

Site & Project Particulars

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Landscape Architect

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Heritage Architect

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Owner: Beach Towers Investments Inc.

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Property Addresses

PARCEL A
1600 Beach Avenue
Lot 'A' Except Portions in Ex. PL 9688
Block 63, District Lot 185
Group 1, NWD Plan 11809
Vancouver BC

PARCEL B
1651 Harwood Street
The East Half and West Half of Lots 27 to 29
Block 63, District Lot 185, Group 1, NWD, Plan 92
Vancouver BC

Site Description

Built in the mid 1960's Beach Towers is one of Vancouver's best known and iconic rental housing complexes. The Property comprises 607 existing rental apartments in four towers on two sites – 1600 Beach Avenue (Parcel A) and 1651 Harwood Street (Parcel B). The existing towers range in height from 19 to 21 floors. The combined area of the two sites is approximately 115,700 sq ft (2.7 acres) and each is zoned RM-5A. The sites and their surrounding context are shown on Page 3 of this document. To the West is Beach Avenue and English Bay; to the South and East are a variety of residential apartment buildings; and to the North is Alexandra Park.

Current Site

The current site is very under utilized, composed mostly of surface parking accessible from Harwood street, with two more parking entrances off Bidwell and Cardero. Along Beach the above grade Parking's blank facade stretches from one end of the site to the other. Due to the sloping nature of the site, a midlevel hardscaped plaza exists. This space is rarely utilized with no amenities or security for visitors.

Applicable Zoning, Policies & Guidelines

- RM-5, RM-5A, RM-5B, and RM-5C Districts Schedule
- Eco-Density Charter
- STIR (Short Term Incentives for Rental)
- Rezoning Policy for Greener Buildings
- West End RM-5, RM-5A, RM-5B and RM-5C Guidelines
- West End Residential Areas Policy Plan
- Housing Families with Children at High Densities Guidelines



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Beach Towers Rezoning Application
1600 Beach Avenue & 1651 Harwood Street, Vancouver BC
September 14th 2011