



# PINE & 11TH

1726 W 11TH AVENUE,  
VANCOUVER, BC

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# PROJECT DATA

CIVIC ADDRESS: 1726 WEST 11TH AVENUE, VANCOUVER, BC  
 LEGAL DESCRIPTION: LOT 6 BLOCK 388 PLAN VAP1949 DISTRICT LOT 526 NEW WESTMINSTER  
 LOT 9, BLOCK 388, PLAN VAP1949, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, LOT 8, BLOCK 388, PLAN VAP19

SITE AREA: 31,250.0 SF (2,903.2 5M)  
 CURRENT ZONING: RM-3  
 STATEMENT OF USE: RESIDENTIAL- 100% SECURED MARKET RENTAL HOUSING, 20% OF WHICH TO BE SECURED AT BELOW-MARKET AFFORDABLE RENTS.

## BUILDING DATA: SUMMARY

(AS PER FSOB POLICY 9.10.1 OF THE BROADWAY PLAN)

POLICY AREA	ALLOWABLE	PROPOSED
FSR	6.8	6.8
BUILDING HEIGHT	20 STOREY	20 (EAST) & 19 (WEST) STOREY
BUILDING FRONTAGE	150 FT	250 FT
TOWER PLATE SIZE	6500 SF	5710 SF

BUILDING SETBACKS	WEST TOWER	EAST TOWER
FRONT (11TH AVE.)	12 FT	12 FT
REAR (LANE)	30 FT	30 FT
WEST	20 FT	-
EAST (PINE ST.)	-	12 FT

AFFORDABLE UNIT CALCULATION			
NET RESIDENTIAL UNIT AREA (19 STOREY WEST TOWER)- EXCLUDING CORE & CIRCULATION	87,616 SF	8,140 SM	
NET RESIDENTIAL UNIT AREA (20 STOREY EAST TOWER)- EXCLUDING CORE & CIRCULATION	91,531 SF	8,504 SM	
TOTAL NET RESIDENTIAL AREA	179,147 SF	16,643 SM	
20% OF NET RESIDENTIAL AREA	35,829 SF	3,329 SM	

## BUILDING DATA: FSR AREA CALCULATION (IN Sq. FT.)

	#	WEST TOWER RES. AREA				AMENITY AREA (EX.)				EAST TOWER RES. AREA				CRU. AREA	TOTAL GROSS AREA	BULK STORAGE (EX.)	TOTAL FSR AREA	TOTAL UNITS
		UNIT AREA/FL	RES. COMM./ FL	EFFIC.	UNITS	INDOOR	OUTDOOR	UNIT AREA/FL	RES. COMM./ FL	EFFIC.	UNITS							
LEVEL 01	1	3,058 SF	2,273 SF	26%	5	4,624 SF	2,250 SF		2,272 SF	2,239 SF	28%	4	819 SF	15,284 SF	201 SF	10,460 SF	9	
LEVEL 02	1	4,666 SF	1,409 SF	70%	10	4,149 SF			4,668 SF	1,409 SF	70%	9		16,300 SF	718 SF	11,433 SF	19	
LEVEL 03	1	4,553 SF	1,076 SF	76%	8	2,557 SF	2,655 SF		4,553 SF	1,076 SF	76%	8		13,815 SF	546 SF	10,712 SF	16	
LEVEL 04-16	13	4,711 SF	999 SF	79%	91				4,711 SF	999 SF	79%	91		148,454 SF	7,298 SF	141,155 SF	182	
LEVEL 17-19	3	4,699 SF	1,011 SF	78%	24				4,699 SF	1,011 SF	78%	24		34,259 SF	1,925 SF	32,333 SF	48	
LEVEL 20	1								4,699 SF	1,011 SF	78%	8		5,710 SF	321 SF	5,389 SF	8	
<b>SUB TOTAL</b>	<b>20</b>	<b>87,616 SF</b>	<b>20,774 SF</b>	<b>76%</b>	<b>138</b>	<b>11,329 SF</b>	<b>4,905 SF</b>		<b>91,531 SF</b>	<b>21,752 SF</b>	<b>76%</b>	<b>144</b>	<b>819 SF</b>	<b>233,821 SF</b>	<b>11,010 SF</b>	<b>211,482 SF</b>	<b>282</b>	

NOTE: UNIT AREAS AS PER SECTION 5.2 DWELLING UNIT FLOOR AREAS

## BUILDING DATA: PARKING CALCULATION

OFF STREET PARKING REQUIREMENTS- VEHICULAR PARKING						
		WEST	EAST	TOTAL REQD	TOTAL PROVIDED	
RESIDENTIAL	0.5 SPACE FOR EACH UNIT <50 SM (540 SF)	45	47	92	190	
	0.6 SPACE FOR EACH UNIT >50 SM (540 SF)	29	30	59		
	1.0 SPACE FOR EACH 200 SM GFA	17	18	35		
VISITOR	0.05 SPACE FOR EACH DWELLING UNIT	7	7	14	14	
ACCESSIBLE	1 SPACE FOR FIRST 7 UNITS AND 0.034 FOR EACH ADDITIONAL UNIT	5	6	11	12	
<b>TOTAL</b>		<b>104</b>	<b>107</b>	<b>211</b>	<b>216</b>	

OFF STREET PARKING REQUIREMENTS- BICYCLE PARKING						
		WEST	EAST	TOTAL REQ	TOTAL PROVIDED	
CLASS A SPACE	1.5 SPACE FOR EACH UNIT < 65 SM (700 SF)	134	141	275	546	
	2.5 SPACE FOR EACH UNIT > 65 SM (700 SF)	123	125	248		
<b>TOTAL CLASS A</b>		<b>256</b>	<b>266</b>	<b>522</b>	<b>546</b>	
	OF WHICH 5% MUST BE OVER SIZED	13	13	26	27	
	OF WHICH 10% MUST BE LOCKERS	26	27	52	52	
CLASS B SPACE	2 SPACES FOR FIRST 20 UNITS AND 1 SPACE FOR EACH ADDITIONAL 20 UNIT	8	8	16	16	
<b>SUB TOTAL (CLASS A+ CLASS B)</b>		<b>264</b>	<b>274</b>	<b>538</b>	<b>562</b>	

## BUILDING DATA: UNIT MIX

	#	WEST TOWER (19 STOREY)					TOTAL
		STUDIO	ONE BED	TWO BED	THREE BED		
LEVEL 01	1	1	3	2	0	6	
LEVEL 02	1	6	3	1	0	10	
LEVEL 03	1	2	5	0	1	8	
LEVEL 04-16	13	13	39	26	13	91	
LEVEL 17-19	3	6	12	6	0	24	
<b>SUB TOTAL</b>	<b>19</b>	<b>28</b>	<b>62</b>	<b>35</b>	<b>14</b>	<b>139</b>	
PERCENTAGE		20%	45%	25%	10%	100%	

	#	EAST TOWER (20 STOREY)					TOTAL
		STUDIO	ONE BED	TWO BED	THREE BED		
LEVEL 01	1	1	2	1	0	4	
LEVEL 02	1	5	3	1	0	9	
LEVEL 03	1	2	5	0	1	8	
LEVEL 04-16	13	13	39	26	13	91	
LEVEL 17-19	3	6	12	6	0	24	
LEVEL 20	1	2	4	2	0	8	
<b>SUB TOTAL</b>	<b>20</b>	<b>29</b>	<b>65</b>	<b>36</b>	<b>14</b>	<b>144</b>	
PERCENTAGE		20%	45%	25%	10%	100%	

	STUDIO	ONE BED	TWO BED	THREE BED	TOTAL
OVERALL UNIT COUNT	57	127	71	28	283
OVERALL PERCENTAGE	20%	45%	25%	10%	100%

NOTE: UNIT MIX AS PER "FAMILY ROOM HOUSING MIX IN APARTMENTS REZONING POLICY", SECTION 3.

## BUILDING DATA: FSR AREA CALCULATION (IN Sq. M.)

	#	WEST TOWER RES. AREA				AMENITY AREA (EX.)		EAST TOWER RES. AREA				CRU. AREA	TOTAL GROSS AREA	BULK STORAGE (EX.)	TOTAL FSR AREA	TOTAL UNITS
		UNIT AREA/FL	RES. COMM./ FL	EFFIC.	UNITS	INDOOR	OUTDOOR	UNIT AREA/FL	RES. COMM./ FL	EFFIC.	UNITS					
LEVEL 01	1	284 SM	211 SM	26%	5	430 SM	209 SM	211 SM	208 SM	28%	4	76 SM	1,420 SM	19 SM	972 SM	9
LEVEL 02	1	433 SM	131 SM	70%	10	385 SM		434 SM	131 SM	70%	9		1,514 SM	67 SM	1,062 SM	19
LEVEL 03	1	423 SM	100 SM	76%	8	238 SM	247 SM	423 SM	100 SM	76%	8		1,283 SM	51 SM	995 SM	16
LEVEL 04-16	13	438 SM	93 SM	79%	91			438 SM	93 SM	79%	91		13,792 SM	678 SM	13,114 SM	182
LEVEL 17-19	3	437 SM	94 SM	78%	24			437 SM	94 SM	78%	24		3,183 SM	179 SM	3,004 SM	48
LEVEL 20	1							437 SM	94 SM	78%	8		530 SM	30 SM	501 SM	8
<b>SUB TOTAL</b>	<b>20</b>	<b>8,140 SM</b>	<b>1,930 SM</b>	<b>76%</b>	<b>138</b>	<b>1,053 SM</b>	<b>456 SM</b>	<b>8,504 SM</b>	<b>2,021 SM</b>	<b>76%</b>	<b>144</b>	<b>76 SM</b>	<b>21,723 SM</b>	<b>1,023 SM</b>	<b>19,647 SM</b>	<b>282</b>

VEHICULAR PARKING- BREAKDOWN BY FLOOR							
LEVEL	STALL NO	RESIDENTIAL-STANDARD	RESIDENTIAL-SMALL CAR	VISITOR	ACCESSIBLE	TOTAL	
P1	01-32	7	9	14	2	32	
P2	33-93	48	9	0	4	61	
P3	94-154	48	9	0	4	61	
P4	155-216	51	9	0	2	62	
<b>TOTAL</b>		<b>154</b>	<b>36</b>	<b>14</b>	<b>12</b>	<b>216</b>	
SMALL CAR PERCENTAGE			17%				

BICYCLE PARKING- BREAKDOWN BY FLOOR					
LEVEL	REGULAR-H	REGULAR-V	OVERSIZED	LOCKERS	TOTAL
P1	221	53	19	27	320
P2	109	84	8	25	226
<b>TOTAL</b>	<b>330</b>	<b>137</b>	<b>27</b>	<b>52</b>	<b>546</b>
PERCENTAGE	60%	25%	5%	10%	100%

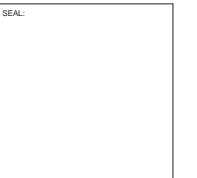
NOTE: PARKING & LOADING REQUIREMENTS AS PER SECTION 4, SECTION 5 AND SECTION 6 OF THE CITY OF VANCOUVER PARKING BY LAW 6059

OFF STREET PARKING REQUIREMENTS-LOADING			
TYPE	REQUIRED	PROVIDED	
CLASS A SPACE	NOT REQUIRED	0	2
CLASS B SPACE	1 SPACE FOR 100-299 UNITS, 1 ADDITIONAL FOR 300 TO 499	1	0
CLASS C SPACE	NOT REQUIRED	0	0
<b>TOTAL</b>		<b>1</b>	<b>2</b>

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NO.	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:



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**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver, BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO.: 764

SHEET TITLE:  
**PROJECT DATA**

REV. NO.:  
SHEET NO.: **A0.1**

# DESIGN RATIONALE

## CONTEXT

The site is a consolidation of 5 residential lots, totaling approximately 2,903.22 SQ.M (31,250 SQ. FT.). The project site is located at the corner of 11<sup>th</sup> Avenue and Pine Street- 2 blocks South of West Broadway and 1 block East of Burrard Street, with a municipal lane running East-West along the South property line. The West property line is shared with an adjacent property.

The current immediate surroundings of the site contain some single-family homes but is primarily 3 storey, multi-residential apartment buildings. Transit is easily accessible from 3 major transit thoroughfares (West Broadway, Burrard Street and Granville Street). The site is located 2 blocks West of the proposed Granville Subway Station. The site and the neighborhood within which it is located will quickly evolve as part of the Broadway Plan and the Broadway Subway Project.

## DEVELOPMENT SUMMARY

Our proposal is for 2 purpose built Residential Rental towers & a corner CRU consisting of a total building area of 21,722.70 Sq. M (233,821 SQ. FT.) and density of 6.80 FSR. Above Grade, we are proposing one residential tower at 20 Storeys, the second tower at 19 storeys and a 3 storey podium with amenity & green roof on top and a ground oriented commercial component at the street corner. Below Grade, we are providing 4 levels of underground parking to facilitate car parking, bicycle storage, related mechanical & electrical spaces, and garbage/recycling per applicable Vancouver Bylaws.

## BROADWAY PLAN

### Design Response to key principles

Our proposal endeavors to support the design principles outlined in The Broadway Plan and highlighted as follows:  
*Broadway Plan Policy highlights in black.*  
*Architectural response in Blue.*

## GUIDING PRINCIPLES

### (Section 4 of the Broadway Plan):

-Demonstrate Leadership in Sustainability and Resilience:

For the proposed development we are working with a consultant team to design a project that is environmentally sensitive to the changing environmental demands of our city. This will be an ongoing process through the various stages of design development. We've designed extensive landscaped areas to help support water management. We've also proposed a ground oriented commercial component to animate the street corner and to maintain capacity for jobs, beyond what is expected in The Broadway Plan for our site.

-Support Affordable, Diverse, Equitable and Inclusive Complete Neighborhoods

Our proposal is for a 100% rental building that will bring much needed residential rental units to the neighborhood and the city. As part of The Broadway Plan, Section 9.10 Fairview South Area B, 20% of the residential floor area will be secured at below-market rents. In addition to contributing to the rental stock, the proposal will include a corner commercial component- CRU to contribute to local economy.

-Encourage Contextual Design

We propose to create a building that is on a scale that supports the existing context of the neighborhood, but also defines the framework for the vision of growth and density of The Broadway Plan. The first 3 floors of this proposal consist of architectural elements that are at a scale that is relatable to street oriented human experience. The podium at intersection of W 11th Avenue & Pine St has a vibrant local commercial component, along with Public Art Plaza to provide opportunity for social connection & neighbourhood identity. A thoughtful selection of materials and colors brings warmth, rhythm, proportion, and variety to the streetscape and laneway.

-Recognize and Enhance the Area's Distinctive Neighborhoods and Places

We propose to retain the existing CoV Street trees along 11<sup>th</sup> Avenue and add additional planting (trees and hedges) around and throughout our site to maintain and enhance the unique green and leafy qualities of this quaint, residential neighborhood.

-Create and Enhance Parks and Public Spaces

We propose to create extensive outdoor amenity space- some at grade along the laneway and some at level 3 courtyard deck. We feel that the development of these outdoor spaces creates a strong visual and social connection with the surrounding context. Additionally, we are providing Public Bike Share along W 11th Avenue to connect to the extensive bike network of the City and a corner CRU with Public Art plaza at the intersection of W11th & Pine St.

## CHARACTER AREAS

### (Section 6 of the Broadway Plan):

-Our site falls within the Residential Character Area (Existing Apartment).

-Per Section 6.3 some of the key plan directions are:

o To provide new affordable housing opportunities, particularly secured rental, and social housing and diversify.

As noted previously, our proposal is for a 100% rental building with 20% of the residential floor area secured at below-market rents (affordable housing).

o To maintain the green and leafy character by ensuring landscaped building setbacks and opportunities for large street trees.

We are proposing to maintain the existing CoV street trees along 11<sup>th</sup> Avenue and to provide additional trees and hedges throughout our site, to support the direction of maintaining the green and leafy character of this neighborhood. We have worked closely with our Landscape team to develop a beautiful landscape concept to enhance the private and public realm.



HORIZONTAL ARCHITECTURAL ELEMENTS AT PODIUM (YELLOW) AND VERTICAL FRAME ELEMENTS (BLUE) TO ACHIEVE A SCALE THAT IS RELATABLE TO STREET ORIENTED HUMAN EXPERIENCE. - NORTH



HORIZONTAL ARCHITECTURAL ELEMENTS AT PODIUM (YELLOW) AND VERTICAL FRAME ELEMENTS (BLUE) TO ACHIEVE A SCALE THAT IS RELATABLE TO STREET ORIENTED HUMAN EXPERIENCE. - SOUTH

## THE VISION FOR BROADWAY

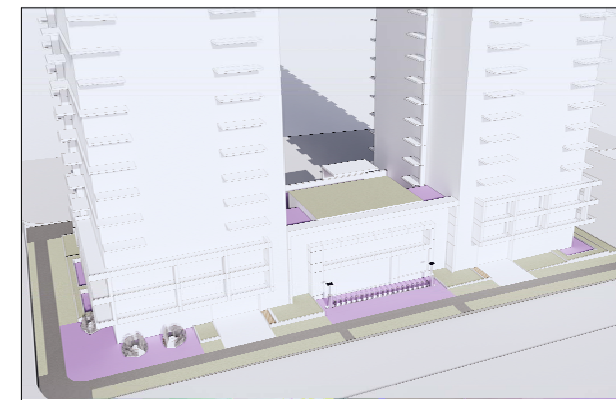
### (Section 5 of the Broadway Plan):

-Affordable housing choices

Our proposal is for a 100% rental with 20% of the residential floor area secured at below-market rents. We'd like to provide homes for diverse household types, incomes, and backgrounds, with options for existing renters.

-Enhanced streets and connections

Our proposed central indoor and outdoor amenity space, that connects the 2 towers, the Public Bike Share and the ground oriented commercial component, animates the streetscape, and provides scale, materiality, and design treatment for a lively and diverse public realm. All the ground-oriented residential units have private patios and "streetside doors" that enrich the pedestrian experience and supports the scale consistent with a quaint residential neighborhood.



OUTDOOR AMENITY AREAS AND PRIVATE PATIOS ALONG W 11TH AVENUE & PINE STREET TO ANIMATE THE STREETScape



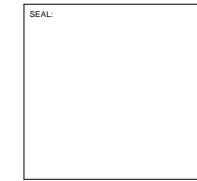
OUTDOOR AMENITY AREAS AND PRIVATE PATIOS ALONG LANE & OUTDOOR AMENITY AREAS ON LEVEL 3 & 4 PROVIDE ACCESS TO FRESH AIR & LIGHT.

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION



PROJECT:

## BROADWAY TOWERS

1726 W 11th Ave,  
Vancouver,  
BC V6J 2C3

DRAWN BY: TM CHECKED BY: SM

SCALE: PROJECT NO: 764

SHEET TITLE:

## DESIGN RATIONALE

REV. NO: SHEET NO:

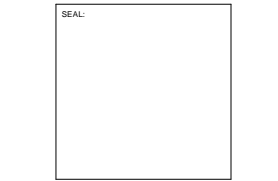
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PROJECT:

**BROADWAY TOWERS**  
1726 W 11th Ave,  
Vancouver,  
BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO: 764

SHEET TITLE:  
**DESIGN RATIONALE**

REV. NO:	SHEET NO: <b>A0.2B</b>
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o Diversify the housing choice with new rental apartment options while fostering a mix of building types from different periods.

Our proposal is for 2 brand new, rental towers with extensive indoor and outdoor amenity. Our modern architectural insertion into this established neighborhood helps to contribute the variety and mix essential to establish an architectural depth in this evolving character area.

**FAIRVIEW (Section 9 of the Broadway Plan):**

-Our site falls within the Fairview neighborhood which is considered a diverse neighborhood serving many important roles. It has a significant stock of purpose-built rental housing, local & destination retail, and Office space. The Broadway Plan policies seek to strengthen these functions and create a more walkable, complete neighborhood with additional housing options.

Our proposal is for 2 new, 100% mid to high rise rental towers with 20% of the residential floor area secured at below-market rents (affordable housing). Our 2 new modern towers will contribute to the architectural and social diversity of this neighborhood and provide much needed rental options for our city. The proposed CRU at the podium would add to the stock of retail space and help to create a vibrant & walkable neighborhood.

-Our section of Fairview is referred to as Fairview South, Area B (FSOB). This area is primarily residential apartment area with green and leafy streets and significant stock of older rental housing (multiple conversion, 3 storey walk-ups and towers). The large, landscaped setbacks and gardens, including the "tower in the park" form, contribute to the character of the area.

Our proposal very much supports the "Tower in the Park" concept- we have organized 2 residential rental towers amidst communal green space and amenities. We wanted the context and elements of our proposal to support the scale of the neighborhood and contribute to a green environment.

-Per 9.10.1 FSOB Policy Summary:

- o We are proposing Secured Market Rental Housing.
- o We have 2 towers: One 20 Storey Tower (Max Height) and One 19 storey tower.
- o The frontage along 11<sup>th</sup> Avenue exceeds the Minimum 45.7m (150 ft.) frontage noted in this policy. Our street frontage is 76.2 m (250 ft.)
- o We're providing a minimum of 20% of the residential floor area as secured below market rental (affordable housing).

**BUILT FORM AND SITE DESIGN (Section 11 of the Broadway Plan):**

The intent for the Broadway Plan is to provide a comprehensive approach to urban design that creates a built environment supportive to thriving, resilient, and livable communities. To achieve this, a set of Built Form and Site Design Principles has been developed to provide a solid framework to address the complex policy objectives of a densely populated, diverse environments. Key principles are to achieve:

-Livable and Distinctive Neighborhoods with Social Connection and connection to Nature:

Our proposal is designed with sensitivity to the unique character and scale of the existing neighborhood. We've broken down the massing at the lower levels, into smaller elements that align with the scale of the neighborhood and support a pedestrian friendly interface. We've proposed extensive outdoor space at the ground level to support outdoor living (private front yards and shared outdoor amenity). The building edges and landscaped areas are designed to support informal encounter and interaction with the public realm. The parkade level is designed with slab drops at Level 1, to accommodate soil depths for healthy landscape planting. We have worked with our Landscape Architect to design a planting concept with native and adaptive species of plants to thrive in our local microclimate.

-Green and Resilient Building Design

We have worked with our Energy Consultant to design an efficient building envelope to meet the high standards outlined the current requirements of the BC Step Code. Our vision for sustainable site design is to retain existing CoV street trees along 11<sup>th</sup> Avenue and provide additional trees along the Lane and planting throughout the site.



PROPOSED TREES & PRIVACY HEDGES ALONG THE LANE AND WEST PROPERTY LINE

-Policy 11.1 Built Form and Site Design General Policies:

o **Views:** Consideration for an "attractive near view" by employing a finer grained urban fabric illustrated by our use of architectural façade expressions at the lower levels along 11<sup>th</sup> Avenue and the Lane. We're proposing façade elements that introduce a warmth in color and a human scale- these elements are intended to articulate the façade as well as provide opportunities for human interaction, such as seating, weather protection or wrap the façade and extend up to form the Amenity pergola along the Lane. The textures and colors we're proposing enhance the built surround of this neighborhood. The design, form and shape of the towers will continue to evolve but are intended to be glassy and transparent and organically integrate into its environment.

o **Site Frontage and Towers:** Our proposal complies with policy 11.1.5 - the frontage along 11<sup>th</sup> Avenue exceeds the Minimum 45.7m (150 ft.) frontage noted in this policy. Our street frontage is 76.2 m (250 ft.). Our two towers per block proposal complies with policy 11.1.6 and are separated apart by 24.4 m (80 ft).

o **Setbacks** Our setbacks are appropriate to this urban environment. Street oriented setbacks (11<sup>th</sup> Avenue & Pine Street are 3.65 m (12 ft) this is consistent with Policy 11.4.7 and helps to define and maintain a public street edge that anchors a block, supports social interaction, and encourages people to collect. This promotes street life and help with rainwater management within the site. The Lane oriented setback is 9.14m (30 ft)- this provides ample space to landscape and provide a line of trees to soften the appearance and feel of lane and allows for enough separation from any future tower development on the South. The Laneway is envisioned to express a similar residential experience as is sought after throughout the Broadway Plan green and leafy qualities.' The side yard setback is 6.10 m (20 ft)- this exceeds the requirements outlined in Policy 11.4.9 2.4m (8 ft) and this also allows for landscaping that supports the "Tower in the Park" concept.



PROPOSED TREES & PRIVACY HEDGES ALONG W 11TH AVENUE & PINE STREET

o **Building Height:** Our building height is consistent with the policy outlined in in section 9.10.1. Our tallest tower does not exceed 20 Storeys. Currently we are proposing 9 ft. 8 in. floor to floor. We're proposing extensive amenity, with a common rooftop amenity on level 3.

o **Building width and Depth:** We've diminished the appearance of our street wall by defining and articulating the 3 distinct built volumes of our proposal - the 2 flanking towers and the connecting amenity. The tower units at ground level have individual unit expressions with private yards and street facing doors. The Amenity facades have a composition of elements intended to fragment the façade. These architectural moves help to reduce the scale and expanse of the wall plane.

o **Outdoor Space:** Our proposal offers many opportunities for direct access to fresh air and outdoor space. All residents will have private balconies, access to extensive outdoor Amenity with varying programming options, outdoor play areas, etc.

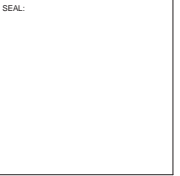
o **Architecture and Residential Public Realm:** We have considered the significance and location of this site and its contribution to the human experience and livability within the Fairview Neighborhood. The proposed architectural vocabulary for this project will be contemporary- this will be expressed in the material and color selection, clean façade lines and massing forms. The facades will be designed to express a finer grain urban fabric by articulating smaller elements to break down the mass, avoid repetition and to create a visually interesting streetscape environment. The Building Entries will be from 11<sup>th</sup> Avenue and will be defined by a mix of architectural texture & colour including a frame element forming the entry canopy. The Indoor Amenity spaces on level 1 & 3 will have related outdoor Amenity spaces and will be articulated with the same warm color tones used at the Entry Lobby canopy elements. The material palette will be primarily Concrete, Glass, and metal panel, with at grade accents of wood tone cladding. The Streetscape will be animated with Public Art Plaza, CRU, amenity spaces, Bike Share Station and private patios to create active and engaging public interface and social interaction. The extensive Amenity space will provide many options for residents and relieve the pressure and demand of City services. Extensive landscaping throughout the first level will provide natural screening between public and private spaces and will appear as required and not as a continuous visual barrier. The Lane is envisioned to be an active and animated area with the 3 storey indoor amenity and outdoor amenity on level 1 & 3.

o **Parking and Loading:** The parking entry is from the Lane and integrated into the Laneway façade design. Loading is also provided at grade, from the Lane, and paved to integrate with the adjacent outdoor amenity.

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**CICOZZI**  
ARCHITECTURE

15th FLOOR  
1095 WEST PENDER STREET  
VANCOUVER, B.C.  
CANADA V6E 2M6  
TEL: 604 687-4741

**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO.: 764

SHEET TITLE:  
**CONTEXT- EXISTING PLAN**

REV. NO.:	SHEET NO.: <b>A0.3</b>
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1 CONTEXT PLAN- EXISTING



1. VIEW TOWARDS WEST FROM INTERSECTION OF W 11TH AVENUE AND PINE STREET



4. VIEW OF LANEWAY FROM SOUTH-WEST CORNER OF SITE



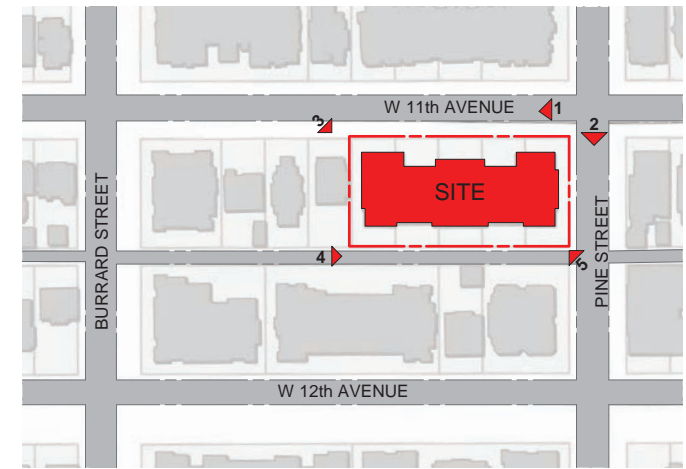
2. VIEW TOWARDS SOUTH FROM INTERSECTION OF W 11TH AVENUE AND PINE STREET



5. VIEW FROM SOUTH-EAST CORNER- INTERSECTION OF LANEWAY AND PINE STREET



3. VIEW FROM NORTH WEST CORNER OF THE SITE



1 KEY PLAN- EXISTING CONTEXT

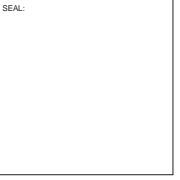
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**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO.: 764

SHEET TITLE:  
**CONTEXT- EXISTING STREET VIEWS**

REV. NO.:	SHEET NO.:
	<b>A0.4</b>



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**S** SIGHTLINE PROPERTIES

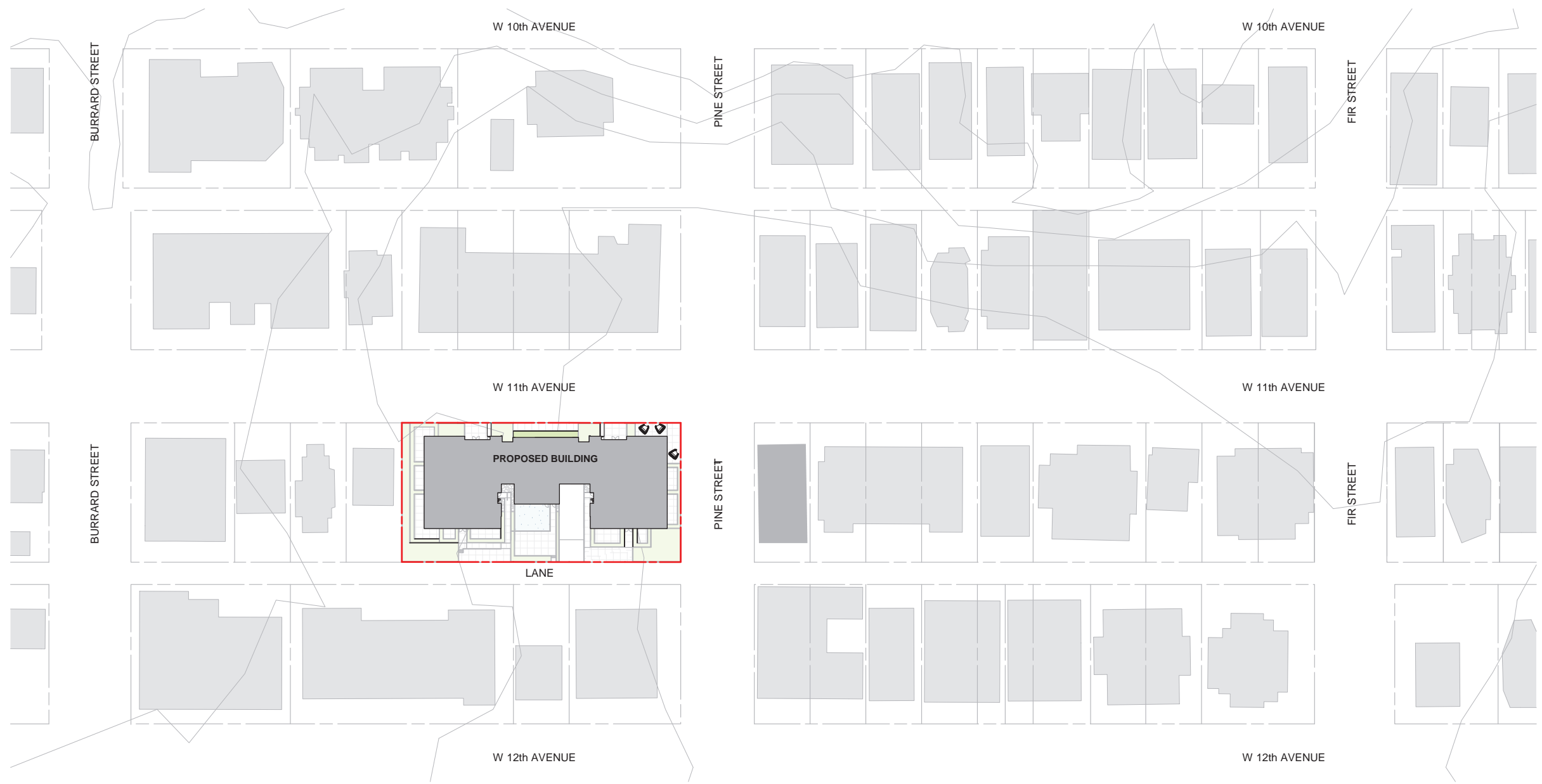
PROJECT:  
**BROADWAY TOWERS**

1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO.: 764

SHEET TITLE:  
**CONTEXT-PROPOSED PLAN**

REV. NO.:	SHEET NO.:
	<b>A0.5</b>



1 CONTEXT PLAN- PROPOSED



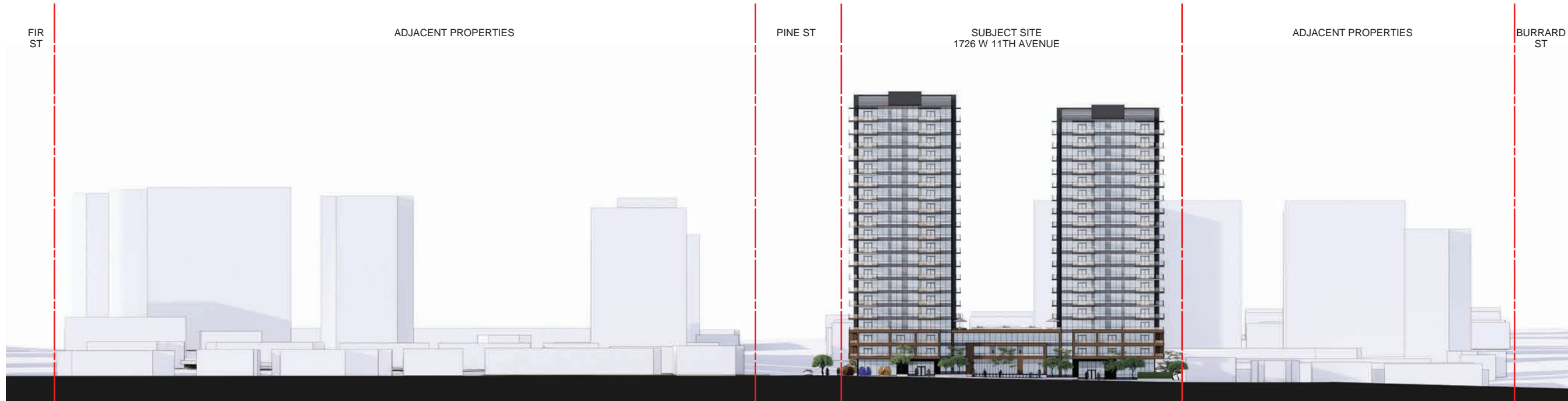
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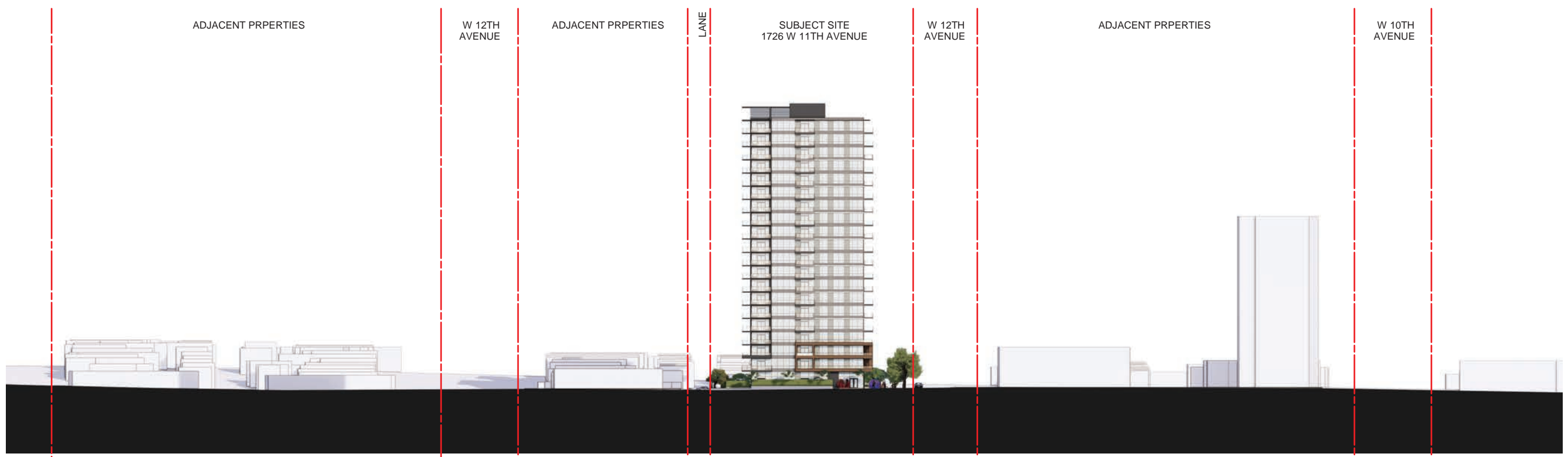
NO.	DATE	DESCRIPTION

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DATE DESCRIPTION

DATE	DESCRIPTION



CONTEXT ELEVATION: NORTH



CONTEXT ELEVATION: EAST

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**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO.: 764

SHEET TITLE:  
**CONTEXT - PROPOSED ELEVATIONS**

REV. NO.:	SHEET NO.: <b>A0.6</b>
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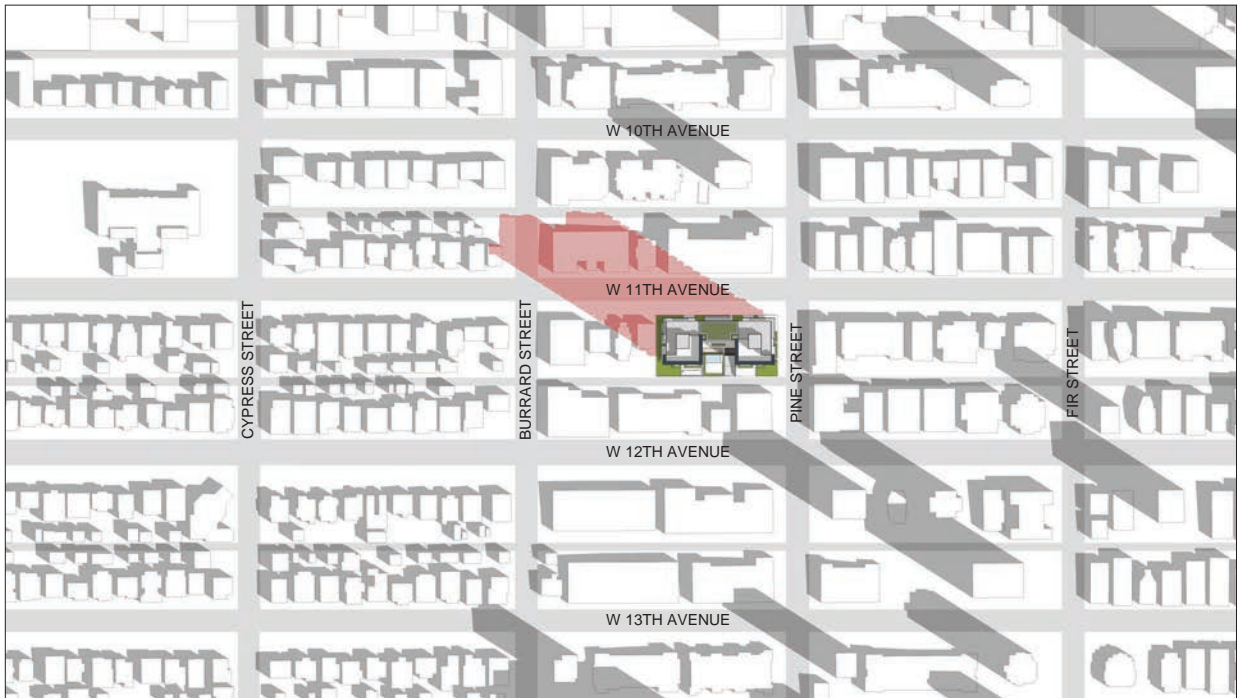
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DATE DESCRIPTION:

DATE	DESCRIPTION



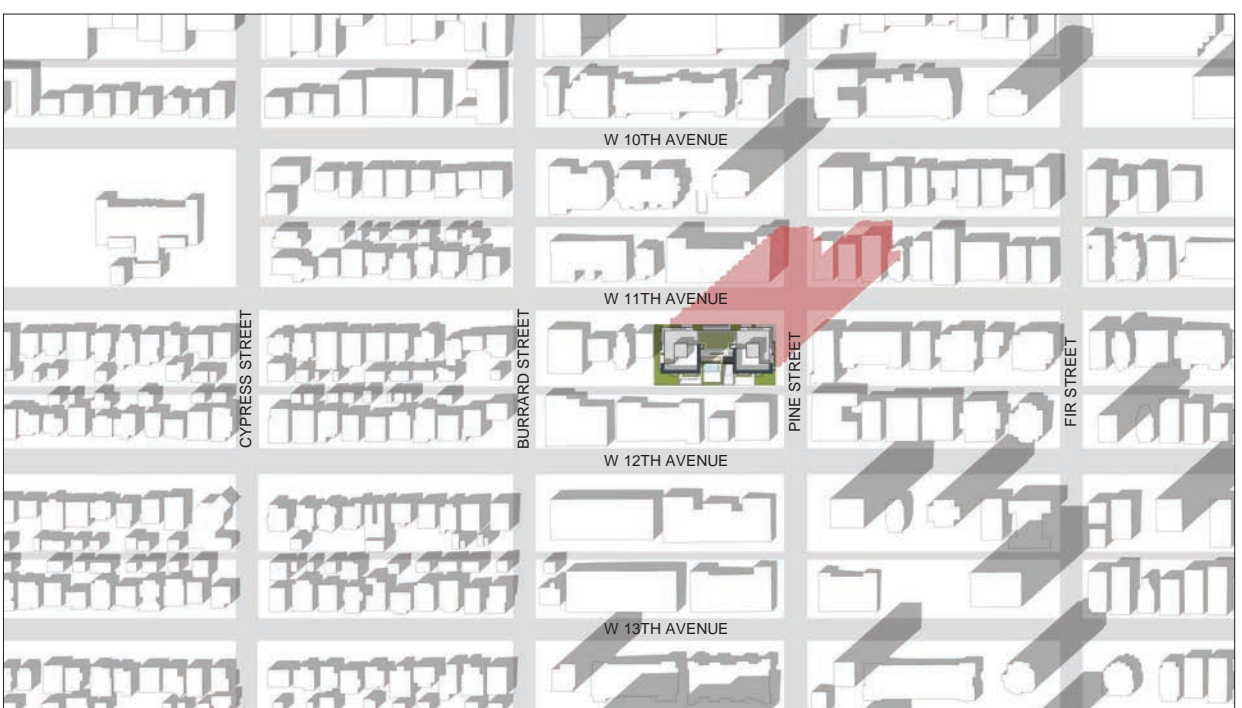
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SHADOW STUDY: MARCH 21 AT 04:00 PM PST (UTC - 07:00)

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**S** SIGHTLINE PROPERTIES

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1726 W 11th Ave, Vancouver,  
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SCALE:	PROJECT NO.: 764

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**SHADOW STUDIES-  
MARCH 21**



REV. NO.:	SHEET NO.: <b>A0.7</b>
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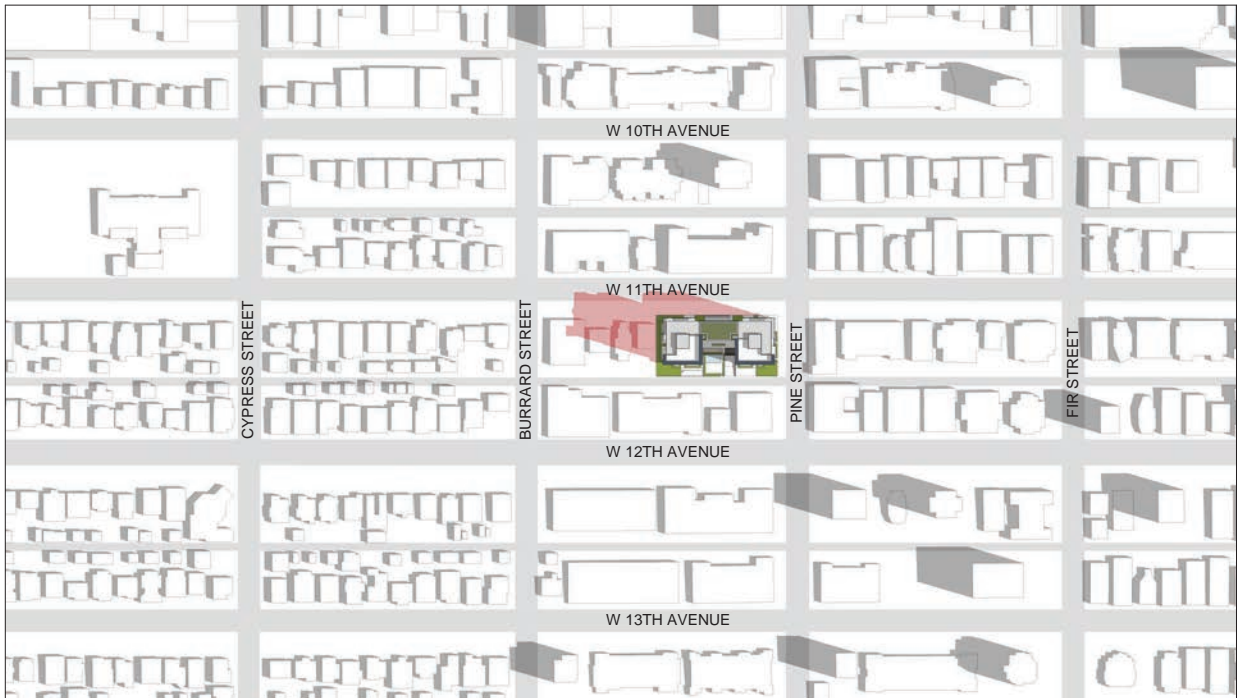
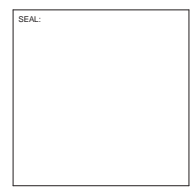
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**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
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SCALE:	PROJECT NO.: 764

SHEET TITLE:  
**SHADOW STUDIES-  
JUNE 21**



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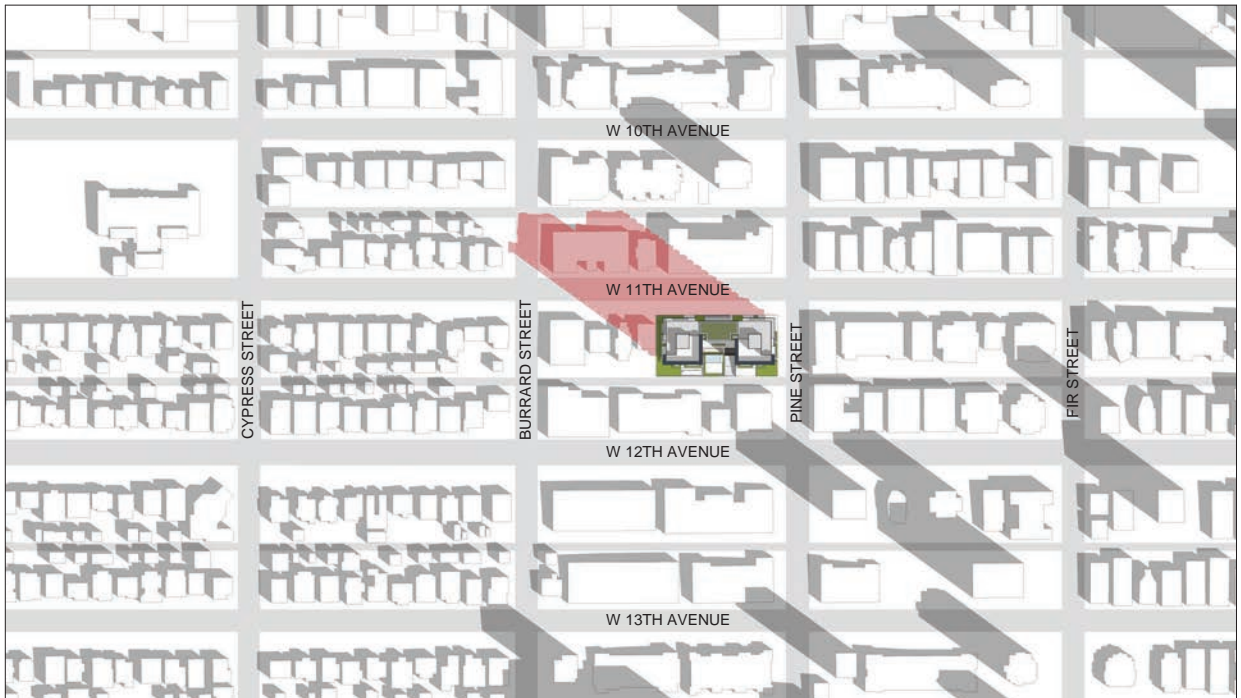
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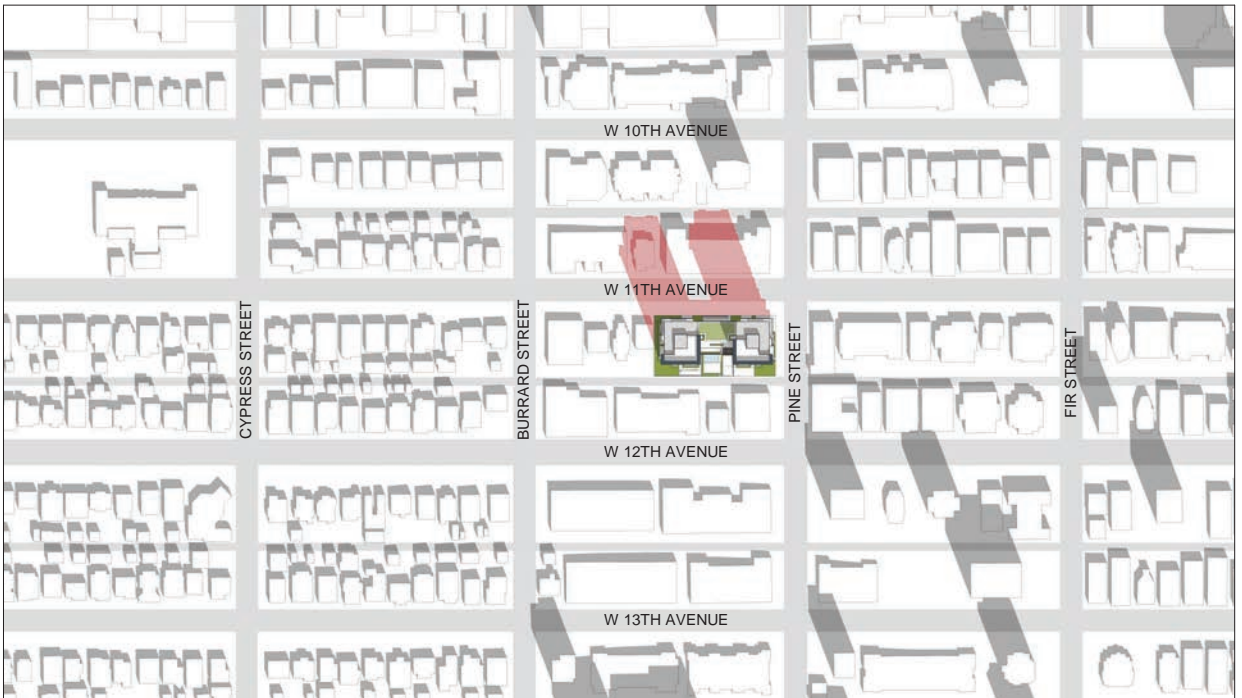
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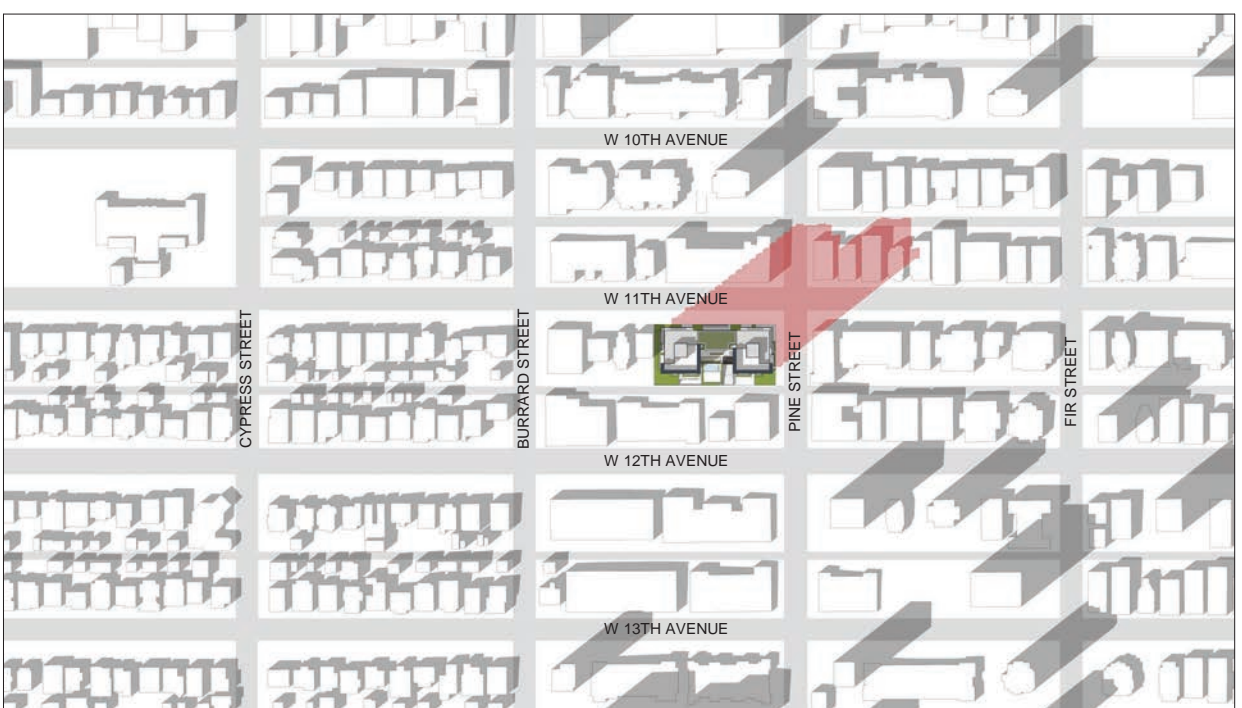
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SHADOW STUDY: SEPTEMBER 22 AT 04:00 PM PST (UTC - 07:00)

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**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO.: 764

SHEET TITLE:  
**SHADOW STUDIES-  
SEPTEMBER 22**



REV. NO.:	SHEET NO.:
	<b>A0.9</b>

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**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**

1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM CHECKED BY: SM  
SCALE: PROJECT NO.: 764

SHEET TITLE:  
**SITE PLAN**

REV. NO.: SHEET NO.: **A1.0**

**WEST 11TH AVENUE**

SITE LENGTH 76.23 m  
(250'-1 17/256")

**PINE ST**

SITE LENGTH 38.07 m  
(124'-10 175/256")

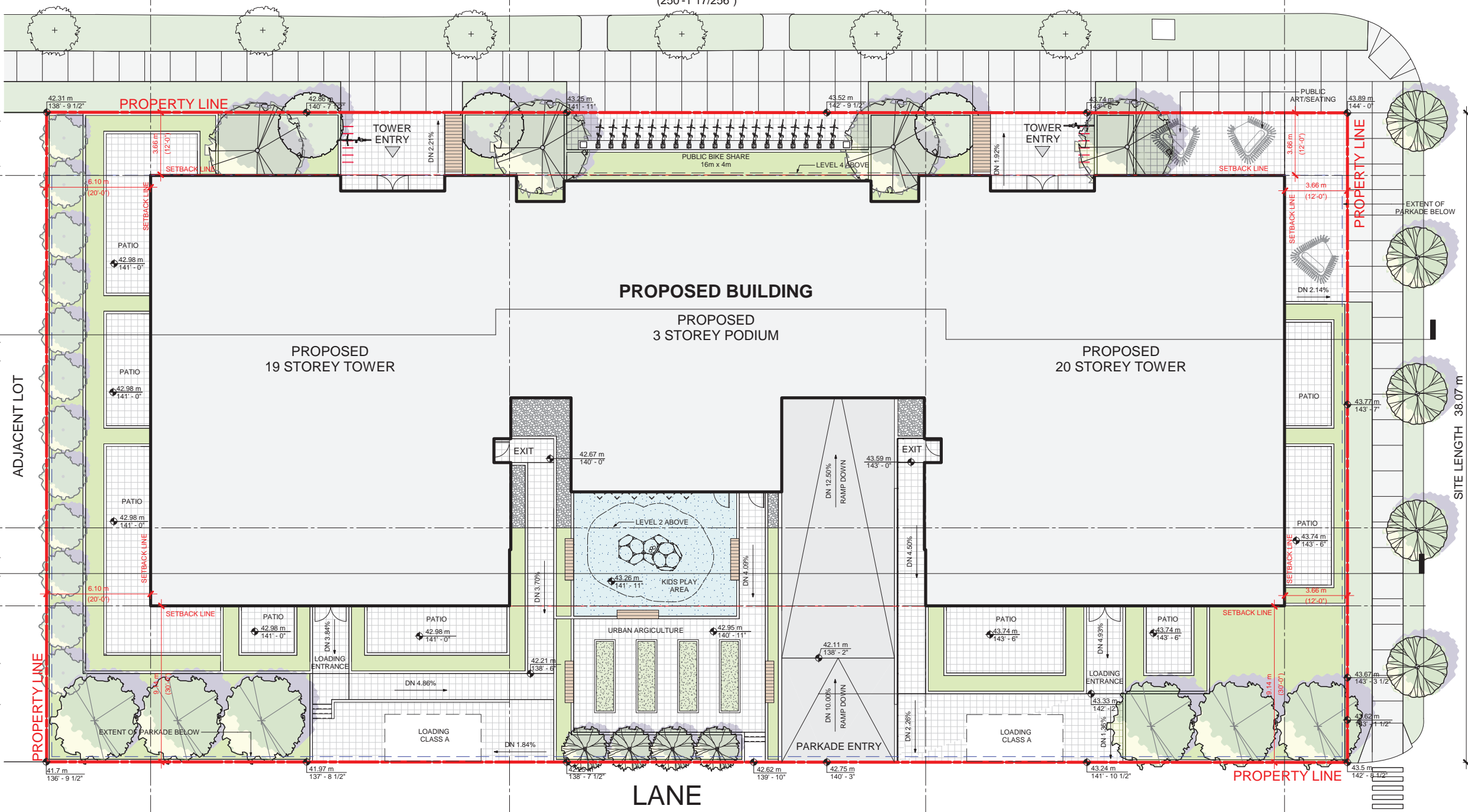
**LANE**

**PROPOSED BUILDING**

**PROPOSED 3 STOREY PODIUM**

**PROPOSED 19 STOREY TOWER**

**PROPOSED 20 STOREY TOWER**



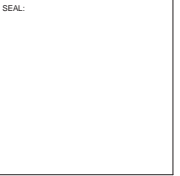
1 SITE PLAN



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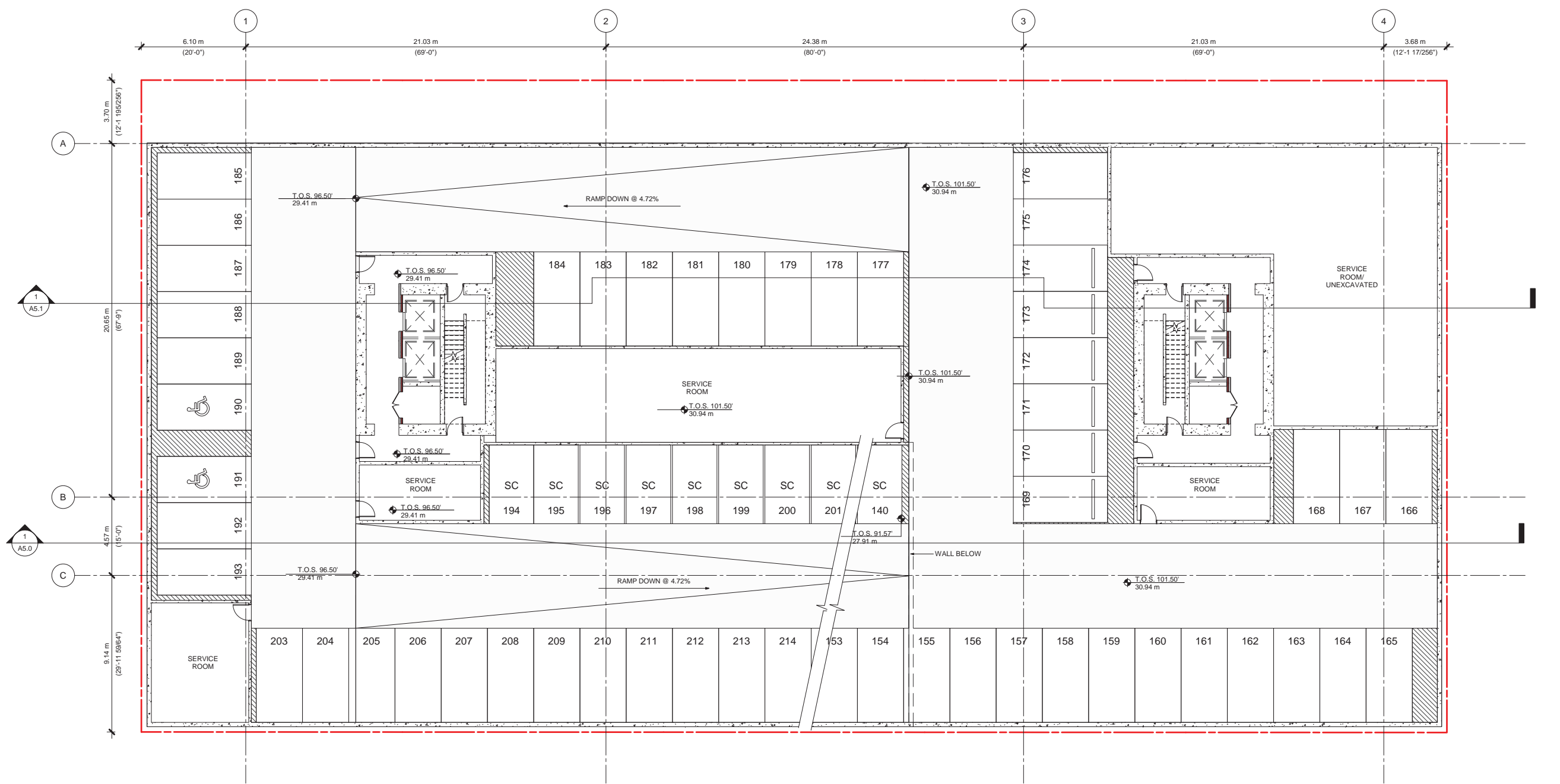
**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM  
CHECKED BY: SM  
SCALE: PROJECT NO.: 764

SHEET TITLE:  
**PARKING PLAN LEVEL P4**

REV. NO.: SHEET NO.: **A1.1**



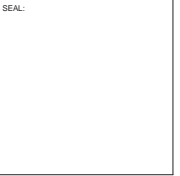
1 PARKING PLAN LEVEL P4



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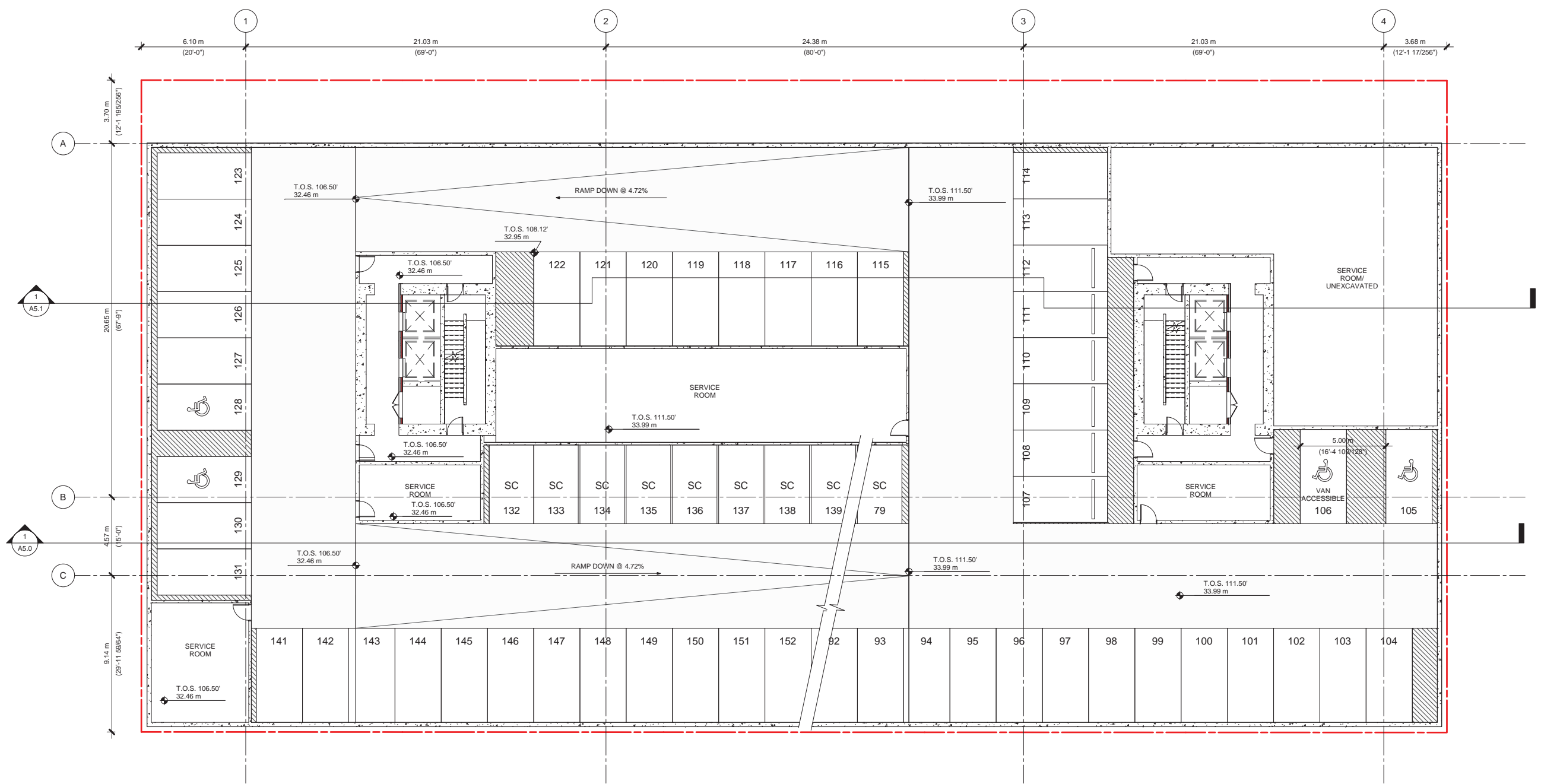
**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM CHECKED BY: SM  
SCALE: PROJECT NO.: 764

SHEET TITLE:  
**PARKING PLAN LEVEL P3**

REV. NO.: SHEET NO.: **A1.2**



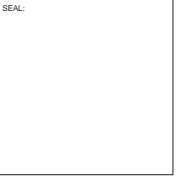
1 PARKING PLAN LEVEL P3



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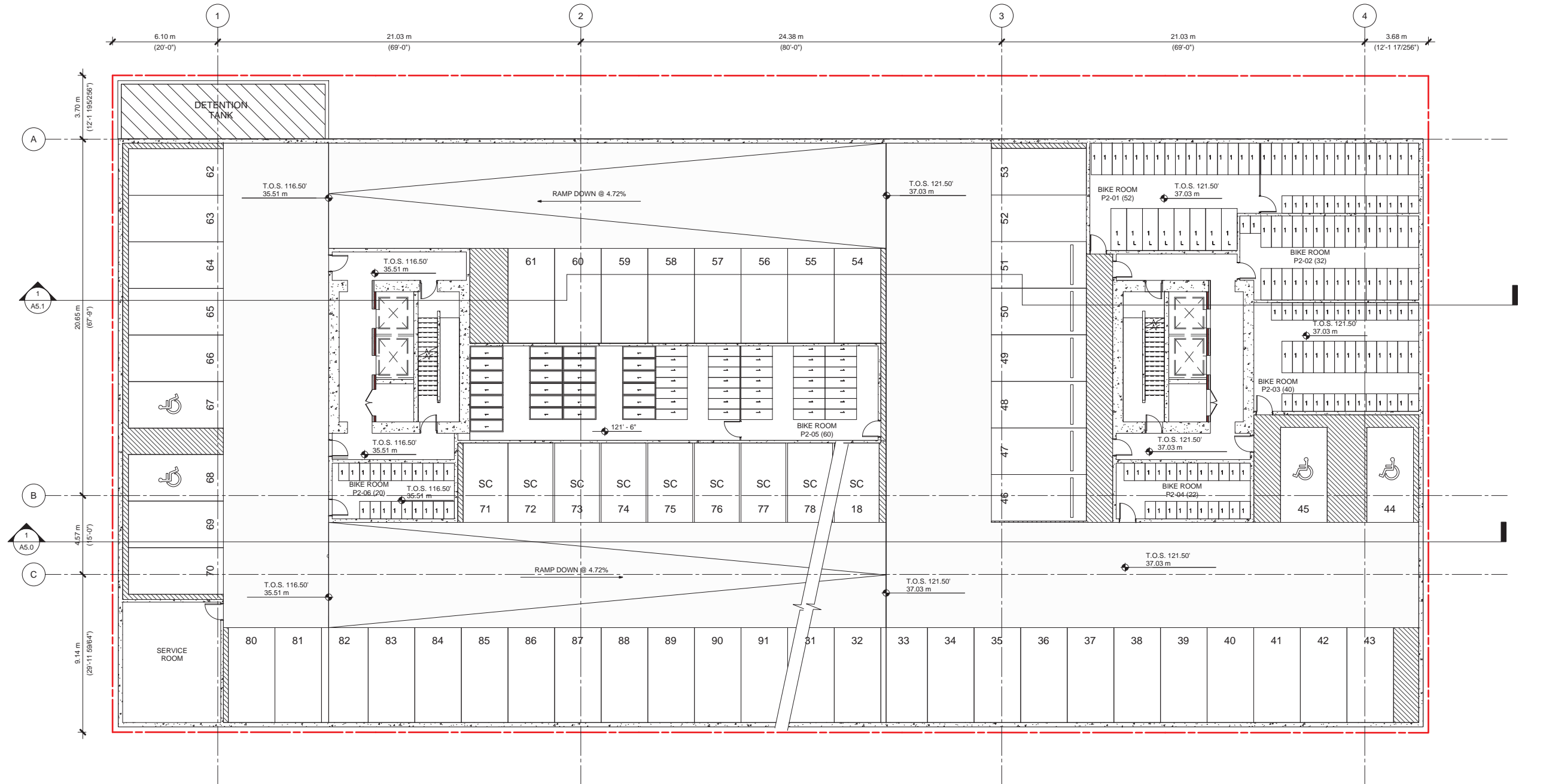
**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM CHECKED BY: SM  
SCALE: PROJECT NO.: 764

SHEET TITLE:  
**PARKING PLAN LEVEL P2**

REV. NO.: SHEET NO.: **A1.3**



1 PARKING PLAN LEVEL P2

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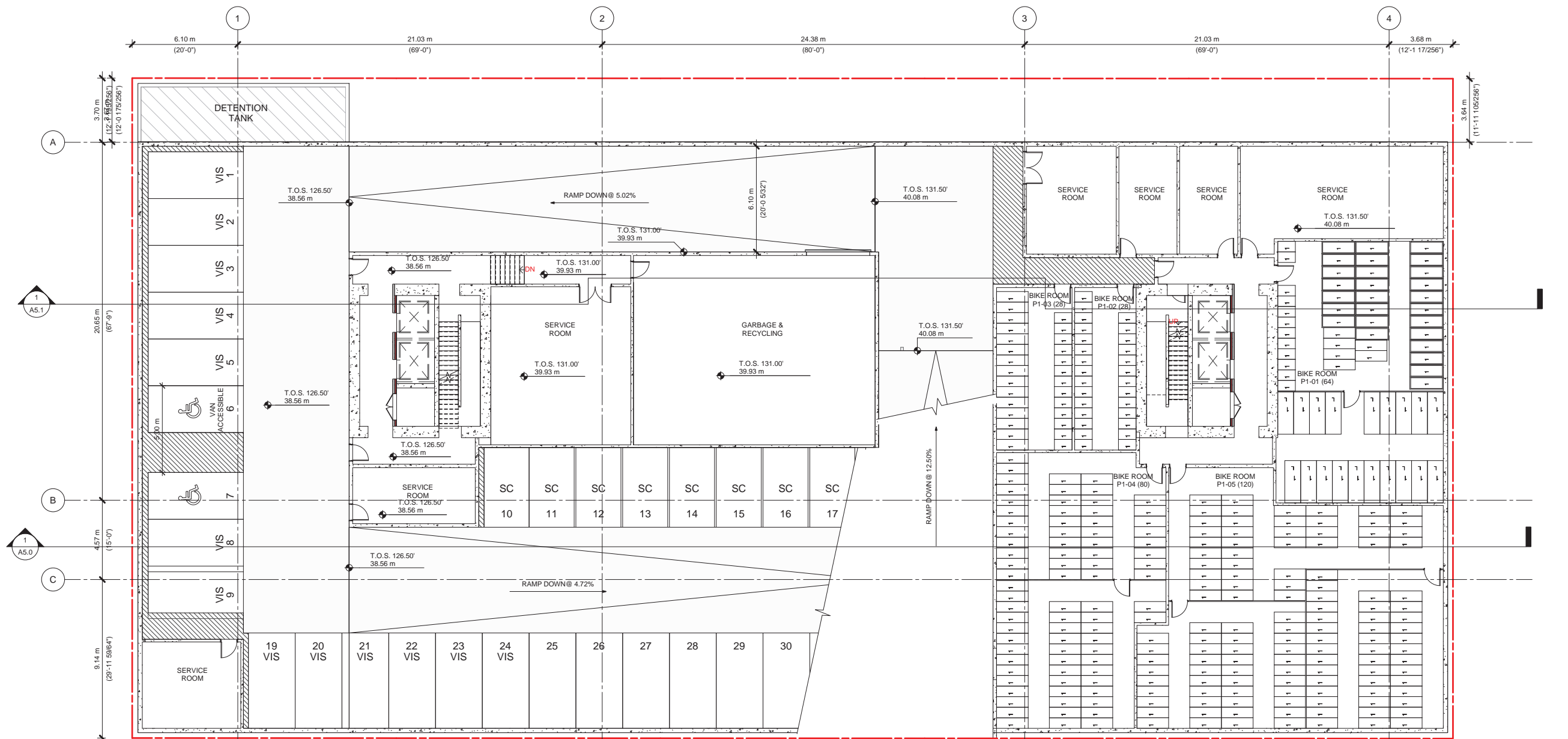
**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO.: 764

SHEET TITLE:  
**PARKING PLAN LEVEL P1**

REV. NO.:	SHEET NO.:
	<b>A1.4</b>



1 PARKING PLAN LEVEL P1



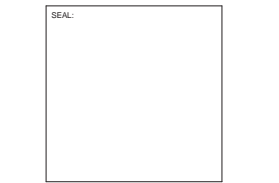


# WEST 11TH AVENUE

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**S** SIGHTLINE PROPERTIES

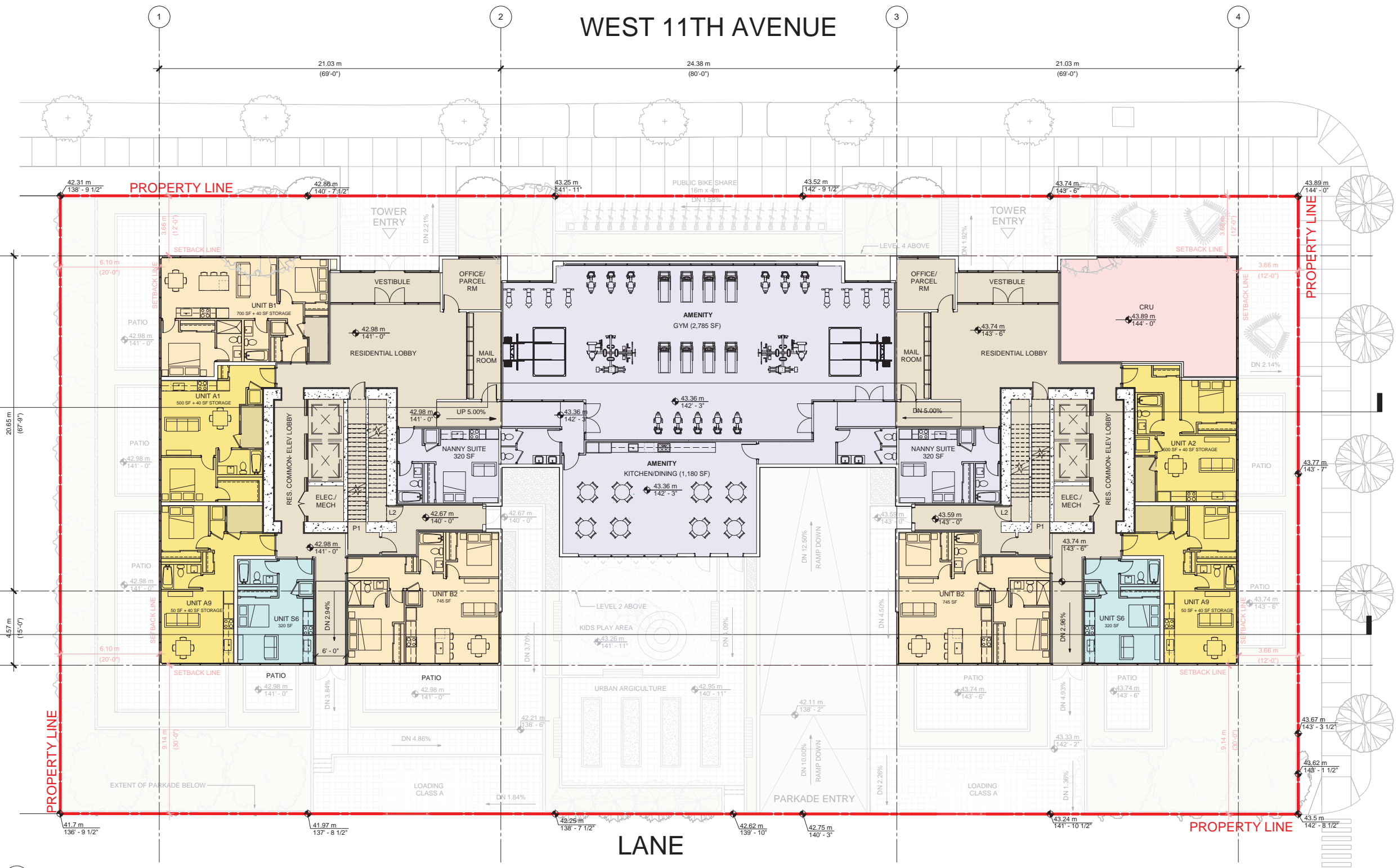
PROJECT:  
**BROADWAY TOWERS**

1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM CHECKED BY: SM  
SCALE: PROJECT NO.: 764

SHEET TITLE:  
**FLOOR PLAN LEVEL 1**

REV. NO. SHEET NO.: **A2.1**



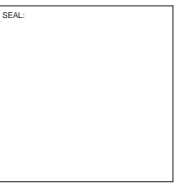
1 LEVEL 1



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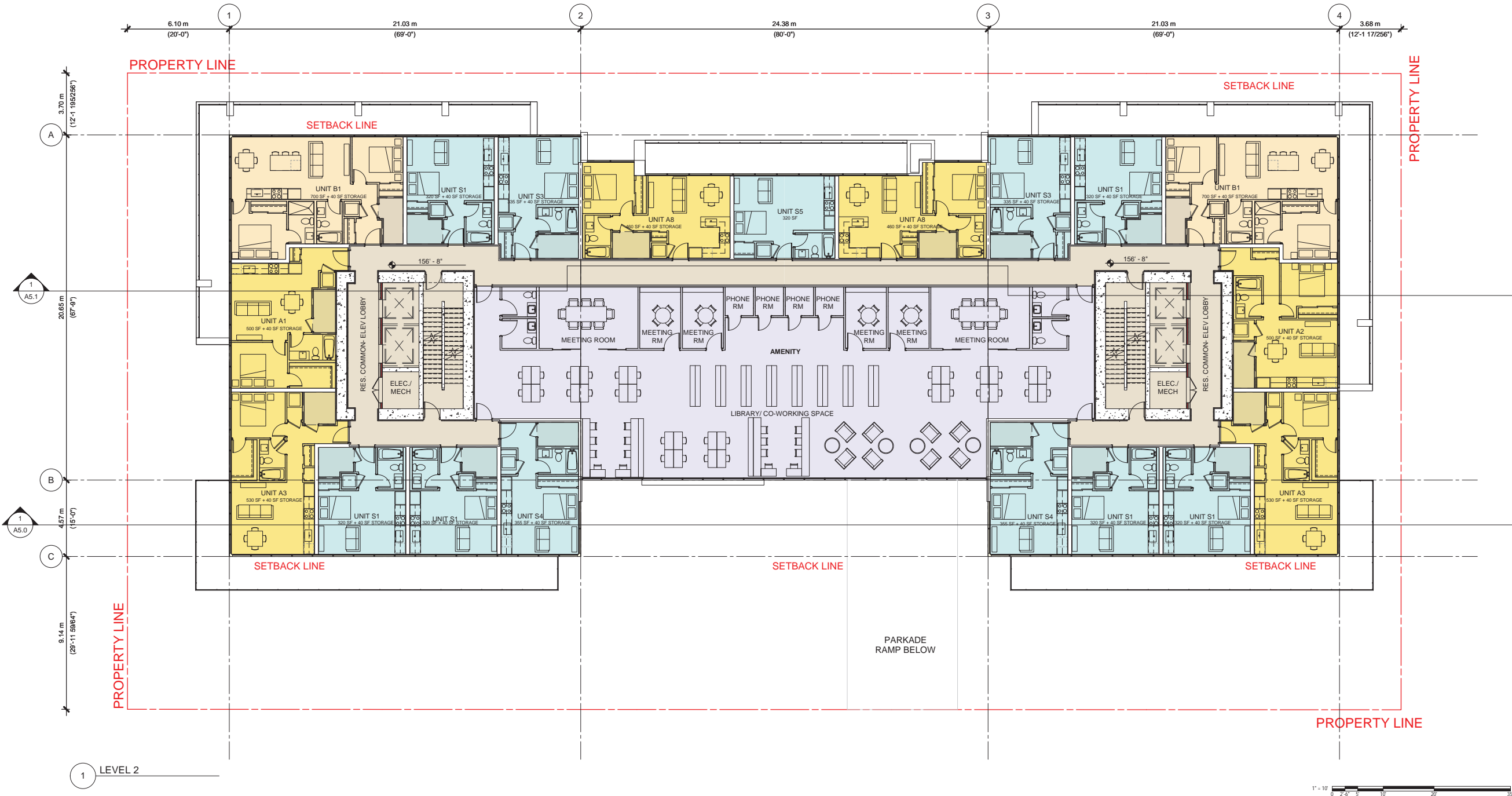
**S** **SIGHTLINE PROPERTIES**

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM CHECKED BY: SM  
SCALE: PROJECT NO.: 764

SHEET TITLE:  
**FLOOR PLAN LEVEL 2**

REV. NO.: SHEET NO.: **A2.2**



1 LEVEL 2

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**S** **SIGHTLINE PROPERTIES**

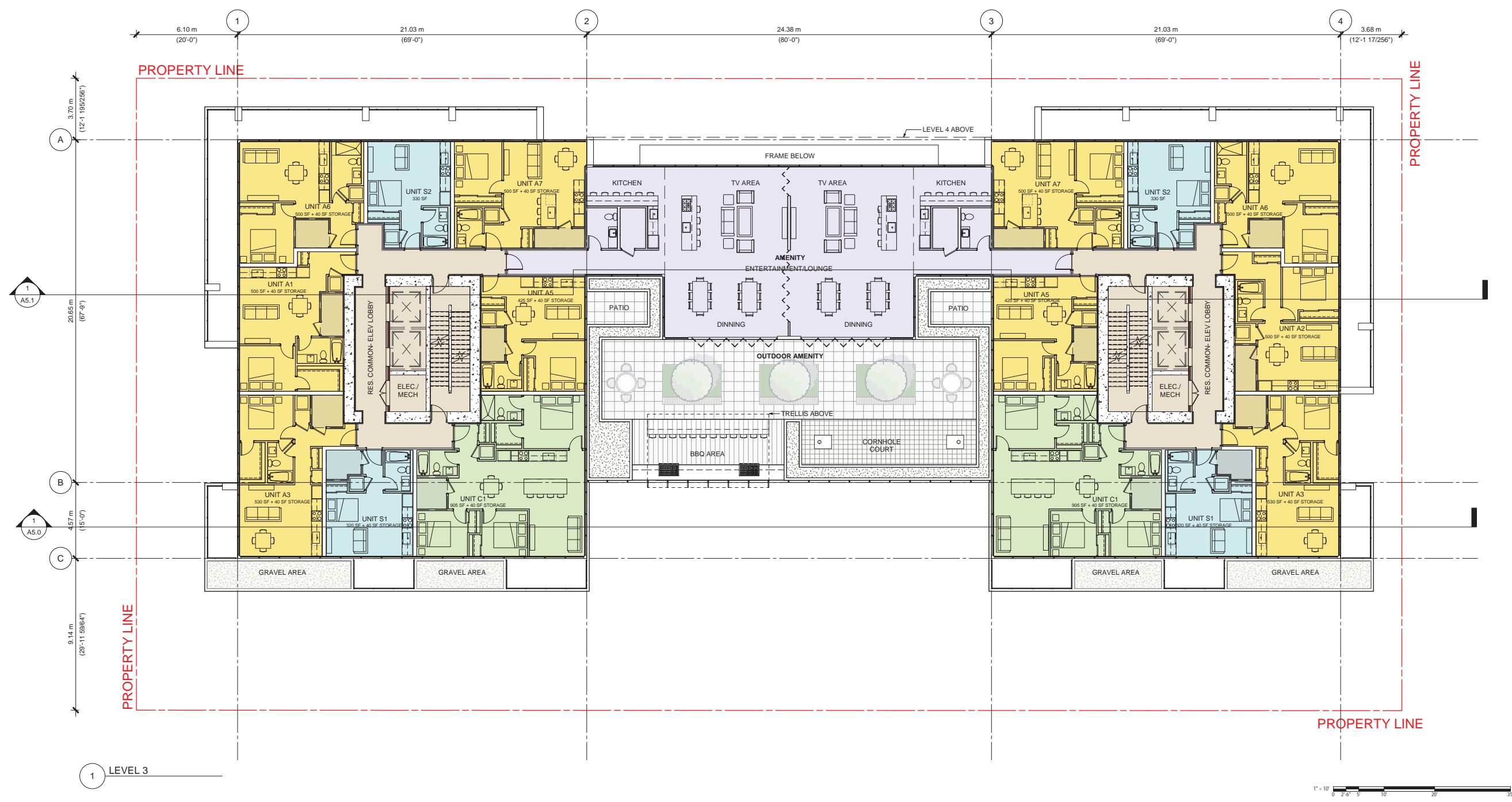
PROJECT:  
**BROADWAY TOWERS**

1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO.: 764

SHEET TITLE:  
**FLOOR PLAN LEVEL 3**

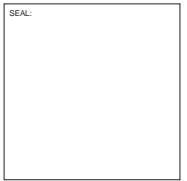
REV. NO.:	SHEET NO.: <b>A2.3</b>
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1095 WEST PENDER STREET  
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CANADA V6E 2M6  
TEL: 604 687-4741

**S** SIGHTLINE PROPERTIES

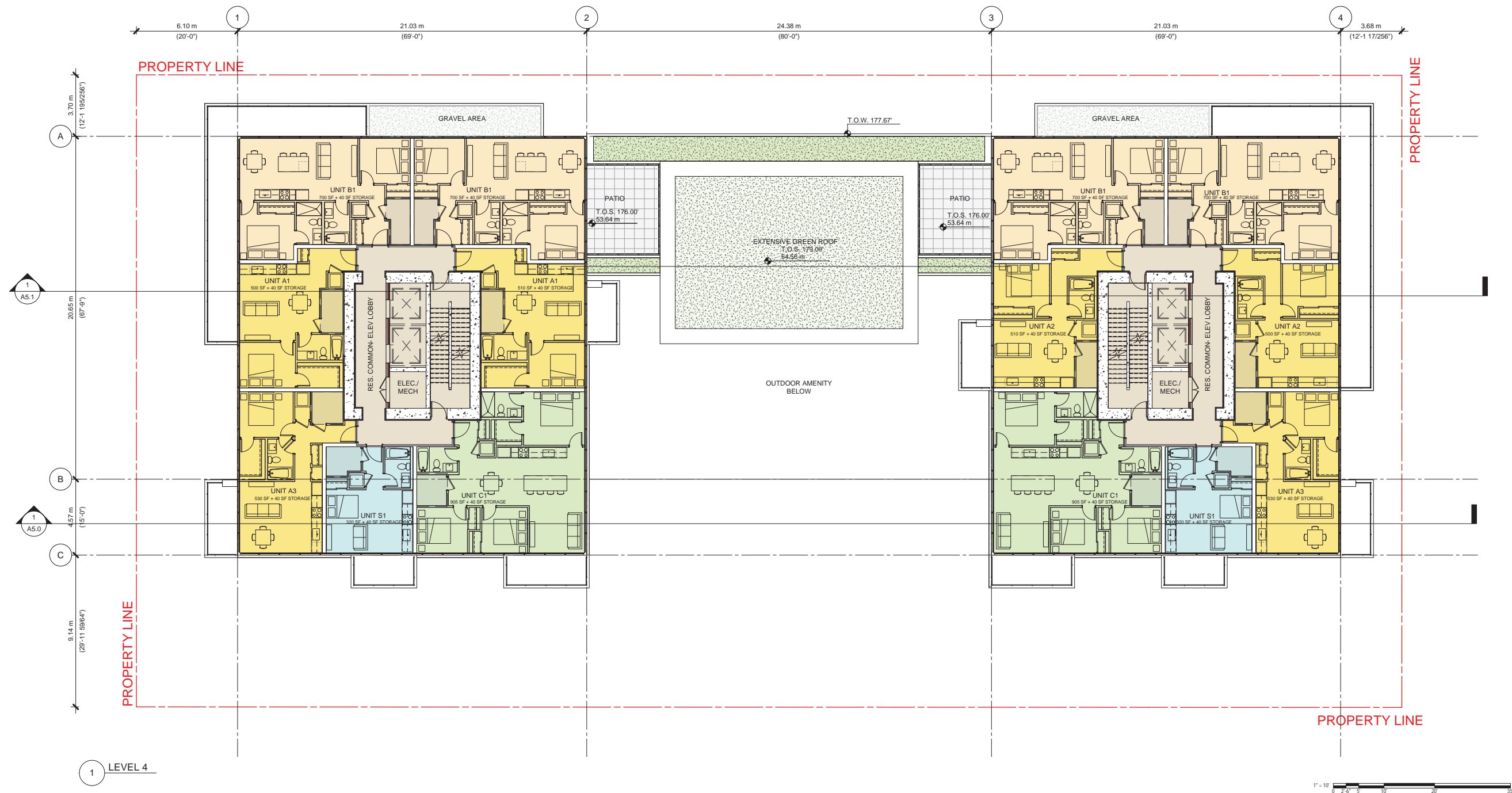
PROJECT:  
**BROADWAY TOWERS**

1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM CHECKED BY: SM  
SCALE: PROJECT NO.: 764

SHEET TITLE:  
**FLOOR PLAN LEVEL 4**

REV. NO.: SHEET NO.: **A2.4**

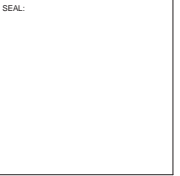


1 LEVEL 4

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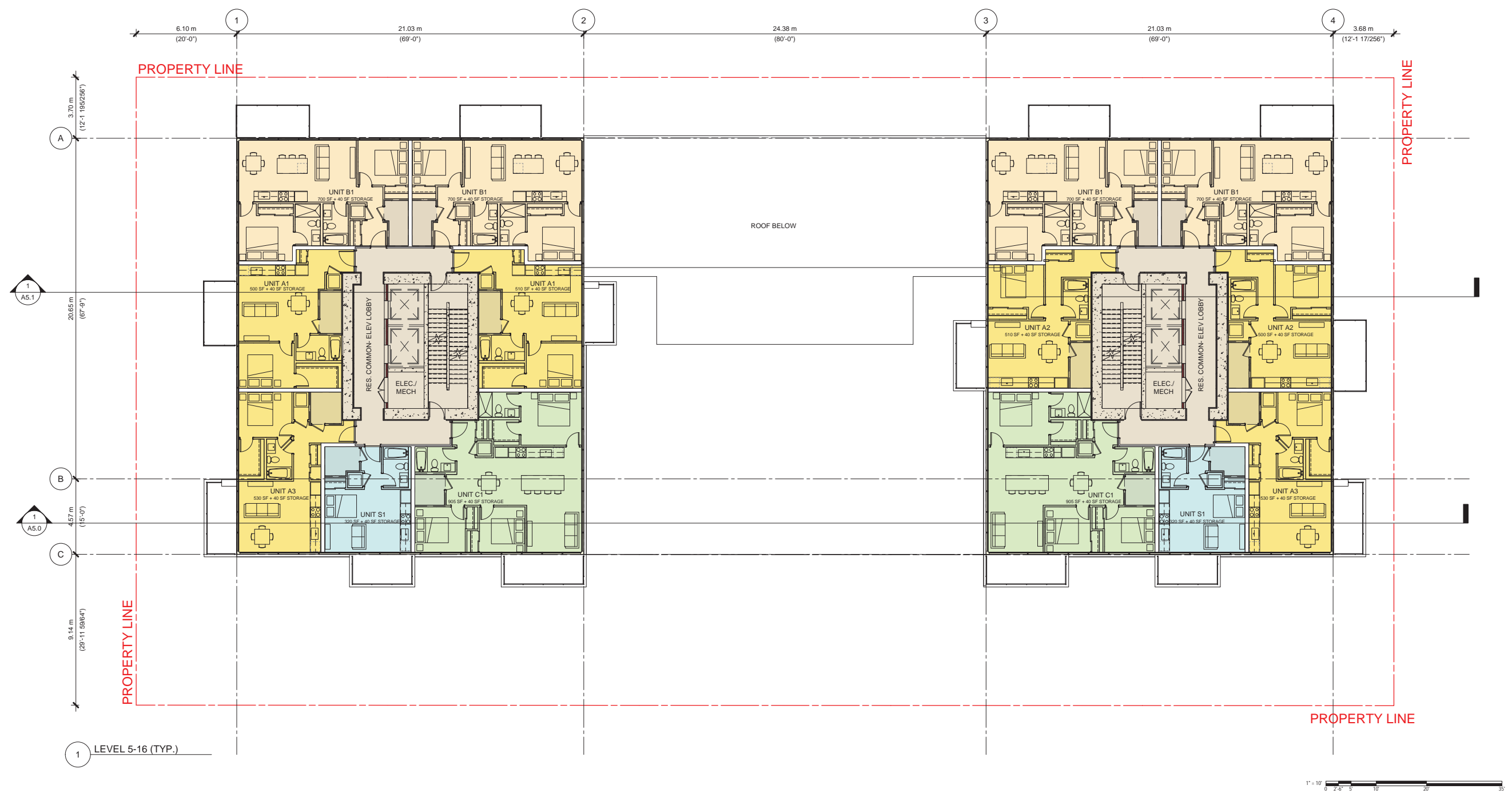
**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO.: 764

SHEET TITLE:  
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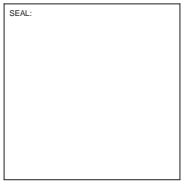
REV. NO.:	SHEET NO.: <b>A2.5</b>
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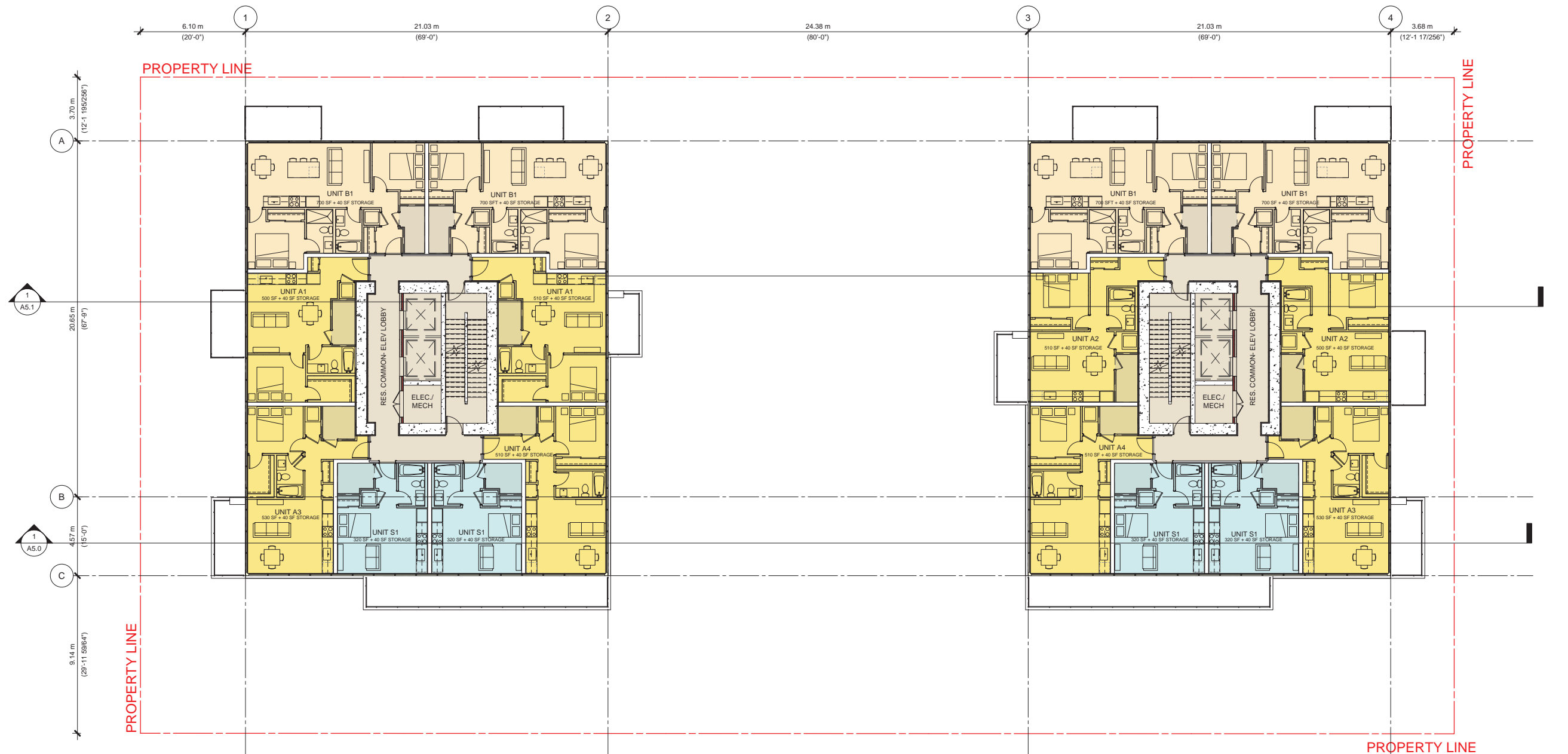
**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO.: 764

SHEET TITLE:  
**FLOOR PLAN LEVEL 17-19**

REV. NO.:	SHEET NO.: <b>A2.6</b>
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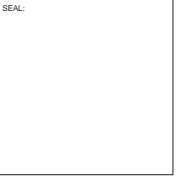
1 LEVEL 17-19



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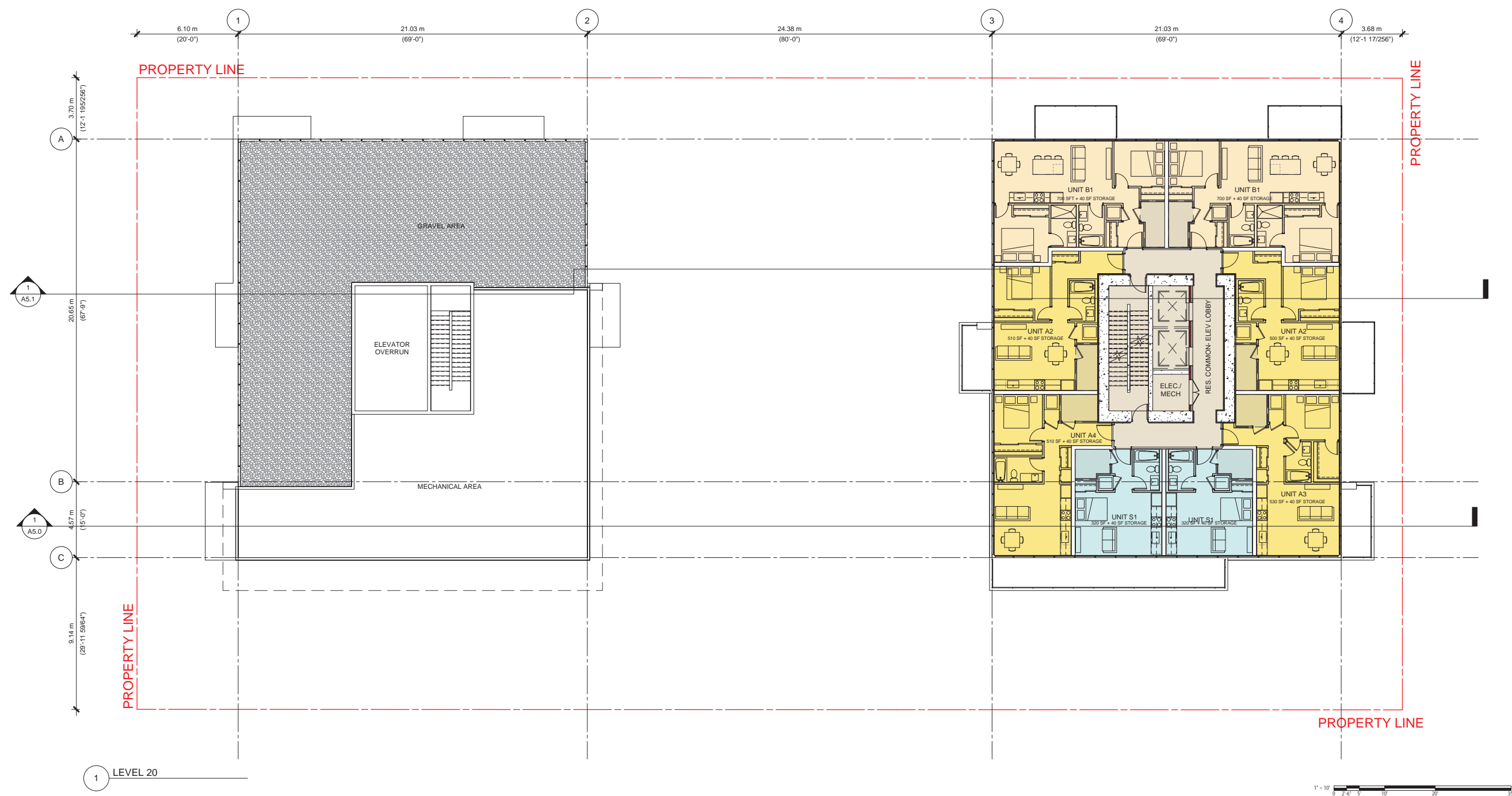
**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM CHECKED BY: SM  
SCALE: PROJECT NO.: 764

SHEET TITLE:  
**FLOOR PLAN LEVEL 20**

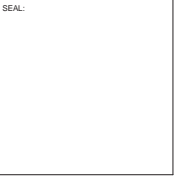
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TEL: 604 687-4741

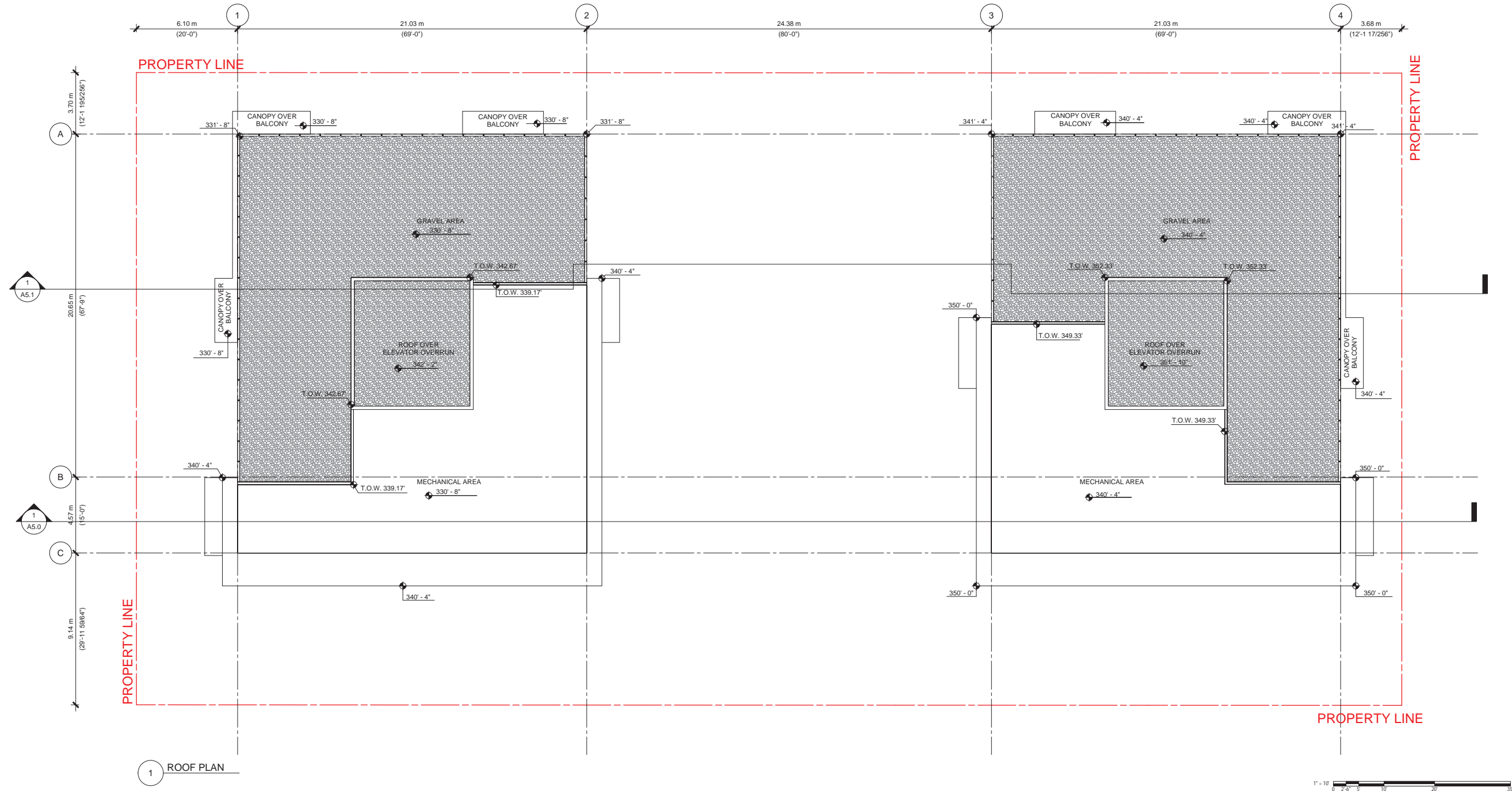
**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM CHECKED BY: SM  
SCALE: PROJECT NO.: 764

SHEET TITLE:  
**FLOOR PLAN ROOF**

REV. NO.: SHEET NO.: **A2.8**



1 ROOF PLAN

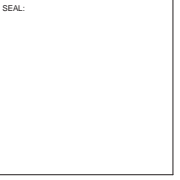




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TEL: 604 687-4741

**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver, BC V6J 2C3

DRAWN BY: TM CHECKED BY: SM  
SCALE: PROJECT NO.: 764

SHEET TITLE:  
**ELEVATION NORTH**

REV. NO.: SHEET NO.: **A4.1**



**NORTH ELEVATION**



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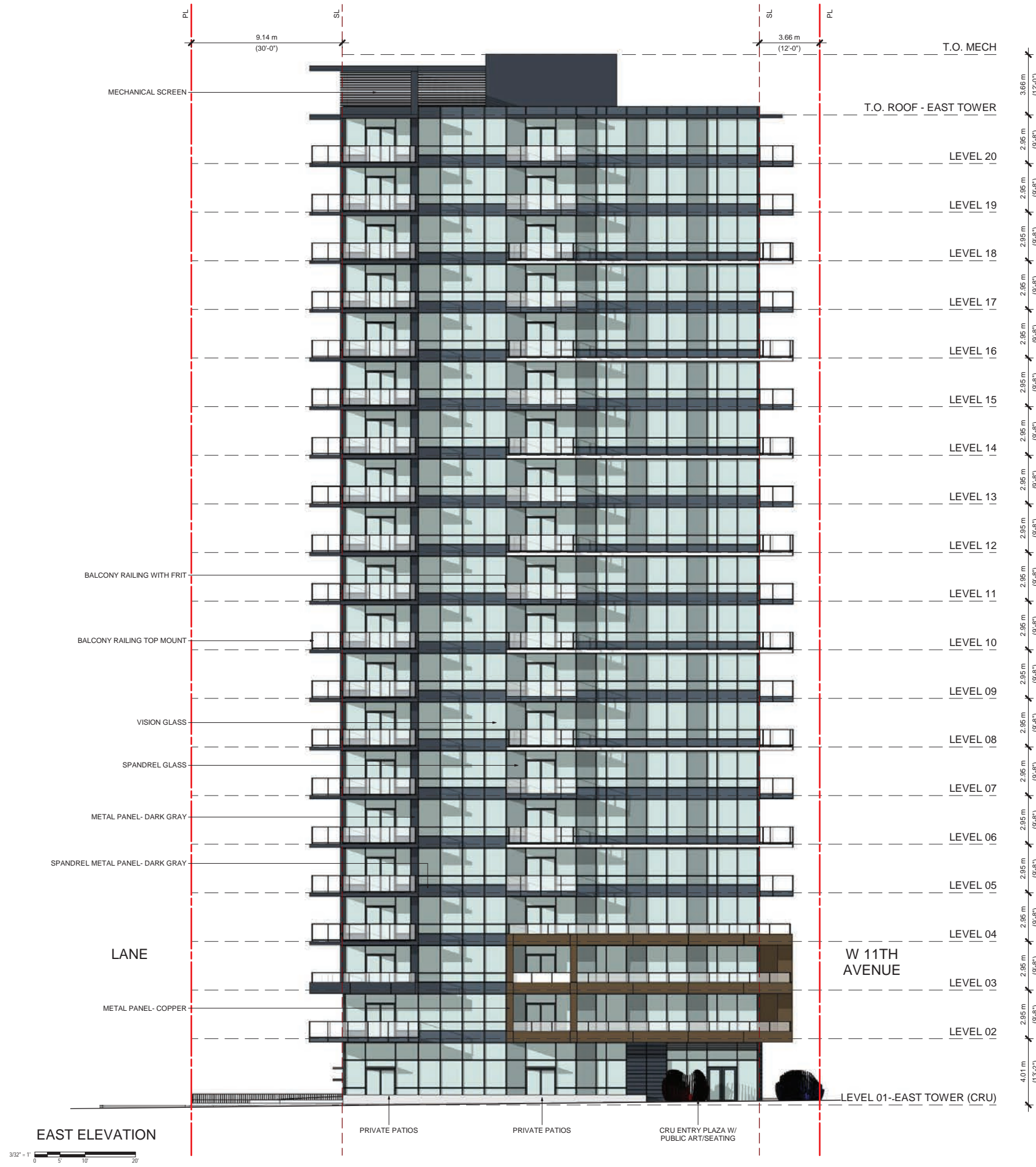
**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO.: 764

SHEET TITLE:  
**ELEVATION EAST**

REV. NO.:	SHEET NO.: <b>A4.2</b>
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**EAST ELEVATION**

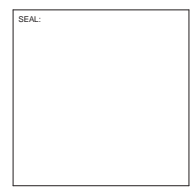
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NO.	DATE	DESCRIPTION

ISSUE:  
DATE DESCRIPTION:

DATE	DESCRIPTION



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**S** **SIHTLINE PROPERTIES**

PROJECT:  
**BROADWAY TOWERS**

1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO.: 764

SHEET TITLE:  
**ELEVATION SOUTH**

REV. NO.:  
SHEET NO.:  
**A4.3**



**SOUTH ELEVATION**  
3/32" = 1'

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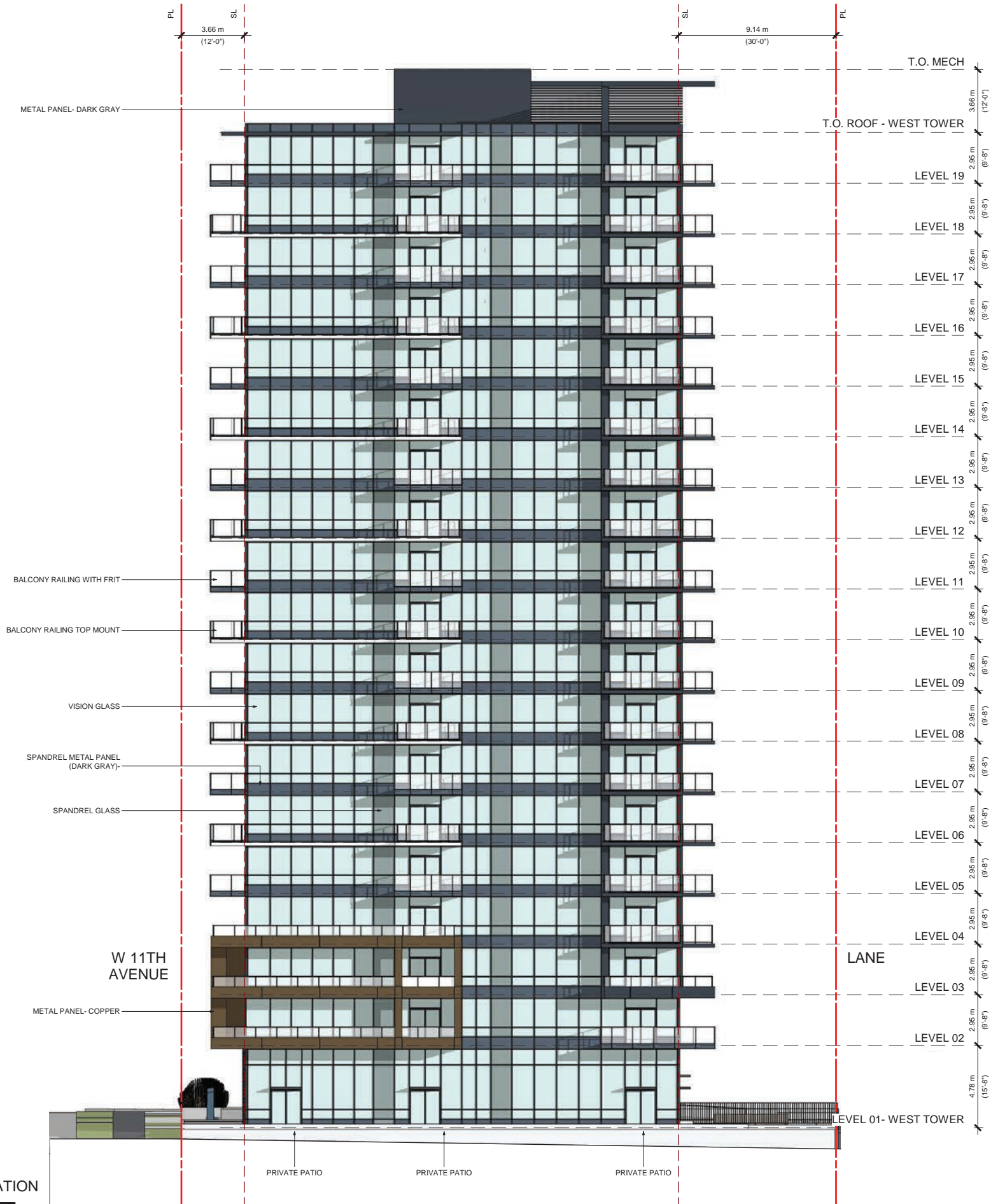
**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO.: 764

SHEET TITLE:  
**ELEVATION WEST**

REV. NO.:	SHEET NO.: <b>A4.4</b>
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WEST ELEVATION  
3/32" = 1"  
0 5 10 20'

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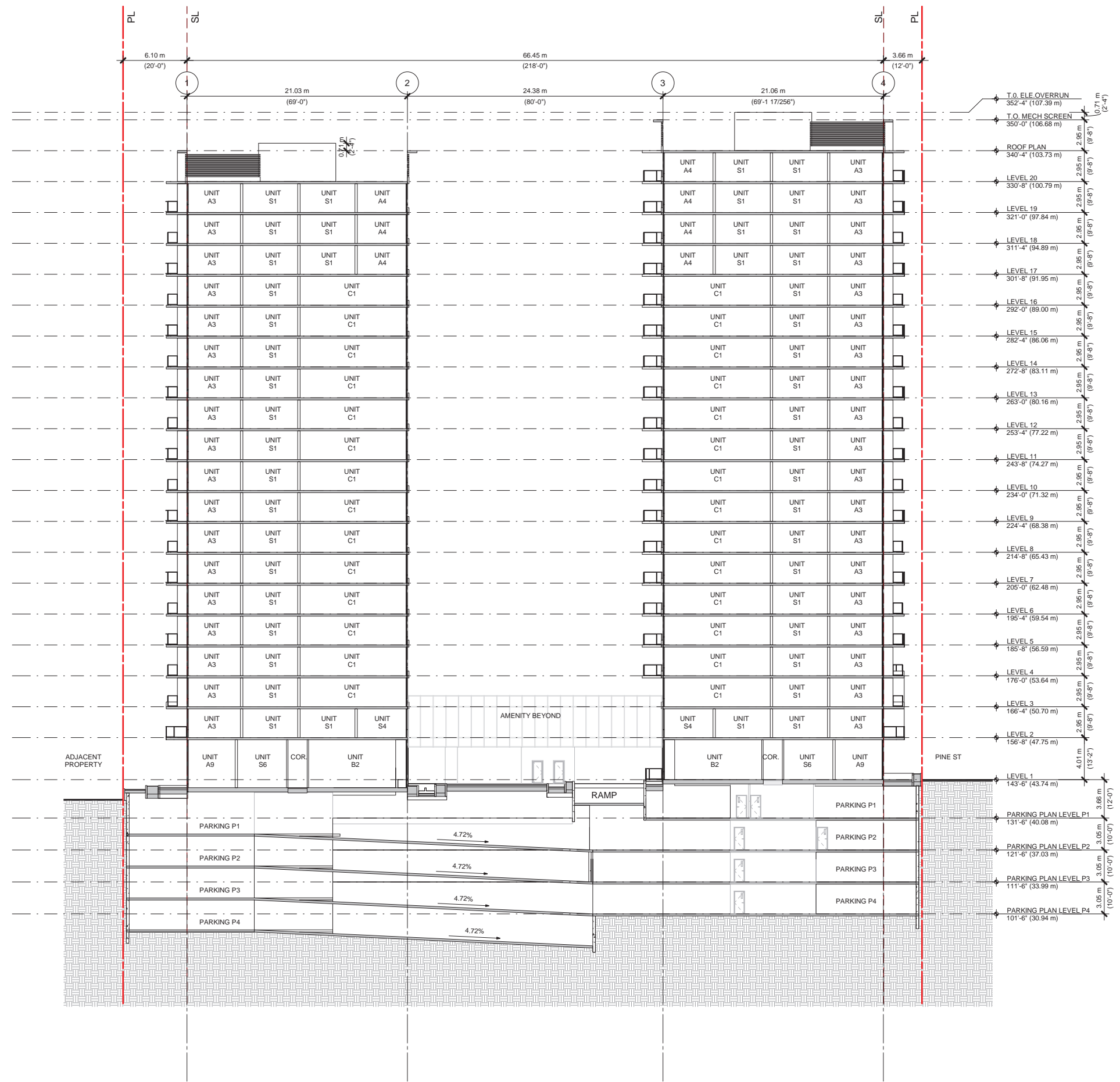
**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM CHECKED BY: SM  
SCALE: PROJECT NO.: 764

SHEET TITLE:  
**SECTION A-A**

REV. NO.: SHEET NO.: **A5.0**

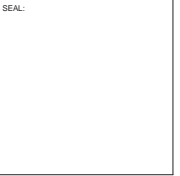


1 Section AA  
1/16" = 1'

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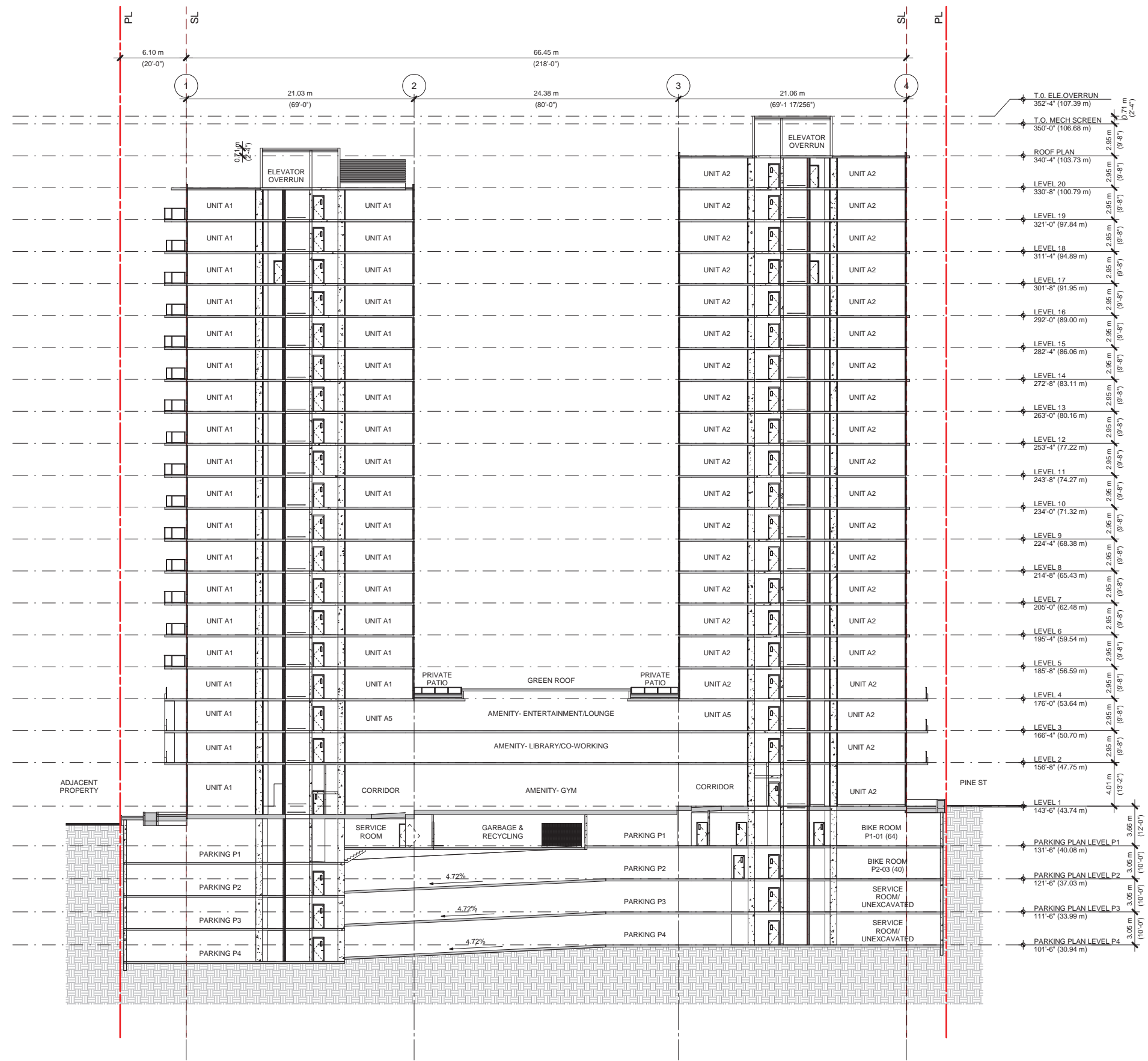
**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM CHECKED BY: SM  
SCALE: PROJECT NO.: 764

SHEET TITLE:  
**SECTION B-B**

REV. NO.: SHEET NO.: **A5.1**



1 Section BB  
1/16" = 1'

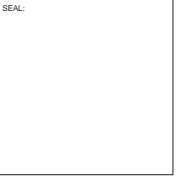
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OVERALL VIEW FROM SOUTH-EAST CORNER

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**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO.: 764
SHEET TITLE: <b>3D VIEWS</b>	

REV. NO.:	SHEET NO.: <b>A9.0</b>
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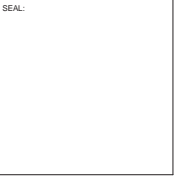
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OVERALL VIEW FROM NORTH-EAST CORNER

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TEL: 604 687-4741

**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO.: 764

SHEET TITLE:  
**3D VIEWS**

REV. NO.:	SHEET NO.: <b>A9.1</b>
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DATE	DESCRIPTION



VIEW FROM NORTH-EAST CORNER SHOWING PUBLIC ART & CRU ENTRY

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CANADA V6E 2M6  
TEL: 604 687-4741

**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**

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BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO.: 764

SHEET TITLE:  
**3D VIEWS**

REV. NO.:	SHEET NO.: <b>A9.2</b>
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VIEW FROM NORTH SIDEWALK SHOWING EAST TOWER ENTRY

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TEL: 604 687-4741

**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO.: 764

SHEET TITLE:  
**3D VIEWS**

REV. NO.:  
  
SHEET NO.:  
**A9.3**

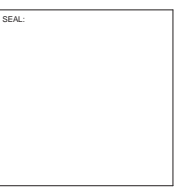
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CANADA V6E 2M6  
TEL: 604 687-4741

**S** SIGHTLINE PROPERTIES



VIEW FROM NORTH SIDEWALK SHOWING PUBLIC BIKE SHARE

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO.: 764

SHEET TITLE:  
**3D VIEWS**

REV. NO.:  
  
SHEET NO.:  
**A9.4**

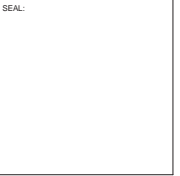
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ISSUE:

DATE	DESCRIPTION



VIEW FROM LANE SHOWING PARKING ENTRANCE, LOADING AREAS AND OUTDOOR AMENITIES

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ARCHITECTURE

15th FLOOR  
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VANCOUVER, B.C.  
CANADA V6E 2M6  
TEL: 604 687-4741

**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO.: 764

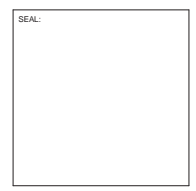
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**3D VIEWS**

REV. NO.:  
  
SHEET NO.:  
**A9.5**

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NO.	DATE:	DESCRIPTION:

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DATE:	DESCRIPTION:



VIEW FROM SOUTH-WEST CORNER SHOWING OUTDOOR AMENITY AREAS ON GROUND & ON LEVEL 3

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CANADA V6E 2M6  
TEL: 604 687-4741

**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
SCALE:	PROJECT NO.: 764

SHEET TITLE:  
**3D VIEWS**

REV. NO.:	SHEET NO.: <b>A9.6</b>
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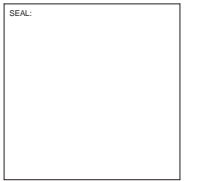
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DATE	DESCRIPTION



VIEW FROM EAST TOWER BALCONY OVERLOOKING OUTDOOR AMENITY ON LEVEL 3 & PRIVATE DECK/GREEN ROOF ON LEVEL 4

**CICOZZI**  
ARCHITECTURE

15th FLOOR  
1095 WEST PENDER STREET  
VANCOUVER, B.C.  
CANADA V6E 2M6  
TEL: 604 687-4741

**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY  
TOWERS**

1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM	CHECKED BY: SM
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SCALE:	PROJECT NO.: 764
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SHEET TITLE: <b>3D VIEWS</b>
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REV. NO.:	SHEET NO.: <b>A9.7</b>
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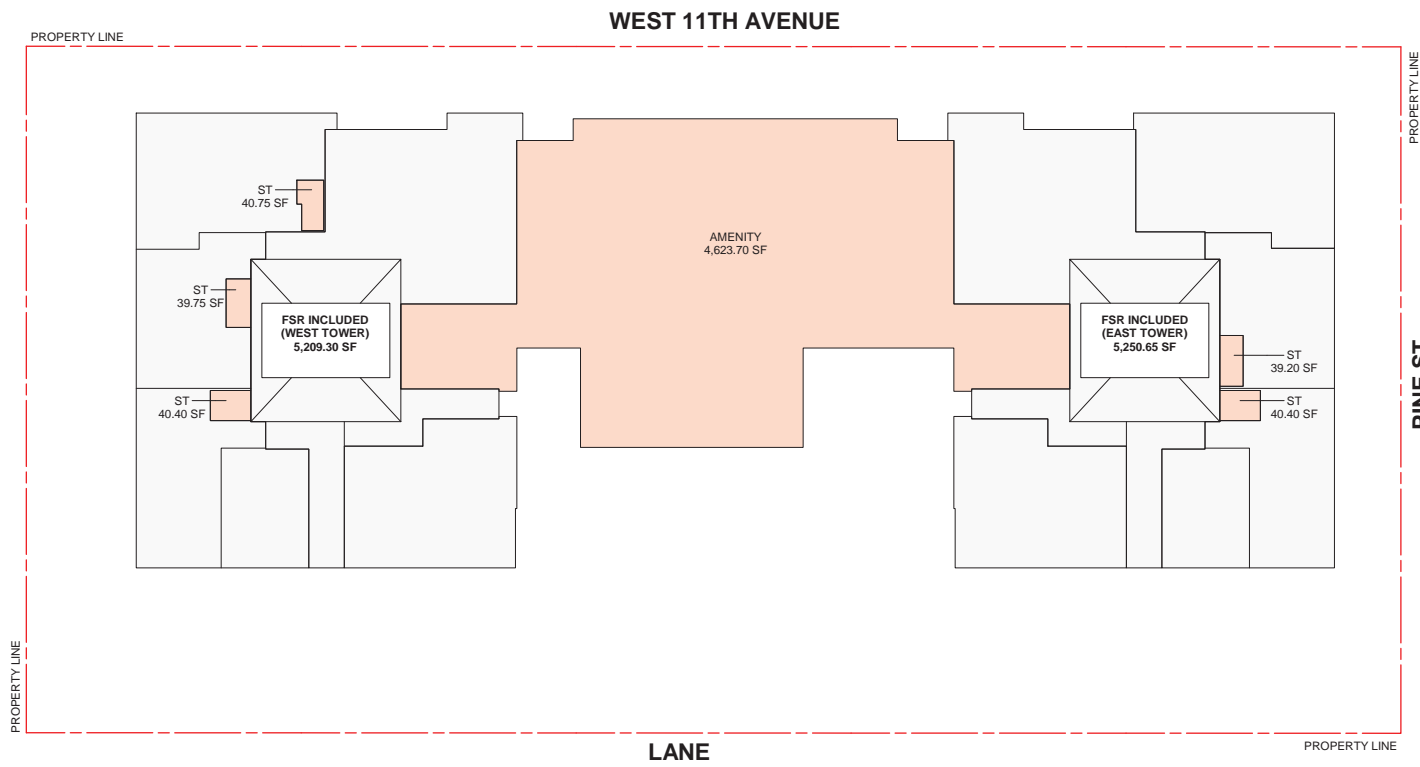
**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver, BC V6J 2C3

DRAWN BY: TM CHECKED BY: SM  
SCALE: PROJECT NO.: 764

SHEET TITLE:  
**FSR DIAGRAMS**

REV. NO.: SHEET NO.: **A10.1**

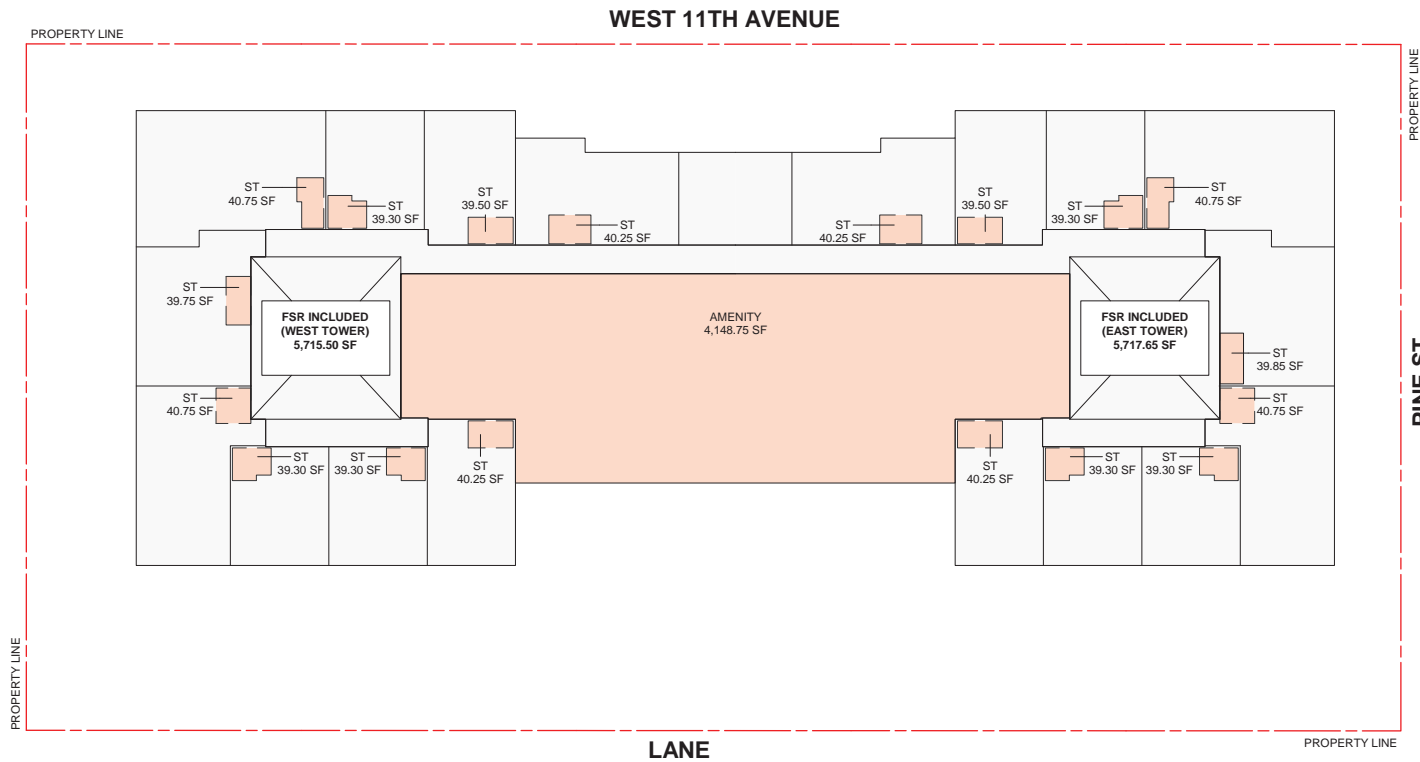


**LEGEND**  
 FSR INCLUDED  
 FSR EXCLUDED

**FSR AREA CALCULATION PER FLOOR- LEVEL 01**

GROSS AREA	15,284 SF
FSR EXCLUDED (STORAGE+AMENITY)	4,824 SF
FSR AREA:	10,460 SF

1 LEVEL 01 FSR DIAGRAM



**LEGEND**  
 FSR INCLUDED  
 FSR EXCLUDED

**FSR AREA CALCULATION PER FLOOR- LEVEL 02**

GROSS AREA	16,300 SF
FSR EXCLUDED (STORAGE+AMENITY)	4,867 SF
FSR AREA:	11,433 SF

2 LEVEL 02 FSR DIAGRAM



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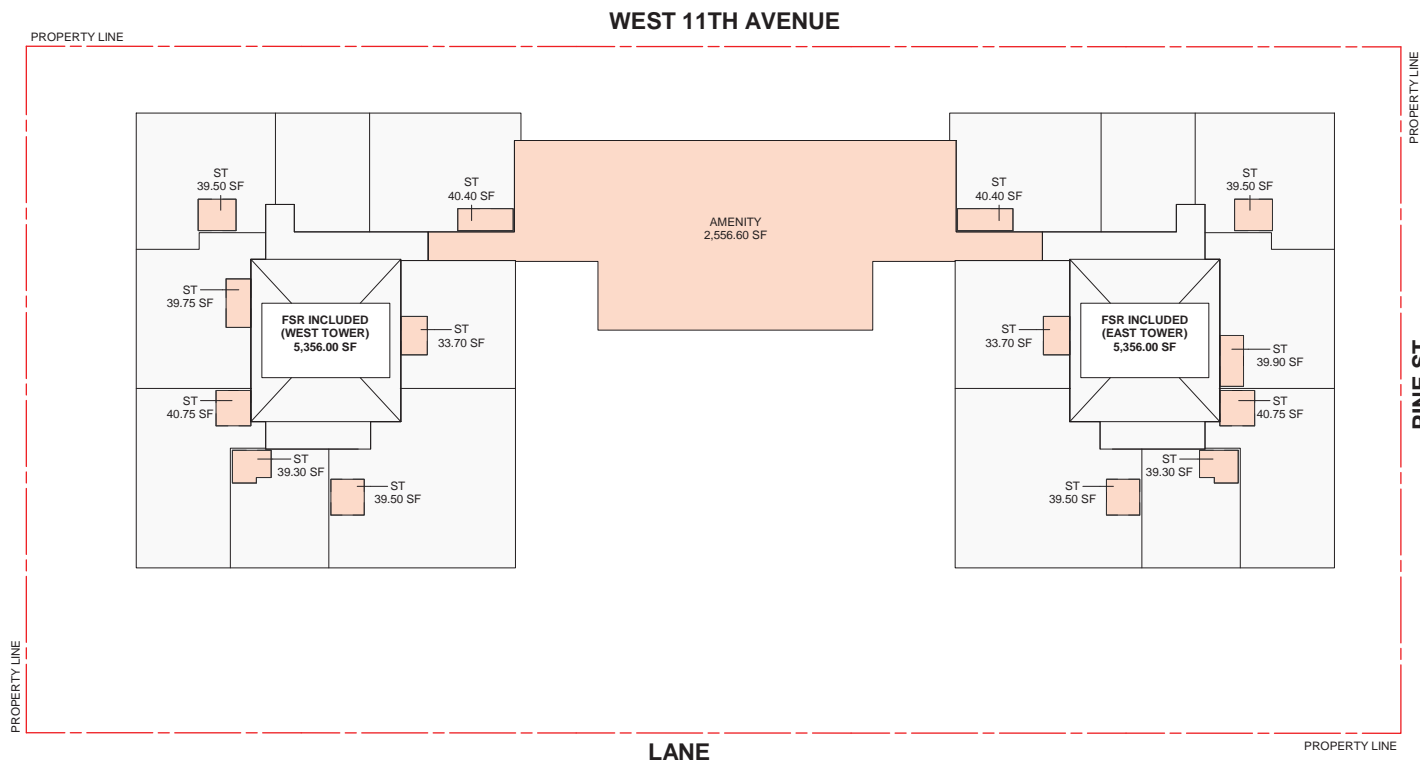
**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver, BC V6J 2C3

DRAWN BY: TM CHECKED BY: SM  
SCALE: PROJECT NO.: 764

SHEET TITLE:  
**FSR DIAGRAMS**

REV. NO.: SHEET NO.: **A10.2**

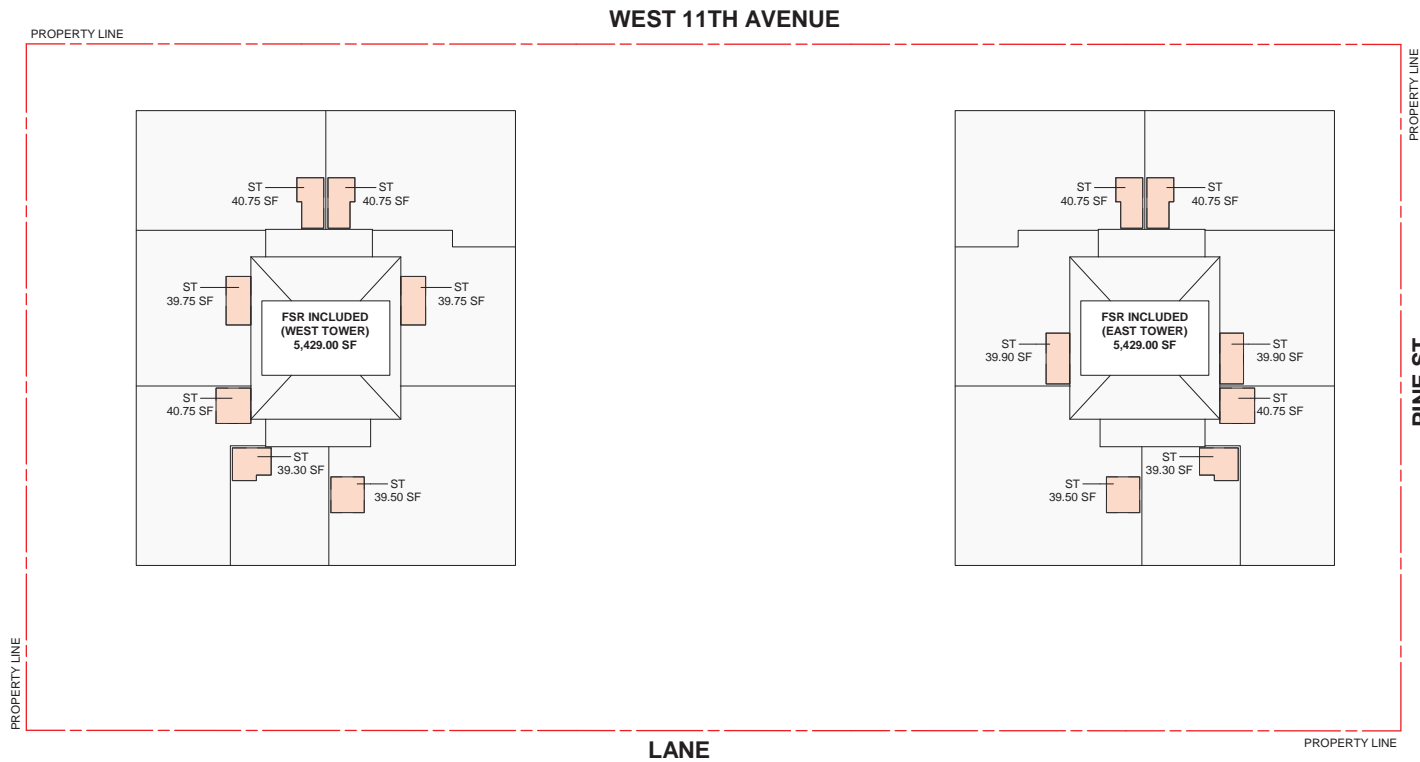


**LEGEND**  
 FSR INCLUDED  
 FSR EXCLUDED

**FSR AREA CALCULATION PER FLOOR- LEVEL 03**

GROSS AREA	13,815 SF
FSR EXCLUDED (STORAGE+AMENITY)	3,103 SF
FSR AREA:	10,712 SF

1 LEVEL 03 FSR DIAGRAM



**LEGEND**  
 FSR INCLUDED  
 FSR EXCLUDED

**FSR AREA CALCULATION PER FLOOR- LEVEL 04-16**

GROSS AREA	11,419 SF
FSR EXCLUDED (STORAGE)	561 SF
FSR AREA:	10,858 SF

2 LEVEL 04-16 FSR DIAGRAM





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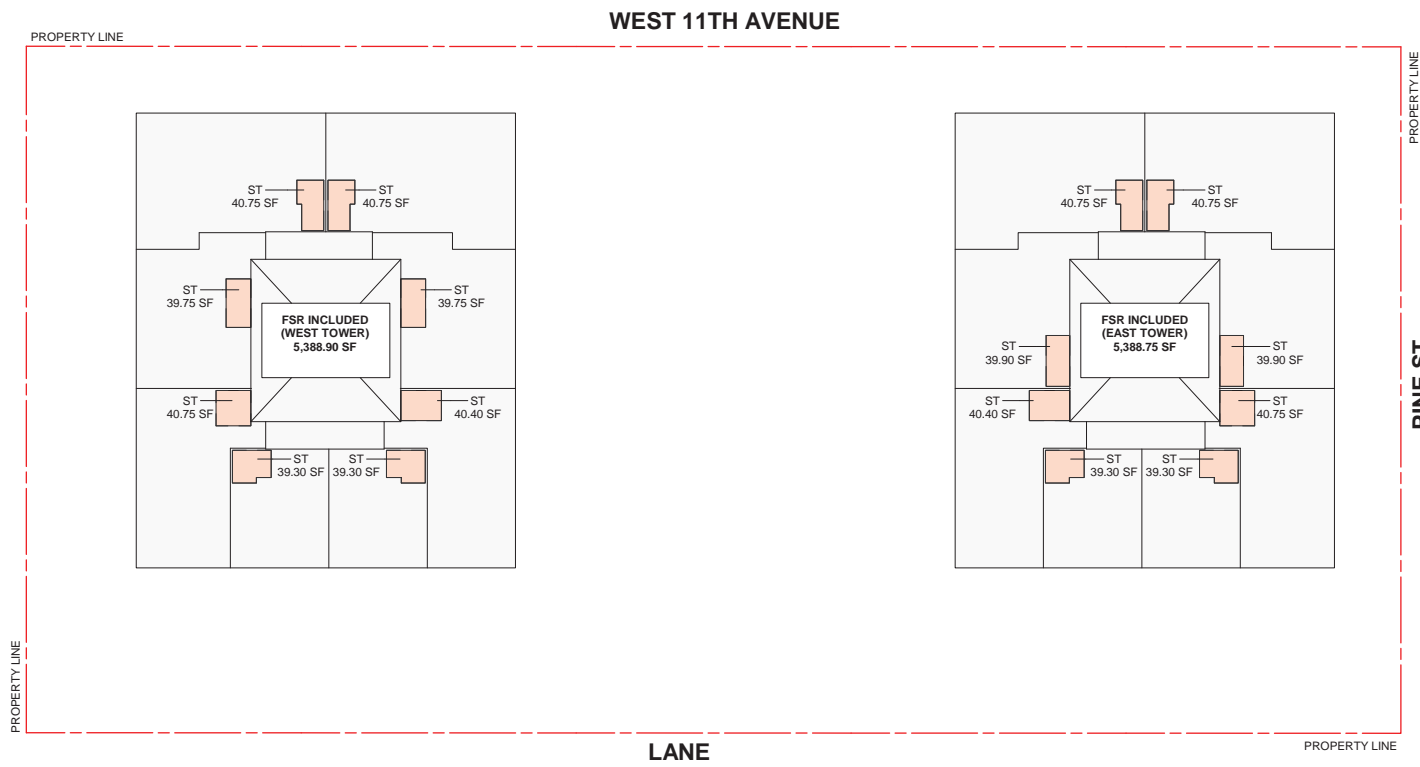
**S** SIGHTLINE PROPERTIES

PROJECT:  
**BROADWAY TOWERS**  
  
1726 W 11th Ave, Vancouver,  
BC V6J 2C3

DRAWN BY: TM CHECKED BY: SM  
SCALE: PROJECT NO.: 764

SHEET TITLE:  
**FSR DIAGRAMS**

REV. NO.: SHEET NO.: **A10.3**

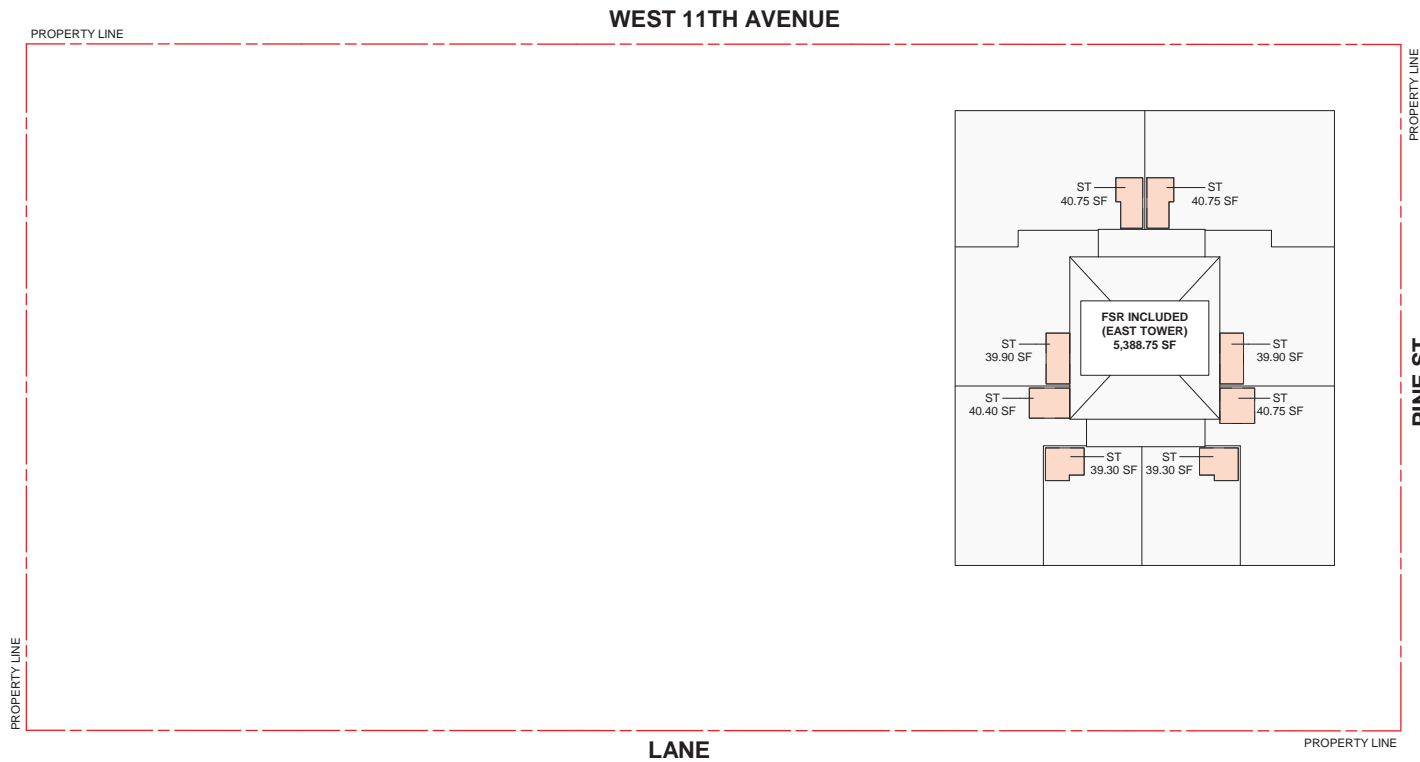


**LEGEND**  
FSR INCLUDED  
FSR EXCLUDED

**FSR AREA CALCULATION PER FLOOR- LEVEL 17-19**

GROSS AREA	15,284 SF
FSR EXCLUDED (STORAGE)	4,824 SF
FSR AREA:	10,460 SF

1 LEVEL 17-19 FSR DIAGRAM



**LEGEND**  
FSR INCLUDED  
FSR EXCLUDED

**FSR AREA CALCULATION PER FLOOR- LEVEL 20**

GROSS AREA	5,710 SF
FSR EXCLUDED (STORAGE)	321 SF
FSR AREA:	5,389 SF

2 LEVEL 20 FSR DIAGRAM

