



1111 BROUGHTON STREET, VANCOUVER

ISSUED FOR REZONING 20 DEC 2024



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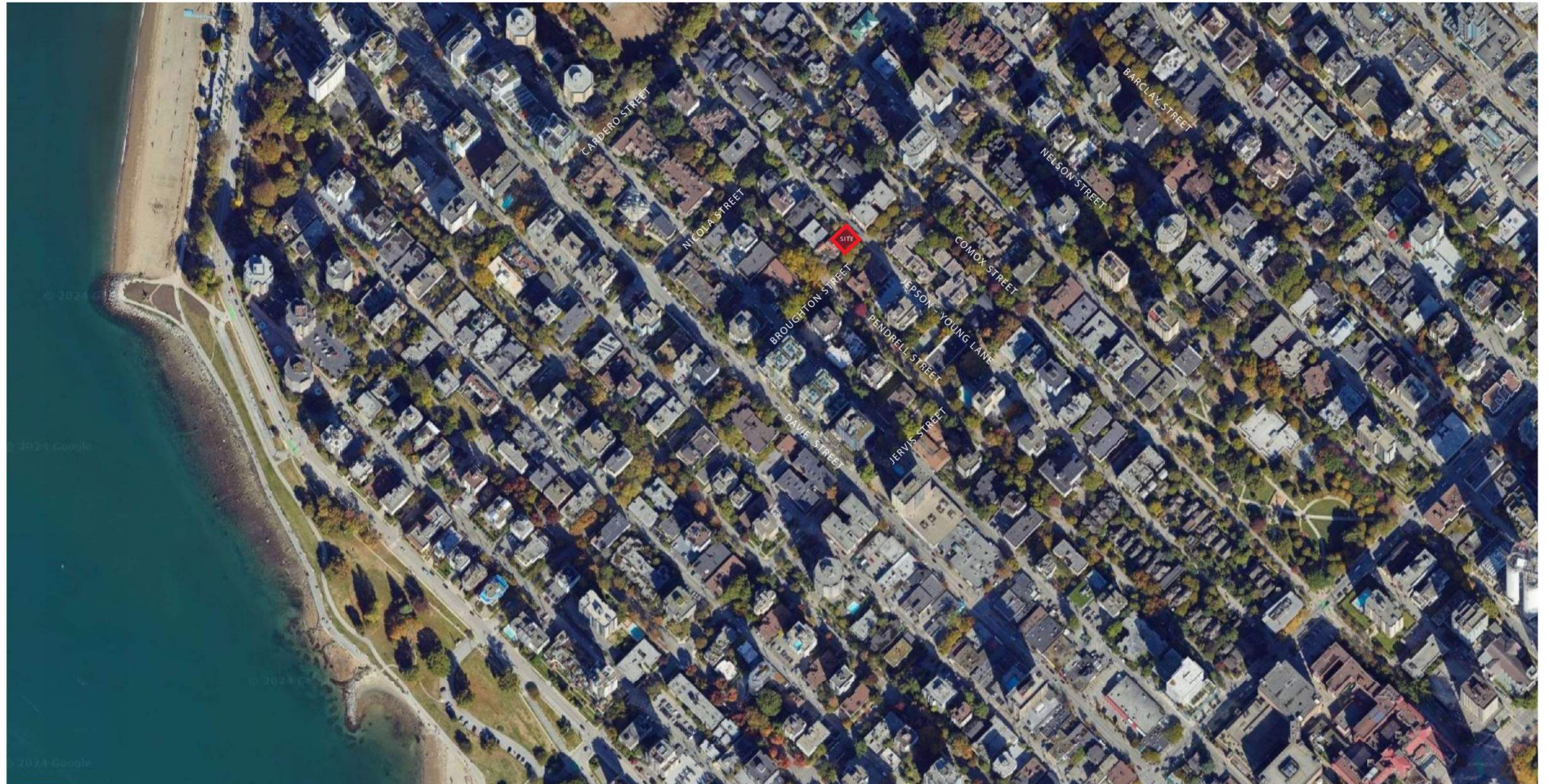


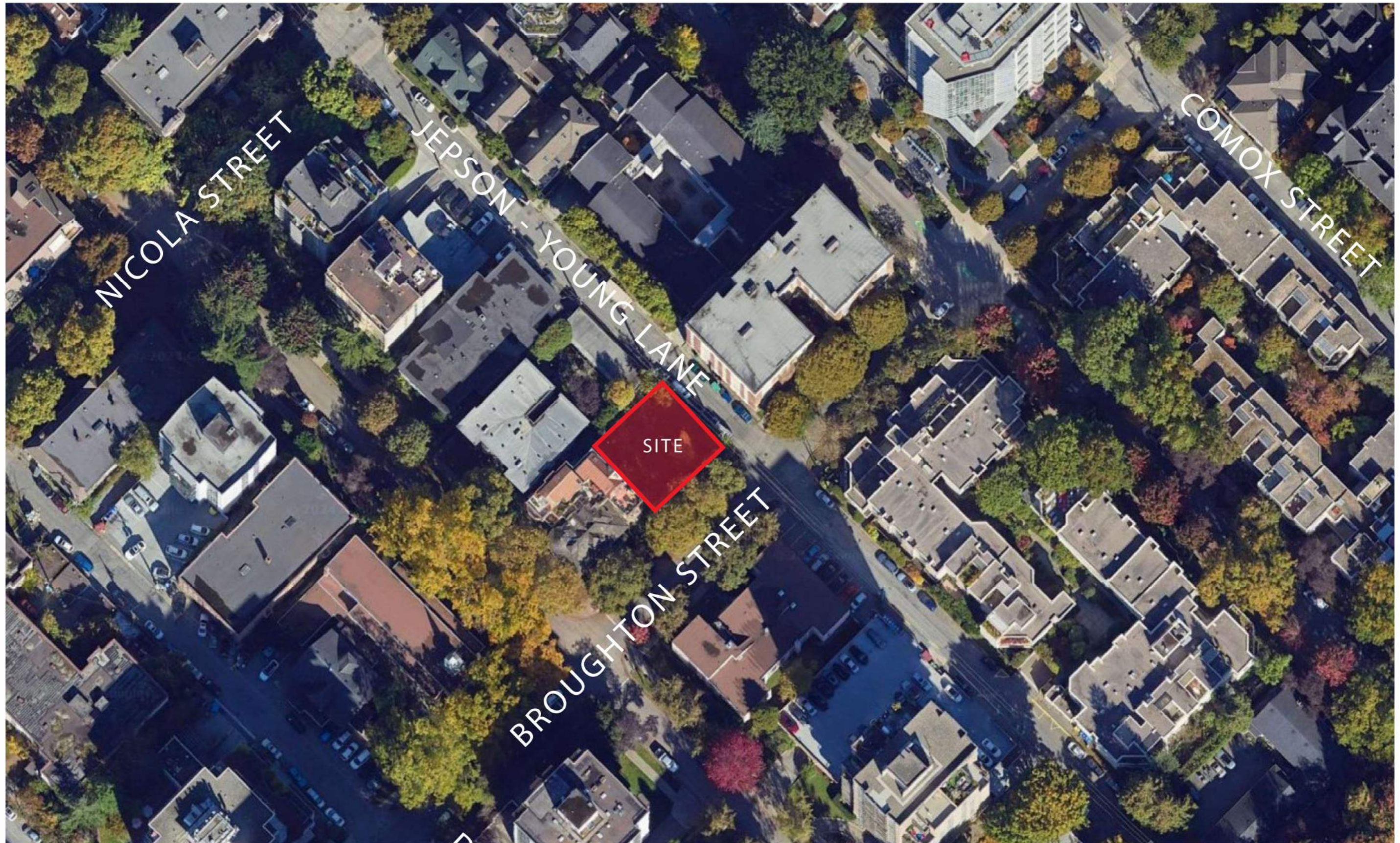
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1- STREET VIEW: LOOKING SOUTH EAST ALONG BROUGHTON



2- STREET VIEW: LOOKING NORTHEAST ALONG BROUGHTON



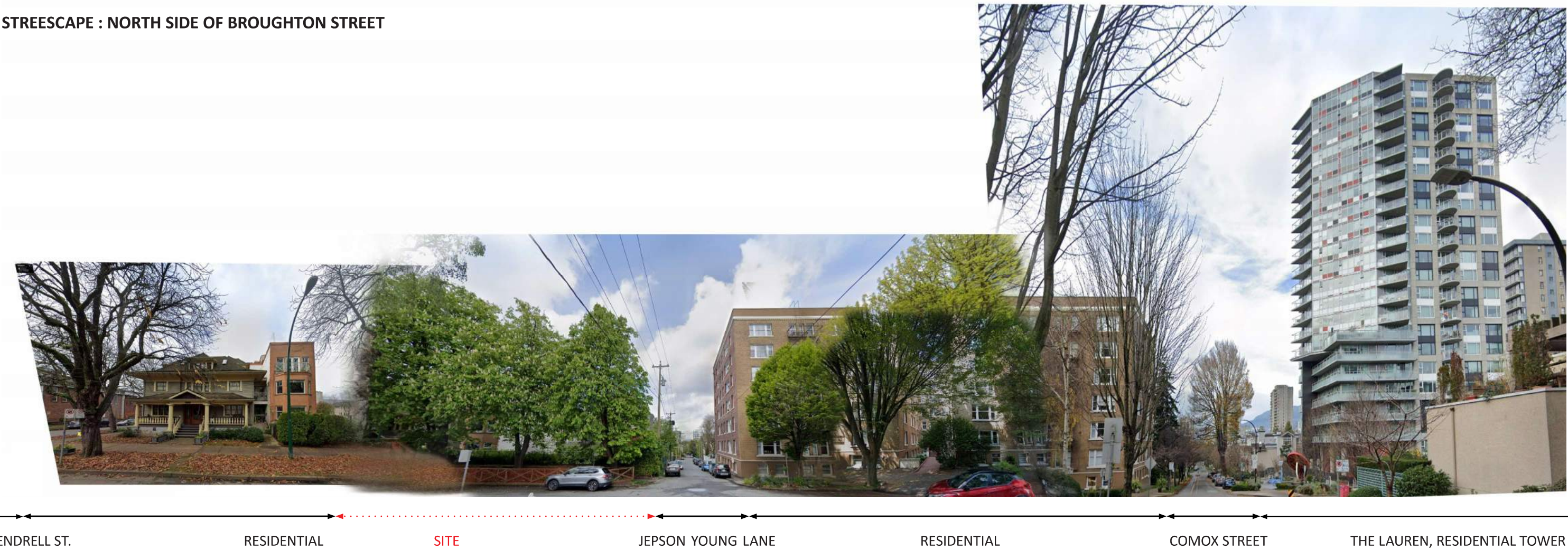
3- STREET VIEW: LOOKING SOUTH EAST FROM LANE

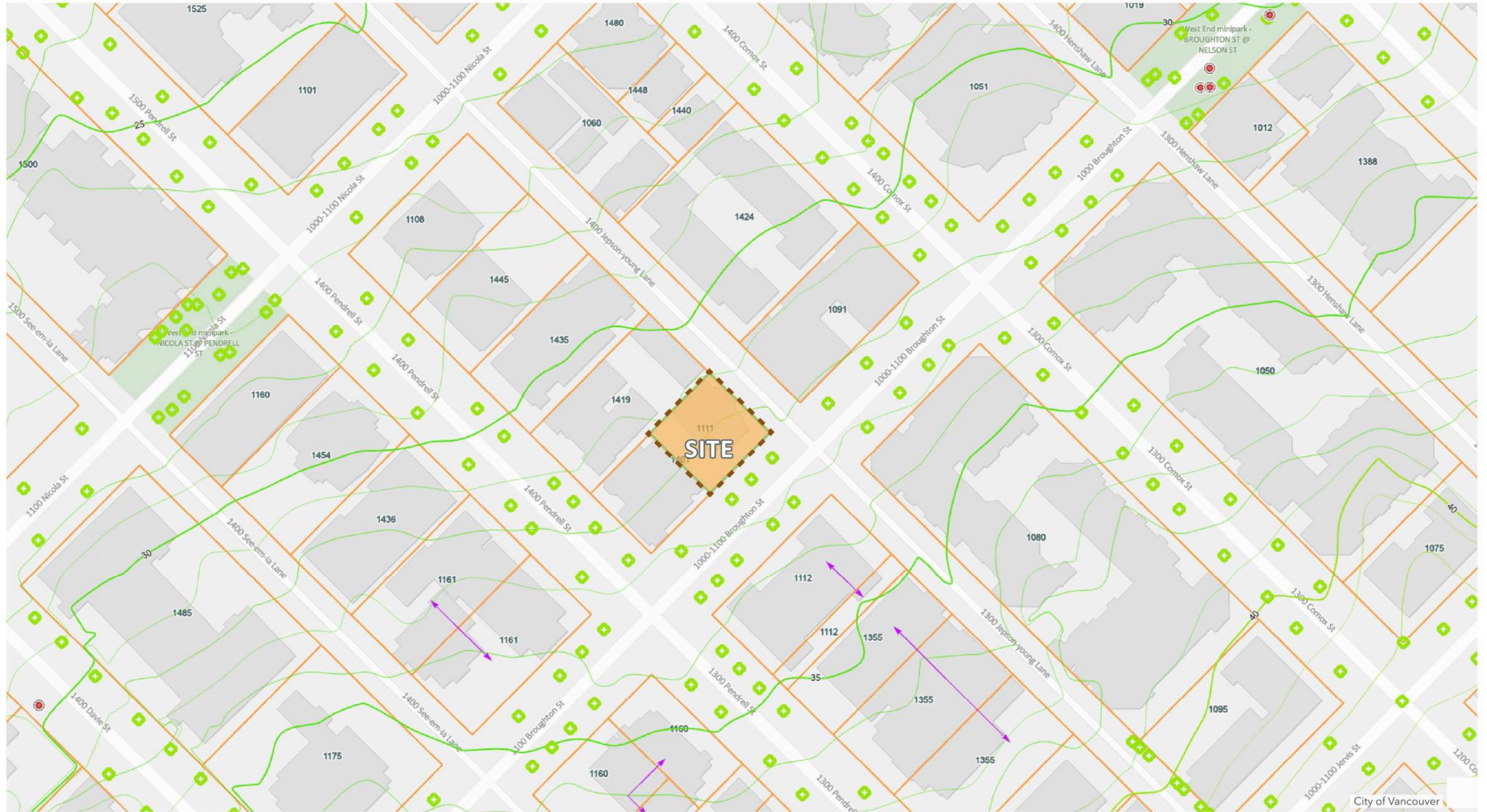


4- STREET VIEW: LOOKING FROM BROUGHTON STREET



STREETSCAPE : NORTH SIDE OF BROUGHTON STREET





ORIGINAL DOCUMENTS OBTAINED FROM VANMAP - CITY OF VANCOUVER

The Bloom Nichloson Group is pleased to submit for consideration this rezoning application for the development site at 1111 Broughton street.

Background

The subject site, 1111 Broughton street, is located on the corner with Jepson Young Lane, in the vibrant and dynamic West end neighbourhood. The neighbourhood is internationally known for its beauty, as the downtown peninsula meets the burrard inlet with a series of beaches and coastal seawall.

The West End is studied by urbanists for its sucessful combination of global city destination with dense residenital living. The result is a friendly, multi demographic residential home for many, which also sucessfully accomodates heritage buildings, parks, amenities and schools.

The site is very well served by public transit and has an array of nearby community amenities.

The subject site is currently vacant and the proposed development is being developed to provide much needed social housing in this sought after location.

Project Goals

The key aims of this project are to:

- Provide additional secured, below-market housing to residents of Vancouver in a period of crisis.
- Create opportunities for a social community to grow.
- Design indoor and outdoor spaces that are robust, beautiful, and connected to their context.
- Achieve a sustainable building with a lighter carbon footprint.

Proposed Development

Finding rental housing in Vancouver that is affordable, suitable and adequate can be a challenge for residents of all income brackets.

The proposed development is uniquely suited to meet the City’s Housing objectives while offering an opportunity to transform a centrally located vacant site to better serve residents of Vancouver.

The subject site is proposed to be redeveloped into a 27-storey residential development which will be comprised of both below market rental and rental housing.

RM- 5 districts Schedule (2023)

The project site is located within an RM-5 District, the intent of which is to support multiple dwelling forms, while ahieving a number of community and social objectives.

The owner of this site is seeking rezoning approval to permit an intensification of the allowable height and density of the site, to support the delivery of critical housing stock in the neighbourhood, and align with the objectives of the West End Plan and Rezoning Polciy.

West End Rezoning Policy(2023)

The Policy states “Rezoning applications will be considered for increases in density in cases where 100% of the residential is social housing”. in Area A. The subject site is located in an Existing Residential Residential Area, which offer a range of affordable housing options including a significant amount of the City’s purpose-built rental housing stock. The Westend Plan envisions increasing housing affordability, and providing choice for existing renters to remain in their neighbourhoods intergenerationally, with requirements for below-market rental units and strengthened tenant protections.

The proposed development will expand existing below-market housing stock, while maintaining affordability, while maintaining the green and leafy character of the street.

Built Form and Site Design Policies

Views

As is envisioned in the revised viewcones 2024, the site will comfortably accomodate the proposed height without encroaching on the applicable viewcones.

Site Frontage and Towers

The proposed development has a site frontage of 19.96 m (65.5 ft), the Tower has been placed to provide an 8ft separation from the adjacent site to the North West, on the Lane on the East.

The tower separation coupled with strategic unit orientation supports enhanced privacy, while providing natural light and ventilation.

Map 1: West End Rezoning Policy Areas



Interface with the Public Realm/Residential Street

The site is located on a tree-lined residential street, tucked away from the nearby Davie Street, a busy commercial and transit corridor, well known for being bustling with pedestrian activity.

To minimize interruptions to the pedestrian-oriented environment along Broughton Street, access to the loading, garbage and passenger drop off, including access for site servicing and loading vehicles will be limited to Jepson Young lane. A separate and independent access to the main elevators will be provided for Bicycle Storage, via Broughton St. sidewalk.

The building’s primary entrances will be provided off Broughton Street and used to establish a strong and desirable residential identity. A community Amenity space occupies the corner and will add another dimension of activity and occupation along the street.

The existing mature trees coupled with landscaping at grade will be used to offer a sense of welcoming to residents accessing the ground floor lobby spaces.

Parking and Loading

A Class B loading space will be provided at grade, open to the lane and one Passenger drop off stall adjacent. The reduced carbon emissions through not providing a below grade carparking is significant, and ample bicycle parking is provided to meet the zoning requirements, with elevator access from the main core.

Architectural design rationale

The architectural form and expression of this building aims to respond to this diverse context of the West End, through celebrating a verticality, which places importance and significance on the rental housing stock of the neighbourhood. The pencil like form of the 3,493sf floorplate, 27 storey highrise, provides a vertical proportionality which is truly unique, and will provide a visual variation in an area with typically much larger and bulkier floorplate massing.

The vertical striation of solid and glazing throughout the building enhances this massing verticality, and the absence of projection breaking these clean lines allows a true expression of a building stretching for a previously unachievable goal. Infill development at this density happens in a few select locations in the world, This unique project can succeed here, where livability and demand to be situated within a few square kilometers of Stanley Park, the West End beaches and Downtown, make this project feasible.

The building’s architecture also echoes the unique character of West End, integrating elements that resonate with the area’s historic towers from the 1960’s. These including Parapet treatments of vertical stripes breaking the horizontal and a refined material palette with dark and light contrast to achieve an overall aesthetic which is refined and timeless. The roof level amenity space with ample outdoor space, is commonplace in these historic buildings also.

The exterior lighting will be designed to mitigate potential issues such as light pollution, light spill or glare, to contribute to the health and well-being of residents and neighbours. The proposed development will embrace a unified architectural concept, while offering variation from neighboring buildings to avoid repetition and to create a visually interesting streetscape environment.

At the street level, there is a deliberate emphasis on creating a clear and inviting expression, with distinct detailing at the base and entry points. This establishes a strong visual connection with the immediate surroundings and contributes to the overall coherence of the neighborhood fabric. As the building ascends, a secondary expression unfolds at the higher levels, when a cantilever is introduced at the top.

This change in mass creates interest and variety to ensure that the architectural language remains dynamic and engaging, addressing both the pedestrian experience at ground level and the visual impact from a distance.

Clear and recognizable entrances from Broughton Street, serve as a visual anchors, guiding residents and community amenity guests alike to their respective entrances. This will be achieved through the use of distinct signage, well-designed canopies, landscaping elements, and other architectural features that enhance the prominence of each of the entrances.

Setbacks

Given the limited site, reduced setbacks have been proposed on all sides of proposed development, despite this the tower can sensitively transition from adjacent buildings, enhance the existing street and lane frontage through added activation, while visually connecting to the neighbouring taller buildings on adjacent Comox and Davie streets.

Balconies are limited to the west elevation, where a larger setback allows, the increased outdoor amenity rooftop space is provided to ensure residents have ample outdoor space for socialising and recreation without leaving the building.

All units have large operable windows for access to fresh air and a connection to outside.



Property Information

Address Information

Civic Number: 1111
Street Name: BROUGHTON ST
Address Status: Active
Address Type: Main

Property Report

Local Area: West End
Multi-family Collection Zone: Blue North
Sanitation: Blue North
Nearest Community Centre: West End
Nearest Community Centre Address: 870 Denman St
Nearest Fire Hall: 6
Nearest Fire Hall Address: 1001 Nicola St
Responding Fire Hall: 6
Responding Fire Hall Address: 1001 Nicola St

Zoning Information

Zoning: RM-5
CD1 Number:
Zoning District: [RM-5](#)
Zoning Classification: Residential

Legal Information

Full Address: 1111 BROUGHTON ST
PID: 015758966
Primary Lot: 20
Block: 48
Plan Number: VAP92
District Lot: 185
Legal Type: LAND
Folio Number: 116607550000
Legal Description:
LOT 20 BLOCK 48 PLAN VAP92 DISTRICT LOT 185 NWD
PART N 1/2.
Postal Code: V6G 2A9
Record Status:
Neighbourhood: 027

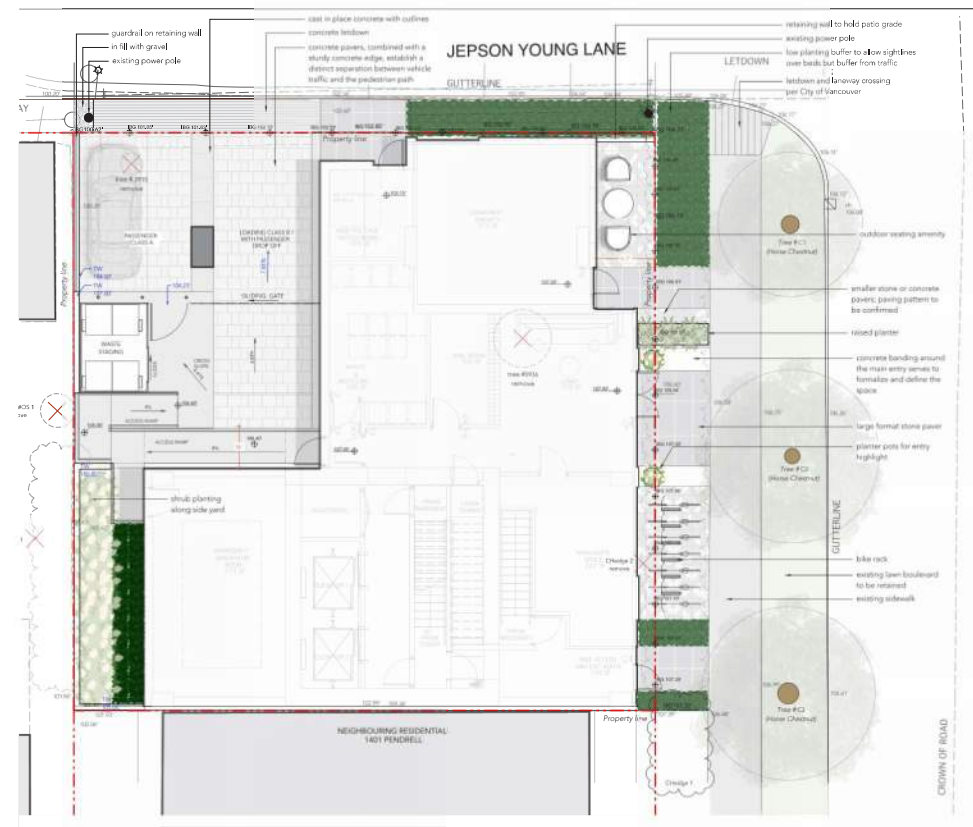


Sustainability

We are committed to developing a project that meets high standards of sustainability. The project has and will continue to consider all aspects of energy use to create an energy efficient design that optimizes a mix of passive solar-design strategies, energy efficient equipment, and renewable sources of energy.

All existing mature street trees will be retained, as they will support a healthy urban forest canopy, reduce urban heat island effects, and contribute to the leafy, tree-lined feel of the neighbourhood.

Appropriate treatment and safe conveyance of rainwater are considered in the site design and all related measures will be aligned with the City-Wide Integrated Rainwater Management Plan (IRMP) requirements.



Energy and Emissions Performance

The Building has been modeled for compliance with the energy targets outlined in the Vancouver Green Building Policy for Rezoning 2023 (GBPR) and Vancouver Building Bylaw 2019 (VBBL), Part 10, Article 10.2.2.5. Building Energy and Emissions Performance. Further the Social Housing portion is required to achieve the energy and emissions targets from BC Housing Design Guidelines and Construction Standards (BCH-DGCS).

Market Housing will be equipped with a Low Carbon Energy System (LCES) in accordance with Vancouver LCES Policy (LCES Type 3: User-owned, Onsite).

To meet the stated Whole Building Performance Limits, the following practices have been incorporated into the design:

- A Window-Wall Ratio of 35%
- High performance glazing
- Overall Effective R value for the Roof, and Exterior Walls at 18.1 and 6.5, respectively.
- Heating / Cooling
 - Packaged Terminal Air Source Heat Pump System for Living room
 - Electric Baseboard Heater for other bedrooms
- Ventilation
 - Direct Ventilation by High Efficiency Unitized ERV

Embodied Carbon Limits

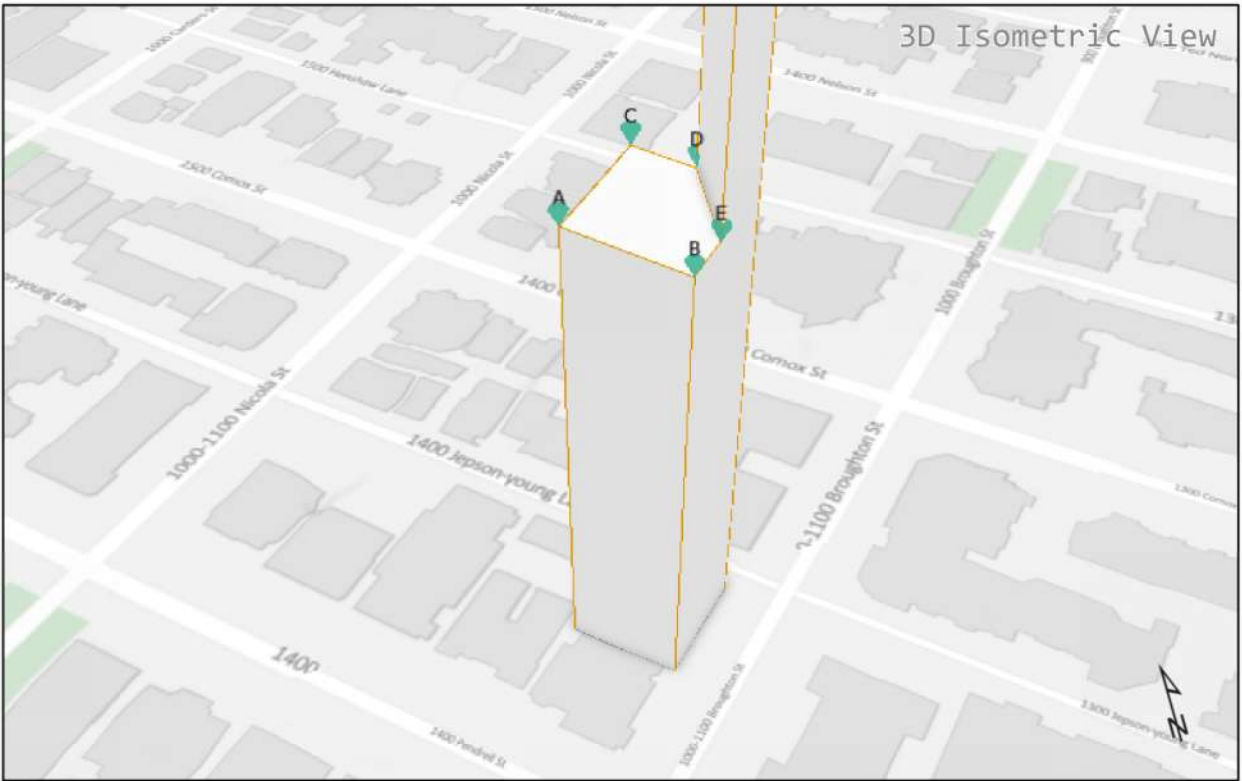
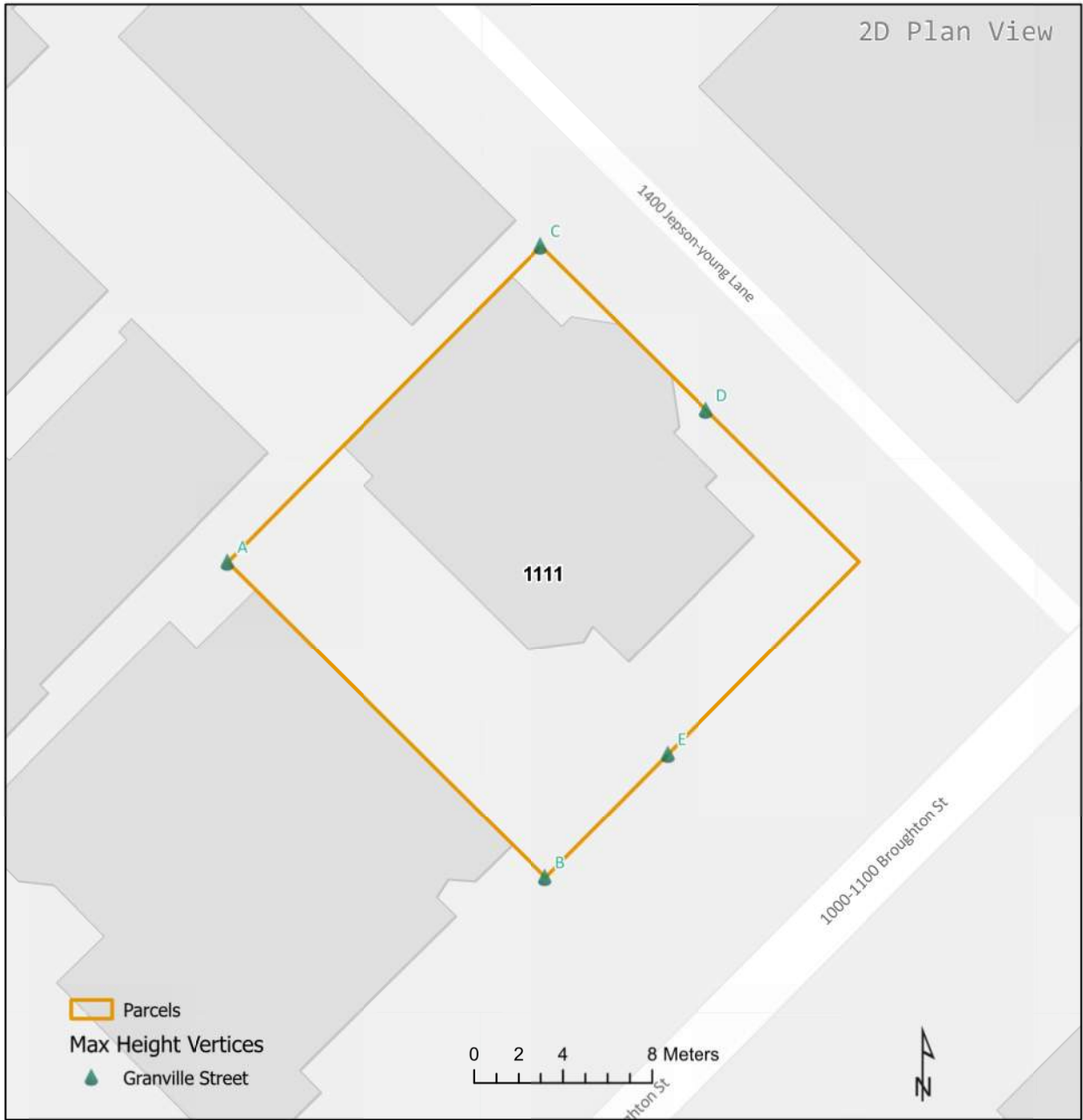
Preliminary calculations of embodied carbon have been performed based on the building's rezoning concept design. These results have been for consideration in meeting the requirements of the City of Vancouver Green Buildings Policy for Rezoning (GBPR) and Vancouver Building bylaw 2019 (VBBL), Part 10, Section 10.4. Low Carbon Construction.

The obtained results confirm that the project will meet the expected Embodied Carbon limits from GBPR / VBBL by the time of first building permit application as planned at this early stage.

Resilient Buildings Planning Worksheet

A preliminary exercise in building resilience has been completed for the project to identify potential risks and hazards that may arise throughout the building's lifespan. An initial Resilient Buildings Planning Worksheet is included as part of this submission.

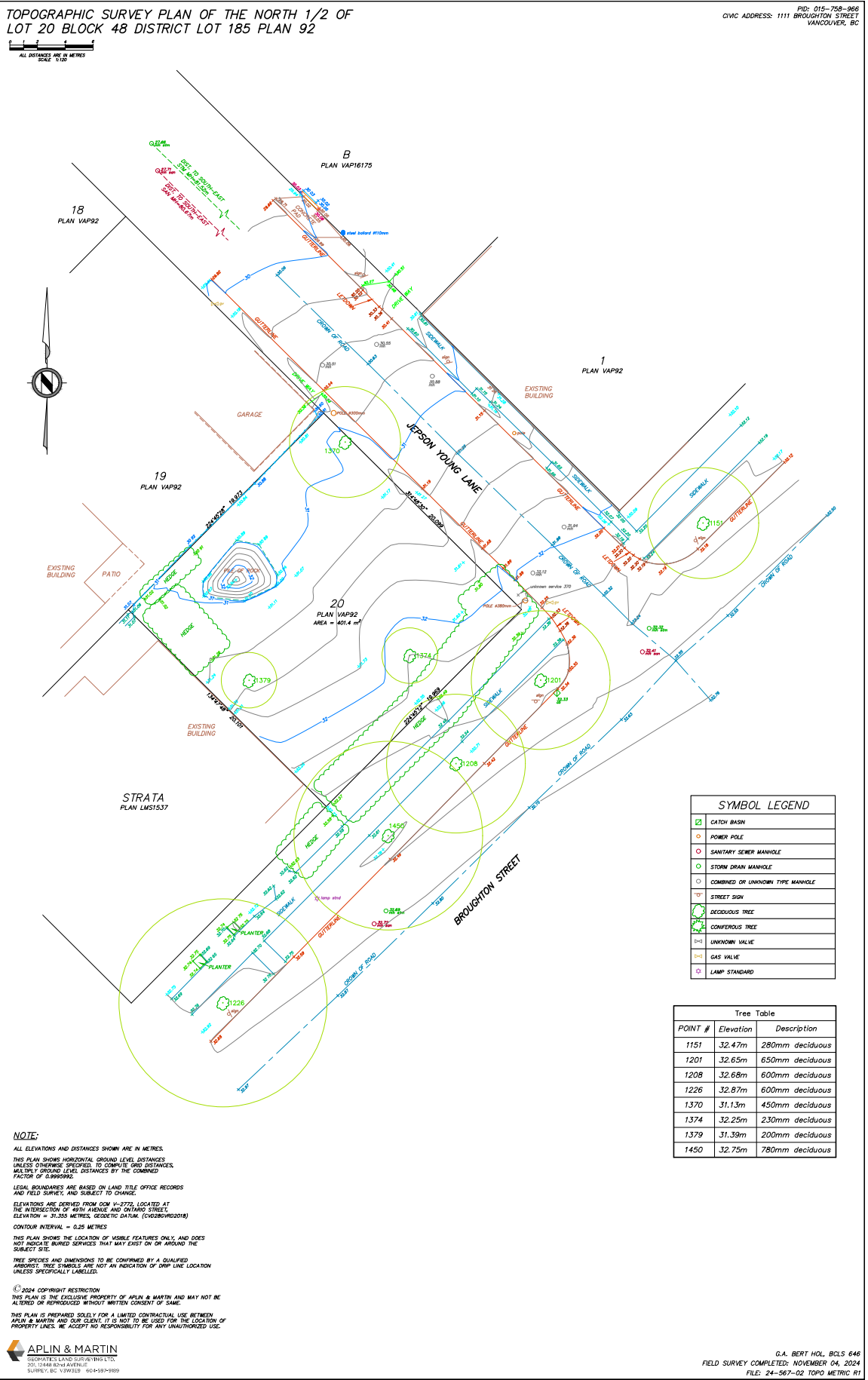


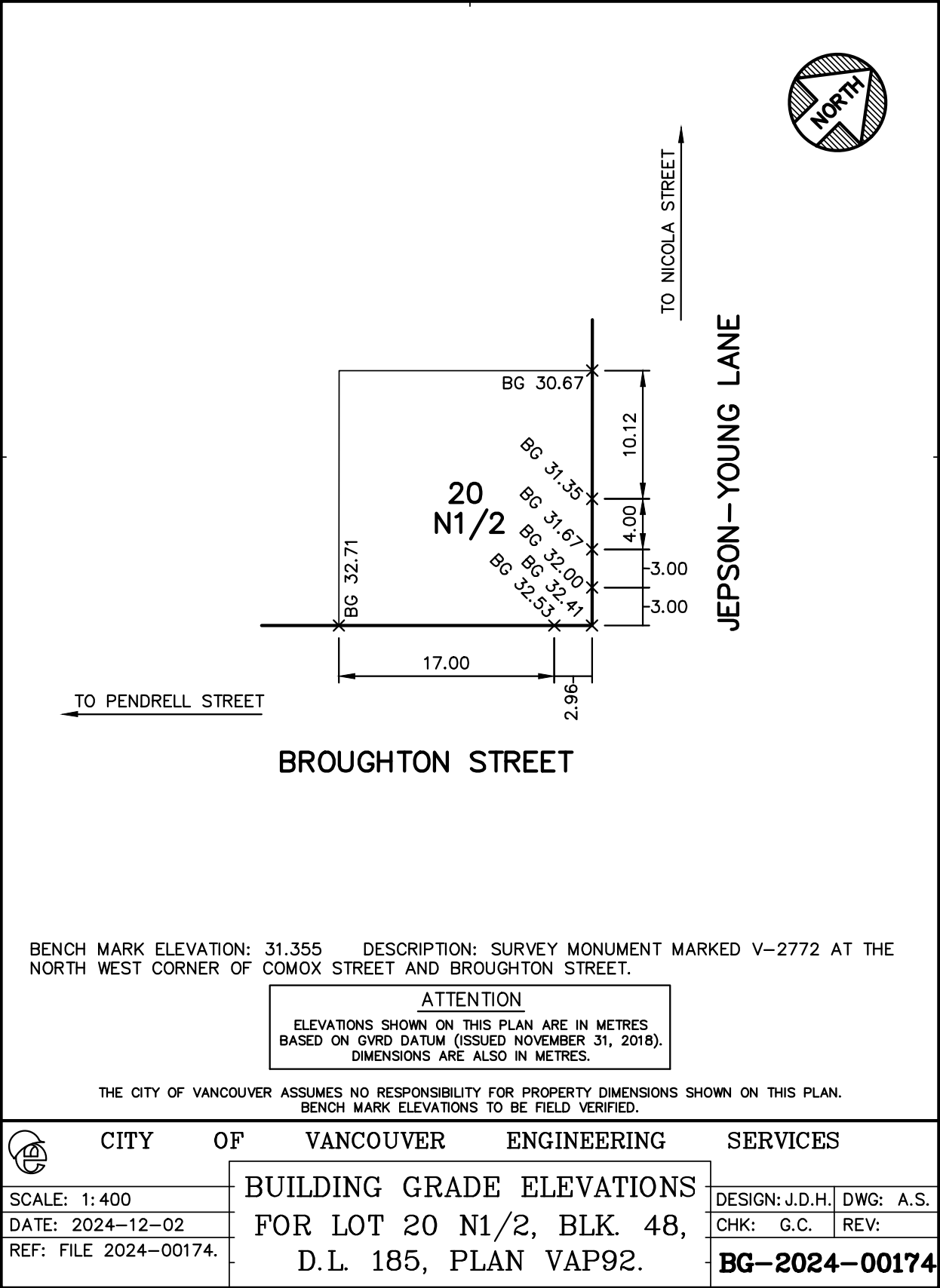


label	Geodetic Height (m)	Height from grade (m)	View	Lat	Long
A	123.02	91.96	20	49.284779	-123.135246
B	122.56	90.56	20	49.284653	-123.135056
C	123.51	93.28	20	49.284908	-123.135056
D	123.27	92.09	20	49.28484	-123.134956
E	122.75	90.47	20	49.284702	-123.134979



 Planning, Urban Design and Sustainability	BASIC VIEW CONE BUILDING HEIGHT LIMITS 1111 Broughton St The attached View Cone illustration indicates the approximate height of the most restrictive View Cone(s) above your site. Only the geodetic heights listed above should be considered definitive. *As building grades can change, the heights from grade listed above are estimated. All parts of the development must be located below this height, including mechanical and other rooftop appurtenances. The heights noted on the attached illustration supersede any previous advice supplied for this site.		Site IDs: 10972518	View cones limiting the site: 20 - Granville Street
	Requested by: Arcadis	Prepared by: SEQ9522	Date: Monday, July 15, 2024	Page No: 1 of 1





1111 Broughton Street - Area Tabulations						
20th Dec 2024						
PRINCIPAL USE	LVL	Gross Floor Area SQ FT	Exclusions			Floor Area SQ. FT.
			Storage (25sf / unit)	Amenity / Community	Exclusions Sub-Total	
Mechanical	Mech	1,635	0	0	0	1,635
Amenity	Roof	2,242	0	2,242	2,242	0
Residential	25	3,493	174	0	173	3,320
	24	3,493	174	0	173	3,320
	23	3,493	174	0	173	3,320
	22	3,493	174	0	173	3,320
	21	3,493	174	0	173	3,320
	20	3,493	174	0	173	3,320
	19	3,493	174	0	173	3,320
	18	3,493	174	0	173	3,320
	17	3,493	174	0	173	3,320
	16	3,493	174	0	173	3,320
	15	3,493	174	0	173	3,320
	14	3,493	174	0	173	3,320
	13	3,493	174	0	173	3,320
	12	3,493	174	0	173	3,320
	11	3,493	174	0	173	3,320
	10	3,493	174	0	173	3,320
	9	3,493	174	0	173	3,320
	8	3,493	174	0	173	3,320
	7	3,493	174	0	173	3,320
	6	3,493	174	0	173	3,320
Lobby	5	2,926	102	0	102	2,824
	4	2,926	102	0	102	2,824
	3	2,926	102	0	102	2,824
Lobby	2	3,101	102	0	102	2,999
	1	2,755	0	402	402	2,353
TOTAL (SF.)						
		88,371	3,888	2,644	6,512	81,859
						FAR
Site Area		4323 SQSF		18.9		

UNIT COUNT					
Level	Studio (<65sm)	Studio Accessible (<65sm)	1Br (<65sm)	2Br (<65sm)	Total
Roof					
25	4	0	2	0	6
24	4	0	2	0	6
23	4	0	2	0	6
22	4	0	2	0	6
21	4	0	2	0	6
20	4	0	2	0	6
19	4	0	2	0	6
18	4	0	2	0	6
17	4	0	2	0	6
16	4	0	2	0	6
15	4	0	2	0	6
14	4	0	2	0	6
13	4	0	2	0	6
12	4	0	2	0	6
11	4	0	2	0	6
10	4	0	2	0	6
9	4	0	2	0	6
8	4	0	2	0	6
7	4	0	2	0	6
6	4	0	2	0	6
5	0	1	1	2	4
4	0	1	1	2	4
3	0	1	1	2	4
2	0	1	1	2	4
1	0	0	0	0	0
Unit type	Studio	Studio Accessible	1Bed	2 Bed	Total
Total	80	4	44	8	136
% Unit Mix	58.8%	2.9%	32.4%	5.9%	



1111 Broughton Street

Site & Project Description		
Project Description: Residential Social housing with Rental and Amenity		
Civic Address: 1111 Broughton Street		
City Plan:	West End	Permitted uses:
Current Zoning:	RM-5	CD-1 Multifamily Residential & Rental Housing
Current Use:	Vacant	
Adjacent Zoning:	RM-5 & CD-1	
Rezoned to:	CD-1	
Transit:	Bus Lines on Davie, West Georgia, Robson, 500m	
SITE AREA CALCULATIONS		
Gross Site Area		
	Metric (m ²)	Imperial (sq.ft.)
1111 Broughton Street	402	4323

FLOOR AREA (FAR) CALCULATIONS

Rezoning CD-1	FAR	FAR Area	
		Metric (m ²)	Imperial (sq.ft.)
Proposed Rezoning Permitted FSR Ratio	18.9	7,605	81,859.1

SITE DIMENSIONS

		Width (Broughton Frontage)		Depth (Lane Frontage)	
		Metric	Imperial	Metric	Imperial (Ft)
Gross		19.96	65.50	20.09	65.90

BUILDING SETBACKS					
	Property Line	RM-5		Proposed Tower Mass	
		Required		Metric	Imperial (Ft)
		Metric	Imperial (Ft)		
Broughton Street	Front yard	3.70	12.14	0.61	2.00
Lane	Side yard	2.10	6.89	0.91	3.00
Interior side yard South West	Side yard	2.10	6.89	2.44	8.00
Interior side yard South West	Side yard	2.10	6.89	0.00	0.00

SITE COVERAGE CALCULATIONS		
	Metric (m2)	Imperial (sq.ft.)
Gross Site Area	402	17,307.00
Building Footprint at ground	254	2,733.50
Site Coverage %	63%	
RM-5 Permitted:	50%	

HEIGHT OF BUILDING (MEASURED FROM LOBBY LEVEL)		
Height Permitted	Metric (m)	Imperial (ft)
Max height (RM-5)	18.3	60

Height Provided	Tower	
	metric (m)	imperial (ft)
NUMBER OF RESIDENTIAL FLOORS	25	
HEIGHT FROM BASE POINT TO TOP OF PARAPET	88.0	288.8
TOP OF PARAPET	119.5	392.0
Base Point	31.5	103.2

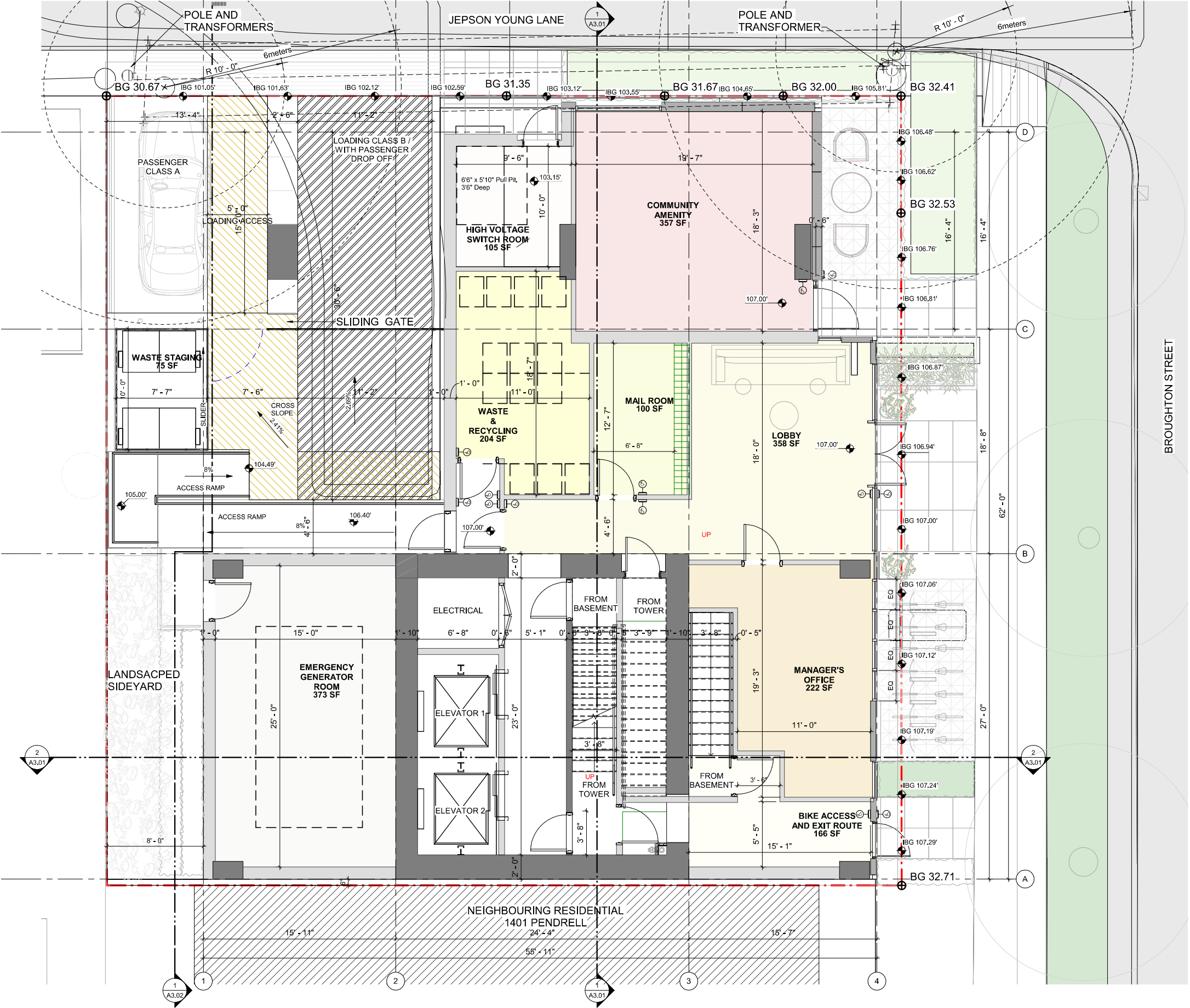
UNITS REQUIRING VARIANCE FOR HORIZONTAL ANGLE OF DAYLIGHT		
Levels	Unit numbers	Total
02 - 04	Unit 02	3
05		0
06-07	Unit 03	2
08- 25		0
Total		5
	Units Which request relaxation from director of planning	

AMENITY SPACES		
Provided	Metric (m2)	Imperial (sq.ft.)
Indoor	211	2267
Outdoor	120	1289









ARCH D, 1/8" = 1'-0" SCALE



ARCADIS

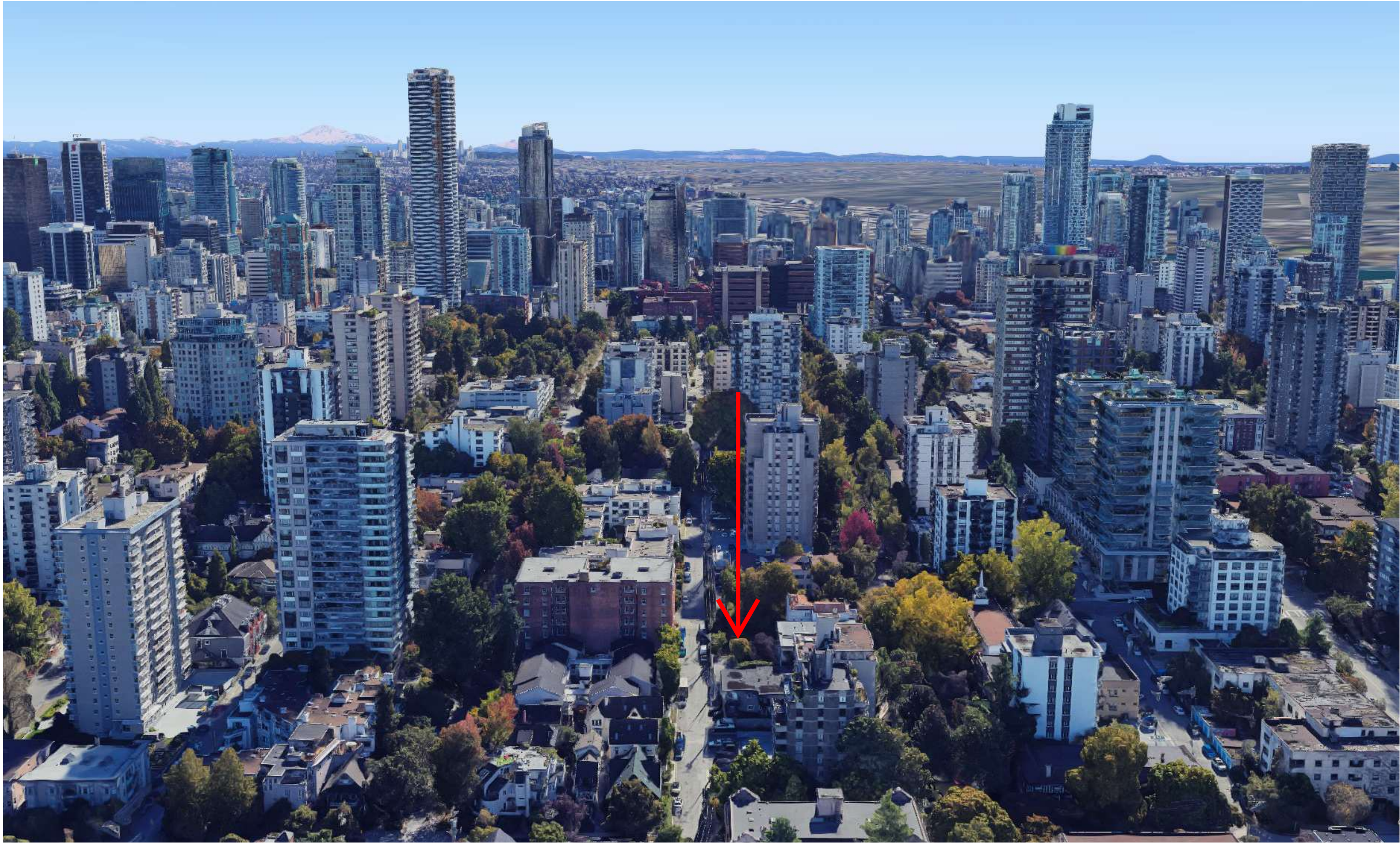
bearmark
design & landscape ltd.

1111 BROUGHTON, VANCOUVER, BC



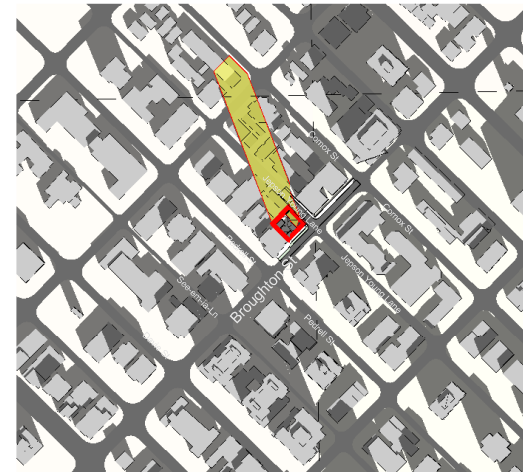








Sep 21 10:00 am



Sep 21 12:00 pm



Sep 21 2:00 pm

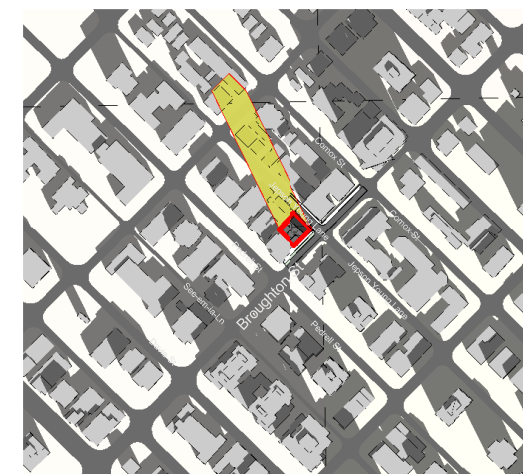


Sep 21 3:00 pm

SPRING EQUINOX - MARCH 21st



March 21 10:00 am



March 21 12:00 pm



March 21 2:00 pm



March 21 3:00 pm



APPENDIX A

ARCHITECTURAL DRAWINGS



REZONING SUBMISSION

1111 BROUGHTON STREET, VANCOUVER ARCHITECTURAL DRAWING PACKAGE

Sheet List - Rezoning	
Sheet Number	Sheet Name
A0.01	STATISTICS
A0.02	STATISTICS FSR AND UNITS
A0.03	CONTEXT PLAN
A0.04	SITE PLAN
A0.05	CITY BUILDING GRADE
A0.06	BASE POINT CALCULATION
A0.07	SURVEY PLAN
A0.08	SETBACKS PLAN
A0.08A	SITE AND CONTEXT PHOTOS
A0.08B	SITE SURROUNDING CONTEXT
A0.09	BUILDING STREET SCAP
A0.10	VIEW CONES
A0.11	SHADOW STUDY
A0.12	RENDERINGS
A0.13	RENDERINGS
A0.14	RENDERINGS
A0.15	RENDERINGS
A0.16	RENDERINGS
A0.17	RENDERINGS
A0.18	RENDERINGS
A0.19	DAY LIGHT ANGLE ANALYSIS LEVEL 02-03
A0.20	DAY LIGHT ANGLE ANALYSIS LEVEL 04-05
A0.21	DAY LIGHT ANGLE ANALYSIS LEVEL 06-07
A0.22	DAY LIGHT ANGLE ANALYSIS LEVEL 07-25
A1.01	LEVEL P2
A1.02	LEVEL P1
A1.03	LEVEL 01
A1.04	LEVEL 02 TO 05 FLOOR PLAN
A1.05	LEVEL 06 TO 25 FLOOR PLAN
A1.06	ROOF LEVEL AMENITY
A1.07	UPPER MECH. FLOOR CONCEPT
A1.08	ELEVATOR OVERRUN ROOF
A2.01	EAST AND WEST ELEVATION
A2.02	NORTH AND SOUTH ELEVATION
A3.01	BUILDING SECTIONS
A3.02	ENLARGED SECTIONS, ROOF AND LOADING
A8.01	FSR LEVEL 01
A8.02	FSR LEVEL 02 To 05
A8.03	FSR LEVEL 06 To 14
A8.04	FSR LEVEL 15 To 21
A8.05	FSR LEVEL 24 To 25
A8.06	FSR ROOF LEVEL AMENITY
A8.07	FSR UPPER MECH. FLOOR CONCEPT



1111 Broughton Street - Area Tabulations
20th Dec 2024

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			Storage (25sf / unit)	Amenity / Community	Exclusions Sub-Total	
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Amenity	Roof	2,242	0	2,242	2,242	0
Residential	25	3,493	174	0	173	3,320
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	18	3,493	174	0	173	3,320
	17	3,493	174	0	173	3,320
	16	3,493	174	0	173	3,320
	15	3,493	174	0	173	3,320
	14	3,493	174	0	173	3,320
	13	3,493	174	0	173	3,320
	12	3,493	174	0	173	3,320
	11	3,493	174	0	173	3,320
	10	3,493	174	0	173	3,320
	9	3,493	174	0	173	3,320
	8	3,493	174	0	173	3,320
	7	3,493	174	0	173	3,320
	6	3,493	174	0	173	3,320
	5	2,926	102	0	102	2,824
	4	2,926	102	0	102	2,824
	3	2,926	102	0	102	2,824
	2	3,101	102	0	102	2,999
Lobby	1	2,755	0	402	402	2,353
TOTAL (SF.)		88,371	3,888	2,644	6,512	81,859
Site Area						FAR
4323 SQSF						18.9

UNIT COUNT					
Level	Studio (<65sm)	Studio Accessible (<65sm)	1Br (<65sm)	2Br (<65sm)	Total
Roof					
25	4	0	2	0	6
24	4	0	2	0	6
23	4	0	2	0	6
22	4	0	2	0	6
21	4	0	2	0	6
20	4	0	2	0	6
19	4	0	2	0	6
18	4	0	2	0	6
17	4	0	2	0	6
16	4	0	2	0	6
15	4	0	2	0	6
14	4	0	2	0	6
13	4	0	2	0	6
12	4	0	2	0	6
11	4	0	2	0	6
10	4	0	2	0	6
9	4	0	2	0	6
8	4	0	2	0	6
7	4	0	2	0	6
6	4	0	2	0	6
5	0	1	1	2	4
4	0	1	1	2	4
3	0	1	1	2	4
2	0	1	1	2	4
1	0	0	0	0	0
Unit type	Studio	Studio Accessible	1Bed	2 Bed	Total
Total	80	4	44	8	136
% Unit Mix	58.8%	2.9%	32.4%	5.9%	

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1111 Broughton St

1111 Broughton Street
Vancouver, BC

PROJECT NO: 148581	
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PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE
STATISTICS FSR AND UNITS

SHEET NUMBER	ISSUE
A0.02	



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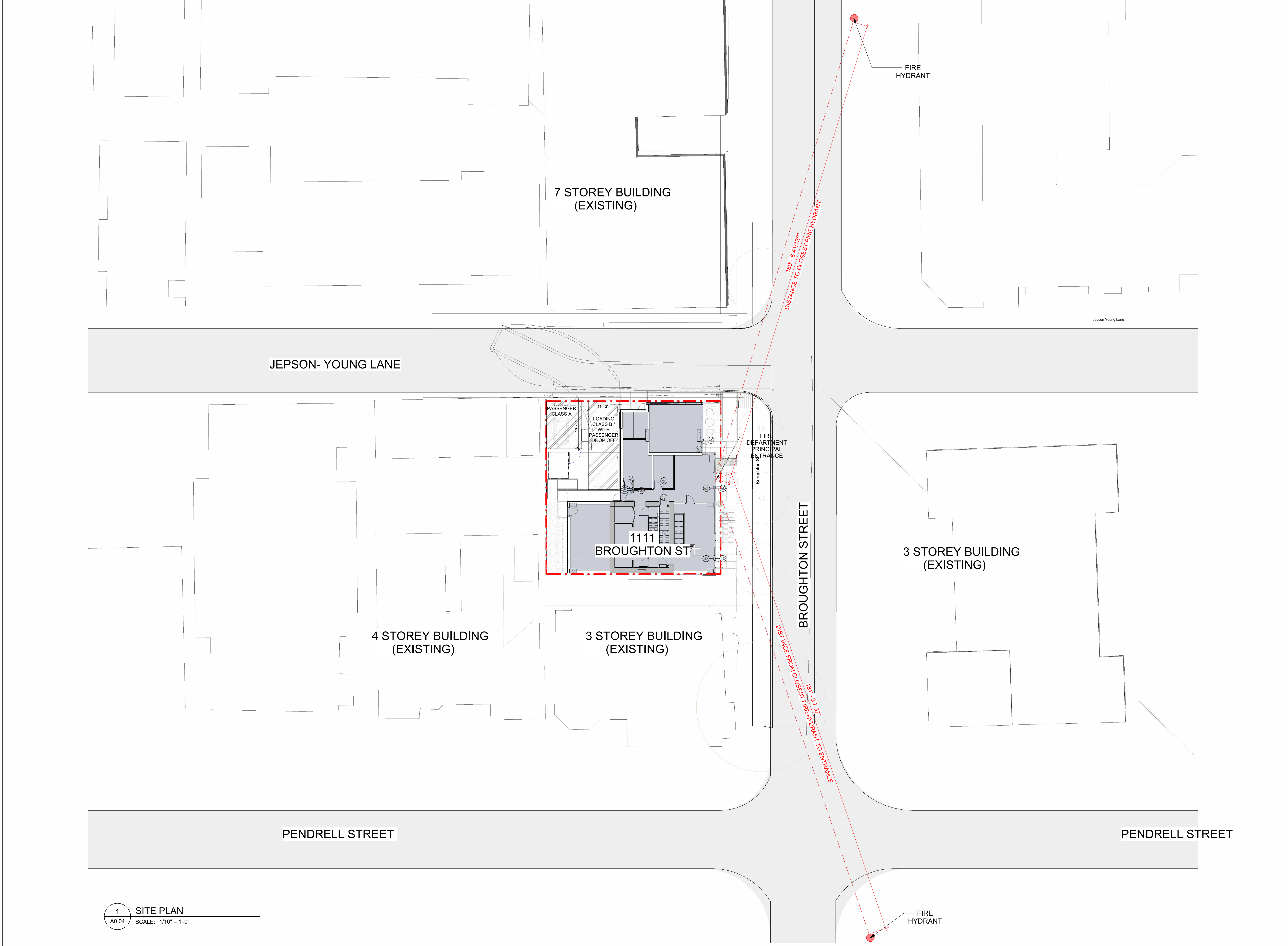
CONTEXT PLAN

SHEET NUMBER

A0.03

ISSUE

2024-12-20 2:31:35 PM



1 SITE PLAN
A0.04 SCALE: 1/16" = 1'-0"

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SITE PLAN

SHEET NUMBER

A0.04

ISSUE

Autodesk Docs/ACA-00148581-1111_Broughton_SitePlan/1111-Broughton-St-A-P2024.rvt 1/16

SHEET NUMBER	ISSUE
A0.05	

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SALE CHECK


$$IBG_g = \left[\left(\frac{BG_{high} - BG_{low}}{D_{total}} \right) \times D_{low} \right] + BG_{low}$$

BG_{low} = Lower Known Elevation
 BG_{high} = Higher Known Elevation
 IBG = Interpolated Building Grade
 D_{low} = Distance from Lower Elevation to Interpolated Building Grade
 D_{total} = Total Distance from Higher Known Elevation to Lower Known Elevation

$$\text{BG A1} = \left[\frac{(32.71 - 32.41)}{65.5} \times 3.2 \right] + 32.41 = \mathbf{32.42}$$
$$\text{BG A1} = \left[\frac{(32.41 - 30.67)}{65.9} \times 28 \right] + 30.67 = 31.40$$

BASEPOINT:

$$= [\frac{(32.42-31.40)}{41.1} \times 3.2] + 31.40 = 31.47$$

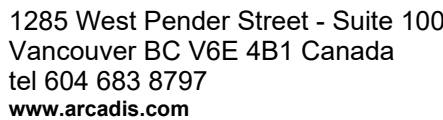
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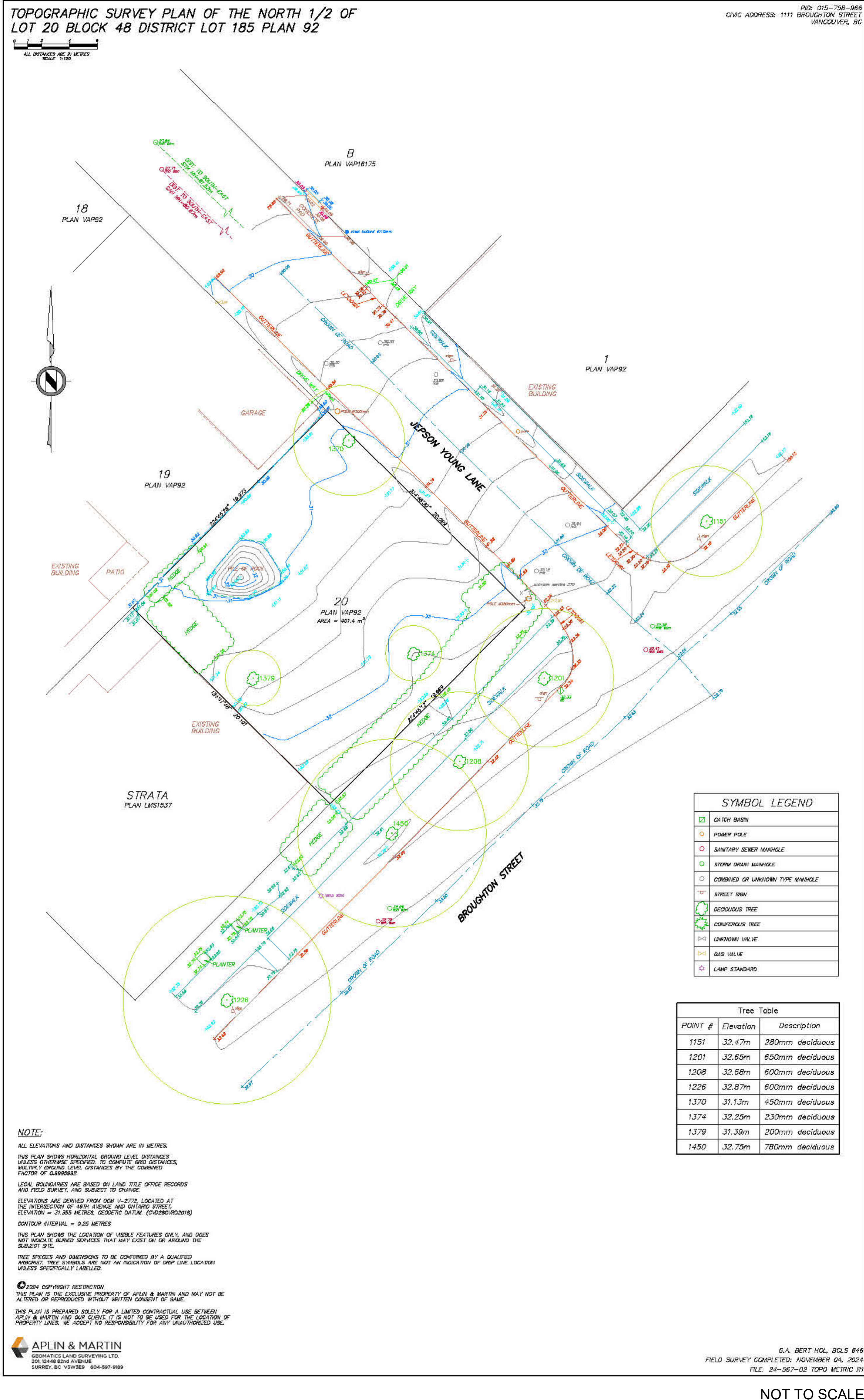
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SHEET TITLE
BASE POINT CALCULATION

SHEET NUMBER

A0.06

ISSUE



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SHEET TITLE
SURVEY PLAN

SHEET NUMBER	ISSUE
A0.07	



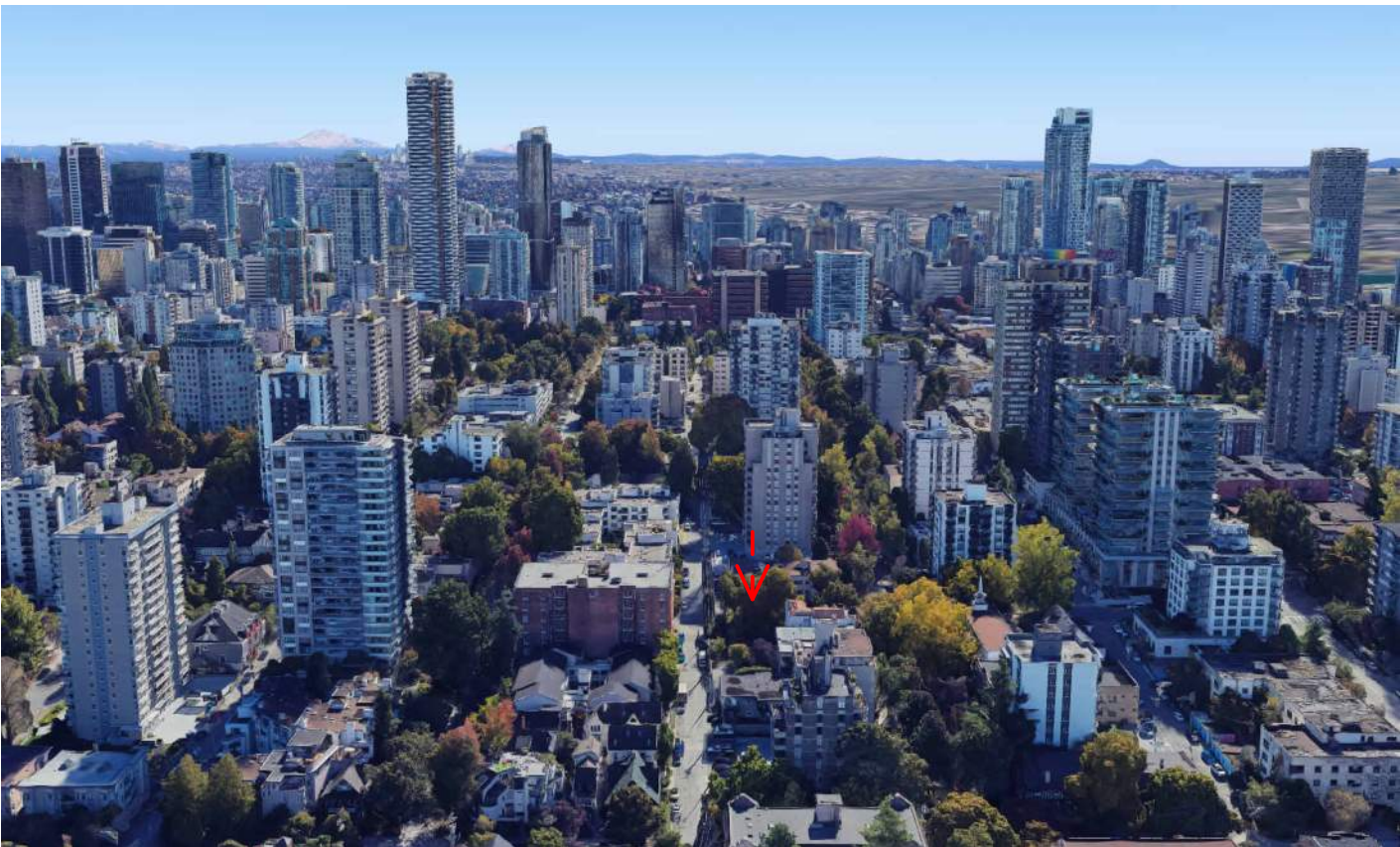
3D FROM BEACH



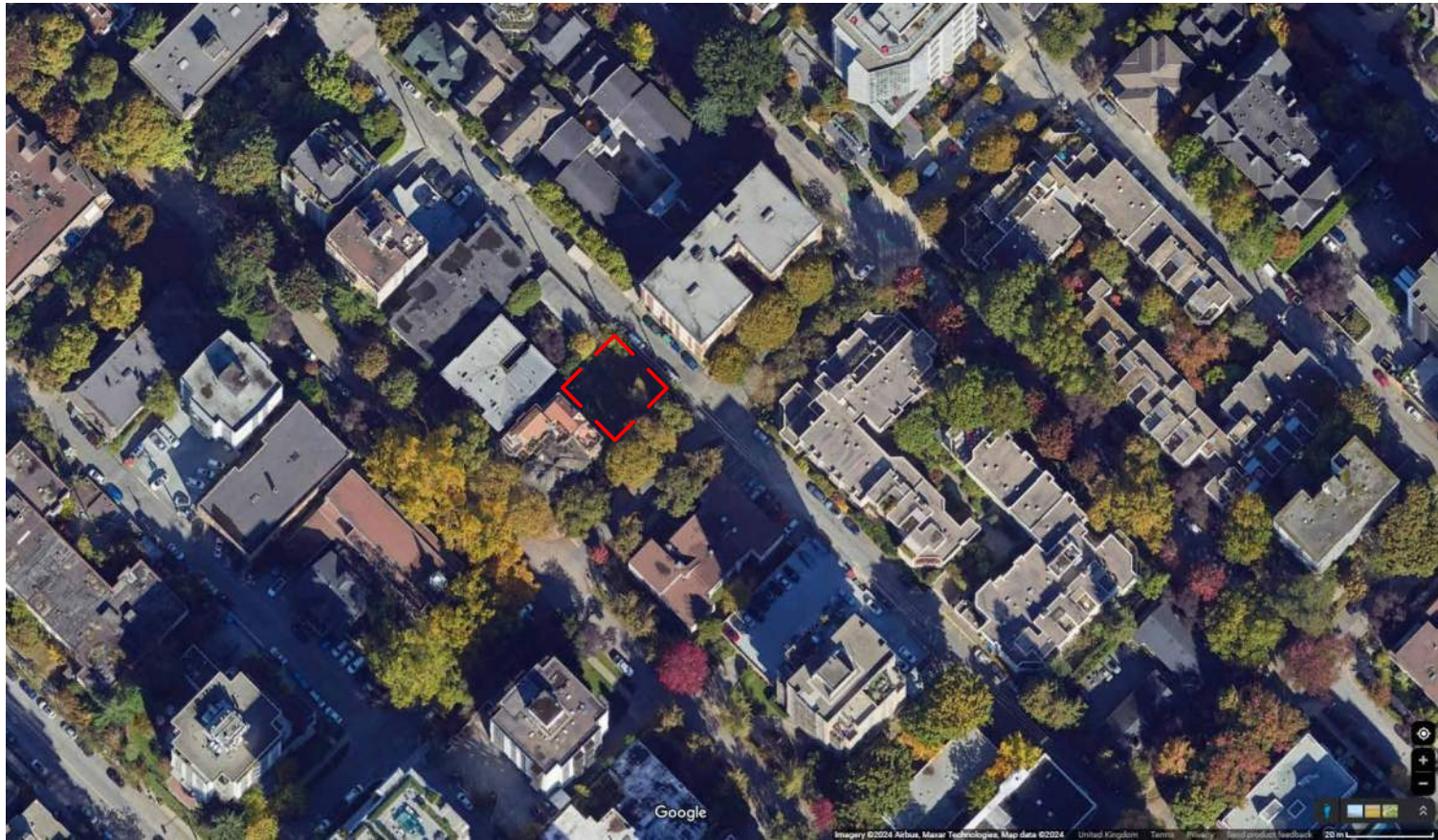
3D CONTEXT



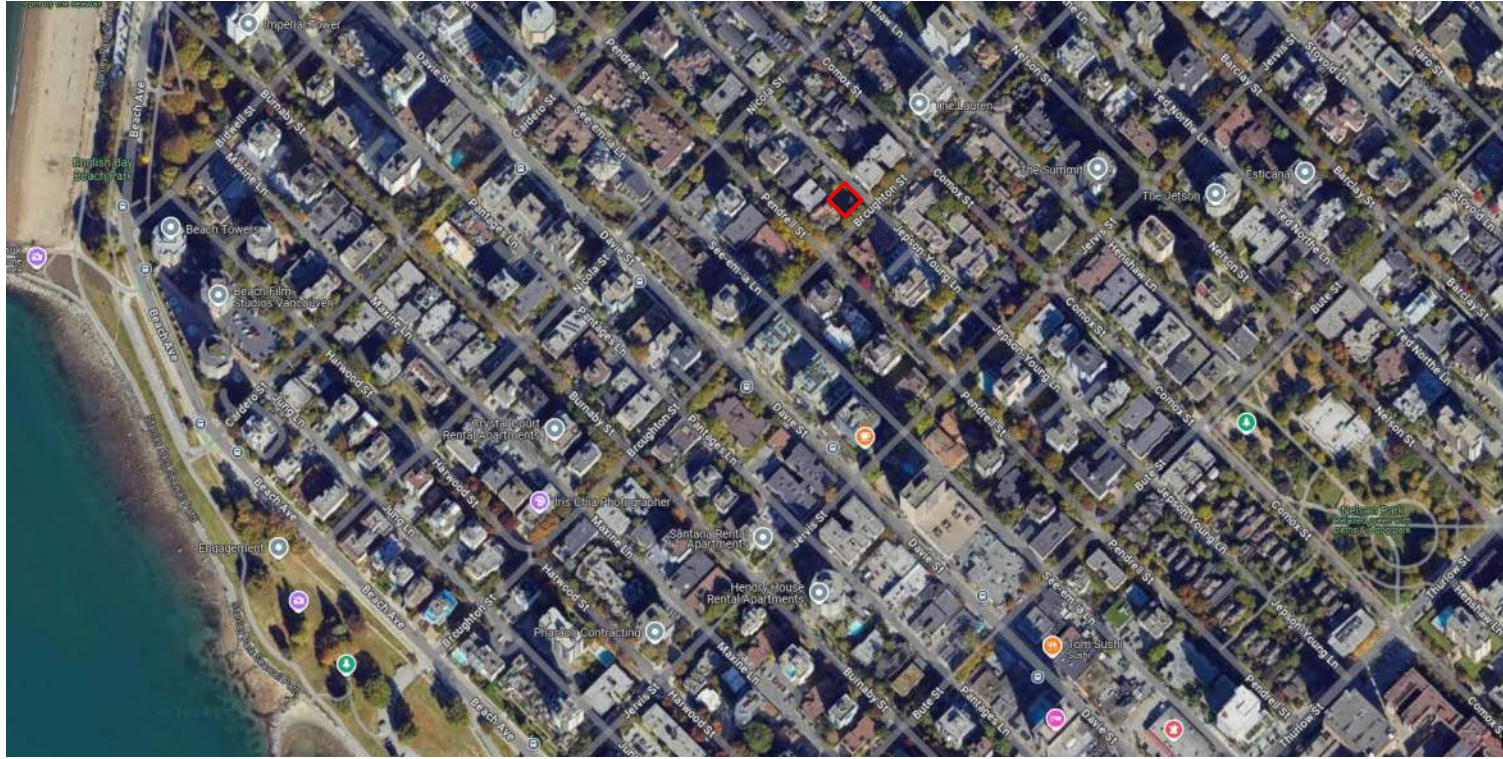
3D FROM ENGLISH BAY



3D JEPSON YOUNG LANE LOOKING NORTH



AERIAL SITE PLAN



SITE CONTEXT



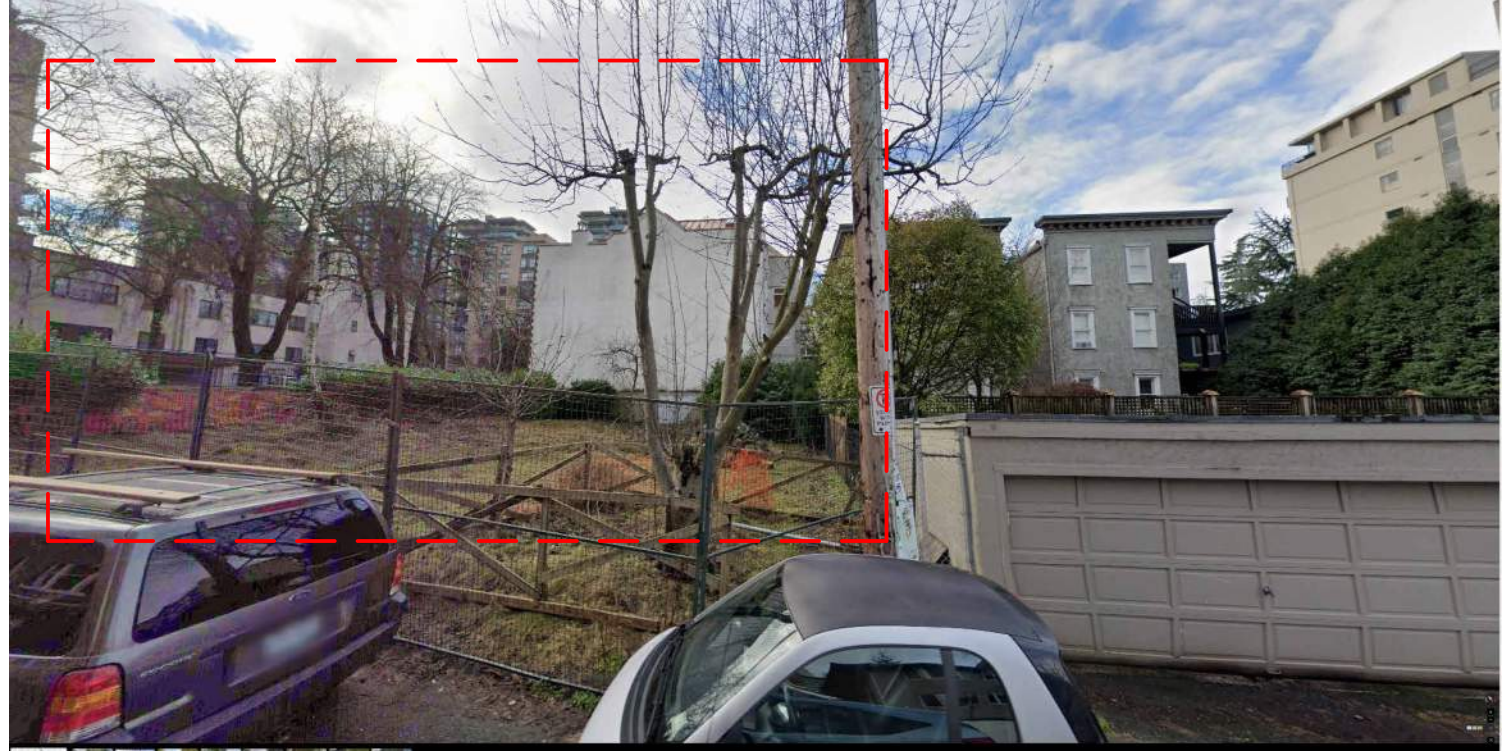
STREETVIEW BROUGHTON LOOKING FRONTAGE



STREETVIEW BROUGHTON LOOKING NORTH EAST



STREETVIEW JEPSON YOUNG LANE LOOKING SOUTH EAST



STREETVIEW JEPSON YOUNG LANE LOOKING AT SITE



STREETVIEW BROUGHTON LOOKING SOUTH WEST

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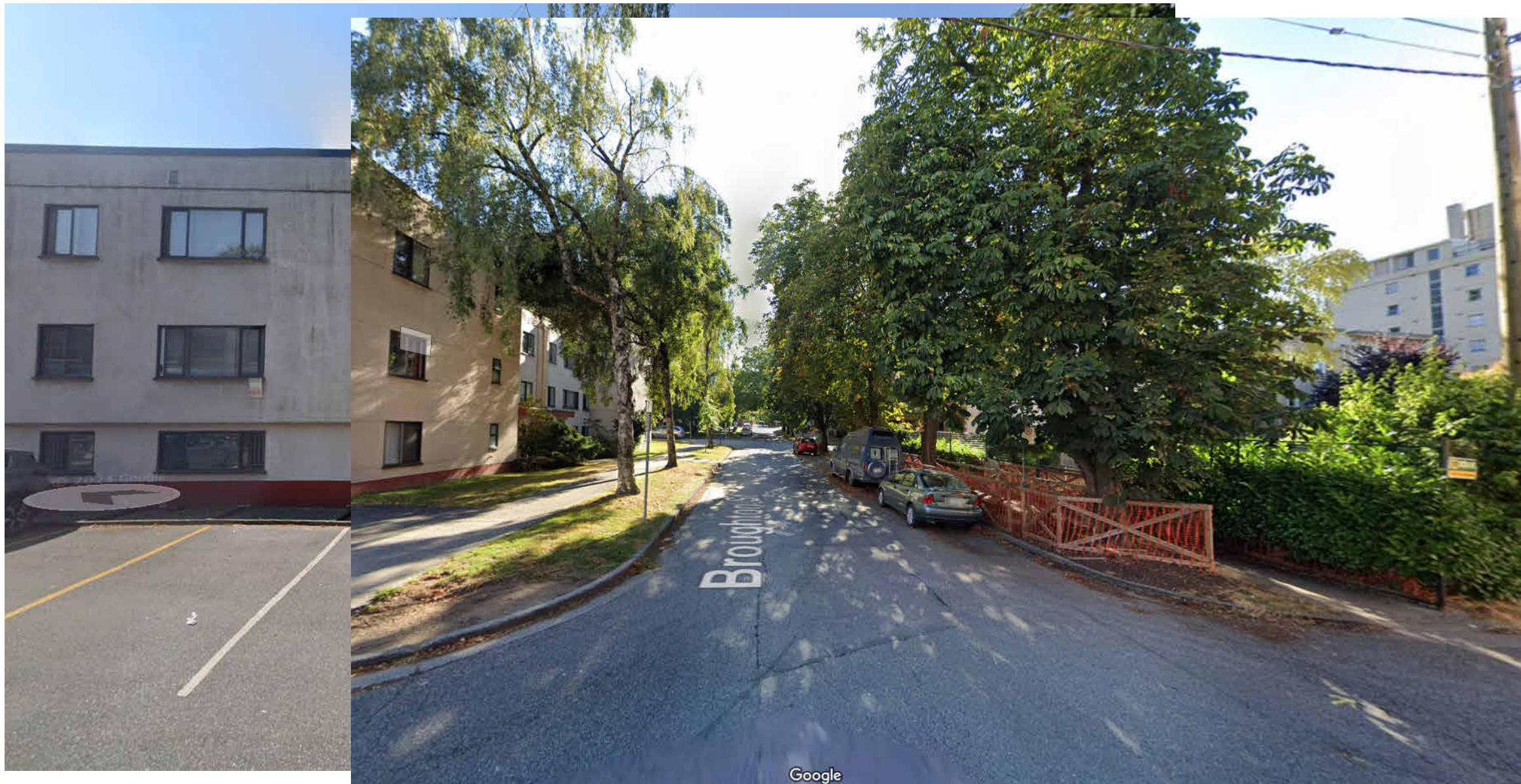
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SHEET TITLE
SITE AND CONTEXT PHOTOS

SHEET NUMBER
A0.08A
ISSUE



STREET ELEVATION ALONG JEPSON YOUNG LANE



STREET ELEVATION ALONG BROUGHTON STREET

SITE



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ISSUES		
NO.	DATE	DESCRIPTION

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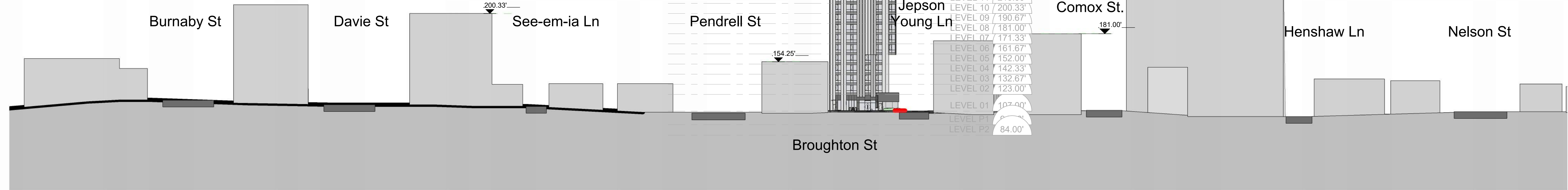
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SHEET TITLE
SITE SURROUNDING
CONTEXT

SHEET NUMBER
A0.08B
ISSUE



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[illegible]

Figure 1 consists of four scatter plots arranged in a 2x2 grid. The top row shows the relationship between the number of children and the number of children in the household. The bottom row shows the relationship between the number of children and the number of children in the household. The left column shows the relationship for the total number of children, and the right column shows the relationship for the number of children in the household. Each plot includes a fitted curve and a shaded confidence interval.

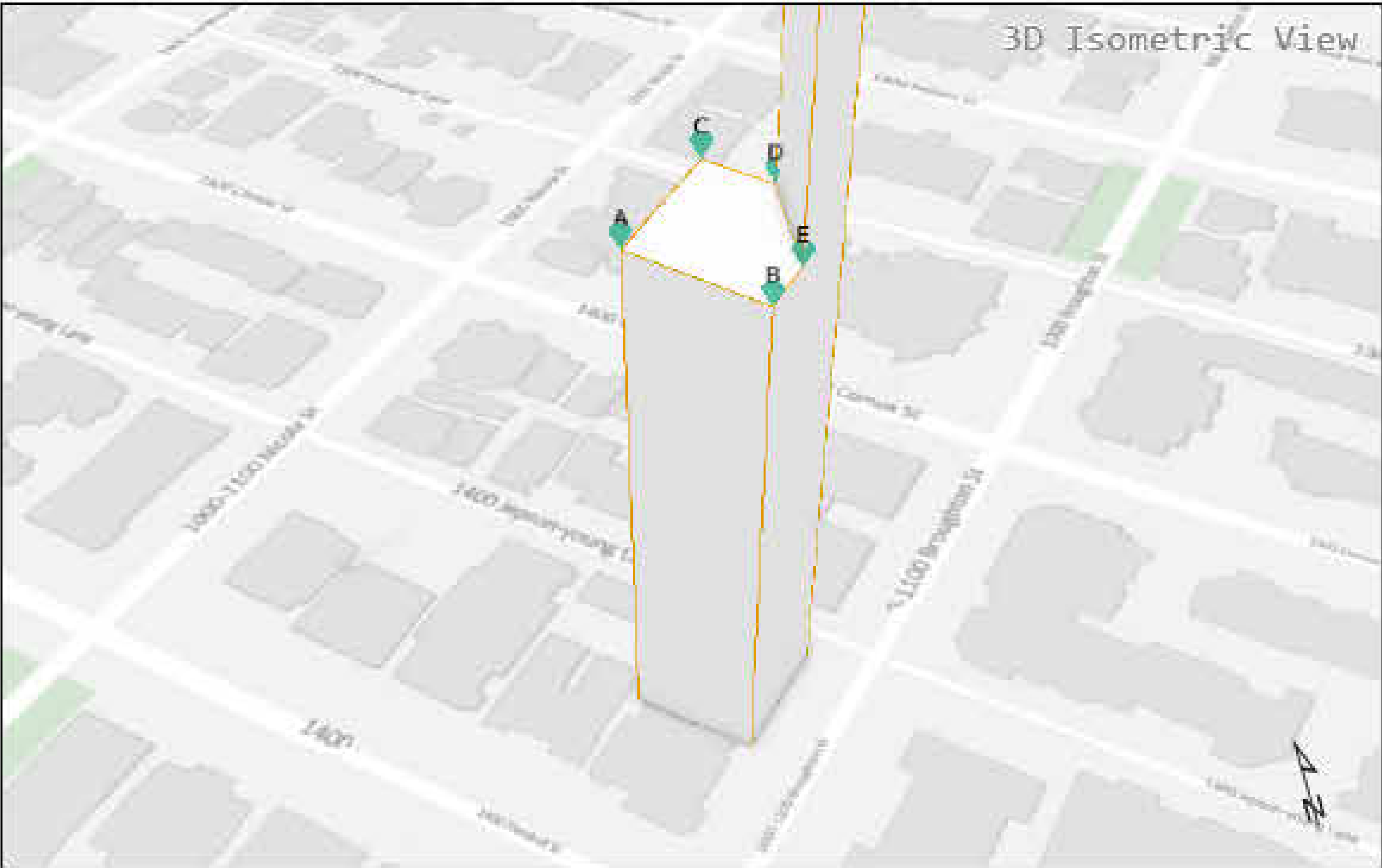
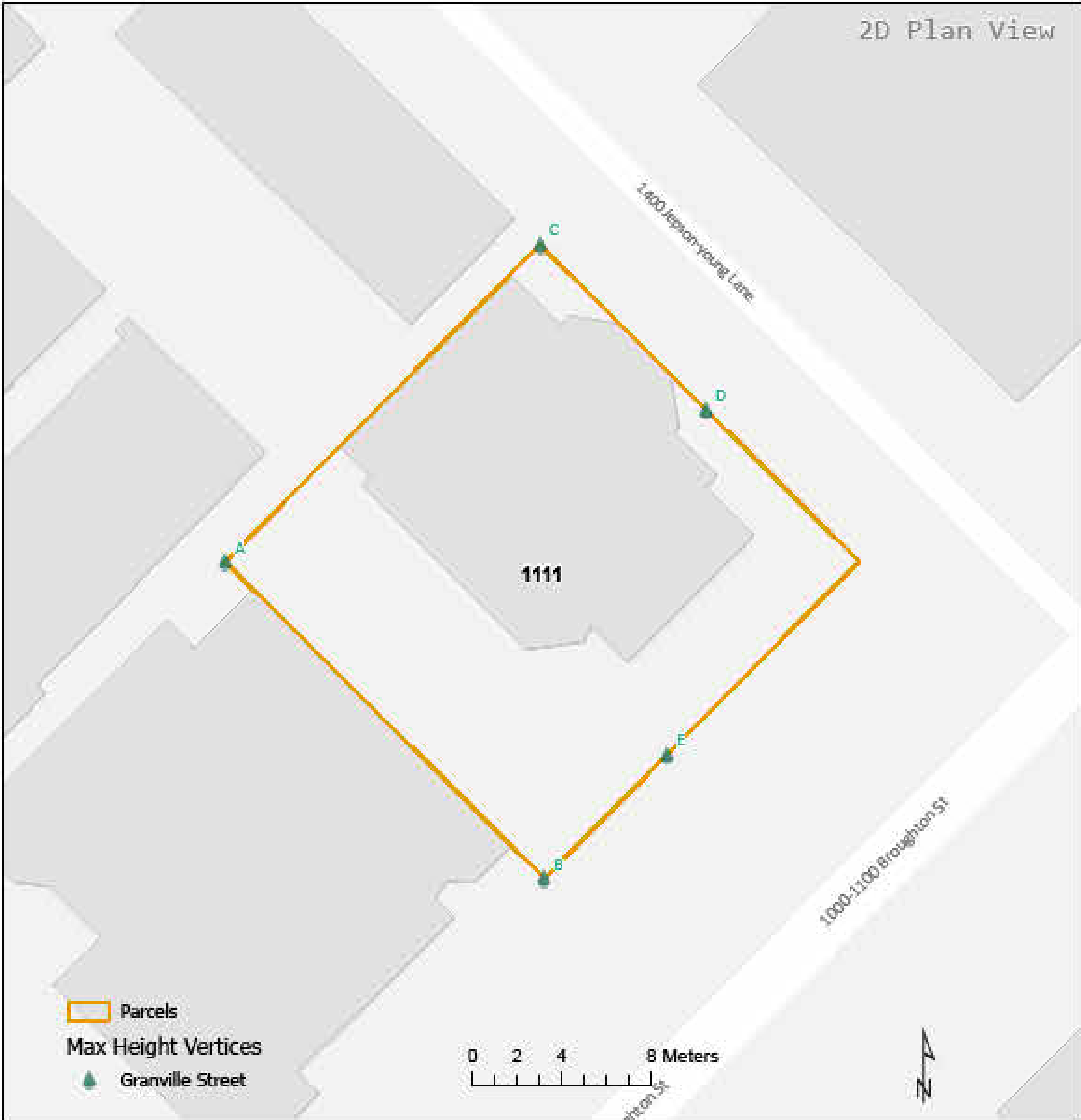
PROJECT

1111 Broughton St

1111 Broughton Street
Vancouver, BC

SHEET TITLE
BUILDING STREET SCAPE

[illegible]



Label	Geodetic Height (m)	Height from grade (m)	View	Lat	Long
A	123.02	91.96	20	49.284779	-123.135246
B	122.96	90.46	20	49.284653	-123.135056
C	123.24	95.28	20	49.284908	-123.135056
D	123.27	92.09	20	49.28484	-123.134956
E	122.75	90.47	20	49.284702	-123.134979



BASIC VIEW CONE BUILDING HEIGHT LIMITS
1111 Broughton St

The attached View Cone Illustration indicates the approximate height of the most restrictive View Cone(s) above your site. Only the geodetic heights listed above should be considered definitive. *As building grades can change, the heights from grade listed above are estimated. All parts of the development must be located below this height, including mechanical and other rooftop appurtenances. The heights noted on the attached illustration supersede any previous advice supplied for this site.

Requested by: **Arcadis**

Site IDs:
10972518

View cones limiting the site:
20 - Granville Street

Date: **Monday, July 15, 2024**

Page No: **1 of 1**

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ISSUES

NO.	DATE	DESCRIPTION
1	2024-12-20	Issued for rezoning

ISSUES

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Designer

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SHEET TITLE
VIEW CONES

SHEET NUMBER
A0.10

ISSUE

An aerial photograph of a city street grid. A yellow highlighted path starts at a red square marker located at the intersection of 1st Street and 1st Avenue. The path proceeds north along 1st Avenue, then turns east onto 1st Street, and continues eastward. The path is labeled with '1st St' and '1st Ave' at various points. The red square marker is located at the intersection of 1st Street and 1st Avenue.

An aerial photograph of a city street grid. Buildings are shown as grey shapes, and streets are dark lines. A red square highlights a specific location at the intersection of Franklin St and Washington St. Other visible street names include North St, South St, East St, West St, and several numbered streets like 1st St through 10th St. The map is oriented with North at the top.

An aerial photograph of a city street grid. A red square highlights a building located at the intersection of Duane Street and Franklin Street. The building is a multi-story structure with a dark roof. The surrounding area includes other buildings, streets, and green spaces. The map is oriented with North at the top.

CALE CHECK	10mm
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A0.12	

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1
A0.13

VIEW FROM NORTH WEST
SCALE:

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RENDERINGS

SHEET NUMBER A0.13	ISSUE
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2 VIEW FROM SOUTH EAST
A0.14 SCALE:

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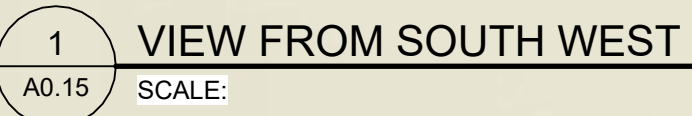
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SHEET NUMBER A0.14	ISSUE
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VIEW FROM SOUTH WEST

SHEET NUMBER	ISSUE
A0.15	

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1 VIEW FROM NORTH EAST
A0.16 SCALE:

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BROUGHTON STREET

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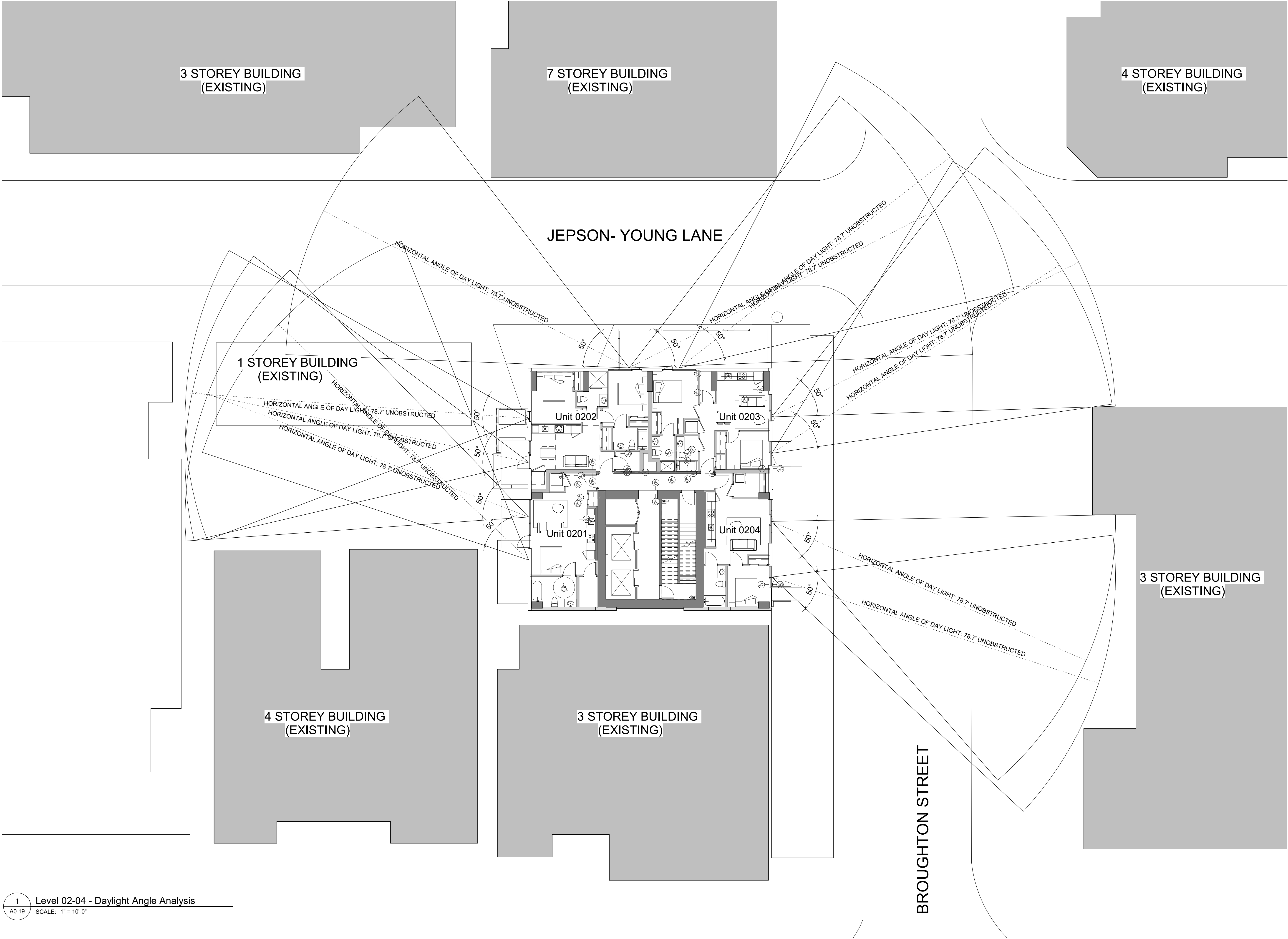
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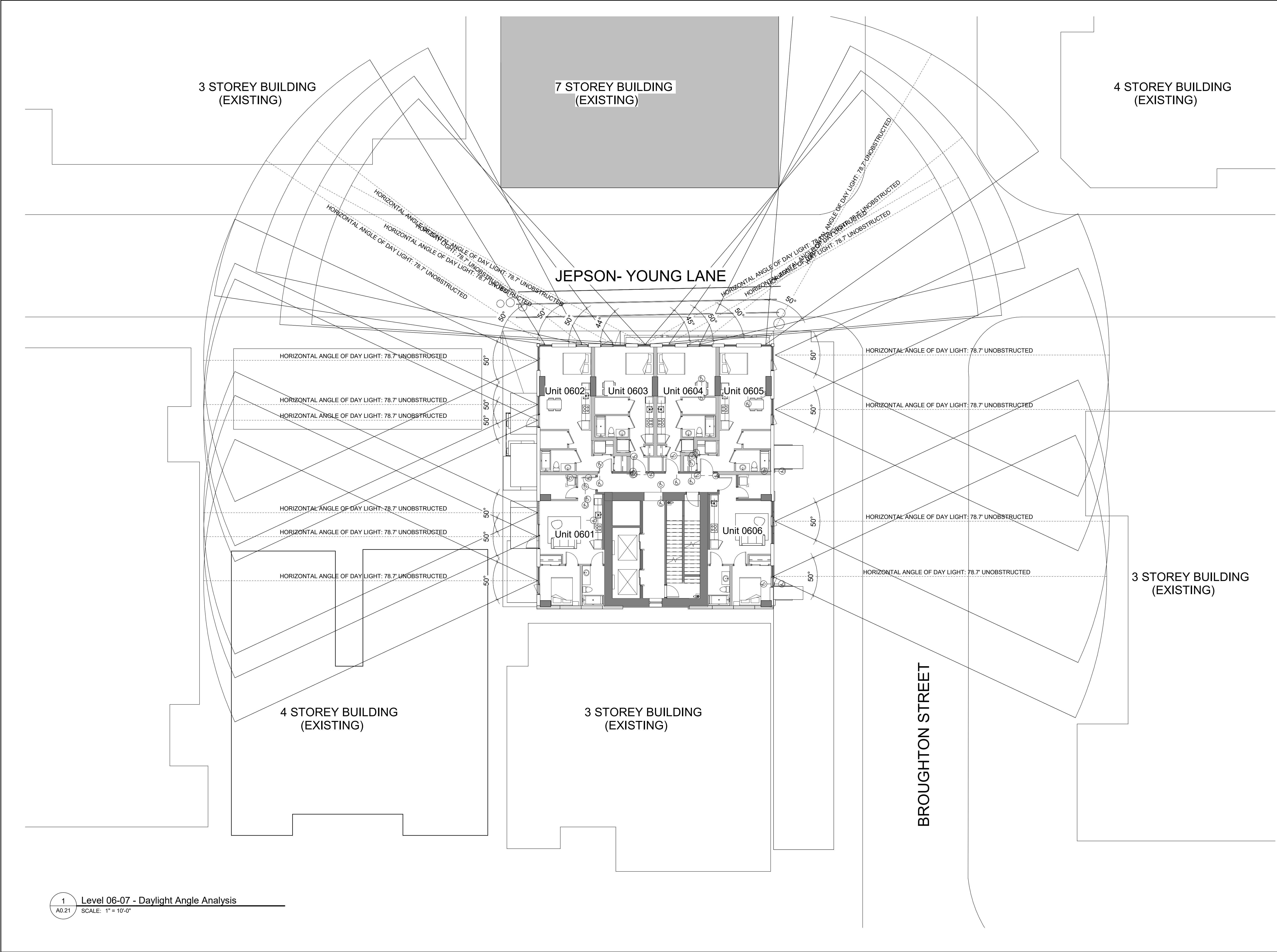
PROJECT NO:
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DRAWN BY:
Author
PROJECT MGR:
Designer
CHECKED BY:
Checker
APPROVED BY:
Approver

SHEET TITLE
DAY LIGHT ANGLE ANALYSIS
LEVEL 02-03

SHEET NUMBER
A0.19
ISSUE



SCALE CHECK	10mm
1 in	



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1	2024-12-20	Issued for rezoning

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SHEET TITLE

DAY LIGHT ANGLE ANALYSIS
LEVEL 06-07

SHEET NUMBER

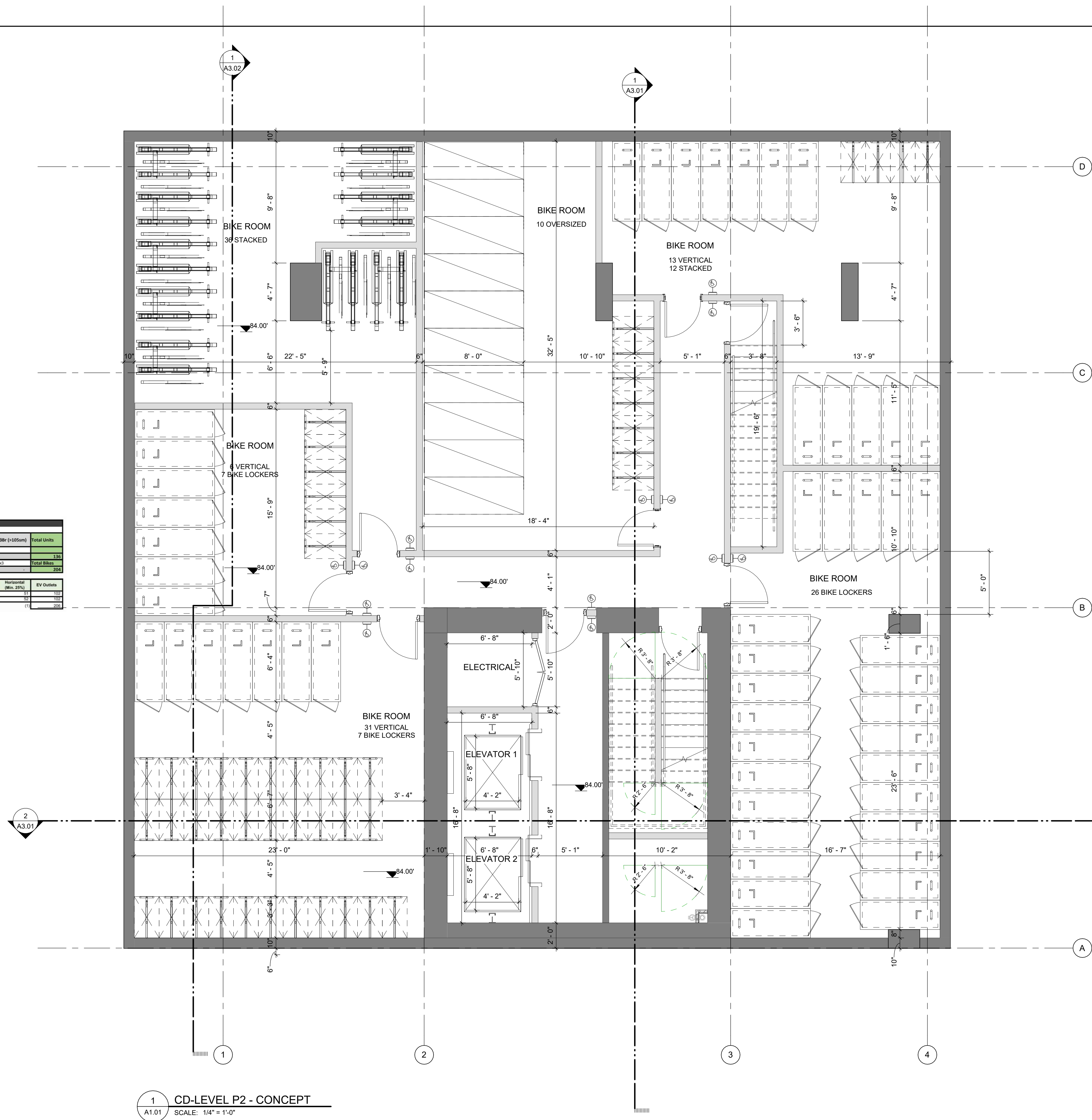
A0.21

ISSUE

Bike Rack - Vertical Class A	58
Horizontal Bike - Oversized Locker	1077
Stacked Bike- 4 Bike	16
Grand total: 161	

Bike Schedule Per Level		
Level	Type	Count
LEVEL P2	Bike Rack - Vertical Class A	48
LEVEL P2	Horizontal Bike - Oversized	12
LEVEL P2	Locker	52
LEVEL P2	Stacked Bike- 4 Bike	9
LEVEL P1	Bike Rack - Vertical Class A	10
LEVEL P1	Locker	25
LEVEL P1	Stacked Bike- 4 Bike	7
Grand total: 161		

UNIT BREAKDOWN						
Type	Units (<65m)	2B (<65m)	2B (65-105m)	3B (<105m)	3B (>105m)	Total Units
Link category for Bike Count	136					136
Require bike count: Multipier	x1.5	x1.5	x2.0	x3		
	204					
Required Long Term Bike	Lockers (Min. 19%)	Stacked Max. 30%	Vertical (Max. 30%)	Overzone (Min. 6%)	Horizontal (Min. 25%)	EV Outlets
Total Required	204	61	61	61	61	102
Total Provided	205	31	82	82	10	102



2024-12-20 2:35:01 PM

1 CD-LEVEL P2 - CONCEPT
A1.01 SCALE: 1/4" = 1'-0"

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ISSUES

[illegible]

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SHEET TITLE

LEVEL P2

SHEET NUMBER A1.01	ISSUE
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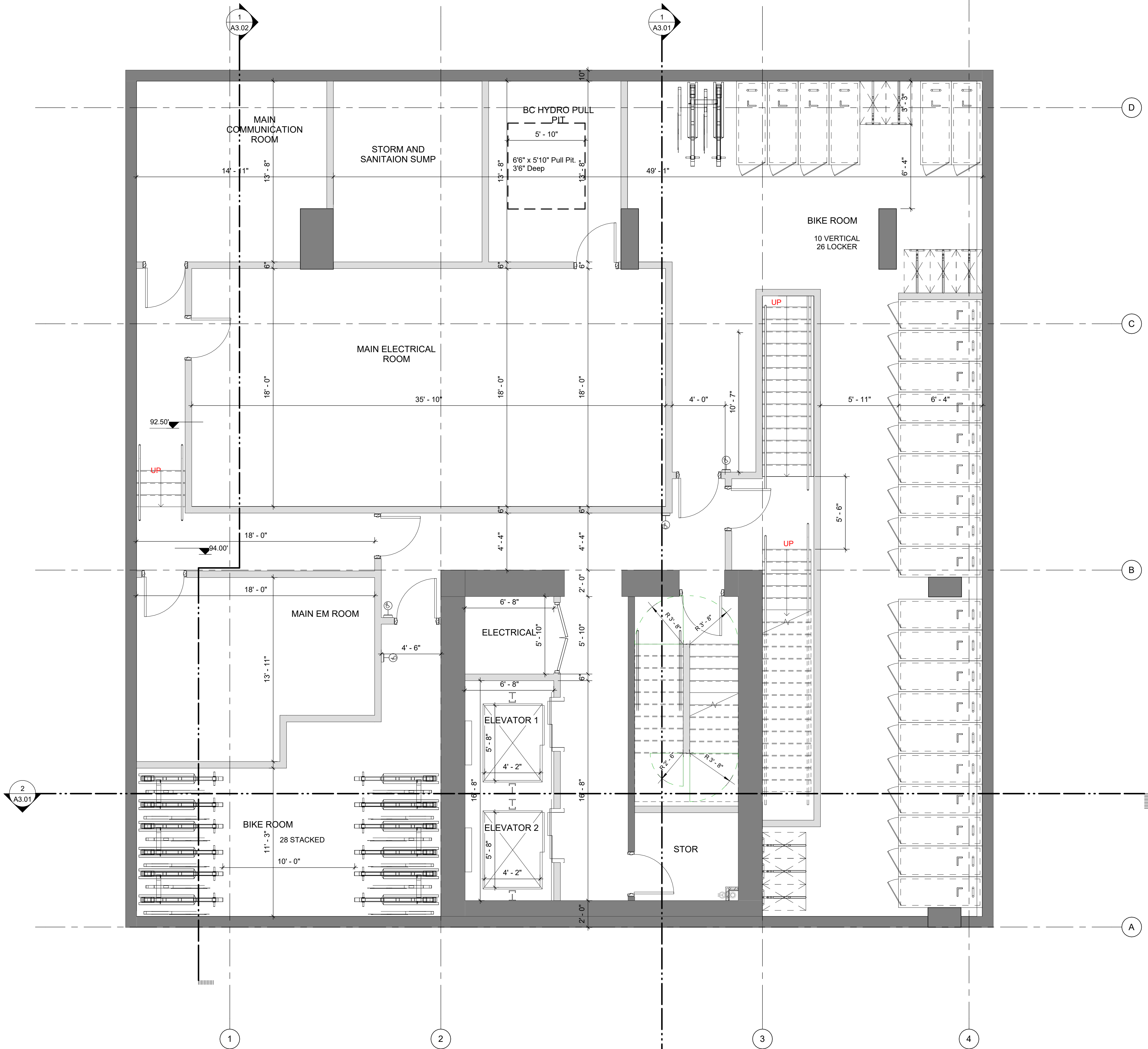
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SCALE CHECK

Bike Schedule	
	Count

Bike Rack - Vertical Class A	58
Horizontal Bike - Oversized	10
Locker	77
Stacked Bike- 4 Bike	16
Grand total: 161	

Bike Schedule Per Level		
Level	Type	Count
LEVEL P2	Bike Rack - Vertical Class A	48
LEVEL P2	Horizontal Bike - Oversized	10
LEVEL P2	Locker	52
LEVEL P2	Stacked Bike- 4 Bike	9
LEVEL P1	Bike Rack - Vertical Class A	10
LEVEL P1	Locker	25
LEVEL P1	Stacked Bike- 4 Bike	7
Grand total: 161		



1 CD-LEVEL P1- CONCEPT
A1.02 SCALE: 1/4" = 1'-0"

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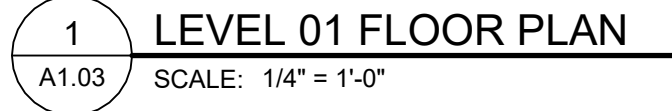
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SHEET TITLE
LEVEL P1

SHEET NUMBER
A1.02
ISSUE



SHEET NUMBER A1.03	ISSUE
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SHEET NUMBER	ISSUE
A1.04	

ISSUES		
1	2024-12-20	Issued for rezoning
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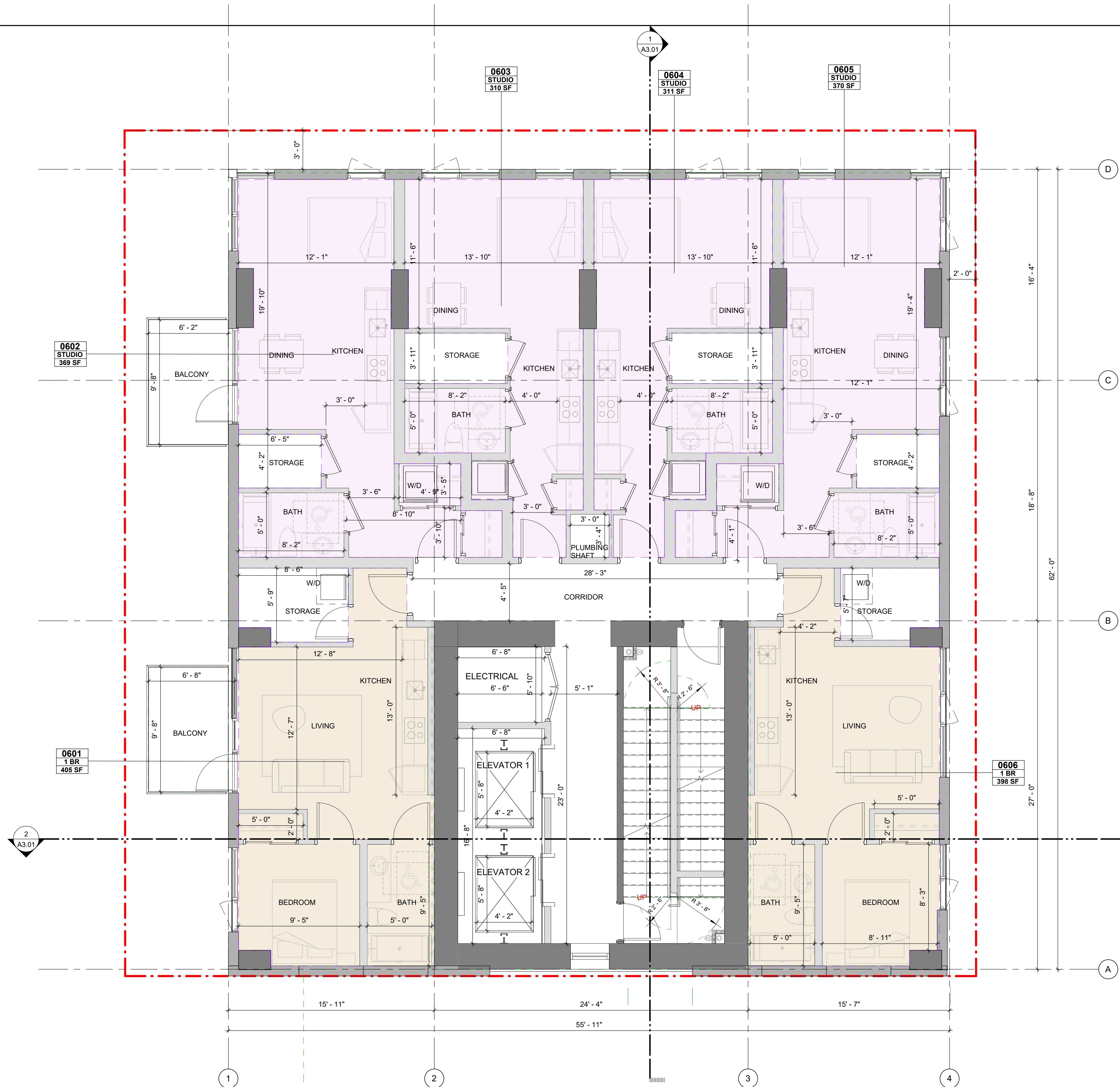
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SHEET TITLE
LEVEL 06 TO 25 FLOOR PLAN

SHEET NUMBER

A1.05

SUE



1 LEVEL 06 TO LEVEL 25 FLOOR PLAN
A1.05 Scale: 1/4" = 1'-0"

[illegible][illegible]

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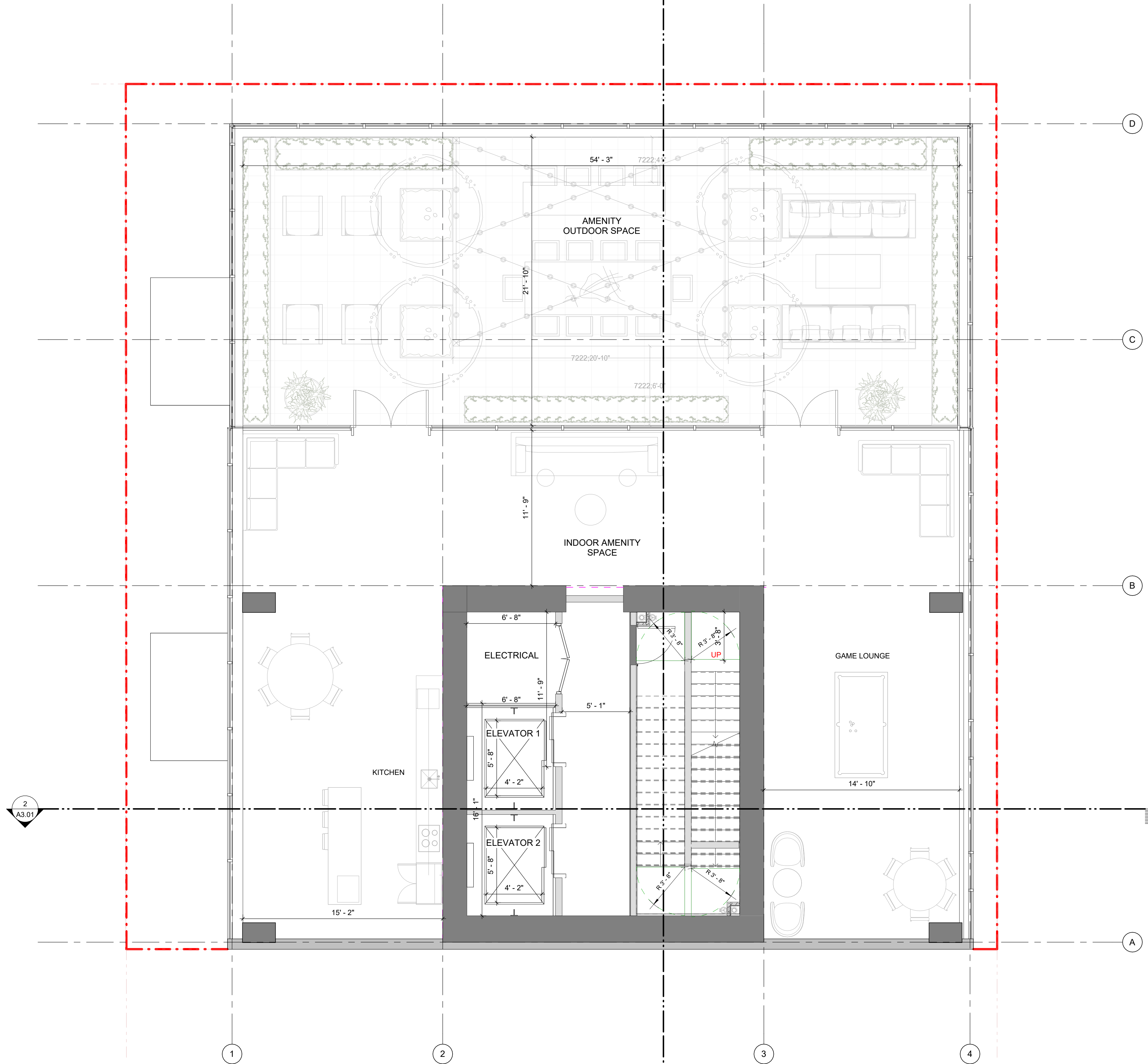
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ROOF

Root 1

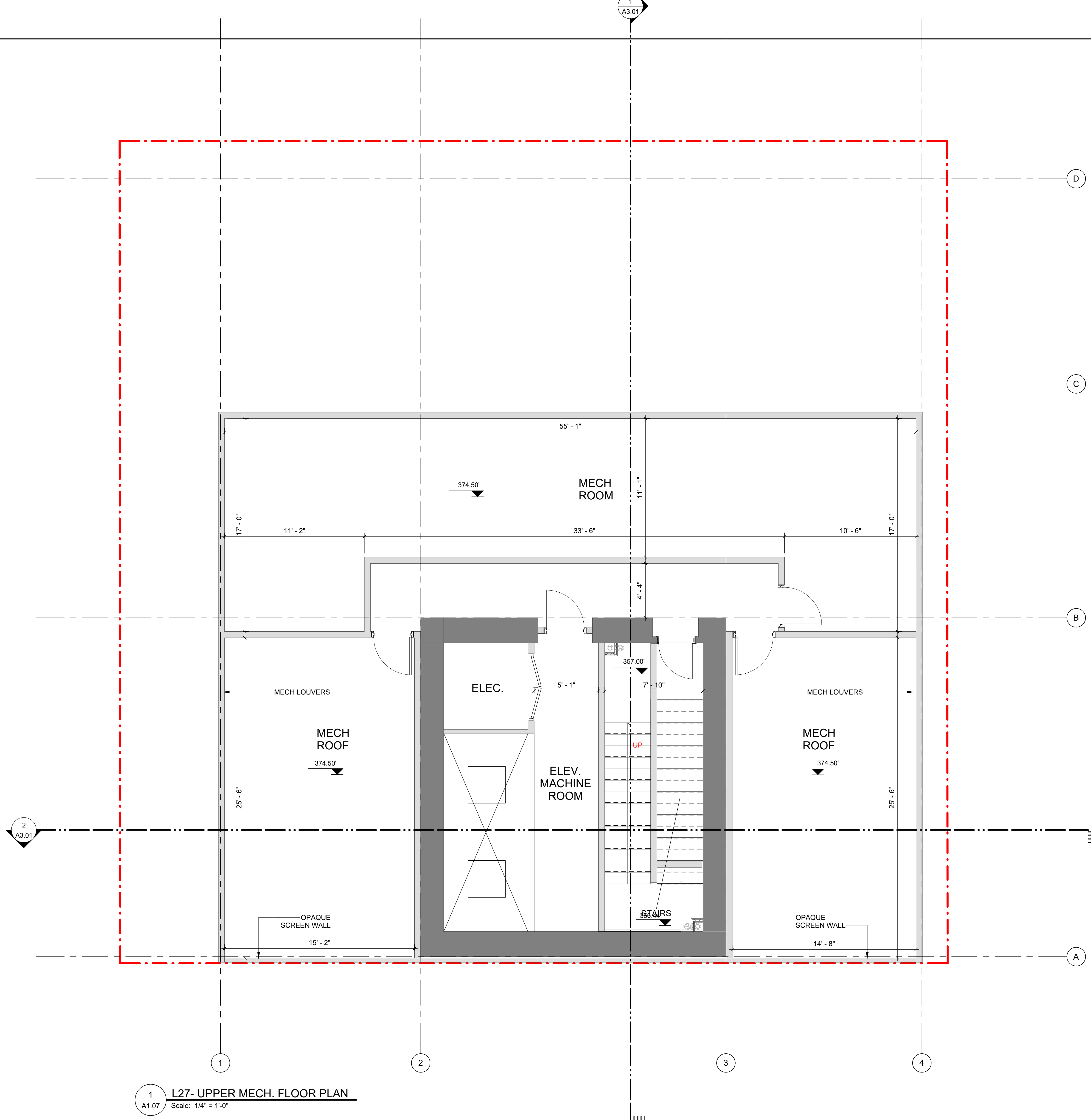
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A 1

AI

ISSUE					Autodesk Docs://ACA-00146581-1111_Broughton_SV146591_1111-Broughton-St-A-R2024.rvt



1 L26 AMENTIY FLOOR PLAN
A1.06 Scale: 1/4" = 1'-0"



1 L27- UPPER MECH. FLOOR PLAN
A1.07 Scale: 1/4" = 1'-0"

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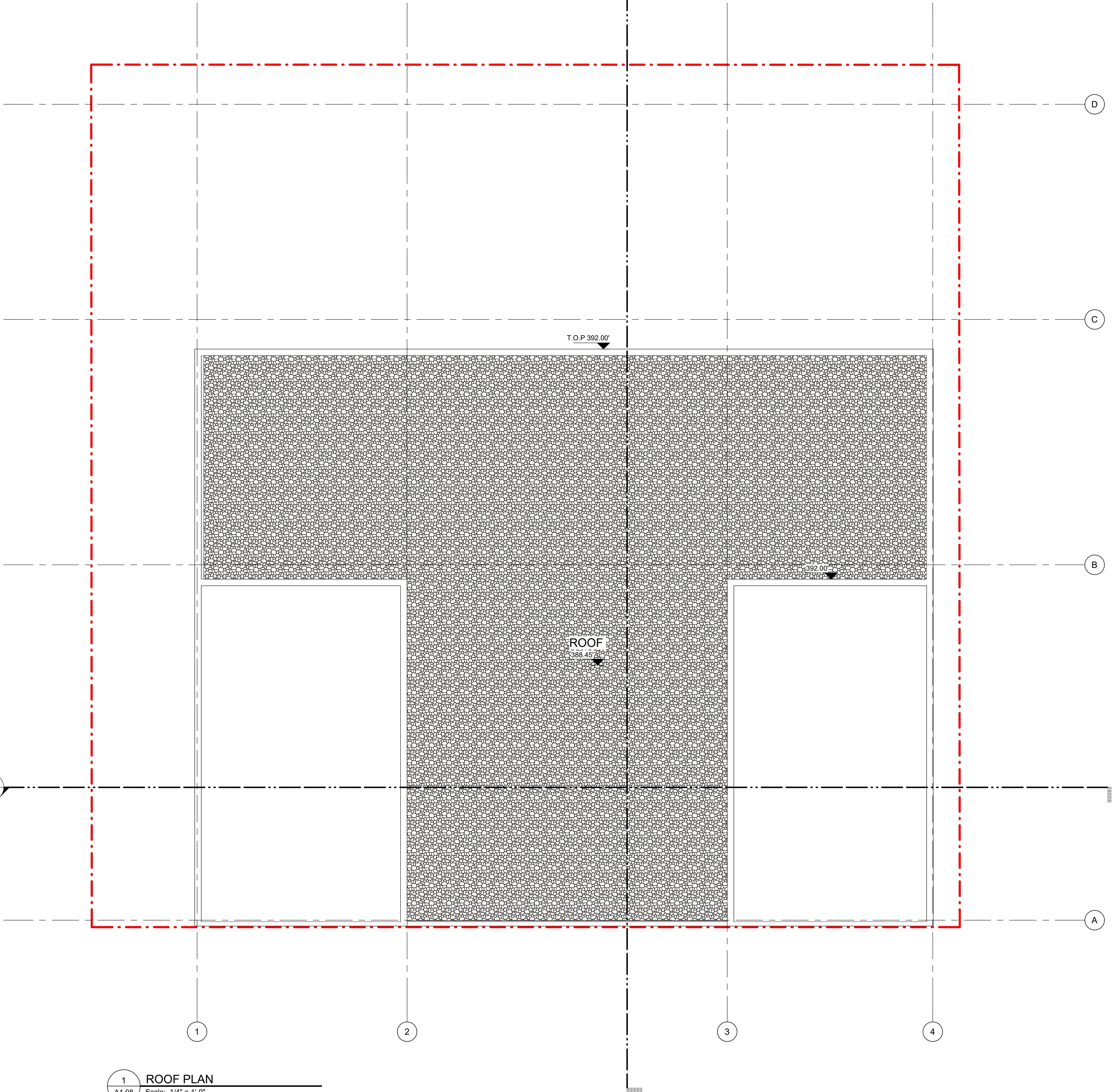
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SHEET TITLE
UPPER MECH. FLOOR
CONCEPT

SHEET NUMBER A1.07	ISSUE
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1 ROOF PLAN
A1.08 Scale: 1/4" = 1'-0"

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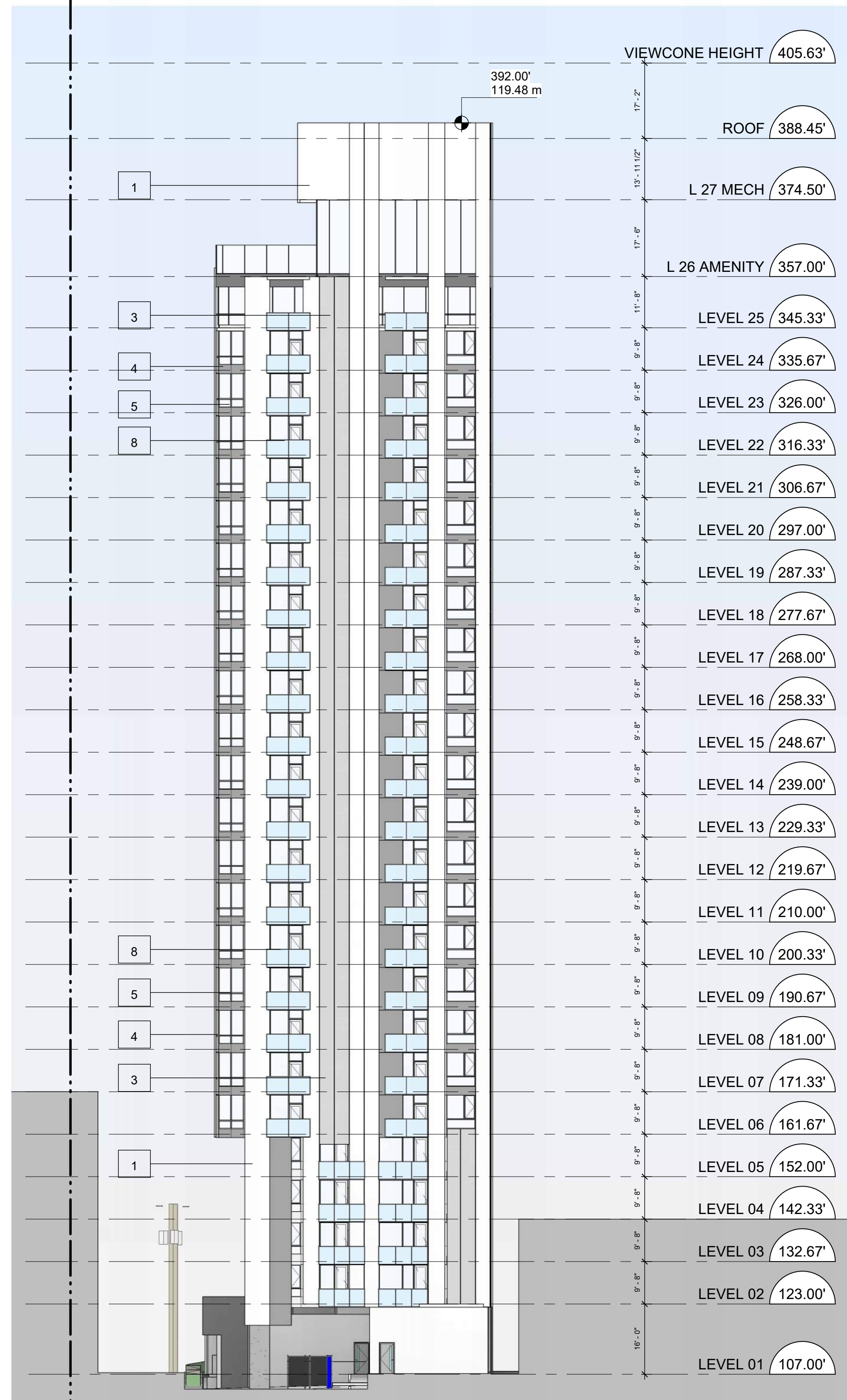
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PROJECT MGR: Designer	

SHEET TITLE
ELEVATOR OVERRUN ROOF

SHEET NUMBER A1.08	ISSUE
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WALL AREA: 16,945 SF
WINDOW AREA: 5,691 SF
% WINDOW : 33.5%



-  1 - WHITE PEARL METAL PANEL
-  2 - CHAMPAGNE METAL PANEL
-  3 - SUNRISE SILVER METAL PANEL
-  4 - GRAPHITE MICA METAL PANEL
- 5 - WINDOW WALL - CHARCOAL GREY MULLIONS
- 6 - GLASS CANOPY
- 7 - MECH LOUVRES - CHARCOAL GREY
- 8 - GLASS BALCONY GUARDRAIL - CHARCOAL GREY FRAMING
- 9 - FRITTED GLASS PRIVACY SCREENS - CHARCOAL GREY FRAMING
- 10 - PAINTED CONCRETE
- 11 - BALCONY SOFFIT WHITE

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ISSUES

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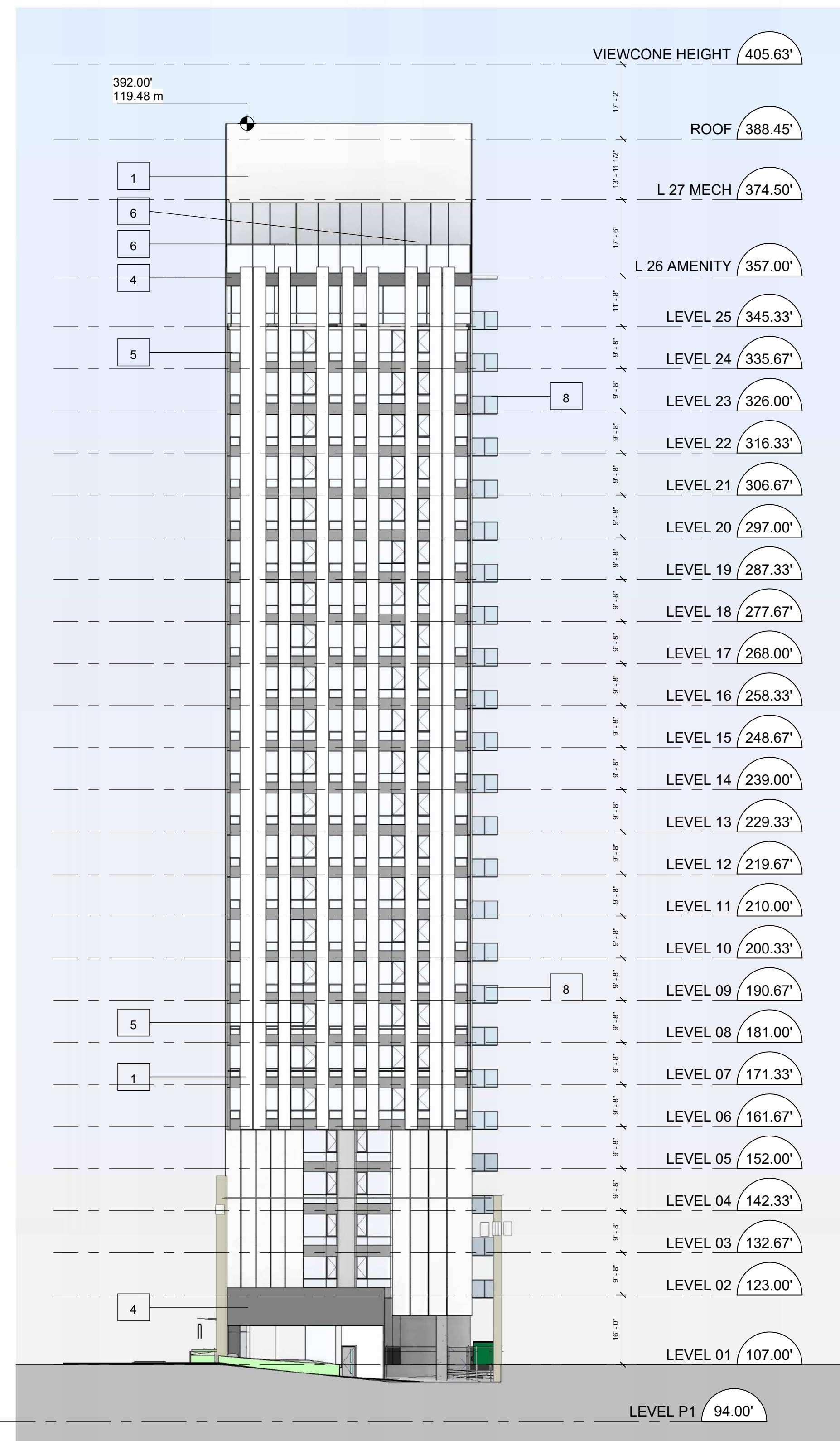
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EAST AND WEST ELEVATION

SHEET NUMBER

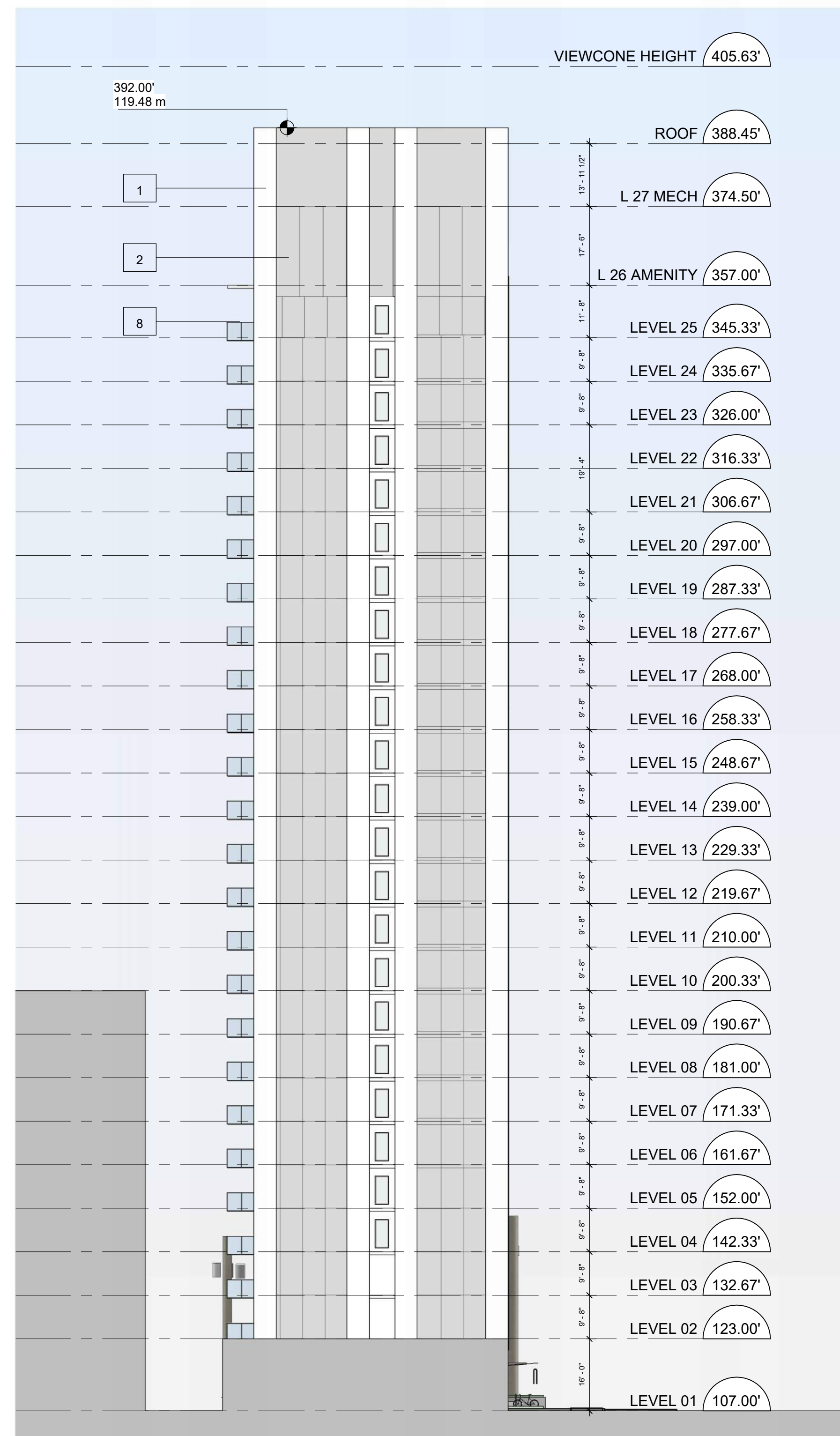
A2.01

ISSUE

TOTAL WALL AREA: 15,933SF
WINDOW AREA: 408 SF
% WINDOW: 2.5%



1 NORTH ELEVATION
A2.02 SCALE: 1" = 20'-0"



2 SOUTH ELEVATION
A2.02 Scale: 1" = 20'-0"

-  1 - WHITE PEARL METAL PANEL
-  2 - CHAMPAGNE METAL PANEL
-  3 - SUNRISE SILVER METAL PANEL
-  4 - GRAPHITE MICA METAL PANEL
- 5 - WINDOW WALL - CHARCOAL GREY MULLIONS
- 6 - GLASS CANOPY
- 7 - MECH LOUVRES - CHARCOAL GREY
- 8 - GLASS BALCONY GUARDRAIL - CHARCOAL GREY FRAMING
- 9 - FRITTED GLASS PRIVACY SCREENS - CHARCOAL GREY FRAMING
- 10 - PAINTED CONCRETE
- 11 - BALCONY SOFFIT WHITE

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SHEET TITLE		
NORTH AND SOUTH ELEVATION		
SHEET NUMBER		ISSUE
A2.02		

[illegible][illegible]

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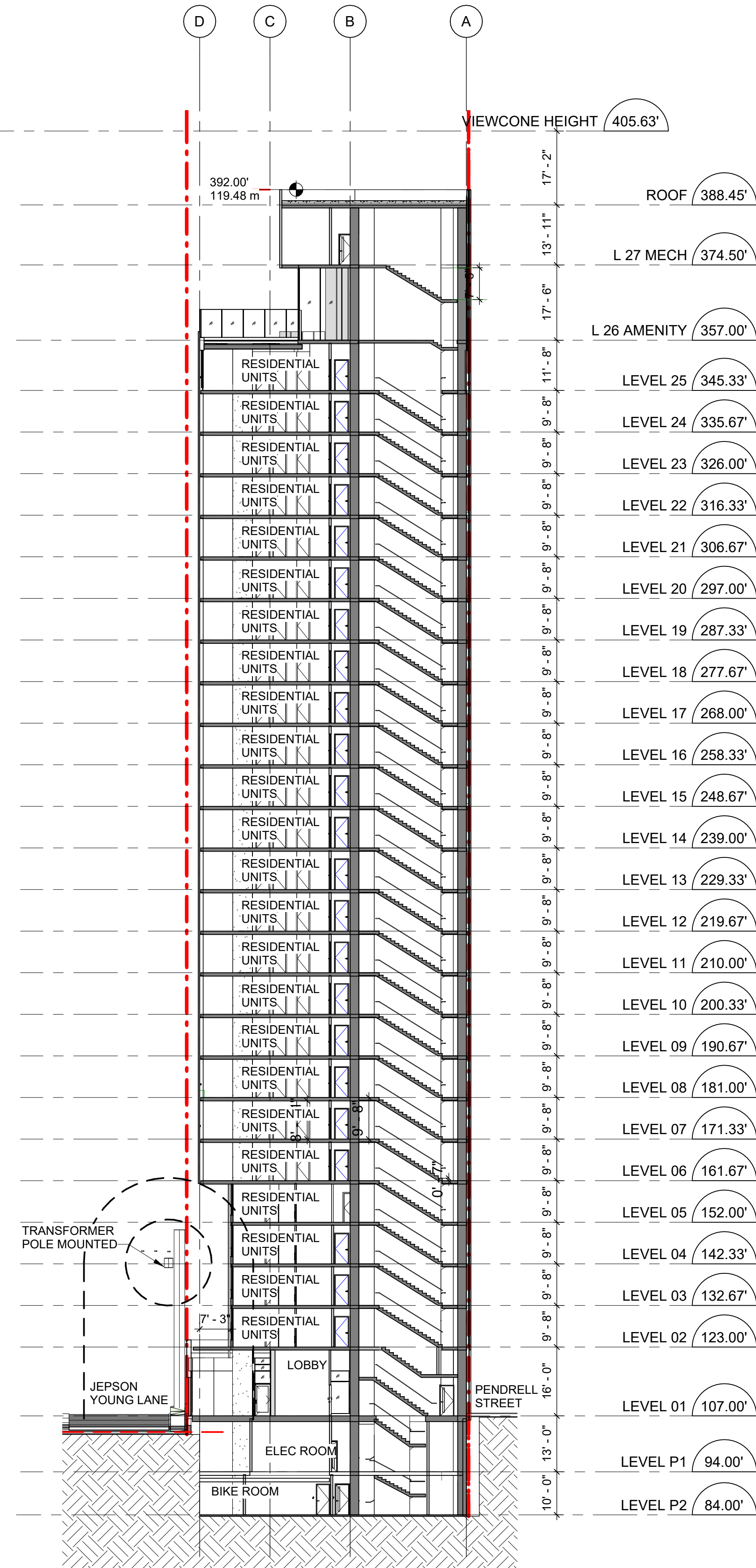
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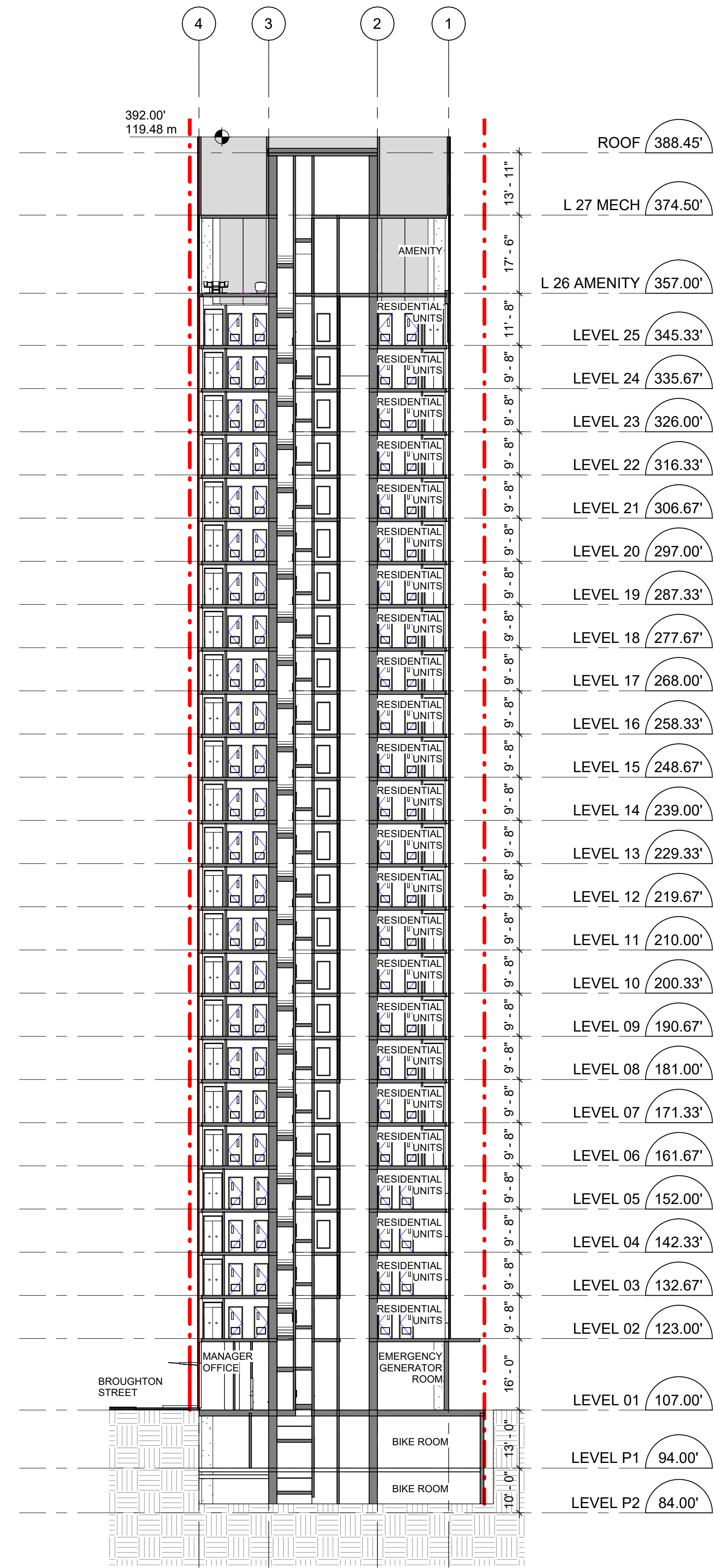
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BUILDING SECTIONS

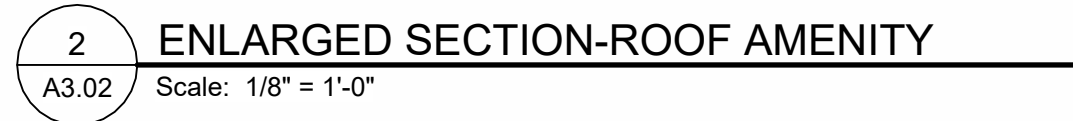
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SHEET NUMBER A3.01		



1 SECTION 1-EW
A3.01 SCALE: 1" = 20'-0"

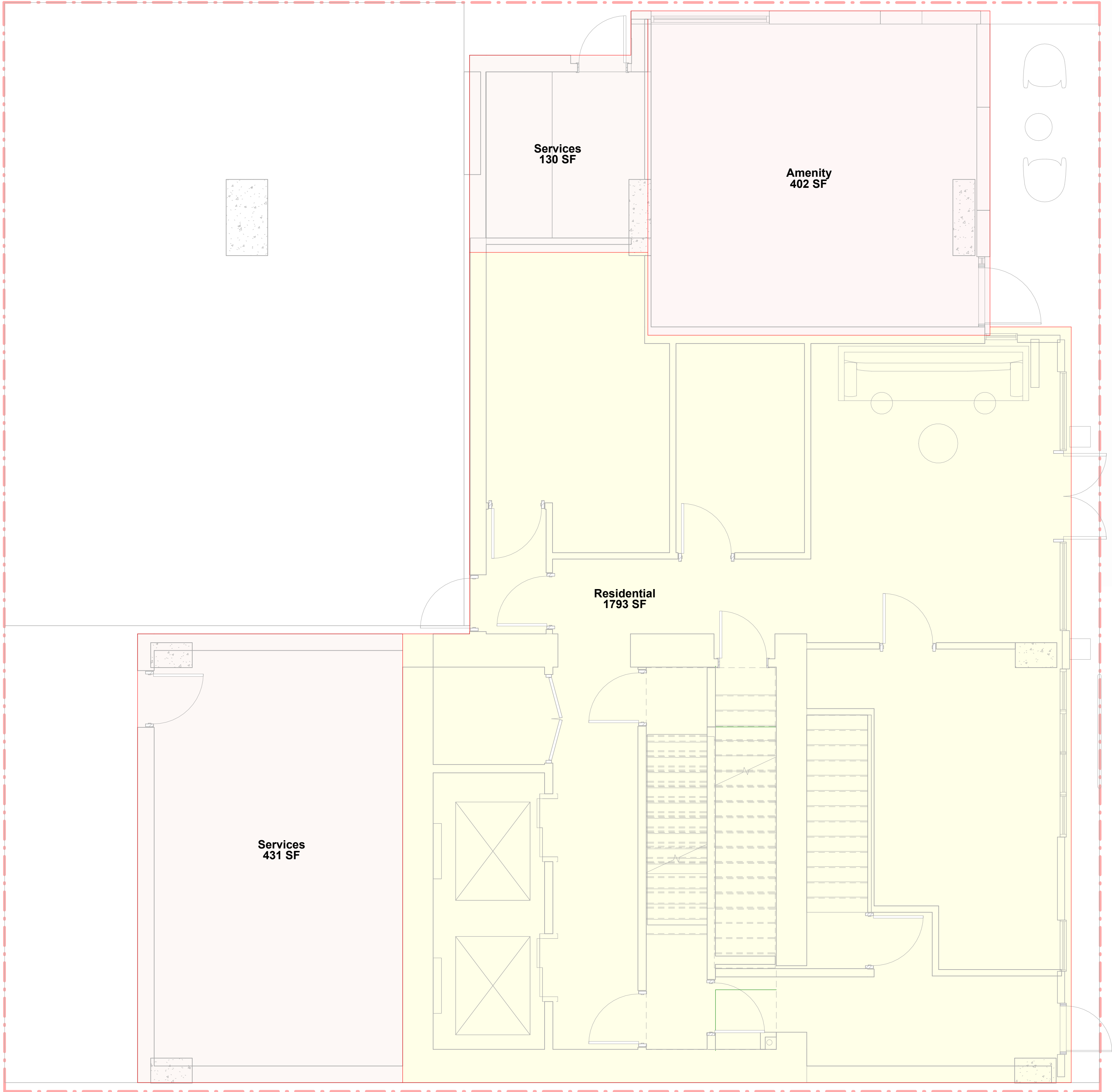


2 SECTION 2-NS
A3.01 SCALE: 1" = 20'-0"



SHEET TITLE ENLARGED SECTIONS, ROOF AND LOADING		Autodesk AutoCAD
SHEET NUMBER A3.02	ISSUE	

2024-12-20 2:36:45 PM



- Residential

Amenity

Storage
- Balcony

Mechanical

Outdoor Amenity
- Roof

Services

Wall

1 LEVEL 01
A8.01 Scale: 1/4" = 1'-0"

UNIT COUNT					
Level	Studio (<65sm)	Studio Accessible (<65sm)	1Br (<65sm)	2Br (<65sm)	Total
Roof					
25	4	0	2	0	6
24	4	0	2	0	6
23	4	0	2	0	6
22	4	0	2	0	6
21	4	0	2	0	6
20	4	0	2	0	6
19	4	0	2	0	6
18	4	0	2	0	6
17	4	0	2	0	6
16	4	0	2	0	6
15	4	0	2	0	6
14	4	0	2	0	6
13	4	0	2	0	6
12	4	0	2	0	6
11	4	0	2	0	6
10	4	0	2	0	6
9	4	0	2	0	6
8	4	0	2	0	6
7	4	0	2	0	6
6	4	0	2	0	6
5	0	1	1	2	4
4	0	1	1	2	4
3	0	1	1	2	4
2	0	1	1	2	4
1	0	0	0	0	0
Unit type	Studio	Studio Accessible	1Bed	2 Bed	Total
Total	80	4	44	8	136
% Unit Mix	58.8%	2.9%	32.4%	5.9%	

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SHEET TITLE
FSR LEVEL 01

SHEET NUMBER
A8.01
ISSUE

OVERALL FSR TABULATION- L01	
LEVEL 01	
Amenity	402 SF
Residential	1793 SF
Services	561 SF
LEVEL 01	2756 SF

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1"=10mm
SCALE CHECK
1"=10mm

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OVERALL FSR TABULATION- L02-05	
Name	Area
LEVEL 02	
Residential	3000 SF
Storage	102 SF
LEVEL 02	3101 SF
LEVEL 03	
Residential	3000 SF
Storage	102 SF
LEVEL 03	3101 SF
LEVEL 04	
Residential	3000 SF
Storage	102 SF
LEVEL 04	3101 SF
LEVEL 05	
Residential	3000 SF
Storage	102 SF
LEVEL 05	3101 SF
Grand total:	12405 SF
20	

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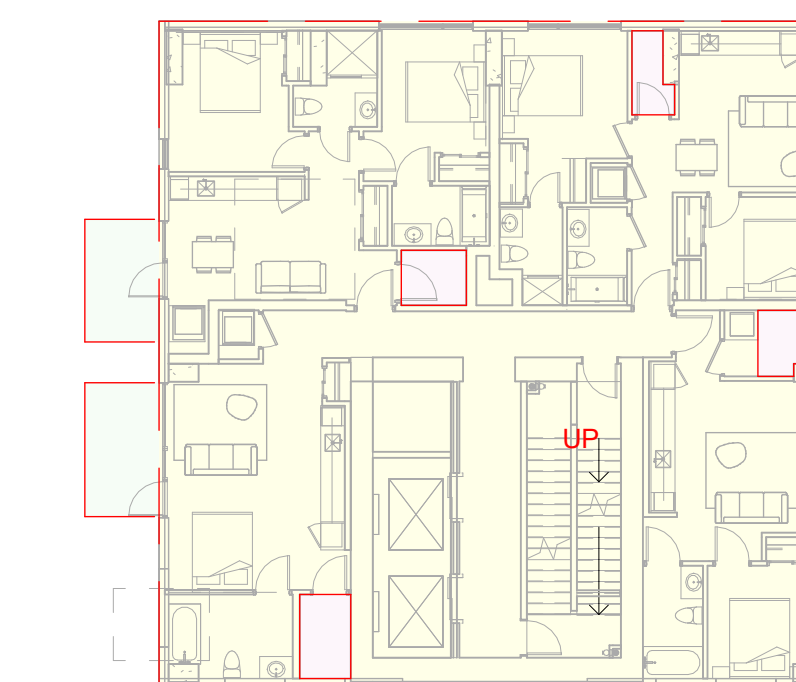
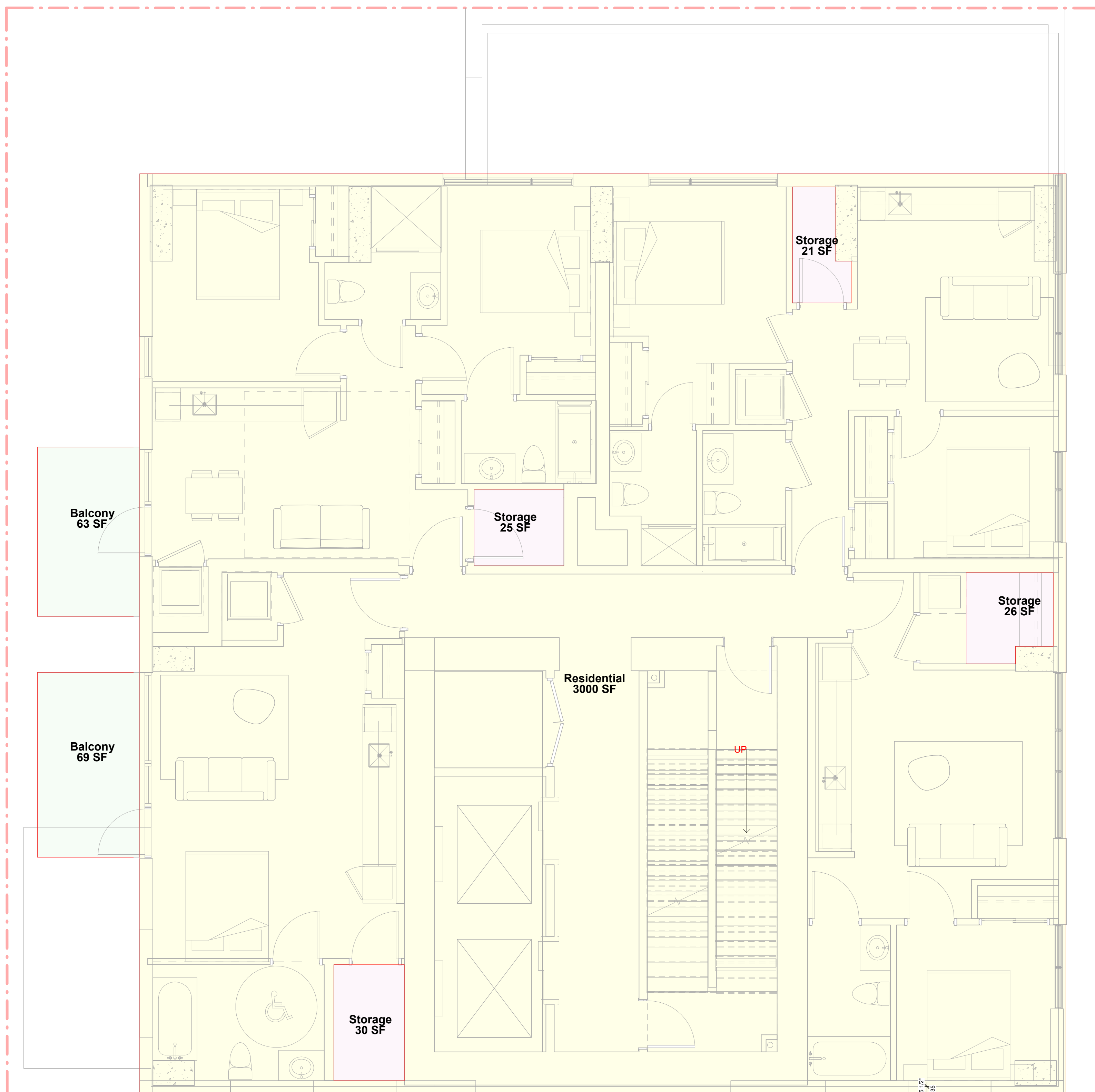
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FSR LEVEL 02 To 05

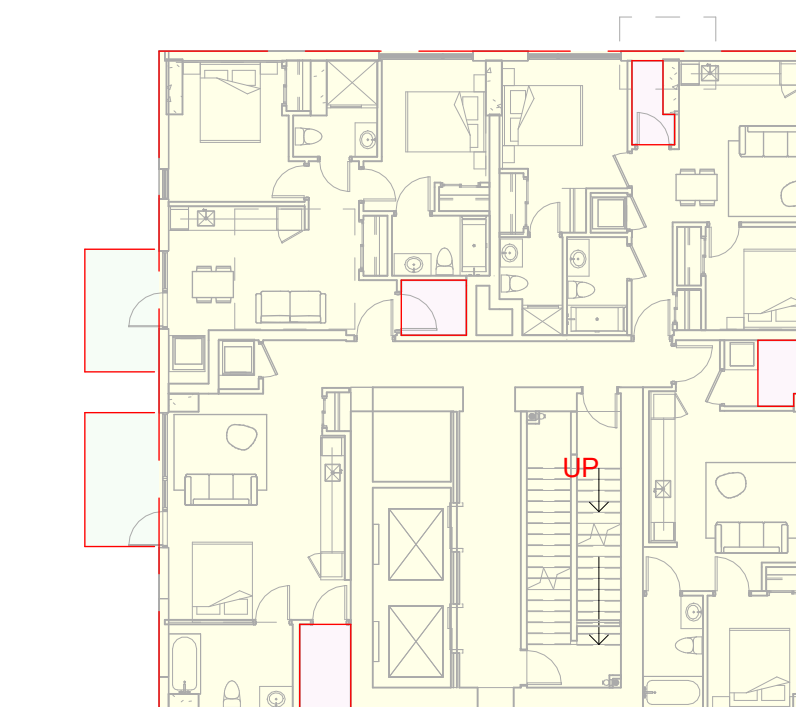
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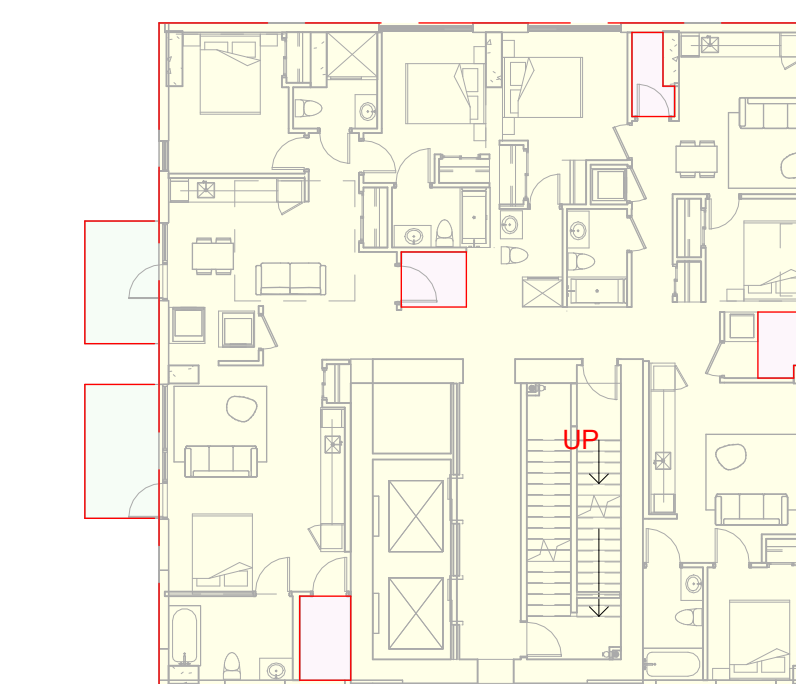
ISSUE



2 LEVEL 03
A8.02 SCALE: 1/16" = 1'-0"



3 LEVEL 04
A8.02 SCALE: 1/16" = 1'-0"



4 LEVEL 05
A8.02 SCALE: 1/16" = 1'-0"

- Residential
 Balcony
 Roof
- Amenity
 Mechanical
 Services
- Storage
 Outdoor Amenity
 Wall

1 LEVEL 02
A8.02 SCALE: 1/4" = 1'-0"



- Residential

Amenity

Storage
- Balcony

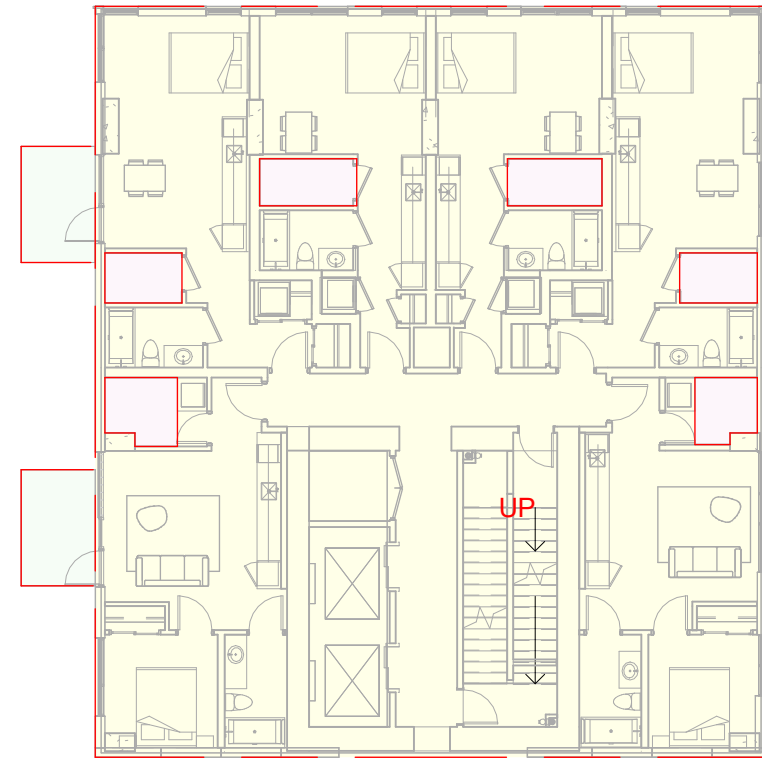
Mechanical

Outdoor Amenity
- Roof

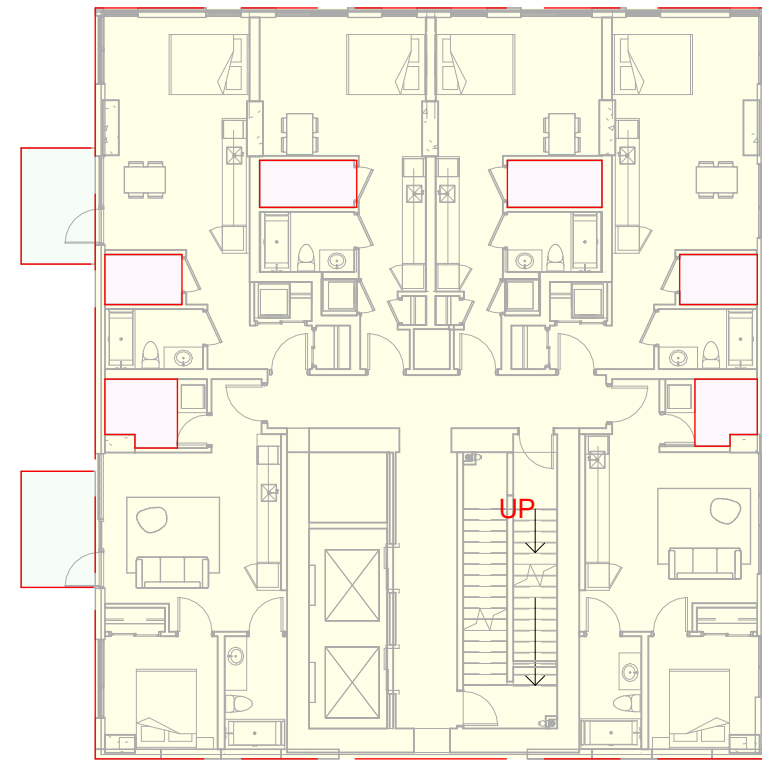
Services

Wall

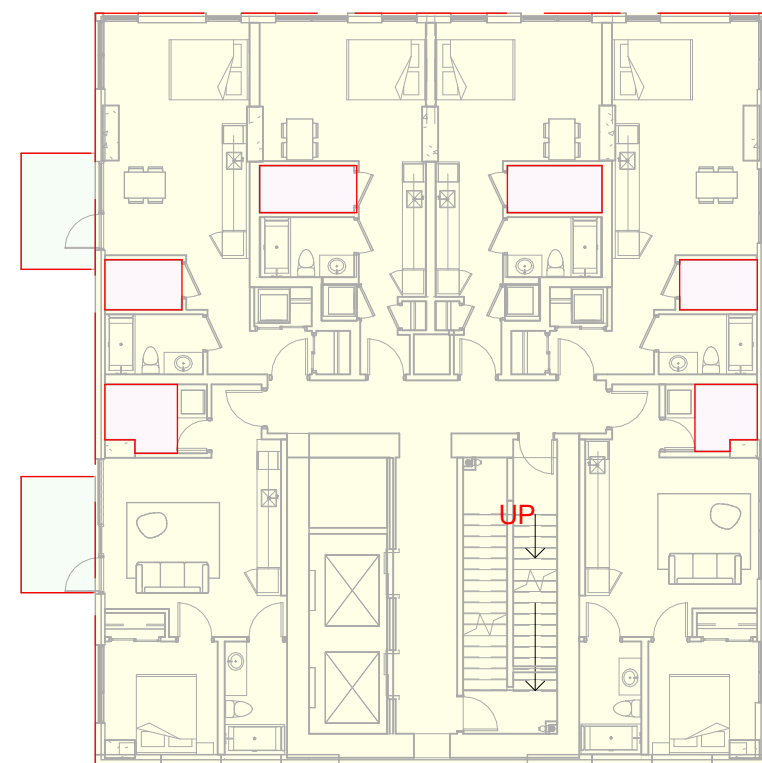
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A8.03 SCALE: 1/4" = 1'-0"



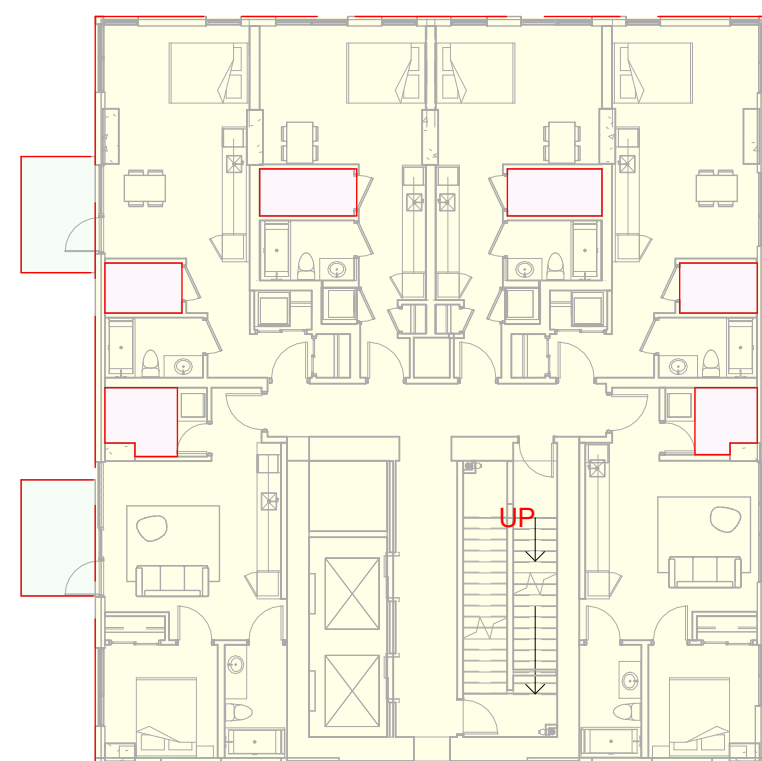
2 LEVEL 07
A8.03 SCALE: 1/16" = 1'-0"



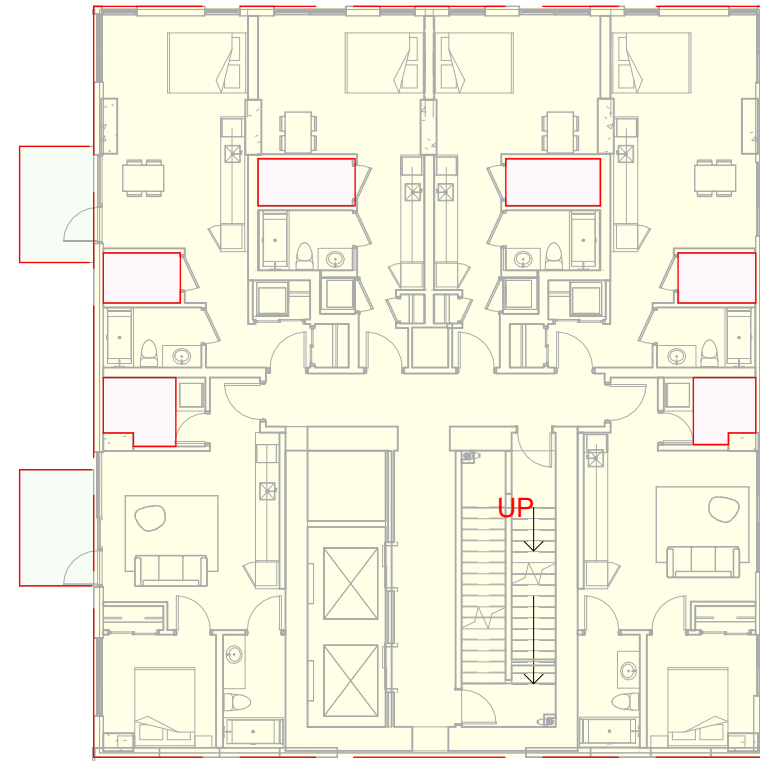
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A8.03 SCALE: 1/16" = 1'-0"



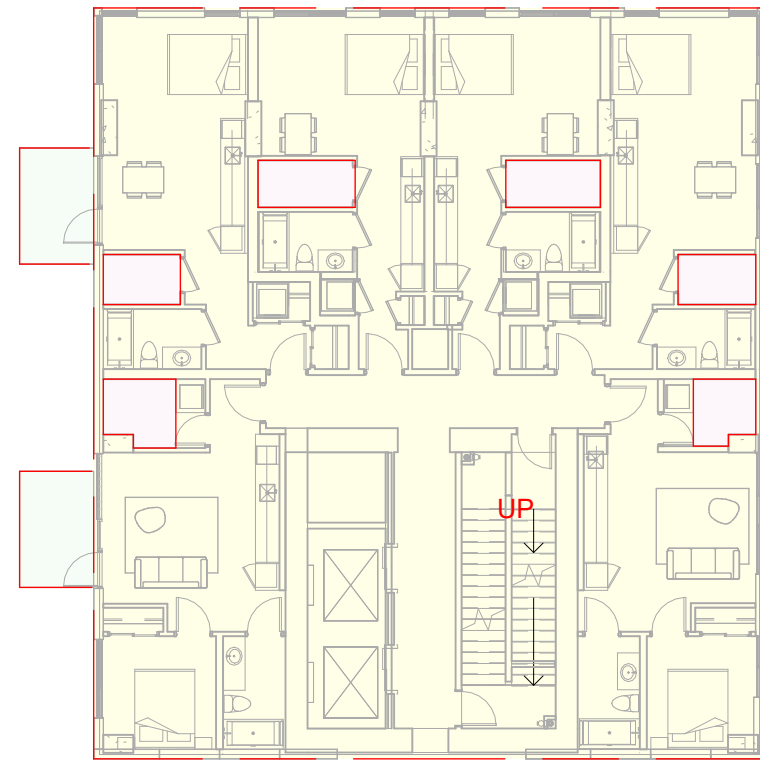
4 LEVEL 09
A8.03 SCALE: 1/16" = 1'-0"



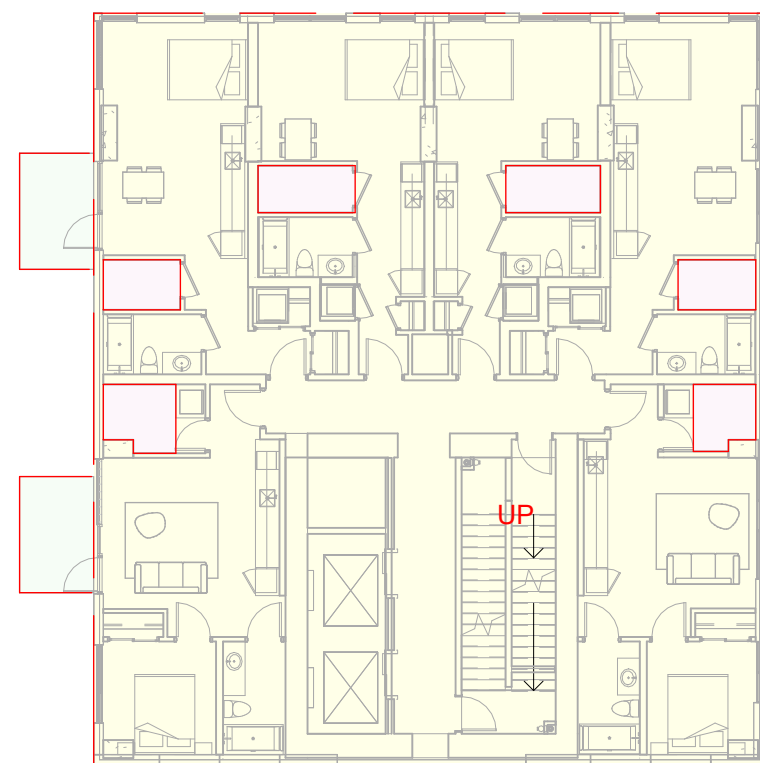
5 LEVEL 10
A8.03 SCALE: 1/16" = 1'-0"



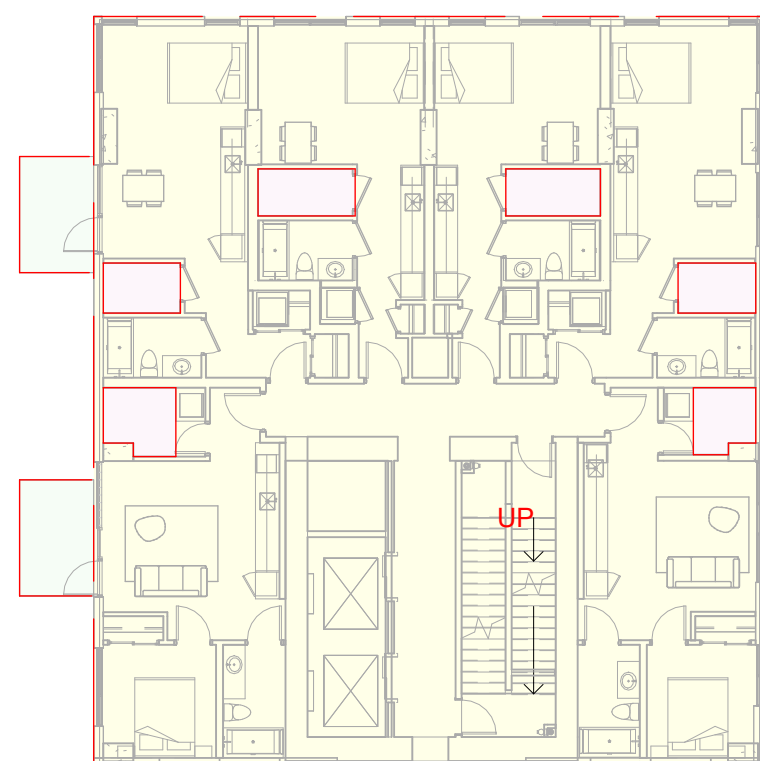
6 LEVEL 11
A8.03 SCALE: 1/16" = 1'-0"



7 LEVEL 12
A8.03 SCALE: 1/16" = 1'-0"



8 LEVEL 13
A8.03 SCALE: 1/16" = 1'-0"



9 LEVEL 14
A8.03 SCALE: 1/16" = 1'-0"

OVERALL FSR TABULATION- L06-25	
LEVEL 06	
Residential	3318 SF
Storage	175 SF
LEVEL 06	3493 SF
LEVEL 07	
Residential	3318 SF
Storage	175 SF
LEVEL 07	3493 SF
LEVEL 08	
Residential	3318 SF
Storage	175 SF
LEVEL 08	3493 SF
LEVEL 09	
Residential	3318 SF
Storage	175 SF
LEVEL 09	3493 SF
LEVEL 10	
Residential	3318 SF
Storage	175 SF
LEVEL 10	3493 SF
LEVEL 11	
Residential	3318 SF
Storage	175 SF
LEVEL 11	3493 SF
LEVEL 12	
Residential	3318 SF
Storage	175 SF
LEVEL 12	3493 SF
LEVEL 13	
Residential	3318 SF
Storage	175 SF
LEVEL 13	3493 SF
LEVEL 14	
Residential	3318 SF
Storage	175 SF
LEVEL 14	3493 SF

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Nicholson Housing Society

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ISSUES		
1	2024-12-20	Issued for rezoning
NO.	DATE	DESCRIPTION

ISSUES		
NO.	DATE	DESCRIPTION

REVISIONS		
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SEAL

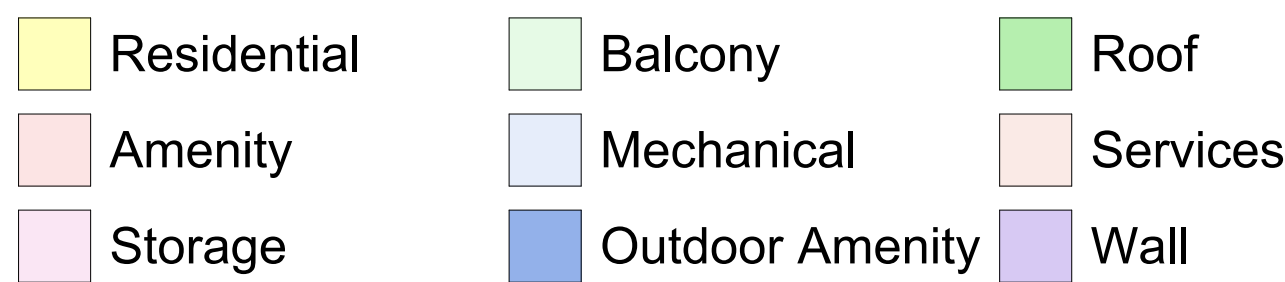
PRIME CONSULTANT
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1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT
1111 Broughton St
1111 Broughton Street
Vancouver, BC

PROJECT NO:
148581
DRAWN BY:
Author
PROJECT MGR:
Designer
CHECKED BY:
Checker
APPROVED BY:
Approver

SHEET TITLE
FSR LEVEL 06 To 14

SHEET NUMBER
A8.03
ISSUE



9 LEVEL 23
A8.04 SCALE: 1/16" = 1'-0"

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[illegible][illegible]

NO.	DATE	DESCRIPTION
REVISIONS		

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tel 604 683 8797
www.arcadis.com

PROJECT	1111 Broughton St 1111 Broughton Street Vancouver, BC
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PROJECT NO:
148581

DRAWN BY:
Author

CHECKED BY:
Checker

PROJECT MGR
Designer

APPROVED BY
Approver

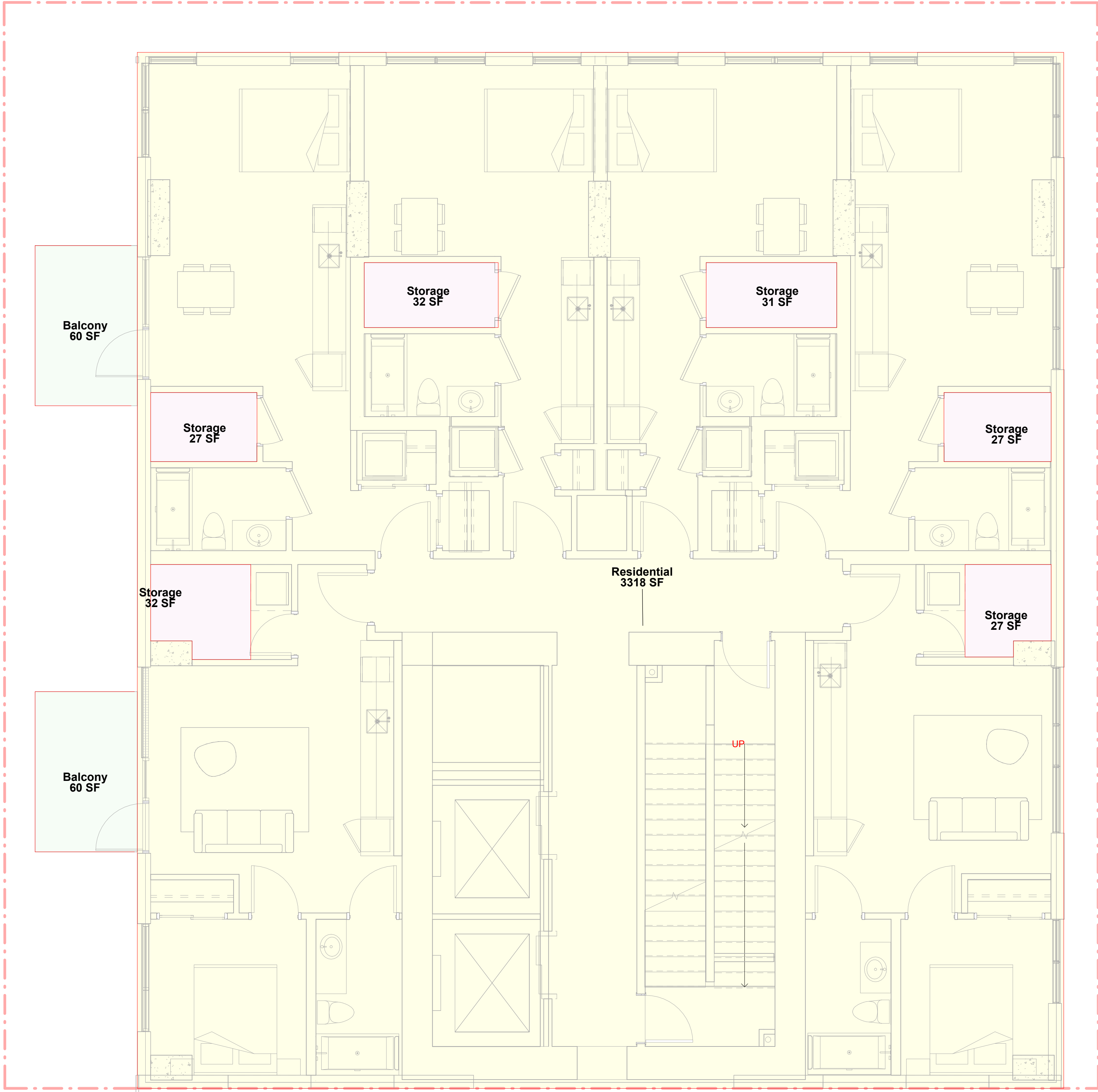
SHEET TITLE
FSR LEVEL 15 To 21

SHEET NUMBER

A8.04

ISSUE

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- Residential

Amenity

Storage
- Balcony

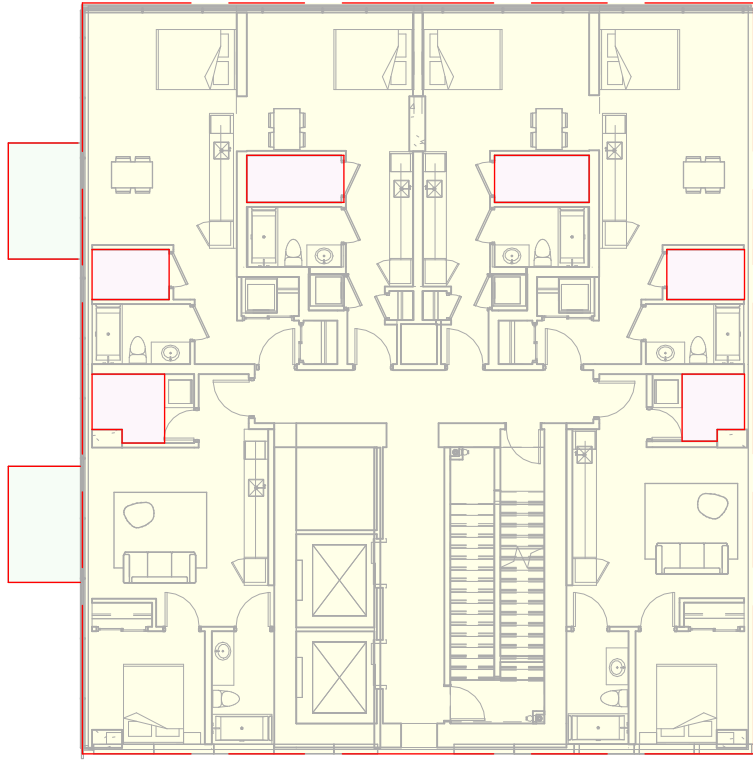
Mechanical

Outdoor Amenity
- Roof

Services

Wall

1 LEVEL 24
A8.05 SCALE: 1/4" = 1'-0"



2 LEVEL 25
A8.05 SCALE: 1/16" = 1'-0"

OVERALL FSR TABULATION- L06-25	
LEVEL 24	
Residential	3318 SF
Storage	175 SF
LEVEL 24	3493 SF
LEVEL 25	
Residential	3318 SF
Storage	175 SF
LEVEL 25	3493 SF

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ISSUES		
1	2024-12-20	Issued for rezoning

NO.	DATE	DESCRIPTION

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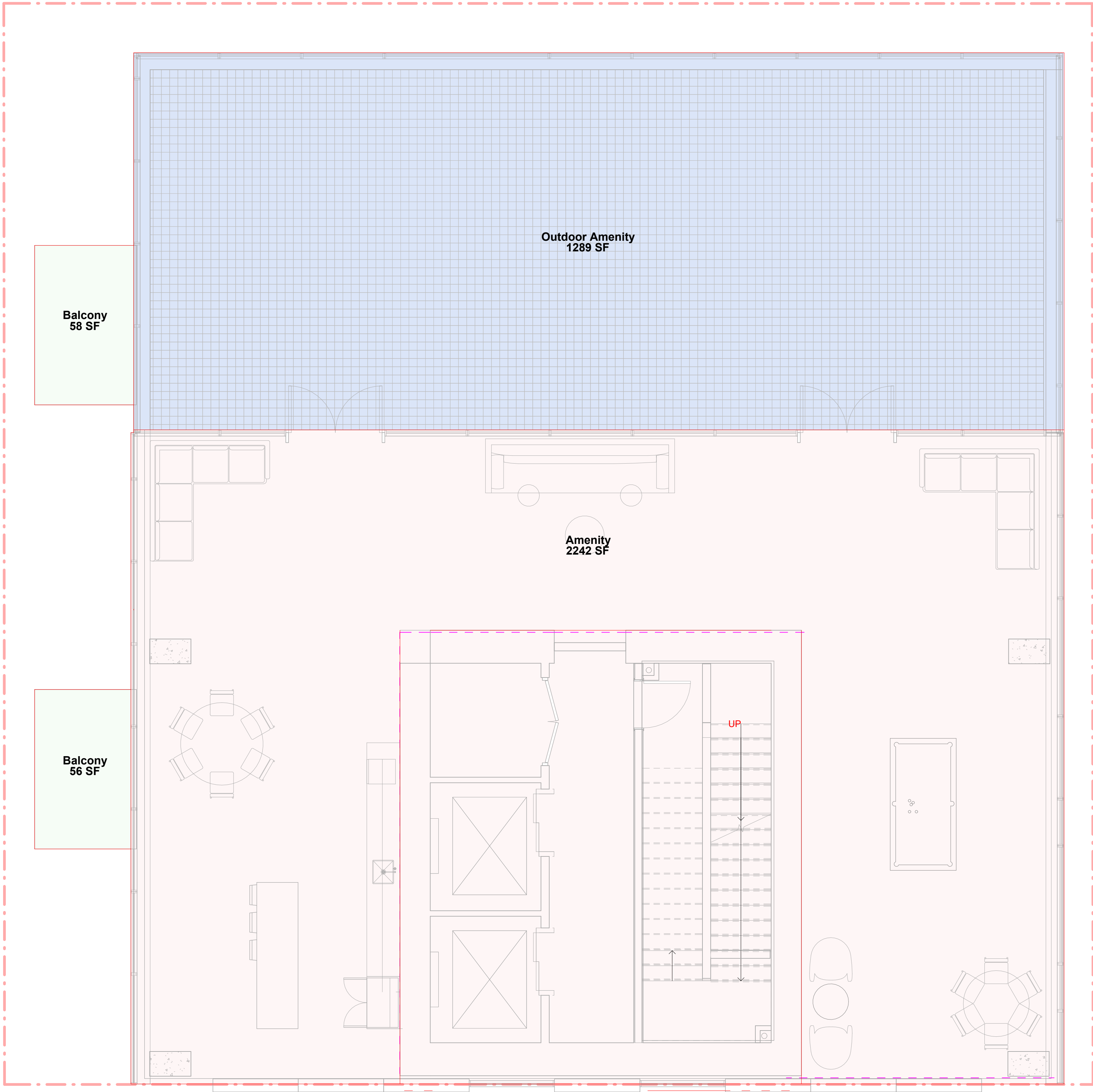
PROJECT NO:
148581
DRAWN BY:
Author
PROJECT MGR:
Designer
CHECKED BY:
Checker
APPROVED BY:
Approver

SHEET TITLE
FSR LEVEL 24 To 25

SHEET NUMBER
A8.05
ISSUE

Autodesk Docs://ACA-00148581-1111_Broughton_Sr/148581_1111-BroughtonSI-AR2024.rvt
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OVERALL FSR TABULATION-ROOF	
L 26 AMENITY	
Amenity	2242 SF
L 26 AMENITY	2242 SF

- Residential

Amenity

Storage
- Balcony

Mechanical

Outdoor Amenity
- Roof

Services

Wall

1

L 26 AMENITY

A8.06

SCALE: 1/4" = 1'-0"

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ISSUES		
1	2024-12-20	Issued for rezoning
NO.	DATE	DESCRIPTION

ISSUES		
NO.	DATE	DESCRIPTION

REVISIONS

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tel 604 683 8797
www.arcadis.com

PROJECT

1111 Broughton St
1111 Broughton Street
Vancouver, BC

PROJECT NO:
148581

DRAWN BY: Author	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE

FSR ROOF LEVEL AMENITY

SHEET NUMBER	ISSUE
A8.06	

Autodesk Docs://ACA-00148581-1111_Broughton_Sr/148581_1111-BroughtonSt-AR2024.rvt

1 m

APPENDIX B

LANDSCAPE DRAWINGS REDUCED 11X17



1111 Broughton St.

LANDSCAPE CONCEPT - SUBMITTED FOR REZONING 2024.12.20



DRAWING LIST

LSK 1.01	PRECEDENT IMAGES 1
LSK 1.02	PRECEDENT IMAGES 2
LANDSCAPE PLANS	
L1.01	LEVEL 01 (GROUND FLOOR)
L1.02	LEVEL ROOF

The logo for bearmark design & landscape ltd. features a stylized orange arrow pointing right, followed by the word "bearmark" in a bold, sans-serif font. Below this, the text "design & landscape ltd." is written in a smaller font, along with the website "www.bearmarkdesign.com" and the phone number "t: 604 319-9346".

Rezoning Application - 1111 Broughton Street, Vancouver

Landscape Design Rationale:

The project site at 1111 Broughton Street is located at the southwest corner of the intersection of Jepson-Young Lane and Broughton Street. The development application proposes a 26-storey residential high-rise providing a mix of unit types (studios, 1 Bdrm, 2 Bdrm). The lobby doors open directly onto Broughton street and are defined by special paving at the entry and potted plants and paving bands to frame the entry doors.

Facing the corner is a community amenity space with a small patio on the Broughton street side and direct entry access off Broughton. A green landscape garden wraps the corner, providing a buffer between vehicle traffic and residential activity. Another landscape buffer is provided at the north edge of the site between the existing lot and the new development.

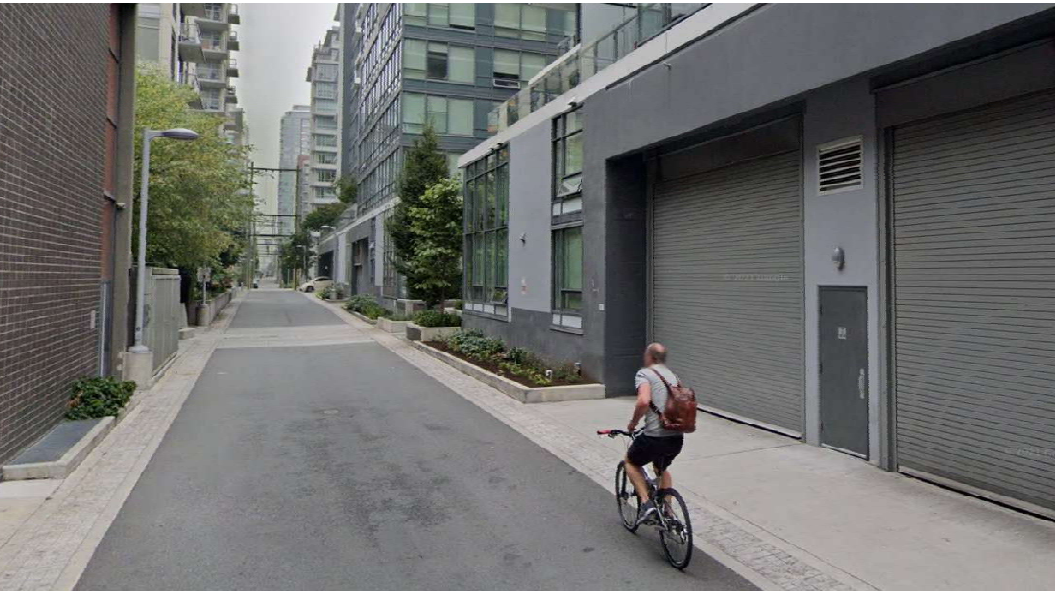
The project site is currently empty and has been for some time and thus the existing condition is a vegetated cover of colonizer species. As such, we are proposing to plant as much of the available offsite area as possible, to retain and replace the existing green space character. Planting the back of sidewalk setback area is a key element of our placemaking strategy, adding boulevard planting to the public realm and reflecting to the existing character of the West End neighbourhood. Given the corner lot location, the planted buffers and will help mitigate risks posed by vehicles traffic and improve pedestrian safety.

The roof of the proposed development is dedicated to common amenity area for residents with a generous outdoor patio overlooking Jepson Young lane with views to the north east. The outdoor space is designed to facilitate social interaction between residents and includes overhead shade trees, lounge-style furniture, outdoor entertainment space with dining table and feature lighting.

Lvl
01

main floor

create a friendly a neighbourhood streetscape and laneway by defining character using paving patterns and incorporating in ground planting where possible



General Notes

General Landscape:

All dimensions and elevations must be verified on site prior to commencing construction. Contact designer for any discrepancies between drawing and site conditions.

All work to be completed to CLS/ BCLNA standards.

All hard-landscape to have minimum 2% slope unless otherwise identified.

All soft-landscape surfaces to be sloped a minimum of 2% away from buildings unless otherwise identified.

General Planting:

All specified plant material to meet Landscape Canada specifications and the BCLNA standards.

- Minimum Growing Medium Depths:
- Sodded Lawn: 6"
 - Shrub Areas: 12"
 - Trees: Min. 8" surround of rootball

All sodded lawn to be sand-based unnetted

All new trees to be staked as required for maximum stability.

Issue:	
01	Dec. 20, 2024 rezoning

By:
 **bearmark**
design & landscape Ltd.
www.bearmarkdesign.com
t: 604 319-9346

Project:
1111 Broughton
Vancouver, B.C.

Scale: NTS Date: December, 2024

Drawn By: AP/ JW

Project No.: **24041**

Drawing Title:
Precedent Images 1

Drawing No.: LSK 1.01 Drawing Size: Arch D

Lvl

Roof

shared space

Outdoor rooftop amenity space designed to offer a place for relaxation and opportunities to gather and connect.



General Notes

General Landscape:

All dimensions and elevations must be verified on site prior to commencing construction. Contact designer for any discrepancies between drawing and site conditions.

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All hard-landscape to have minimum 2% slope unless otherwise identified.

All soft-landscape surfaces to be sloped a minimum of 2% away from buildings unless otherwise identified.

General Planting:

All specified plant material to meet Landscape Canada specifications and the BCLNA standards.

- Minimum Growing Medium Depths:
- Sodded Lawn: 6"
 - Shrub Areas: 12"
 - Trees: Min. 8" surround of rootball

All sodded lawn to be sand-based unnetted

All new trees to be staked as required for maximum stability.

Issue:
01 Dec. 20, 2024 rezoning

By:
 **bearmark**
design & landscape ltd.
www.bearmarkdesign.com
t: 604 319-9346

Project:
1111 Broughton
Vancouver, B.C.

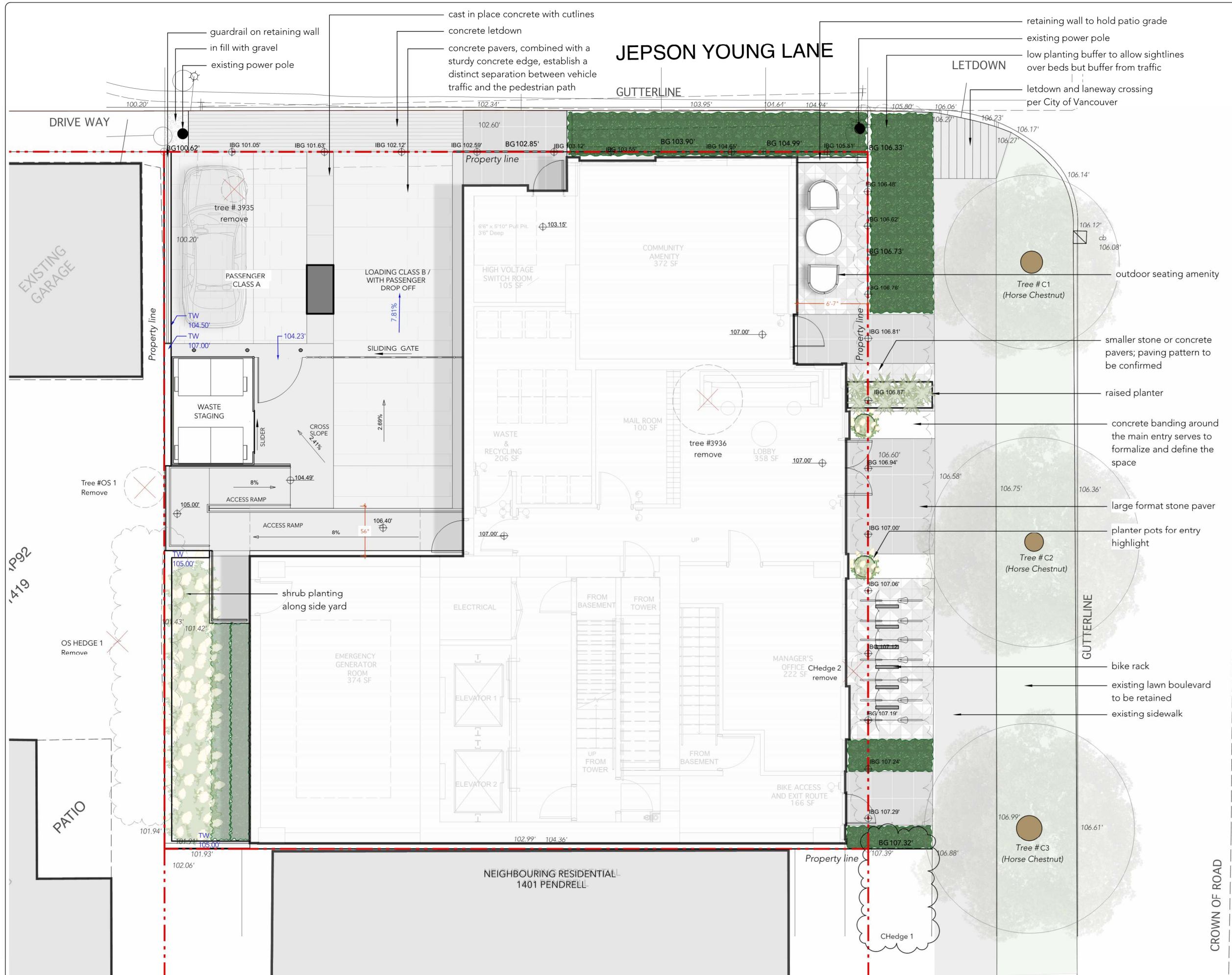
Scale: NTS Date: December, 2024

Drawn By: AP/ JW

Project No.: 24041

Drawing Title:
Precedent Images 2

Drawing No.: LSK 1.02 Drawing Size: Arch D



General Notes

General Landscape:
All dimensions and elevations must be verified on site prior to commencing construction. Contact designer for any discrepancies between drawing and site conditions.
All work to be completed to CLS/ BCLNA standards.
All hard-landscape to have minimum 2% slope unless otherwise identified.
All soft-landscape surfaces to be sloped a minimum of 2% away from buildings unless otherwise identified.

General Planting:
All specified plant material to meet Landscape Canada specifications and the BCLNA standards.
Minimum Growing Medium Depths:
- Sodded Lawn: 6"
- Shrub Areas: 12"
- Trees: Min. 8" surround of rootball
All sodded lawn to be sand-based unnetted
All new trees to be staked as required for maximum stability.

Issue:		
01	Dec 16, 2024	Site Analysis
02	Dec 20, 2024	Rezoning

By:


bearmark
design & landscape ltd.
www.bearmarkdesign.com
t: 604 319-9346

Project:
1111 Broughton St.
Vancouver, B.C.

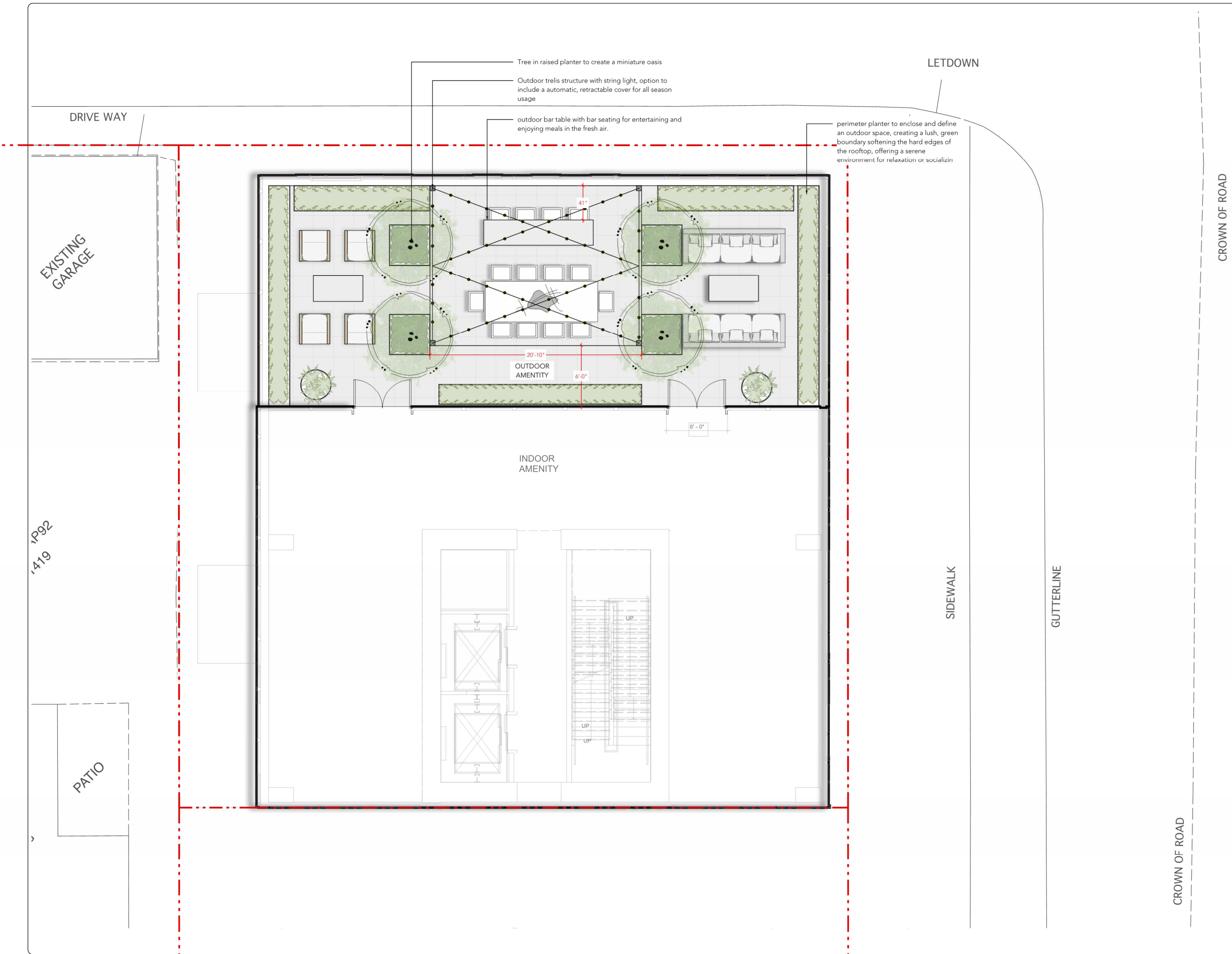
Scale: 3/8" = 1' Date: December, 2024

Drawn By: AP/ JW

Project No.: 24041

Drawing Title:
Main Floor Concept Plan

Drawing No.: L1.01 Drawing Size: Arch D



General Notes

General Landscape:

All dimensions and elevations must be verified on site prior to commencing construction. Contact designer for any discrepancies between drawing and site conditions.

All work to be completed to CLS/ BCLNA standards.

All hard-landscape to have minimum 2% slope unless otherwise identified.

All soft-landscape surfaces to be sloped a minimum of 2% away from buildings unless otherwise identified.

General Planting:

All specified plant material to meet Landscape Canada specifications and the BCLNA standards.

- Minimum Growing Medium Depths:
- Sodded Lawn: 6"
 - Shrub Areas: 12"
 - Trees: Min. 8" surround of rootball

All sodded lawn to be sand-based unnetted

All new trees to be staked as required for maximum stability.

Issue:		
01	Dec 16, 2024	Site Analysis
02	Dec 20, 2024	Rezoning



By:
bearmark
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Project:
1111 Broughton St.
Vancouver, B.C.

Scale: 3/8" = 1' Date: December, 2024

Drawn By: AP/ JW

Project No.: **24041**

Drawing Title:
Roof Concept Plan

Drawing No.: **L1.02** Drawing Size: **Arch D**