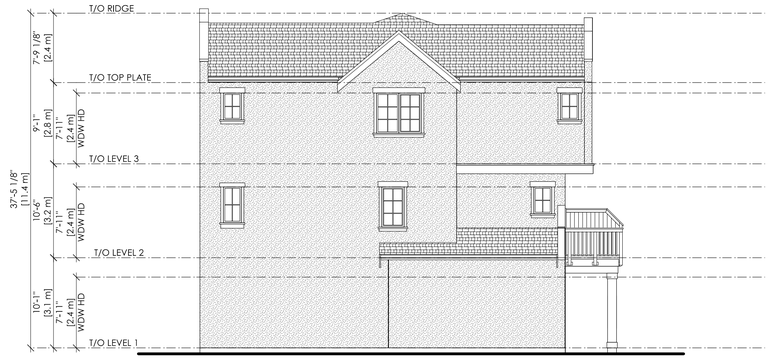
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JUN. 17, 2026

SCALE
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A2.09



FRONT ELEVATION
BUILDING 5



SIDE ELEVATION
BUILDING 5



REAR ELEVATION
BUILDING 5



SIDE ELEVATION
BUILDING 5

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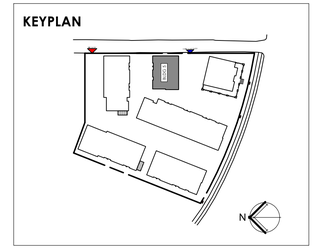
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DRAWING

BUILDING 5
ELEVATIONS

PRINT DATE
JUN. 16, 2026

SCALE
1/4" = 1'-0"

A2.10

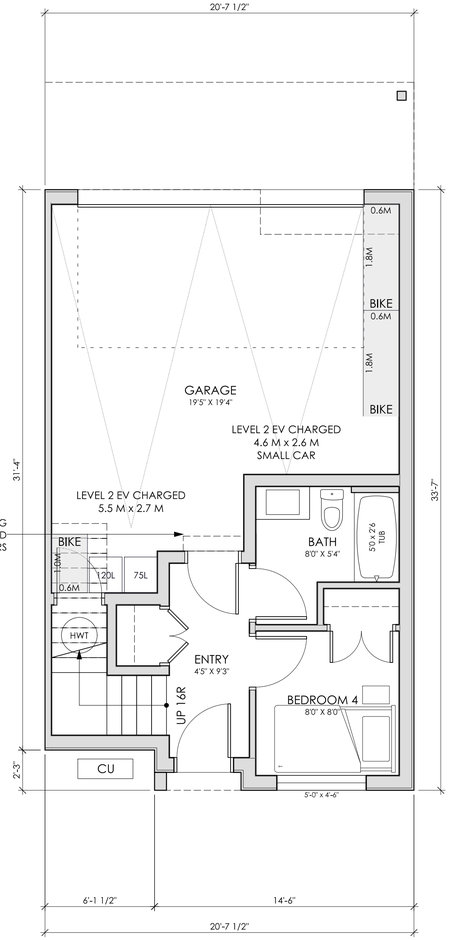
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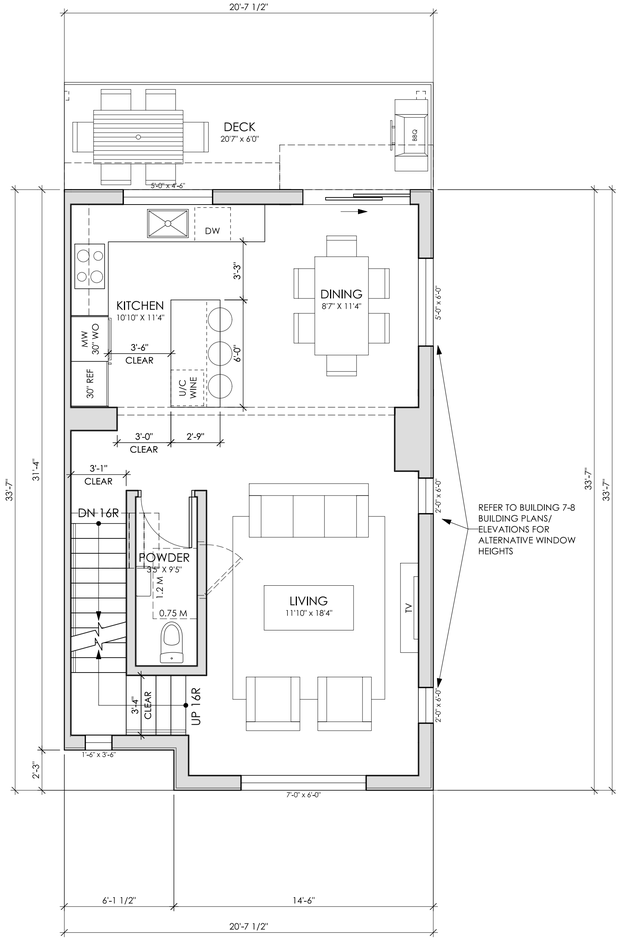
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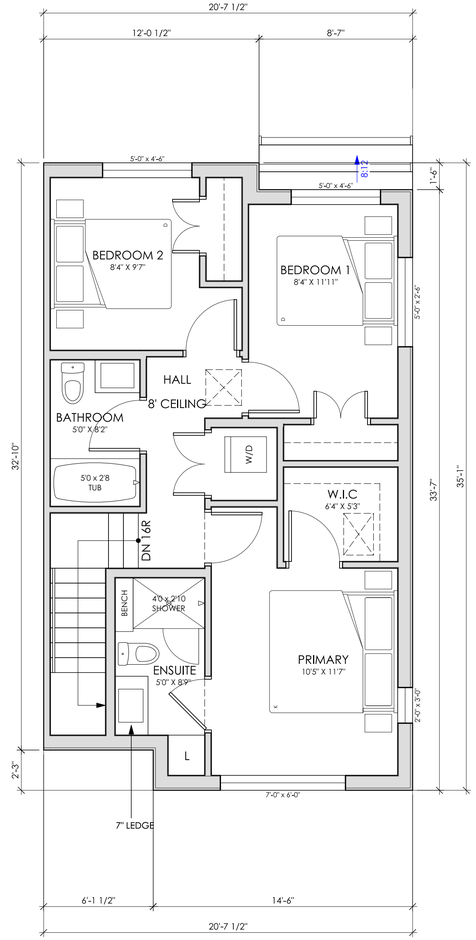
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LEVEL 1 PLAN
UNIT B



LEVEL 2 PLAN
UNIT B

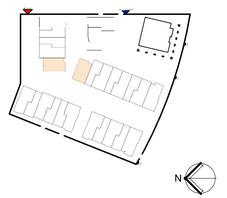


LEVEL 3 PLAN
UNIT B

UNIT TYPE B FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	678.9 SF	678.9 SF	696.9 SF	**2054.7 SF**
EXCLUSIONS	399.9 SF	0.0 SF	0.0 SF	**399.9 SF**
NET	278.9 SF	678.9 SF	696.9 SF	**1654.8 SF**

UNIT B KEYPLAN



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July, 2026 #8113

DRAWING

UNIT B PLANS

PRINT DATE
JUN. 16, 2026

SCALE
1/4" = 1'-0"

A3.00

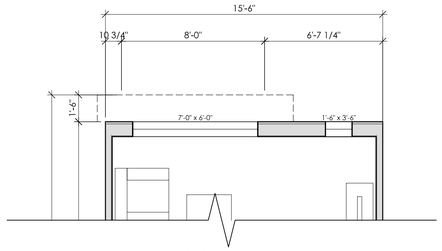
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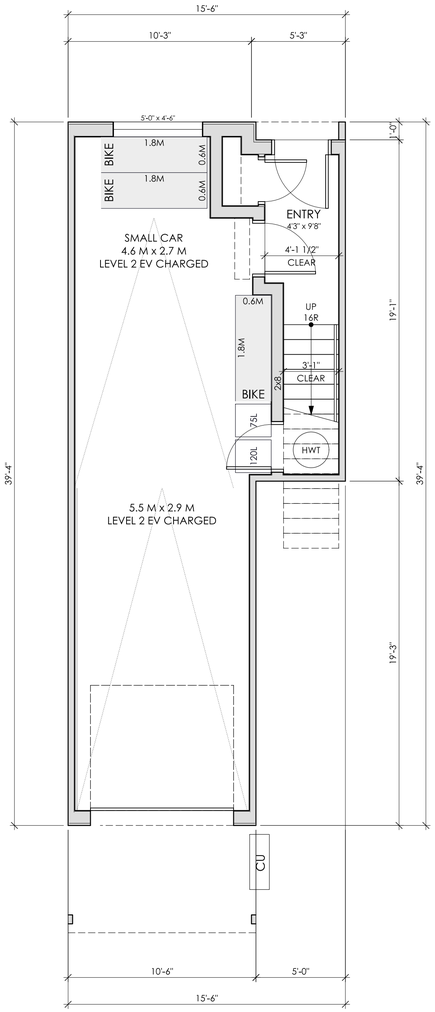
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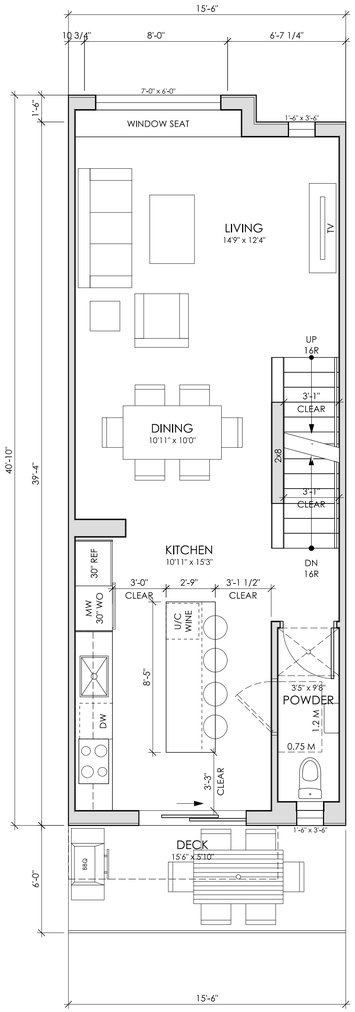
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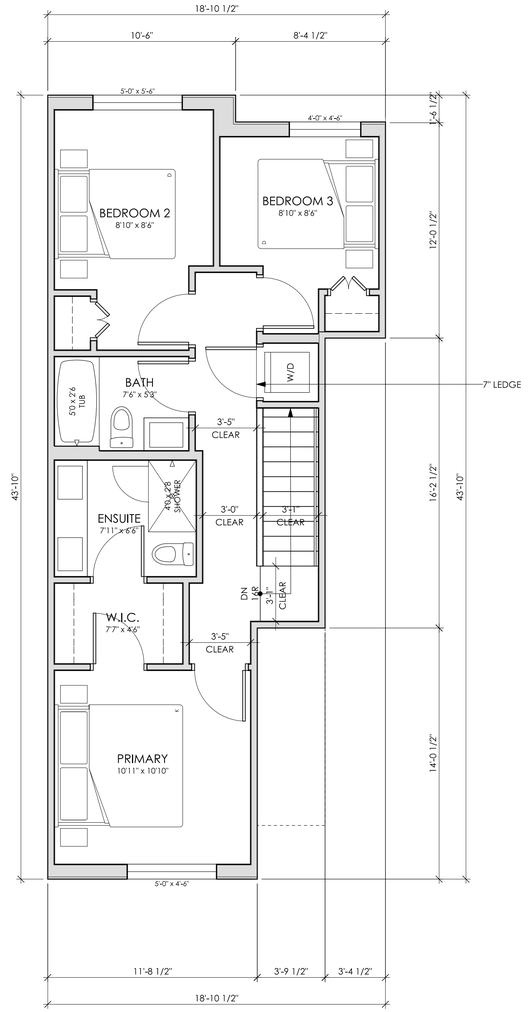
LEVEL 2 PLAN
UNIT C1



LEVEL 1 PLAN
UNIT C

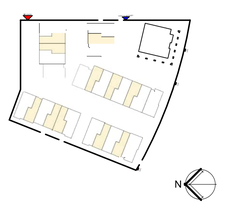


LEVEL 2 PLAN
UNIT C



LEVEL 3 PLAN
UNIT C/C1

UNIT C/C1 KEYPLAN



UNIT TYPE C FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	508.8 SF	625.4 SF	659.5 SF	**1793.7 SF**
EXCLUSIONS	415.4 SF	0.0 SF	0.0 SF	**415.4 SF**
NET	93.4 SF	625.4 SF	659.5 SF	**1378.3 SF**

UNIT TYPE C1 FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	508.8 SF	609.7 SF	659.5 SF	**1777.9 SF**
EXCLUSIONS	415.4 SF	0.0 SF	0.0 SF	**415.4 SF**
NET	93.4 SF	609.7 SF	659.5 SF	**1362.5 SF**

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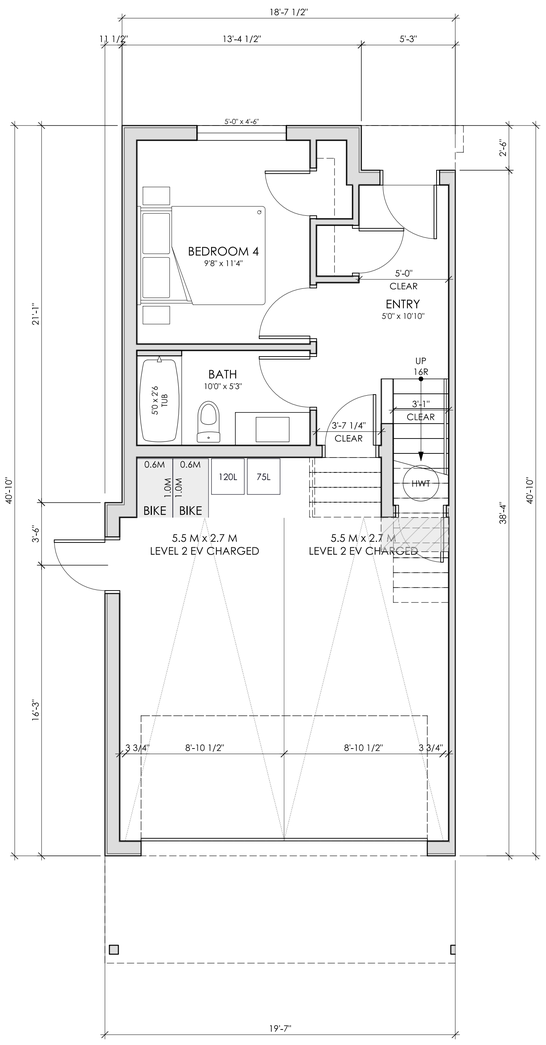
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UNIT C / C1 PLANS

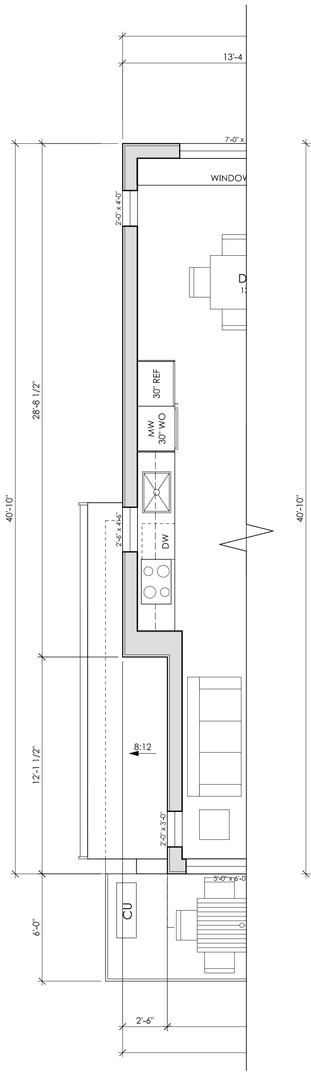
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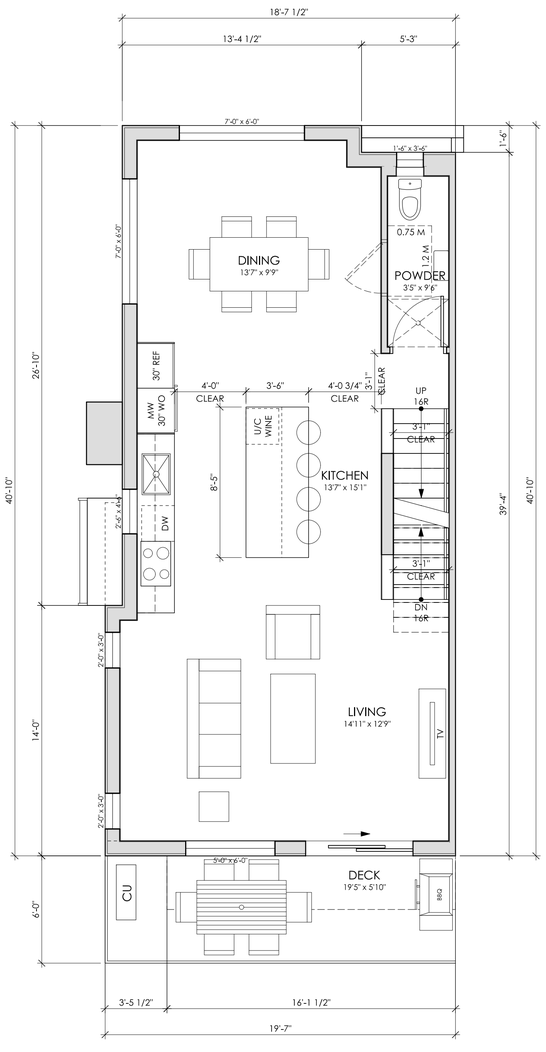
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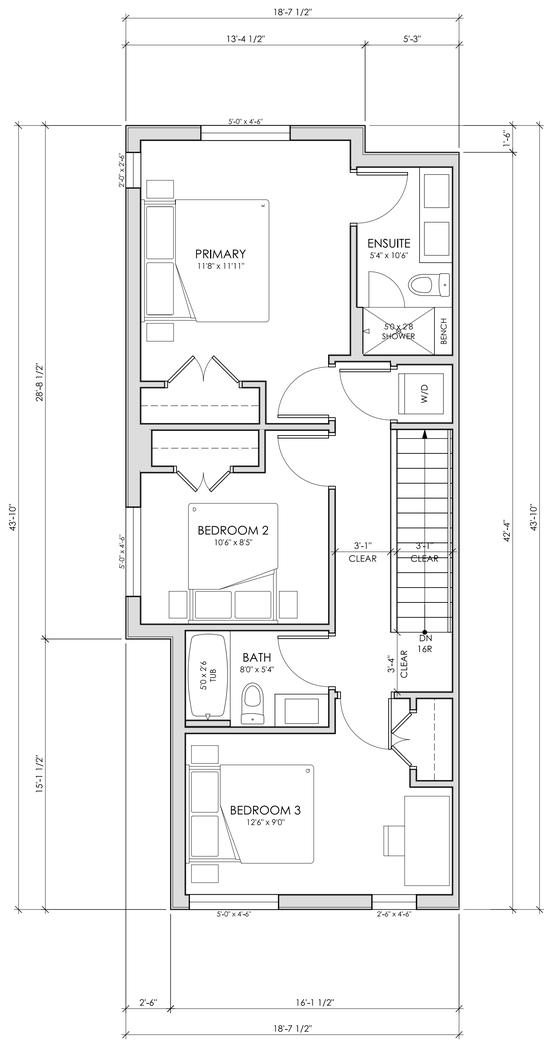
LEVEL 1 PLAN
UNIT D



LEVEL 2 PLAN
UNIT DE



LEVEL 2 PLAN
UNIT D



LEVEL 3 PLAN
UNIT D

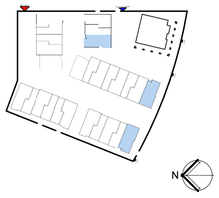
UNIT TYPE D FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	766.3 SF	766.1 SF	770.7 SF	**2303.1 SF**
EXCLUSIONS	427.4 SF	0.0 SF	0.0 SF	**427.4 SF**
NET	339.0 SF	766.1 SF	770.7 SF	**1875.7 SF**

UNIT TYPE DE FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	766.3 SF	722.3 SF	770.7 SF	**2259.4 SF**
EXCLUSIONS	427.4 SF	0.0 SF	0.0 SF	**427.4 SF**
NET	339.0 SF	722.3 SF	770.7 SF	**1832.0 SF**

UNIT D KEYPLAN



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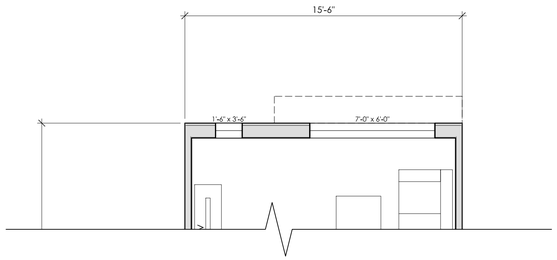
DRAWING

UNIT D / DE PLANS

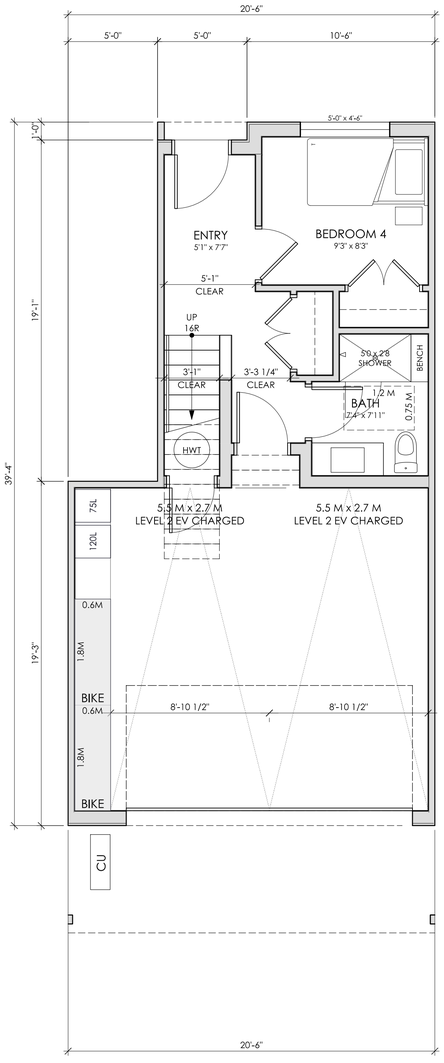
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JUN. 16, 2026

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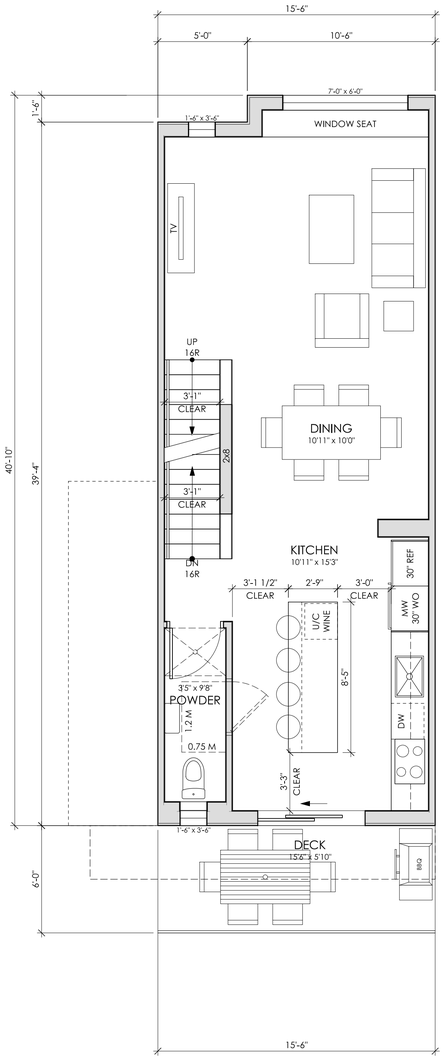
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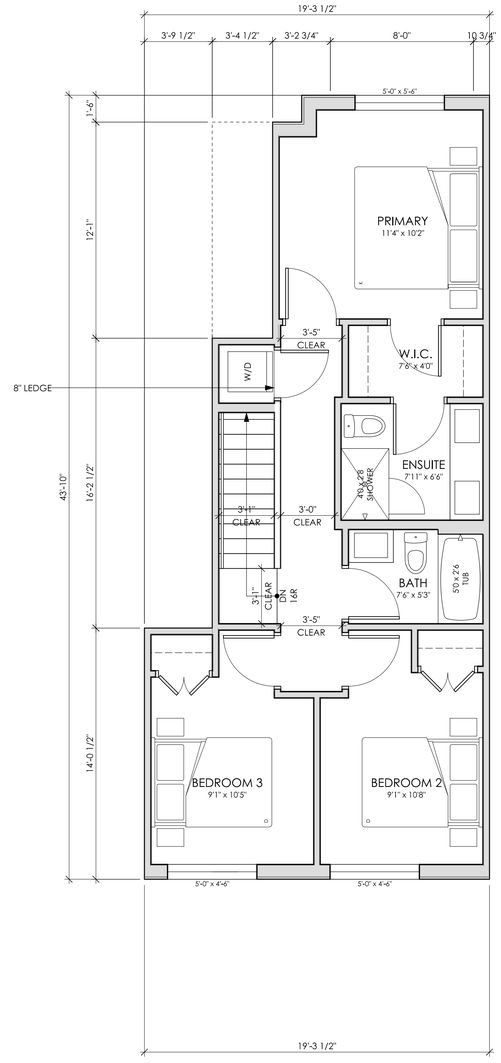
LEVEL 2 PLAN
UNIT E1



LEVEL 1 PLAN
UNIT E/E1



LEVEL 2 PLAN
UNIT E



LEVEL 3 PLAN
UNIT E/E1

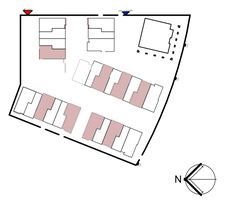
UNIT TYPE E FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	701.3 SF	625.4 SF	684.4 SF	**2011.0 SF**
EXCLUSIONS	402.4 SF	0.0 SF	0.0 SF	**402.4 SF**
NET	298.9 SF	625.4 SF	684.4 SF	**1608.7 SF**

UNIT TYPE E1 FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	701.3 SF	609.6 SF	684.4 SF	**1995.3 SF**
EXCLUSIONS	402.4 SF	0.0 SF	0.0 SF	**402.4 SF**
NET	298.9 SF	609.6 SF	684.4 SF	**1592.9 SF**

UNIT E /E1 KEYPLAN



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JUNE 16, 2026

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VANCOUVER, BC

July, 2026 #8113

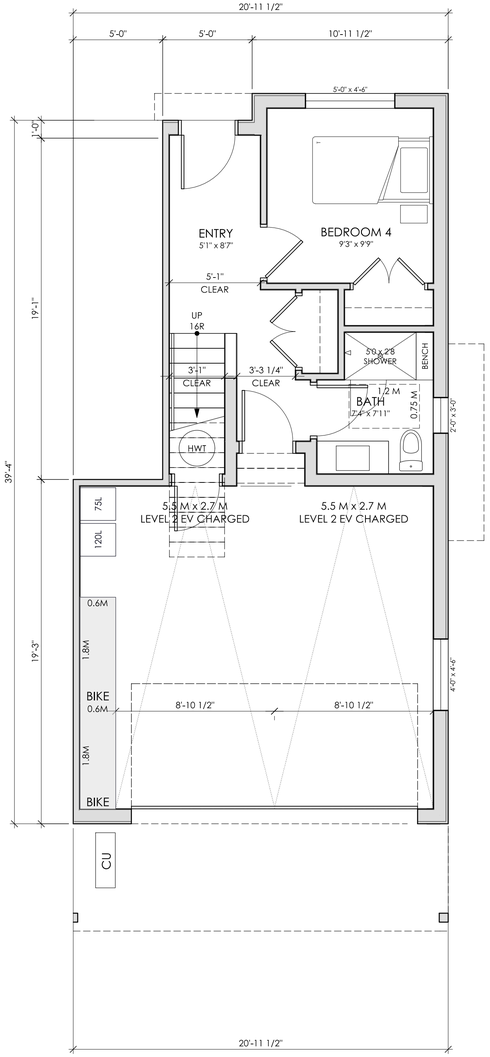
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UNIT E/E1 PLANS

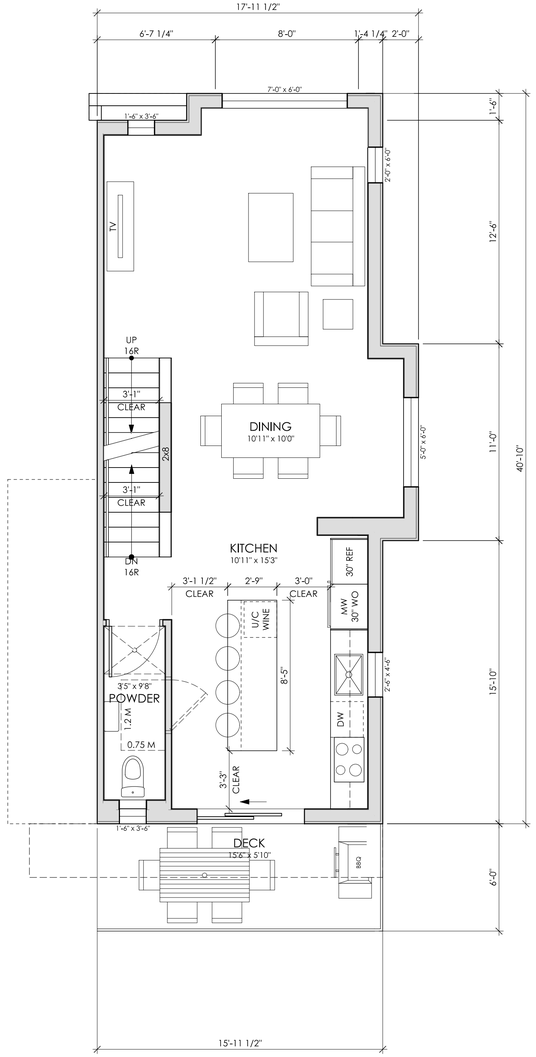
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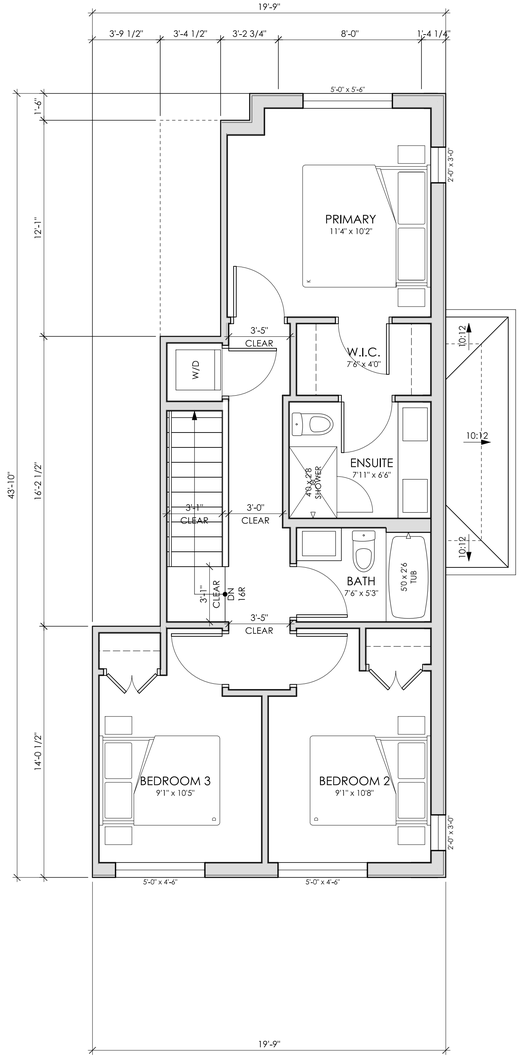
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LEVEL 1 PLAN
UNIT E1E



LEVEL 2 PLAN
UNIT E1E

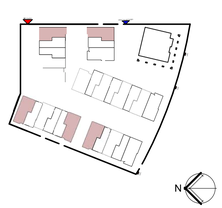


LEVEL 3 PLAN
UNIT E1E

UNIT TYPE E1E FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	740.4 SF	666.0 SF	704.5 SF	**2110.9 SF**
EXCLUSIONS	411.2 SF	0.0 SF	0.0 SF	**411.2 SF**
NET	329.2 SF	666.0 SF	704.5 SF	**1699.7 SF**

UNIT E1E KEYPLAN



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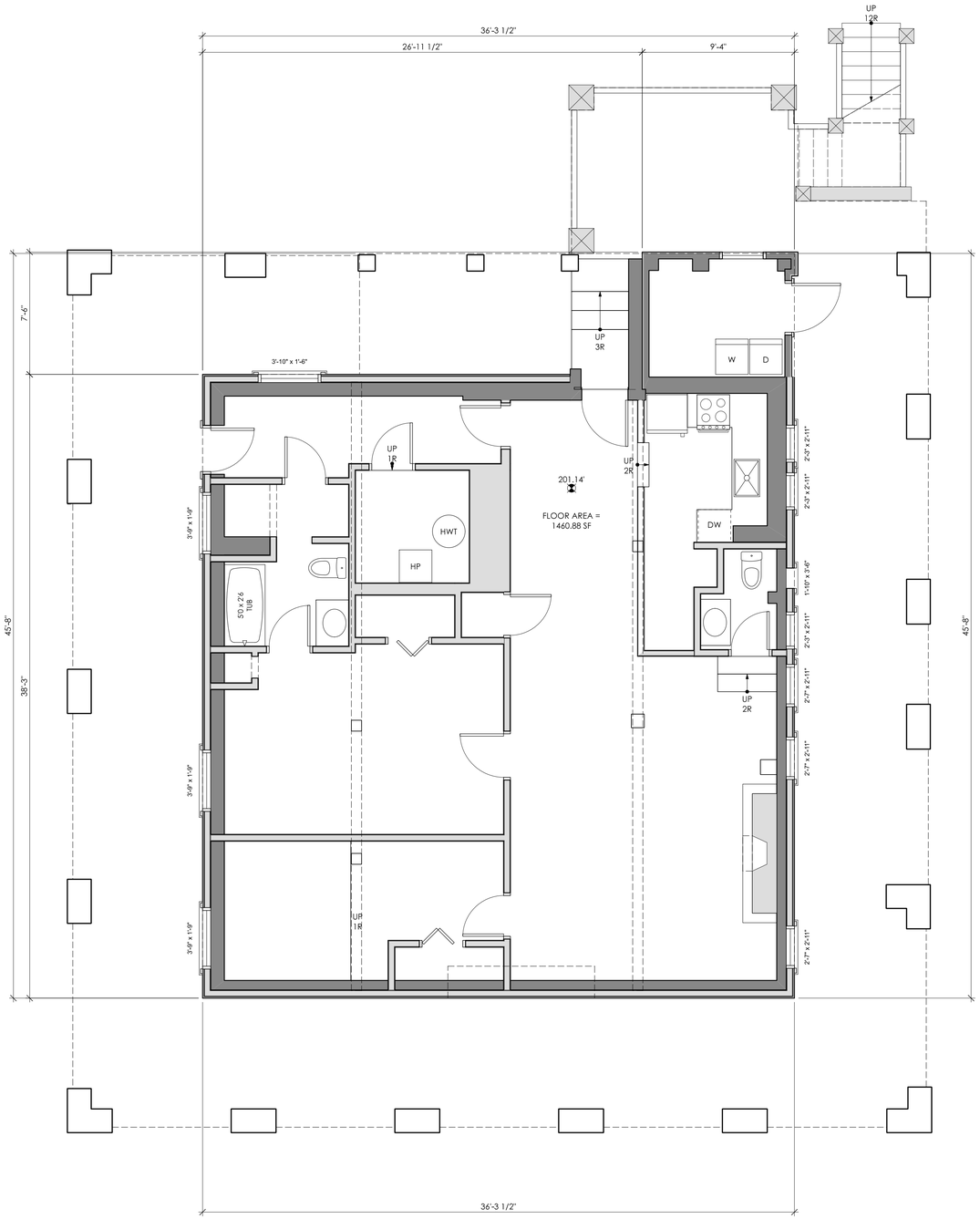
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UNIT E1E PLANS

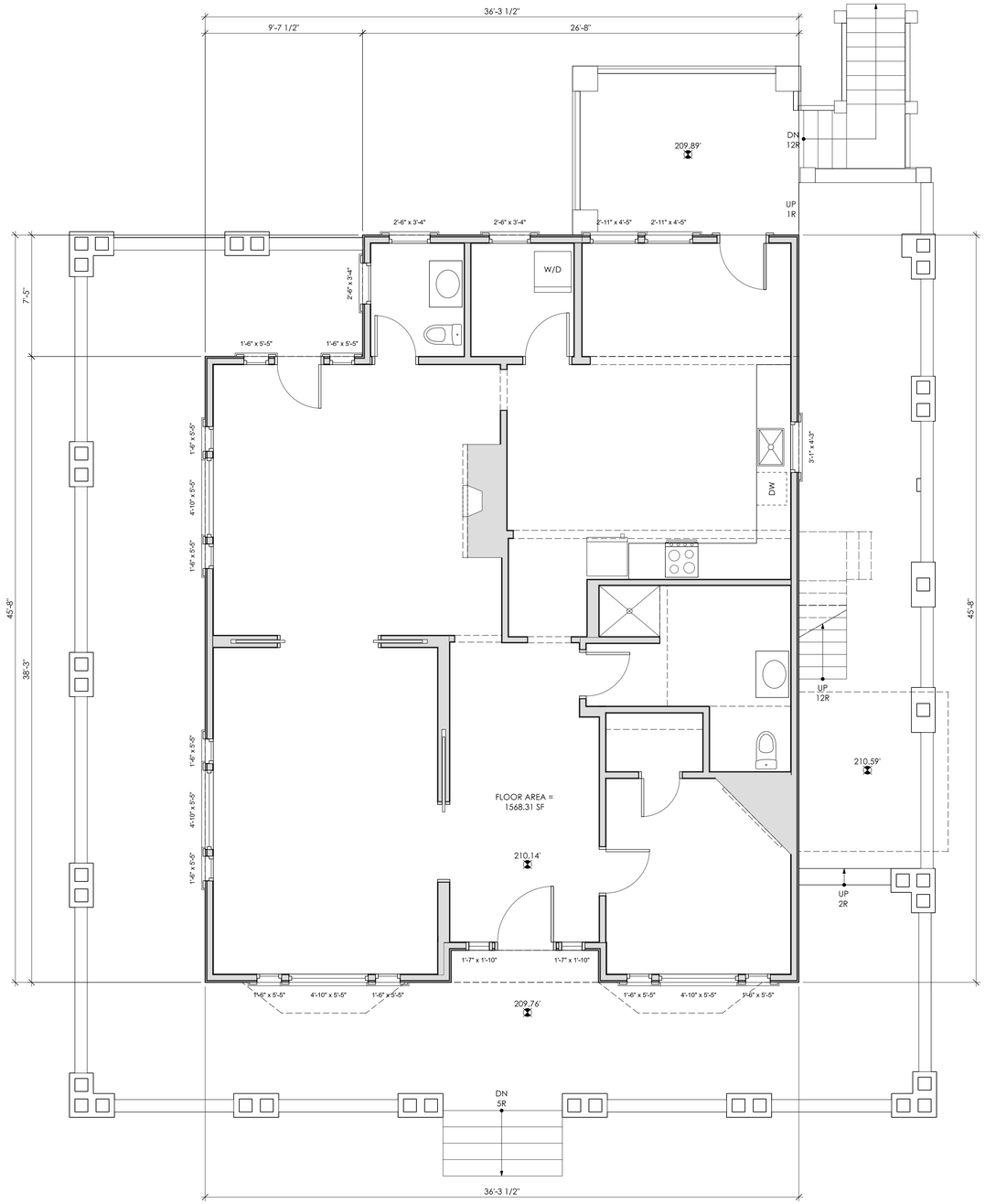
PRINT DATE
JUN. 16, 2026

SCALE
1/4" = 1'-0"

A3.04



LEVEL 0 PLAN
EXISTING HERITAGE HOUSE



LEVEL 1 PLAN
EXISTING HERITAGE HOUSE

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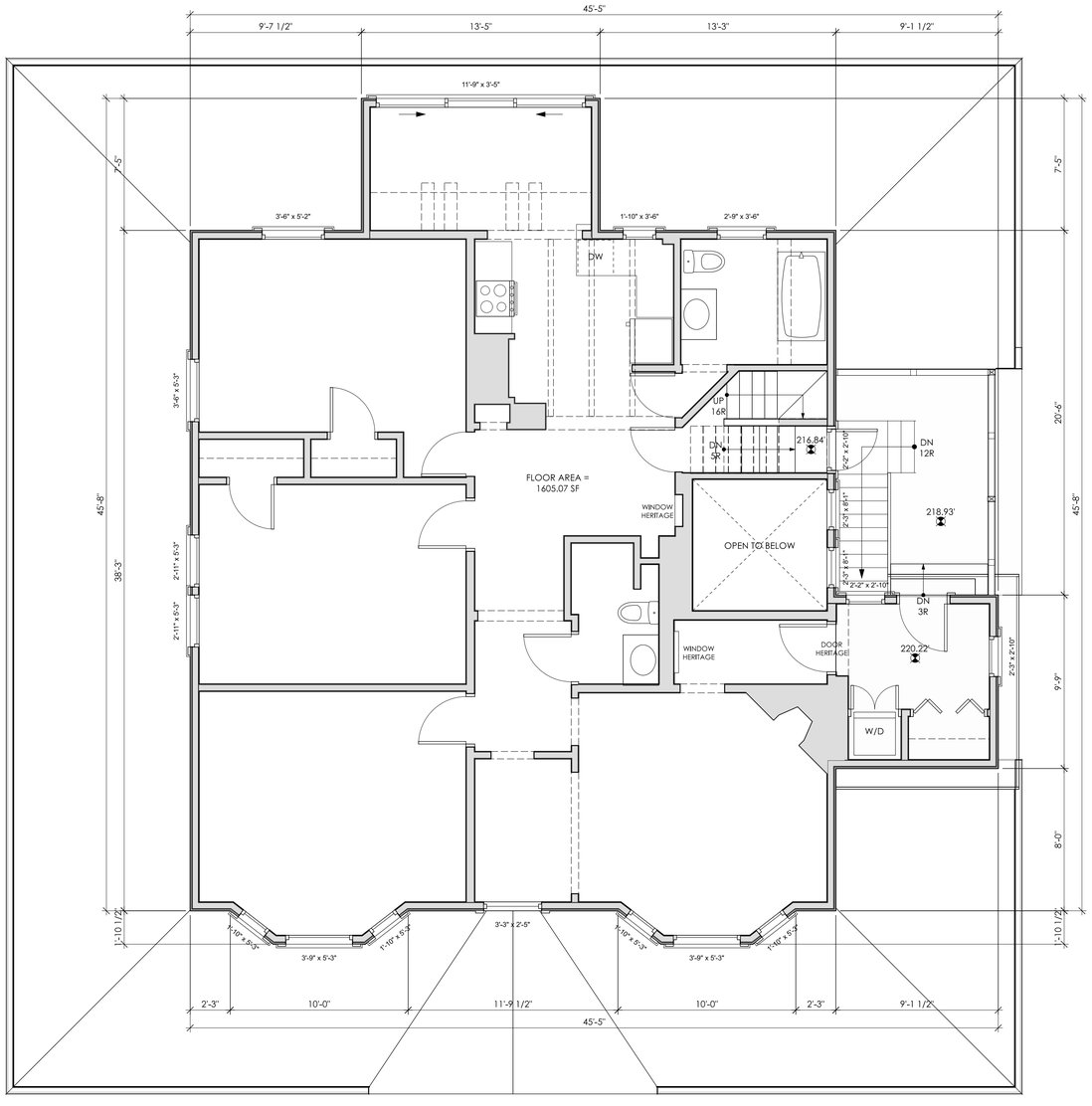
DRAWING

HERITAGE
EXISTING
BUILDING PLANS

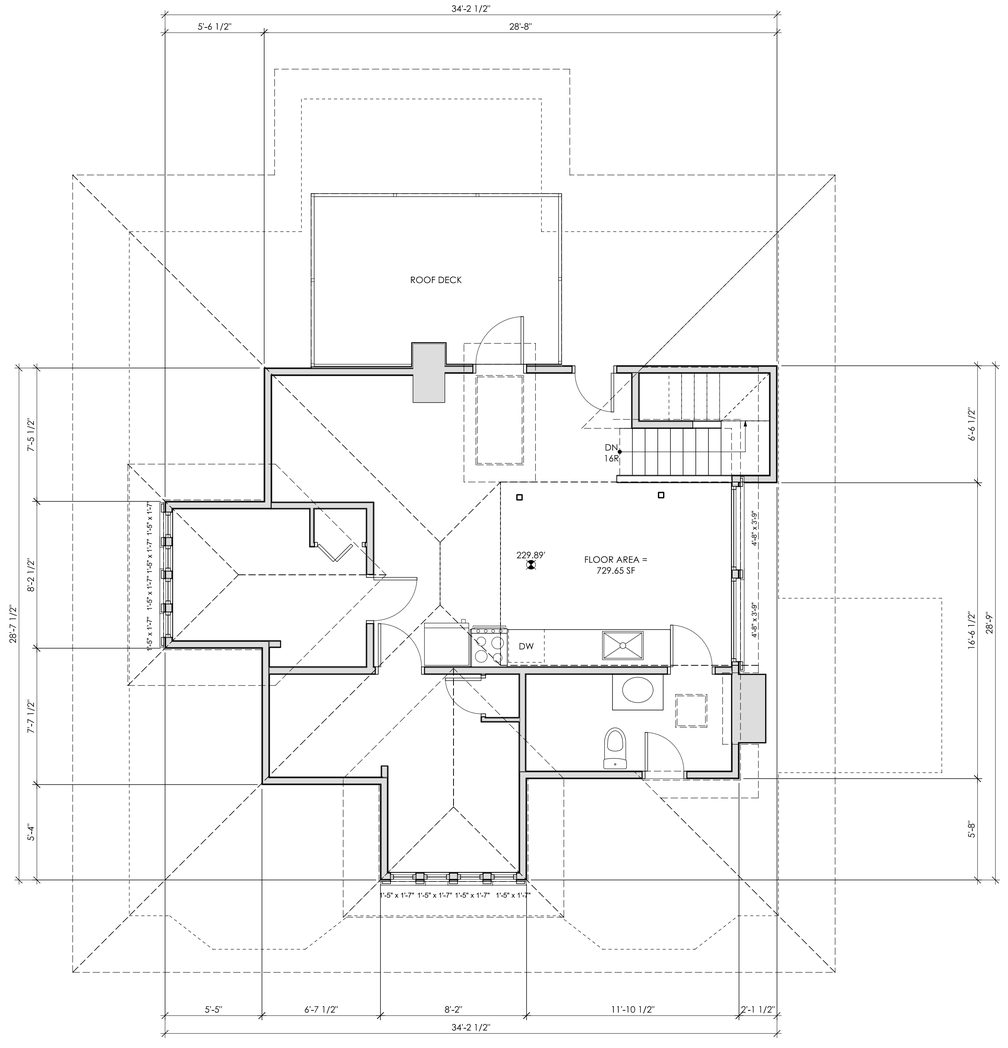
PRINT DATE
JUN. 16, 2026

SCALE
1/4" = 1'-0"

A4.00



LEVEL 2 PLAN
EXISTING HERITAGE HOUSE



LEVEL 3 PLAN
EXISTING HERITAGE HOUSE

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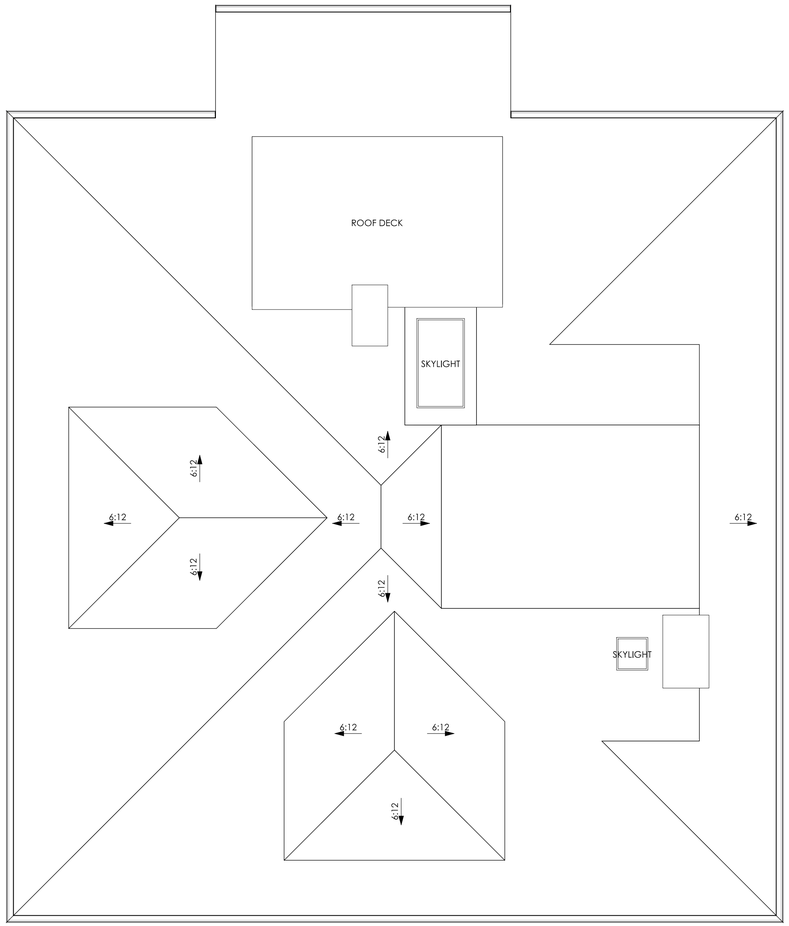
DRAWING

HERITAGE
EXISTING
BUILDING PLANS

PRINT DATE
JUN. 16, 2026

SCALE
1/4" = 1'-0"

A4.01



ROOF PLAN
EXISTING HERITAGE HOUSE

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PRINT DATE
JUN. 16, 2026

SCALE
1/4" = 1'-0"

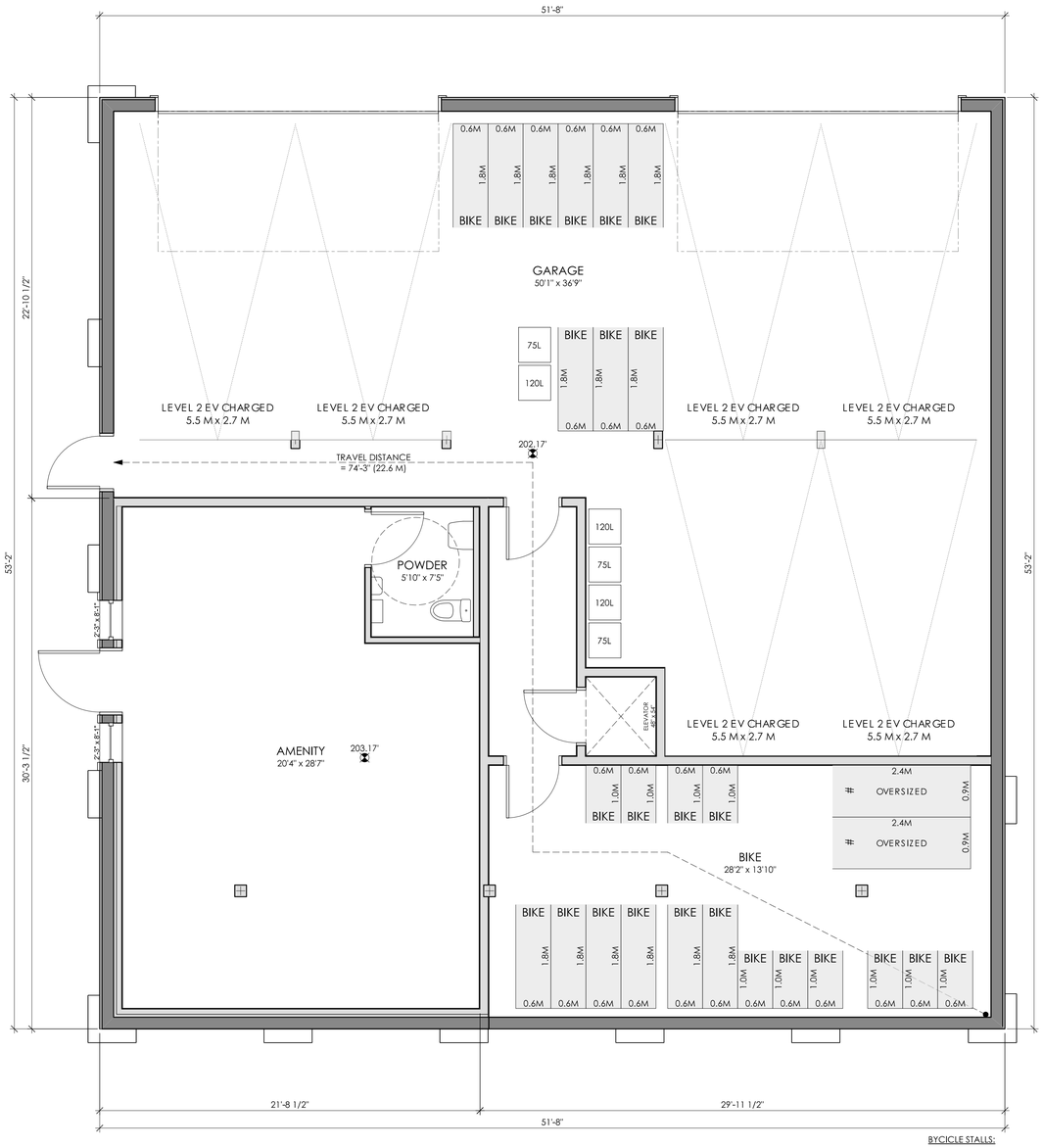
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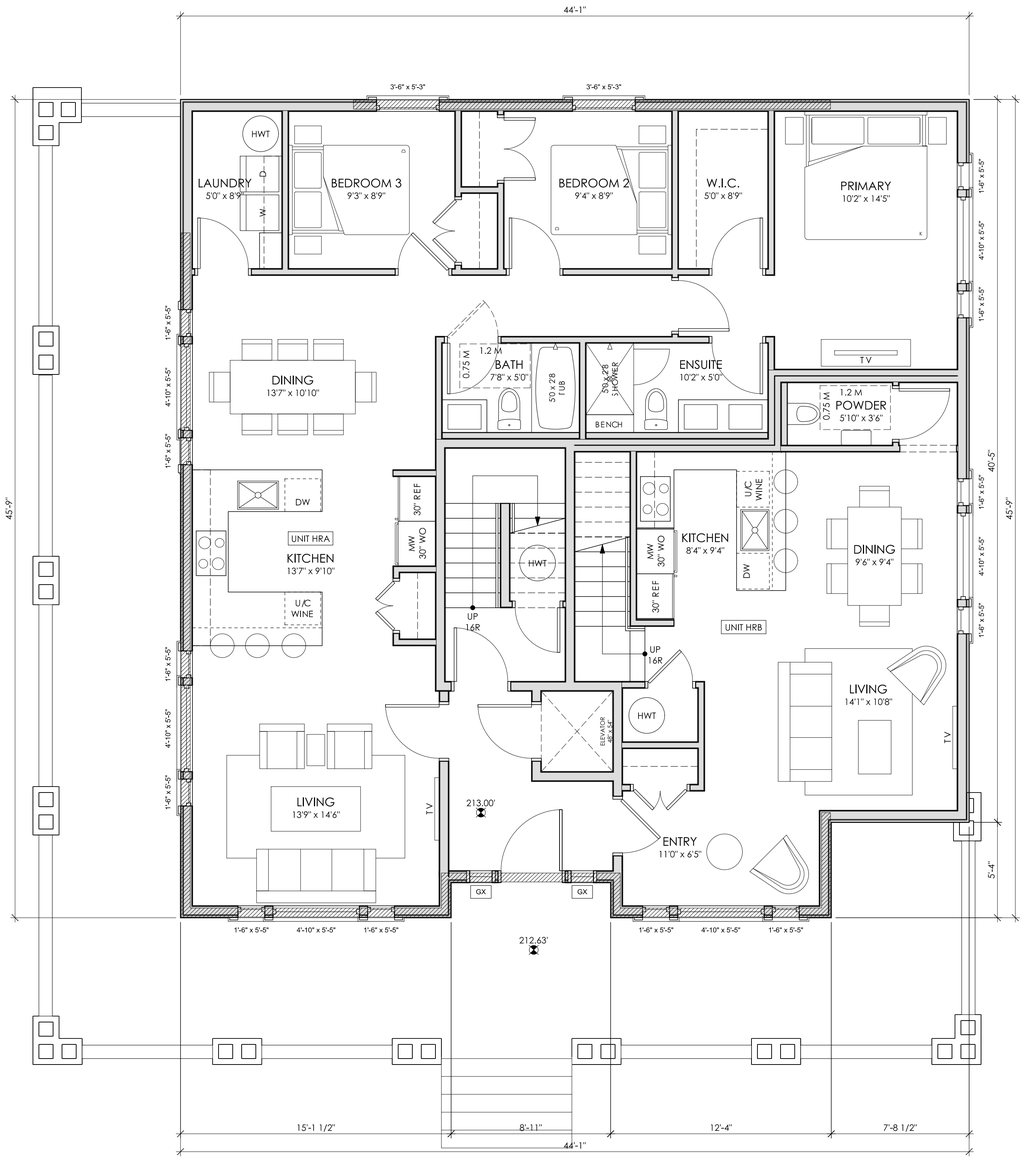
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MAY 27, 2026



BYCICLE STALLS:

VERTICAL - 10
HORIZONTAL - 6
OVERSIZED - 2
TOTAL: 18

LEVEL 0 PLAN
PROPOSED HERITAGE HOUSE



LEVEL 1 PLAN
PROPOSED HERITAGE HOUSE

LEGEND

- EXISTING WALL
- NEW ADDITION

HERITAGE FLOOR AREAS

	GROSS AREA	EXCLUSIONS	NET AREA
UNIT HR-A	1196.6 SF	0.0 SF	1196.6 SF
UNIT HR-B	1303.0 SF	0.0 SF	1303.0 SF
UNIT HR-C	1748.4 SF	0.0 SF	1748.4 SF
SHARED CORRIDOR	210.9 SF	0.0 SF	210.9 SF
ATTIC AREA	102.7 SF	0.0 SF	102.7 SF
BASEMENT PARKING & BIKE STORAGE	1973.3 SF	1973.3 SF	0.0 SF
BASEMENT AMENITY	655.7 SF	655.7 SF	0.0 SF
TOTAL	**7190.6 SF**	**2629.0 SF**	**4561.6 SF**

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DRAWING

HERITAGE
PROPOSED
BUILDING PLANS

PRINT DATE
JUN. 16, 2026

SCALE
1/4" = 1'-0"

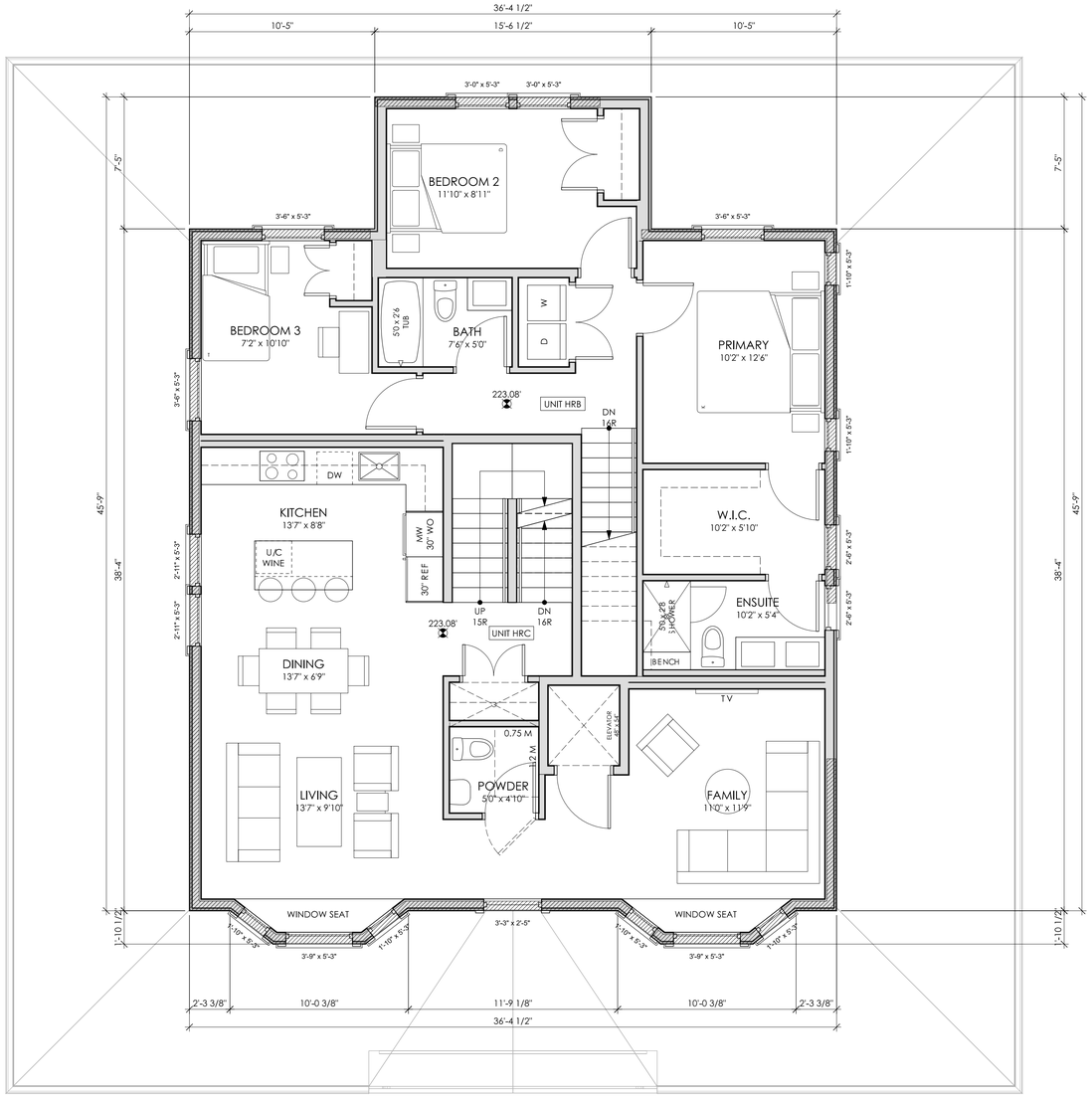
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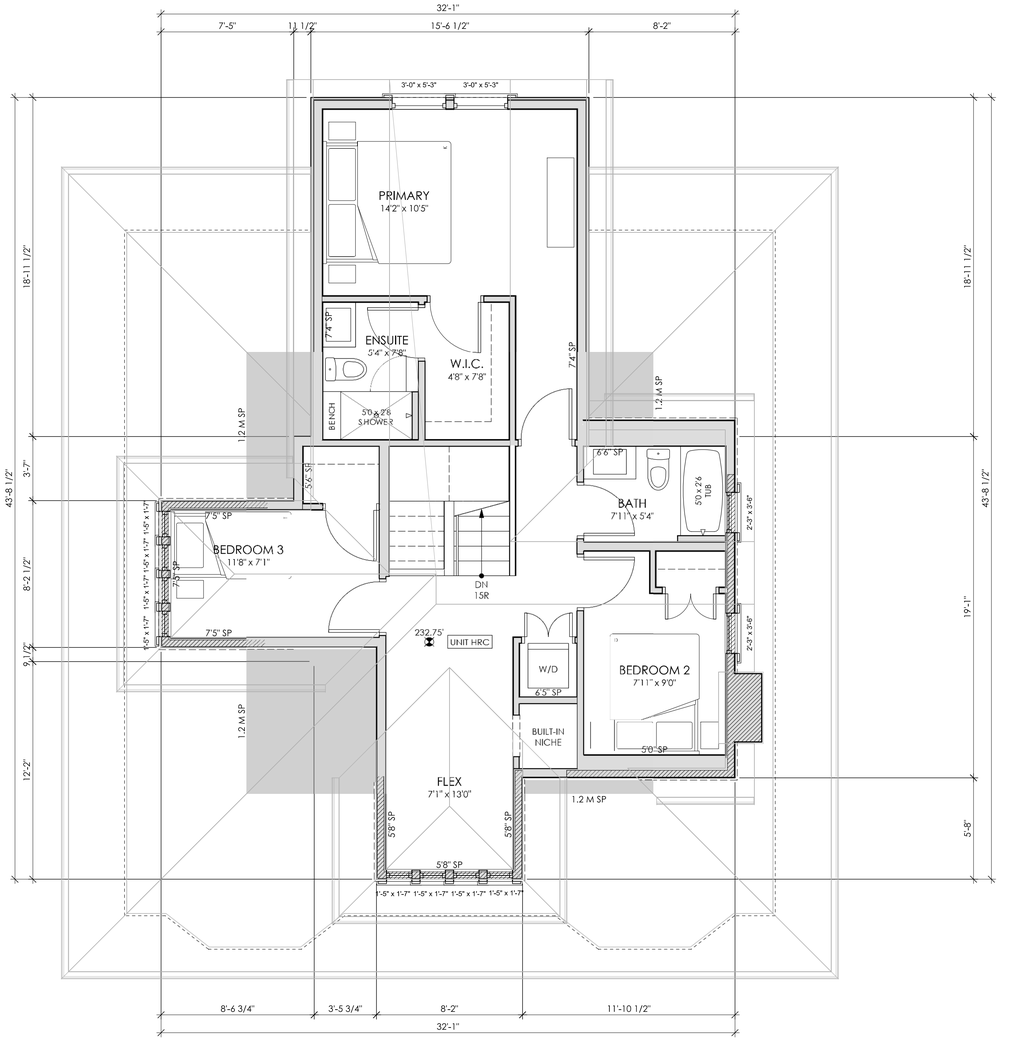
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LEVEL 2 PLAN
PROPOSED HERITAGE HOUSE



LEVEL 3 PLAN
PROPOSED HERITAGE HOUSE

LEGEND

- EXISTING WALL
- NEW ADDITION
- ATTIC GROSS AREA

HERITAGE FLOOR AREAS

	GROSS AREA	EXCLUSIONS	NET AREA
UNIT HR-A	1196.6 SF	0.0 SF	1196.6 SF
UNIT HR-B	1303.0 SF	0.0 SF	1303.0 SF
UNIT HR-C	1748.4 SF	0.0 SF	1748.4 SF
SHARED CORRIDOR	210.9 SF	0.0 SF	210.9 SF
ATTIC AREA	102.7 SF	0.0 SF	102.7 SF
BASEMENT PARKING & BIKE STORAGE	1973.3 SF	1973.3 SF	0.0 SF
BASEMENT AMENITY	655.7 SF	655.7 SF	0.0 SF
TOTAL	**7190.6 SF**	**2629.0 SF**	**4561.6 SF**

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July, 2025 #8117

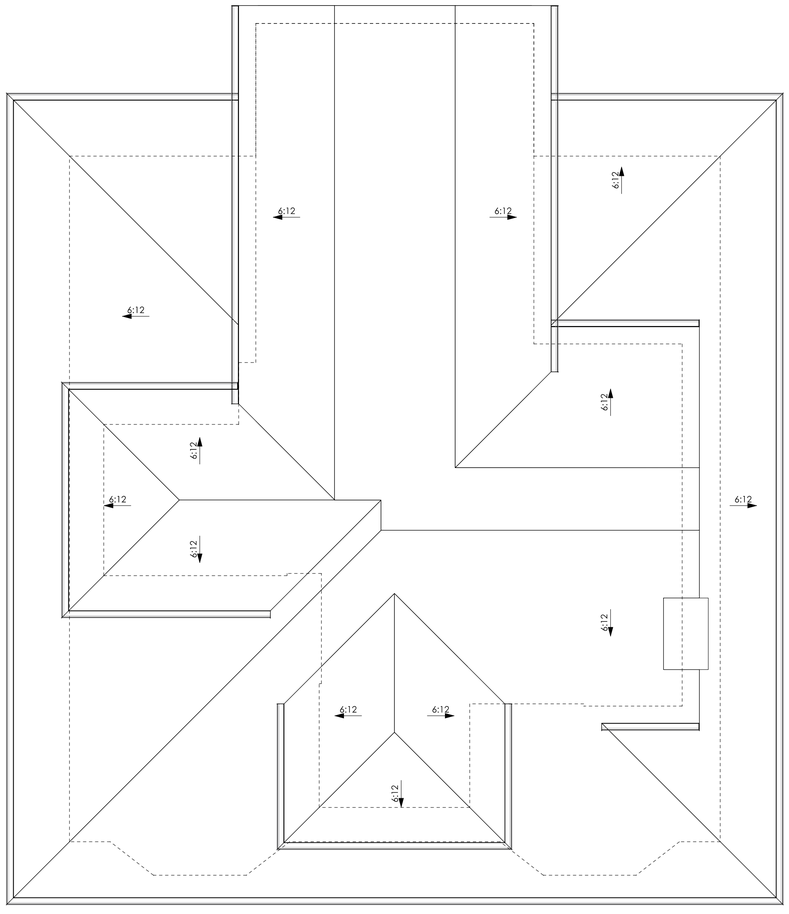
DRAWING

HERITAGE
PROPOSED
BUILDING PLANS

PRINT DATE
JUN. 16, 2026

SCALE
1/4" = 1'-0"

A4.04



ROOF PLAN
PROPOSED HERITAGE HOUSE

HERITAGE FLOOR AREAS

	GROSS AREA	EXCLUSIONS	NET AREA
UNIT HR-A	1196.6 SF	0.0 SF	1196.6 SF
UNIT HR-B	1303.0 SF	0.0 SF	1303.0 SF
UNIT HR-C	1748.4 SF	0.0 SF	1748.4 SF
SHARED CORRIDOR	210.9 SF	0.0 SF	210.9 SF
ATTIC AREA	102.7 SF	0.0 SF	102.7 SF
BASEMENT PARKING & BIKE STORAGE	1973.3 SF	1973.3 SF	0.0 SF
BASEMENT AMENITY	655.7 SF	655.7 SF	0.0 SF
TOTAL	**7190.6 SF**	**2629.0 SF**	**4561.6 SF**

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VANCOUVER, BC

July. 2025 #8117

DRAWING

HERITAGE
PROPOSED
BUILDING PLANS

PRINT DATE
JUN. 16. 2026

SCALE
1/4" = 1'-0"

A4.05



SOUTH ELEVATION
EXISTING HERITAGE HOUSE



SOUTH ELEVATION
PROPOSED HERITAGE HOUSE

NOTE: MATERIALS AND COLOURS TO BE RESTORED
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HERITAGE
ELEVATIONS

PRINT DATE
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SCALE
1/4" = 1'-0"

A4.06



EAST ELEVATION
EXISTING HERITAGE HOUSE



EAST ELEVATION
PROPOSED HERITAGE HOUSE

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July, 2025 #8117

DRAWING

HERITAGE
ELEVATIONS

PRINT DATE
JUN. 16, 2026

SCALE
1/4" = 1'-0"

A4.07



NORTH ELEVATION
EXISTING HERITAGE HOUSE



NORTH ELEVATION
PROPOSED HERITAGE HOUSE

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July, 2025 #8117

DRAWING

HERITAGE ELEVATIONS

PRINT DATE
JUN. 16, 2026

SCALE
1/4" = 1'-0"

A4.08



WEST ELEVATION
EXISTING HERITAGE HOUSE



WEST ELEVATION
PROPOSED HERITAGE HOUSE

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July. 2025 #8117

DRAWING

HERITAGE
ELEVATIONS

PRINT DATE
JUN. 16, 2026

SCALE
1/4" = 1'-0"

A4.09

LEVEL 0 AREA

GROSS BUILDING AREA	2740.3 SF	254.6 SM
GARAGE/STORAGE EXCLUSIONS	1979.9 SF	183.9 SM
ELECTRICAL ROOM EXCLUSIONS	0.0 SF	0.0 SM
AMENITY EXCLUSIONS	655.7 SF	60.9 SM
TOTAL EXCLUSIONS	2635.7 SF	244.9 SM
TOTAL NET AREA	104.6 SF	9.7 SM

AREA DEDUCTIONS:

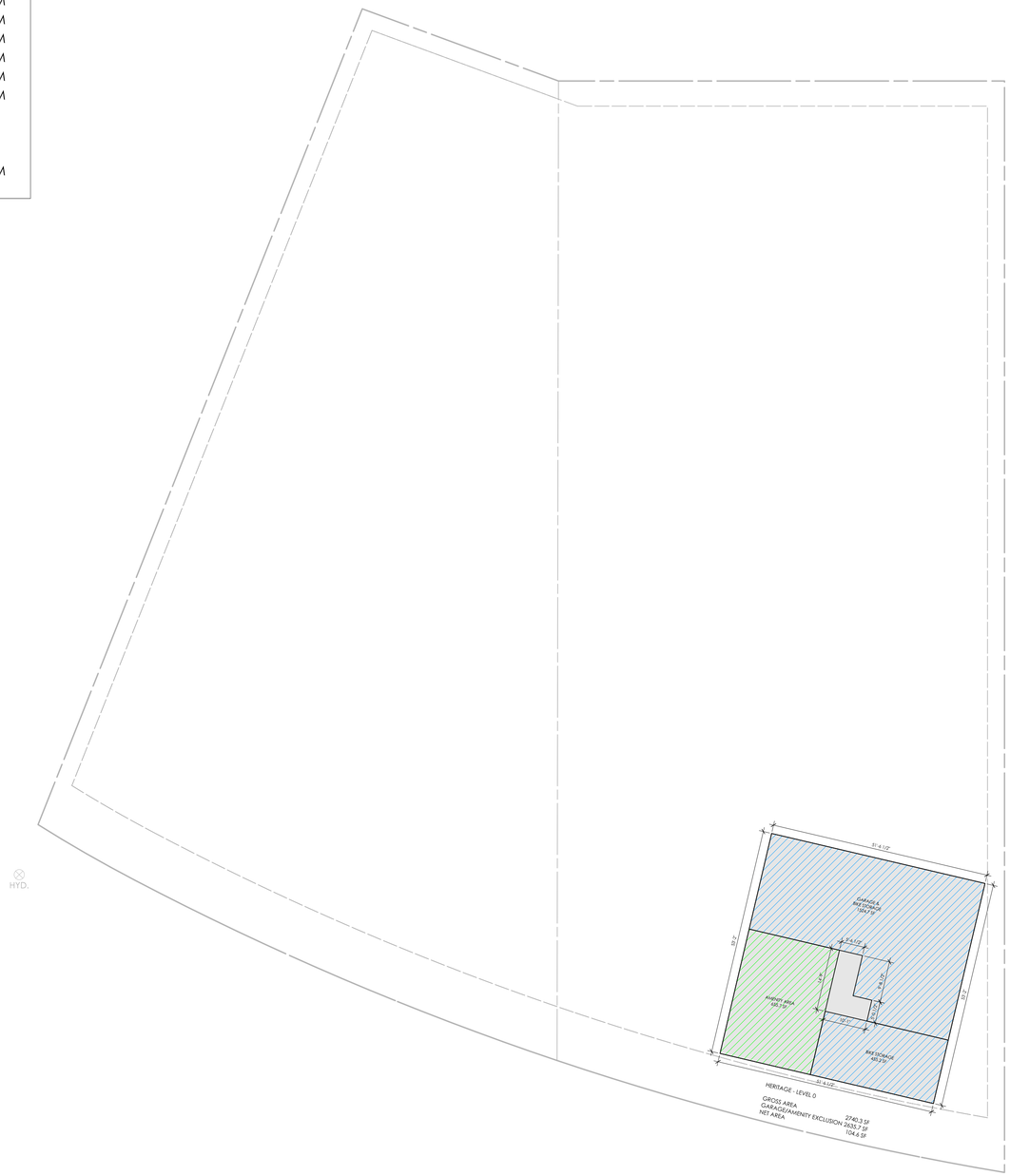
BALCONY/DECK AREA	0.0 SF	0.0 SM

LEGEND

- GROSS BUILDING AREA
- GARAGE / STORAGE EXCLUSION
- ELECTRICAL ROOM EXCLUSION
- AMENITY EXCLUSION
- DECK EXCLUSION

NOTES:

ALL BUILDING DIMENSIONS, OVERHANGS, SETBACKS AND YARDS ARE TO THE FACE OF CLADDING.



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DRAWING

AREA OVERLAY
LEVEL 0

PRINT DATE
JUN. 17, 2026

SCALE
1/4" = 1'-0"

01.00

LEVEL 1 AREA

GROSS BUILDING AREA	19328.7 SF	1795.7 SM
GARAGE/STORAGE EXCLUSIONS	11109.0 SF	1032.1 SM
ELECTRICAL ROOM EXCLUSIONS	188.4 SF	17.5 SM
AMENITY EXCLUSIONS	0.0 SF	0.0 SM
TOTAL EXCLUSIONS	11297.4 SF	1049.6 SM
TOTAL NET AREA	8031.3 SF	746.1 SM
AREA DEDUCTIONS:		
BALCONY/DECK AREA	733.5 SF	68.1 SM

LEGEND

- GROSS BUILDING AREA
- GARAGE / STORAGE EXCLUSION
- ELECTRICAL ROOM EXCLUSION
- AMENITY EXCLUSION
- DECK EXCLUSION

NOTES:

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REVISIONS

ISSUED FOR REZONING
MAY 27, 2026

RE-ISSUED FOR REZONING
JUNE 16, 2026

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ARCHITECTURAL
INCORPORATED

1656 West 8th Ave., Vancouver, BC V6J 1V4
Fax 685-2076 Phone 683-5441

McMILLAN RESIDENCE

1053 - 1069 DOUGLAS CRESCENT
VANCOUVER, BC

July, 2026 #8113

DRAWING

AREA OVERLAY
LEVEL 1

PRINT DATE
JUN. 17, 2026

SCALE
1/4" = 1'-0"

N

01.01

LEVEL 2 AREA

GROSS BUILDING AREA	19090.4 SF	1773.5 SM
GARAGE/STORAGE EXCLUSIONS	0.0 SF	0 SM
ELECTRICAL ROOM EXCLUSIONS	0.0 SF	0 SM
AMENITY EXCLUSIONS	0.0 SF	0 SM
TOTAL EXCLUSIONS	0.0 SF	0 SM
TOTAL NET AREA	19090.4 SF	1773.5 SM

AREA DEDUCTIONS:

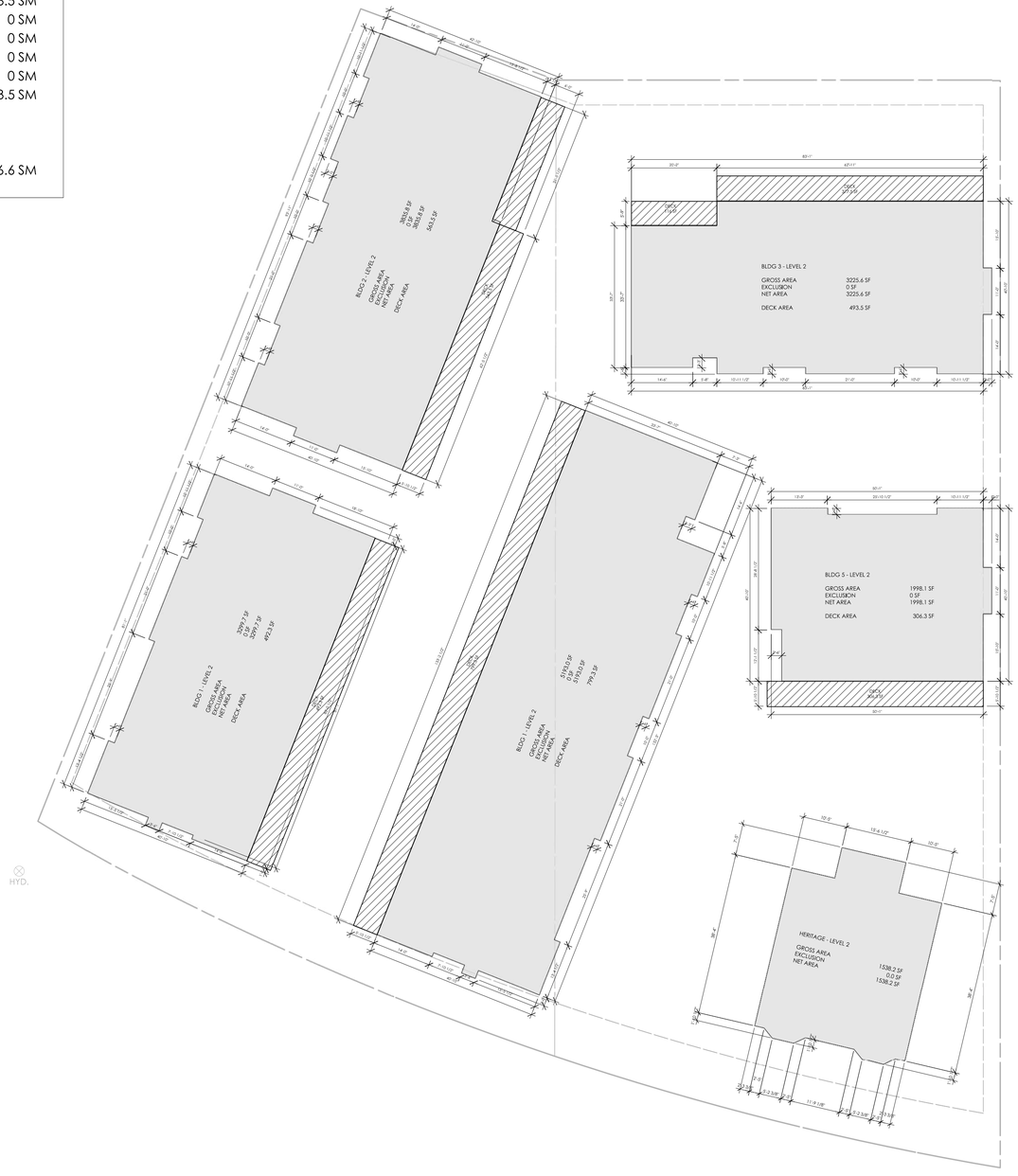
BALCONY/DECK AREA	2654.7 SF	246.6 SM

LEGEND

- GROSS BUILDING AREA
- GARAGE / STORAGE EXCLUSION
- ELECTRICAL ROOM EXCLUSION
- AMENITY EXCLUSION
- DECK EXCLUSION

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VANCOUVER, BC

July, 2026 #8113

DRAWING

AREA OVERLAY
LEVEL 2

PRINT DATE
JUN. 17, 2026

SCALE
1/4" = 1'-0"

N

01.02

LEVEL 3 AREA

GROSS BUILDING AREA	19464.4 SF	1808.3 SM
GARAGE/STORAGE EXCLUSIONS	0.0 SF	0.0 SM
ELECTRICAL ROOM EXCLUSIONS	0.0 SF	0.0 SM
AMENITY EXCLUSIONS	0.0 SF	0.0 SM
TOTAL EXCLUSIONS	0.0 SF	0.0 SM
TOTAL NET AREA	19464.4 SF	1808.3 SM

AREA DEDUCTIONS:

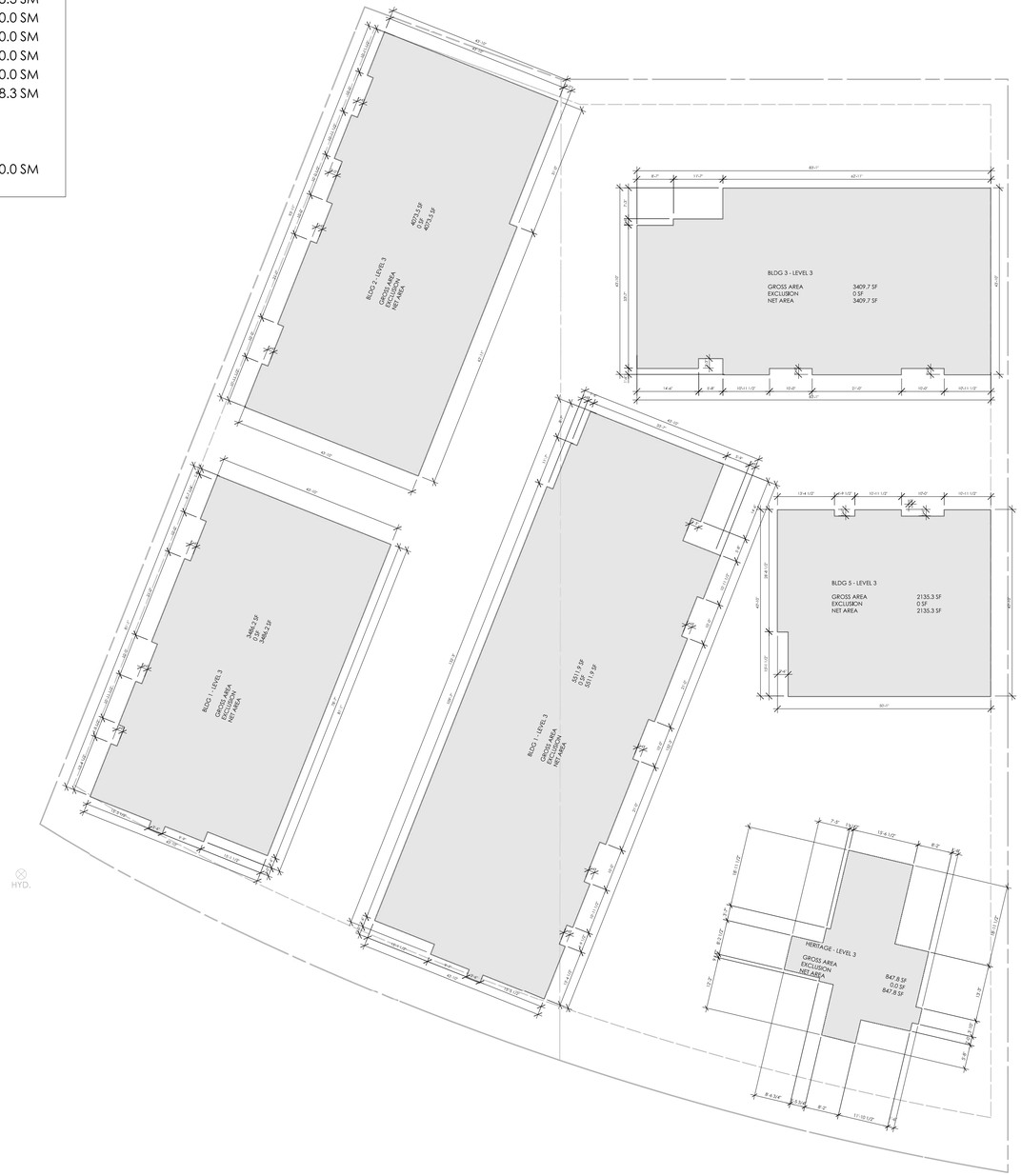
BALCONY/DECK AREA	0.0 SF	0.0 SM

LEGEND

- GROSS BUILDING AREA
- GARAGE / STORAGE EXCLUSION
- ELECTRICAL ROOM EXCLUSION
- AMENITY EXCLUSION
- DECK EXCLUSION

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1053 - 1069 DOUGLAS CRESCENT
VANCOUVER, BC

July, 2026 #8113

DRAWING

AREA OVERLAY
LEVEL 3

PRINT DATE
JUN. 17, 2026

SCALE
1/4" = 1'-0"

N

01.03

8.0 Landscape Drawings

PROJECT NO. 26-116

1053-1069 DOUGLAS CRESCENT

ISSUED FOR REZONING

MAY 26TH, 2026



INTRACORP HOMES

SUITE 600-550 BURRARD STREET, VANCOUVER, BC V6C 2B5
INTRACORPHOMES.COM | 604.801.7000

CONNECT LANDSCAPE ARCHITECTURE

2305 HEMLOCK STREET, VANCOUVER, BC V6H 2V1
CONNECTLA.CA | 604.681.3303

OREN MIZRAHI BCSLA, CSLA, ASLA
PRINCIPAL LANDSCAPE ARCHITECT
OREN@CONNECTLA.CA | 604.681.3303 X 231

BRONTË MUTUKISTNA, BCSLA INTERN
PROJECT COORDINATOR
BRONTE@CONNECTLA.CA | 604.681.3303 X 235

FORMWERKS

1656 W 8TH AVENUE, VANCOUVER, BC V6J 1V4
FORMWERKS.CA| 604.683.5441

LANDSCAPE DRAWING INDEX

SHEET NO.	SHEET NAME
L0.0	COVER SHEET
L0.1	VISION
L0.2	DIAGRAMS
L1.0	TREE MANAGEMENT PLAN
L2.0	MATERIALS PRECEDENT IMAGES
L2.1	MATERIALS + GRADING PLAN
L3.0	PLANTING STRATEGY
L4.0	SECTIONS + ELEVATIONS
L5.0	HARDSCAPE DETAILS
L5.1	SOFTSCAPE & FURNISHING DETAILS

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KEYPLAN

SEAL

ISSUE

1	ISSUED FOR REZONING	26-05-26

1053-1069 Douglas Crescent

1053-1069 Douglas Crescent
Vancouver, British Columbia

Scale:	NTS
Drawn:	BM
Reviewed:	OM
Project No.	26-116

COVER SHEET

L0.0

VISION

The landscape design builds on Shaughnessy's historic character to support a thoughtful integration of Tudor architecture within a contemporary infill setting. Traditional garden forms shape gracious shared spaces for everyday community life, creating a landscape that strengthens local identity while contributing to a resilient and enduring residential environment.



IDENTITY
CONTINUITY OF PLACE

Extend Shaughnessy's established character through traditional garden forms, material refinement, and spatial order that support the Tudor architecture and integrate the retained heritage building with care.



COMMUNITY
A COMMON GROUND

Create a shared landscape that supports the rhythms of daily life in a quiet and composed way. Comfort, continuity, and human scale allow neighbourly connection to emerge naturally over time.

RESILIENCE
ENDURING CHARACTER

Design for longevity through planting and materials chosen to mature gracefully alongside the neighbourhood. The landscape balances ecological health and adaptability with an enduring residential character.

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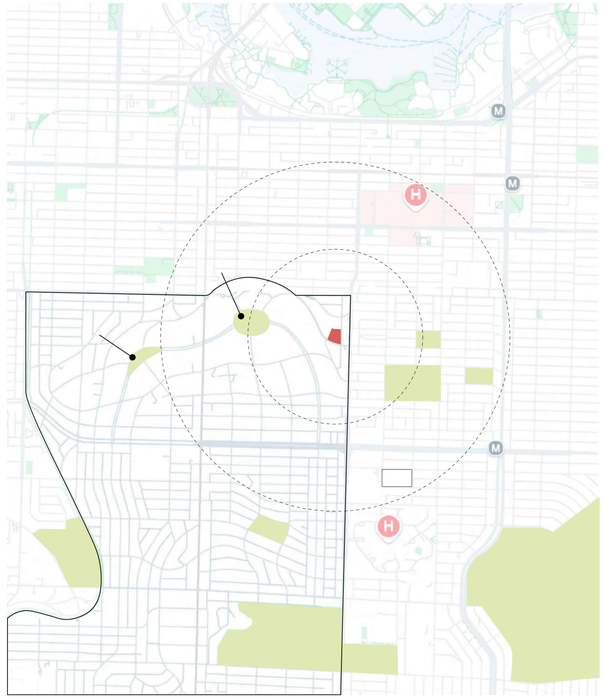
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Vancouver, British Columbia

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VISION

L0.1

CONTEXT MAP



CIRCULATION



SUN/SHADE



PERVIOUS/IMPERVIOUS



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DIAGRAMS

L0.2

TREE MANAGEMENT LEGEND

KEY	DESCRIPTION
	EXISTING TREE TO BE RETAINED AND PROTECTED
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE RELOCATED
	PROPOSED RELOCATION OF EXISTING TREE
	TREE PROTECTION FENCE



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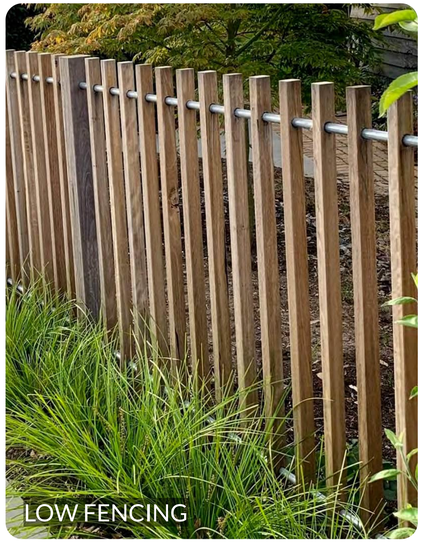
1053-1069 Douglas Crescent
Vancouver, British Columbia

Scale:	1:150
Drawn:	BM
Reviewed:	OM
Project No.	26-116

TREE MANAGEMENT PLAN

L1.0

MATERIALS


LOW FENCING


WEATHERED PAVING


ENTRY PERGOLA


TEXTURE


PRIVACY SCREEN



ENTRY MARKER



LAYERED PLANTING

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MATERIALS PRECEDENT IMAGES

L2.0

MATERIALS LEGEND

KEY	DESCRIPTION	DETAILS
HARDSCAPE		
	CIP CONCRETE PAVING	1 / L5.0
	CONCRETE UNIT PAVER	2 / L5.0
	FLAGSTONE PAVER	4 / L5.0
	GRAVEL STRIP	3 / L5.0
	VEHICULAR PAVERS	
	CIP CONCRETE STAIRS	
	CIP CONCRETE WALL	5 / L5.0
SOFTSCAPE		
	SOD LAWN	3 / L5.1
	PLANTING AREA	2 / L5.1
	PROPOSED TREE REFER TO PLANT LIST / PLANTING PLANS	1 / L5.1
FURNISHING		
	FENCE TYPE 1 PRIVACY SCREEN	5 / L5.1
	FENCE TYPE 2 LOW FENCE MOUNTED TO TOP OF WALL	6 / L5.1
	GATE	
	ENTRY PERGOLA	4 / L5.1
	BIKE RACK (QTY: 2 SPACES)	

GRADING LEGEND

KEY	DESCRIPTION
FG / 0m	PROPOSED FIELD GRADE
TS/BS / 0m	TOP OF STAIR / BOTTOM OF STAIR
TW/BW / 0m	TOP OF WALL / BOTTOM OF WALL
2.0%	PROPOSED SLOPE
HP / 0m	HIGH POINT / RIDGE ELEVATION
LP / 0m	LOW POINT / DRAIN ELEVATION
1.0m	EXISTING CONTOUR
1.0m	PROPOSED CONTOUR (MINOR)
5.0m	PROPOSED CONTOUR (MAJOR)
BG / 0m	BUILDING GRADE (PER SURVEY/ARCHITECTURE)
IBG / 0m	INTERPOLATED BUILDING GRADE
EX / 0m	EXISTING GRADE (PER SURVEY)
TC/BC / 0m	TOP OF CURB / BOTTOM OF CURB (PER CIVIL)
FFE / 0m	FINISHED FLOOR ELEVATION (PER ARCHITECTURE)
TOS / 0m	TOP OF SLAB ELEVATION (PER ARCHITECTURE)



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Vancouver, British Columbia

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MATERIALS + GRADING PLAN

L2.1

PLANT LIST

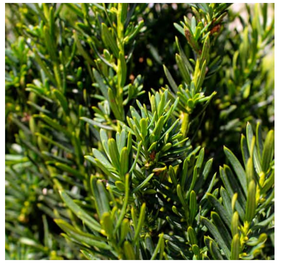
AREA NAME	QTY	%	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
Border Planting							
	523	10%	*Fragaria chiloensis*	Coastal Strawberry	10cm pot	300 o.c.	
	262	20%	*Gaultheria shallon*	Salal	#1 pot	600 o.c.	
	348	15%	*Hakonechloa macra*	Japanese Forest Grass	#1 pot	450 o.c.	
	233	10%	*Mahonia repens*	Creeping Oregon Grape	#1 pot	450 o.c.	
	87	15%	*Rhododendron yakushimanum 'Percy Wiseman'*	Percy Wisemen Rhododendron	#5 pot	900 o.c.	
	348	15%	*Salvia nemorosa 'Caradonna'*	Sage	#1 pot	450 o.c.	
	48	15%	*Vaccinium ovatum*	Evergreen Huckleberry	#1 pot	1200 o.c.	
Laneway Mix							
	122	100%	*Arctostaphylos uva-ursi*	Kinnikinnick	#1 pot	300 o.c.	
Patio Mix							
	220	20%	*Arctostaphylos uva-ursi*	Kinnikinnick	#1 pot	300 o.c.	
	57	20%	*Azalea japonica 'Hino White'*	Hino White Azalea	#3 pot	600 o.c.	
	20	20%	*Buxus microphylla 'Green Beauty'*	Littleleaf Boxwood	#3 pot	900 o.c.	
	98	20%	*Deschampsia cespitosa 'Goldtau'*	Golden Dew Tufted Hair Grass	#1 pot	450 o.c.	
	57	20%	*Polystichum setiferum*	Soft Field Fern	#1 pot	600 o.c.	
Sod							

TREE LIST

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
APs	14	*Acer palmatum 'Sango Kaku'*	Coral Bark Maple	3m Ht., multistem	
CE	13	*Cornus x nutalli 'Eddie's White Wonder'*	Eddie's White Wonder Pacific Dogwood	#10 pot	
MS	4	*Magnolia stellata*	Star Magnolia	5cm, cal.	
MY	4	*Magnolia x brooklynensis 'Yellow Bird'*	Yellowbird Magnolia	5cm, cal.	
SJ	3	*Styrax japonicus*	Snowbell Tree	6cm, cal.	







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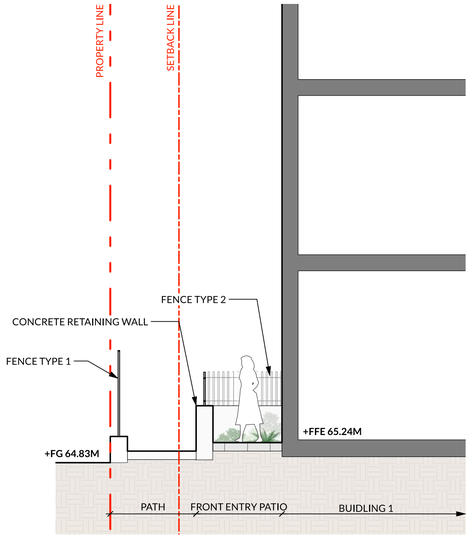
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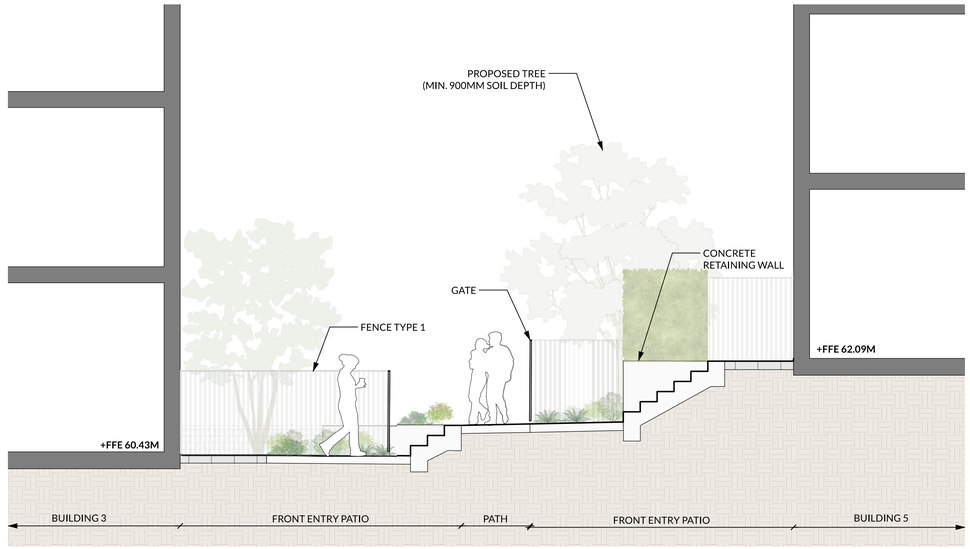
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Drawn:	BM
Reviewed:	OM
Project No.	26-116

PLANTING STRATEGY

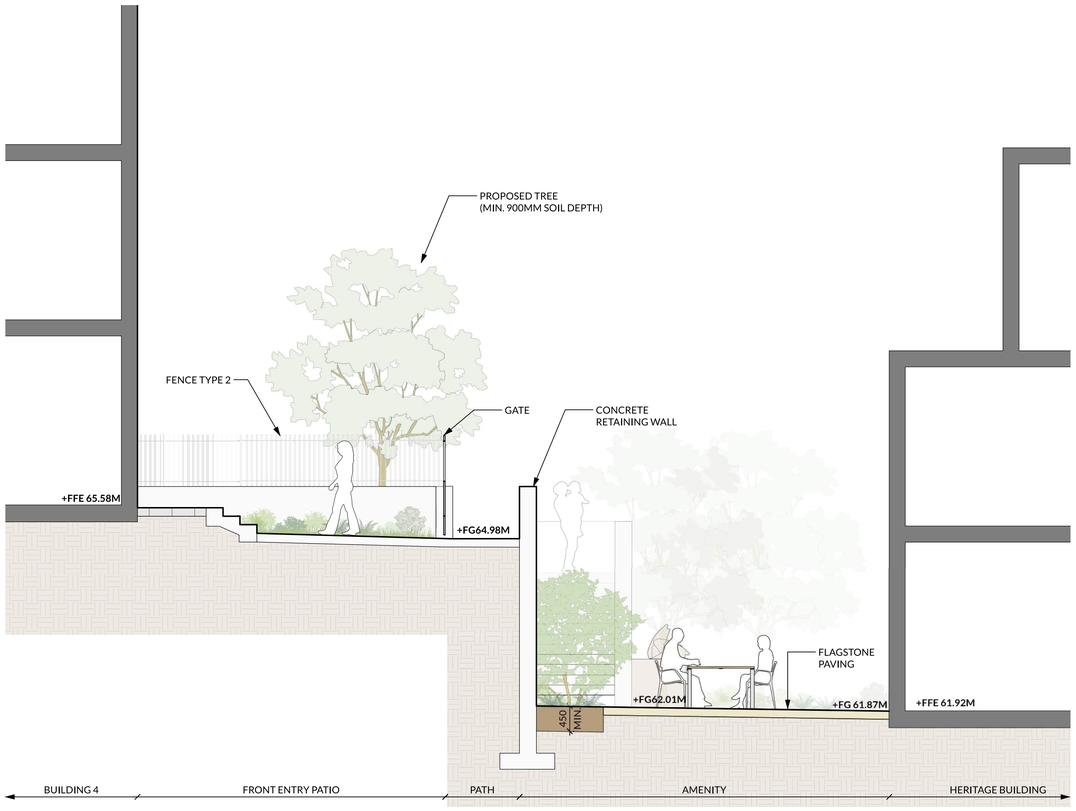
L3.0



1 **BUILDING 1 ENTRY**
Scale: 1:50



3 **BUILDING 3 & 5 ENTRIES**
Scale: 1:50



2 **BUILDING ENTRY AND AMENTIY**
Scale: 1:50

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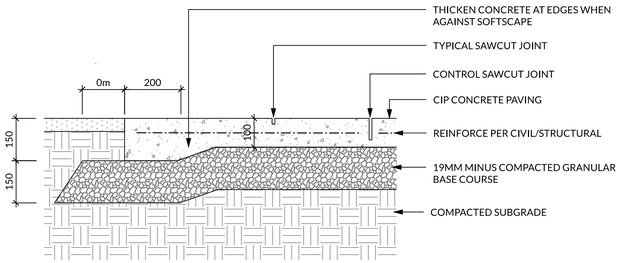
1053-1069 Douglas Crescent

1053-1069 Douglas Crescent
Vancouver, British Columbia

Scale:	1:50
Drawn:	BM
Reviewed:	OM
Project No.	26-116

SECTIONS + ELEVATIONS

L4.0



NOTES:
1. EXPANSION JOINTS 6M O.C. MAX, CONTROL JOINTS @ 1.5M O.C. UNLESS SHOWN OTHERWISE.
2. ALL JOINTS/SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.
3. REFER TO CITY STANDARDS FOR ALL OFF-SITE CONCRETE FLAT WORKS.

1 CIP CONCRETE
Scale: 1:10

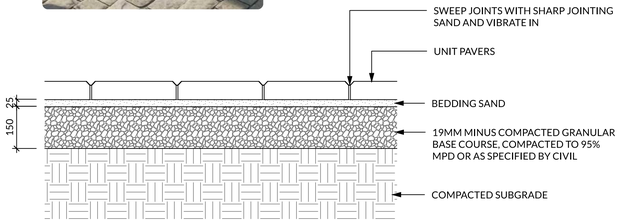


SUPPLIER: BELGARD

TYPE: CHARLESTONE PAVER

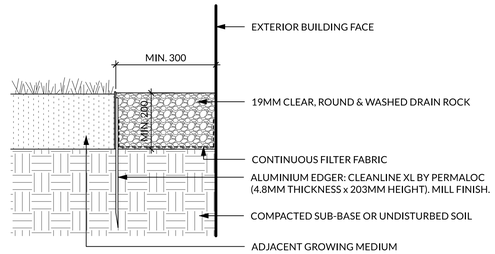
THICKNESS: TBC

SIZE: TBC



NOTES:
1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION

2 CONCRETE UNIT PAVER
Scale: 1:10



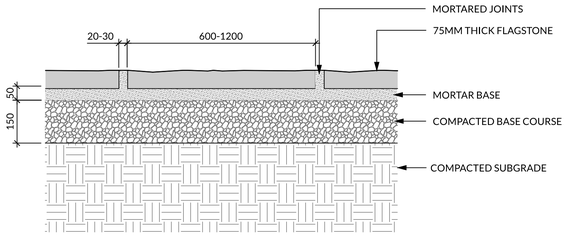
3 GRAVEL DRAIN STRIP
Scale: 1:10



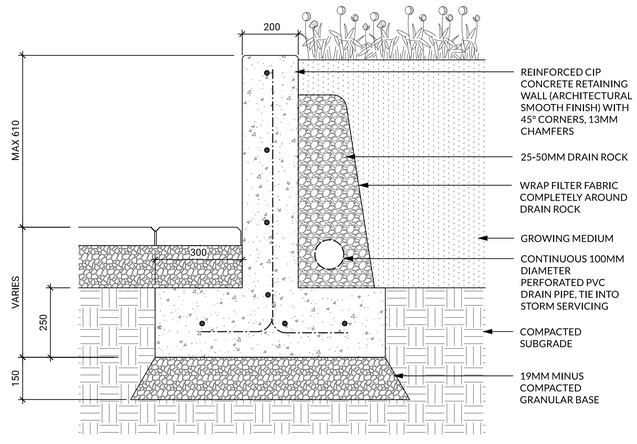
SUPPLIER: TBC

TYPE: TBC

COLOUR: TBC



4 FLAGSTONE PAVERS
Scale: 1:10



5 CIP CONCRETE WALL
Scale: 1:10

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ISSUE

1	ISSUED FOR REZONING	26-05-26

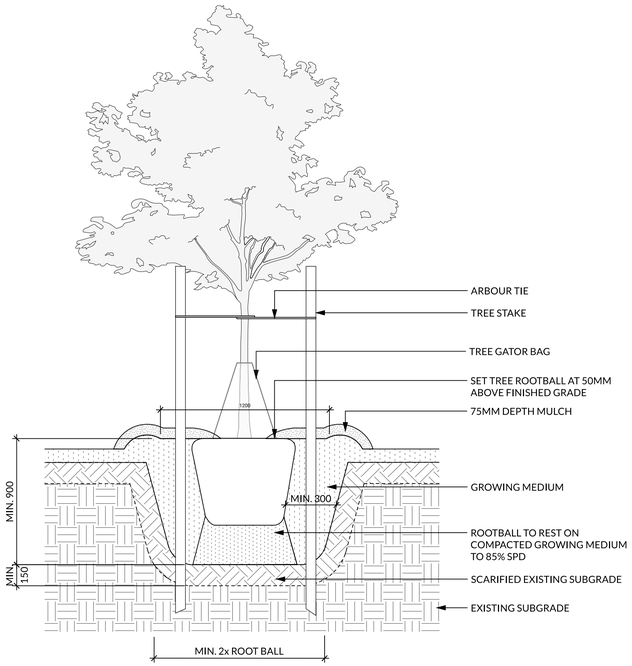
1053-1069 Douglas Crescent

1053-1069 Douglas Crescent
Vancouver, British Columbia

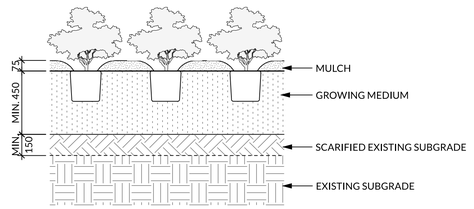
Scale:	AS SHOWN
Drawn:	BM
Reviewed:	OM
Project No.	26-116

HARDSCAPE DETAILS

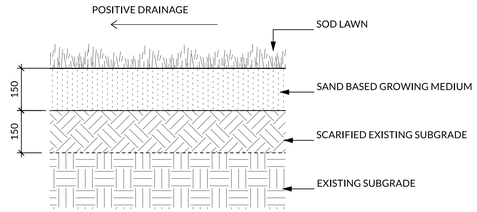
L5.0



1 **DECIDUOUS TREE**
Scale: 1:20



2 **PLANTING**
Scale: 1:20

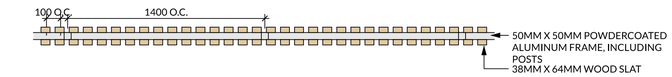


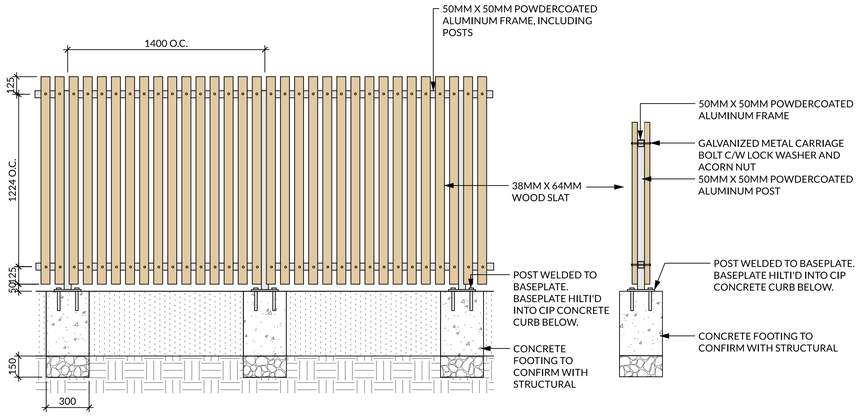
3 **SOD**
Scale: 1:10



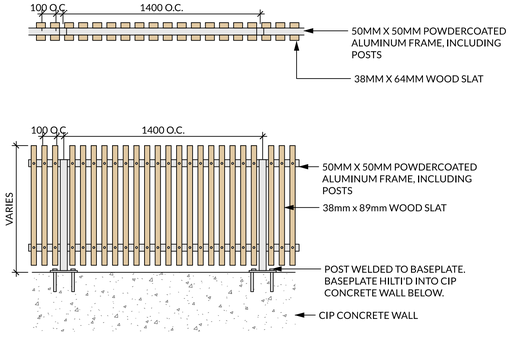
NOTE
6" YELLOW CEDAR TIMBER POSTS

4 **ENTRY PERGOLA**
Scale: NTS





5 **FENCE TYPE 1: PRIVACY SCREEN**
Scale: 1:20



6 **FENCE TYPE 2: LOW FENCING**
Scale: 1:20

connect
LANDSCAPE ARCHITECTURE

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KEYPLAN

SEAL

ISSUE

1	ISSUED FOR REZONING	26-05-26

1053-1069 Douglas Crescent

1053-1069 Douglas Crescent
Vancouver, British Columbia

Scale:	AS SHOWN
Drawn:	BM
Reviewed:	OM
Project No.	26-116

SOFTSCAPE & FURNISHING DETAILS

L5.1