



WELCOME TO THE COMMUNITY OPEN HOUSE FOR 730 RAYMUR AVE

Feedback collected here will inform City staff's review of the rezoning application.



- Please take a look at our display materials;
- This is a drop in event without a formal presentation;
- Ask questions of City staff and project team members; and
- Complete a comment form and submit it to City staff.

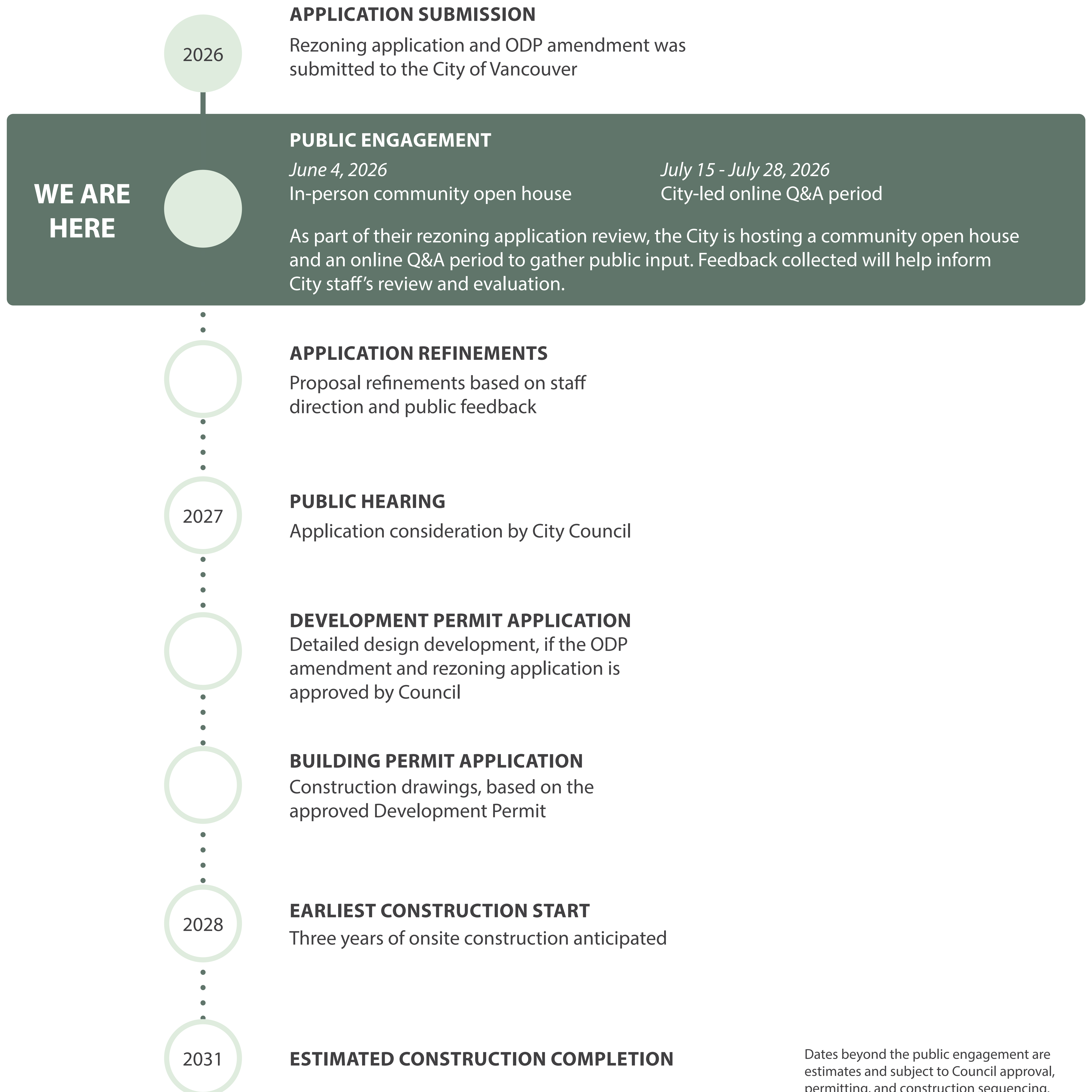
To connect directly with the project team, please visit www.raymurandunion.com



We would like to acknowledge that the land on which we gather is the unceded territory of the x^wməθk^wəyəm (Musqueam), S^kwxwú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

TIMELINE & NEXT STEPS

We're at the beginning of a multi-year permitting process. This open house is part of the City's rezoning application review.



HAVE ADDITIONAL QUESTIONS FOR THE APPLICANT AFTER TODAY'S OPEN HOUSE?

Reach out directly to our community liaison sophie@perndlconsulting.com

MEET THE TEAM

A highly qualified team has been assembled for this proposal.



APPLICANT

Ledcor Property Investments (LPI Management Ltd) has been developing distinctive apartment, condominium, mixed-use, and resort projects across North America for nearly 30 years.

As the real estate development arm of the Ledcor Group, LPI combines the creativity and agility of a boutique developer with the experience, stability, and reputation of one of Canada's most respected construction companies.



TRAFFIC

Bunt is the leading transportation planning and engineering consulting firm in Western Canada, with five offices located in Calgary, Edmonton, Kelowna, Vancouver, and Victoria.

We envision a future where all communities are healthy and connected in equitable and sustainable ways. At Bunt, we prioritize people, integrity, and teamwork in all aspects of what we do to achieve successful outcomes.

The logo for MCM is a solid black square with the letters "MCM" in white, bold, sans-serif capital letters centered within it.

ARCHITECT

Founded by Frank Musson in Vancouver in 1965, MCM operates a full service architectural and interior design practice from downtown Vancouver.

Dedication, accountability, and a striving for excellence at all times are essential as we apply our design creativity. Change is a constant; MCM is committed to adapting to new market realities and maximizing technology as a tool for project delivery and execution.



LANDSCAPE

For over three decades, PFS Studio has been at the forefront of planning, urban design, and landscape architecture in Canada and internationally. Founded in 1993, the firm has since grown, evolved and gained international recognition for innovative city-building and design excellence.

Rooted in research and dialogue, our work weaves urban and natural systems together into robust, experiential landscapes.



CHILDCARE DESIGN

Hearth Architectural Inc. is an award winning, well established architectural firm located in Vancouver, BC. The firm's expertise includes childcare design, which includes expertise related to municipal and provincial requirements. Hearth Architectural Inc. has been the architect of record for many daycare facilities in British Columbia, and is uniquely able to ensure property owner and operator needs are met.

OFFICIAL DEVELOPMENT PLAN

This proposal responds to the goals outlined in the Vancouver Official Development Plan and delivers public benefits that meet community and city-wide priorities.



VANCOUVER OFFICIAL DEVELOPMENT PLAN

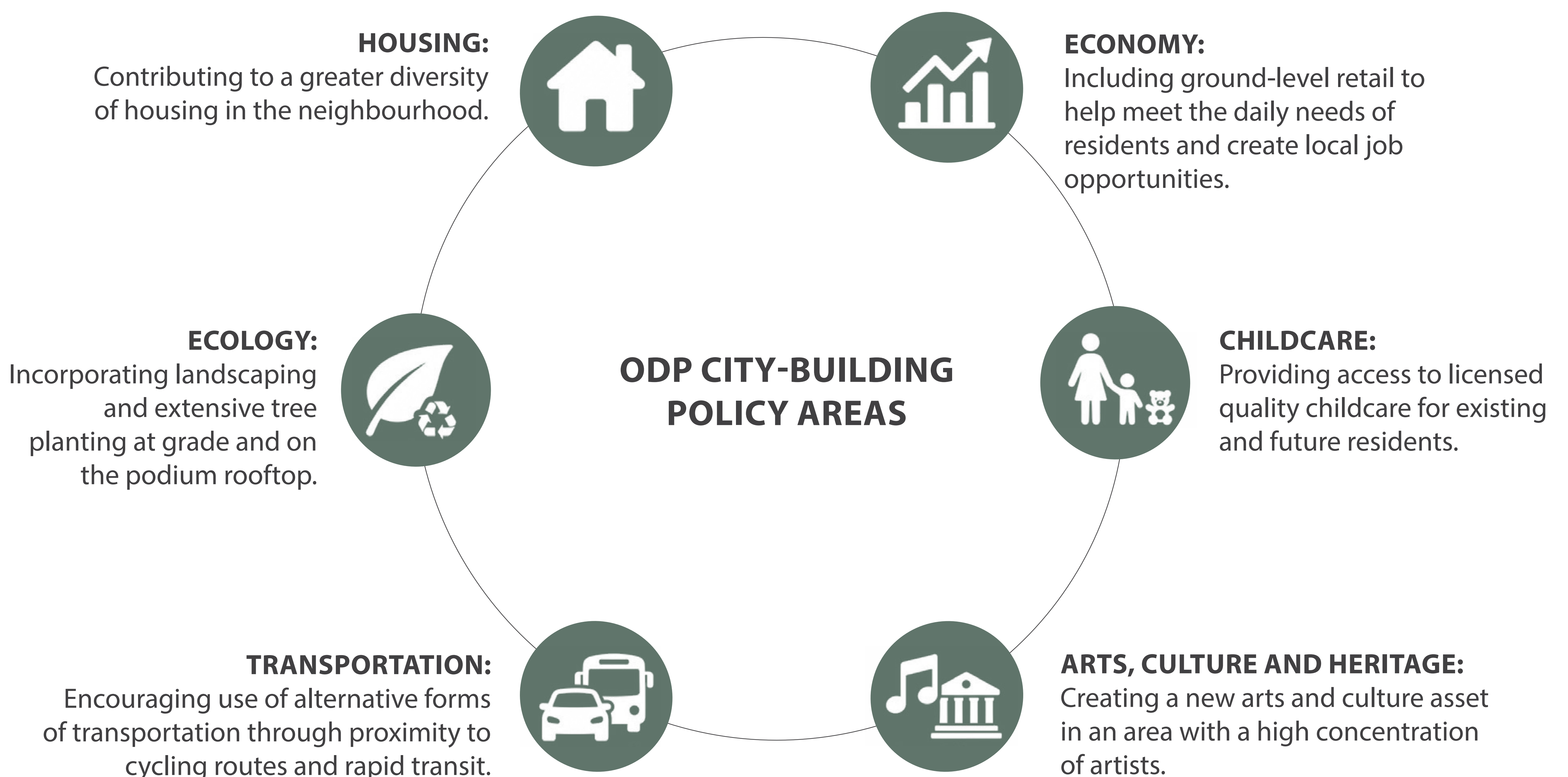
The Vancouver Official Development Plan (ODP, 2026) is a statutory land use plan guiding growth and change over the next 30 years and beyond. It establishes a unified vision for the future growth of the city, with supportive policies that will help Vancouver become a more livable, affordable, and sustainable city with a strong economy where people and nature thrive. A city that is inclusive, diverse, and works for everyone.

The ODP places the site within the Metro Core area- “the urban heart of the city and region” that provides a dense mix of housing and employment lands and uses. The Metro Core area includes many of Vancouver’s oldest neighbourhoods with significant community, cultural, and historic importance in the region.

SUPPORTING THE ODP

The ODP includes key city-building policy areas that advance the Foundational Principles and Guiding Ideas of the policy. To help deliver on these policy areas and the overall vision of the ODP, this proposal requires an ODP Amendment to increase the permitted height and seeks to change the Generalized Land Use Designation from “Residential Low-Rise” to “Mixed-Use High-Rise 1”.

The 730 Raymur proposal responds to the ODP’s City-building policy areas in the following ways:



DOWNTOWN EASTSIDE PLAN

The proposal diverges from the designated built form and policy in the DTES Plan in order to offer a broad range of community benefits alongside much needed rental housing.

The site is in the Kiwassa West subarea of Strathcona, in the Downtown Eastside (DTES) Plan. Approved by City Council in 2014, the DTES Plan envisioned this industrial area to introduce residential opportunities alongside retail spaces, creative activities, and an engaging public realm.

The DTES Plan designates the site for up to 6 storeys and 3.0 FSR, and requires residential components to include 20% social housing. Very few inclusionary and market rental projects have been successful since the Plan's implementation, due to economic viability challenges.

An update to the DTES Plan was recently approved by City Council:

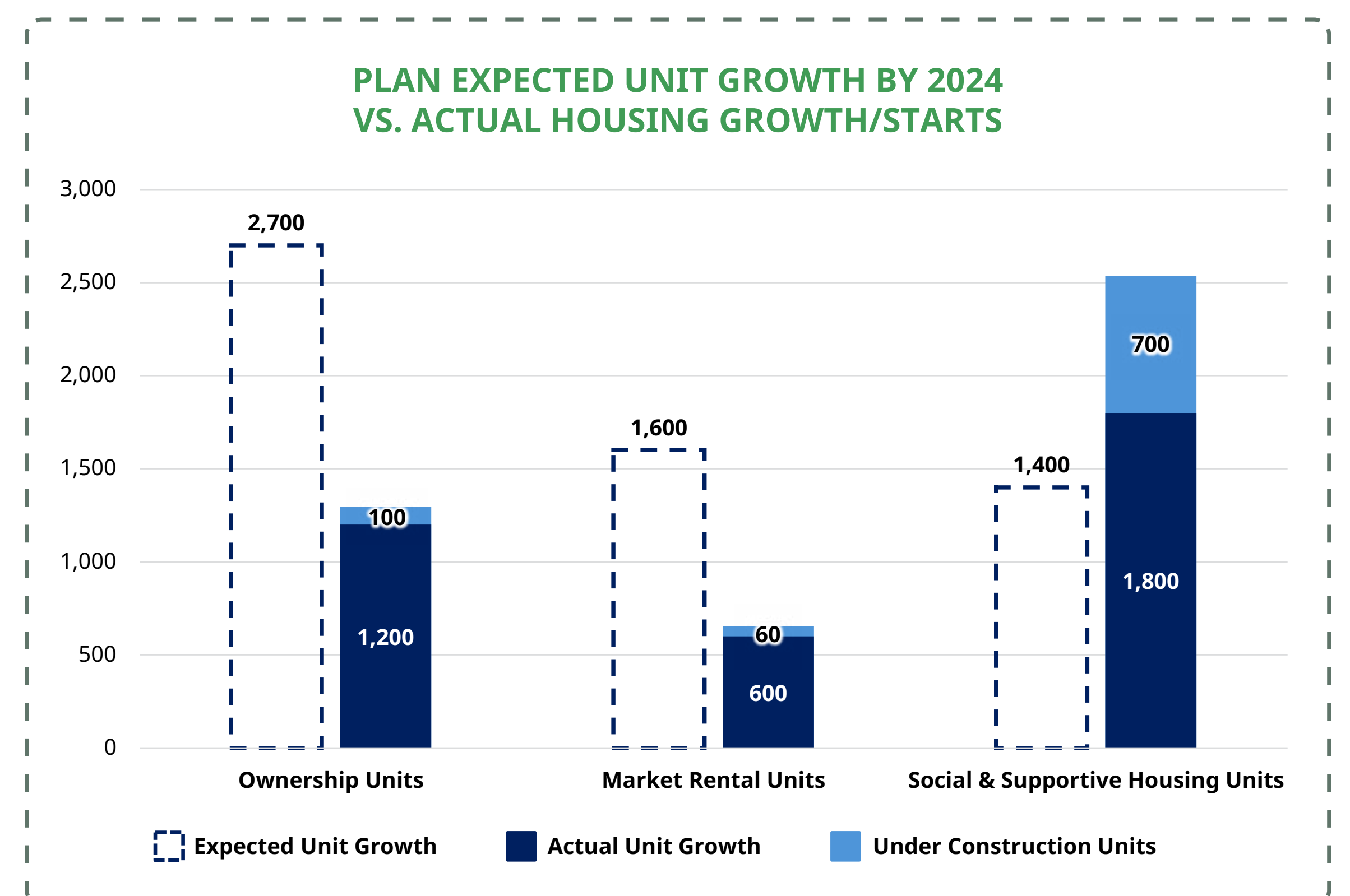
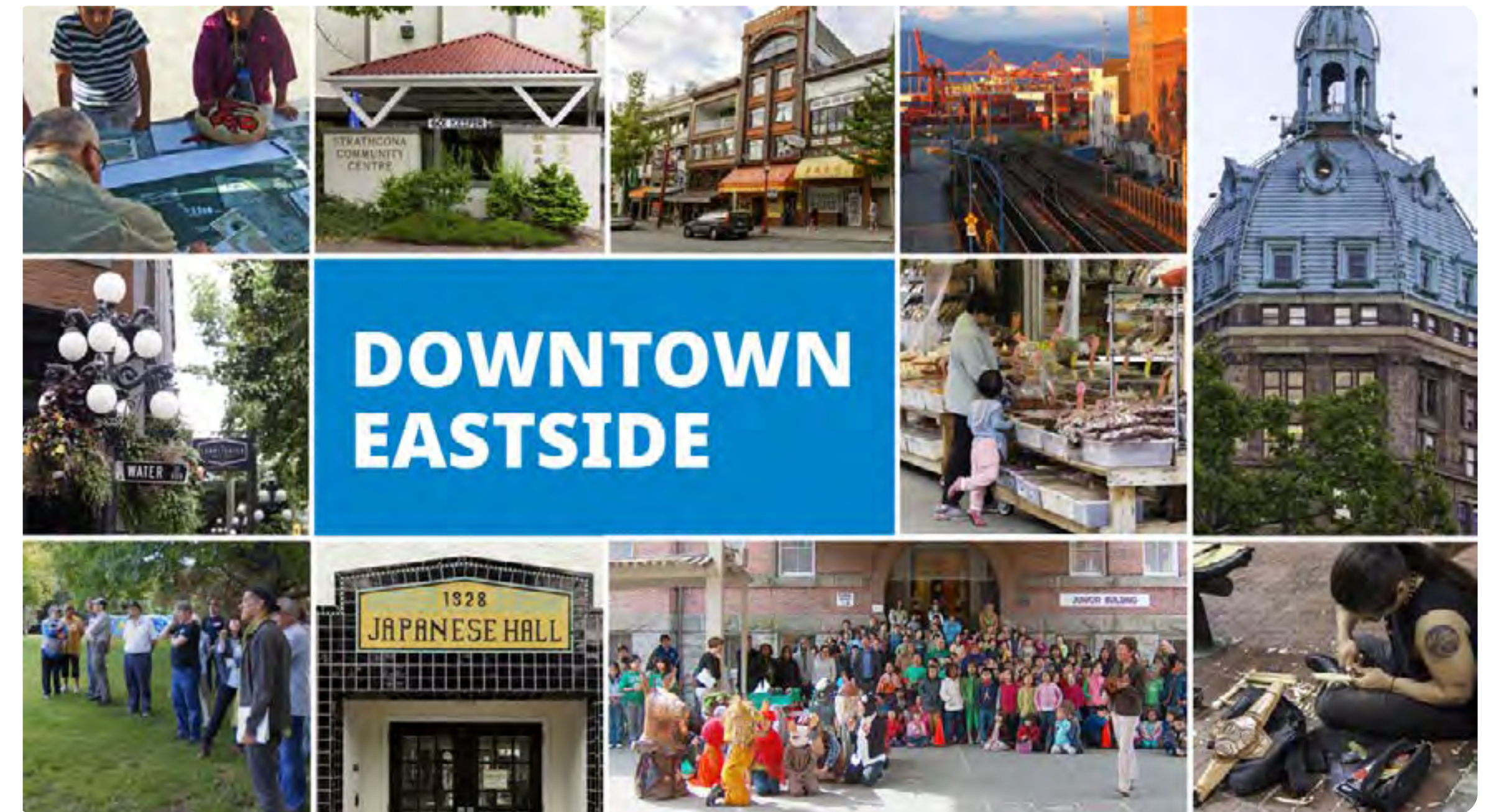
- It acknowledged that **10-Year market housing targets for the neighbourhood fell short by 54%, while the social housing target was exceeded by 79%.**
- It recognized how development viability has been limited due to available height and density, social housing requirements, and an increasingly challenging economic climate.
- Accordingly, **the Plan was amended to allow for 30-storey towers at 11.0 FSR to support a 20% social housing requirement** in the Oppenheimer District (DEOD) and Thornton Park areas.

The magnitude of density and building height that would be needed to support social housing at 730 Raymur would be comparable to the new zoning in DEOD and Thornton Park, but the Project Team determined a lower density, with heights at 25 and 22-storeys, is more appropriate for the site. Accordingly, **this proposal offers a creative approach to providing alternative public benefits, while still responding to the needs of the community and ensuring viability of the project.**

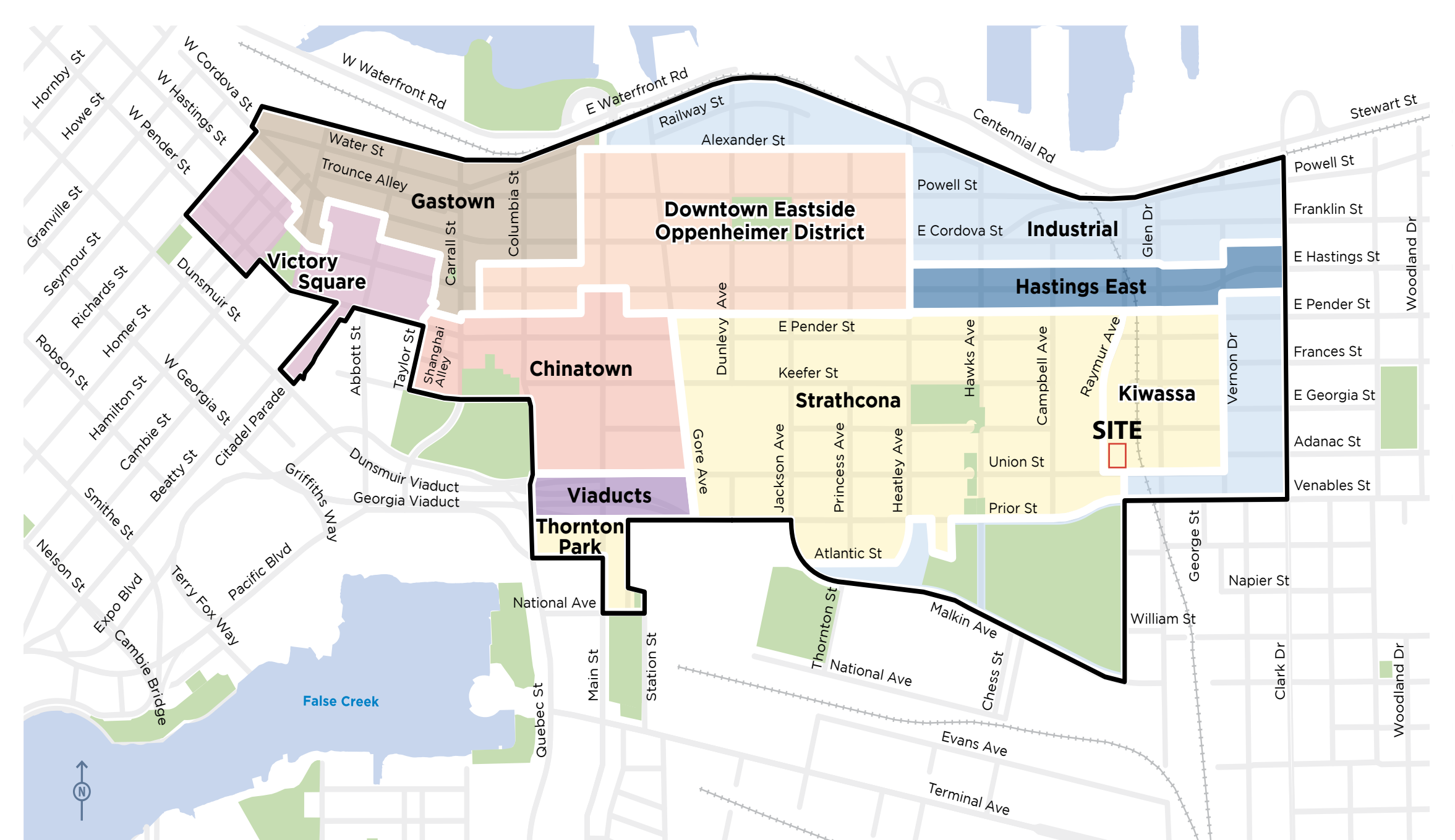
KIWASSA WEST URBAN DESIGN RESPONSE

The proposal responds directly to the Plan's vision for Kiwassa West, including:

- Mixing compatible and synergetic uses;
- Creating community space for social exchange and discovery;
- Ensuring ground-oriented vibrancy through interesting uses and activities;
- Introducing opportunities to showcase production activity;
- Providing appropriate setbacks that introduce public realm vibrancy; and,
- Supporting safety through building transparency, ambient lighting, and public realm upgrades.



Downtown Eastside Housing Implementation Public Hearing Presentation, 2025



This proposal also responds to several public benefit goals identified in the DTES Plan, including:

- Retain/create flexible, multi-use and accessible neighbourhood spaces such as studios, offices, rehearsal/production and indoor/outdoor event space.
- Seek opportunities to provide additional childcare for children 0 to 4 years of age.
- Pursue opportunities to create mini parks and urban plazas, and develop a street tree planting program to increase canopy coverage.

PROJECT INFLUENCES

A number of key influences informed the proposal, including feedback gathered from early community engagement.



LIMITED HOUSING CHOICES

Strathcona includes a wide range of housing types, but has seen limited new purpose-built market rental housing in recent years. Demand is expected to increase after completion of the new St. Paul's Health Campus. This proposal can add new rental homes without displacing existing residents.



LIMITED LOCAL RETAIL

A significant shortage of local retail - particularly food-focused establishments - exists in the neighbourhood. This proposal could include community-serving retail space that would meet the needs of the existing community and new residents.



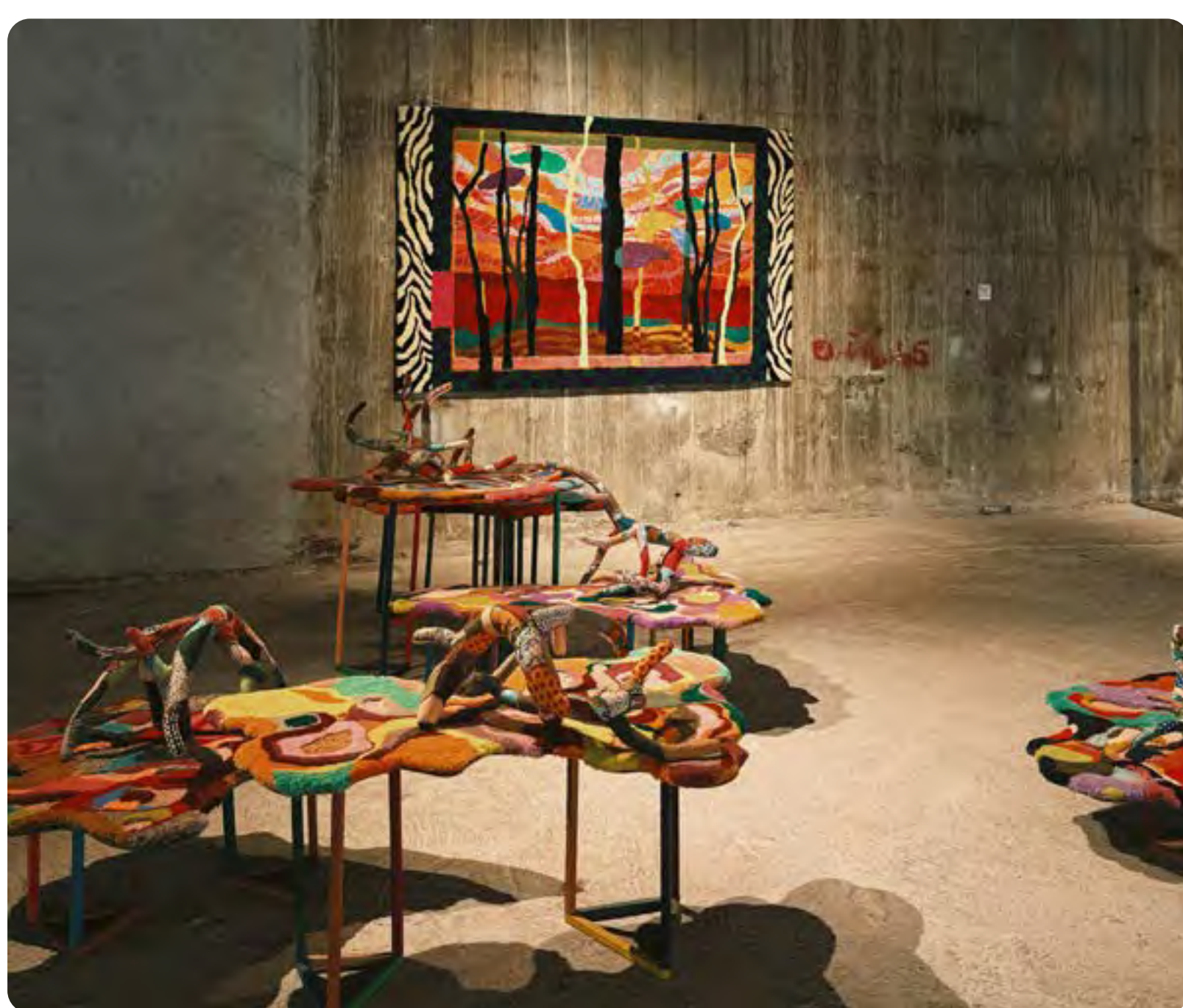
LIMITED COMMUNITY AMENITIES

Strathcona has seen limited investment in community amenities apart from social housing. This proposal could include a public benefit that can help balance community growth.



RAIL LINE PROXIMITY

Located immediately adjacent to the BNSF Rail line, the proximity to the train tracks will inform the design with "crash wall" requirements on the ground level as well as design considerations for residential and other uses on upper floors.



EASTSIDE ARTS DISTRICT

The property is located in the centre of the Eastside Arts District. With many arts spaces not secured and at risk, this development could provide a secured arts space that can become an anchor for the creative community.

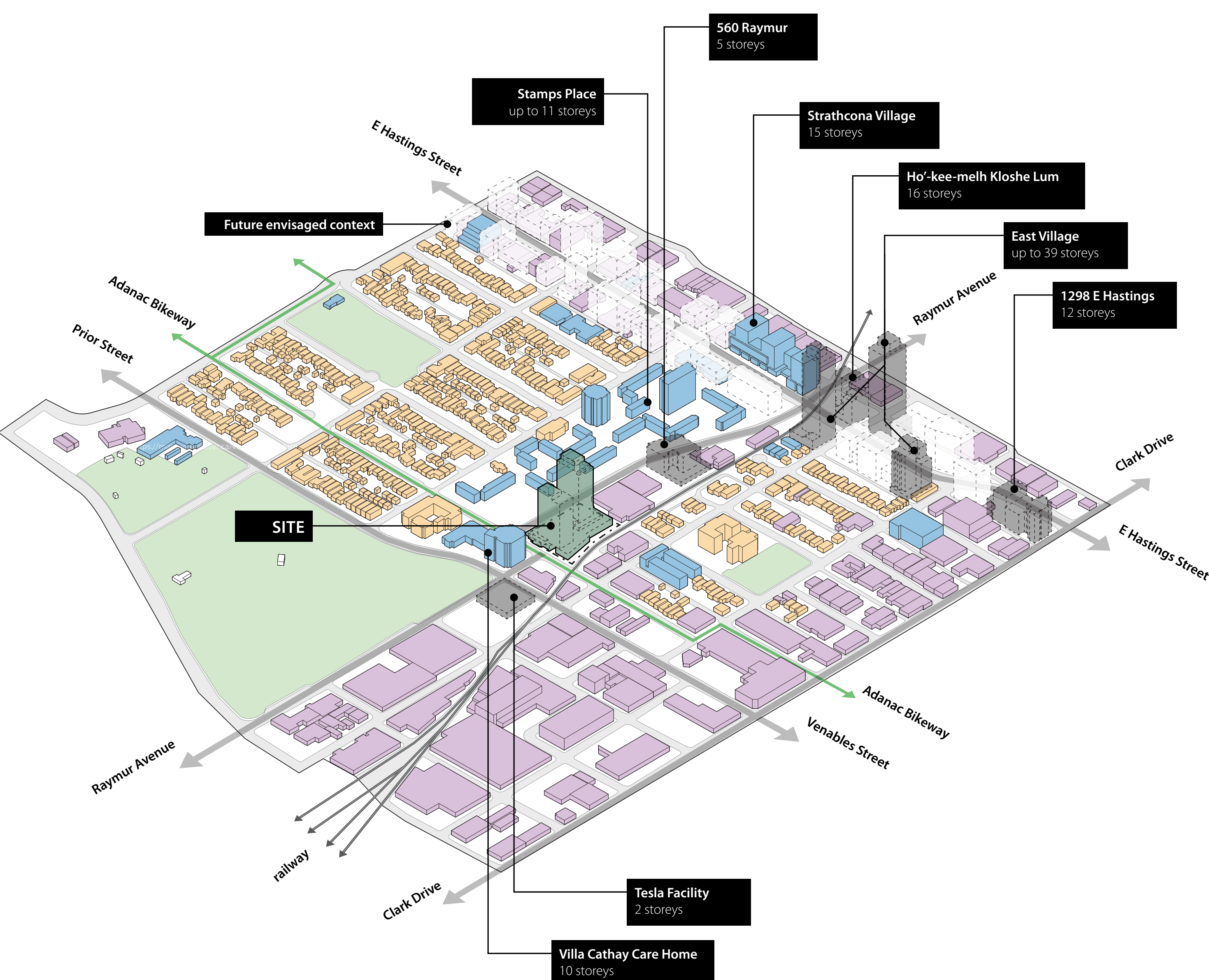
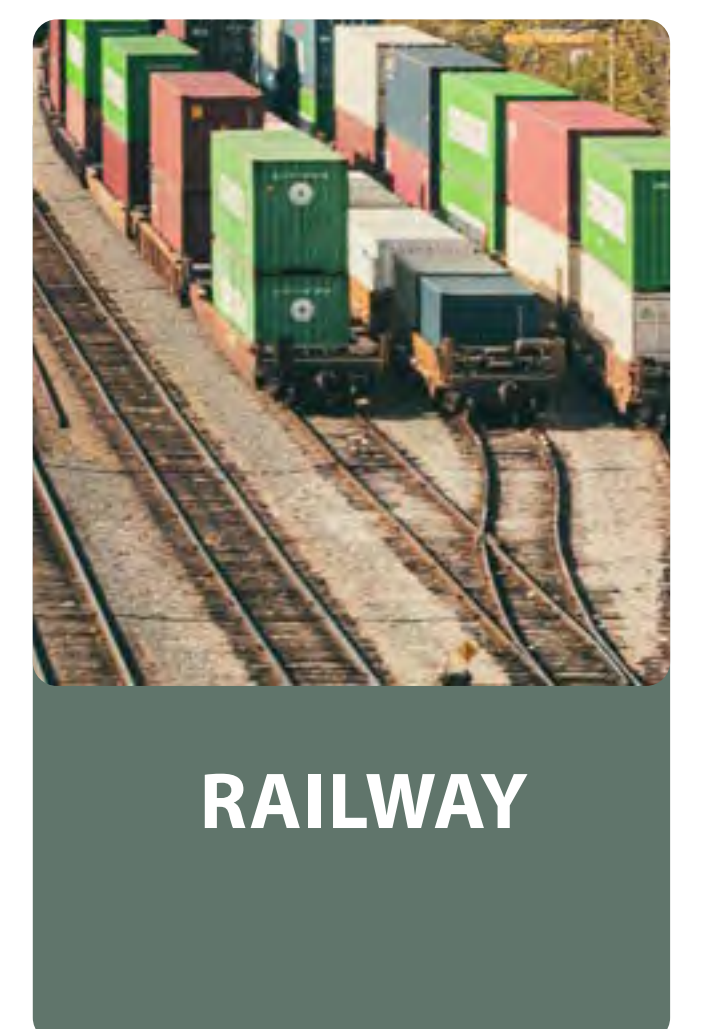
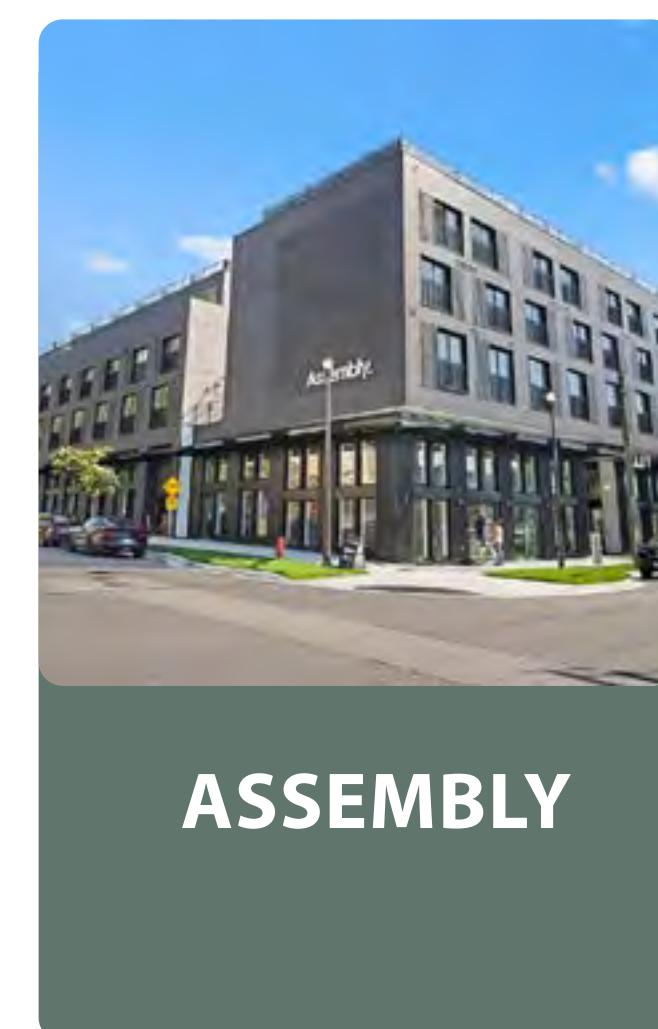
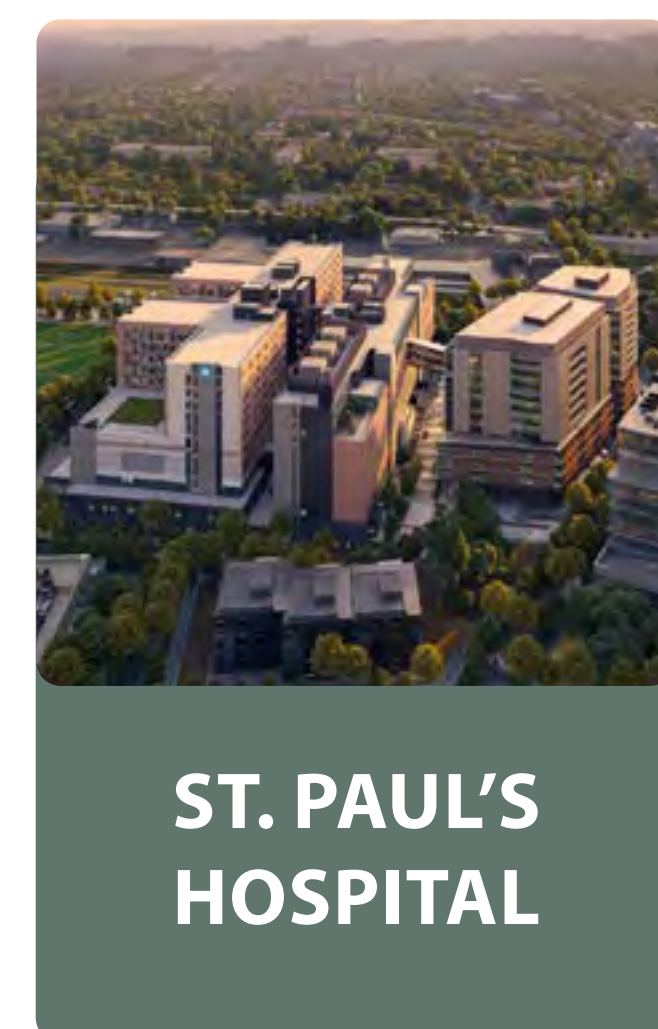
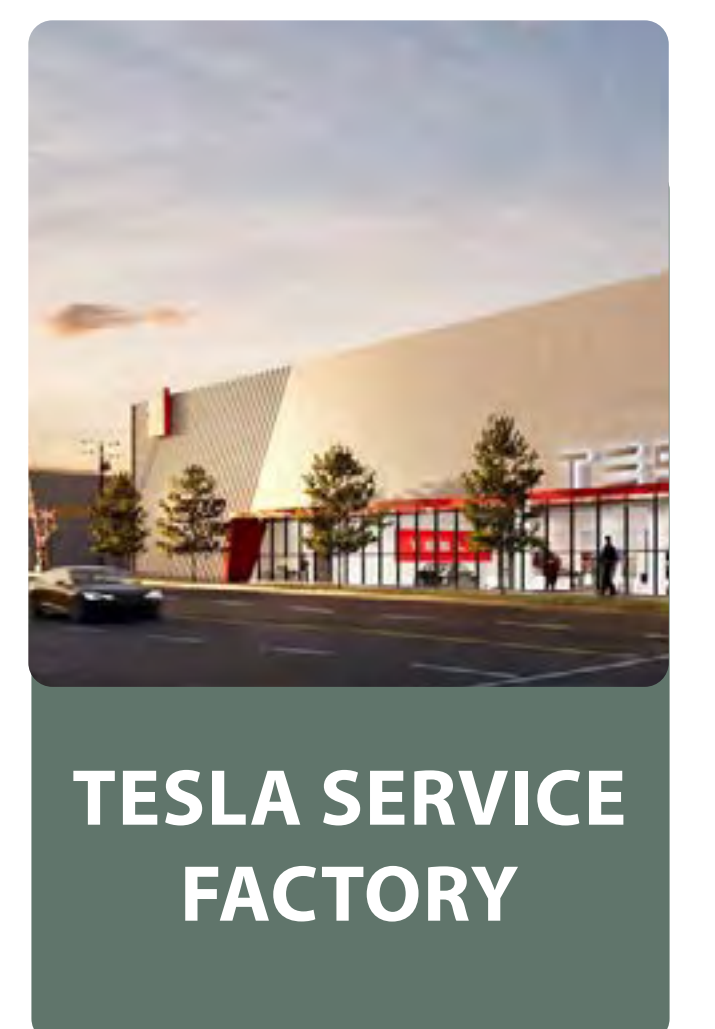
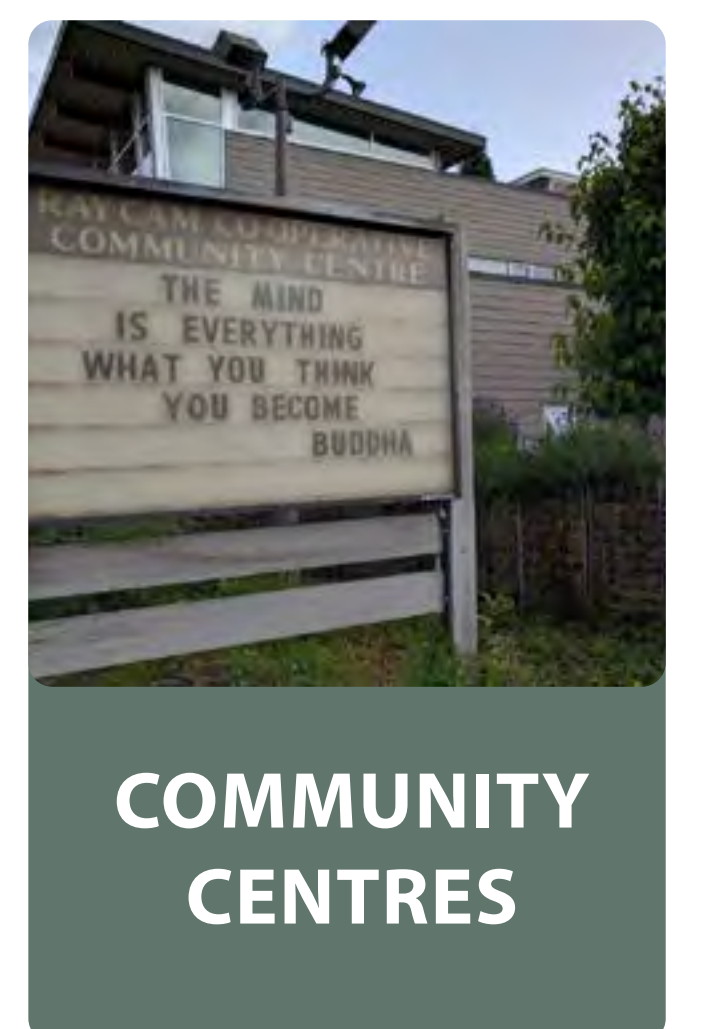
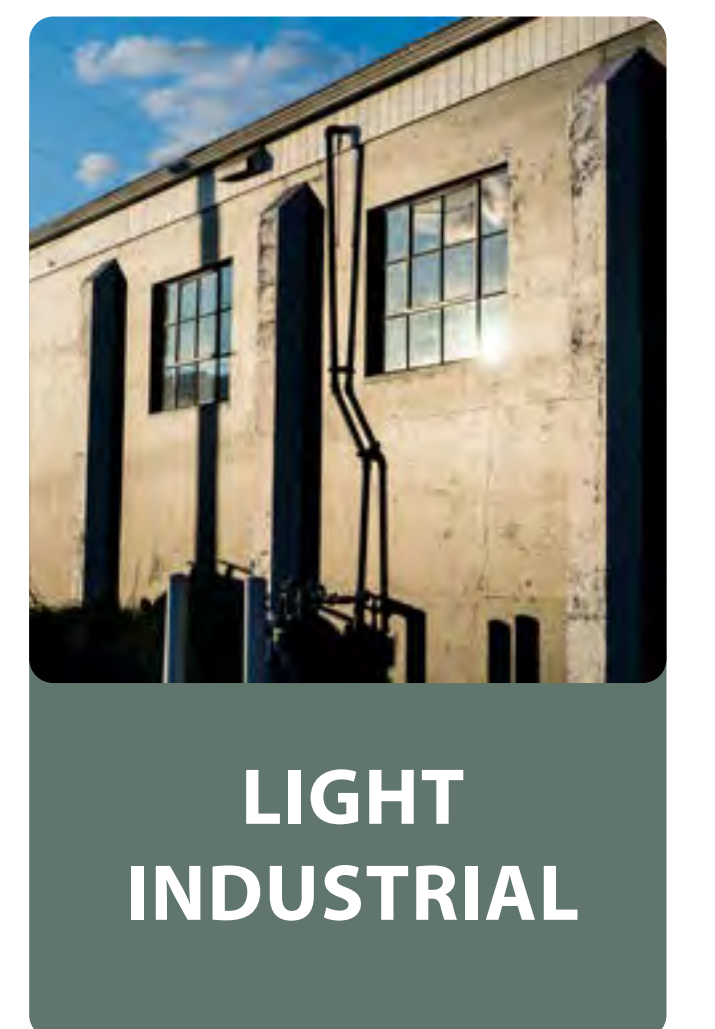
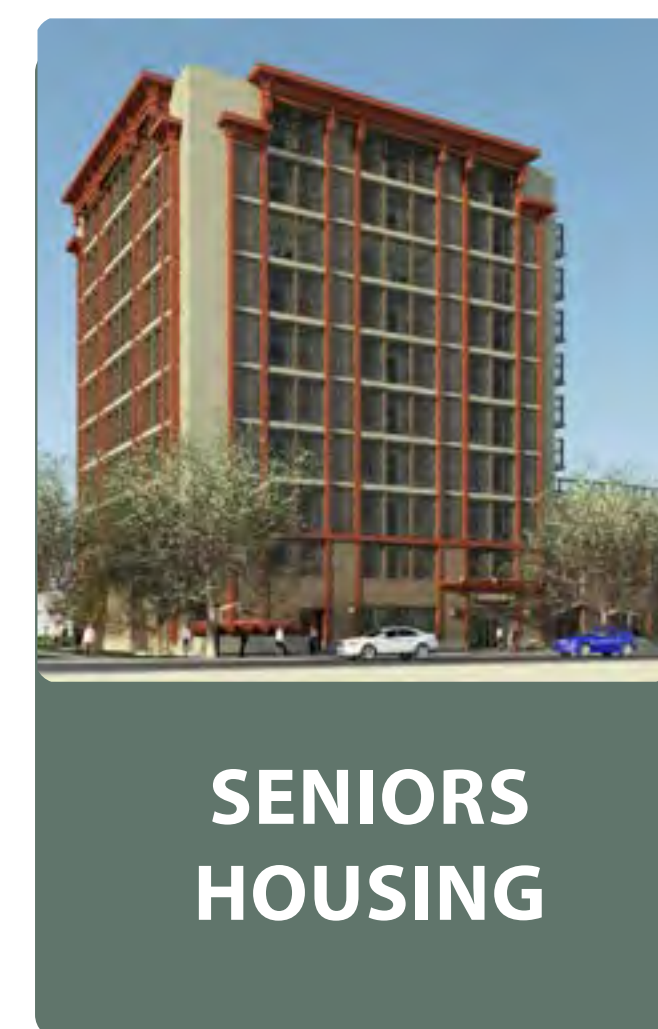
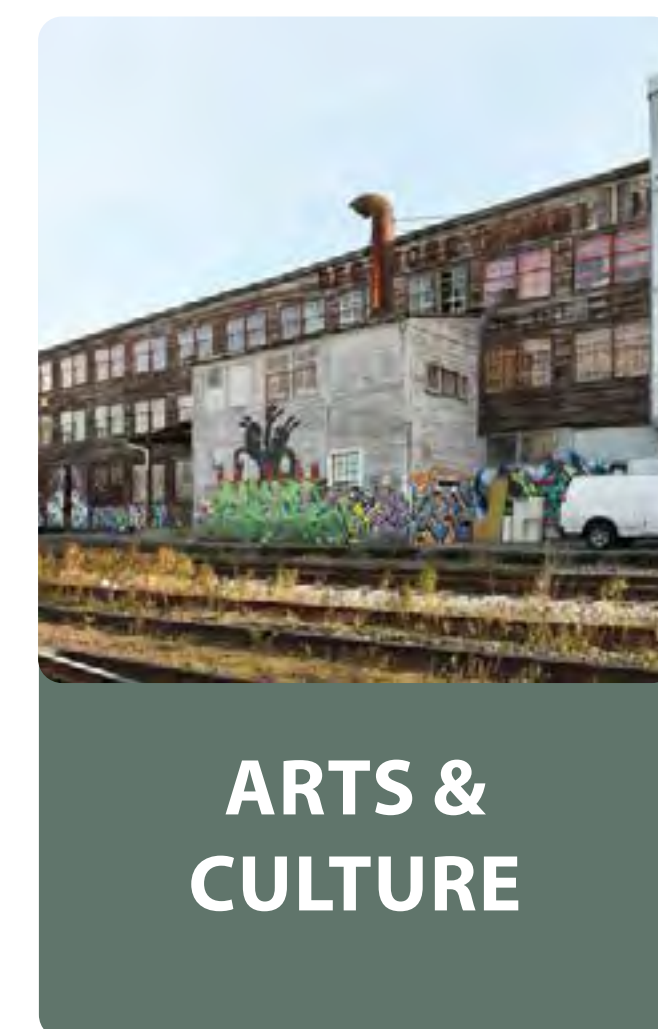
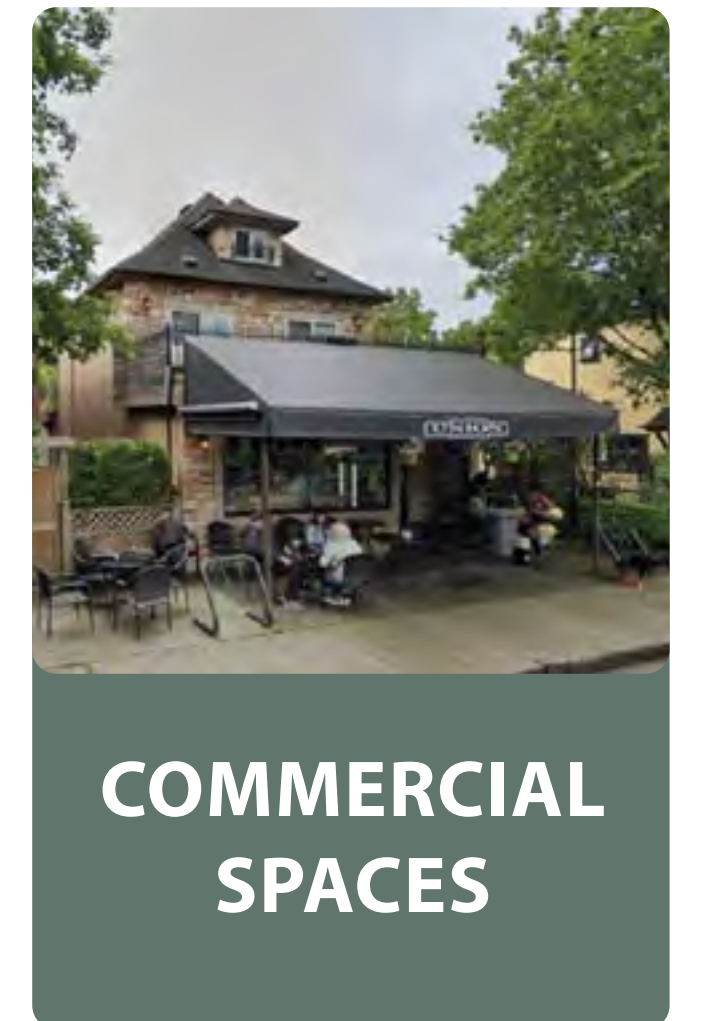
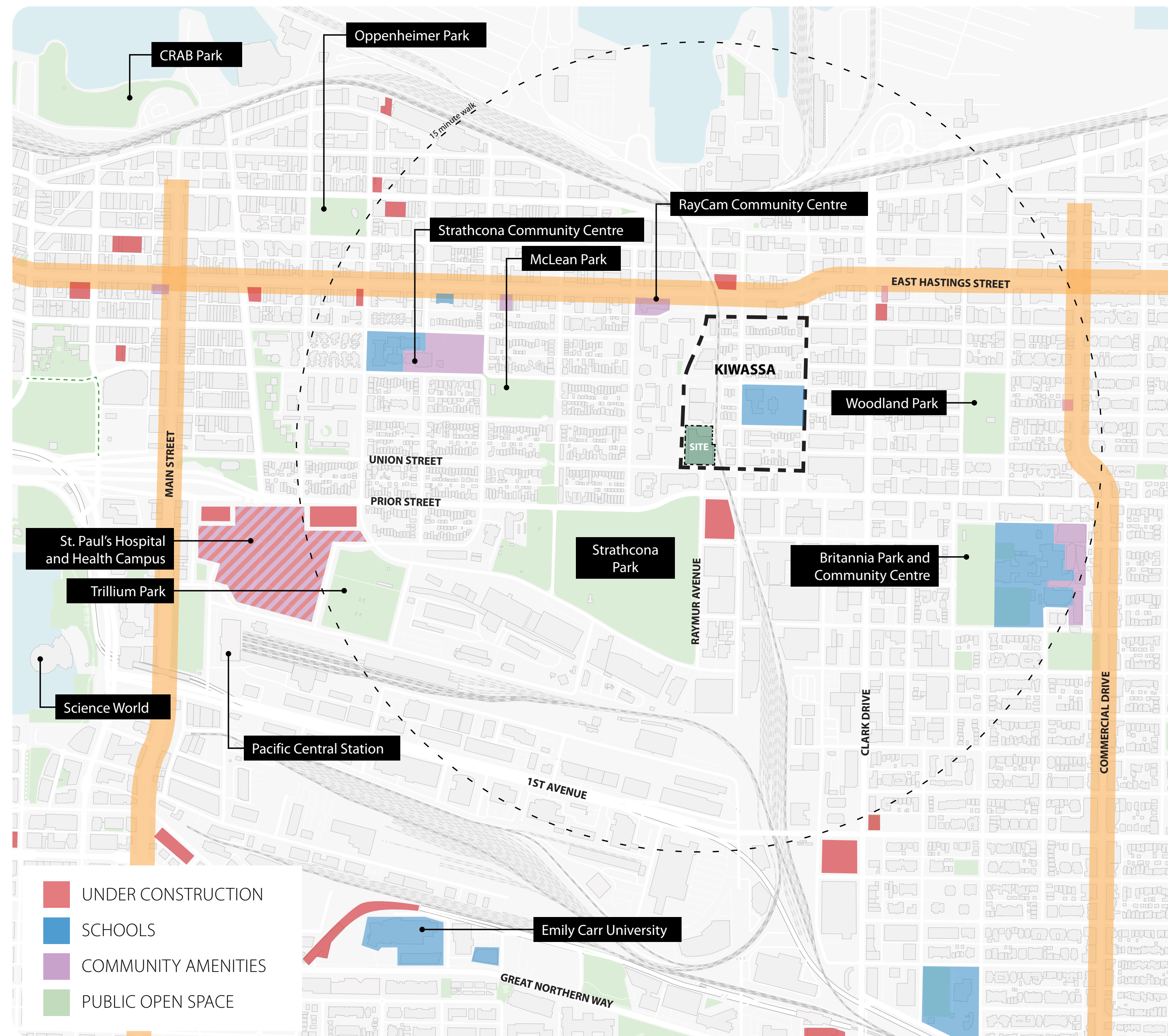


EARLY PUBLIC ENGAGEMENT

Early conversations with members of the community and local organizations have helped the project team better understand the neighbourhood. This initial input helped identify gaps and issues that this proposal could help address, such as retail viability.

THE NEIGHBOURHOOD

730 Raymur Avenue is located within Kiwassa in the Strathcona neighbourhood, home to a wide range of land uses and built forms.



SURROUNDING CONTEXT

730 Raymur is uniquely positioned at the heart of the Eastside Arts District, alongside the Union-Adanac Bikeway as well as a major rail line, and among a number of well established eastside destinations.

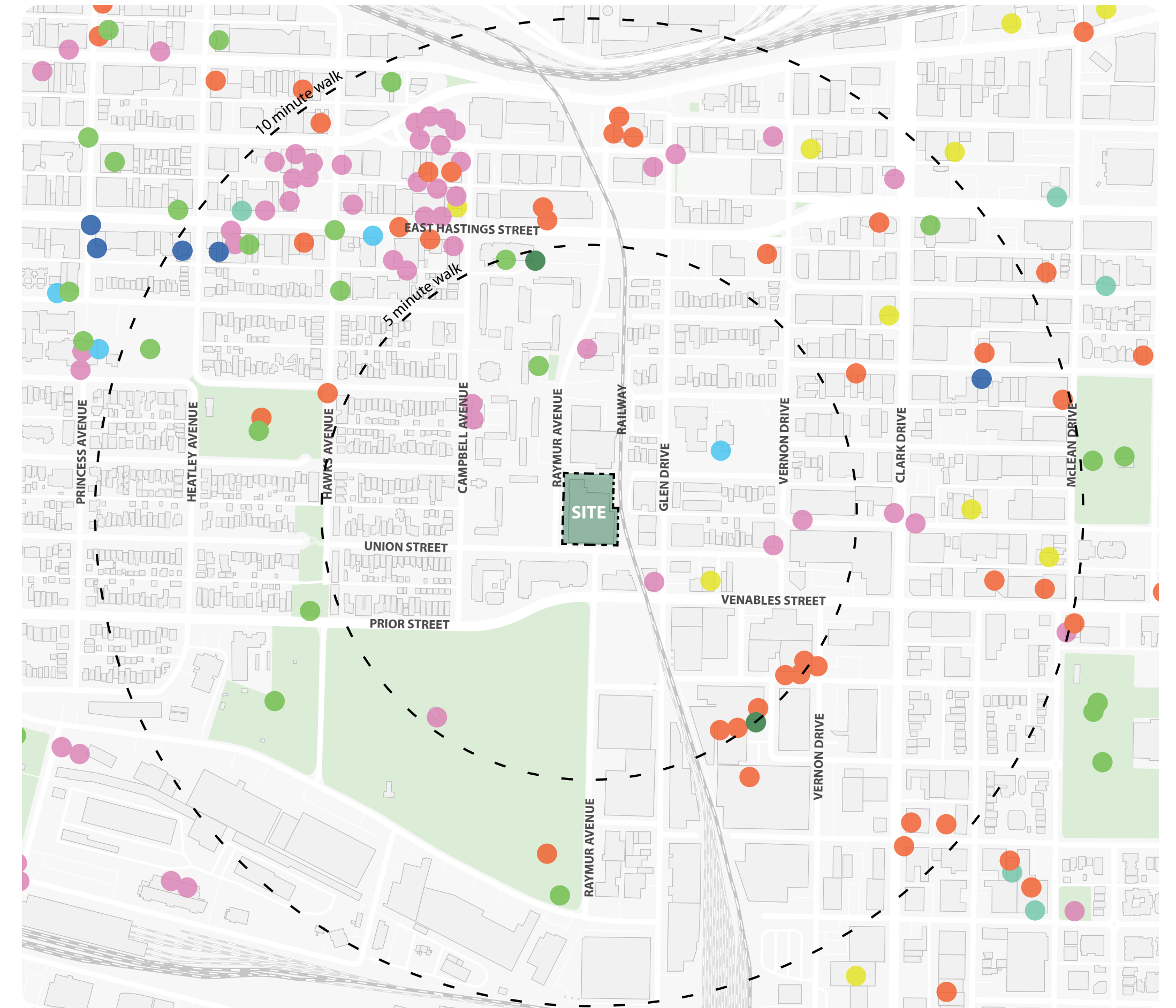
PLACES OF INTEREST



The location of the site along major movement corridors offers great car-free connectivity to several city parks and well-known destinations on the eastside.

- SHARED BIKEWAY
- WALKING CONNECTION
- PLACE OF INTEREST

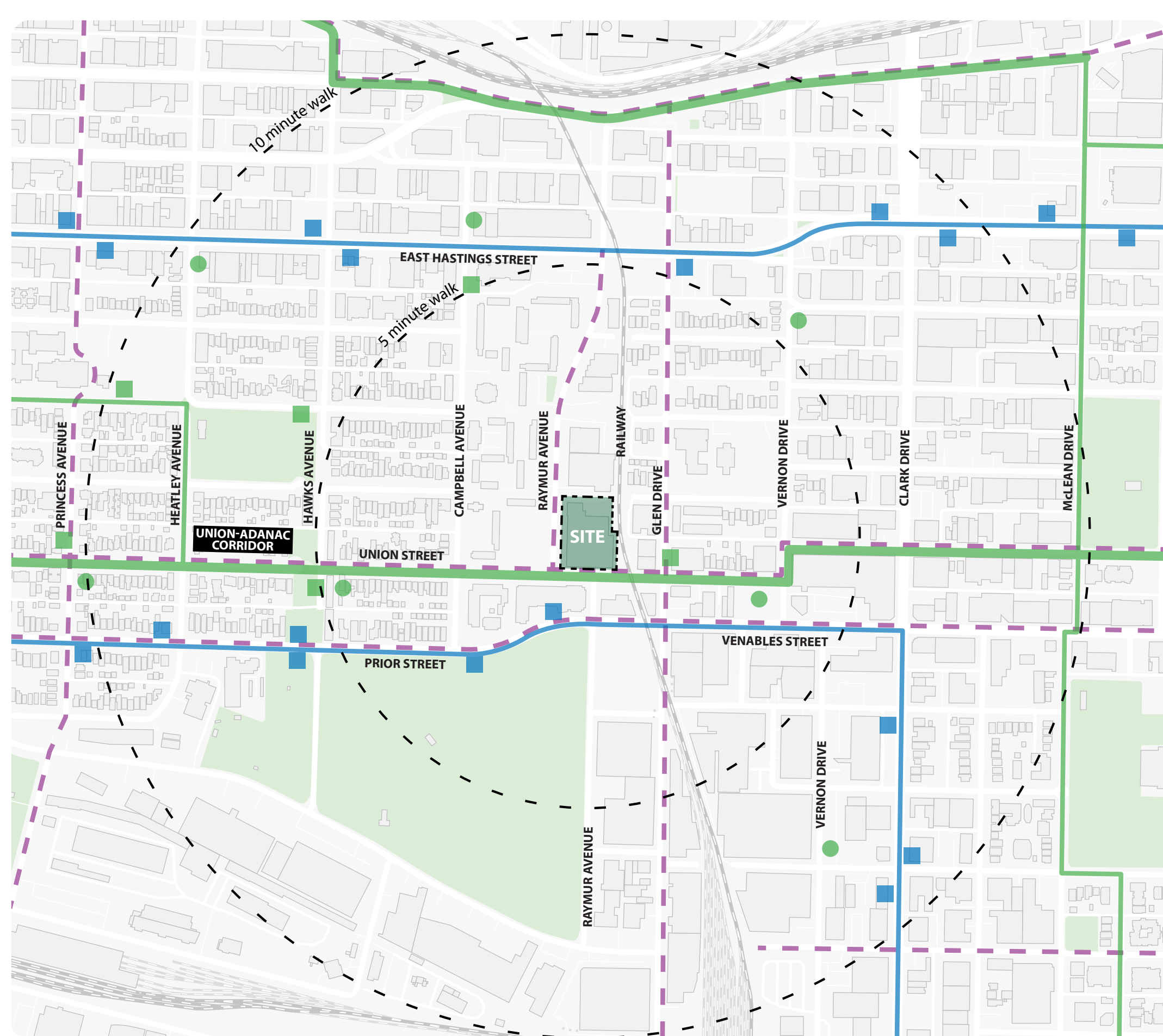
ARTS & CULTURE



At the epicentre of the city's arts and culture scene, this neighbourhood is defined by a deeply rooted arts community.

- COMMUNITY SPACE
- EDUCATION
- MUSEUM/GALLERY
- STUDIO/REHEARSAL
- PERFORMANCE
- PUBLIC ART
- BREWERY

ACTIVE TRANSPORTATION + TRANSIT



In addition to transit access, the Union-Adanac bikeway provides a safe bicycle and pedestrian thoroughfare connecting Downtown to East Vancouver.

- SHARED BIKEWAY
- BIKE SHARE STATION
- E-SCOOTER STATION
- BUS ROUTE
- BUS STOP
- - - NEW / IMPROVED WALKING/ CYCLING ROUTES

RAIL LINES



The Burrard Inlet Line runs directly east of Raymur Avenue, connecting the Port of Vancouver to the Flats Rail Yard.

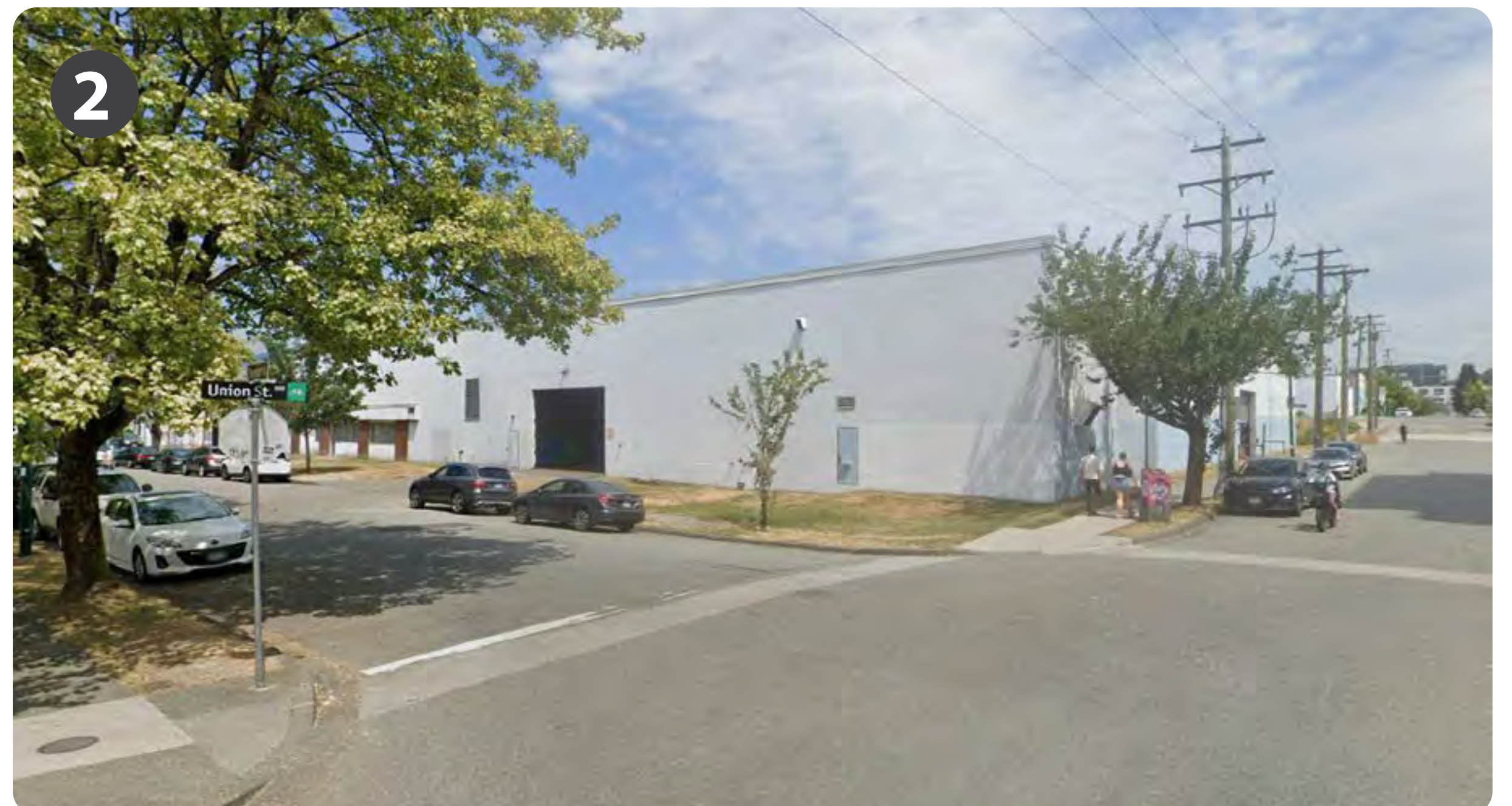
- RAILWAY
- ELEVATED CROSSING
- AT-GRADE CROSSING

EXISTING PROPERTY

730 Raymur Avenue is currently home to an underutilized light industrial building with surface-level parking.



View looking southeast on Raymur Avenue



View looking northeast from Union Street & Raymur Avenue



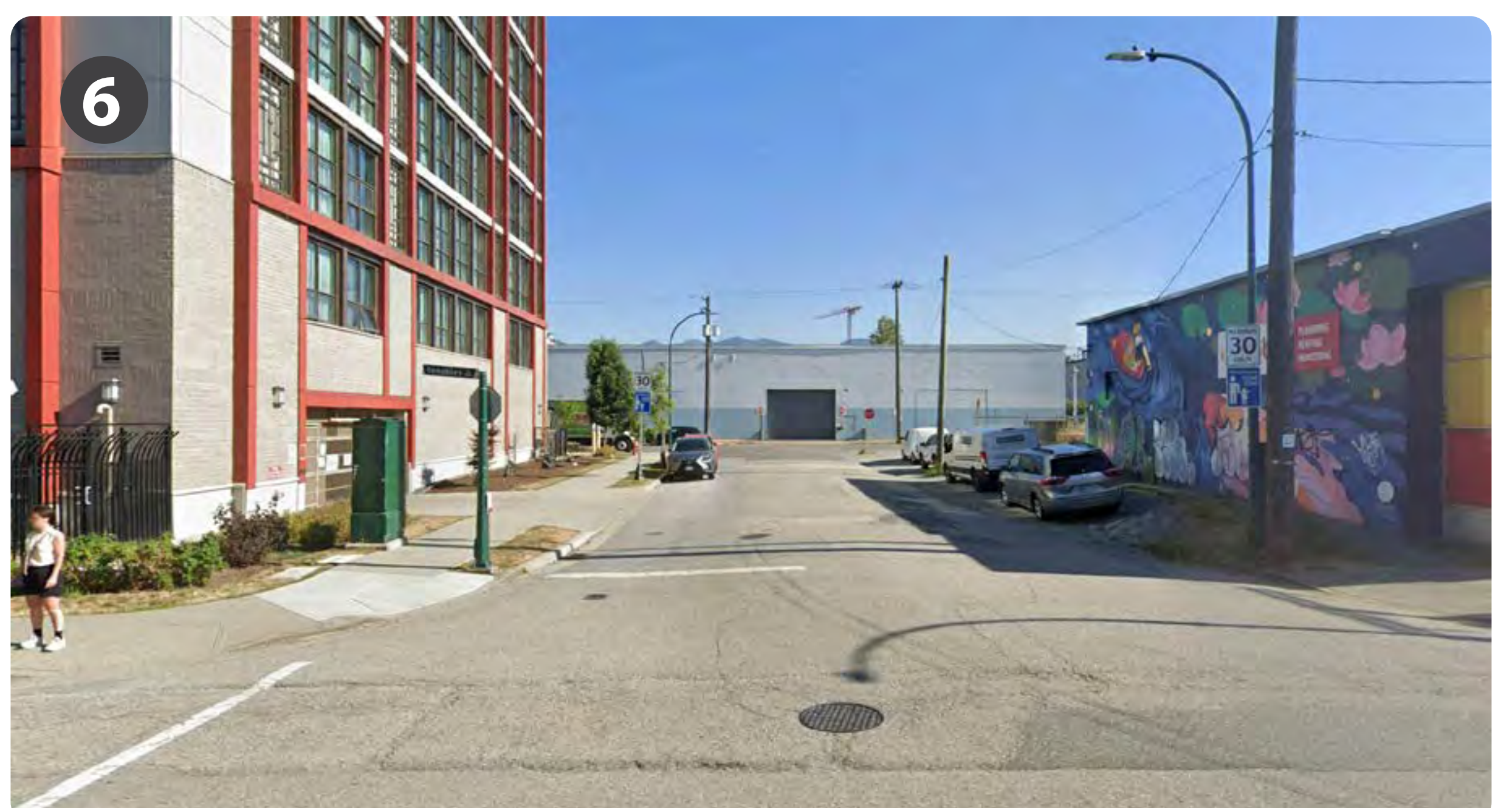
View looking east down Union Street



View looking west down Union Street



View looking north from Prior / Venables Street



View looking northwest from Union Street

THE VISION FOR 730 RAYMUR

This proposal brings over 400 new rental homes to the neighbourhood helping to support local shops and services and delivering a dedicated arts space and much-needed daycare.



HEIGHT

22- and 25- storey residential towers



CHILDCARE

10,400 sq. ft. facility with capacity for up to 110 children



HOMES

436 purpose-built market rental homes



ARTS & CULTURE

4,900 sq. ft. space to be operated by a not-for-profit organization



UNIT MIX

16% Studio 35% Two beds
39% One bed 10% Three beds



RETAIL SPACE

8,100 sq. ft. of neighbourhood serving retail



RESIDENTIAL AMENITIES

8,700 sq. ft. indoor amenity
9,000 sq. ft. outdoor amenity



PARKING

279 resident, visitor, and commercial parking spaces
852 bicycle parking spaces

COMMUNITY BENEFITS

This proposal supports the City's vision for how Vancouver will grow by bringing together new housing, childcare, and dedicated arts space on an underutilized site, ensuring no existing homes are lost in the process.



NEW RENTAL HOUSING, ZERO TENANT DISPLACEMENT

The proposal will deliver over 400 secure market rental homes, including 45% family-sized homes with zero tenant displacement. In-suite storage, private balconies, and generous indoor and outdoor residential amenities will help meet the needs of future residents.



SIGNIFICANT CHILDCARE FACILITY

A large childcare with capacity for up to 110 children supports the needs of current and future families. Located on the second floor with secure outdoor play areas, it enhances livability and helps support families in Strathcona.



SECURED COMMUNITY ARTS SPACE

Designed as a community asset, a 4,900 sq. ft. arts and culture space is included on the ground level. This space will be the public benefit generated by the development and will be owned by the City of Vancouver and managed by a not-for-profit operator.



NEIGHBOURHOOD SERVING RETAIL SPACE

Flexible, street-oriented retail space is planned to support local businesses, Eastside makers, and local residents. Located on the prominent corner of Raymur and Union, new retail will help activate the public space and enhance the cycling corridor with new destinations.



COMMUNITY ORIENTED COURTYARD SPACE

The buildings' lower floors are shaped to create a courtyard that creates transparency and safety along a key pedestrian and cycling route. It serves as a welcoming gathering space and neighbourhood focal point along the Union/Adanac Bikeway.



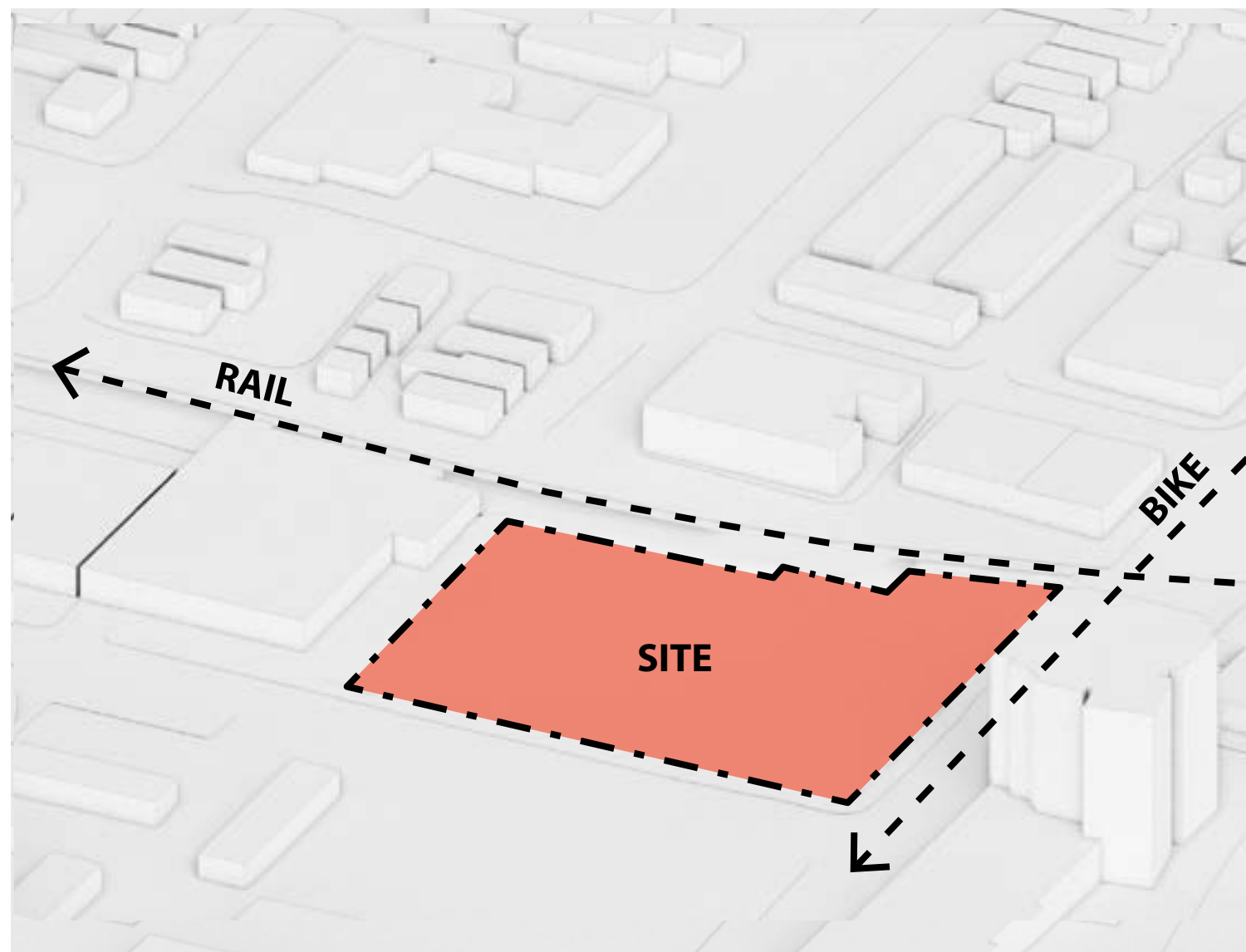
FEATURED PUBLIC ART OPPORTUNITIES

Multiple opportunities for public art that reflect the Eastside's creative identity, industrial history, and cultural richness are available. These spaces will be intentionally designed to showcase local artists and the community's diversity.

DESIGN APPROACH

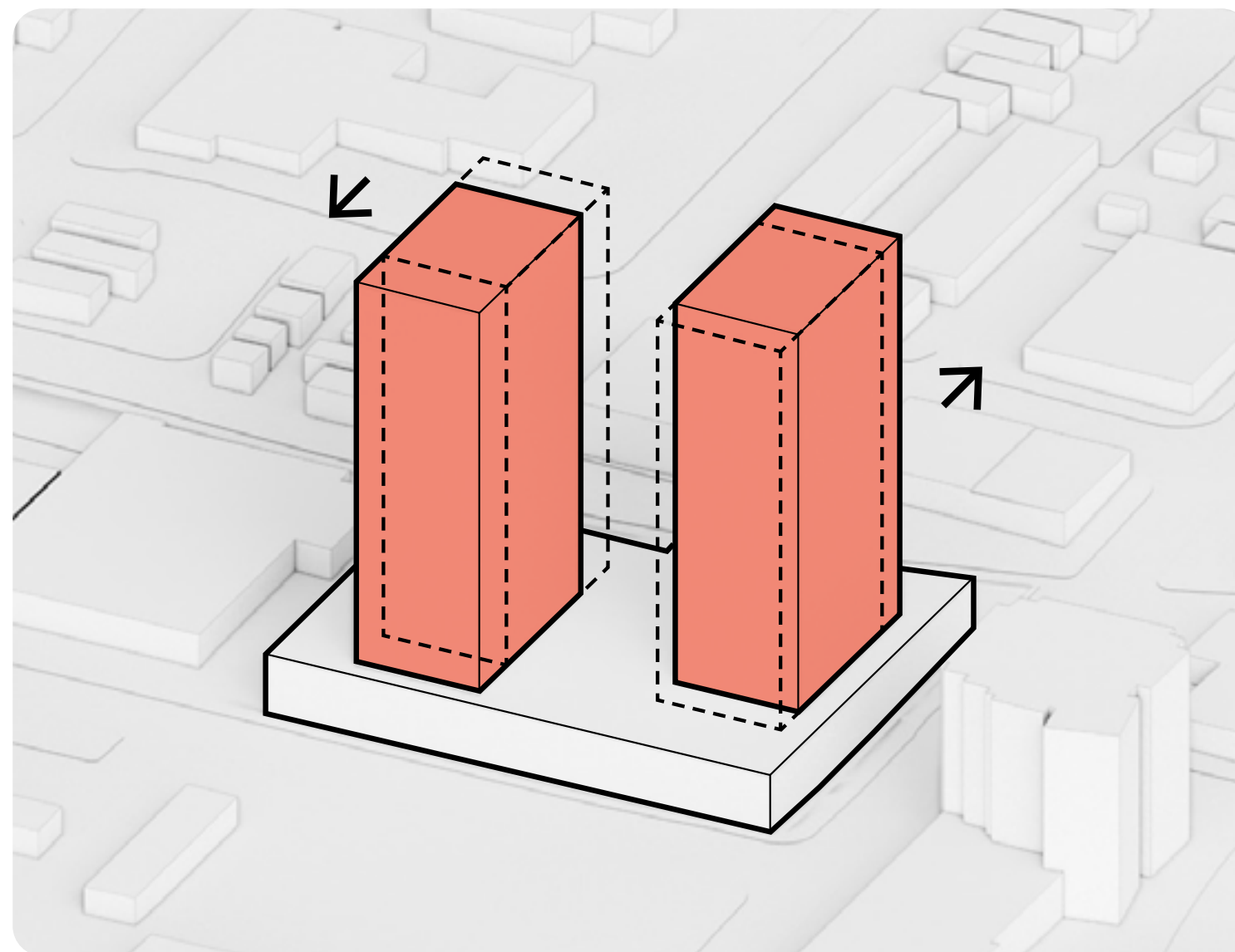
Every design decision is grounded in creating a building that feels open, active, and genuinely connected to the neighbourhood.

MASSING & FORM DESIGN



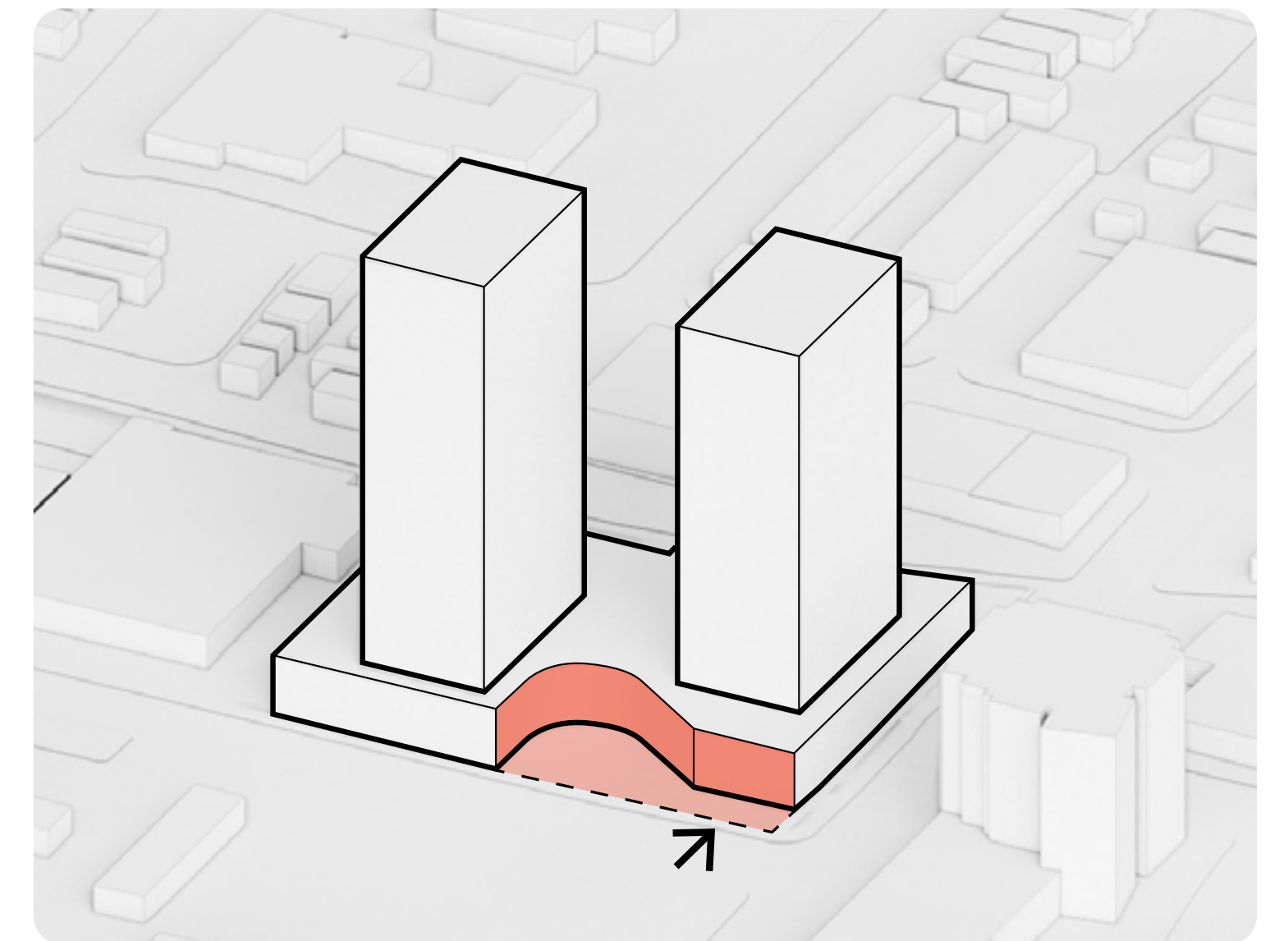
1 ADAPTING TO THE SITE

Establish the developable area given the existing constraints created by the existing railway and the bikeway.



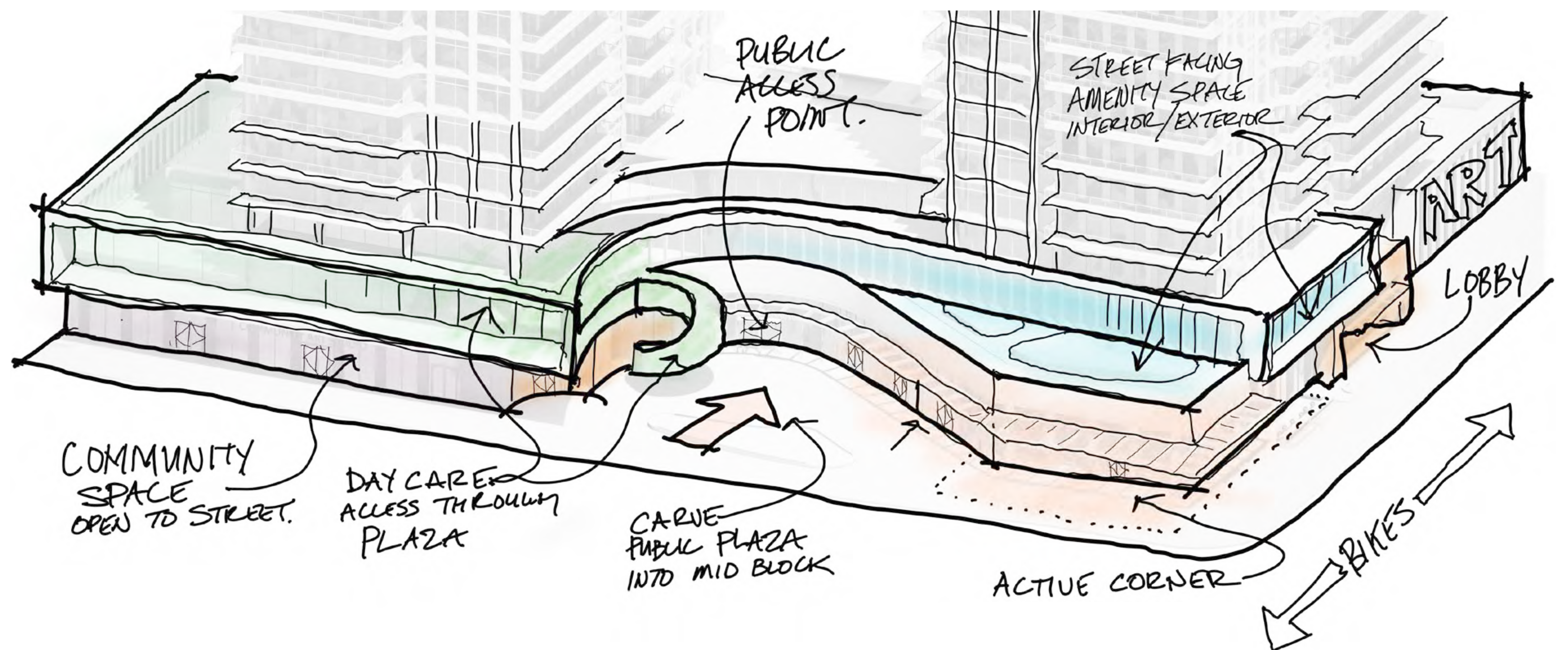
2 TOWER PLACEMENT

The towers are staggered mitigating shadowing onto Admiral Seymour Elementary, and improving privacy for the residential units.



3 CARVE OUT COURTYARD

The carved back corner invites pedestrians and slows movement along Union St. while the courtyard offers a community focal point that reflects the neighbouring greenspace.



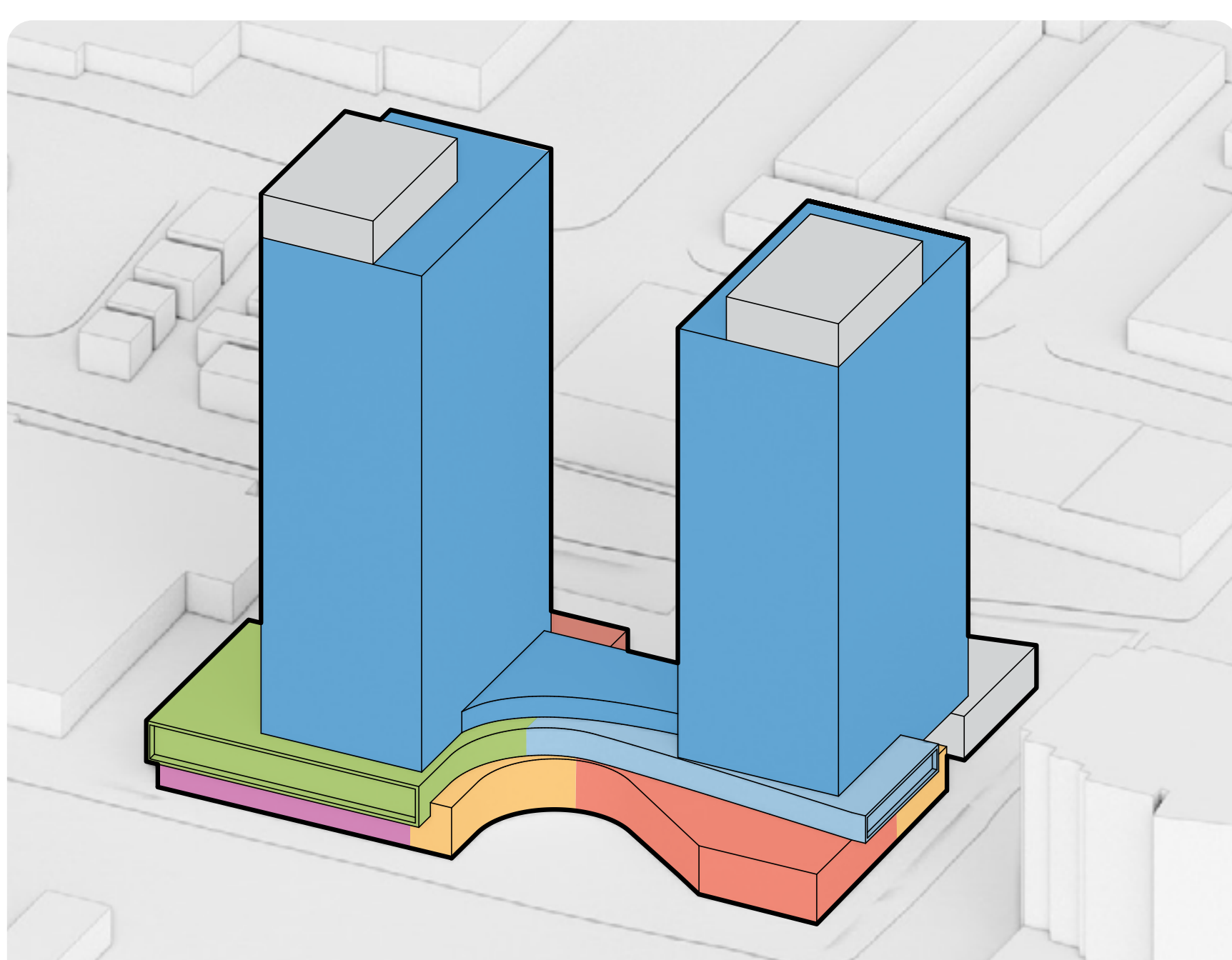
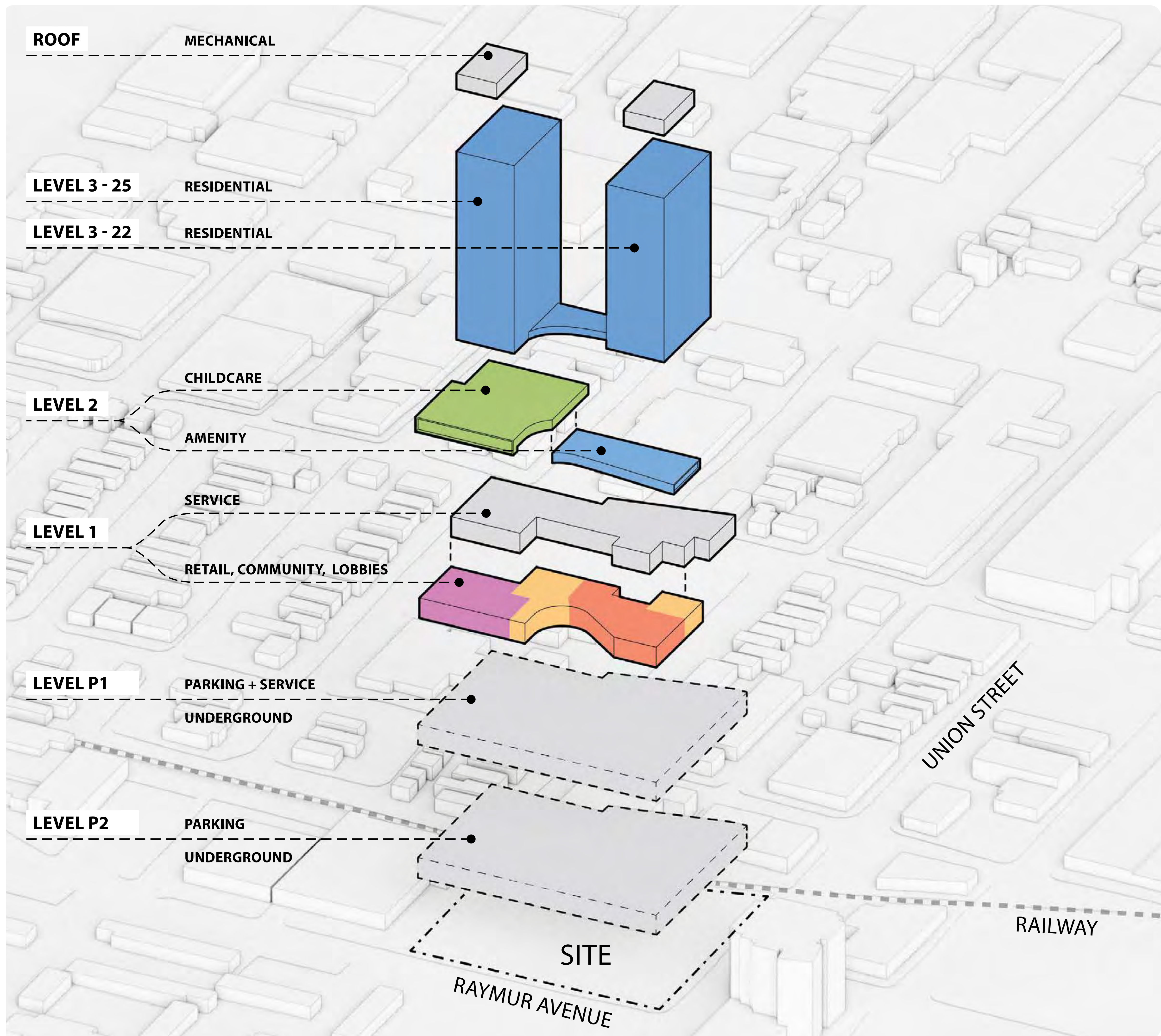
4

ANIMATE THE OPEN SPACES

The building form is carefully carved to create an accessible courtyard that provides clear entry into the buildings' complex mix of uses, including the daycare and community arts space, ensuring all day activity. The recessed corner at Raymur and Union provides improved sight lines to the courtyard and invites passersby.

BUILDING ELEMENTS

The proposal includes a mix of uses with rental housing atop residential amenities, a large daycare, a ground-level community arts space, and retail.



PROGRAM MIX

RESIDENTIAL	340,760 sq. ft.
AMENITY	8,670 sq. ft.
CHILDCARE	10,394 sq. ft.
RETAIL	8,146 sq. ft.
ARTS SPACE	4,884 sq. ft.
PARKING	279 spaces
BIKE PARKING	852 spaces

UNIT MIX

STUDIOS	71	16%
ONE BEDS	171	39%
TWO BEDS	152	35%
THREE BEDS	42	10%

SITE PLAN OVERVIEW

Designed to draw in the community, the ground level brings together a mix of uses that are designed to invite activity from the Union Street corridor, encouraging movement along Raymur Avenue and into the courtyard.



ARTS & CULTURE



PUBLIC ART OPPORTUNITIES



COMMUNITY COURTYARD



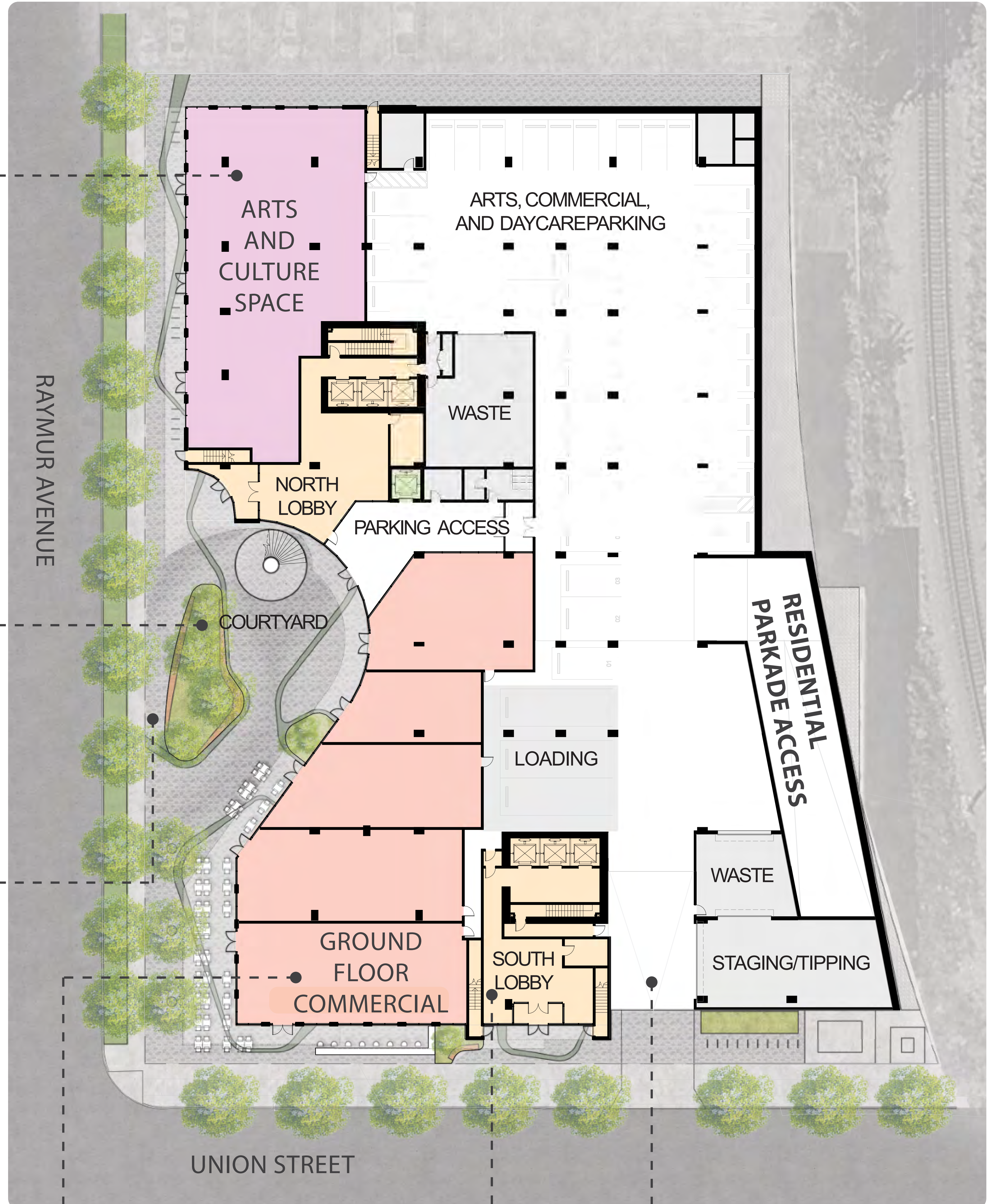
NEIGHBOURHOOD RETAIL



RESIDENTIAL ENTRIES



PARKING / LOADING

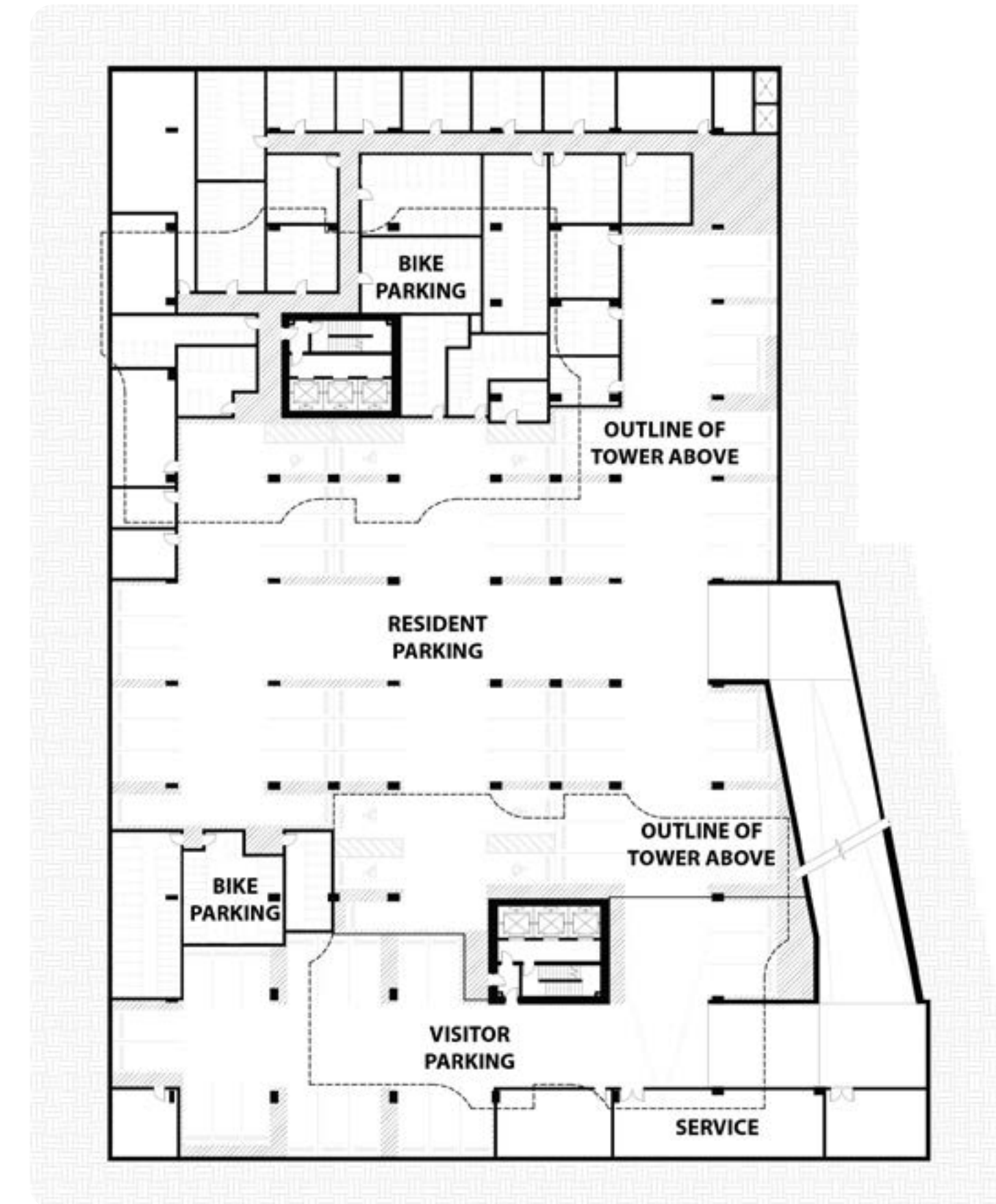


SITE ACCESS & PARKING

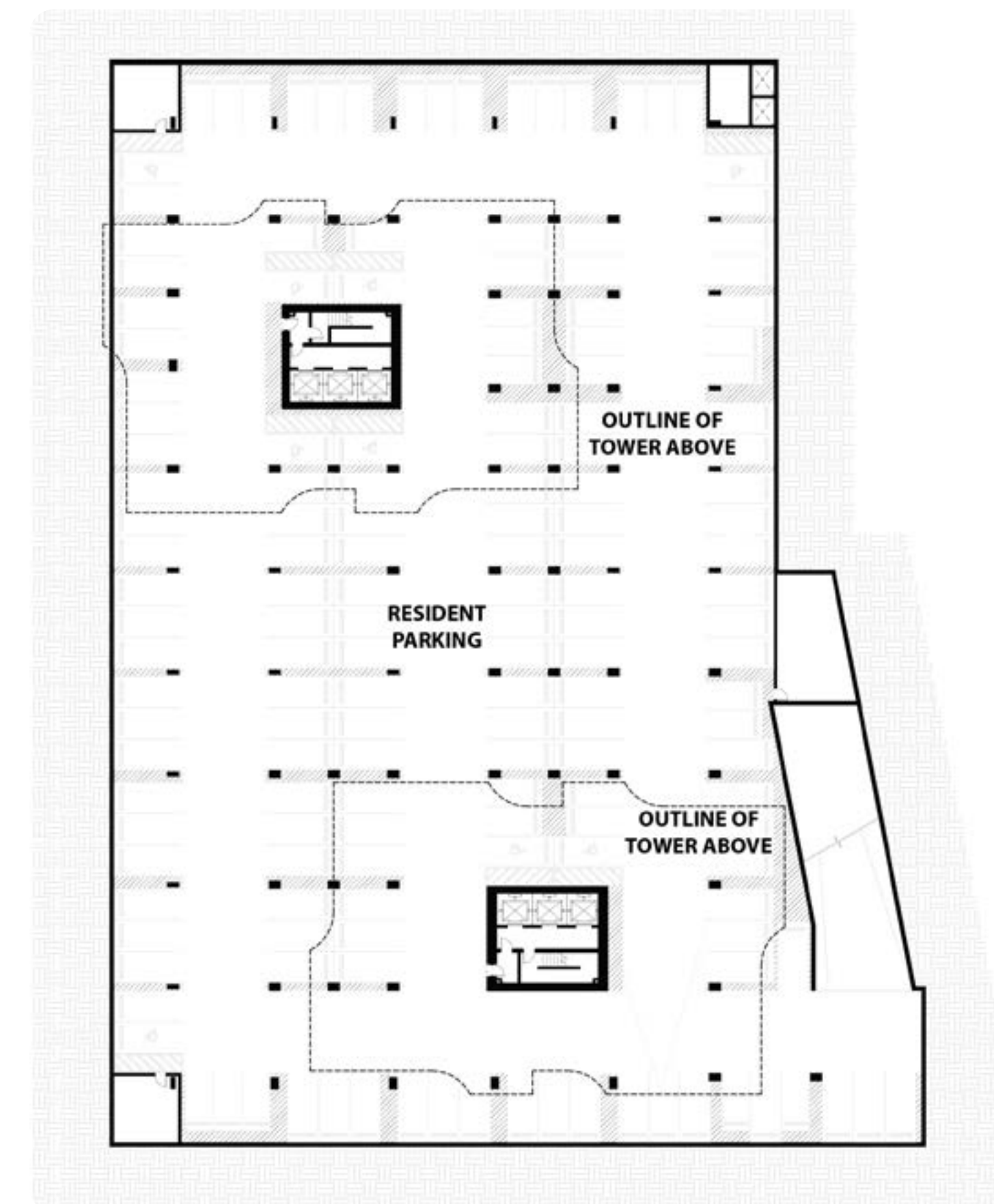
One vehicle entry point on Union Street consolidates loading, parking, and service access into the part of the site where the adjacent railway restricts more active uses.



GROUND FLOOR SITE ACCESS PLAN



LEVEL P1 PARKING PLAN



LEVEL P2 PARKING PLAN

ACCESS PLAN LEGEND

- ARTS & CULTURE
- RESIDENTIAL
- RETAIL
- CHILDCARE
- PARKING & LOADING VEHICLE ACCESS
- PEDESTRIAN WALKTHROUGH



VEHICLE PARKING PROPOSED

CHILDCARE DROP-OFF	12 stalls
COMMERCIAL	18 stalls
RESIDENTIAL TENANTS	221 stalls
RESIDENTIAL VISITOR	22 stalls
LOADING	8 stalls



BICYCLE PARKING PROPOSED

LONG-TERM (CLASS A)	852 stalls
SHORT-TERM (CLASS B)	23 stalls

COMMUNITY COURTYARD

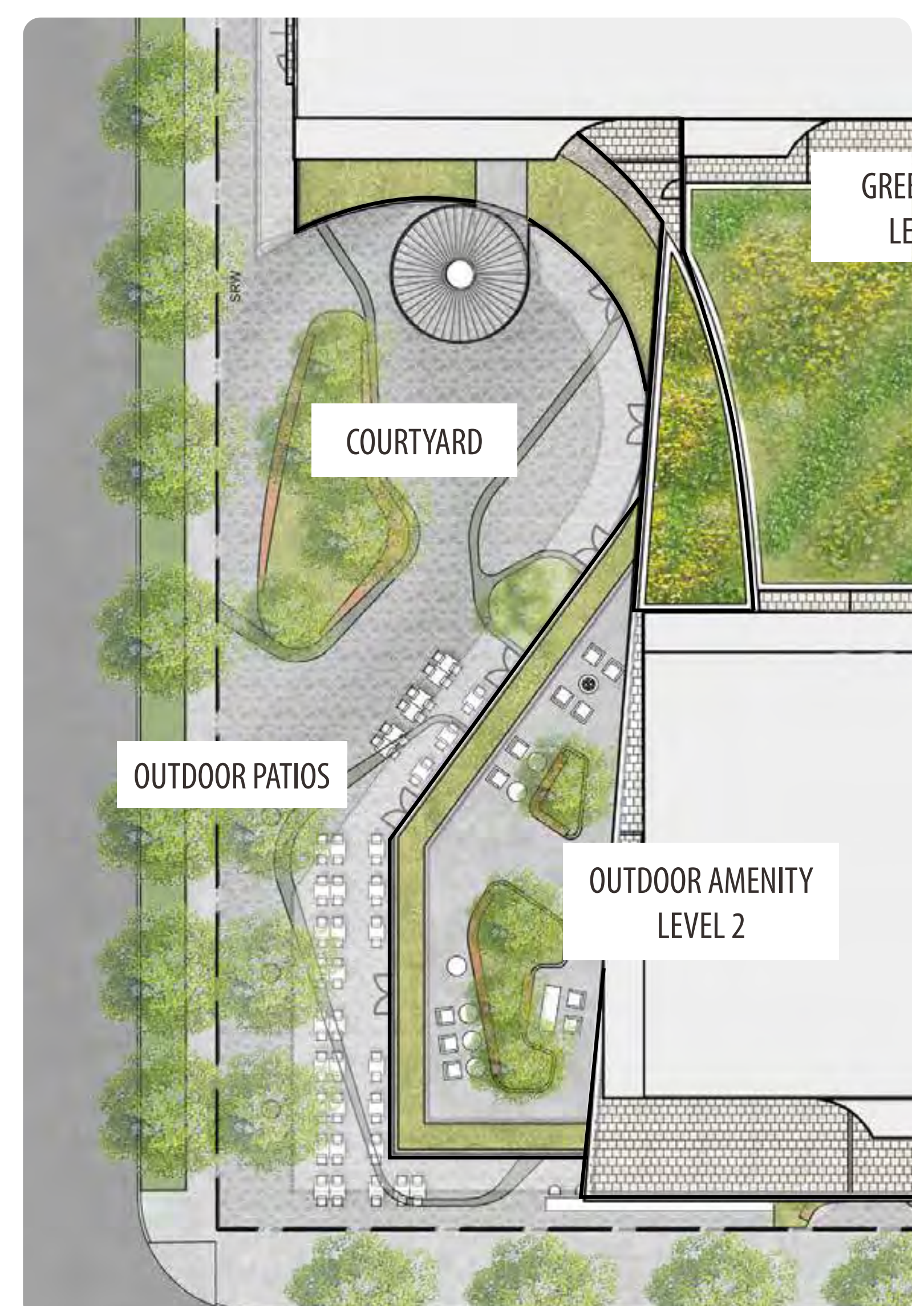
Located along Raymur Avenue, the community courtyard is the proposal's focal point. Bringing together retail, the arts & culture space, daycare, and residential lobbies, it invites all day activity.



CREATING COMMUNITY CONNECTIVITY

Designed to spur conversation and connections, the accessible community courtyard wraps the corner of Union Street and widens as it progresses north along Raymur Avenue. Adjacent to the green space located across the street, it strengthens this social gathering node with seating, landscaping, and community retail. The location of the daycare access on the second floor provides an opportunity to create a feature spiral staircase installation.

The intentional location of the community arts space on the ground level, creates opportunities for "spill-over" in the courtyard including potential public art installations and performance uses with the goal of creating a vibrant community asset.



Community Courtyard
Ground Floor

NEIGHBOURHOOD RETAIL

Small-scale community-serving retail will be located along Raymur and Union to support the daily needs of residents and contribute to a more complete neighbourhood.



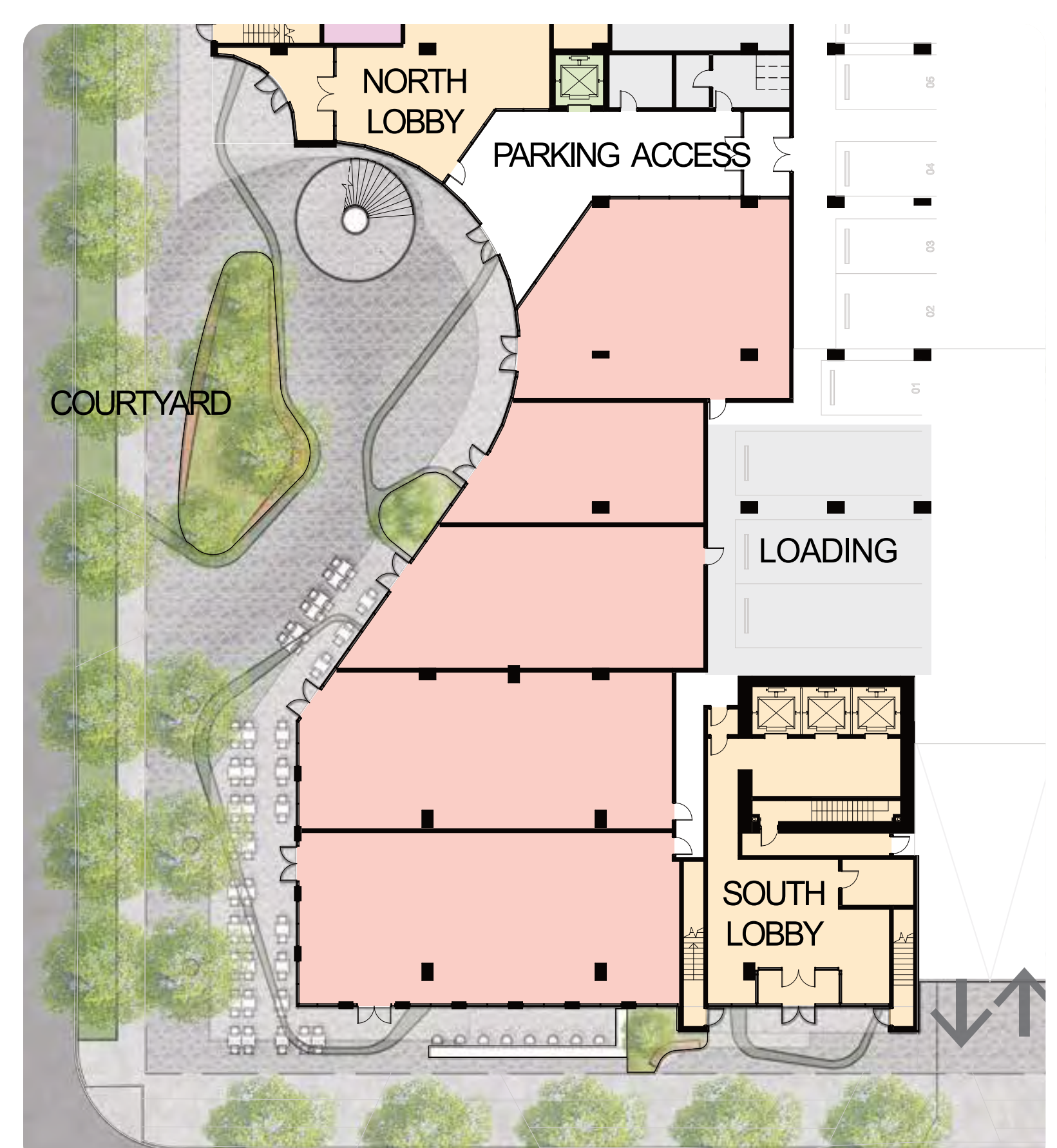
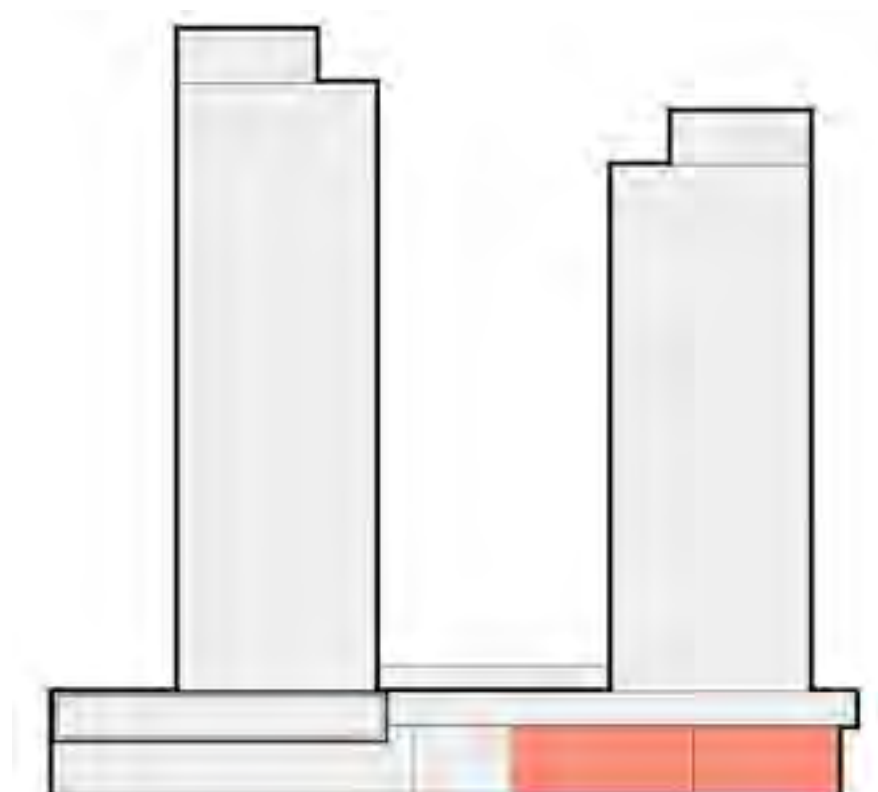
SUPPORTING SHOPS AND SERVICES

Addressing a recognized gap in local retail, the proposed 8,100 sq. ft. of neighbourhood-serving retail brings everyday amenities closer to the Strathcona community. Located at ground level and animated by the adjoining public courtyard and community arts space, it is designed to support the daily needs of residents and contribute to a more complete, connected, and walkable neighbourhood.

The ground level is designed to be visible and accessible from the Union-Adanac bikeway, helping support active, viable local retail.



LEVEL 1
8,146 sq. ft.
retail space



ARTS & CULTURE SPACE

Located in the centre of the Eastside Arts District, an arts and culture space on the ground level will provide a secured anchor point for the local arts community for decades to come.



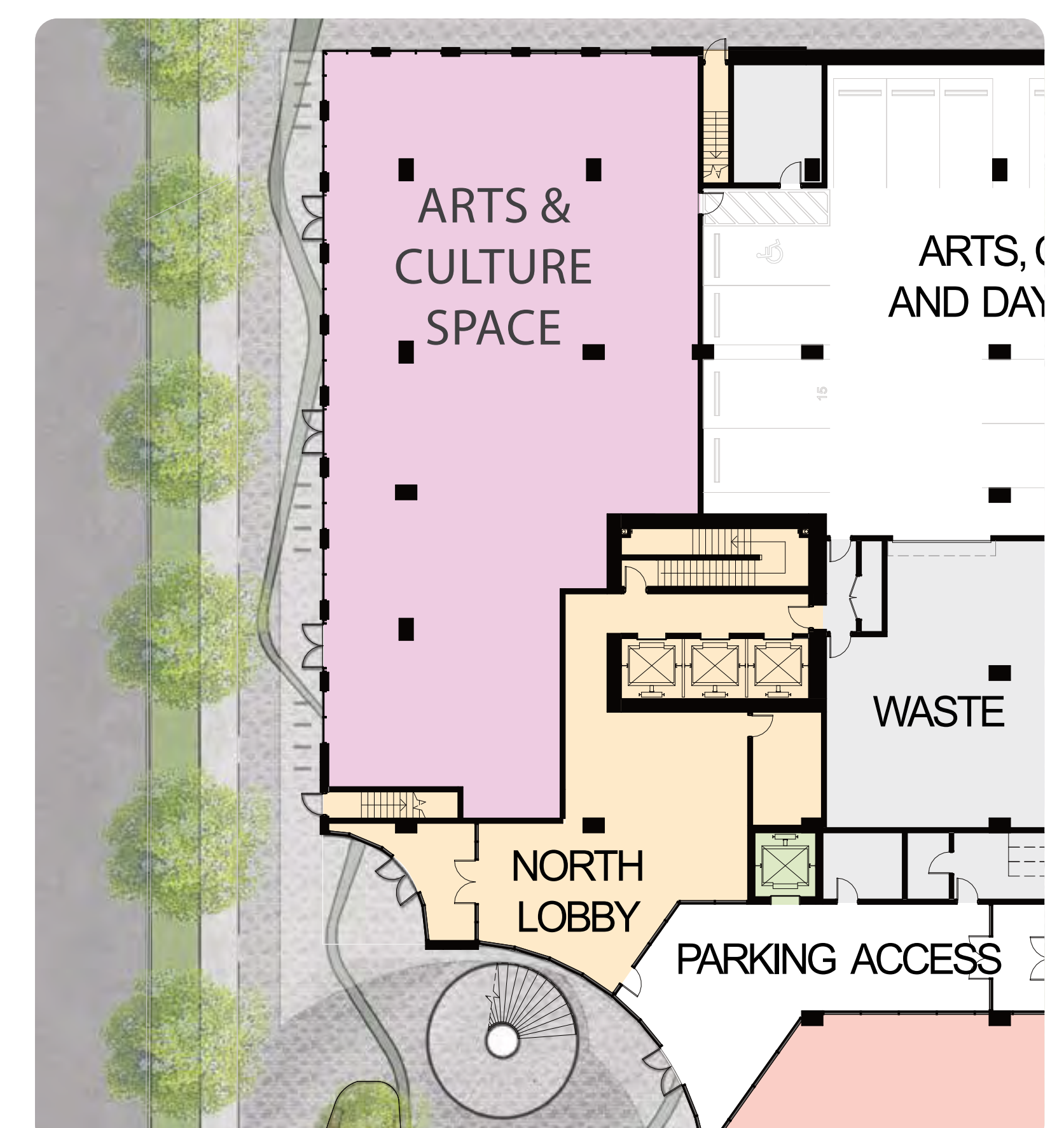
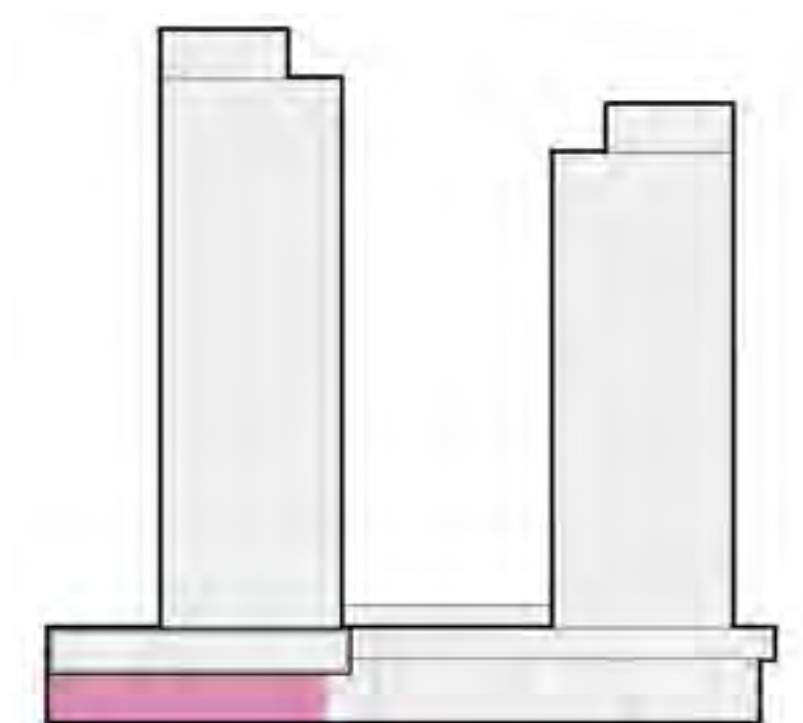
CONTRIBUTING NOT FOR PROFIT COMMUNITY SPACE

The Strathcona and Downtown Eastside neighbourhoods are recognized for their high concentration of artists yet they lack secured community arts spaces. Cultural planning initiatives identify the Eastside as a critical area for sustaining artist production and cultural expression.

The proposed community arts space will be the public benefit provided through the redevelopment of the site, to be owned by the City and operated by a not-for-profit organization. This could take the form of artist studios, artist production space, event space, cultural organization office space, or other arts and culture uses, to be determined through a City of Vancouver-led proposal process.



LEVEL 1
4,900 sq. ft.
community arts
& culture space



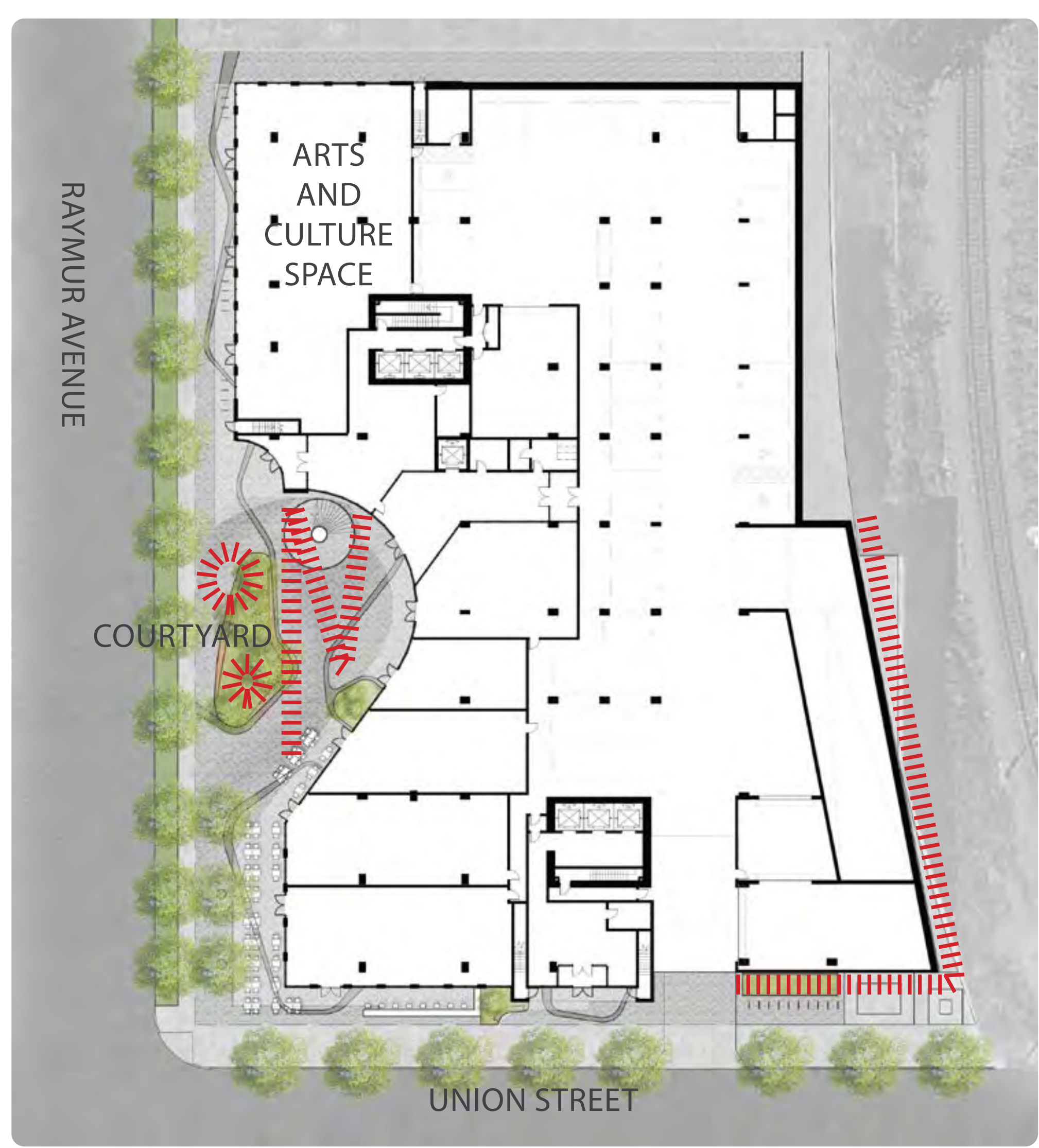
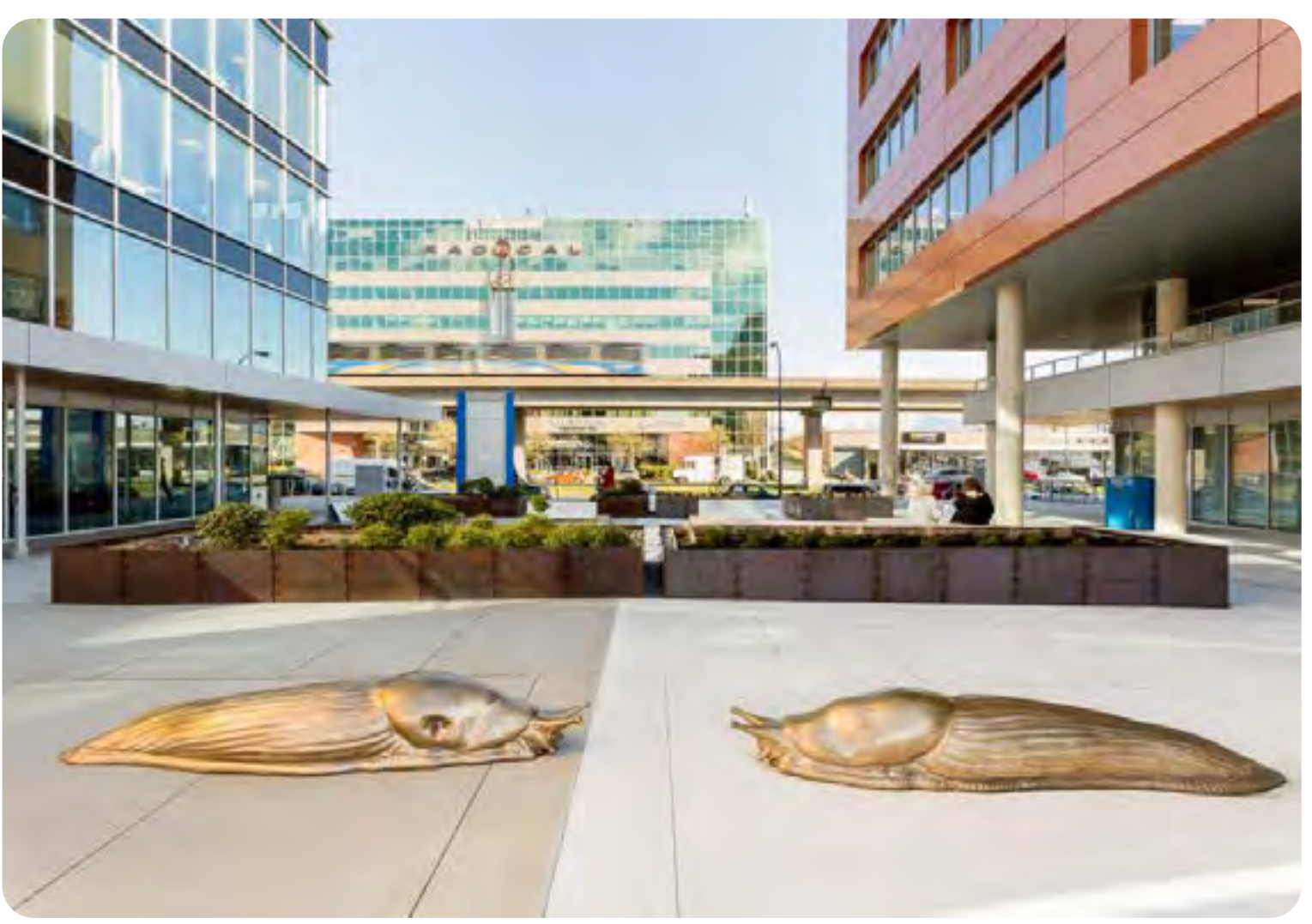
PUBLIC ART OPPORTUNITIES

Located in one of the most artist-dense neighbourhoods in the country, the building creates a number of public art opportunities.

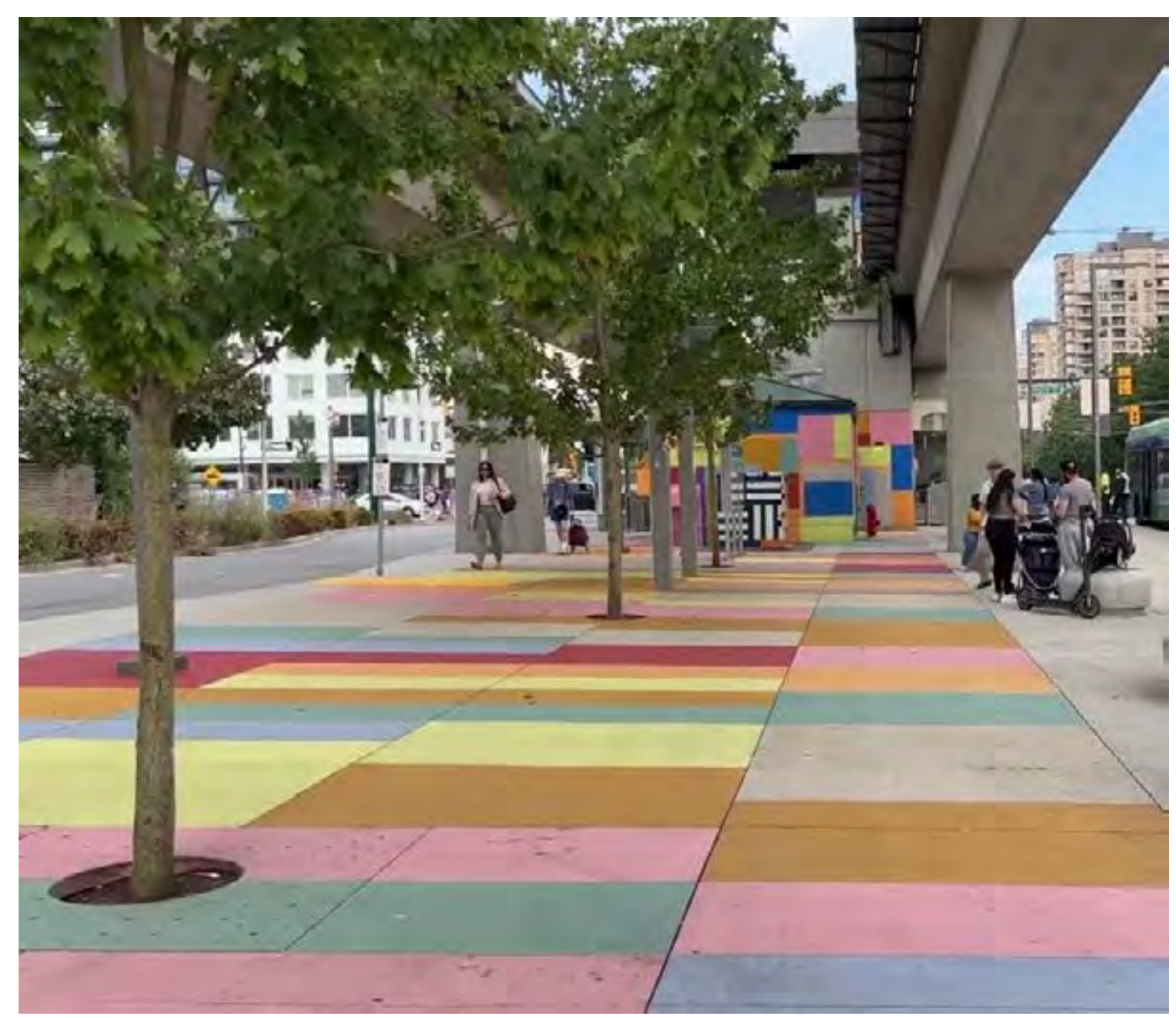
PUBLIC ART LOCATIONS

The proposal includes multiple opportunities for public art as a central feature including:

- walls along the railway line where active uses are not possible; and
- the community courtyard.



PUBLIC ART OPPORTUNITIES  



PUBLIC ART PROCESS

The City's public art process is generally initiated as part of a Development Permit Application and includes the following components:

- Lead by a public art consultant such as EAS, a public art plan and budget are developed.
- Artists are selected, through a range of engagement methods, and invited to develop public art concepts.
- An internal committee and a City of Vancouver committee provide feedback and help select the most appropriate artwork.
- Installation occurs as part of the building construction process.
- Long-term maintenance agreements are in place to ensure the art remains a community asset for decades to come.



CHILDCARE

In response to the city-wide need for childcare, a large private daycare for a range of ages will be located on level two with direct access to outdoor play areas.



INCREASING CHILDCARE CAPACITY

The Strathcona neighbourhood is identified as a significantly under-served area for early childhood services and childcare, with a notable gap between demand and available spaces.

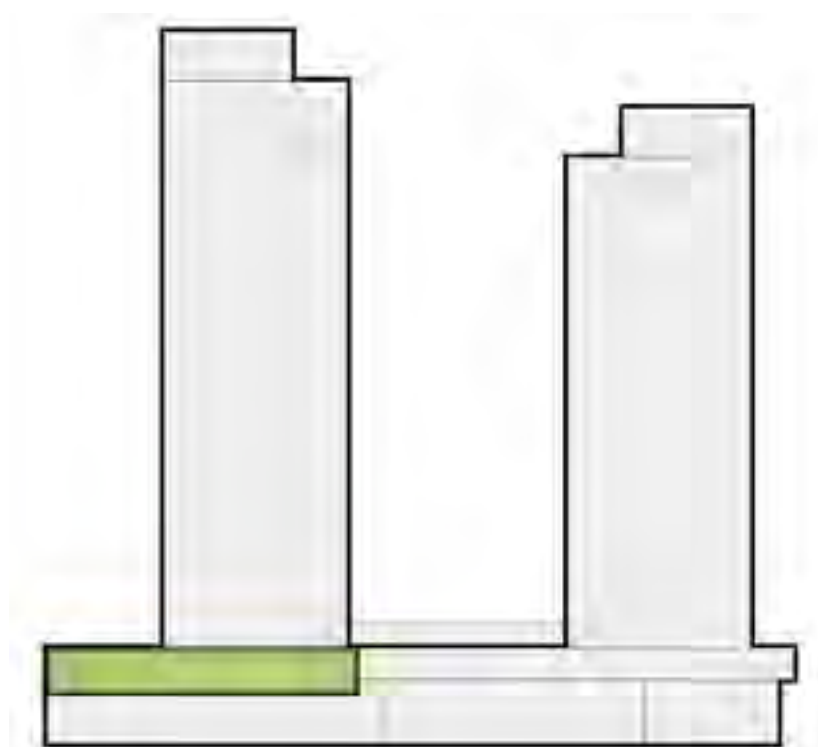
The proposed daycare would occupy the second floor, with safe, well-lit outdoor play areas overlooking the neighbourhood. Interior spaces will benefit from natural light on all sides, with direct views into adjacent play areas.

The daycare space could facilitate up to 110 spaces by offering:

- 10,400 sq. ft. of programmable indoor space
- 9,300 sq. ft. of landscaped outdoor play space



LEVEL 2
19,700 sq. ft.
indoor + outdoor
childcare space



RENTAL HOUSING

This proposal brings new rental housing to the community without the loss of a single existing home. Expansive on-site residential amenities are included to support the daily needs of future residents.



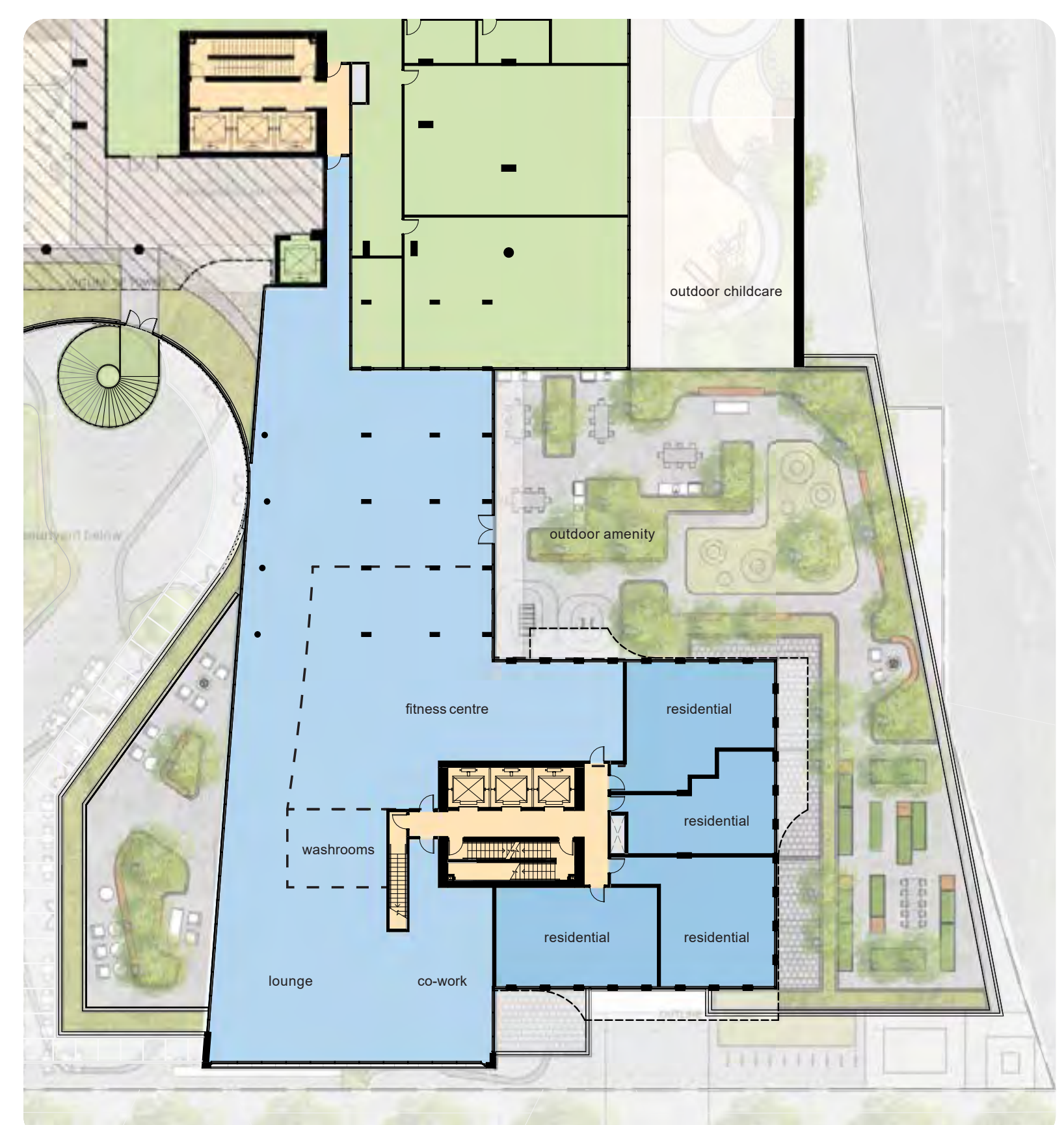
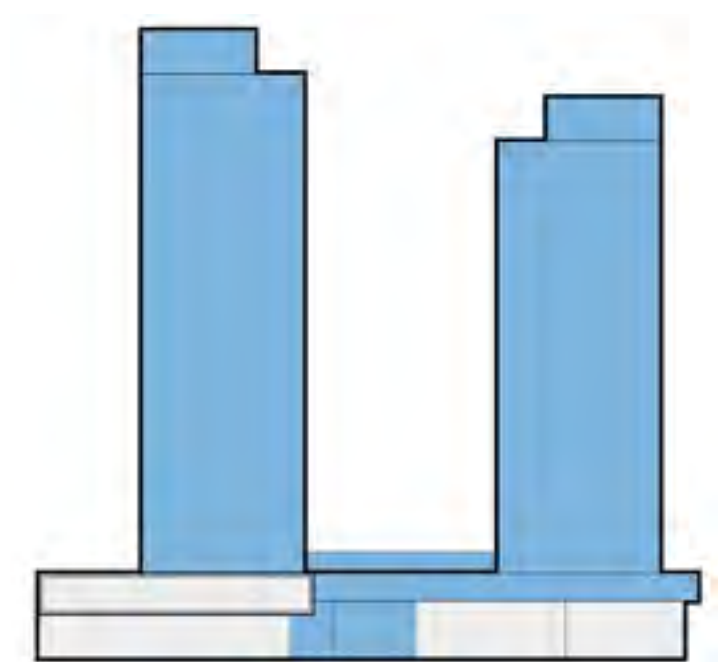
PROVIDING FAMILY-FRIENDLY RENTAL HOUSING

This proposal brings over 400 new rental homes to the neighbourhood without the loss of any existing homes. By including a high proportion of family-sized suites, the project helps diversify the community while bringing in new residents to support local businesses.

- 436 new purpose-built rental homes
- 45% family-sized homes
- In-suite storage and balconies for every home
- 14,000 sq. ft of residential amenities to reduce strain on community amenities including a fitness centre, lounge + co-working space, and outdoor amenity area



LEVEL 4-25
167,675 sq. ft.
residential space



ARCHITECTURE

The stepped three-storey podium is designed to feel welcoming and fit seamlessly into the neighbourhood, inviting cyclists and pedestrians passing by to slow down and engage with the community-serving spaces.



THOUGHTFUL AND CONTEXTUAL DESIGN

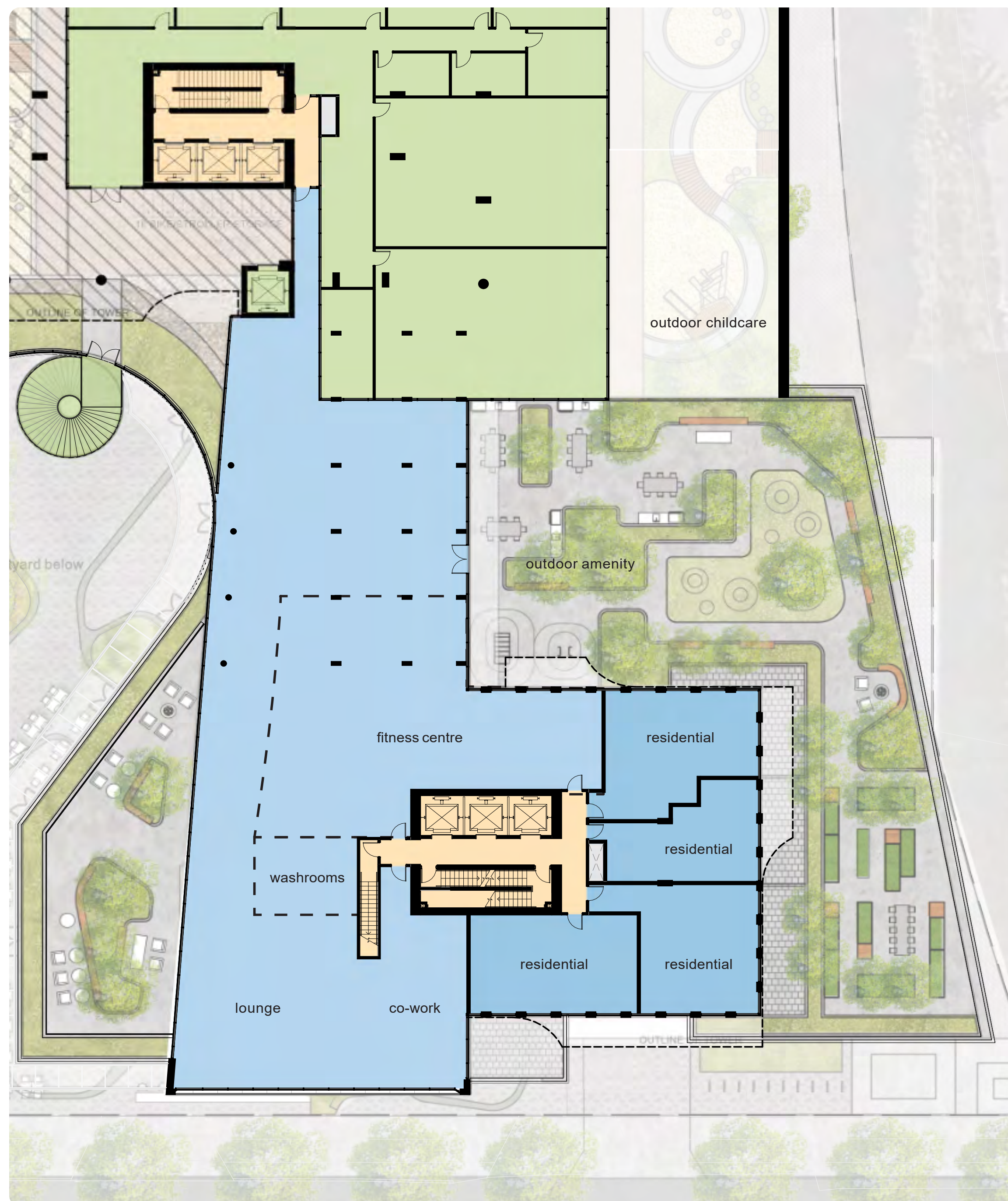
The proposed architecture is inspired by the industrial and port heritage of Strathcona, and shaped by how people will interact with it at the street level.

- The design blends durable and functional materials with a clean and modern aesthetic.
- Active spaces with large windows at the main street level create an open, welcoming interface with the public.
- Solid walls along the railway create a highly visible opportunity for large scale public art.
- Curved balconies create a slim, graceful rhythm that reduces the visual bulk of the tower, while improving the solar performance of the building.

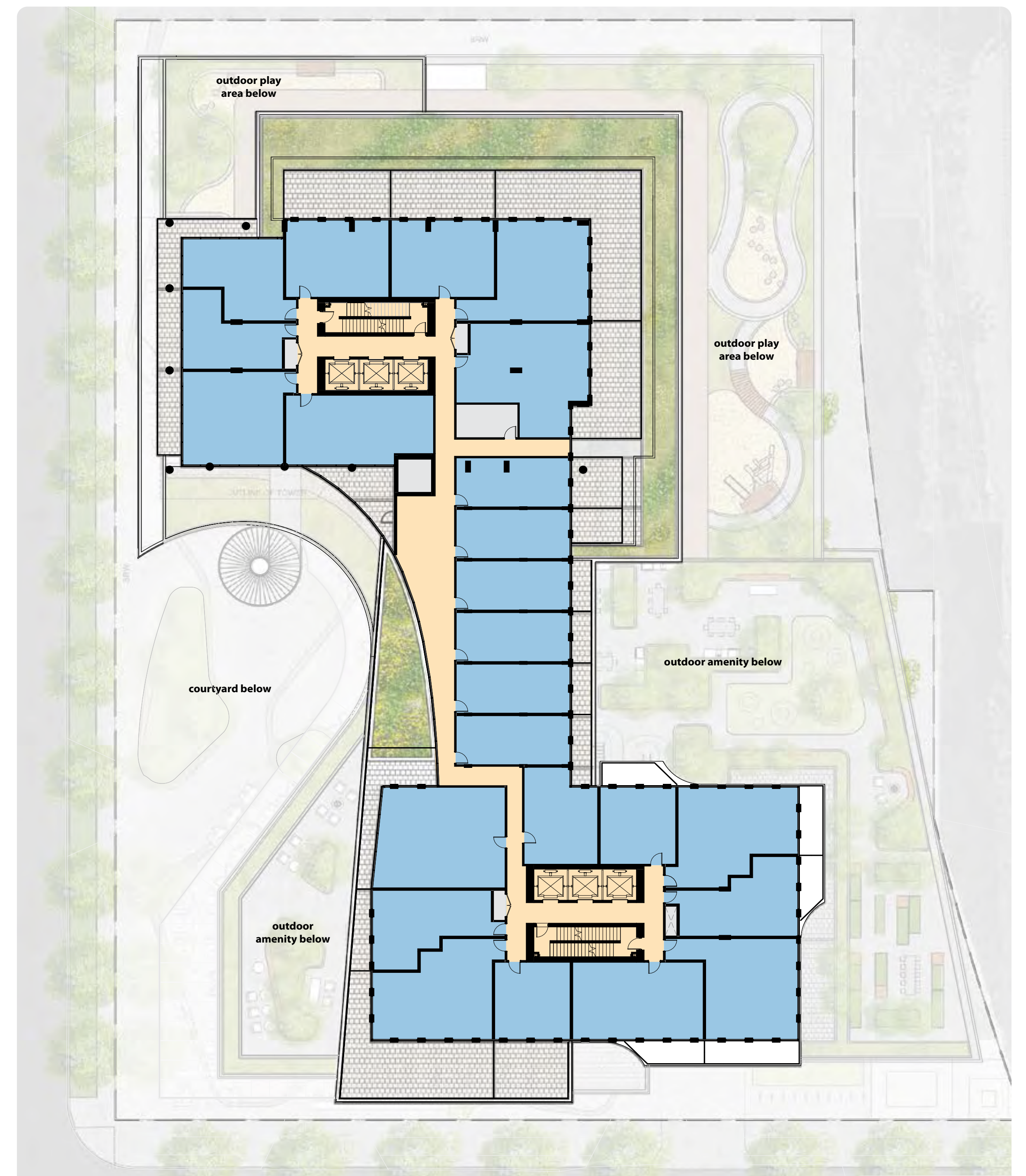


RESIDENTIAL FLOOR PLANS

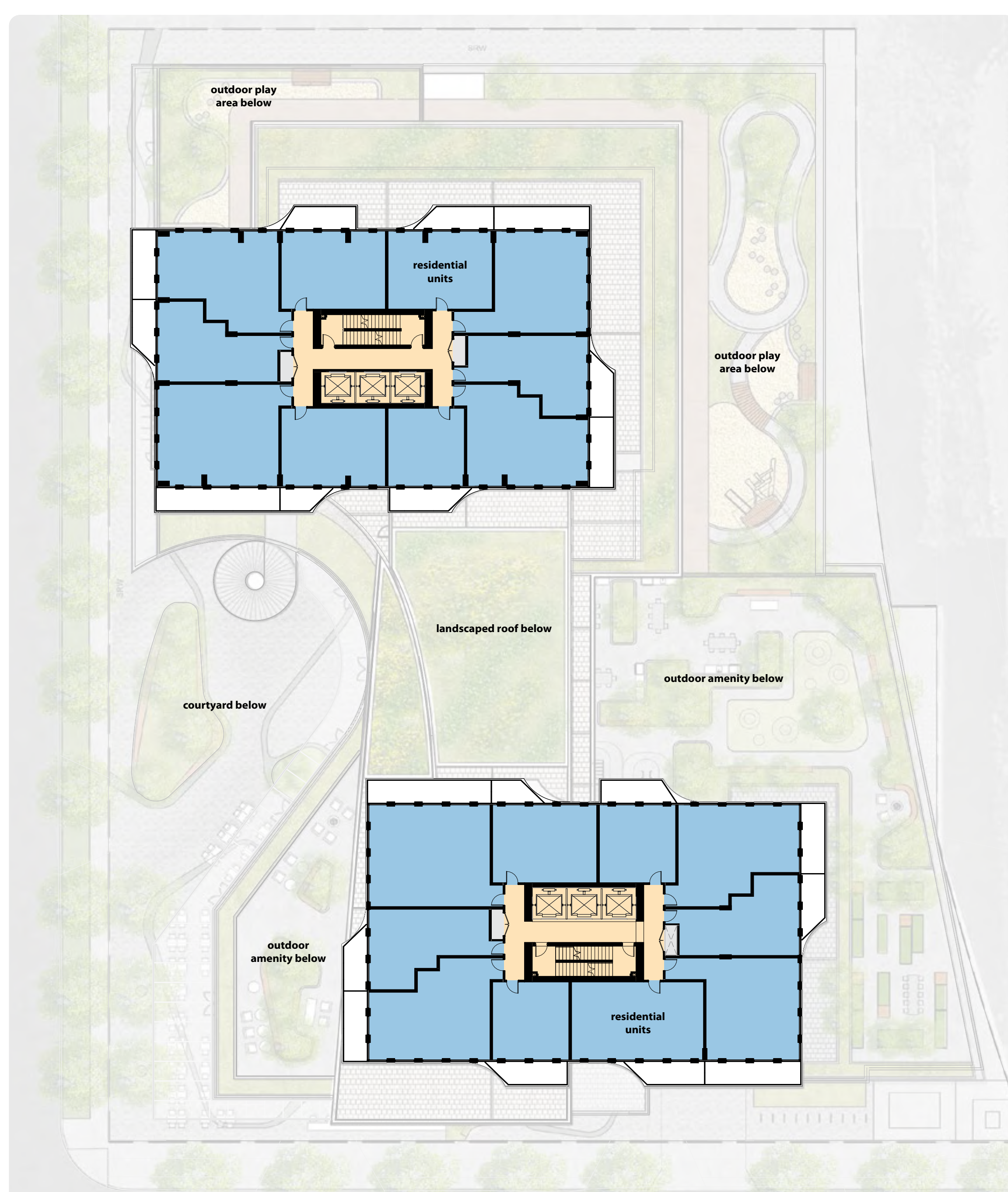
LEVEL 2 - RESIDENTIAL AMENITY



LEVEL 3 FLOOR PLAN



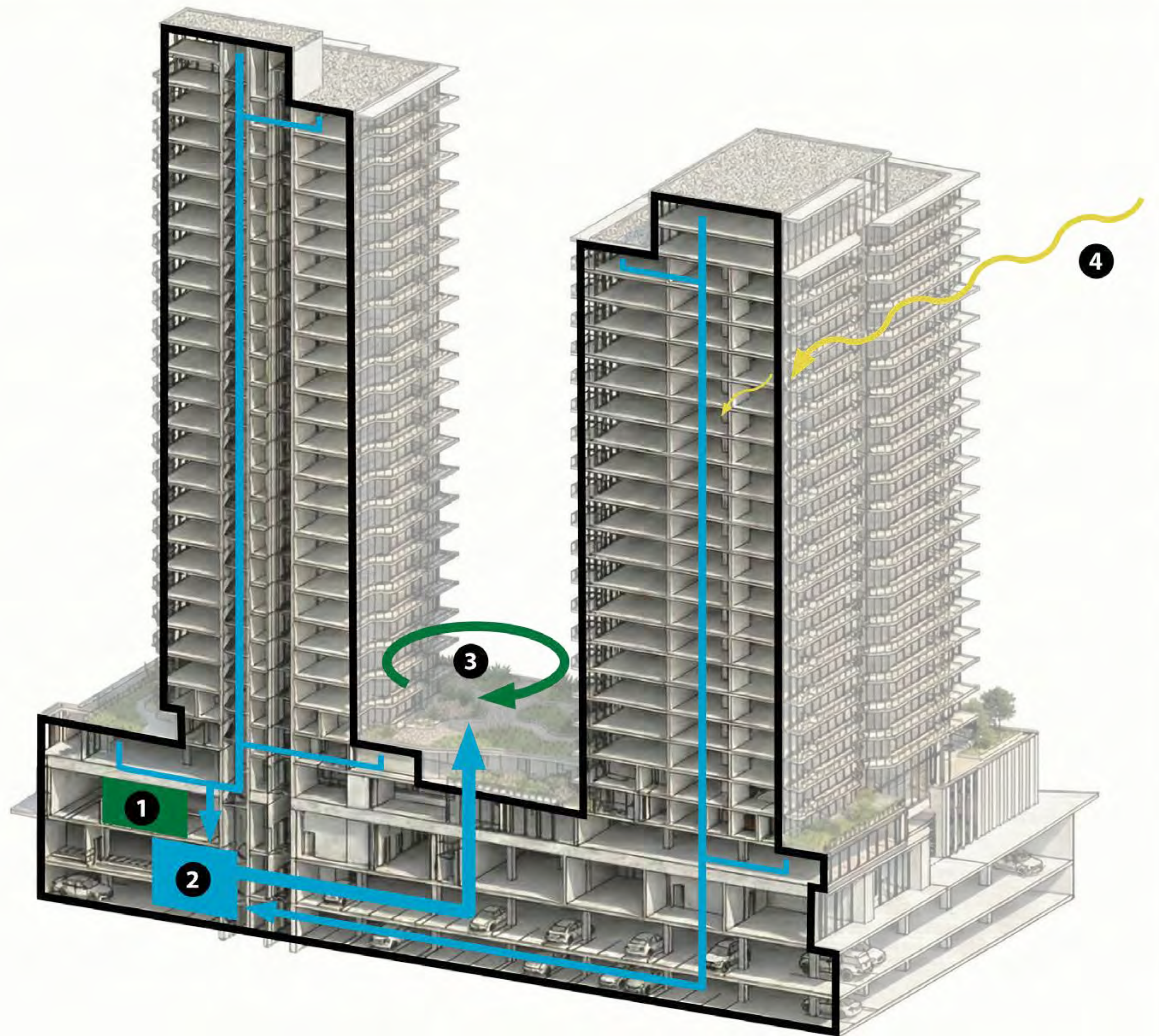
TYPICAL TOWER FLOOR PLANS



SUSTAINABILITY FEATURES

The buildings' design focuses on reducing emissions, introducing more green spaces on the site, and supporting low carbon transportation opportunities.

- 1 Facilities that support alternative transportation (bicycle parking).
- 2 Rainwater retention tanks to manage stormwater supporting on site irrigation.
- 3 Landscaped exterior spaces contributing to urban cooling and creating shaded spaces for residents.
- 4 Building envelope designed to exceed minimum thermal performance reducing energy demand and improving long-term operational efficiency.



LANDSCAPE BIODIVERSITY

Landscaping includes drought-resistant and heat-resistant species with a focus on those known to thrive in Vancouver's climate.



PASSIVE DESIGN STRATEGIES

The proposal includes passive design strategies to reduce energy demand and enhance comfort for residents.



RAIN WATER MANAGEMENT

Rain water collection allows for slow water release into City systems or to water on-site vegetation.

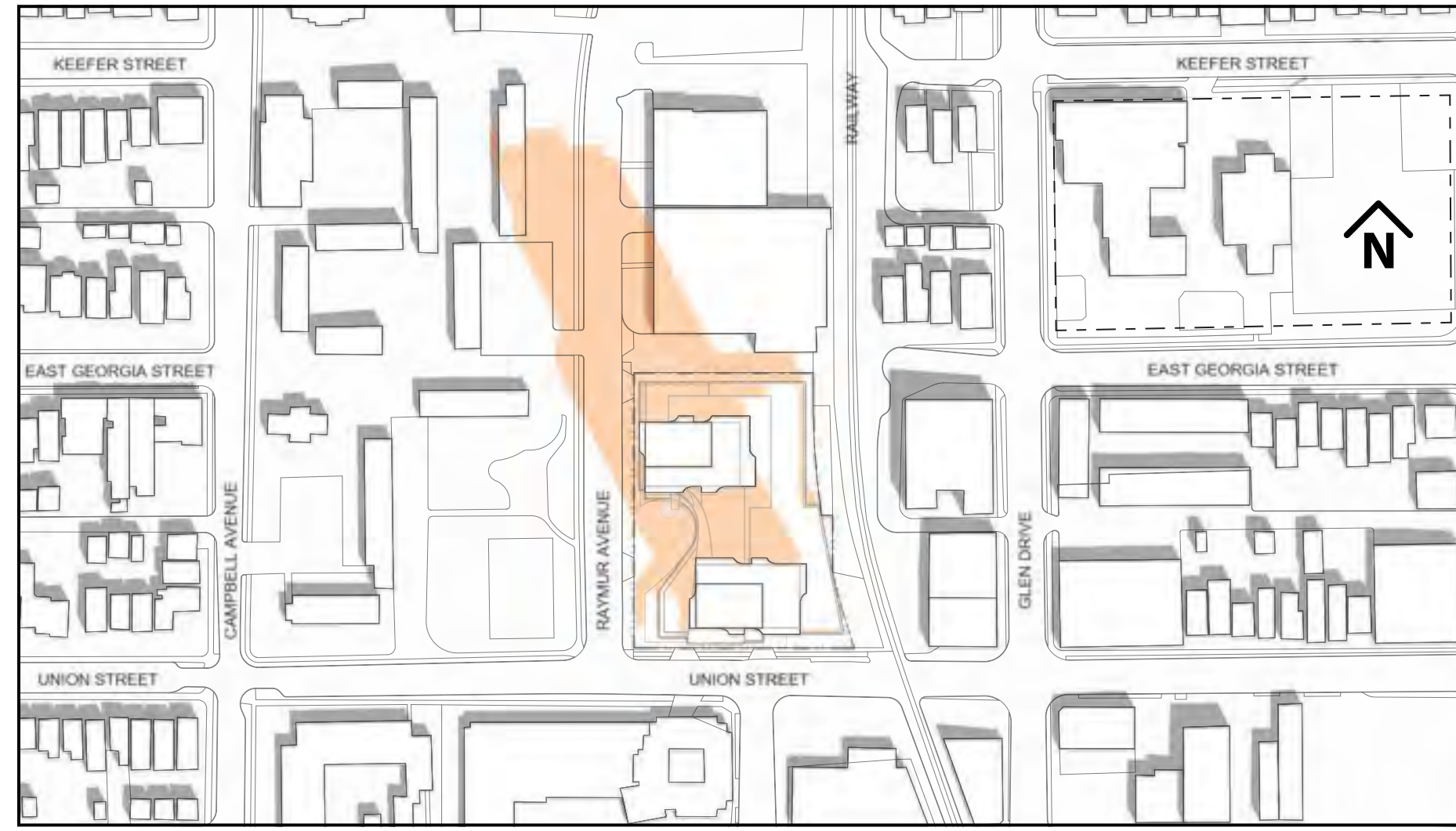
SHADOW ANALYSIS

The proposal has been shaped to mitigate shadowing onto Admiral Seymour Elementary School.

SPRING EQUINOX



10 AM PDT



12 PM PDT



2 PM PDT

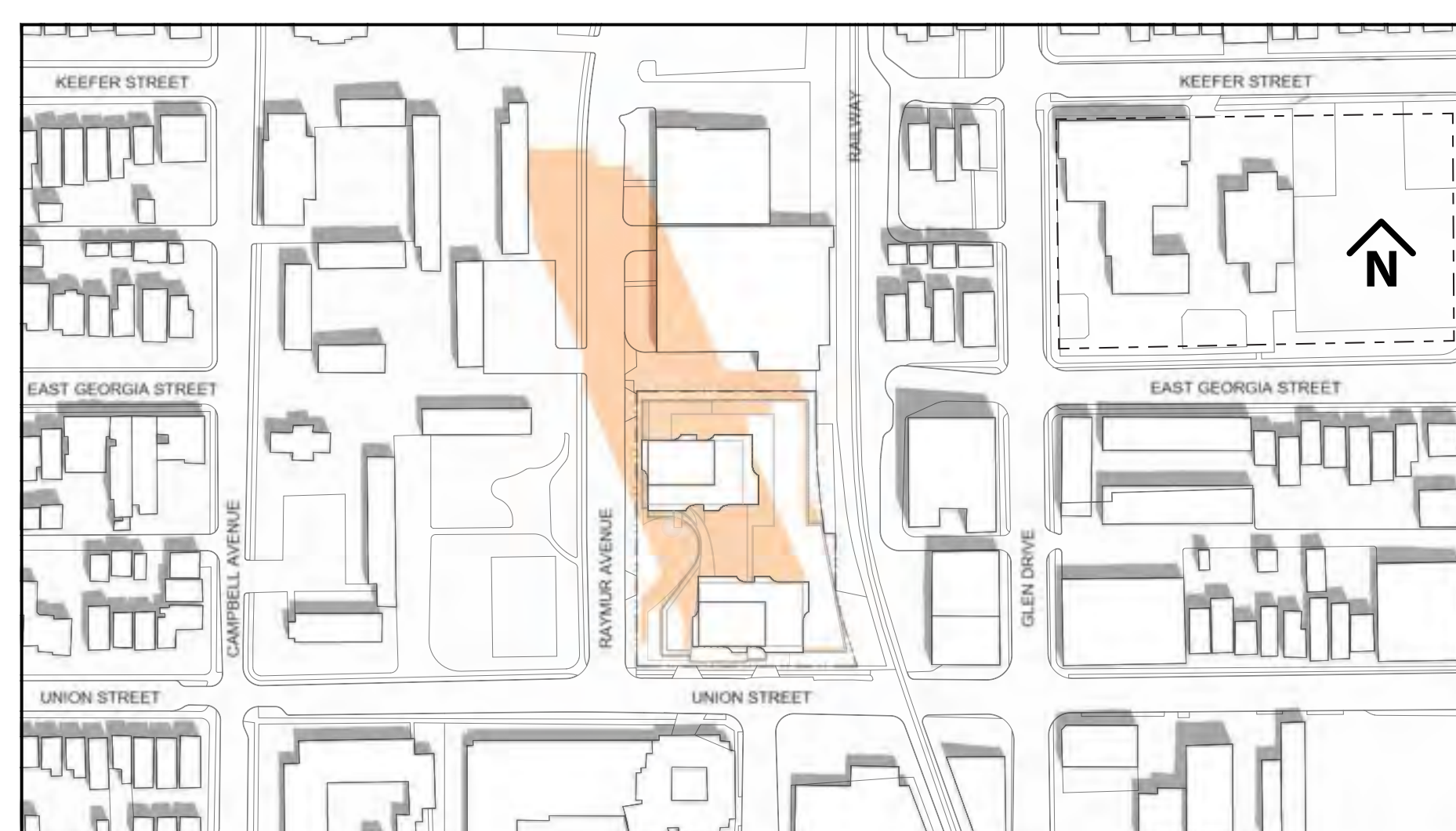


4 PM PDT

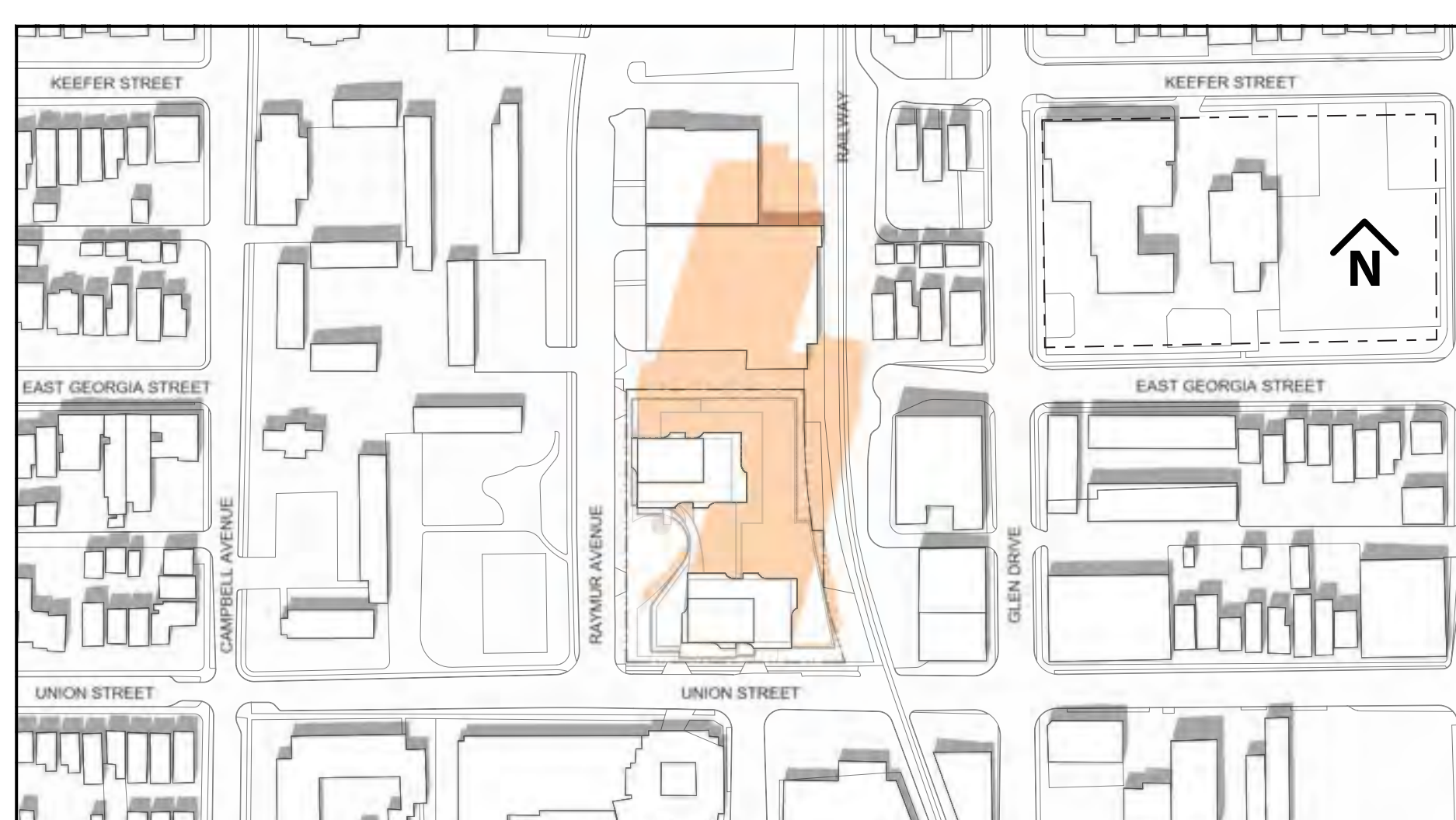
FALL EQUINOX



10 AM PDT



12 PM PDT



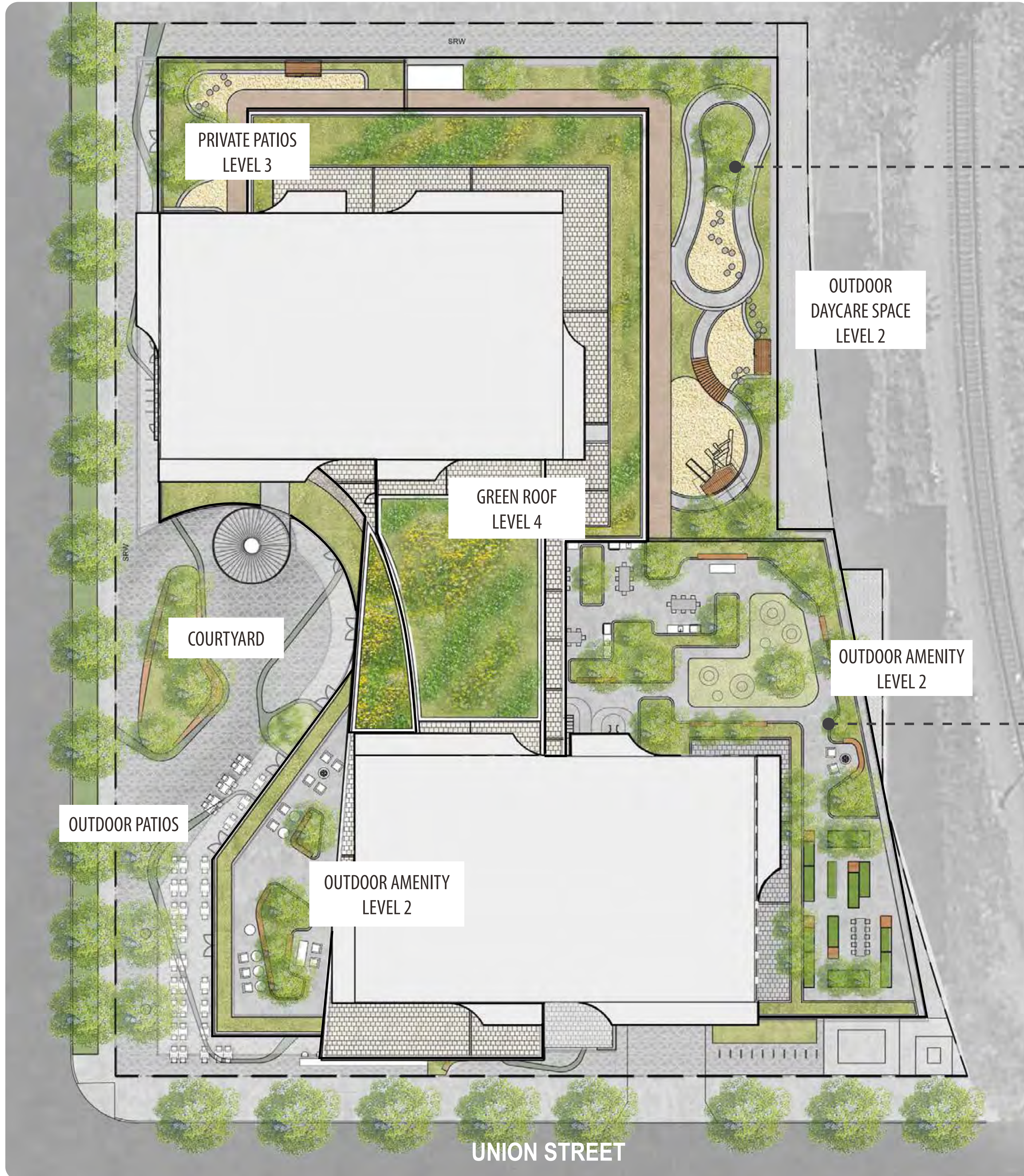
2 PM PDT



4 PM PDT

LANDSCAPE PLAN

The ground-level landscape creates a welcoming, safe, and inclusive space for its residents and community members. Complementary landscaping is also carried up to the outdoor childcare and residential amenity spaces.



LEVEL 2 FEATURES



OUTDOOR DAYCARE SPACE



RESIDENTIAL OUTDOOR LOUNGE

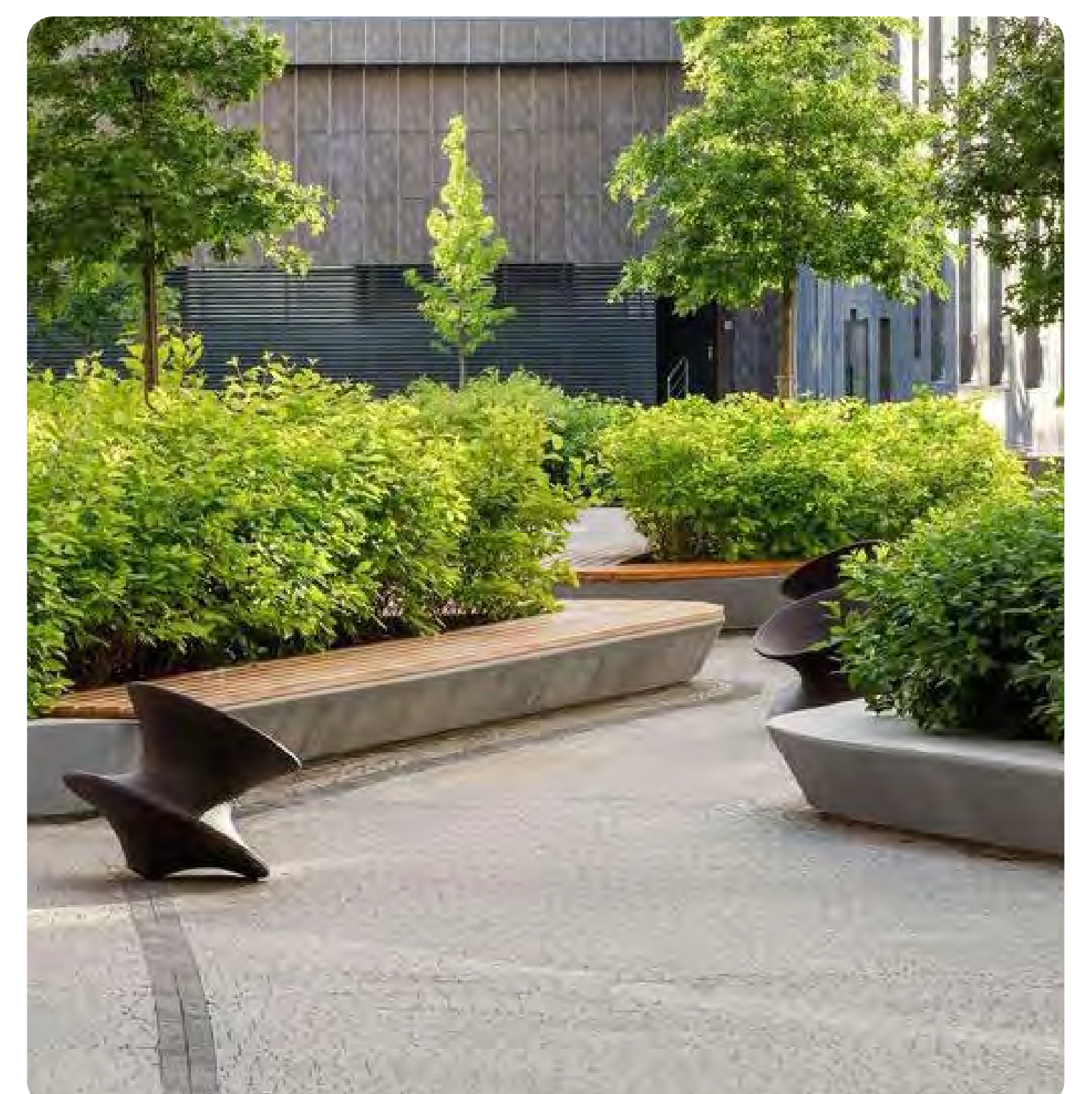
GROUND LEVEL FEATURES



PLANTED ISLANDS



DIRECTIONAL WAYFINDING BANDS

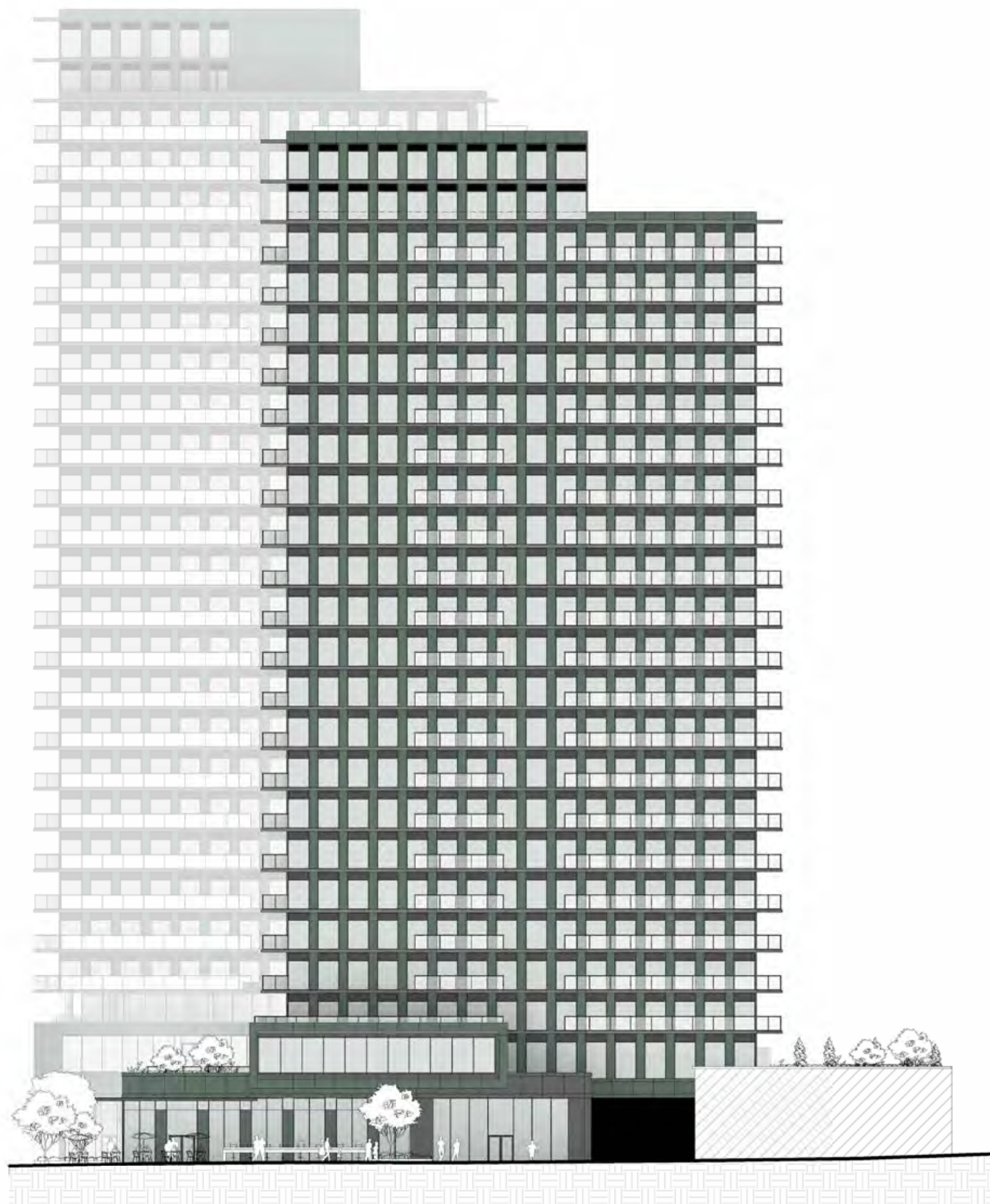


SEATING EDGES

ELEVATIONS

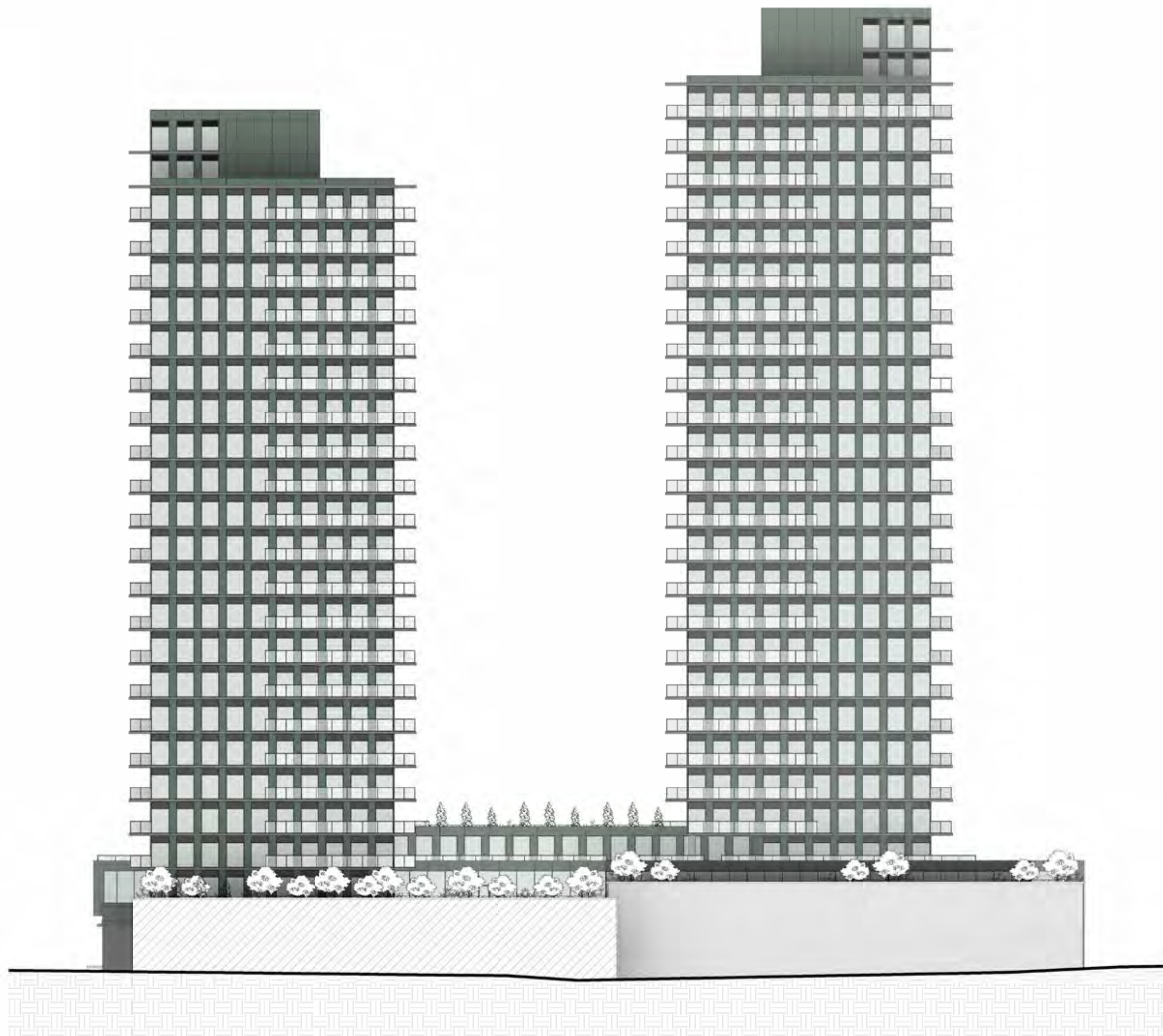


WEST ELEVATION (FACING RAYMUR AVENUE)



SOUTH ELEVATION (FACING UNION STREET)

ELEVATIONS

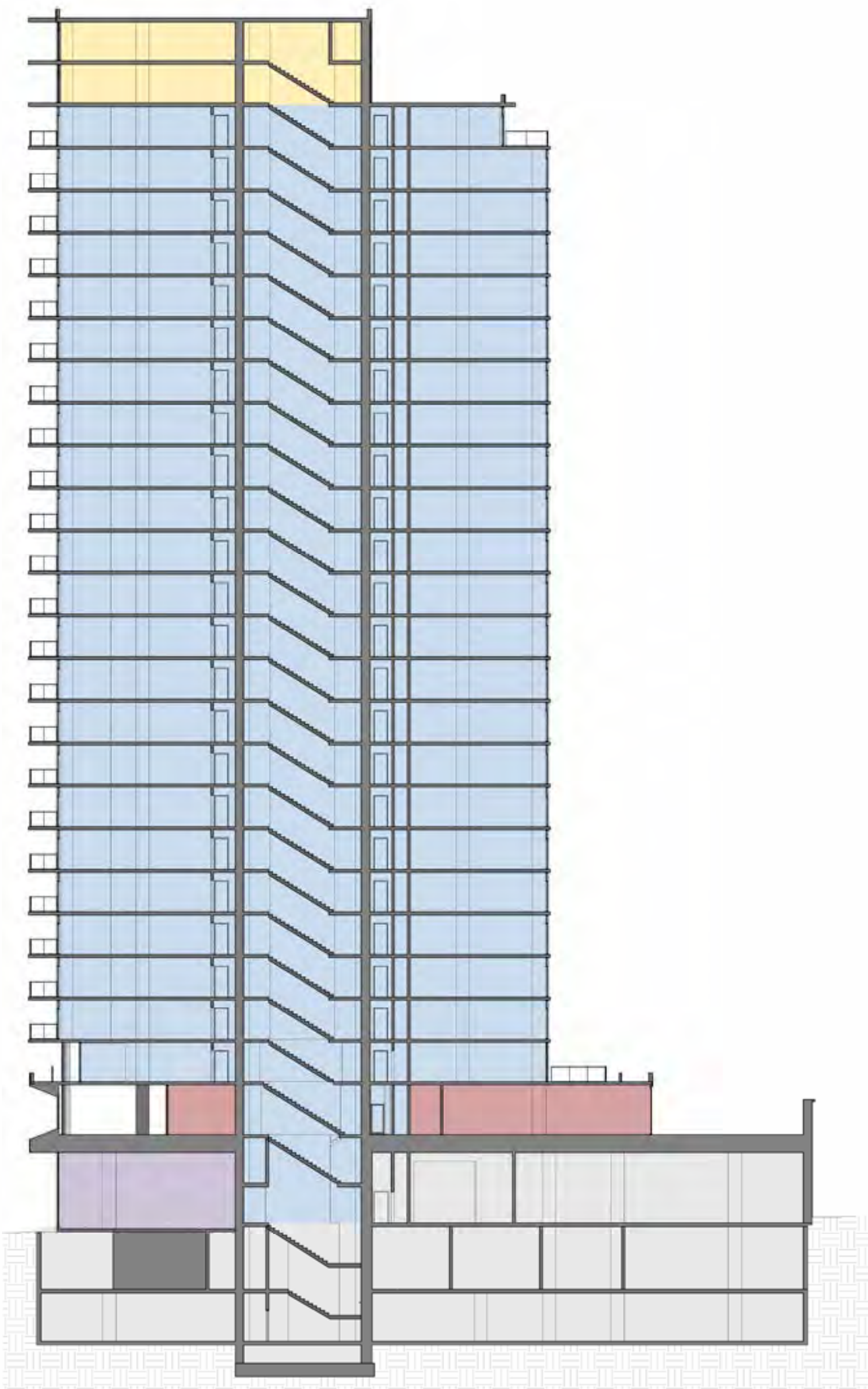


EAST ELEVATION (FACING RAILWAY)

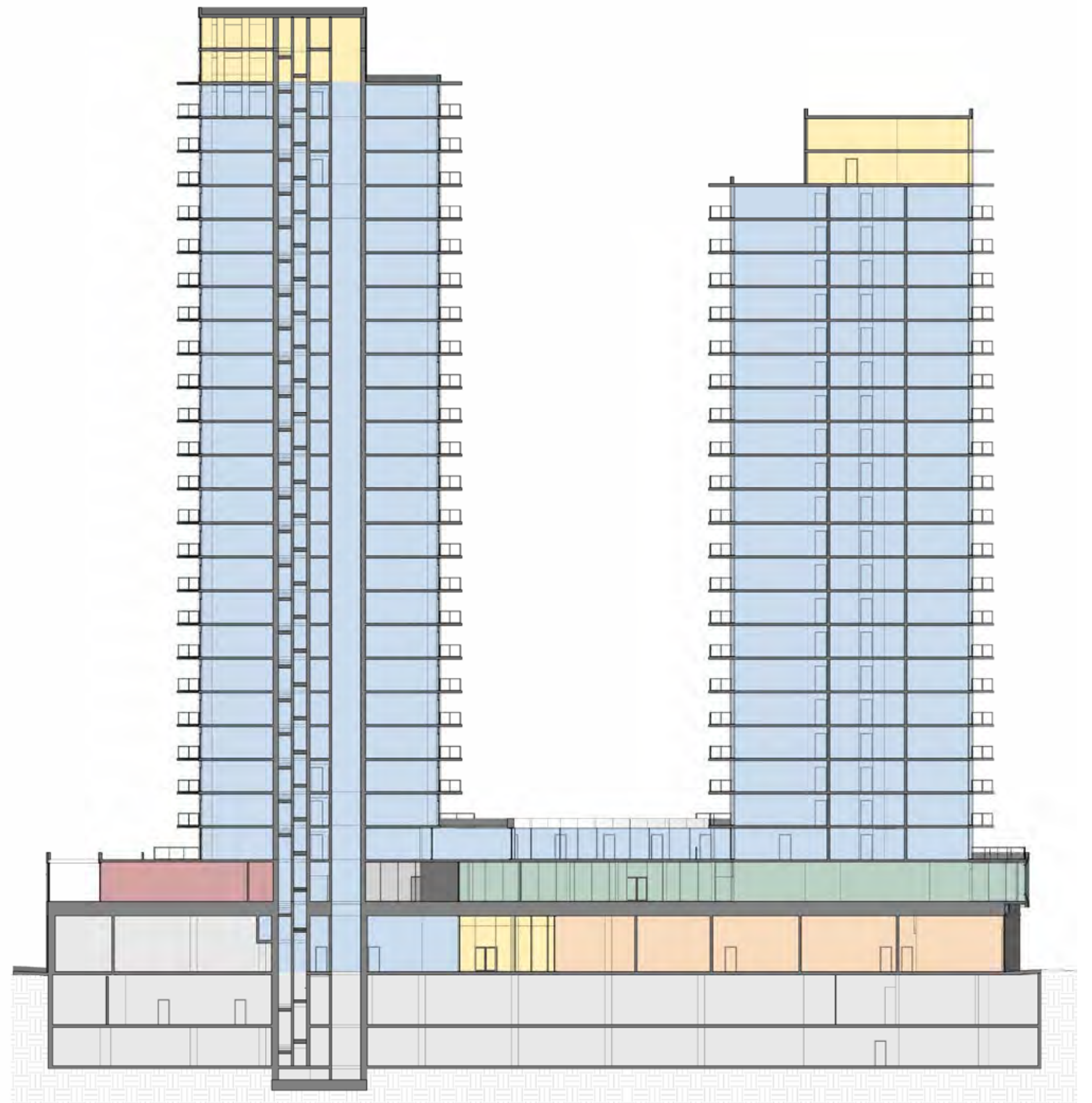


NORTH ELEVATION (FACING INDUSTRIAL NEIGHBOUR)

BUILDING SECTIONS



SECTION A: NORTH BUILDING



SECTION C: BOTH BUILDINGS & PODIUM

RESIDENTIAL	DAYCARE	MECHANICAL
RETAIL	CIRCULATION	
ARTS & CULTURE	PARKING	
AMENITY	SERVICE	



SECTION B: SOUTH BUILDING

