PROJECT DESCRIPTION

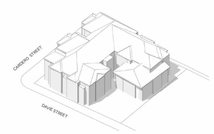
The proposed development consists of a 24-storey residential building located at the northeast corner of Davie Street and Cardero Street in the Lower Davie area of the West End, replacing a former four-storey strata apartment building. The proposed development will provide 100% rental housing, including 20% below-market rental rates, with a range of unit types including studios, 1-bedroom homes, and 2-bedroom and 3-bedroom family suites.

The project massing includes a tower above a small 4-storey podium element arranged around a courtyard that seeks to maintain existing trees in the southeast corner of the site. The entrance lobby is located at the southwest corner of the site, with a range of indoor and outdoor tenant amenities provided on Levels 1 and 24. All vehicle and loading functions occur on the north laneway.

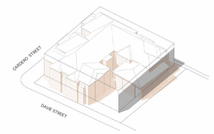




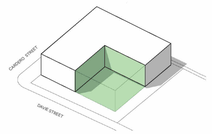
MASSING & RESPONSE TO SITE



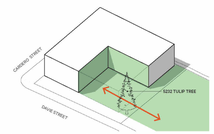
EXISTING BUILDING (4 STOREYS)



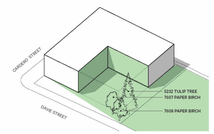
EXISTING BUILDING (4 STOREYS) OVERLAY



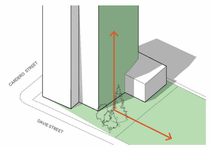
4 STOREY PODIUM MASSING CARVED OUT



GREENERY CONNECTION TO ADJACENT SITE (ROGERS MANSION)



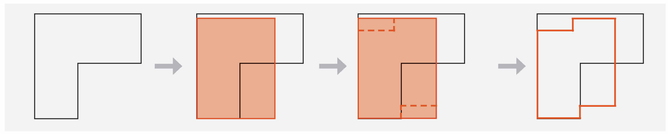
SMOOTH TRANSITION OF LANDSCAPE AND ADDITIONAL TREE RETENTION THROUGH SRW ADDITION



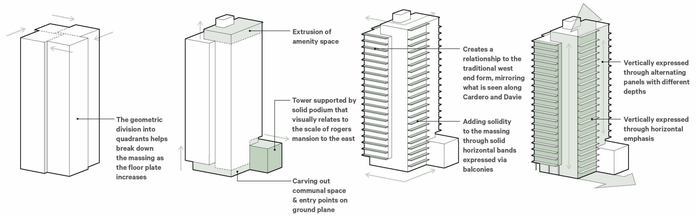
VERTICAL EXPRESSION MARKS THE GATEWAY TO THE WEST END

FORM OF DEVELOPMENT

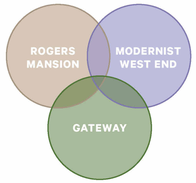
The building form has evolved from the simple compact rectangular floor plan suggested by required tower setbacks and form guidelines to a more varied massing. The tower is broken down into 4 quadrants and 2 exterior cladding expressions. Heights of the different quadrants shift vertically to add interest to the roofline, while angular and accentuated horizontal balcony edges reference similar motifs of nearby mid-century buildings.



PODIUM | TOWER OVERLAY | TOWER MASSING SPLIT | SPLIT MASSING VOLUMES

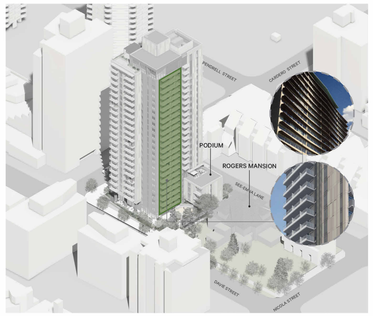


ARCHITECTURAL CONCEPT



The architectural response proposed for 1188 Cardero draws from three primary areas of influence that all come from the relationship to site and setting within the West End: the immediate connection to the historic Rogers Mansion to the east; the gateway position of the site on the downward slope of Davie street leading into English Bay and the Lower Davie village; and the rich context of mid-century modern apartment blocks that characterize the architectural language of the neighbourhood.

GATEWAY



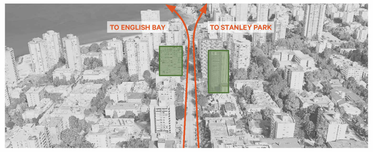
The Rogers Mansion site provides a low-rise foreground to the project site that positions the new tower at 1188 Cardero as a gatepost with a prominent east-facing elevation that announces arrival into the West End's Lower Davie and English Bay area.

As a gateway to the West End, the beach and Stanley Park, the expression of the east façade takes on a particular importance. The design response for this elevation draws inspiration from the heavily treed foreground of the Rogers Mansion grounds and a desire to connect to the natural aspects of the West End and the exciting built context. Horizontal ribbon windows define much of the residential architecture of the West End, and the use of horizontal banding on the east façade responds to this established architectural language while reinforcing the building's role as a prominent gateway element.









MODERNIST WEST END



The proposed exterior features of the project draw from several characteristic elements observed in buildings throughout the neighbourhood from the mid-20th Century. Horizontal ribbon windows define much of the residential architecture of the West End, and are often paired with a vertical feature—sometimes embellished with mosaic tile or a textural element such as embossed or patterned concrete or a geometric motif. Lobby areas are often accented by a stone or other textural feature. These elements establish a relationship between horizontal and vertical expression, texture, and geometry that informs the architectural language of the project.





989 NELSON (BC ELECTRIC 1957)



1203 BROUGHTON

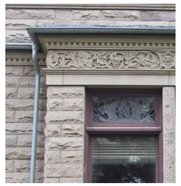
ROGERS MANSION



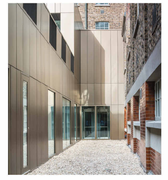
The podium of the project responds to the Rogers Mansion in height, massing and material expression. Both the Mansion and podium are 4 storeys in height maintaining a relationship of height and proximity carried forward from the existing building on the site. The proposed massing preserves the existing courtyard space in the south east corner of the site and allows retention of trees and a contiguous extension of the Mansion grounds as a foreground to the new design. The Mansion also provides a strong material reference for the project in its use of highly-textured and articulated Gabriola Brown Sandstone exterior. The proposal's podium and the north and south tower elevations use a panelized cladding system incorporating textural and colour variation that evokes the rough textures of the mansion stonework or the bark of a tree.



VIEW OF ROGERS MANSION



FACADE DETAILS OF ROGERS MANSION





METAL PANEL MATERIALS TO COLOR-MATCH THE SANDSTONE

Boniface Oleksiuk Politano Architects

TOWNLINE

ISSUED FOR

1	Aug. 19, 2026	Development Permit Application

IMPERIAL

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SEAL



2026-08-19

1188 Cardero

1188 Cardero Street, Vancouver, BC

DESIGN RATIONALE

DRAWN: IS CHECKED: AP

A0.03

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