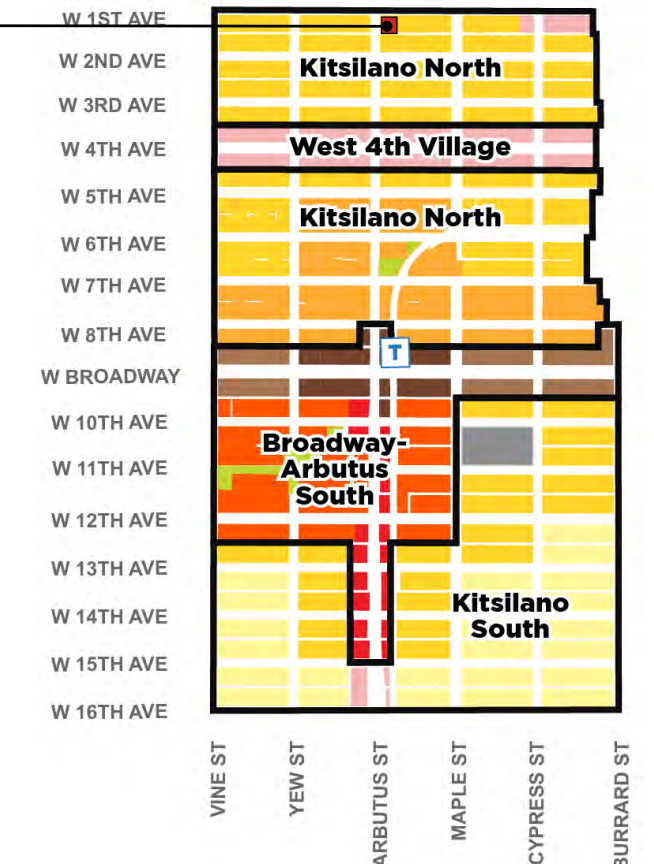
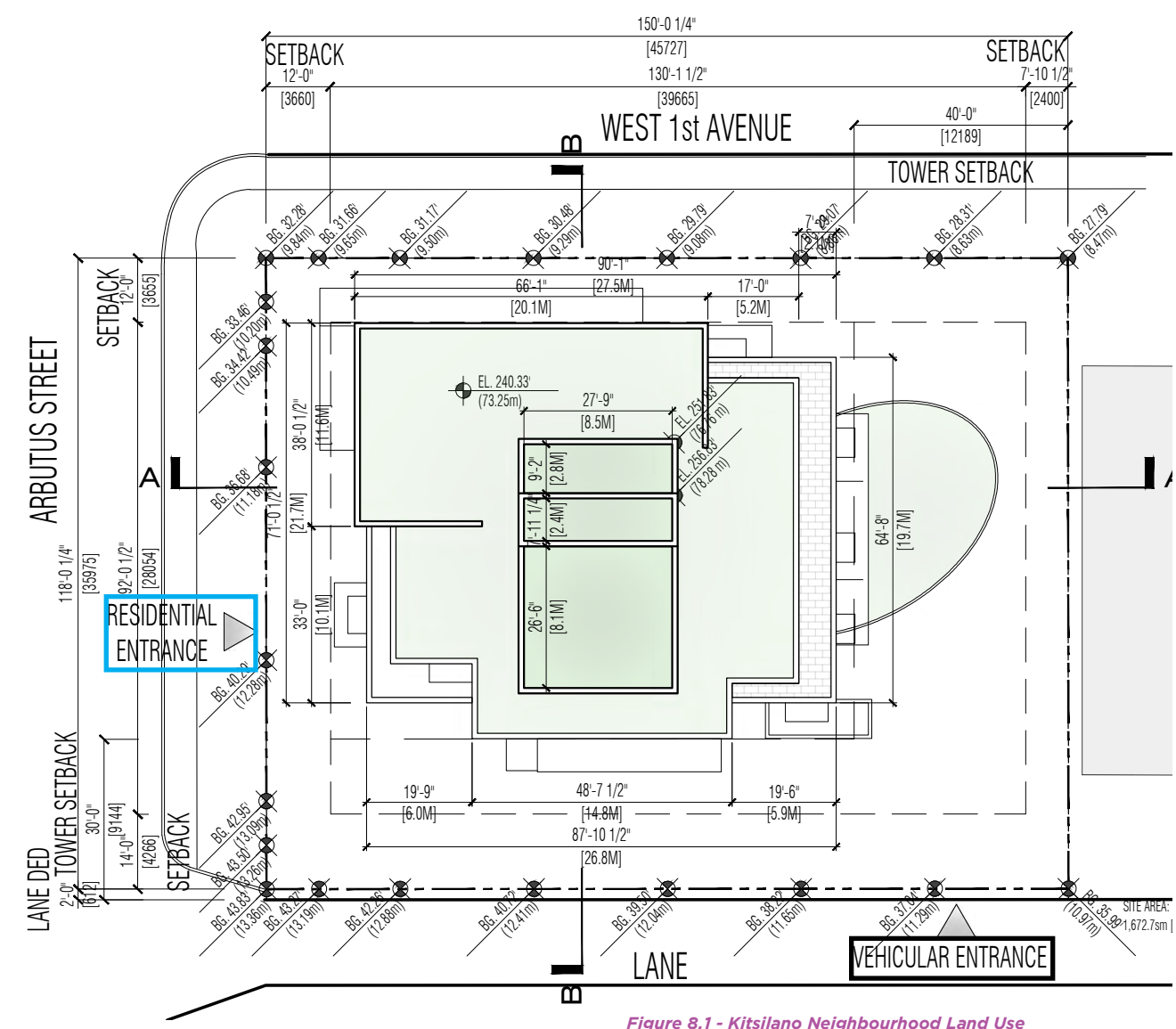
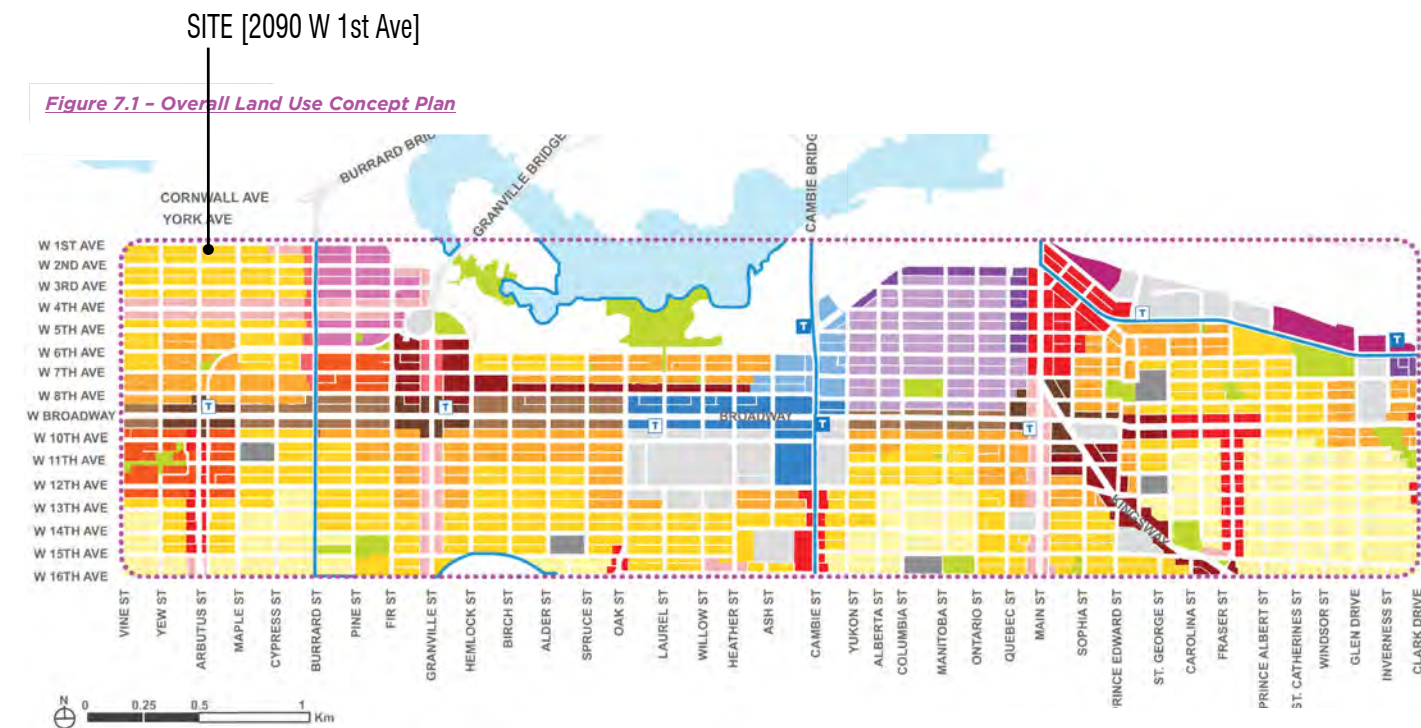


BROADWAY PLAN DEVELOPMENT - 100% SECURED RENTAL WITH 20% BELOW MARKET

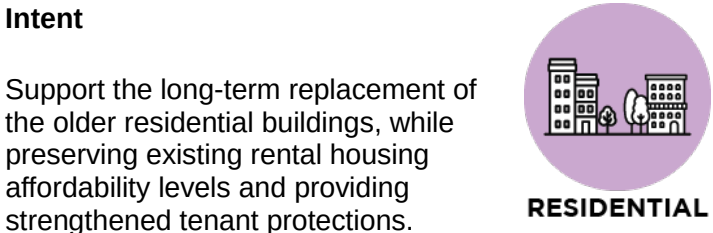
2090 W 1ST AVENUE

RE-ISSUED FOR REZONING
AUGUST 15, 2024

All setbacks comply or exceed those prescribed within the Broadway Plan Policy. Tower setbacks allow for a 9.1m[30ft] south setback [lane] and greater than 12.2m[40ft] setback from the east property line. Building setbacks at grade comply with the Broadway Plan Policy with an additional setback allocated along Arbutus St to accommodate the retention of an existing mature tree along Arbutus Street just south of W 1st Avenue. A 4.3m[14ft] setback is provided along the lane [southern rear setback]. In addition to providing the required 3.7m[12ft] below-grade setback along W 1st Avenue, additional below-grade setback has been provided along Arbutus Street to further accommodate the tree retention.



KKNB



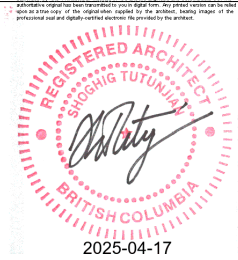
- ## APPLICABLE POLICY AND GUIDELINES
- Broadway Plan (2022)
 - High-Density Housing for Families with Children Guidelines (1992)
 - Family Room: Housing Mix Policy for Rezoning Projects (2016)
 - Tenant Relocation and Protection Policy (2019)
 - Green Buildings Policy for Rezoning (2010, last amended 2022)
 - Community Amenity Contributions Policy for Rezoning (1999, last amended 2023)
 - Urban Forest Strategy (2014, last amended 2018)
 - Rain City Strategy (2019)
 - Public Art Policy for Rezoned Developments (1994, last amended 2022)
 - Development Cost Levies Information Bulletin (2018, last amended 2022)
 - Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2022)
 - Vancouver Utilities Development Cost Levy By-law No. 12183 (2018, last amended 2022)

Policy Area	Kitsilano North - Area B		KKNB	
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	12 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	- A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). - For existing social housing sites, 100% of the residential floor area must be social housing. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.			
	- For existing social housing sites, 100% of the residential floor area must be social housing. - Applies where a tower cannot be achieved due to lot conditions or policy 8.2.2. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).			
	See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.			
	- Applies where a tower cannot be achieved due to lot conditions or policy 8.2.2. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).			
	"Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan.			

8.2.2 There will be a maximum of two towers per block (street to street, including any laneways) in the Kitsilano North sub-area. For blocks located in both Kitsilano North and another sub-area, only towers in Kitsilano North shall be counted toward the maximum.

8.2.3 Minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or childcare.

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2- 2024.08.15 Re-Issued for Rezoning
1- 2024.06.28 Issued for Rezoning
no.: date: description:
Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE

drawing title:
DESIGN RATIONALE 1

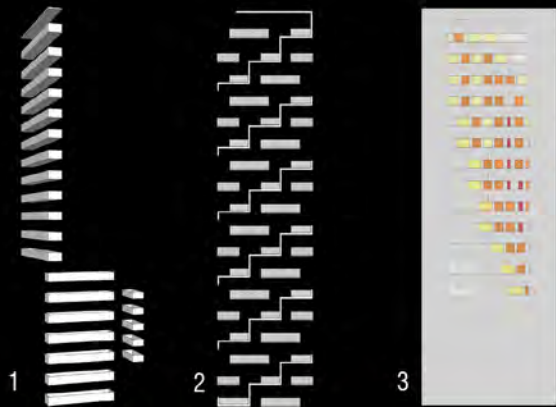
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drawn by: SOA
checked by: SOA
date: AUG 15, 2024
scale: -

drawing no.:

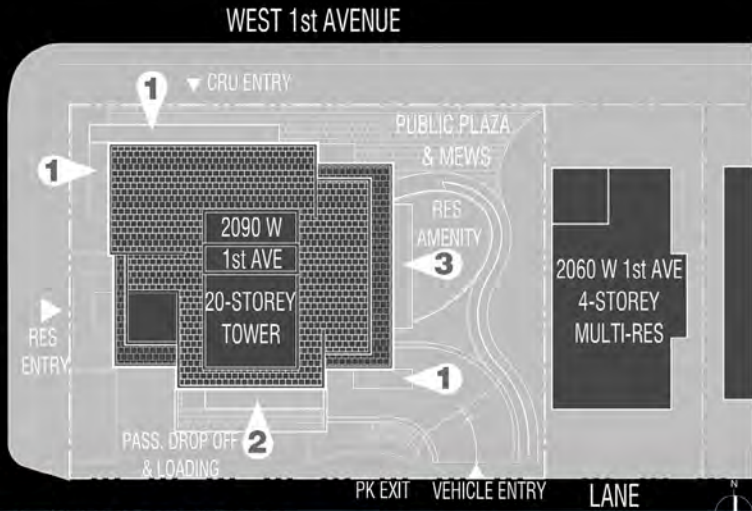
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1. RISING ABOVE GRADE & FLUID PUBLIC REALM

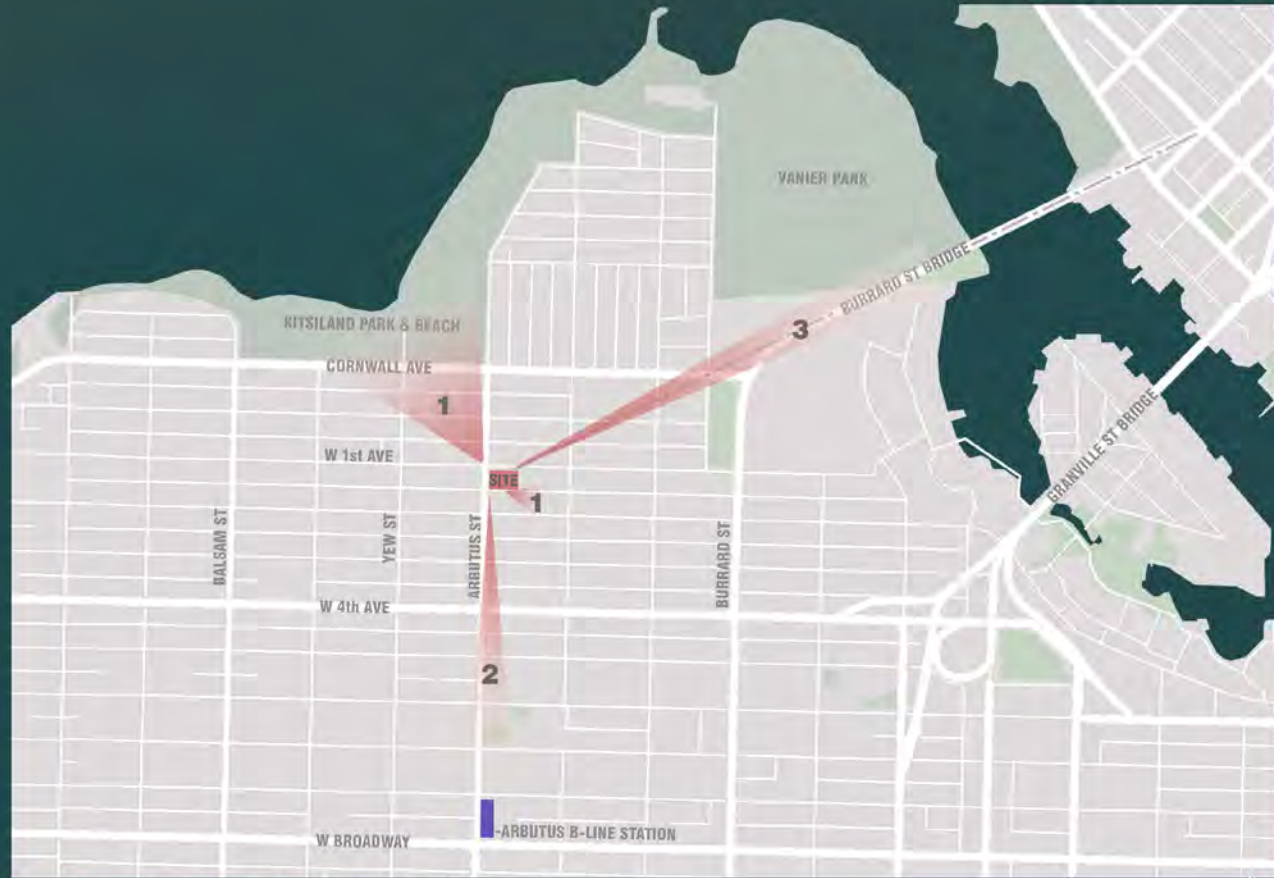
From the dramatic slope of the site terrain, where there is a 4.9m[16ft] difference between the high and low points of the site, comes the approach to lift the rental residences portion of the tower above and have a free-flowing ground plane underneath harbouring the feature uses of the development. The corner CRU, residential lobby & indoor amenity are inserted underneath the mass of the tower above, framed by the supporting structure. Even the ground-floor service uses and vehicular ramp are insertions under the tower. As the lane [south] is the high-side of the site, minimum clearance for the loading bays determines the elevation of the underside of Level 2 of the tower. As the grade slopes dramatically down Arbutus, the resulting space opens up into a lofty space adjacent to W 1st Avenue. The funnel of the clear void space under Level 2 acts as a theatre broadcasting the life of the uses within [Ref: 4. Site Section]. To accentuate the fluidity of the ground plane within the building, the various programmatic elements are expressed as human-scaled volumes, ‘disaligned’ with the tower structure coming from above, maintaining a varied but continuous clear space under Level 2.



1. BALCONY TREATMENTS



2. SITE PLAN DIAGRAM

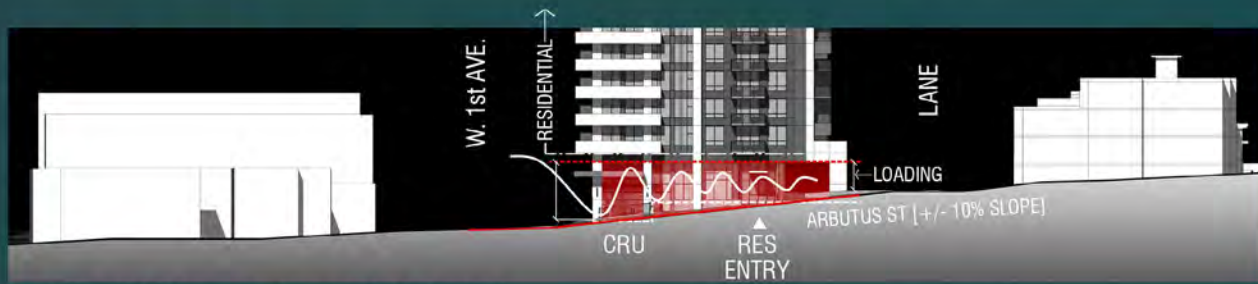


3. LOCATION PLAN SHOWING ADDRESS TO CONTEXT

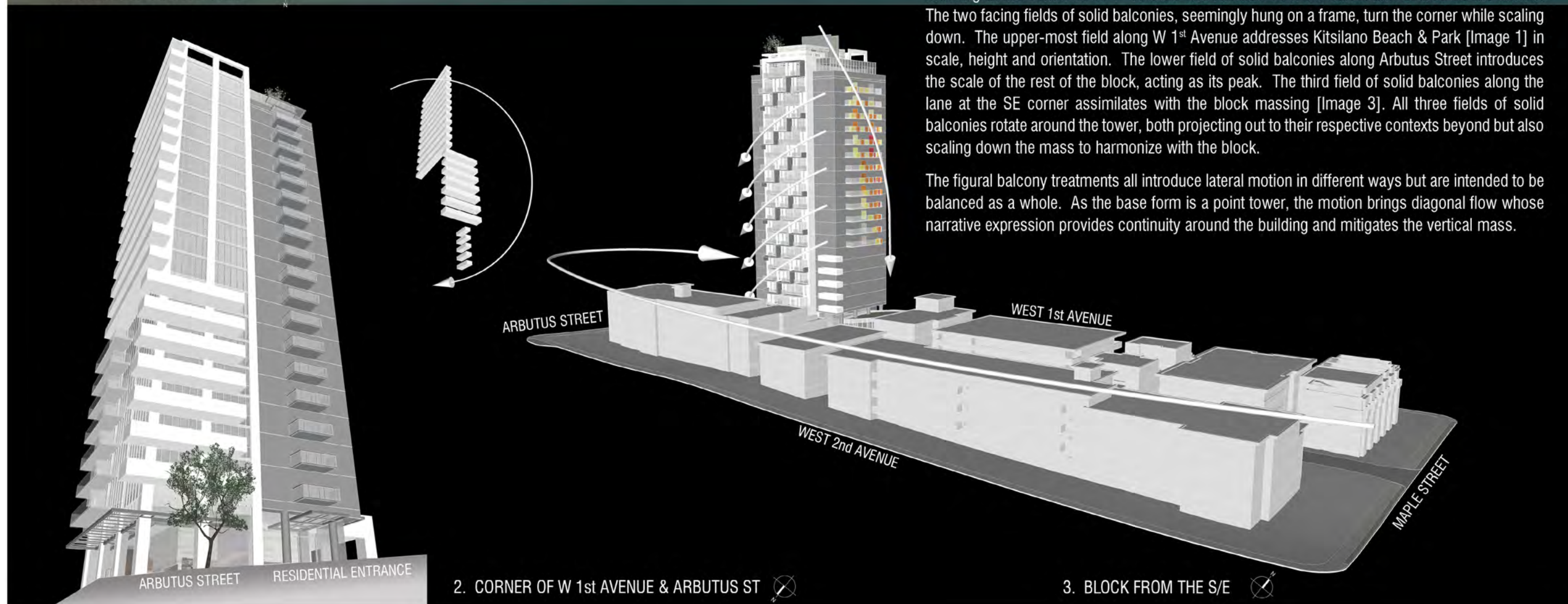
2090 W. 1st AVENUE - DESIGN RATIONALE

CONTEXT & ARTICULATION OF TOWER FORM

Once lifted up and over the dynamic public realm, the tower is designed to slim its mass by breaking it into tiered, vertical bays. In addition, these vertical bays are further defined horizontally responding to the varied contextual relationships. From the unique siting at the head of Kitsilano Beach & Park and the alignment with the Burrard Bridge, the bays have been configured to provide address on 3 fronts with 3 alternating, subsidiary vertical bays to provide a regularizing rhythm, spacing & continuity. Starting at the main corner at W 1st Avenue and Arbutus Street (1), balconies are used as distinct figural elements, combined to define a series of 3 subsidiary volumes which articulate the corner with their turn, gradually scaling down as they rotate around the building, terminating in the lane. The south-facing bay (2) acts as the ‘spine’ of the building, expressing strength at the base where it straddles the drive aisle. Balconies are expressed with concrete pattern accentuating a diagonal flow down toward the main residential entrance. Conversely, the east facing bay (3) lifts & combines the glazed balconies to act as a frame for coloured-glass guardrails and privacy screens. The east bay addresses the alignment with the Burrard Bridge using colour, conceptually a reflection, or gleam, of the rising sun that it would face.



4. SITE SECTION ALONG ARBUTUS STREET



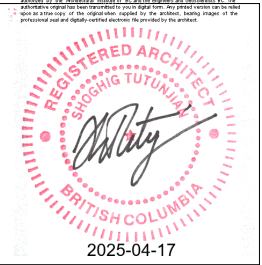
REGISTERED ARCHITECT
SHOIGH TUTUNJIAN
[Signature]
BRITISH COLUMBIA

2025-04-17

project title:	BROADWAY PLAN DEVELOPMENT 2090 W 1 st AVENUE
drawing title:	DESIGN RATIONALE 2

project no.:	22030
drawn by:	SOA
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date:	AUG 15, 2024
scale:	-

drawing no.:
A0.06

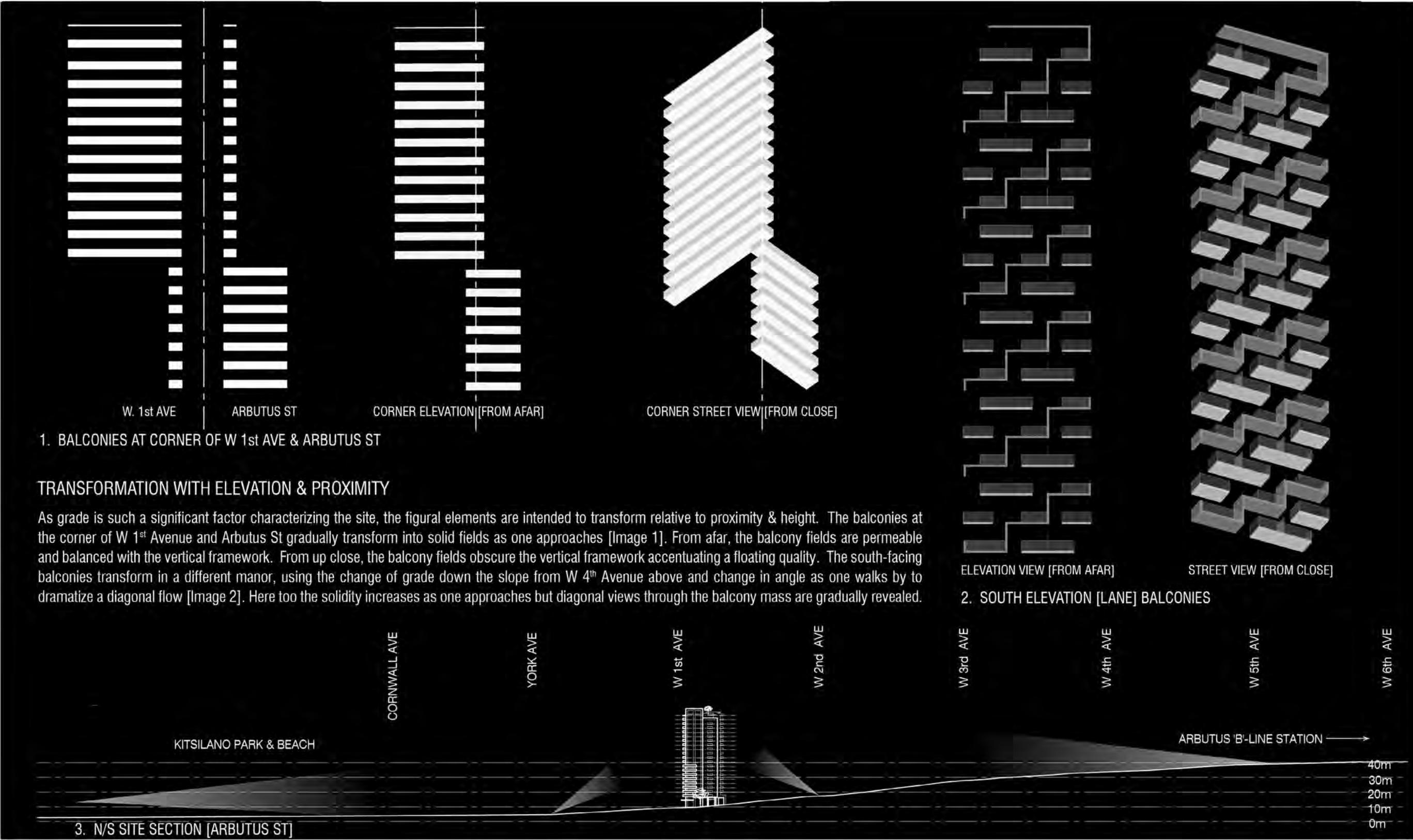


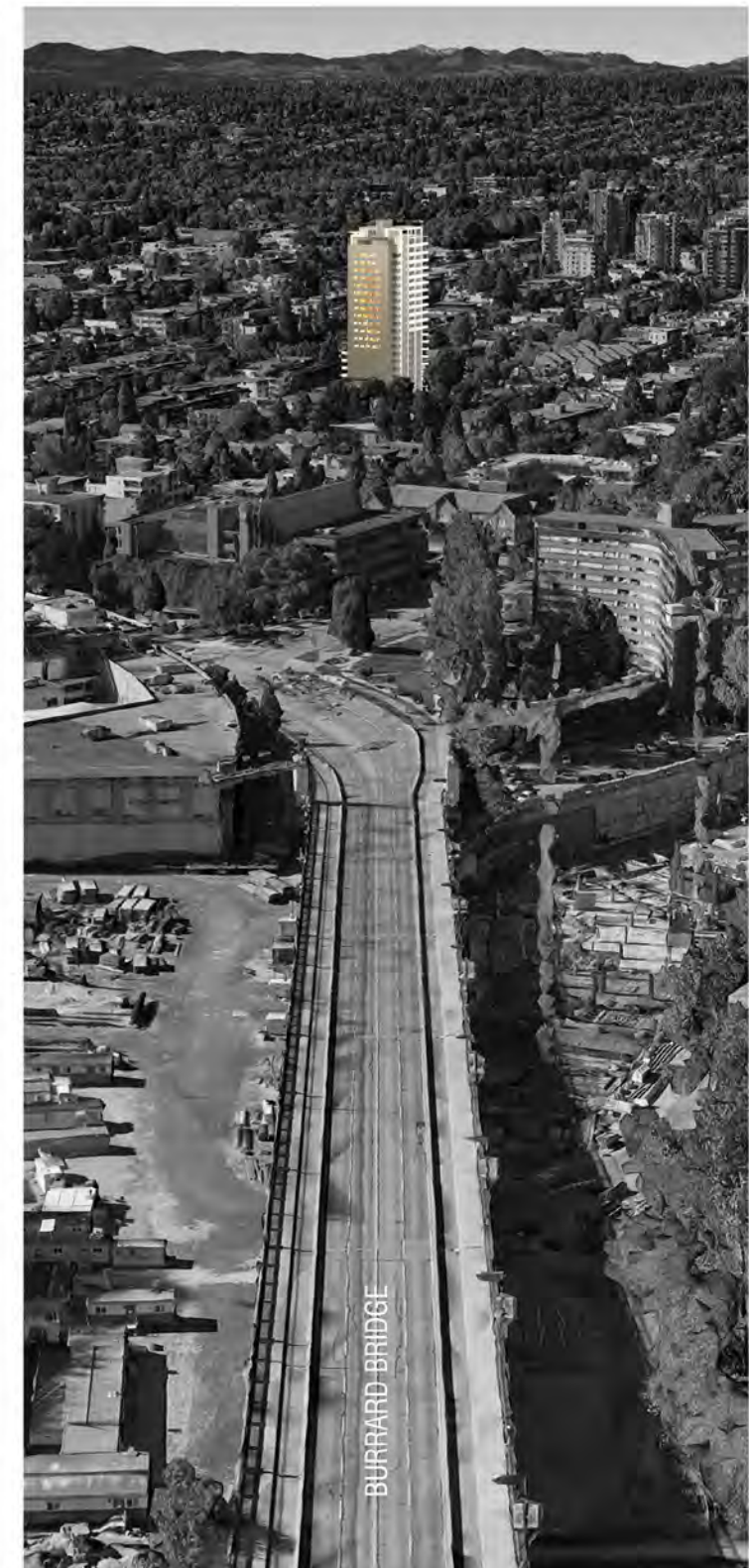
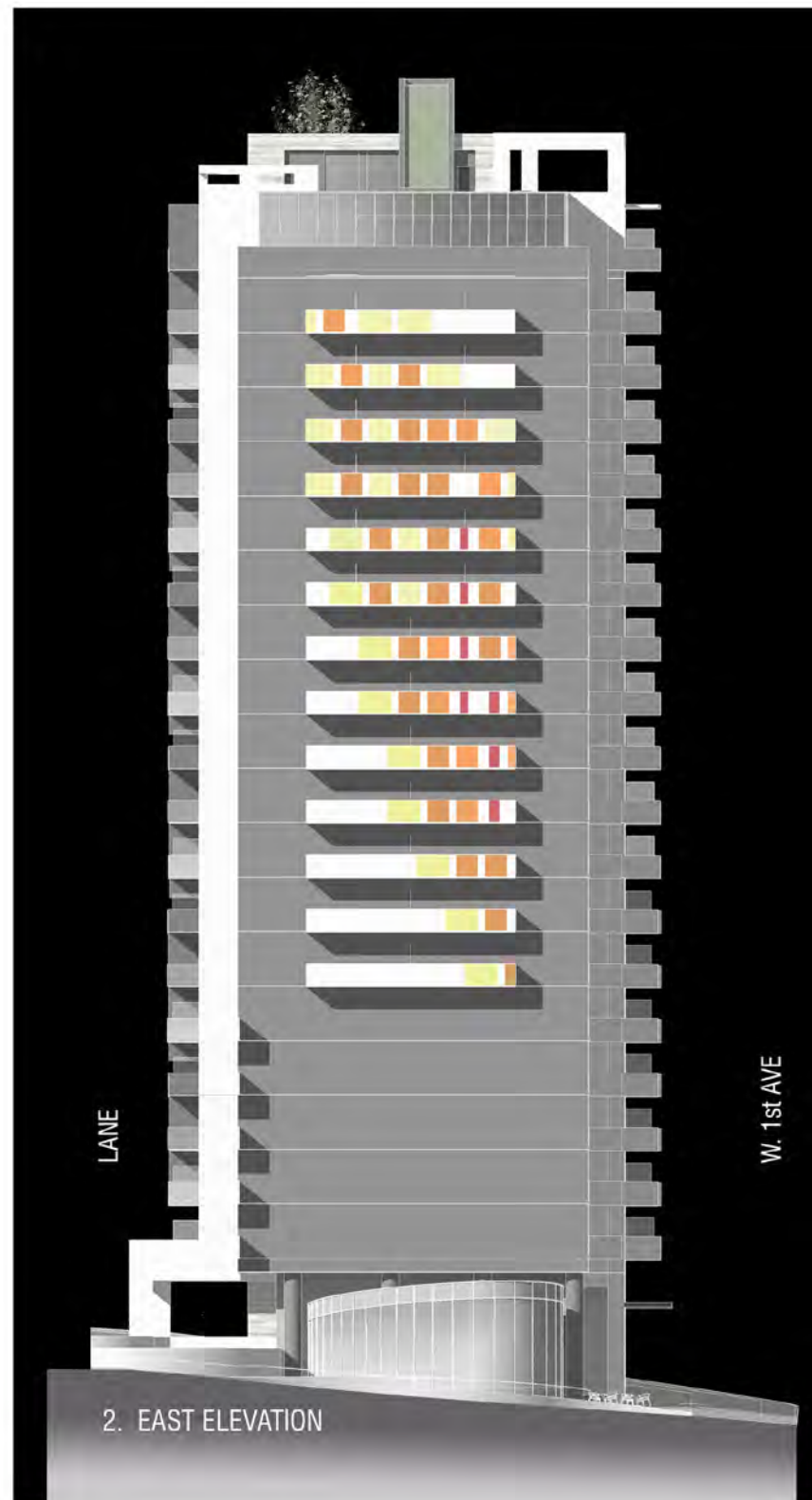
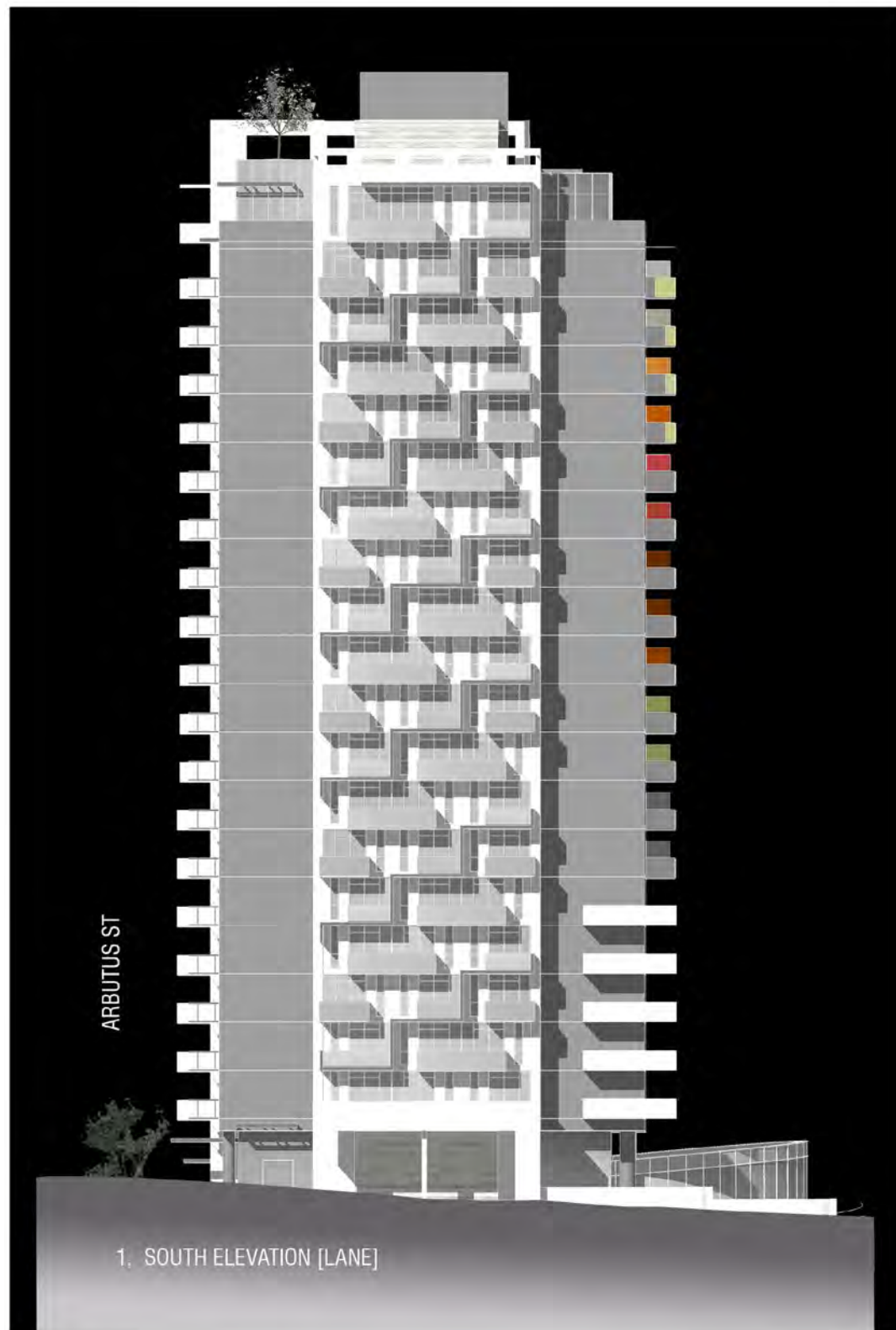
2-	2024.08.15	Re-Issued for Rezoning
1-	2024.06.28	Issued for Rezoning
no.:	date:	description:
Revisions		

project title:	BROADWAY PLAN DEVELOPMENT 2090 W 1 st AVENUE
drawing title:	DESIGN RATIONALE 3

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	-

drawing no.:	A0.07
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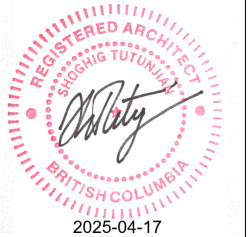




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Vancouver, B.C. V5Y 3X2
T: 604 - 731 - 3966
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Revisions		

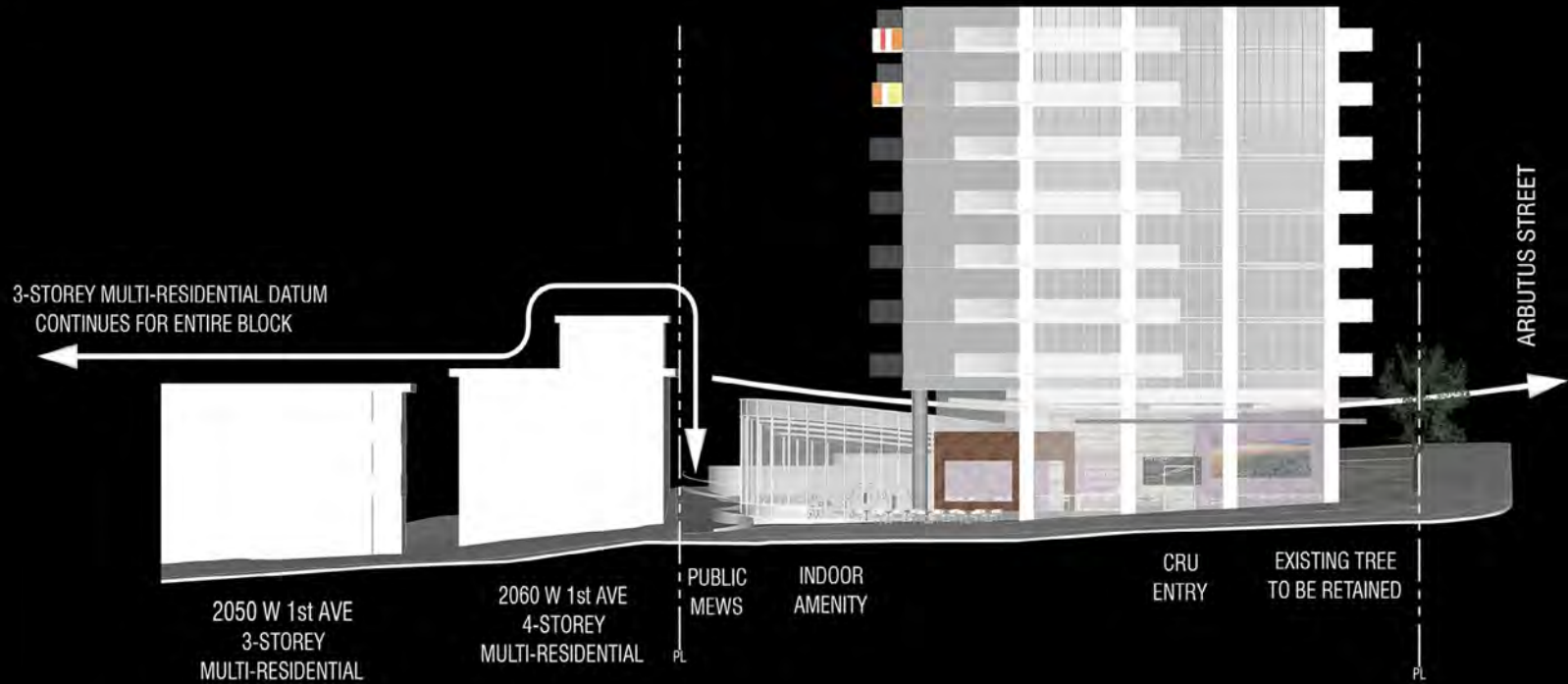
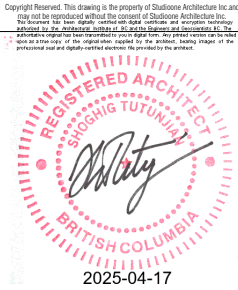
project title:

BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE

drawing title:
DESIGN RATIONALE 4

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	-

drawing no.:
A0.08



1. W. 1st AVENUE STREETSCAPE DIAGRAM



2. SITE PLAN

FLUID PUBLIC REALM - W 1st AVENUE STREETSCAPE

The strategy along the W 1st Avenue streetscape [Image1], is to work with the flow of neighbouring buildings to the east, integrating it with the ground floor of the proposed development. Massing of the buildings to the east maintains a consistent 3-storey datum, characteristic of the neighbourhood continuity, with the exception of the NW corner of 2060 w 1st Avenue, neighbour to the east. Taking the cue from the neighbouring 'turret-like' vertical expression at their NW corner, the proposed massing yields at this corner starting a descending flow of human-scaled volumes and uses under the tower. These volumes interlock & purposely straddle indoor and outdoor to blur the distinction under the tower. In particular, the ground floor indoor amenity and the parking ramp seemingly insert themselves under the tower proper. The mass of the tower above lands only as a grid of columns framing the asymmetry of the ground-level elements. The resulting flow carries under the tower seemingly releasing at the Arbutus Street corner, marked by the large retained tree. Grade along both side yards slopes up steeply to enhance the sense of movement along the ground plane. The curvilinear geometry of the pedestrian mews east of the Indoor Amenity is intended to dramatize the lateral movement up the slope, drawing the eye around and back in exploration.



3. W. 1st AVE STREETSCAPE RENDERING

2-	2024.08.15	Re-Issued for Rezoning
1-	2024.06.28	Issued for Rezoning
no.:	date:	description:
Revisions		

project title:	
BROADWAY PLAN DEVELOPMENT 2090 W 1 st AVENUE	
drawing title:	
DESIGN RATIONALE 5	

project no.:	22030
drawn by:	SOA
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date:	AUG 15, 2024
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drawing no.:
A0.09



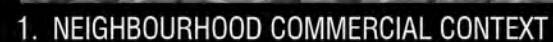
FLUID PUBLIC REALM - EAST PROPERTY LINE

The curvilinear geometry required for the vehicular ramp and the required loading access for the CRU is developed into a potential public mews which feeds into the public gathering areas of the commercial plaza along W 1st Avenue. The ramp, indoor amenity, parkade exit stair, loading access path combined with the landscape treatment become an oasis akin to a creek bed. The curvilinear elements work to counterbalance the rectilinear geometry of the surrounding buildings including the tower above while still providing ample privacy screening for the neighbour to the east.



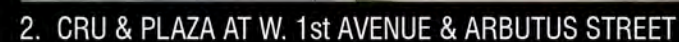
RESIDENTIAL AMENITY

Residential amenity is provided on the ground floor and rooftop. The multipurpose indoor amenity on the ground floor activates and provides easy access to the public realm. The rooftop amenity provides a variety of outdoor programming including kids play area, work/study station and a number of outdoor gathering areas with indoor/outdoor kitchen facilities. There is also a mature, feature tree providing address to the Arbutus St slope to the south.

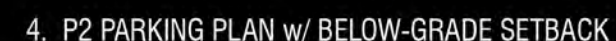


The CRU is envisioned as a coffee shop or perhaps a convenience corner store for those wishing to avoid the trek up the hill to W 4th Avenue. Image 1 shows the commercial activity in the area, precedence for local service uses infiltrating the residential neighbourhood. Most of the commercial activity is food/beverage related but there are a couple of long-standing boutique grocery stores at Cyprus & W 1st. There is also some retail/service activity on W 1st Ave located east, closer to Burrard St. With the proximity to Kitsilano Beach and Park, the local commercial provides services to this major hub in addition to the local residents, most notably along Yew St, Cornwall Ave, and W 1st avenue.

The proposed public realm envisions a fusion of public space/uses anchored along W 1st Ave by the CRU, the Residential Indoor Amenity/Public Mews, and the Residential Entrance along Arbutus St [Image 3]. The commercial plaza opens up directly to W 1st Avenue in front of the CRU entrance, just east of Arbutus St, with activity spilling toward the sidewalk. Moving east along W 1st Ave, the public realm is separated from the sidewalk by landscaping creating more intimate gathering opportunities in front of the indoor amenity. As the CRU has access to a small area of semi-private seating, slightly elevated at the same elevation as the CRU, the plaza space is public but potentially shared with all/any of the users.



Every tree that is recommended for retention in the Arborist Report has been proposed to be retained [Image 3]. Significant effort and commitment have been made to retain the proposed trees. As 3 of the trees are along Arbutus St, the building above grade has been setback an additional 4'-6" from the required setback with a portion of additional below-grade setback provided along Arbutus St, representing enough space for 3 parking stalls/floor below [Image 4]. Provision for mature tree growth is provided along Arbutus St to work with the existing trees to be retained and screen the services along the lane. Additional mature planting is provided south of the L1 indoor amenity offering shade and atmospheric shadowing inside. In addition to the planters proposed on the roof, provision has been made for 1 mature tree [planter depth of 5'-0"] to act as a beacon for people walking north down Arbutus St from W 4th Avenue above.



LEGEND

PARKS

1. Vanier Park
2. Kitsilano Beach Park
3. Seaforth Peace Park
4. Creekside Park
5. Delamont Park
6. Pop-Up Park
7. Burrard Slopes Park
8. Granville Loop Park
9. Arbutus Greenway Park
10. Connaught Park
11. Tatlow Park
12. Volunteer Park
13. Margaret Pigott Park
14. Point Grey Park
15. Point Grey Park

SCHOOL

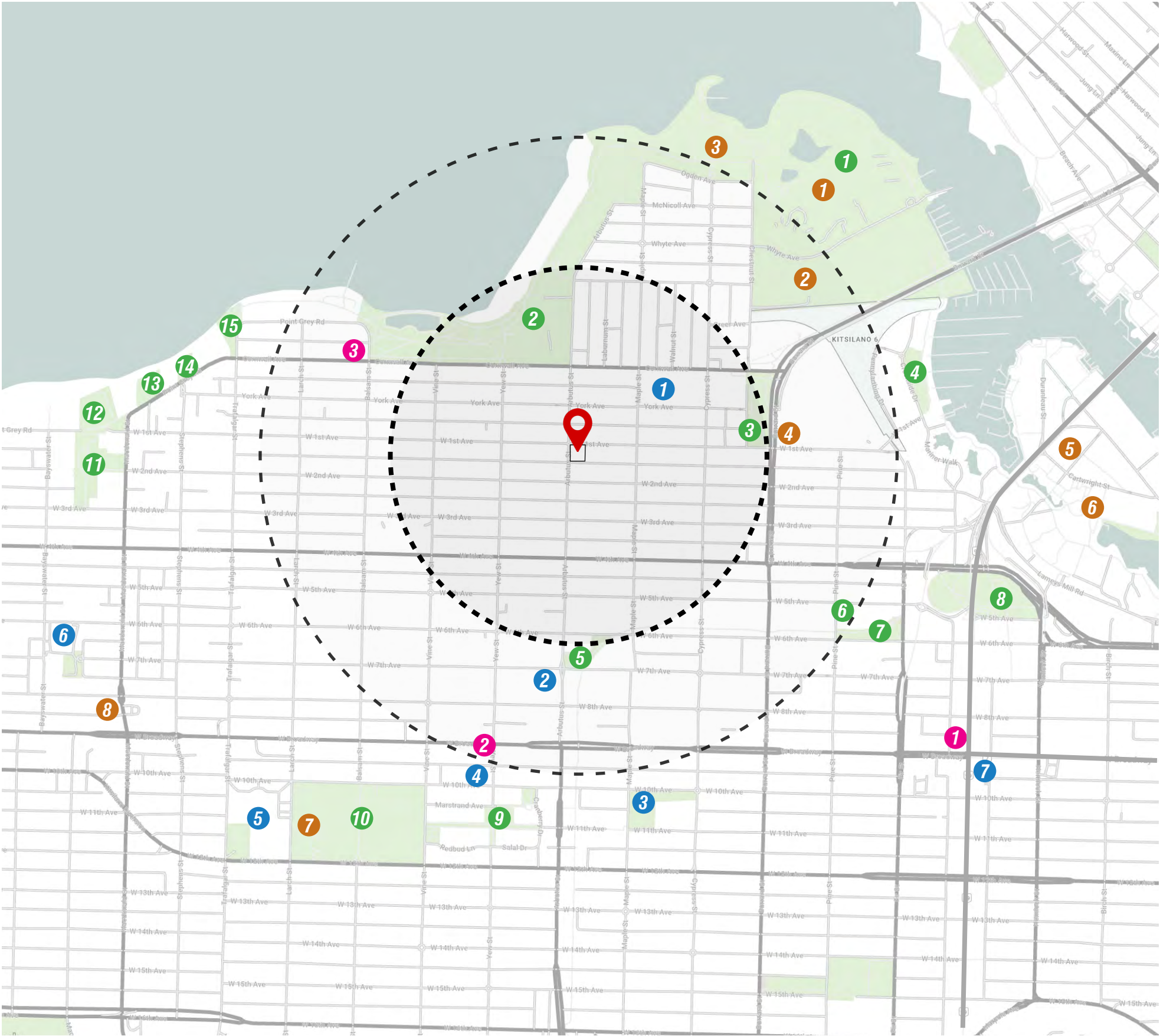
1. Henry Hudson Elementary School
2. St. Augustine School
3. Lord Tennyson Elementary School
4. St. John's School
5. Kitsilano Secondary School
6. General Gordon Elementary School
7. Vancouver Independent School for Science and Technology

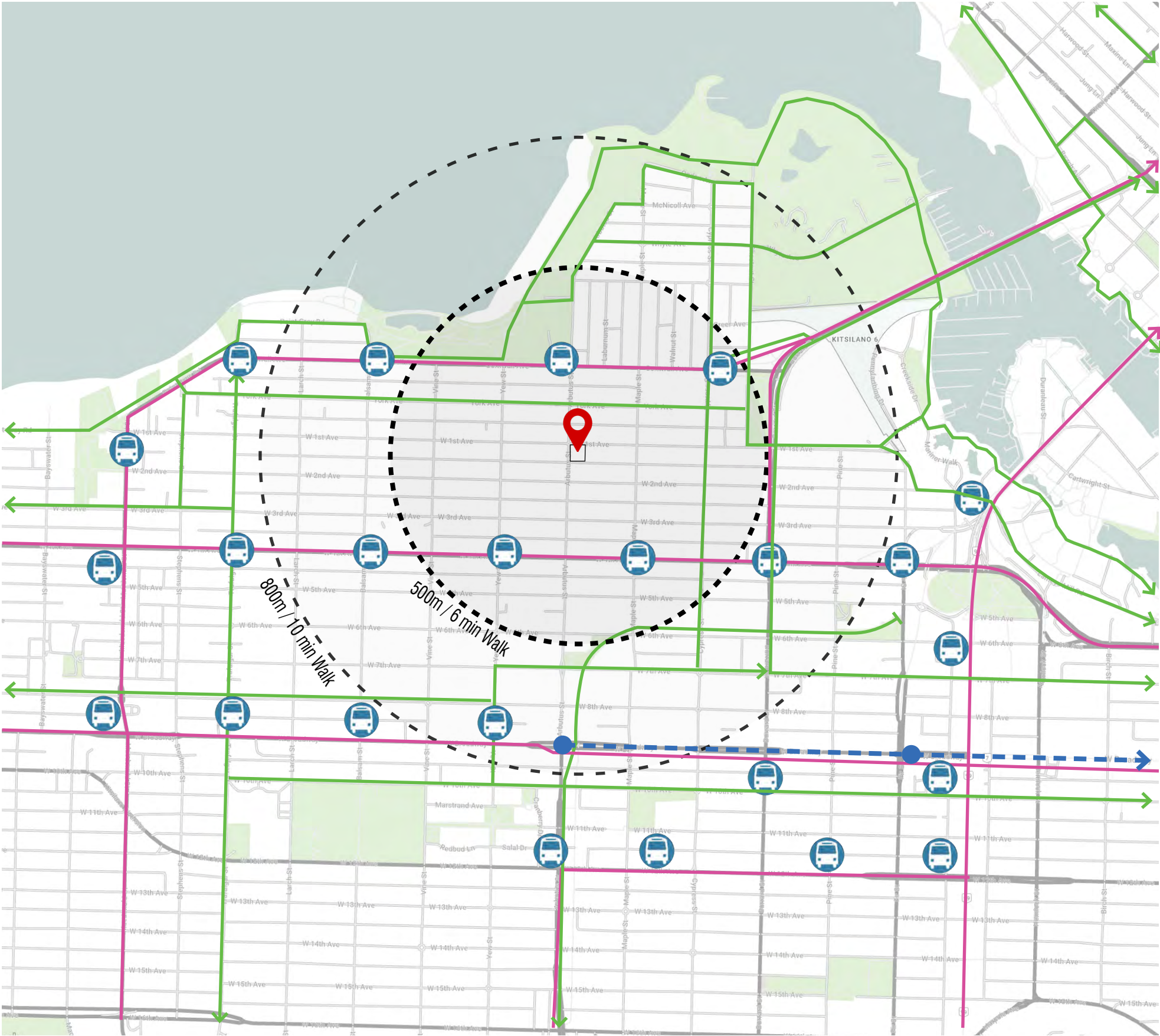
HOSPITALS

1. Centre of Rural Health Research
2. Regent Medical Building
3. Point Grey Private Hospital

OTHER

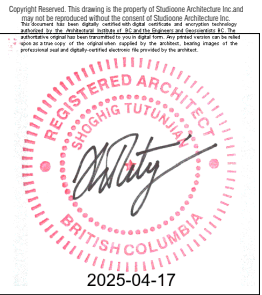
1. Museum of Vancouver
2. Vancouver Academy of Music
3. Vancouver Maritime Museum
4. Seaforth Armoury
5. Granville Island
6. False Creek Community Centre
7. Kitsilano Community Centre
8. Vancouver Public Library, Kitsilano Branch





LEGEND

-  PROJECT SITE
-  BROADWAY SUBWAY ROUTE / STATIONS
-  BUS ROUTE
-  BUS STOP
-  BIKE ROUTE



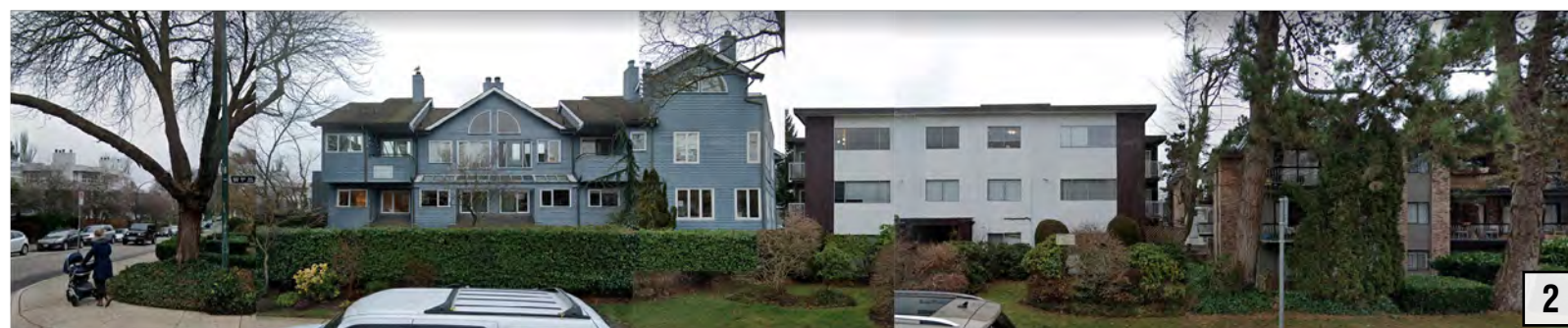
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1-	2024.06.28	Issued for Rezoning
no.:	date:	description:
Revisions		

project title:	
BROADWAY PLAN DEVELOPMENT 2090 W 1 st AVENUE	
drawing title:	
CONTEXT - TRANSIT PLAN	

project no.:	22030	
drawn by:	SOA	
checked by:	SOA	
date:	AUG 15, 2024	
scale:	-	

drawing no.:

A0.13



2025-04-17

project title:
**BROADWAY PLAN
 DEVELOPMENT
 2090 W 1st AVENUE**

drawing title:
CONTEXT - SITE PHOTOS

project no.:	22030	
drawn by:	SOA	
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scale:	-	

drawing no.:
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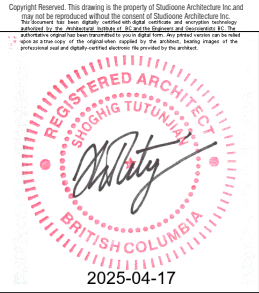




ARBUSUS ST. PROJECT SITE - EXISTING ADJACENT PROPERTY MAPLE ST.
W 1TH AVENUE



ARBUSUS ST. PROJECT SITE - PROPOSED ADJACENT PROPERTY MAPLE ST.
W 1TH AVENUE



2-	2024.08.15	Re-Issued for Rezoning
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Revisions		

project title:
BROADWAY PLAN DEVELOPMENT 2090 W 1 st AVENUE
drawing title:
CONTEXT - STREETScape 2

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	-

drawing no.:
A0.16



W 1ST AVE PROJECT SITE - EXISTING LANE NEIGHBORHOOD PROPERTY W 2ND AVE

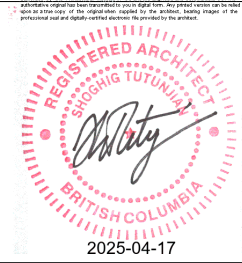
W 1TH AVENUE



W 1ST AVE PROJECT SITE - PROPOSED LANE NEIGHBORHOOD PROPERTY W 2ND AVE

W 1TH AVENUE

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Revisions		

project title:
BROADWAY PLAN DEVELOPMENT 2090 W 1 st AVENUE
drawing title:
CONTEXT - STREETScape 3

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	-

drawing no.:
A0.17

- COMMERCIAL
- HISTORIC AREAS
- INDUSTRIAL
- LIGHT INDUSTRIAL
- LIMITED AGRICULTURE
- MULTIPLE DWELLINGS
- DUPLEXES AND MULTIPLE DWELLINGS
- SINGLE DETACHED HOUSES AND DUPLEXES
- COMPREHENSIVE DEVELOPMENT



ZONING CONTEXT

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Vancouver, B.C. V5Y 3X2
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REGISTERED ARCHITECT
BRITISH COLUMBIA
2025-04-17

- 2- 2024.08.15 Re-Issued for Rezoning
1- 2024.06.28 Issued for Rezoning
no.: date: description:
Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE
drawing title:
CONTEXT - ZONING

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	-

drawing no.:
A0.18

The map displays the Kitsilano area with a grid of streets. The vertical streets (from left to right) are VINE ST, YEW ST, ARBUTUS ST, MAPLE ST, CYPRESS ST, and BURRARD ST. The horizontal streets (from top to bottom) are W 1ST AVE, W 2ND AVE, W 3RD AVE, W 4TH AVE, W 5TH AVE, W 6TH AVE, W 7TH AVE, W 8TH AVE, W BROADWAY, W 10TH AVE, W 11TH AVE, W 12TH AVE, W 13TH AVE, W 14TH AVE, W 15TH AVE, and W 16TH AVE. The map is divided into several colored zones: Kitsilano North (yellow), West 4th Village (pink), Kitsilano North (orange), Broadway-Arbutus South (red), and Kitsilano South (yellow). A red square on W 1ST AVE between YEW ST and ARBUTUS ST is labeled 'PROPOSED PROJECT SITE'. A blue 'T' symbol is located on W 8TH AVE between ARBUTUS ST and MAPLE ST. A grey rectangle is located on W 10TH AVE between MAPLE ST and CYPRESS ST.

- Broadway Plan Area
- Existing Rapid Transit Station
- Future Rapid Transit Station
- Neighbourhood Boundary
- Sub-Area Boundary
- Policy Area Boundary
- Parks
- Public Schools
- Large and Unique Sites

 Low-Rise
 Mid- to High-Rise
 High-Rise

- Residential Primary
- Low-Rise Villages
- Medium-Rise
- Mid- to High-Rise
- High-Rise

Shoulder Area

Station Area

 Uptown
 Uptown Extension

- Industrial - Medium Intensity
- Industrial - High Intensity
- Mixed Employment - Medium Intensity
- Mixed Employment - High Intensity

SUSTAINABILITY MEASURES RATIONALE

Sustainability Measures:

The project will meet or exceed the City’s sustainability targets under the Green Buildings Policy for Rezoning.

Transportation:

- a. The project is two blocks away from Cornwall Ave which is a major bus route.
- b. Enhanced public realm nearby on W 4th Ave with major commercial amenities.
- c. Provision of secure bike storage

Proposed roof garden and Landscaping:

- a. Roof accessible to tenants as outdoor activity area
- b. Landscaping reduces storm water runoff and provides for wildlife habitat
- c. All flat roofs are either occupied or have extensive green roofs contributing to the rain water management plan

Energy efficient Building Envelope:

- a. High performance, thermally broken windows
- b. Thermally enhanced steel framing walls with high levels of insulation
- c. Design for improved thermal comfort
- d. Design to reduce overall energy consumption

Indoor air quality:

- a. Low emitting interior finishes
- b. Test indoor air quality prior to occupancy
- c. Heat recovery ventilators and electric heating baseboards in all suites

The following reports have also been completed:

Embodied Carbon:

Initial modeling for the rezoning application, in line with Vancouver Embodied Carbon guidelines v1.0, shows that the project is on track to meet the energy and emissions performance limits expected to be in place in the VBBL at the time of Building Permit submission in 2025. Implementation of some of the strategies identified in the Embodied Carbon Design Report submitted with this application can further reduce associated embodied carbon emission. For more details, refer to report.

Energy and Emissions Performance limits:

The project is also on track to meet the Energy and Performance limits of the Green Buildings Policy for Rezoning. For details, refer to report submitted with this application.
An enhanced commissioning process will be implemented to verify that all systems operate as intended.



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REGISTERED ARCHITECT
BRITISH COLUMBIA
2025-04-17

2- 2024.08.15 Re-Issued for Rezoning
1- 2024.06.28 Issued for Rezoning

no.: date: description:
Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE

drawing title:
SUSTAINABILITY
MEASURES

project no.: 22030
drawn by: SOA
checked by: SOA
date: AUG 15, 2024
scale: -

N.

drawing no.:
A0.20

SITE INFORMATION

SITE INFORMATION			
PROJECT ADDRESS:	2090 W. 1st AVENUE, VANCOUVER, BC		
EXISTING ZONING:	RM-4 / CD-1		
LEGAL DESCRIPTION:	LOT 1 BLOCK 215 PLAN VAP590 DISTRICT LOT 526 NEW WESTMINSTER EXCEPT PLAN REF PLAN 550, LOT 2, BLOCK 215, PLAN VAP590, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, EXCE '011692910		
LOT DIMENSIONS:	45.7m x 36.6m [150ft x 120ft]		
SITE AREA :	18,005.00 (SQ.FT)	1,672.72 (SQ.M)	

ZONING INFORMATION

HEIGHT :	20-STOREYS /65.1m [213'-7 1/2"] TO ROOFTOP ELEVATOR LOBBY T.O.P.					
SETBACK :	ABOVE GRADE		BELOW GRADE			
FRONT YARD [N - W 1st AVE]	12.00 (FT)	3.7 (m)	12.00 (FT)	3.7 (m)		
EXT. SIDE YARD [W - ARBUTUS ST]	12.00 (FT)	3.7 (m)	0.00 (FT)	0.0 (m)		
SIDE YARD [E - PL]	8.00 (FT)	2.4 (m)	0.00 (FT)	0.0 (m)		
REAR YARD [S - LANE]	14.00 (FT)	4.3 (m)	0.00 (FT)	0.0 (m)		
LOT COVERAGE:	(SQ.FT)		(SQ.FT)			
FSR CALCULATION:	PROPOSED AREA			ALLOWED AREA		
RESIDENTIAL FSR	6.70	120,562.67 (SQ.FT)	11,200.6 (SQ.M)	6.50	117,032.50 (SQ.FT)	10,872.7 (SQ.M)
COMMERCIAL FSR	0.10	1,884.70 (SQ.FT)	175.1 (SQ.M)	0.30	5,401.50 (SQ.FT)	501.8 (SQ.M)
GROSS FSR	6.80	122,447.37 (SQ.FT)	11,375.7 (SQ.M)	6.800	122,434.00 (SQ.FT)	11,374.5 (SQ.M)

FSR CALCULATION

LEVEL	GROSS FLOOR AREA BREAKDOWN		TOTAL GROSS FLOOR AREA			FSR EXCLUSIONS				FSR AREA			
	TOWER		SHARED AREA	RESIDENTIAL	COMMERCIAL	RESIDENTIAL CIRCULATION	STORAGE	AMENITY	WALL THICKNESS	RESIDENTIAL	COMMERCIAL	SHARED AREA	TOTAL
	RESIDENTIAL	COMMERCIAL											
1ST FLOOR (LOWER)	2,926.19	1,884.70		2,926.19	1,884.70			2,083.97		842.22	1,884.70	-	2,726.92
1ST FLOOR (UPPER)	2,149.86			2,149.86						2,149.86	-	-	2,149.86
2ND FLOOR	6,499.71			6,499.71			286.17			6,213.54	-	-	6,213.54
3RD FLOOR	6,499.71			6,499.71		-	286.17	-	-	6,213.54	-	-	6,213.54
4TH FLOOR	6,499.71			6,499.71		-	286.17	-	-	6,213.54	-	-	6,213.54
5TH FLOOR	6,499.71			6,499.71		-	286.17	-	-	6,213.54	-	-	6,213.54
6TH FLOOR	6,499.71			6,499.71		-	286.17	-	-	6,213.54	-	-	6,213.54
7TH FLOOR	6,499.71			6,499.71			286.17			6,213.54	-	-	6,213.54
8TH FLOOR	6,499.71			6,499.71		-	286.17	-	-	6,213.54	-	-	6,213.54
9TH FLOOR	6,499.71			6,499.71		-	286.17	-	-	6,213.54	-	-	6,213.54
10TH FLOOR	6,499.71			6,499.71		-	286.17	-	-	6,213.54	-	-	6,213.54
11TH FLOOR	6,499.71			6,499.71		-	286.17	-	-	6,213.54	-	-	6,213.54
12TH FLOOR	6,499.71			6,499.71		-	286.17	-	-	6,213.54	-	-	6,213.54
13th FLOOR	6,499.71			6,499.71		-	286.17	-	-	6,213.54	-	-	6,213.54
14th FLOOR	6,499.71			6,499.71			290.24			6,209.48	-	-	6,209.48
15TH FLOOR	6,499.71			6,499.71		-	290.24	-	-	6,209.48	-	-	6,209.48
16TH FLOOR	6,499.71			6,499.71		-	290.24	-	-	6,209.48	-	-	6,209.48
17th FLOOR	6,499.71			6,499.71		-	290.24	-	-	6,209.48	-	-	6,209.48
18th FLOOR	6,499.71			6,499.71		-	290.24	-	-	6,209.48	-	-	6,209.48
19th FLOOR	6,499.71			6,499.71		-	290.24	-	-	6,209.48	-	-	6,209.48
20th FLOOR	5,676.21			5,676.21			233.69			5,442.52			5,442.52
ROOFTOP AMENITY FLOOR	1,363.60			1,363.60		748.95		305.96		308.68			308.68
ROOF ELEVATOR LOBBY										-			-
SUBTOTAL	129,110.70	-	-	129,110.70	1,884.70	748.95	5,409.14	2,389.93	-	120,562.67	1,884.70	-	122,447.37
TOTAL					130,995.40				8,548.03				122,447.37

SHARED AREA BREAKDOWN AND DISTRIBUTION:

	RESIDENTIAL	COMMERCIAL
SHARED AREA DISTRIBUTION (%)	98.46%	1.54%
SHARED AREA DISTRIBUTION (SF)	-	-
TOTAL FSR AREA PER USE SHARED AREA INCLUDE	120,562.67	1,884.70

RESIDENTIAL AMENITY AREAS

INDOOR AMENITY				OUTDOOR AMENITY			
REQUIRED <i>(2.0 sq. m / dwelling unit)</i>		PROVIDED		REQUIRED <i>(1.2 sq. m / dwelling unit)</i>		PROVIDED	
176	x	1.2 sq. m	1ST FLOOR	2,083.97 sq. ft	176	x	2. sq. m
			4TH FLOOR (PODIUM AMENITY FLOOR)				
			ROOF AMENITY FLOOR	305.96 sq. ft			
211.2 sq. m /		2,273.34 sq. ft	TOTAL	2,389.93 sq. ft	352. sq. m /		3,788.9 sq. ft

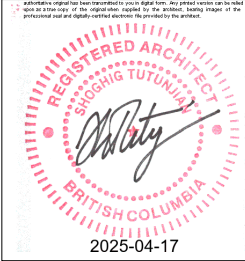
TOTAL DWELLING UNIT NUMBER : 176

PROJECT STATISTICS - SITE, ZONING & FSR

240 - 388 West 8th Ave.
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- 2- 2024.08.15 Re-Issued for Rezoning
1- 2024.06.28 Issued for Rezoning
no.: date: description:
Revisions

project title:

BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE

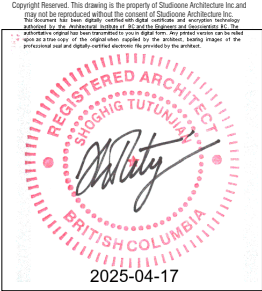
drawing title:

PROJECT STATS

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	-

drawing no.:

A0.21



OFF-STREET PARKING

PARKING PROVIDED							
LEVEL	RESIDENTIAL PARKING			COMMERCIAL & VISITOR PARKING			GRAND TOTAL
	REGULAR	SMALL CAR	ACCESIBLE	REGULAR	SMALL CAR	ACCESIBLE	
GF, P1							0 STALLS
U/G P2	11	5	3	13			32 STALLS
U/G P3	17	6	4				27 STALLS
TOTAL	28	11	7	13	0	0	59 STALLS
TOTAL RESIDENTIAL:			46 STALLS	TOTAL COMMERCIAL & VISITOR:			13 STALLS
							59 STALLS

OFF-STREET PARKING BREAKDOWN

BYLAW		REQUIRED	PROVIDED
RESIDENTIAL PARKING:			
4.3.2	Except for accessible parking which is to be provided in accordance with section 4.8.4, there is no minimum residential parking requirement for residential uses in the Downtown and Broadway Plan Area	0 STALLS	46 STALLS
VISITOR PARKING:			
4.3.3	Where parking spaces are provided for residential uses in the Downtown and Broadway PlanArea, the lesser of (a) 5% of the total number of residential parking spaces; and √ (b) 0.05 spaces per dwelling unit, to a maximum of 0.1 spaces per dwelling unit, must be designated and reserved for the use of visitors.	9 STALLS	11 STALLS
COMMERCIAL PARKING:			
4.3.1	all non-residential uses in the Downtown and Broadway Plan Area shall provide amaximum of one parking space for each 115 m2 of gross floor area.	2 STALLS	2 STALLS
TOTAL:		11 STALLS	59 STALLS

ACCESSIBLE PARKING:

4.8.4.a	RESIDENTIAL	A minimum of one accessible parking space for each building that contains at least 7 residential units and an additional 0.034 space for each additional dwelling unit	7 STALLS	7 STALLS *
4.8.4.b	COMMERCIAL	A minimum of one accessible parking space for each building that contains at least 500 m² of gross floor area	0 STALLS	0 STALLS *
TOTAL:			7 STALLS	7 STALLS *

*Counted as double in total parking provided as per the City of Vancouver Bylaws

** 10% reduction claimed for transit accessibility from the total Number of required residential parking - Please refer to the TDM worksheet

SMALL CAR SPACES:

BYLAW			MAX ALLOWED	PROVIDED
4.1.8	The number of small car parking spaces on a site may not exceed 25% of the total parking spaces required for the site for all uses combined		15 STALLS	11 STALLS*

OFF-STREET LOADING SPACE

BYLAW				REQUIRED	PROVIDED
5.2.1	RESIDENTIAL	CLASS A	At least one space for 50 to 299 dwelling units, and at least one additional space for any portion of each additional 200 dwelling units.	1 SPACES	2 SPACES
		CLASS B	At least one space for 100 to 299 dwelling units; a minimum of one additional space for 300 to 499 swelling units; and at least one additional space for any portion of each additional 200 dwelling units.	1 SPACES	1 SPACES
5.2.6	COMMERCIAL	CLASS B	No requirement for less than 100 square metres of gross floor area. A minimum of one space for the first 2 325 square metres of gross floor area plus one space for any portion of the next 2 325 square metres.	1 SPACES	1 *SPACES
TOTAL				3 SPACES	4 SPACES

OFF-STREET BICYCLE SPACE

BYLAW				REQUIRED		PROVIDED
6.2.1.2	RESIDENTIAL	CLASS A	A minimum of 1.5 spaces for every dwelling unit under 65 m2 . A minimum of 2.5 spaces for every dwelling unit over 65 m2 & under 105 m2	326 + %40	456	463 SPACES
		CLASS B	A minimum of 2 spaces for any development containing at least 20 dwelling units and one additional space for every additional 20 units	10 SPACES		10 SPACES
6.2.5.1	COMMERCIAL	CLASS A	A minimum of 1 space for each 340 m2 of gross floor area	1 SPACES		1 SPACES
		CLASS B	A minimum of 6 spaces for any development containing a minimum of 1,000 square metres of gross floor area.	0 SPACES		0 SPACES
TOTAL				467 SPACES		474 SPACES

OFF-STREET BICYCLE SPACE BREAKDOWN

BYLAW		REQUIRED	PROVIDED
6.3.9	A minimum of 5% of the spaces must be oversized spaces (+ %5 from TDM Plan B)	46 SPACES	46 SPACES
6.3.13	No more than 60% of the required Class A bicycle spaces may be vertical & stacked	274 SPACES	272 SPACES
6.3.13A	At least 10% of the Class A bicycle spaces must be bicycle lockers. (+ %10 from TDM Plan B)	91 SPACES	95 SPACES

LEVEL	ROOM NAME	HORIZONTAL	VERTICAL	STACKED	LOCKER	OVERSIZED	TOTAL
P1	#1		1			19	20
	#2	4				18	22
	#3	4	4				8
	#4		2	38	12		52
	#5				7		7
	#6			38	14		52
	#7	8					8
	#8			36	16	4	56
	#9		2	38	13		53
	#10		1	38	13		52
	#11		2	38	12		52
	#12	11		24	8	5	48
	#13	11	8				19
	#14	12	2				14
L1	#1						0
							0
TOTAL		50	22	250	95	46	463
%		11%	5%	54%	21%	10%	

PASSENGER SPACES:

BYLAW			REQUIRED	PROVIDED
7.2.1	RESIDENTIAL (Class A)	A minimum of one space for any development w ith 50 to 125 dw elling units, plus one space for every additional 150 dwelling	1 STALLS	1 STALLS
7.2.5	COMMERCIAL	A minimum of one space for each 4000 m2 of gross floor area.	0 STALLS	0 STALLS

PROJECT STATISTICS - PARKING

2-	2024.08.15	Re-Issued for Rezonig
1-	2024.06.28	Issued for Rezonig
no.:	date:	description:
Revisions		

project title:
BROADWAY PLAN DEVELOPMENT 2090 W 1 st AVENUE
drawing title:
PROJECT STATS - PARKING

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	-

drawing no.:
A0.22

UNIT COUNT					
LEVEL	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
1ST FLOOR	0	0	0	0	0
2ND FLOOR	3	2	3	1	9
3RD FLOOR	3	2	3	1	9
4TH FLOOR	3	2	3	1	9
5TH FLOOR	3	2	3	1	9
6TH FLOOR	3	2	3	1	9
7TH FLOOR	3	2	3	1	9
8TH FLOOR	3	2	3	1	9
9TH FLOOR	3	2	3	1	9
10TH FLOOR	3	2	3	1	9
11TH FLOOR	3	2	3	1	9
12 TH FLOOR	3	2	3	1	9
13 TH FLOOR	3	2	3	1	9
14 TH FLOOR	4	4	1	1	10
15 TH FLOOR	4	4	1	1	10
16 TH FLOOR	4	4	1	1	10
17 TH FLOOR	4	4	1	1	10
18 TH FLOOR	4	4	1	1	10
19 TH FLOOR	4	4	1	1	10
20 TH FLOOR	4	2	2	0	8
TOTAL	64	50	44	18	176

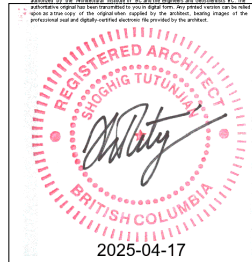
*Note: Net Per City of Vancouver Area excludes in-suite storage and thickness of the walls

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REGISTERED ARCHITECT
SIGGING TUTUNJIAH
BRITISH COLUMBIA
2025-04-17

project title: BROADWAY PLAN DEVELOPMENT 2090 W 1 st AVENUE	
drawing title: PROJECT STATS - UNIT MIX	

drawing no.:
A0.23



BELOW MARKET UNIT MIX									
UNIT TYPE	TOTAL UNITS			%80 MARKET UNITS			%20 BELOW MARKET UNITS		
	NUMBER OF UNITS		%	NUMBER OF UNITS		%	NUMBER OF UNITS		%
STUDIO	64		36%	52		37%	12		34%
1 BEDROOM	50		28%	40		28%	10		29%
2 BEDROOM	44	25%	35%	35	25%	35%	9	26%	37%
3 BEDROOM	18	10%		14	10%		4	11%	
TOTAL	176		100%	141	100%		35	100%	
				80%			20%		

BELOW MARKET UNIT MIX					
UNIT NUMBER		BEDROOM	UNIT TYPE	NET AREA PER COV	STORAGE AREA
1	201	1 BEDROOM	B01	398.0 SF	27.1 SF
2	202	2 BEDROOM	C01	627.9 SF	40.0 SF
3	203	2 BEDROOM	C02	628.7 SF	40.0 SF
4	204	STUDIO	A01	398.4 SF	24.7 SF
5	205	STUDIO	A02	398.2 SF	24.7 SF
6	206	STUDIO	A03	398.2 SF	24.7 SF
7	207	2 BEDROOM	C03	628.7 SF	38.1 SF
8	208	3 BEDROOM	D01	788.6 SF	40.0 SF
9	209	1 BEDROOM	B02	402.7 SF	27.1 SF
10	301	1 BEDROOM	B01	398.0 SF	27.1 SF
11	302	2 BEDROOM	C01	627.9 SF	40.0 SF
12	303	2 BEDROOM	C02	628.7 SF	40.0 SF
13	204	STUDIO	A01	398.4 SF	24.7 SF
14	305	STUDIO	A02	398.2 SF	24.7 SF
15	306	STUDIO	A03	398.2 SF	24.7 SF
16	307	2 BEDROOM	C03	628.7 SF	38.1 SF
17	308	3 BEDROOM	D01	788.6 SF	40.0 SF
18	309	1 BEDROOM	B02	402.7 SF	27.1 SF
19	401	1 BEDROOM	B01	398.0 SF	27.1 SF
20	402	2 BEDROOM	C01	627.9 SF	40.0 SF
21	403	2 BEDROOM	C02	628.7 SF	40.0 SF
22	404	STUDIO	A01	398.4 SF	24.7 SF
23	405	STUDIO	A02	398.2 SF	24.7 SF
24	406	STUDIO	A03	398.2 SF	24.7 SF
25	407	2 BEDROOM	C03	628.7 SF	38.1 SF
26	408	3 BEDROOM	D01	788.6 SF	40.0 SF
27	409	1 BEDROOM	B02	402.7 SF	27.1 SF
28	501	1 BEDROOM	B01	398.0 SF	27.1 SF
29	504	STUDIO	A01	398.4 SF	24.7 SF
30	505	STUDIO	A02	398.2 SF	24.7 SF
31	506	STUDIO	A03	398.2 SF	24.7 SF
32	508	3 BEDROOM	D01	788.6 SF	40.0 SF
33	509	1 BEDROOM	B02	402.7 SF	27.1 SF
34	601	1 BEDROOM	B01	398.0 SF	27.1 SF
35	602	1 BEDROOM	B02	402.7 SF	27.1 SF
TOTAL BMR UNIS				17,593.0 SF	1,081.7 SF
TOTAL NET AREA					87,747.7 SF
%20 OF TOTAL NET AREA					17,549.5 SF

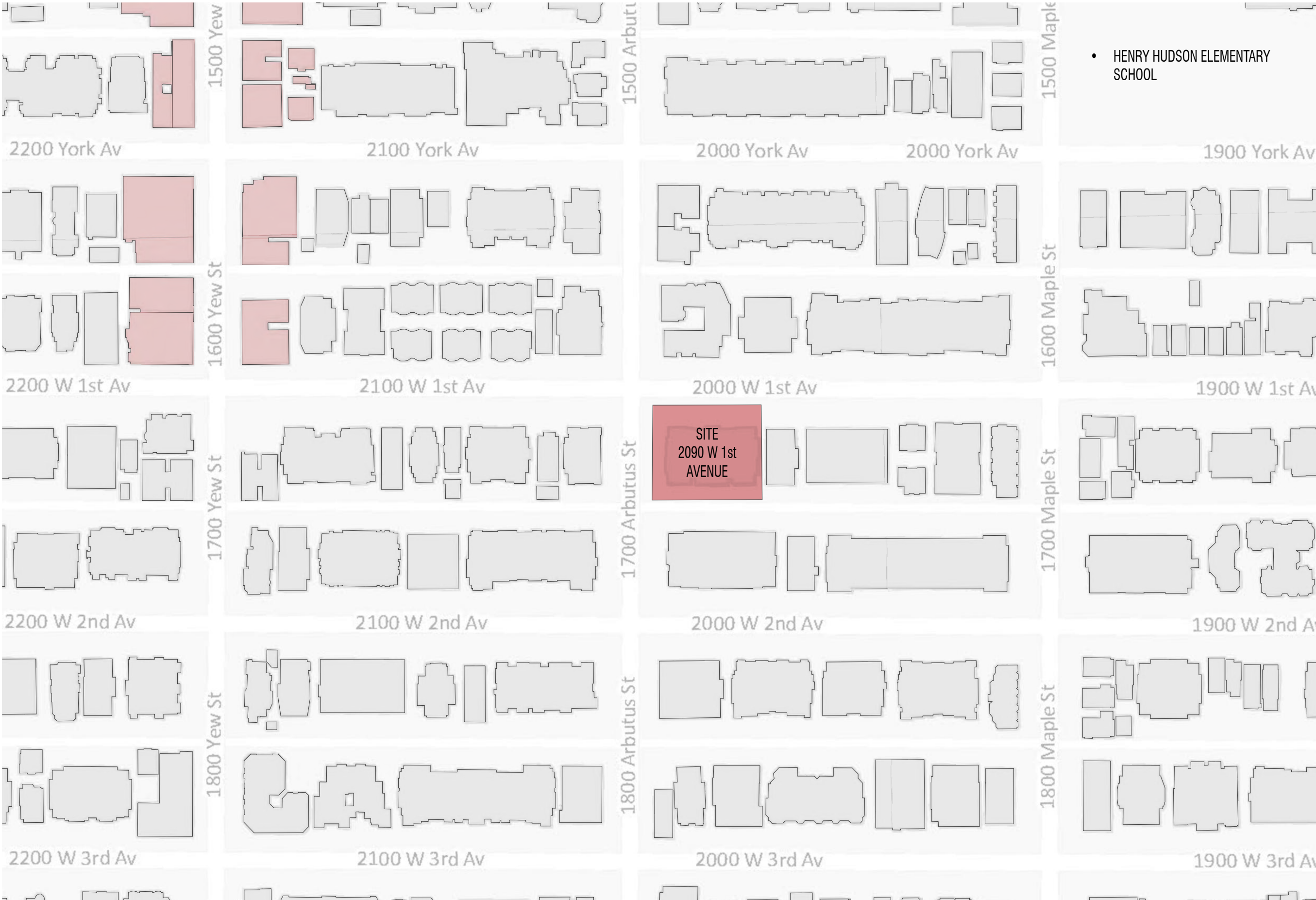
PROJECT STATISTICS - BELOW MARKET UNITS BREAKDOWN

2-	2024.08.15	Re-Issued for Rezoning
1-	2024.06.28	Issued for Rezoning
no.:	date:	description:
Revisions		

project title:	BROADWAY PLAN DEVELOPMENT 2090 W 1 st AVENUE
drawing title:	PROJECT STATS - BELOW MARKET UNITS

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	-

drawing no.:
A0.24



CONTEXT MAP
SCALE : 1/128" = 1'-0"

- HENRY HUDSON ELEMENTARY SCHOOL

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REGISTERED ARCHITECT
SHOGHIG TUTUNJIAN
BRITISH COLUMBIA
2025-04-17

2- 2024.08.15 Re-Issued for Rezoning	
1- 2024.06.28 Issued for Rezoning	
no.:	date:
Revisions	

project title:
**BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE**

drawing title:
CONTEXT MAP

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	1/128" = 1'-0"

drawing no.:
A1.01

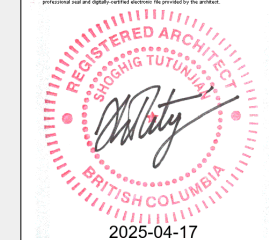
RESIDENTIAL
COMMERCIAL

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1- 2024.06.28 Issued for Rezoning

no.:	date:	description:
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Revisions

project title:

BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE

drawing title:

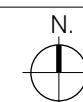
SITE PLAN

project no :	22030	N
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project no.:	22101	N.
drawn by:	SOA	

checked by:	SOA	
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date: AUG 15, 2024



drawing no.:

A1.02

SITE PLAN

SCALE : 1/32" = 1'-0"

[illegible]

LEGAL DESCRIPTION (2090 W 1TH AVE): LOT 1 BLOCK 215 PLAN VAP590 DISTRICT LOT 526 NEW WESTMINSTER EXCEPT PLAN REF PLAN 550,
LOT 2, BLOCK 215, PLAN VAP590, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, EXCE
011692910





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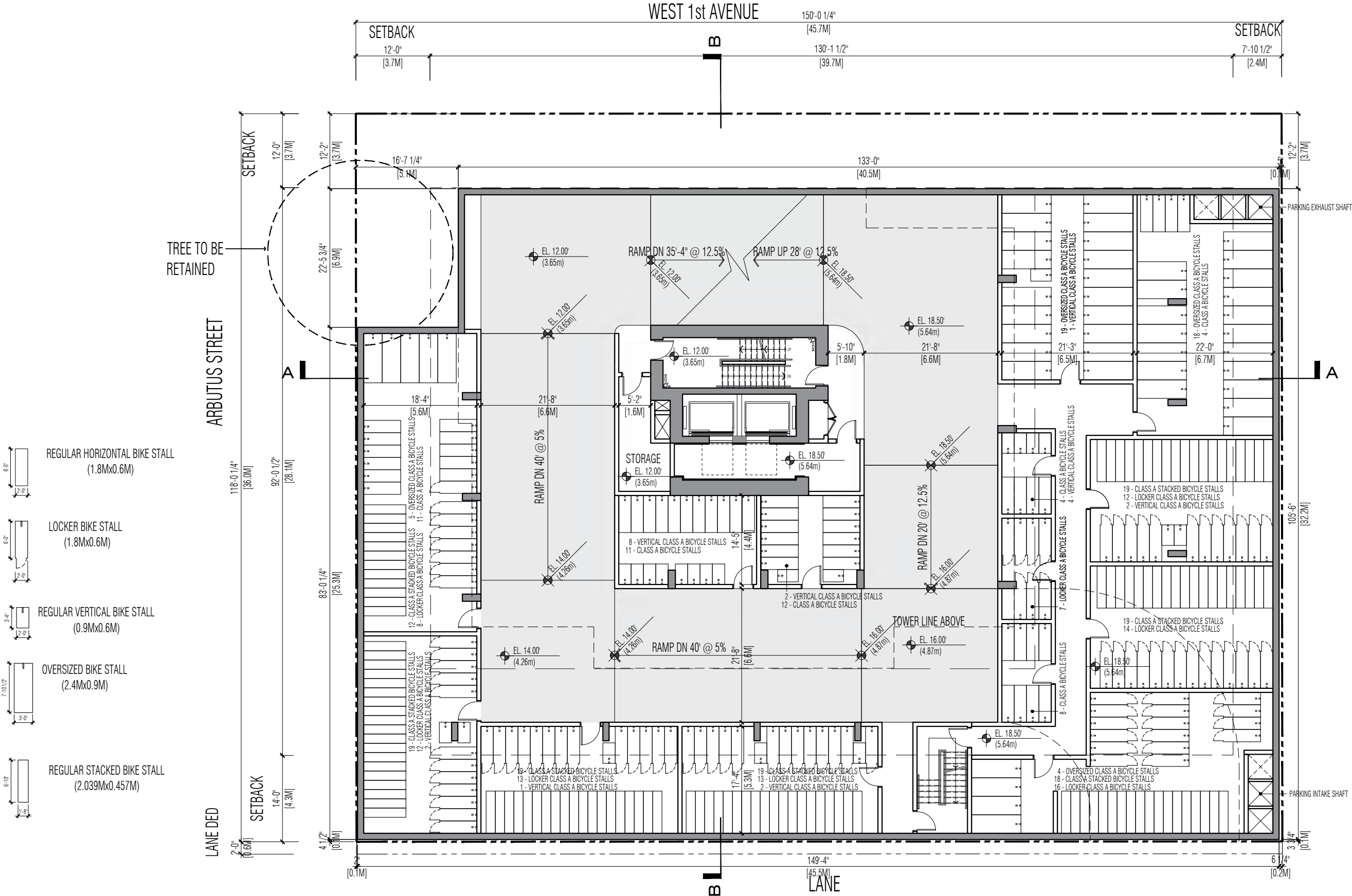


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1- 2024.06.28 Issued for Rezoning
no.: date: description:
Revisions

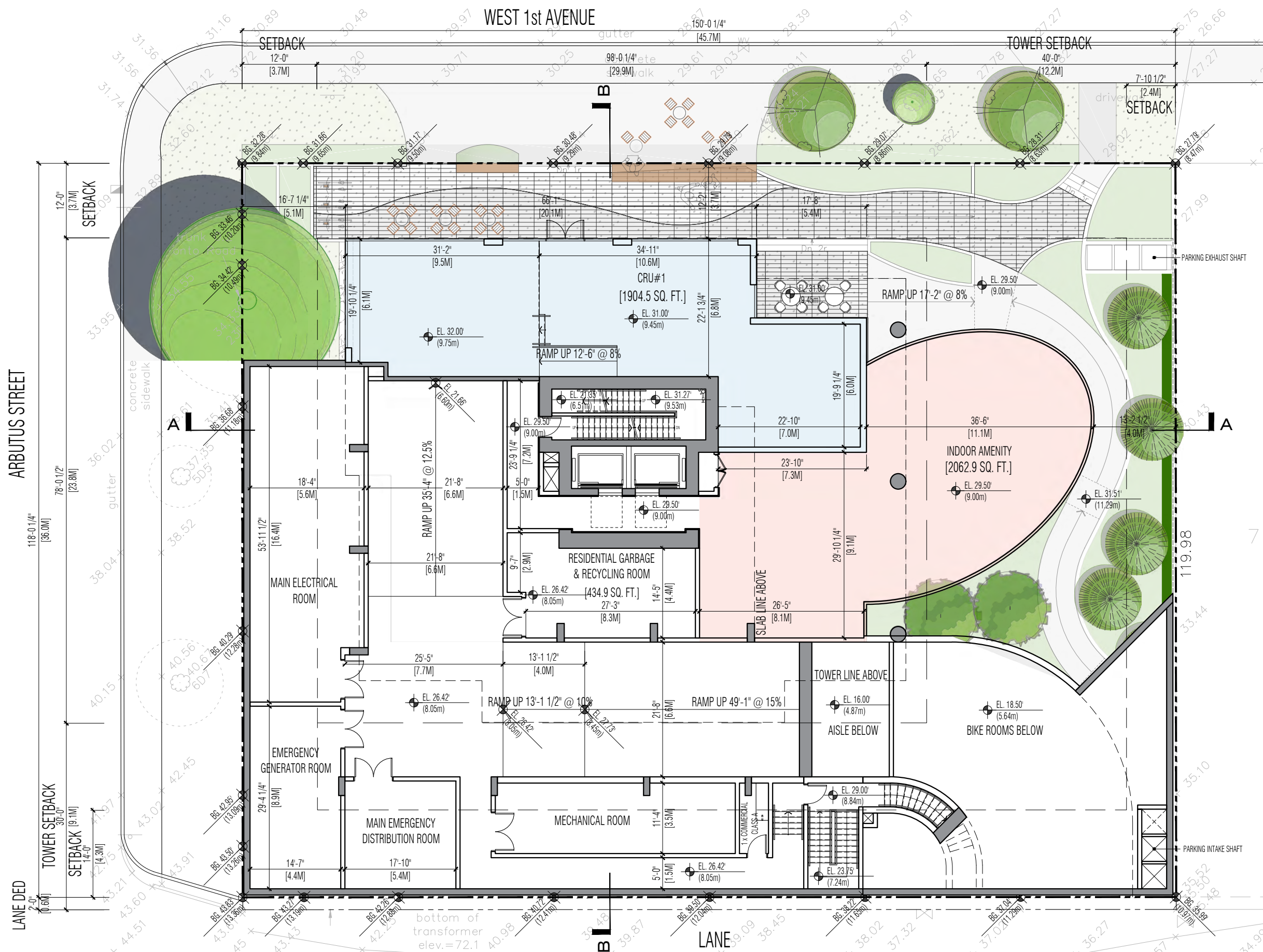
project title:
**BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE**
drawing title:
P1 FLOOR PLAN

project no.: 22030
drawn by: SOA
checked by: SOA
date: AUG 15, 2024
scale: 1/16" = 1'-0"

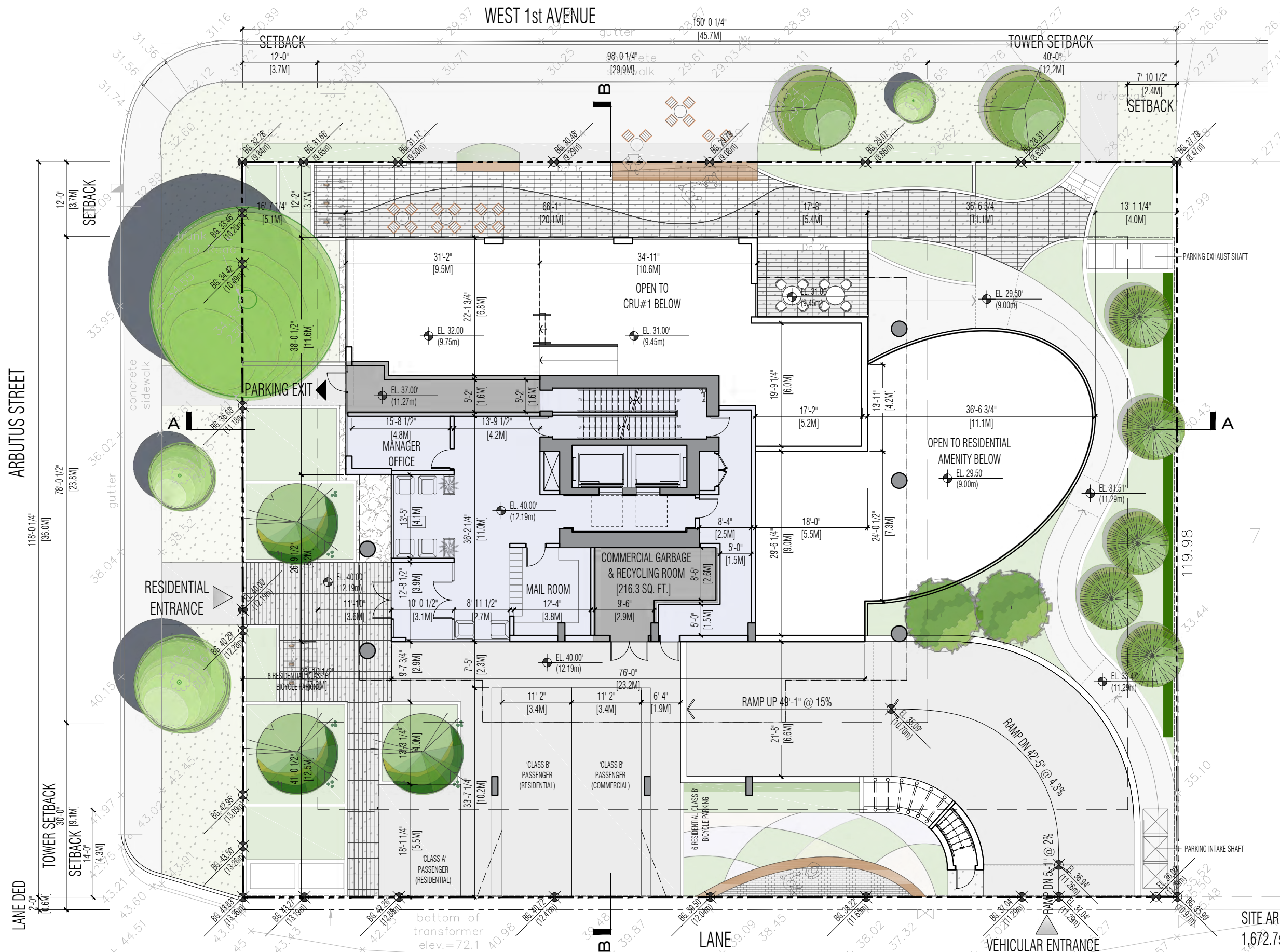
drawing no.:
A1.05



P1 FLOOR PLAN
SCALE : 1/16" = 1'-0"



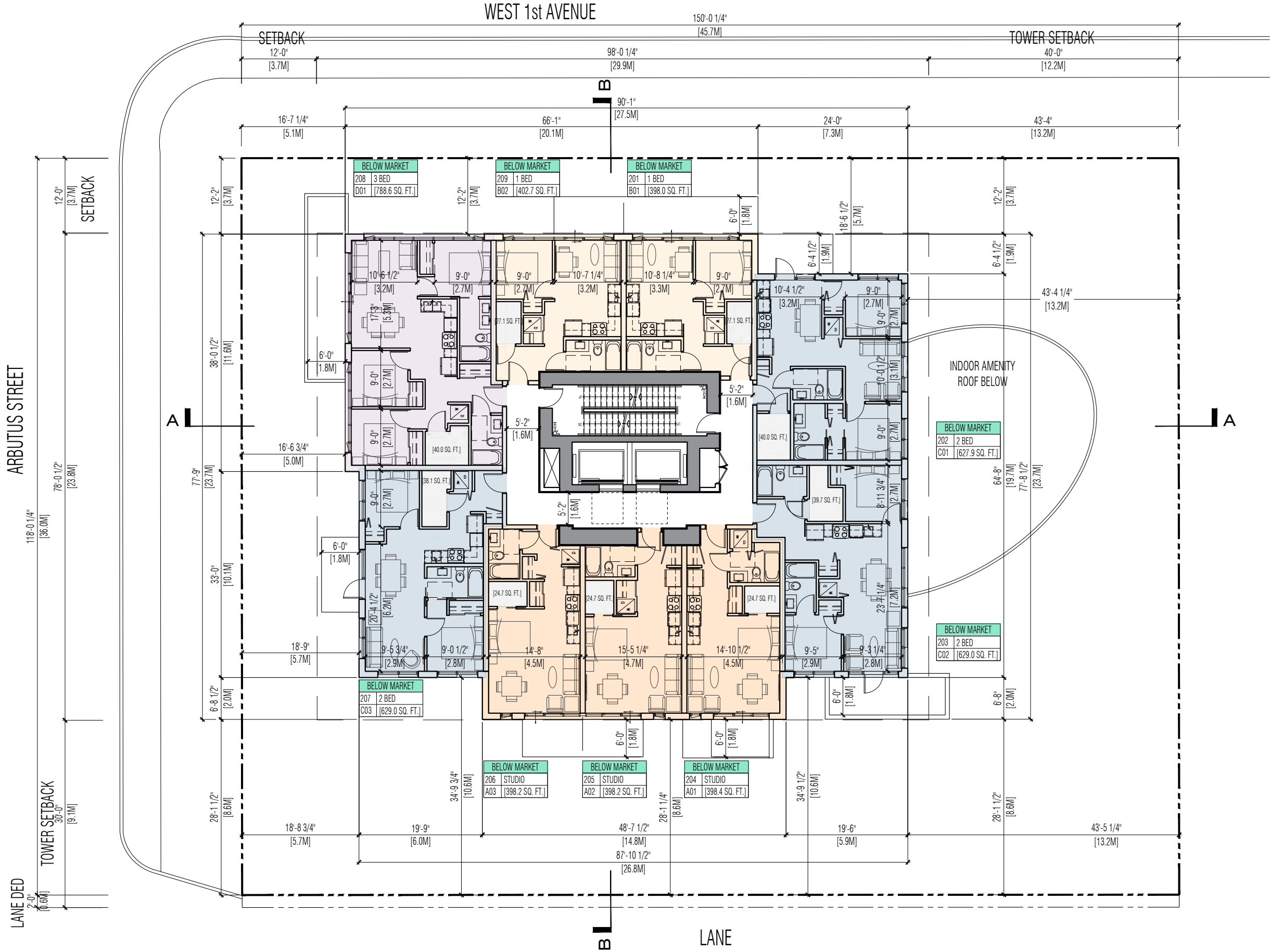
GROUND FLOOR PLAN - LOWER - RESIDENTIAL LOBBY



GROUND FLOOR PLAN - UPPER - RESIDENTIAL LOBBY
SCALE : 1/16" = 1'-0"

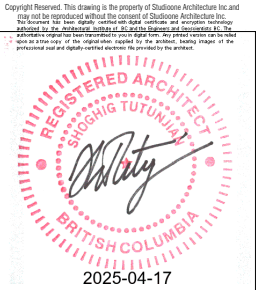
L2-L6 TOWER FLOOR PLAN

SCALE : 1/16" = 1'-0"



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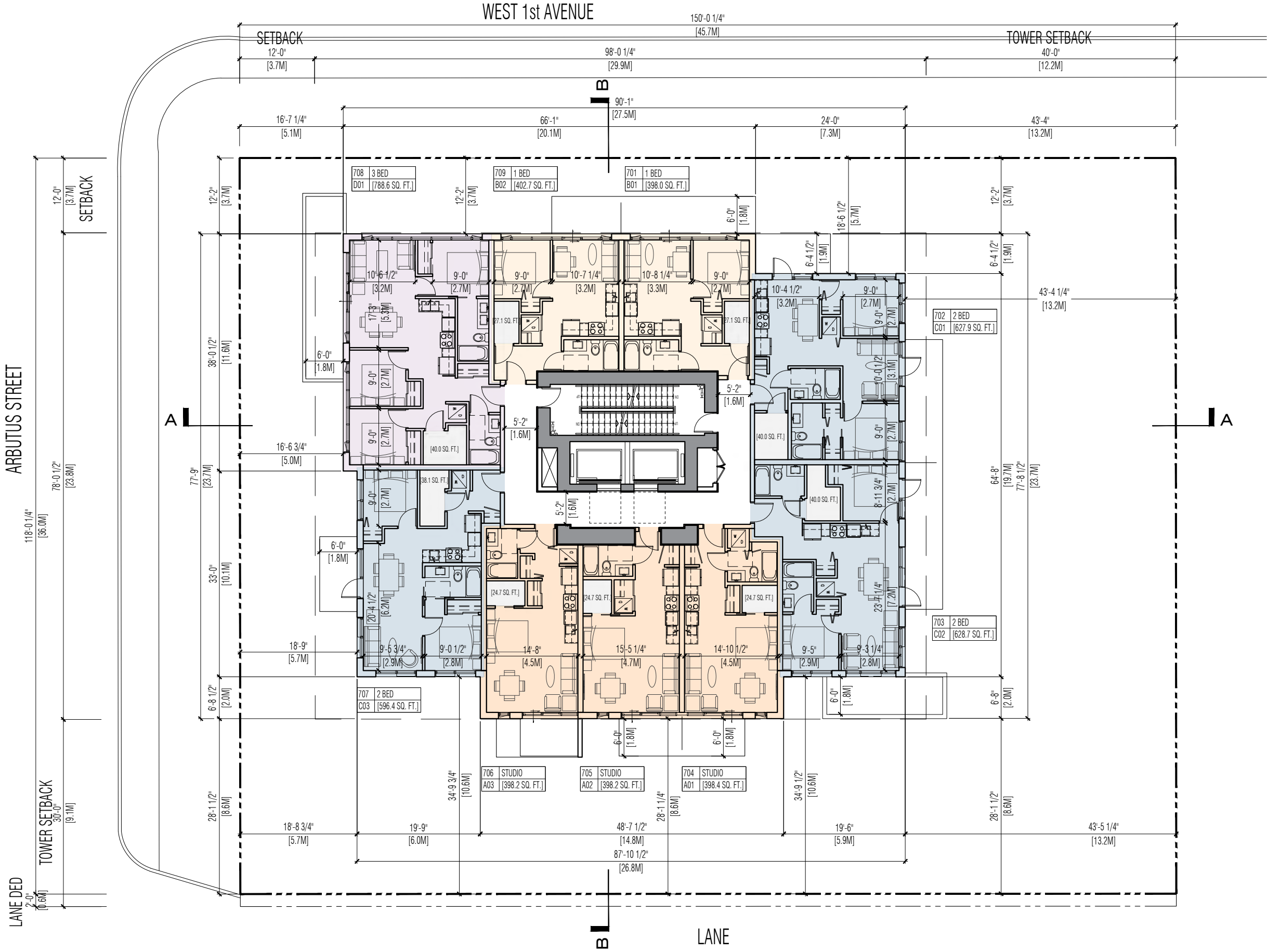
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BROADWAY PLAN
DEVELOPMENT
2090 W 1ST AVENUE
drawing title:
L2-L6 TOWER FLOOR
PLAN

project no.: 22030
drawn by: SOA
checked by: SOA
date: AUG 15, 2024
scale: 1/16" = 1'-0"

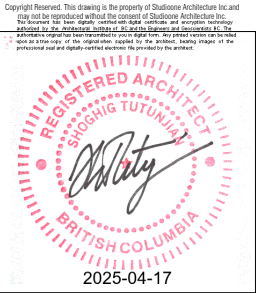
drawing no.:
A1.08

L7-L13 TOWER FLOOR PLAN

SCALE : 1/16" = 1'-0"



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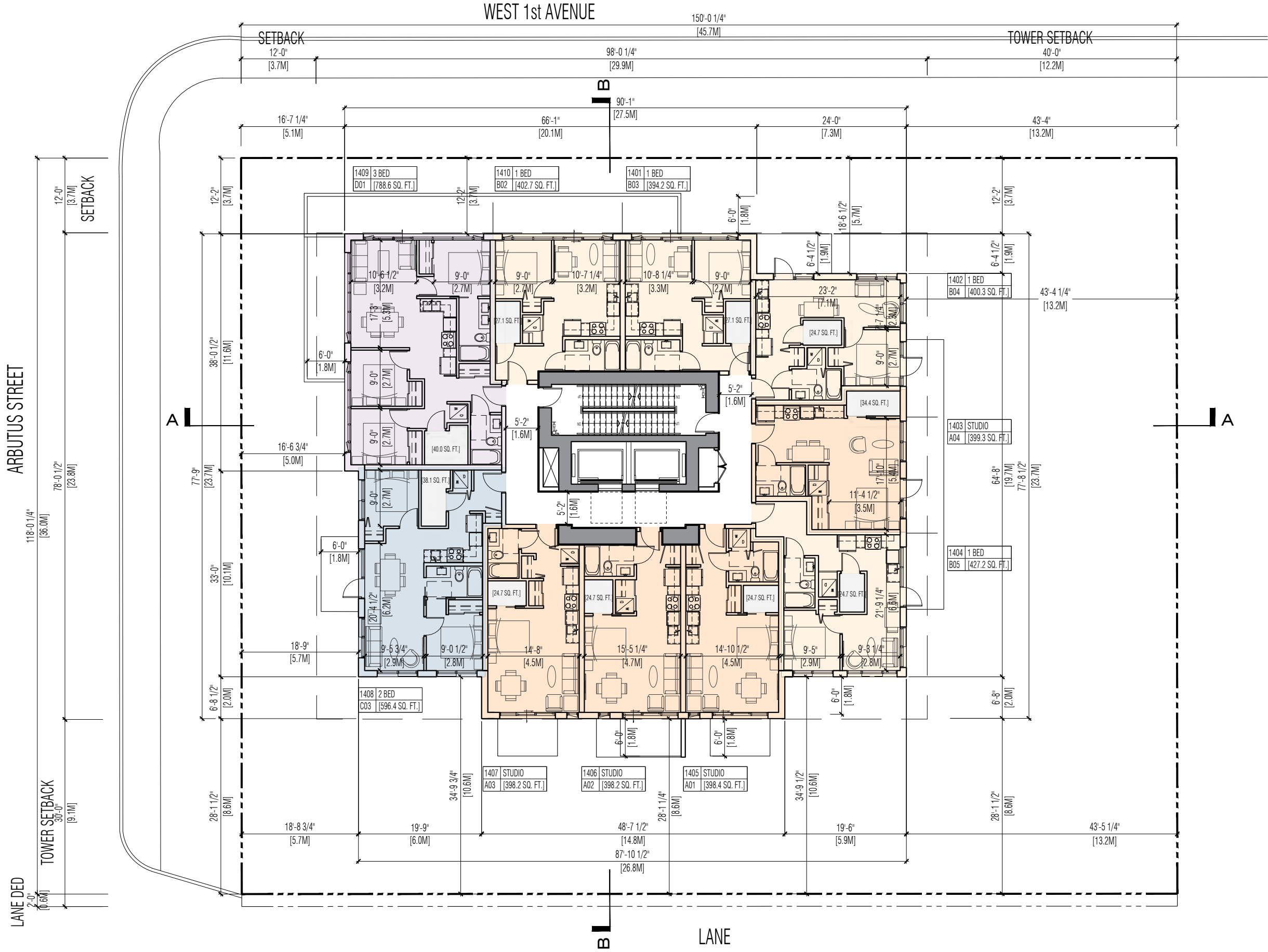
project title:
BROADWAY PLAN DEVELOPMENT 2090 W 1 ST AVENUE
drawing title:
L7-L13 TOWER FLOOR PLAN

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	1/16" = 1'-0"

drawing no.:
A1.09

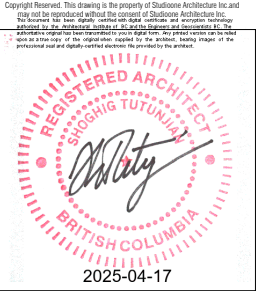
L14-L19 TOWER FLOOR PLAN

SCALE : 1/16" = 1'-0"



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Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
2090 W 1ST AVENUE
drawing title:
L14-L19 TOWER FLOOR
PLAN

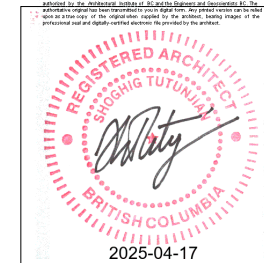
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drawn by: SOA
checked by: SOA
date: AUG 15, 2024
scale: 1/16" = 1'-0"

drawing no.:
A1.10

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project title:

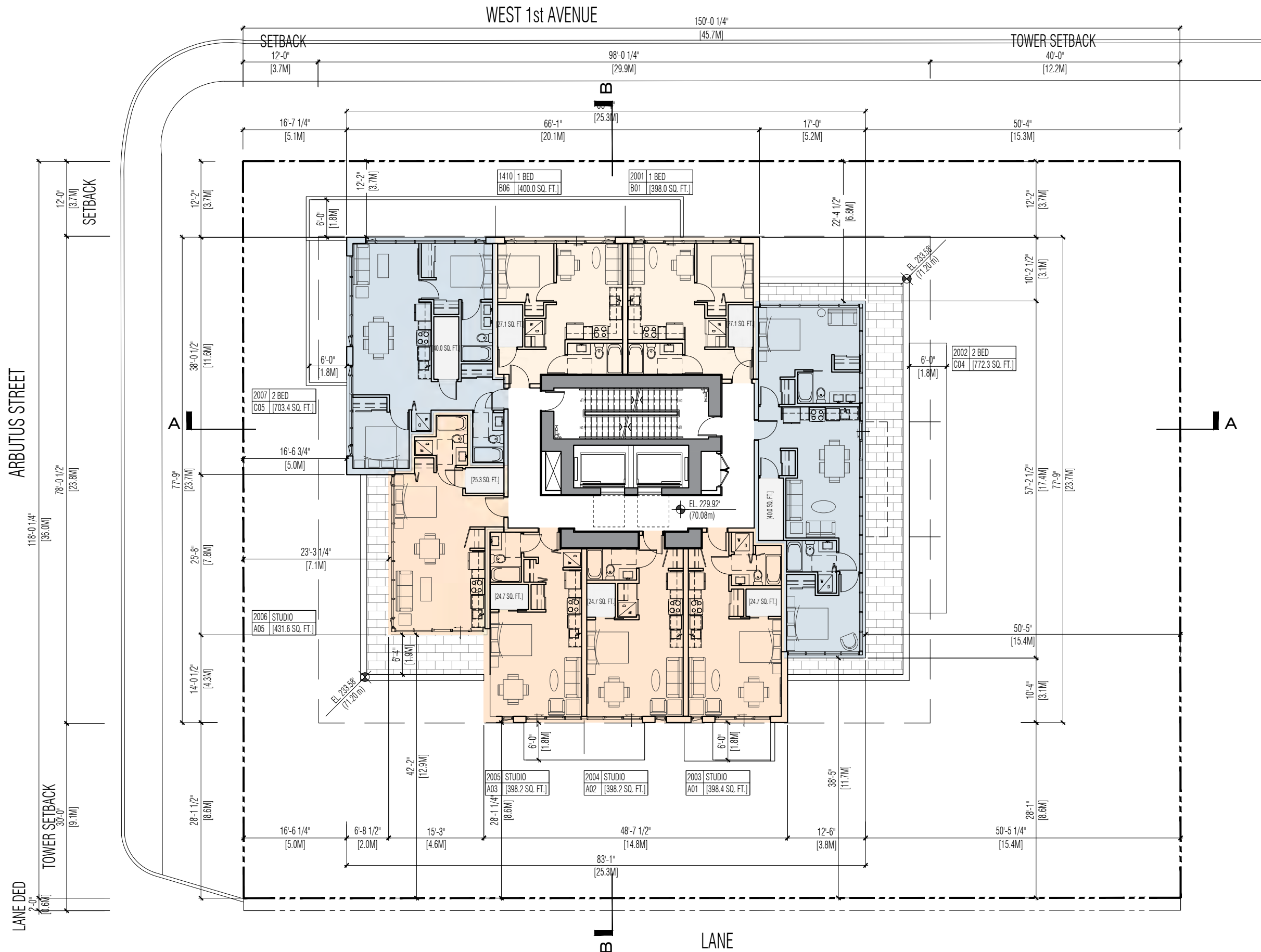
BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE

drawing title:
L20 TOWER FLOOR
PLAN

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	1/16" = 1'-0"

drawing no.:

A1.11

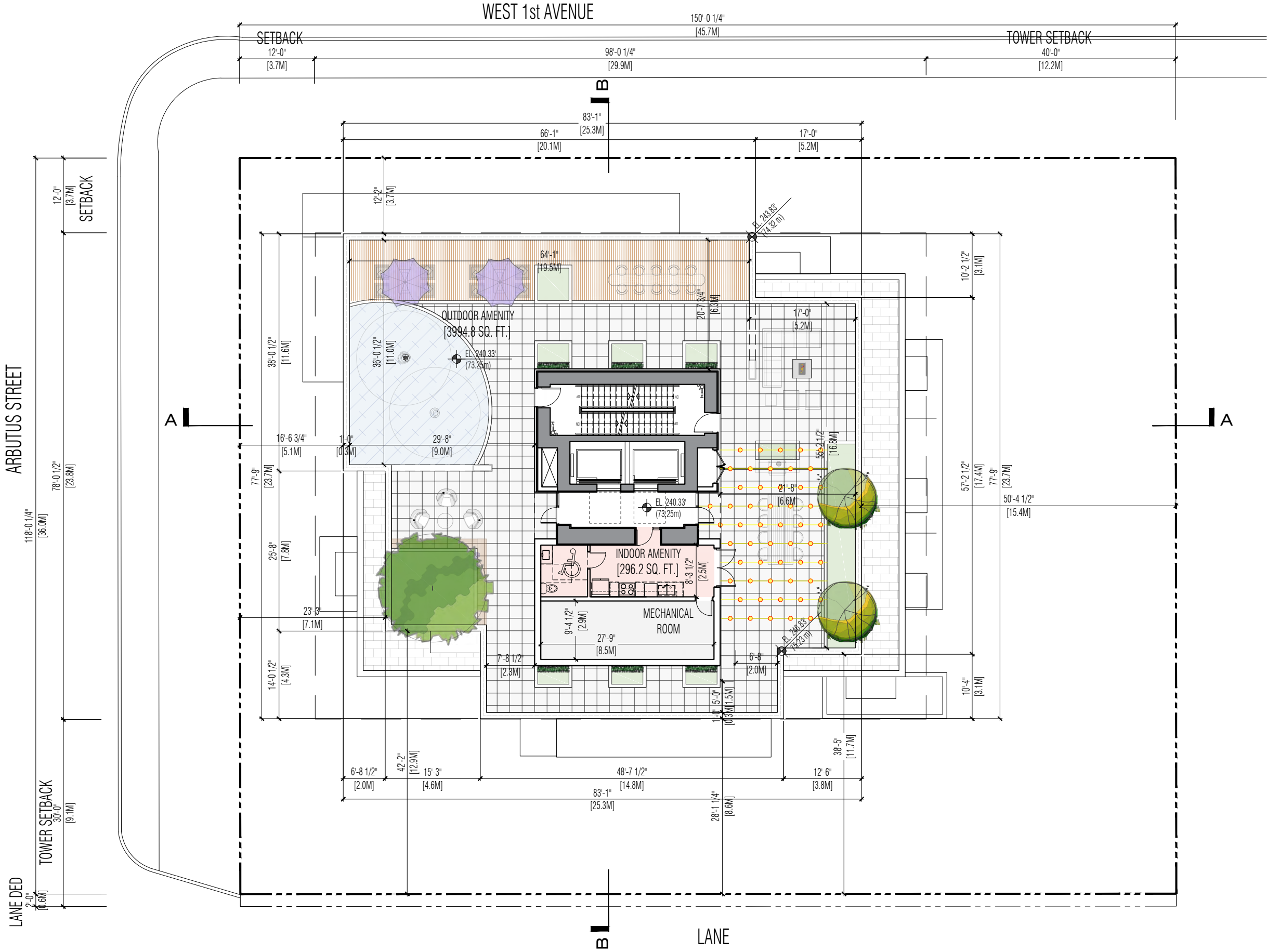


L20 TOWER FLOOR PLAN

SCALE : 1/16" = 1'-0"

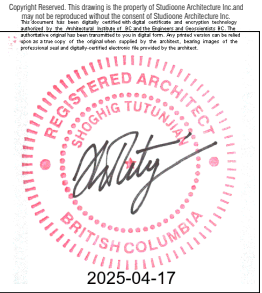
ROOFTOP AMENITY FLOOR

SCALE : 1/16" = 1'-0"



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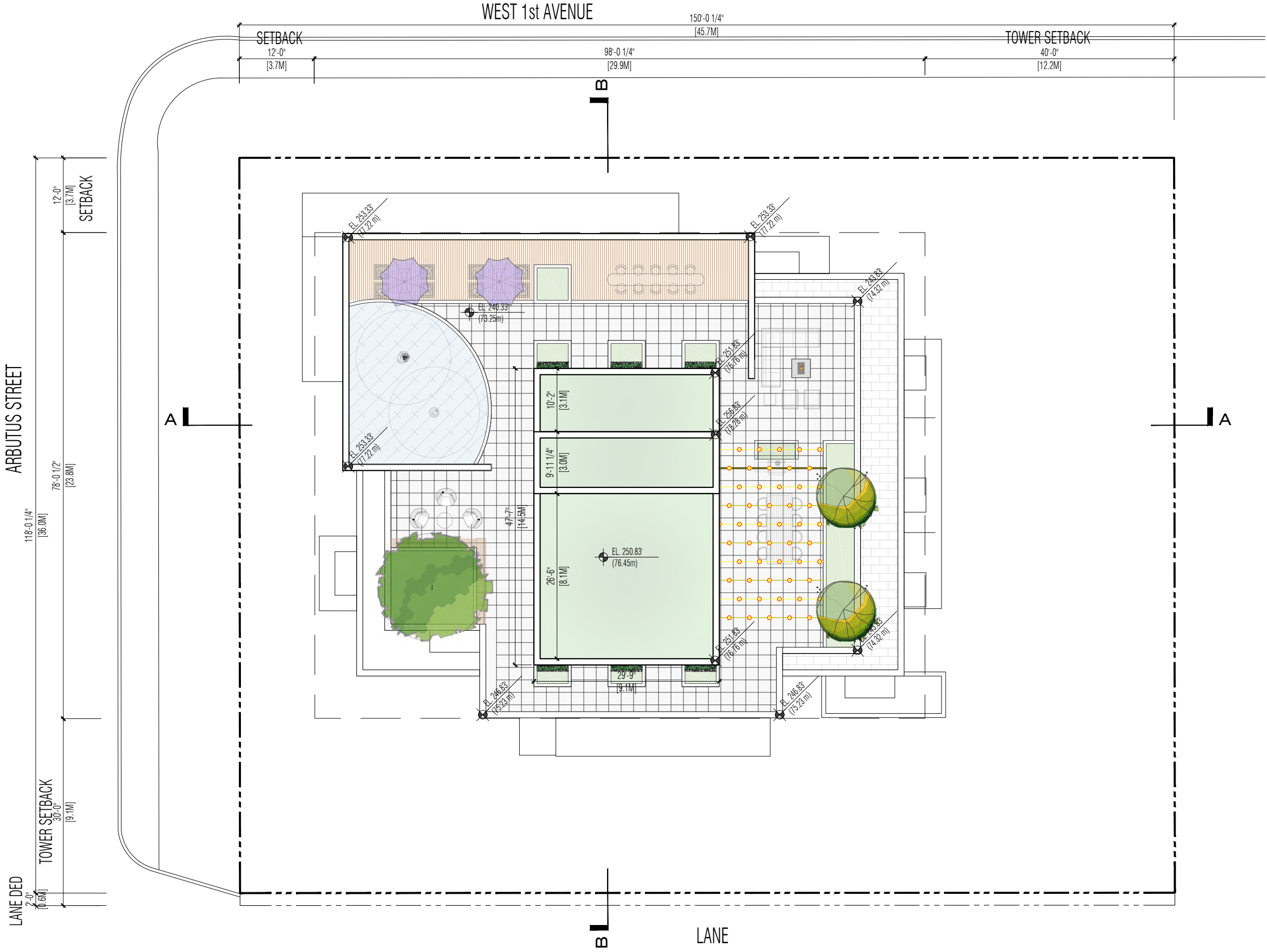
project title:
BROADWAY PLAN
DEVELOPMENT
2090 W 1ST AVENUE
drawing title:
L21 ROOFTOP
AMENITY FLOOR

project no.: 22030
drawn by: SOA
checked by: SOA
date: AUG 15, 2024
scale: 1/16" = 1'-0"

drawing no.:
A1.12

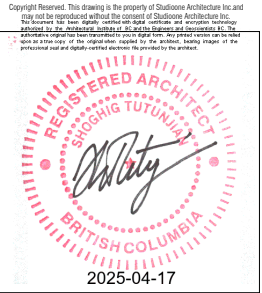
ROOF PLAN

SCALE : 1/16" = 1'-0"



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project title:
BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE
drawing title:
ROOF PLAN

project no.: 22030
drawn by: SOA
checked by: SOA
date: AUG 15, 2024
scale: 1/16" = 1'-0"

drawing no.:
A1.13



ELEVATIONS

SCALE : 1/32" = 1'-0"

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no.:	date:	description:
Revisions		

project title:	BROADWAY PLAN DEVELOPMENT 2090 W 1 st AVENUE
drawing title:	SOUTH & EAST ELEVATIONS

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	1/32" = 1'-0"

drawing no.:

A2.02



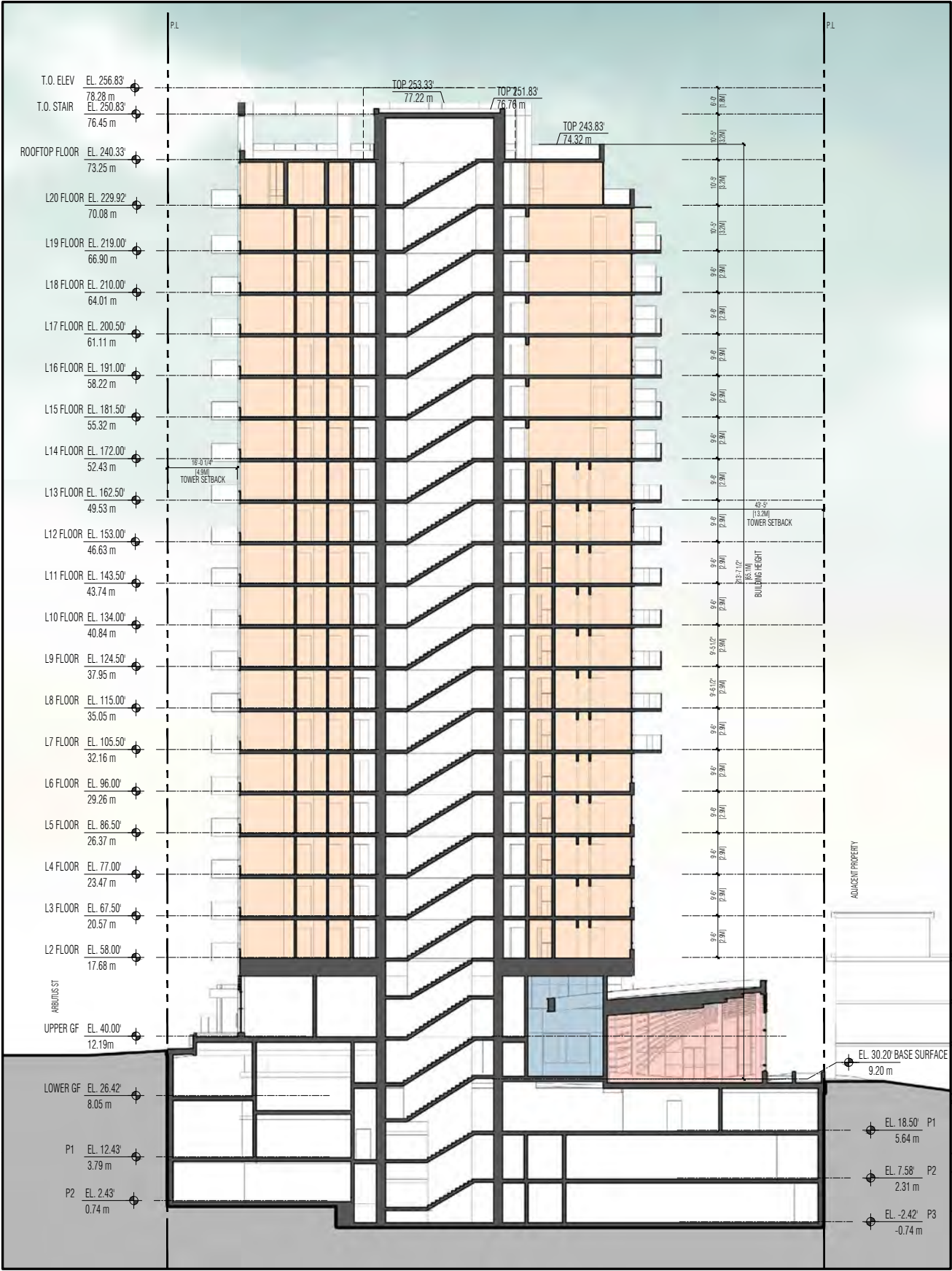
SOUTH (LANE) ELEVATION



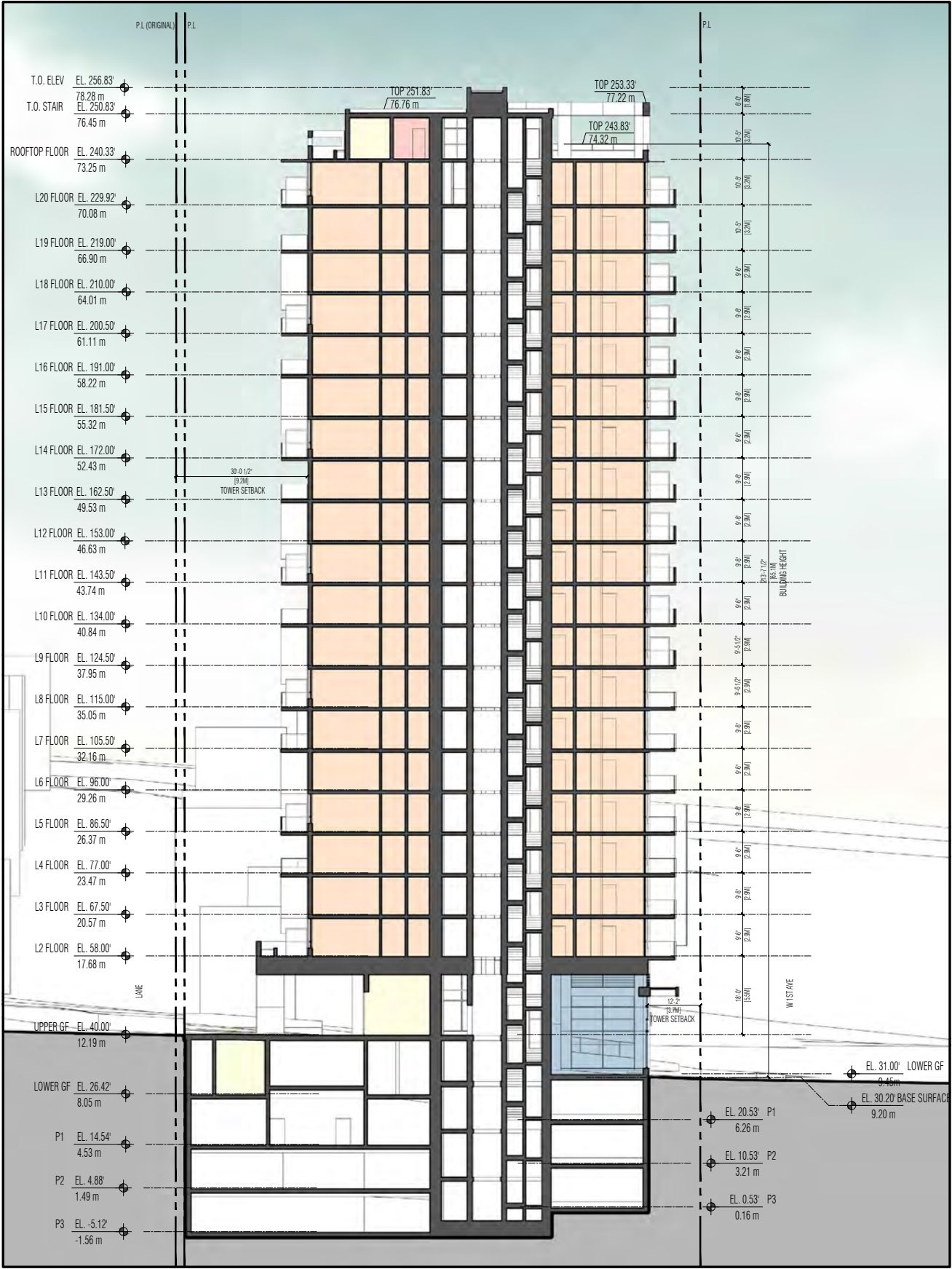
EAST ELEVATION

ELEVATIONS

SCALE : 1/32" = 1'-0"

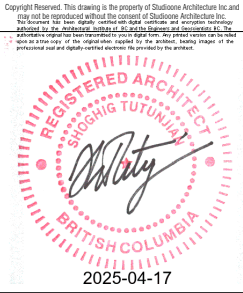


SECTION A



SECTION B

SECTIONS
SCALE : 1/32" = 1'-0"

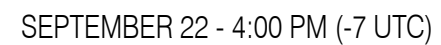
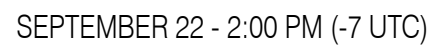
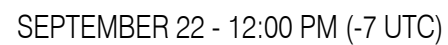
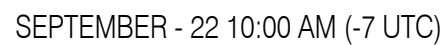
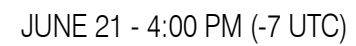
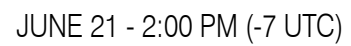
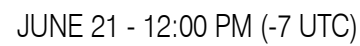
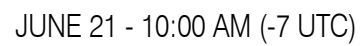
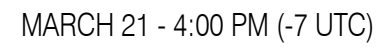
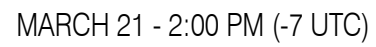
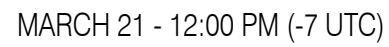
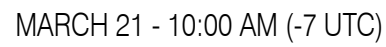


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Revisions

project title:
**BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE**
drawing title:
BUILDING SECTIONS

project no.: 22030
drawn by: SOA
checked by: SOA
date: AUG 15, 2024
scale: 1/32" = 1'-0"

drawing no.:
A3.01



2025-04-17

Revisions

BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE

SHADOW ANALYSIS

scale:	-	
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A4.01



DEC 21 - 10:00 AM (-8 UTC)



DEC 21 - 12:00 PM (-8 UTC)

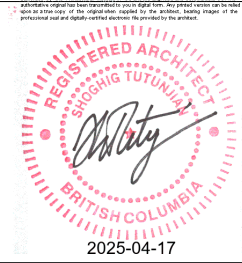


DEC 21 - 2:00 PM (-8 UTC)



DEC 21 - 4:00 PM (-8 UTC)

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no.:	date:	description:
Revisions		

project title:	
BROADWAY PLAN DEVELOPMENT 2090 W 1 st AVENUE	
drawing title:	
SHADOW ANALYSIS - WINTER SOLSTICE	

project no.:	22030	
drawn by:	SOA	
checked by:	SOA	
date:	AUG 15, 2024	
scale:	-	

drawing no.:
A4.02



RENDER FROM NORTHEAST CORNER



RENDER FROM NORTHWEST CORNER

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SHOGHIG TUTUNJIAN
BRITISH COLUMBIA
2025-04-17

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Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
1190 W 10TH AVENUE

drawing title:
3D-STREET LEVEL CORNER
PERSPECTIVES 1

project no.: 22018
drawn by: SOA
checked by: SOA
date: JAN 03, 2024
scale: -

drawing no.:
A5.01



RENDER FROM SOUTHWEST CORNER



RENDER FROM SOUTHEAST CORNER

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BRITISH COLUMBIA
2025-04-17

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1- 2024.06.28 Issued for Rezoning

no.: date: description:
Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE

drawing title:
3D-STREET LEVEL CORNER
PERSPECTIVES 2

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	-

drawing no.:

A5.02



RENDER FROM W 1ST AVE - INDOOR AMENITY / COMMERCIAL UNIT

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- no.: date: description:
Revisions

project title:
**BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE**

drawing title:
**3D-E 12TH AVE &
KINGSWAY INTERSECTION**

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	-

drawing no.:
A5.03

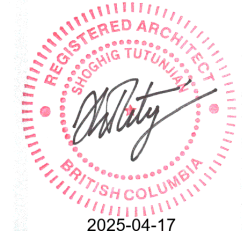


RENDER FROM W 1ST AVE & ARBUTUS ST INTERSECTION

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1- 2024.06.28 Issued for Rezoning
no.: date: description:
Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE
drawing title:
3D-E 12TH AVE
RESIDENTIAL ENTRANCE

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	-

drawing no.:
A5.04



RENDER FROM ARBUTUS ST - RESIDENTIAL ENTRANCE

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BRITISH COLUMBIA
2025-04-17

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1-	2024.06.28	Issued for Rezoning
no.:	date:	description:
Revisions		

project title:

BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE

drawing title:

3D-E 12TH AVE
COMMERCIAL UNITS

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	-

drawing no.:

A5.05



RENDER FROM LANE - PARKING RAMP & PEDESTRIAN ACCESS TO W 1ST AVE

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BRITISH COLUMBIA
2025-04-17

2- 2024.08.15 Re-Issued for Rezoning
1- 2024.06.28 Issued for Rezoning

no.:

date:

description:

Revisions

project title:

BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE

drawing title:

3D-E 12TH AVE PODIUM &
TOWER TRANSITION

project no.:

22030

drawn by:

SOA

checked by:

SOA

date:

AUG 15, 2024

scale:

-

drawing no.:

A5.06



RENDER FROM W 1ST AVE & ARBUTUS INTERSECTION - GF COMMERCIAL UNIT

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REGISTERED ARCHITECT
SHOGHIG TUTUNJIAN
BRITISH COLUMBIA
2025-04-17

2- 2024.08.15 Re-Issued for Rezoning
1- 2024.06.28 Issued for Rezoning
no.: date: description:
Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE

drawing title:
3D-E 12TH AVE PODIUM &
TOWER TRANSITION

project no.: 22030
drawn by: SOA
checked by: SOA
date: AUG 15, 2024
scale: -

drawing no.:
A5.07



BIRDS EYE RENDERING FROM EAST PROPERTY LINE

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REGISTERED ARCHITECT
SHOGHIG TUTUNJIAN
BRITISH COLUMBIA
2025-04-17

2-	2024.08.15	Re-Issued for Rezoning
1-	2024.06.28	Issued for Rezoning
no.:	date:	description:
Revisions		

project title:

BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE

drawing title:

3D-E 12TH AVE PODIUM &
TOWER TRANSITION

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	-

drawing no.:

A5.08

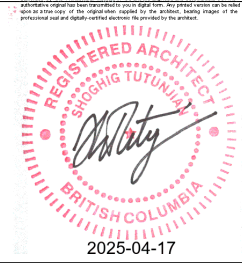


GF INDOOR AMENITY INTERIOR SPACE

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2- 2024.08.15 Re-Issued for Rezoning
1- 2024.06.28 Issued for Rezoning
no.: date: description:
Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE
drawing title:
3D-E 12TH AVE PODIUM &
TOWER TRANSITION

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	-

drawing no.:
A5.09



ROOFTOP AMENITY AREA FROM SOUTHWEST - DOWNTOWN & MOUNTAIN VIEW

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SHOGHIG TUTUNJIAN
BRITISH COLUMBIA
2025-04-17

2- 2024.08.15 Re-Issued for Rezoning
1- 2024.06.28 Issued for Rezoning
no.: date: description:
Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE

drawing title:
3D-PODIUM ROOFTOP
OUTDOOR AMENITY

project no.: 22030
drawn by: SOA
checked by: SOA
date: AUG 15, 2024
scale: -

drawing no.:
A5.10



Google Earth

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1-	2024.06.28	Issued for Rezoning
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Revisions		

project title:

BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE

drawing title:

3D-ROOFTOP INDOOR &
OUTDOOR AMENITY AREAS

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	-

drawing no.:

A5.11



RENDER FROM W 1ST AVE & ARBUTUS INTERSECTION

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2025-04-17

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project title:

BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE

drawing title:

3D-ROOFTOP INDOOR &
OUTDOOR AMENITY AREAS

project no.:	22030
drawn by:	SOA
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date:	AUG 15, 2024
scale:	-

drawing no.:

A5.12



SITE PLAN RENDERING

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2025-04-17

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no.: date: description:
Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE

drawing title:
3D-SITE PLAN

project no.: 22030
drawn by: SOA
checked by: SOA
date: AUG 15, 2024
scale: -

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drawing no.:
A5.13



AERIAL VIEW FROM NORTHEAST

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BRITISH COLUMBIA
2025-04-17

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1- 2024.06.28 Issued for Rezoning

no.	date	description
Revisions		

project title:
**BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE**

drawing title:
3D-AERIAL NORTHEAST

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	-

drawing no.:

A5.14



AERIAL VIEW FROM NORTHWEST

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Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE
drawing title:
3D-AERIAL NORTHWEST

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	-

drawing no.:
A5.15



AERIAL VIEW FROM SOUTHWEST

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SHOGGIE TUTUNAL
BRITISH COLUMBIA
2025-04-17

2- 2024.08.15 Re-Issued for Rezoning
1- 2024.06.28 Issued for Rezoning

no.: date: description:
Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE

drawing title:
3D-AERIAL SOUTHEAST

project no.: 22030
drawn by: SOA
checked by: SOA
date: AUG 15, 2024
scale: -

drawing no.:
A5.16



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project title:	BROADWAY PLAN DEVELOPMENT 2090 W 1 st AVENUE
drawing title:	3D-AERIAL SOUTHEAST

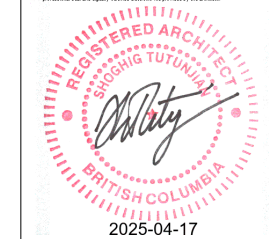
project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	-

drawing no.: **A5.17**

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project title:

**BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE**

drawing title:
3D-AERIAL SOUTHEAST

project no.:	22030
drawn by:	SOA
checked by:	SOA
date:	AUG 15, 2024
scale:	-

drawing no.:

A5.18

AERIAL VIEW FROM FAR SOUTHWEST

APPENDIX 1 - SURVEY PLAN

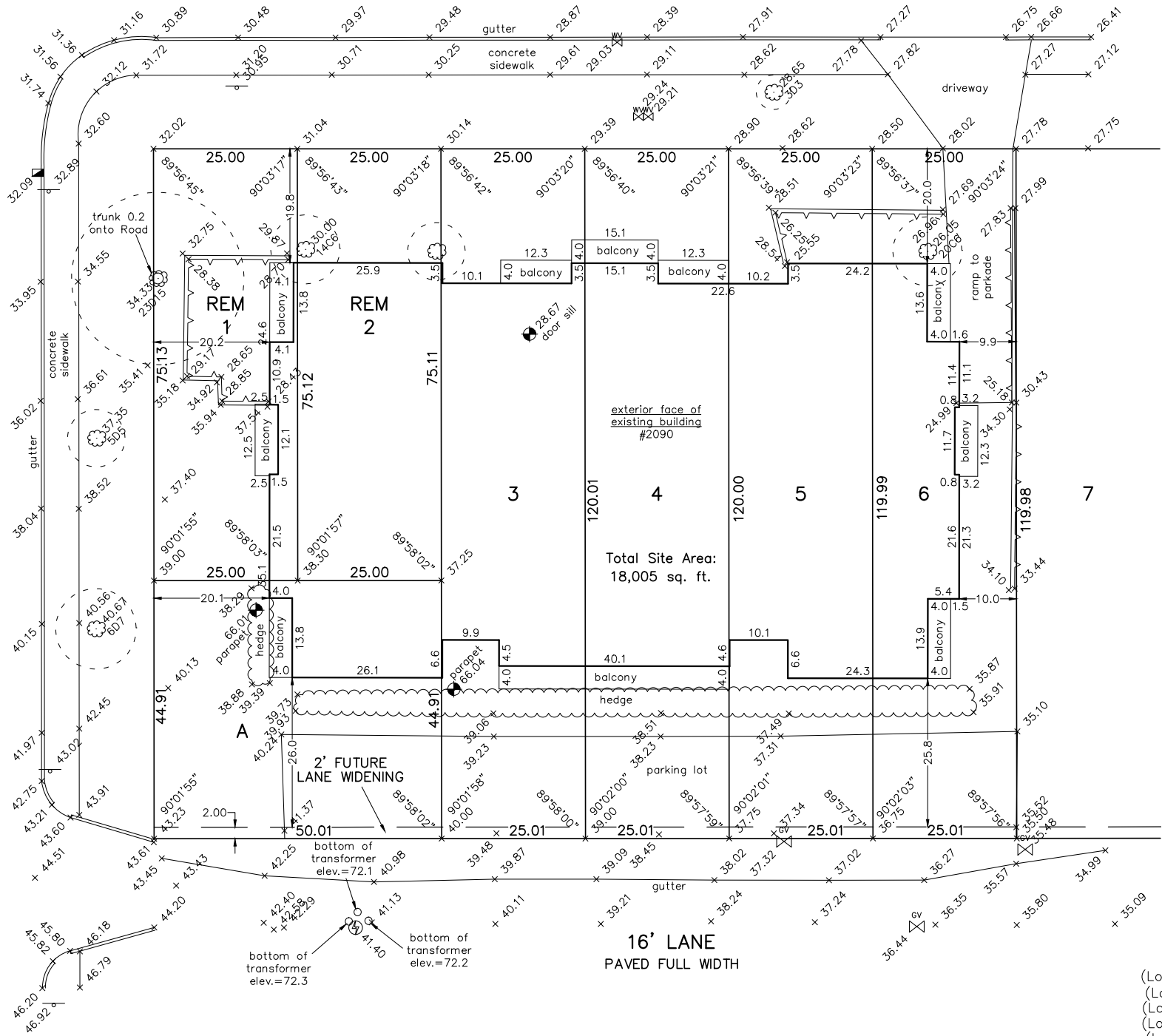
TOPOGRAPHIC SURVEY PLAN OF LOT A (REFERENCE PLAN 550) OF LOTS 1 AND 2
AND OF LOTS 1 AND 2, EXCEPT PLAN 550, AND OF LOTS 3, 4, 5 AND 6
ALL OF BLOCK 215, DISTRICT LOT 526, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 590

SCALE 1" = 16'
All distances are in feet.



ARBUTUS STREET

WEST 1ST AVENUE



- NOTES:
- This property is subject to Easement and Indemnity Agreement 453032M.
 - Lot dimensions are derived from field survey.
 - Elevations are based on the CVD28GVRD2018 Datum and are derived from control monument V-4004 situated at the intersection of Yew Street and West 1st Avenue. Elevation = 60.24 feet.
 - For elevation control, use control monument only.
 - All trees and stumps shown as required by municipal bylaws.
 - All elevations along curb lines are gutter levels.
 - All dimensions are to exterior faces unless otherwise noted.
 - Symbols plotted are for illustrative purposes and are not representative of their true size.
- ⊕ denotes hydro pole.
tw denotes top of wall.
bw denotes bottom of wall.
⊗ denotes gas valve.
⊕ denotes water valve.
⊕ denotes sign post.
⊕ denotes anchor.
⊕ denotes tree.
- SC10
└─ drip line radius (feet)
└─ C=coniferous
└─ D=deciduous
└─ diameter (inches)

CIVIC ADDRESS
2090 WEST 1ST AVENUE
VANCOUVER, B.C.

ZONING: RM-4

CERTIFIED CORRECT.
DATED THIS 5TH DAY OF JULY, 2023
Michael Dusevic
77GMZK

MICHAEL DUSEVIC B.C.L.S.

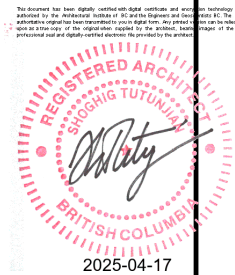
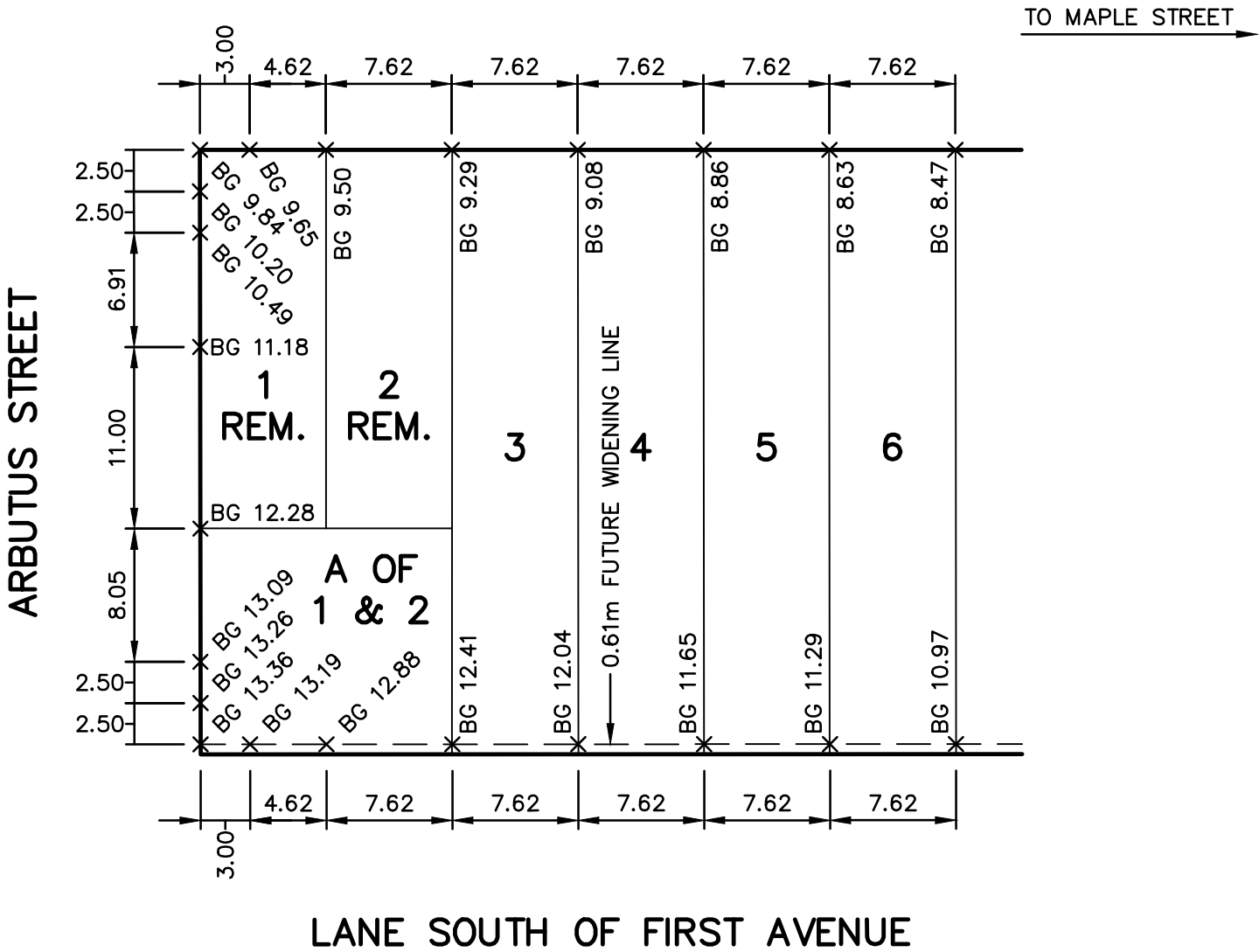
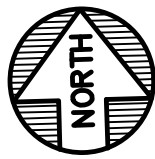
(Lot A)PID:011-692-880
(Lot 1)PID:011-692-910
(Lot 2)PID:011-692-936
(Lot 3)PID:011-692-952
(Lot 4)PID:011-692-961
(Lot 5)PID:011-692-979
(Lot 6)PID:011-692-995

L N L S METRO VANCOUVER
LAND SURVEYORS

1528 KINGSWAY, VANCOUVER, BC, V5N 2R9
T 604.327.1535 WEB WWW.LNLS.CA

PRELIMINARY

FIRST AVENUE

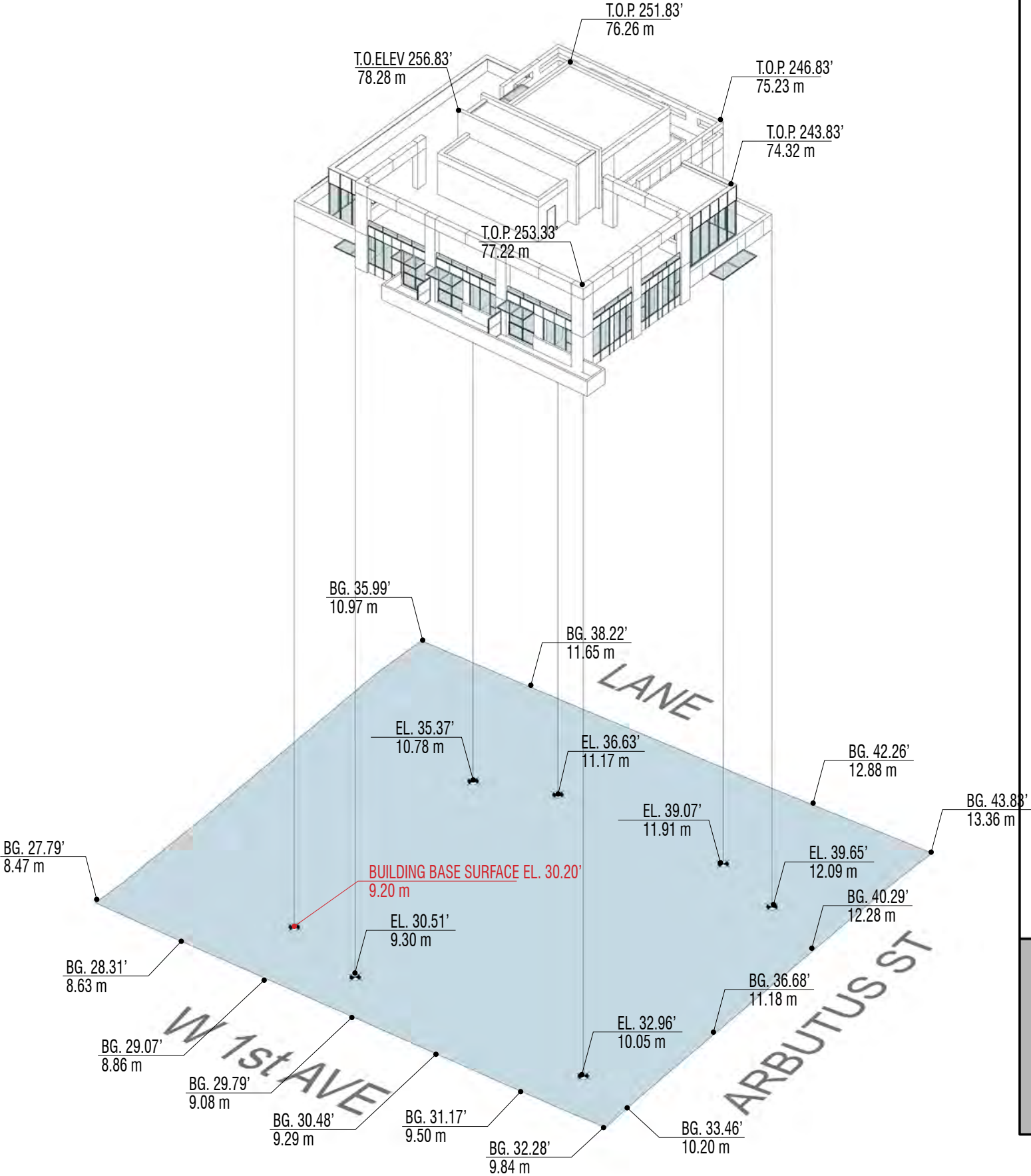


BENCH MARK: ELEVATION: 6.901 DESCRIPTION: SURVEY MONUMENT MARKED V-3489 AT THE SOUTH EAST CORNER OF FIRST AVENUE AND MAPLE STREET.
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.
BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

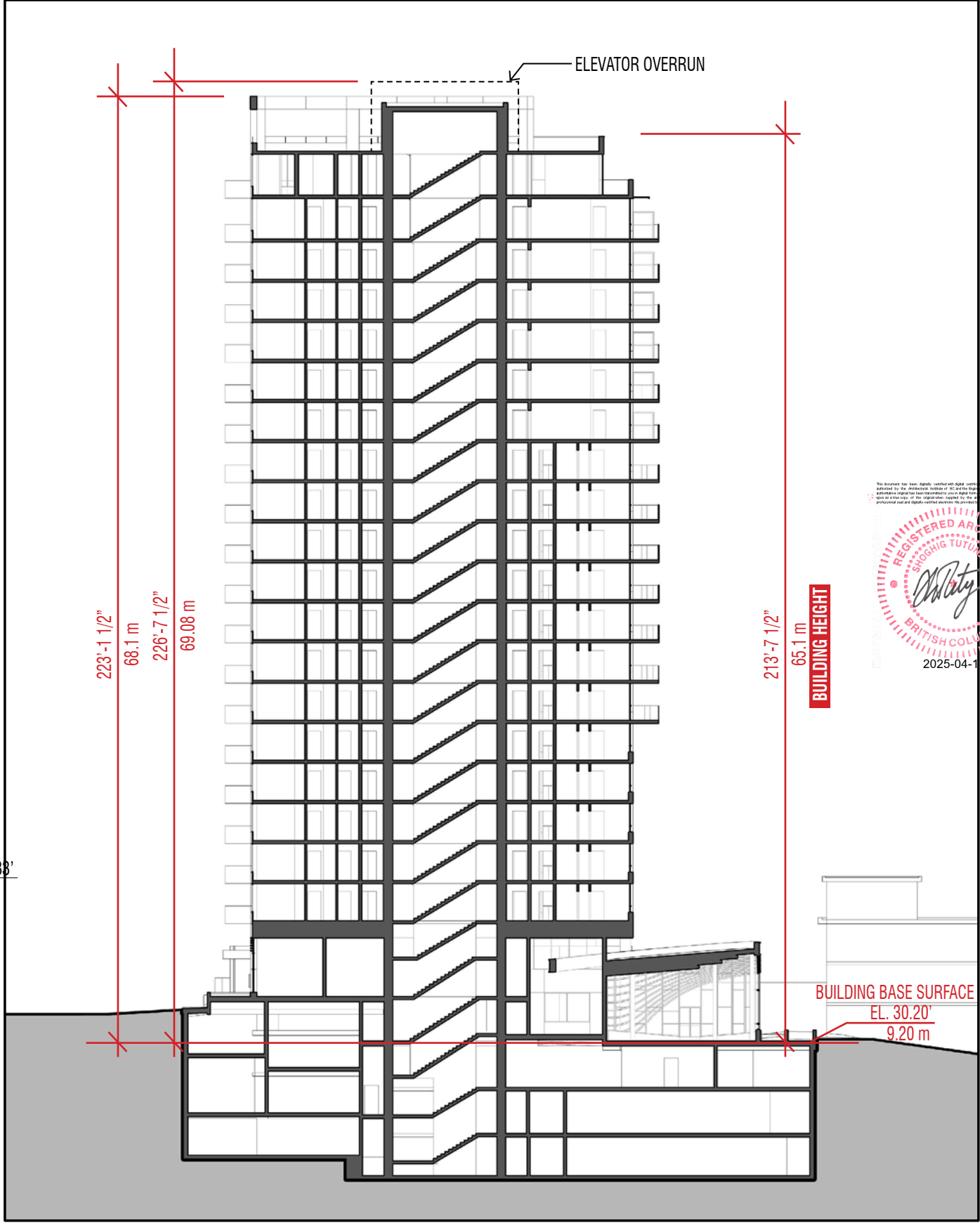
ATTENTION
ELEVATIONS SHOWN ON THIS PLAN
ARE IN METRES BASED ON GVRD
DATUM (ISSUED NOVEMBER 30, 2018).
DIMENSIONS ARE ALSO IN METRES.

NO.		DATE	REVISION	BY	CHK	CITY OF VANCOUVER ENGINEERING SERVICES			
						 BUILDING GRADE ELEVATIONS FOR LOTS 1 TO 6 AND A OF 1 & 2, BLK. 215, D.L. 526, PLAN VAP590.			

APPENDIX 3 - BUILDING HEIGHT CALCULATION

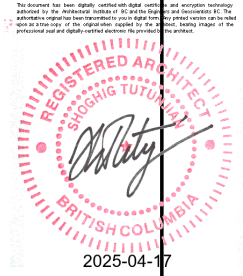


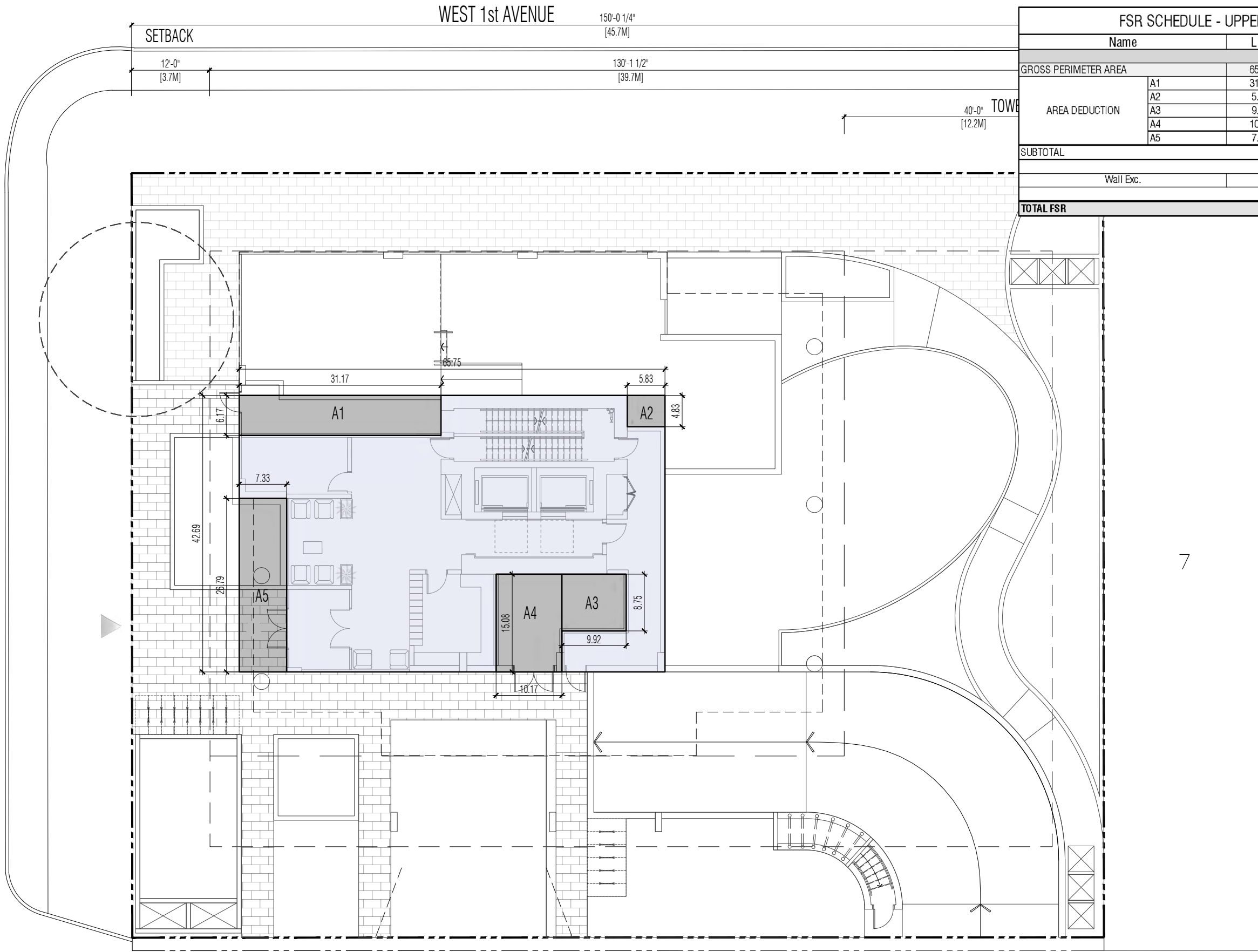
BUILDING BASE SURFACE



HEIGHT CALCULATION

SCALE : 1/32" = 1'-0"





UPPER GROUND FLOOR FSR PLAN
SCALE : 1/16" = 1'-0"

FSR SCHEDULE - UPPER GROUND FLOOR					
Name		Length		Width	Area
GROSS PERIMETER AREA		65.75	X	42.69	= 2,806.868
AREA DEDUCTION	A1	31.17	X	6.17	= 192.32
	A2	5.83	X	4.83	= 28.16
	A3	9.92	X	8.75	= 86.80
	A4	10.17	X	15.08	= 153.36
	A5	7.33	X	26.79	= 196.37
SUBTOTAL					657.01
Wall Exc.		x		5.000	= -
TOTAL FSR					2,149.9

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REGISTERED ARCHITECT
SHOGING TUTUNJAY
BRITISH COLUMBIA
2025-04-17

2- 2024.08.15 Re-Issued for Rezoning
1- 2024.06.28 Issued for Rezoning
no.: date: description:
Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE

drawing title:
FSR OVERLAY
UPPER GF PLAN

project no.: 22030
drawn by: SOA
checked by: SOA
date: AUG 15, 2024
scale: 1/16" = 1'-0"

N.

drawing no.:
A6.02



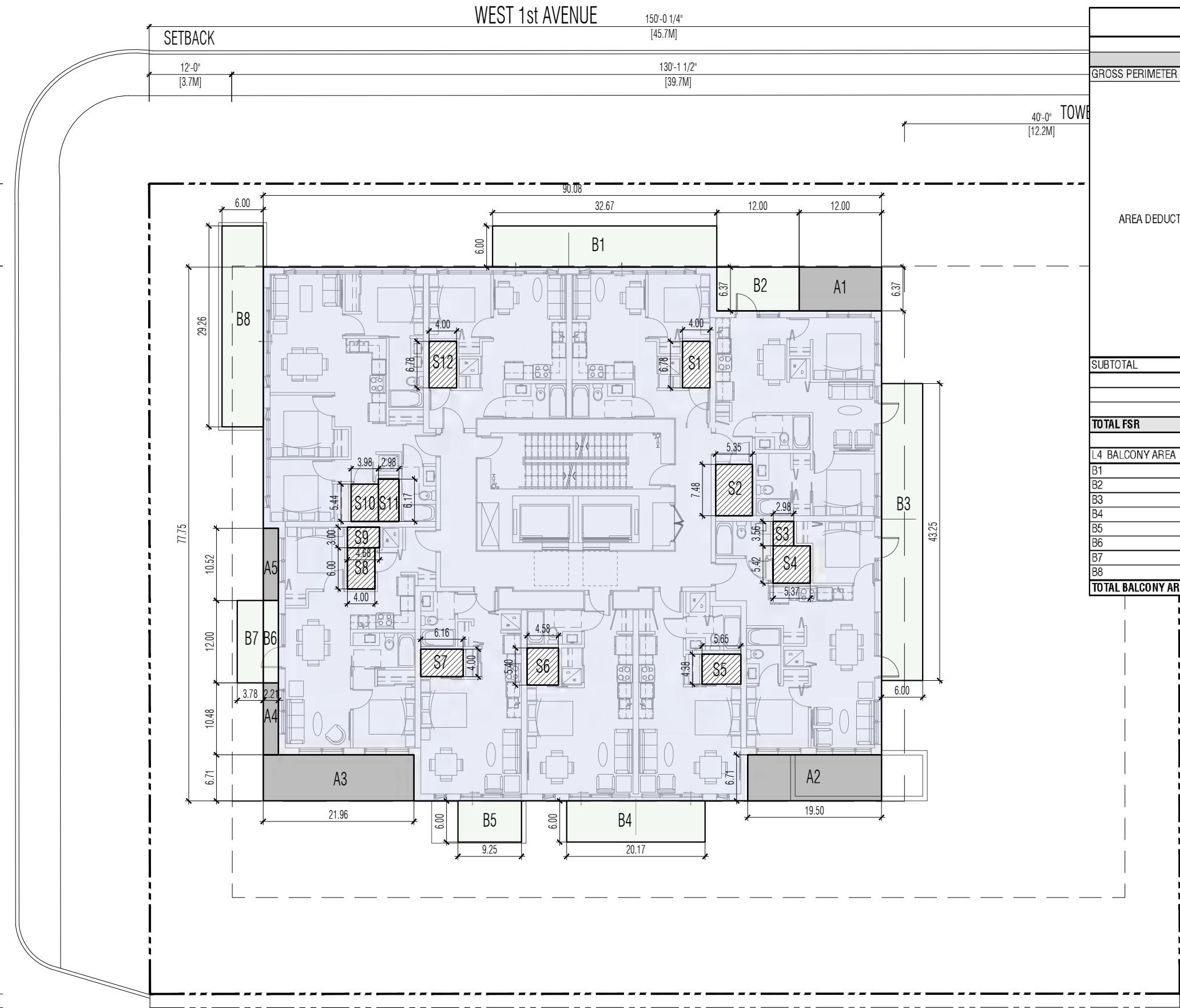
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[illegible]

project title:	BROADWAY PLAN DEVELOPMENT 2090 W 1 st AVENUE
drawing title:	FSR OVERLAY L2-L6 FLOOR PLAN

drawing no.:

A6.03



L7-L13 TOWER FLOOR FSR PLAN
SCALE : 1/16" = 1'-0"

FSR SCHEDULE - LEVEL 7 - 13					
Name		Length		Width	Area
GROSS PERIMETER AREA		90.08	X	77.75 =	7,003.720
AREA DEDUCTION	A1	12.00	X	6.37 =	76.44
	A2	19.50	X	6.71 =	130.85
	A3	21.96	X	6.71 =	147.35
	A4	2.21	X	10.48 =	23.16
	A5	2.21	X	10.52 =	23.25
	B2	12.00	X	6.37 =	76.44
	B6	2.21	X	12.00 =	26.52
	S1	4.00	X	6.78 =	27.12
	S2	5.35	X	7.48 =	40.02
	S3	2.98	X	3.56 =	10.61
	S4	5.37	X	5.42 =	29.11
	S5	5.65	X	4.38 =	24.75
	S6	4.58	X	5.40 =	24.73
	S7	6.16	X	4.00 =	24.64
	S8	4.00	X	6.00 =	24.00
	S9	4.68	X	3.00 =	14.04
	S10	3.98	X	5.44 =	21.65
S11	2.98	X	6.17 =	18.39	
S12	4.00	X	6.78 =	27.12	
SUBTOTAL					790.18
Wall Exc.		x	5.000	=	-
TOTAL FSR					6,213.5
L4 BALCONY AREA					
B1	32.67	X	6.00	=	196.02
B2	12.00	X	6.37	=	76.44
B3	6.00	X	43.25	=	259.50
B4	20.17	X	6.00	=	121.02
B5	9.25	X	6.00	=	55.50
B6	2.21	X	12.00	=	26.52
B7	3.78	X	12.00	=	45.36
B8	6.00	X	29.26	=	175.56
TOTAL BALCONY AREA					955.92

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BRITISH COLUMBIA
2025-04-17

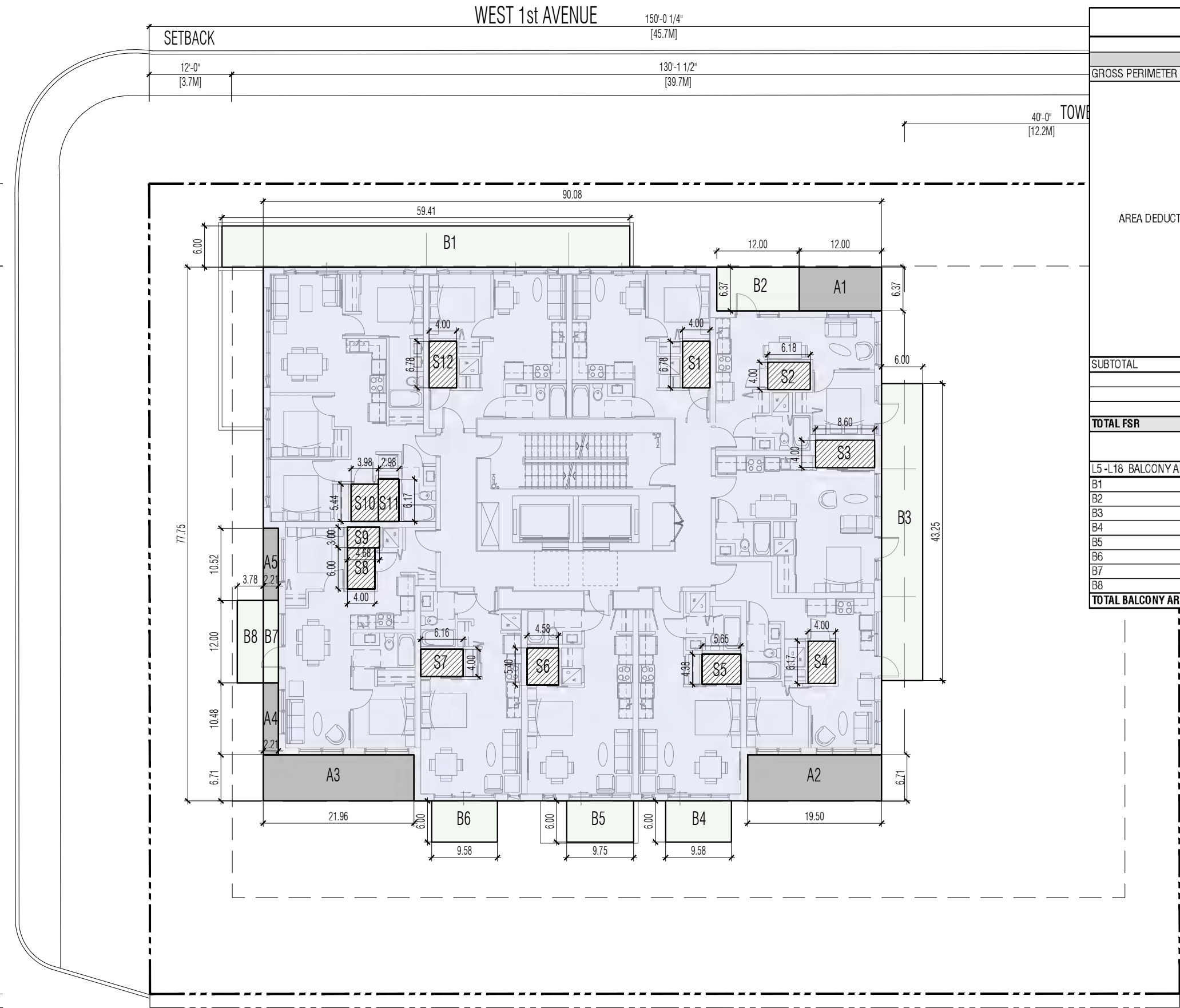
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Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE
drawing title:
FSR OVERLAY L7-L13
FLOOR PLAN

project no.: 22030
drawn by: SOA
checked by: SOA
date: AUG 15, 2024
scale: 1/16" = 1'-0"

N.

drawing no.:
A6.04



L14-L19 TOWER FLOOR PLAN
SCALE : 1/16" = 1'-0"

FSR SCHEDULE - LEVEL 14 - 19					
Name		Length		Width	Area
GROSS PERIMETER AREA		90.08	X	77.75	= 7,003.720
AREA DEDUCTION	A1	12.00	X	6.37	= 76.44
	A2	19.50	X	6.71	= 130.85
	A3	21.96	X	6.71	= 147.35
	A4	2.21	X	10.48	= 23.16
	A5	2.21	X	10.52	= 23.25
	B2	12.00	X	6.37	= 76.44
	B7	2.21	X	12.00	= 26.52
	S1	4.00	X	6.78	= 27.12
	S2	6.18	X	4.00	= 24.72
	S3	8.60	X	4.00	= 34.40
	S4	4.00	X	6.17	= 24.68
	S5	5.65	X	4.38	= 24.75
AREA DEDUCTION	S6	4.58	X	5.40	= 24.73
	S7	6.16	X	4.00	= 24.64
	S8	4.00	X	6.00	= 24.00
	S9	4.68	X	3.00	= 14.04
	S10	3.98	X	5.44	= 21.65
	S11	2.98	X	6.17	= 18.39
	S12	4.00	X	6.78	= 27.12
SUBTOTAL					794.24
Wall Exc.		x	5.000	=	-
TOTAL FSR					6,209.5
L5-L18 BALCONY AREA					
B1	59.41	X	6.00	=	356.46
B2	12.00	X	6.37	=	76.44
B3	6.00	X	43.25	=	259.50
B4	9.58	X	6.00	=	57.48
B5	9.75	X	6.00	=	58.50
B6	9.58	X	6.00	=	57.48
B7	2.21	X	12.00	=	26.52
B8	3.78	X	12.00	=	45.36
TOTAL BALCONY AREA					937.74

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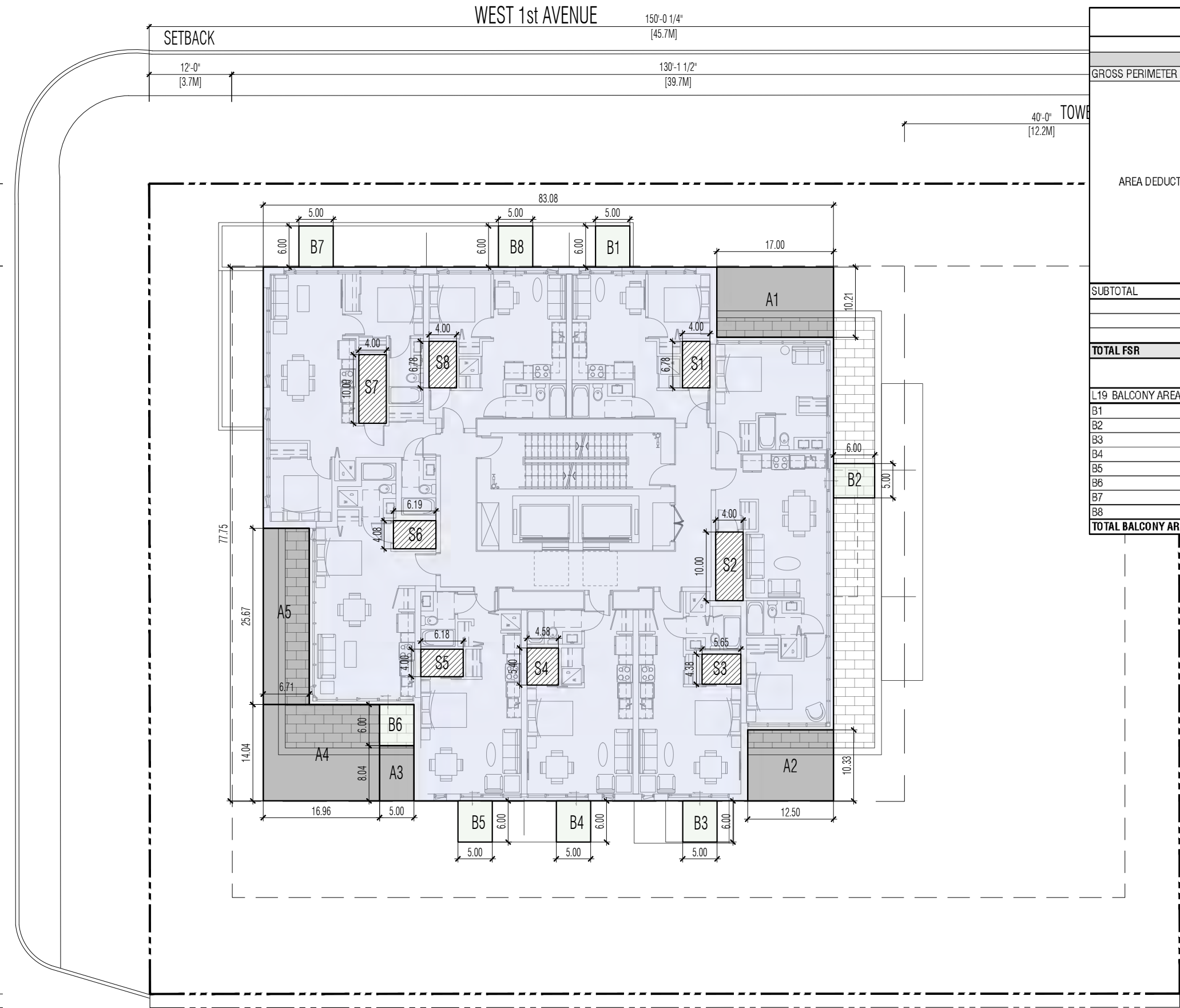


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no.: date: description:
Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE
drawing title:
FSR OVERLAY L14-L19
TYPICAL FLOOR PLAN

project no.: 22030
drawn by: SOA
checked by: SOA
date: AUG 15, 2024
scale: 1/16" = 1'-0"
N.
A north arrow pointing upwards.

drawing no.:
A6.05



L20 TOWER FLOOR FSR PLAN
SCALE : 1/16" = 1'-0"

FSR SCHEDULE - LEVEL 20					
Name		Length		Width	Area
GROSS PERIMETER AREA		83.08	X	77.75	= 6,459.470
AREA DEDUCTION	A1	17.00	X	10.21	= 173.57
	A2	12.50	X	10.33	= 129.13
	A3	5.00	X	8.04	= 40.20
	A4	16.96	X	14.04	= 238.12
	A5	6.71	X	25.67	= 172.25
	B6	5.00	X	6.00	= 30.00
	S1	4.00	X	6.78	= 27.12
	S2	4.00	X	10.00	= 40.00
	S3	5.65	X	4.38	= 24.75
	S4	4.58	X	5.40	= 24.73
	S5	6.18	X	4.00	= 24.72
	S6	6.19	X	4.08	= 25.26
	S7	4.00	X	10.00	= 40.00
	S8	4.00	X	6.78	= 27.12
SUBTOTAL					1,016.95
Wall Exc.		x	5.000	=	-
TOTAL FSR					5,442.5
L19 BALCONY AREA					
B1		5.00	X	6.00	= 30.00
B2		6.00	X	5.00	= 30.00
B3		5.00	X	6.00	= 30.00
B4		5.00	X	6.00	= 30.00
B5		5.00	X	6.00	= 30.00
B6		5.00	X	6.00	= 30.00
B7		5.00	X	6.00	= 30.00
B8		5.00	X	6.00	= 30.00
TOTAL BALCONY AREA					240.00

240 - 388 West 8th Ave.
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REGISTERED ARCHITECT

SHOGHIG TUTUNJIAN

BRITISH COLUMBIA

2025-04-17

2- 2024.08.15 Re-Issued for Rezoning
1- 2024.06.28 Issued for Rezoning

no.: date: description:
Revisions

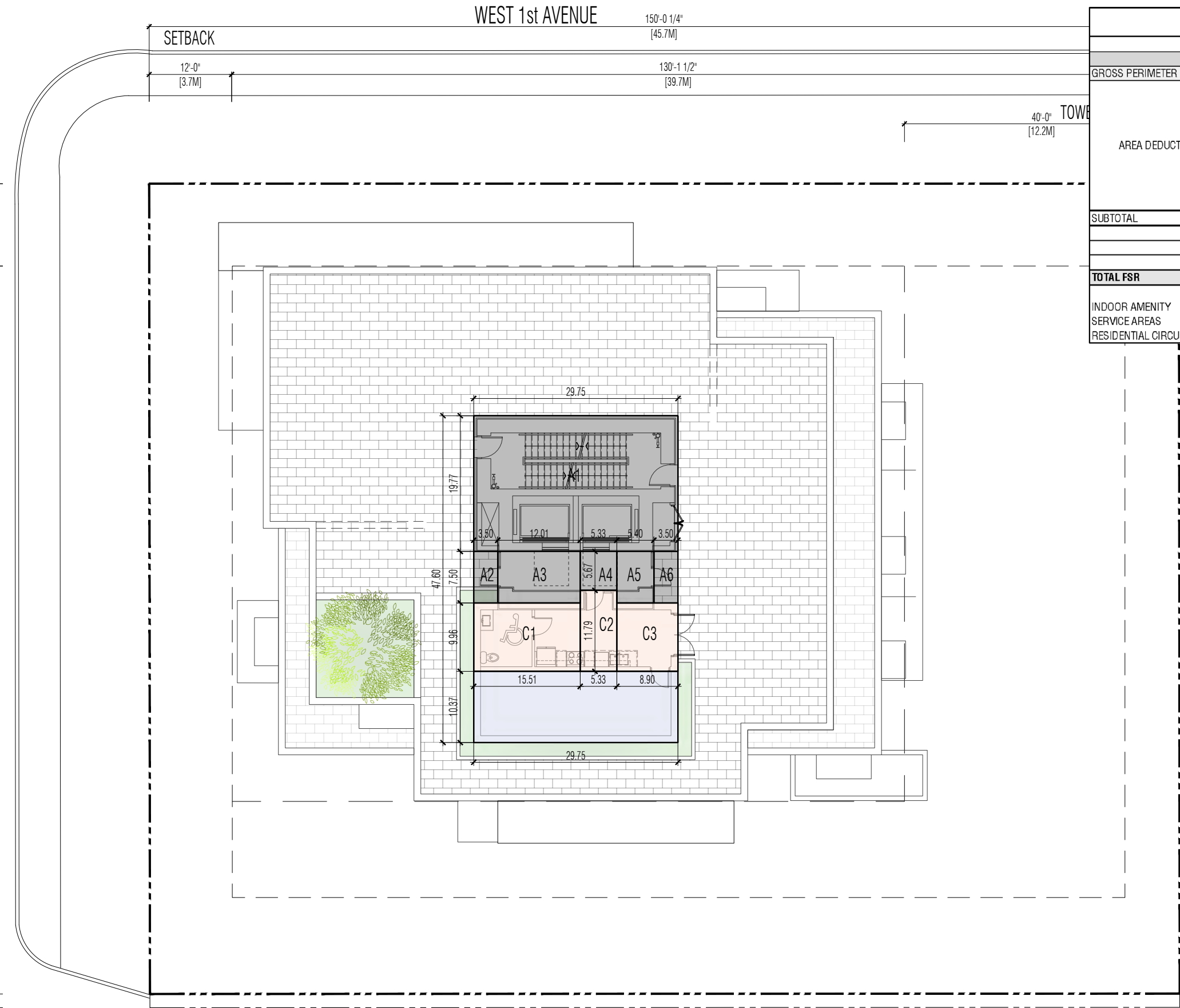
project title:
BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE

drawing title:
FSR OVERLAY L20
FLOOR PLAN

project no.: 22030
drawn by: SOA
checked by: SOA
date: AUG 15, 2024
scale: 1/16" = 1'-0"

N.

drawing no.:
A6.06



ROOFTOP AMENITY FLOOR FSR PLAN
SCALE : 1/16" = 1'-0"

FSR SCHEDULE - ROOF AMENITY FLOOR						
Name		Length		Width		Area
GROSS PERIMETER AREA		29.75	X	47.60	=	1,416.100
AREA DEDUCTION	A1	29.75	X	19.77	=	588.16
	A2	3.50	X	7.50	=	26.25
	A3	12.01	X	7.50	=	90.08
	A4	5.33	X	5.67	=	30.22
	A5	5.40	X	7.50	=	40.50
	A6	3.50	X	7.50	=	26.25
	C1	15.51	X	9.96	=	154.48
	C2	5.33	X	11.79	=	62.84
	C3	8.90	X	9.96	=	88.64
SUBTOTAL						1,107.42
Wall Exc.			x	5.000	=	-
TOTAL FSR						308.7
INDOOR AMENITY						305.96
SERVICE AREAS						308.7
RESIDENTIAL CIRCULATION AREA						749.0

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BROADWAY PLAN
DEVELOPMENT
2090 W 1st AVENUE

drawing title:

FSR OVERLAY ROOFTOP
AMENITY FLOOR PLAN

project no.: 22030

drawn by: SOA

checked by: SOA

date: AUG 15, 2024

scale: 1/16" = 1'-0"

N.

drawing no.:

A6.07

DRAWING LIST

SHEET	DRAWING TITLE	SCALE
L0.00	Landscape Cover Page	
L1.01	Landscape Plan Ground Level	1/8" = 1'- 0"
L1.02	Landscape Plan Rooftop Level	1/8" = 1'- 0"
L2.01	Landscape Sections	AS SHOWN

LANDSCAPE NOTES

- All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
- Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
- Area of search for specified plant material shall include the Lower Mainland of British Columbia, Vancouver Island, Washington and Oregon States.
- All plant material used on this project shall be hardy in this climate. Plant types have been selected with this as a primary criteria. This Contractor shall guarantee that plant material supplied has equal provenance, ie: it is developed from cuttings or seeds collected in an area of similar climatic characteristics.
- Substitutions in plant material will not be considered unless written proof is submitted thirty (30) days prior to scheduled installation stating a specified plant cannot be obtained within the specified area of search.
- All trees to be staked in accordance with CNLA Standards.
- For all existing on site services and survey symbols refer to survey drawings.
- All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.

OFF-SITE PLANTING NOTES

- Street tree final spacing and quantity to the approval of CoV Engineering. (contact Eileen Curran of Engineering Services. Street Tree Division at 604.871.6131).
- Street tree final species to the approval of CoV Park Board.
- Approved root barrier to be installed per CoV standard, 8' (2.4m) long and 18" (450mm) deep.
- Call Park Board for inspection after tree planting.

ADDITIONAL NOTES

- All sidewalks between curb and property line are to be reconstructed fully at the applicant's expense.
- This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Enigeneering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans recieve "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/ or your Engineering Building Site Inspector for details.
- Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board (604-257-8587) for inspection after tree planting completion.

IRRIGATION NOTES

- All on-site 'Soft Landscape Areas' are to be irrigated with high-efficiency automatic irrigation systems, including rain sensors, to IABC Standards.
- Irrigation stub-outs and hose bib locations will be provided to mechanical and electrical consultants for coordination.
- Irrigation system is a deign-build. Landscape contractor to provide irrigation design/layout for review by Landscape Consultant for approval.
- No visible irrigation lines will be accepted.
- All irrigation boxes to be equipped with quick couplers.
- Irrigation controller to be located in mechanical room.

BIRD FRIENDLY STRATEGY

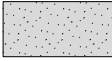
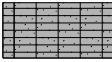
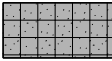
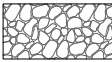
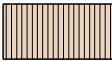
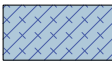
Elements of the landscape design and planting selection have been thoughtfully considered to support the City of Vancouver's 'Bird Friendly Strategy Design Guidelines.' The use of native tiered planting materials will provide a variety of textures and heights that will support bird habitat. The plantings should provide opportunities for nesting, food sources, pollination support, shelters as well as protection.

A landscape consideration that will make this proposed development more bird friendly will be the expansion of the urban tree canopy. The development proposes to add a line of trees along West 1st Ave and Arbutus St. These trees will grow up to provide shade, perching and nesting opportunities.

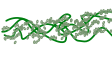
The proposed landscape planting incorporates canopy and habit stratification with tree(s), shrub(s) and groundcover planting, utilizing plants that attract birds, insects and includes native and non-native/non-invasive plants.

MATERIALS LEGEND

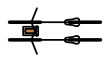
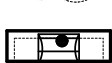
HARDSCAPE

	ASPHALT
	CIP CONCRETE PAVING
	FEATURE PAVERS
	24" Sq. HYDRAPRESSED SLABS Size: 24" x 24" x 2"thk Color: natural
	DRIP STRIP
	WOOD DECKING
	POURED-IN-PLACE RUBBER RESILIENT SURFACING Mixed Blue Colors

SOFTSCAPE

	NEW PLANTING REFER TO PLANT LIST
	HEDGES REFER TO PLANT LIST
	SAND BASED SODDED LAWN
	GREENWALL PLANTINGS

FURNITURE

	WOOD BENCH
	BIKE RACKS
	PLAY STRUCTURES
	BBQ COUNTER TABLE

GROUND LEVEL PLAZA



UPPER LEVEL AMENITIES



PLANTINGS



1 2024-06-21 ISSUED FOR REZONING

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P 604.684.4611 | F 604.684.0577 | www.dkl.bc.ca

Client:

Project:

2090 West 1st Ave

Vancouver, BC

Drawn by: LJ / YZ

Checked by: DC

Date: Jun 21, 2024

Scale:

Drawing Title:

Landscape Cover Page

Project No.:

24018

Sheet No.:

L0.00



1 2024-06-21 ISSUED FOR REZONING

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Client:

Project:

2090 West 1st Ave

Vancouver, BC

Drawn by: LJ / YZ

Checked by: DC

Date: Jun 21, 2024

Scale: 1/8" = 1'- 0"

Drawing Title:

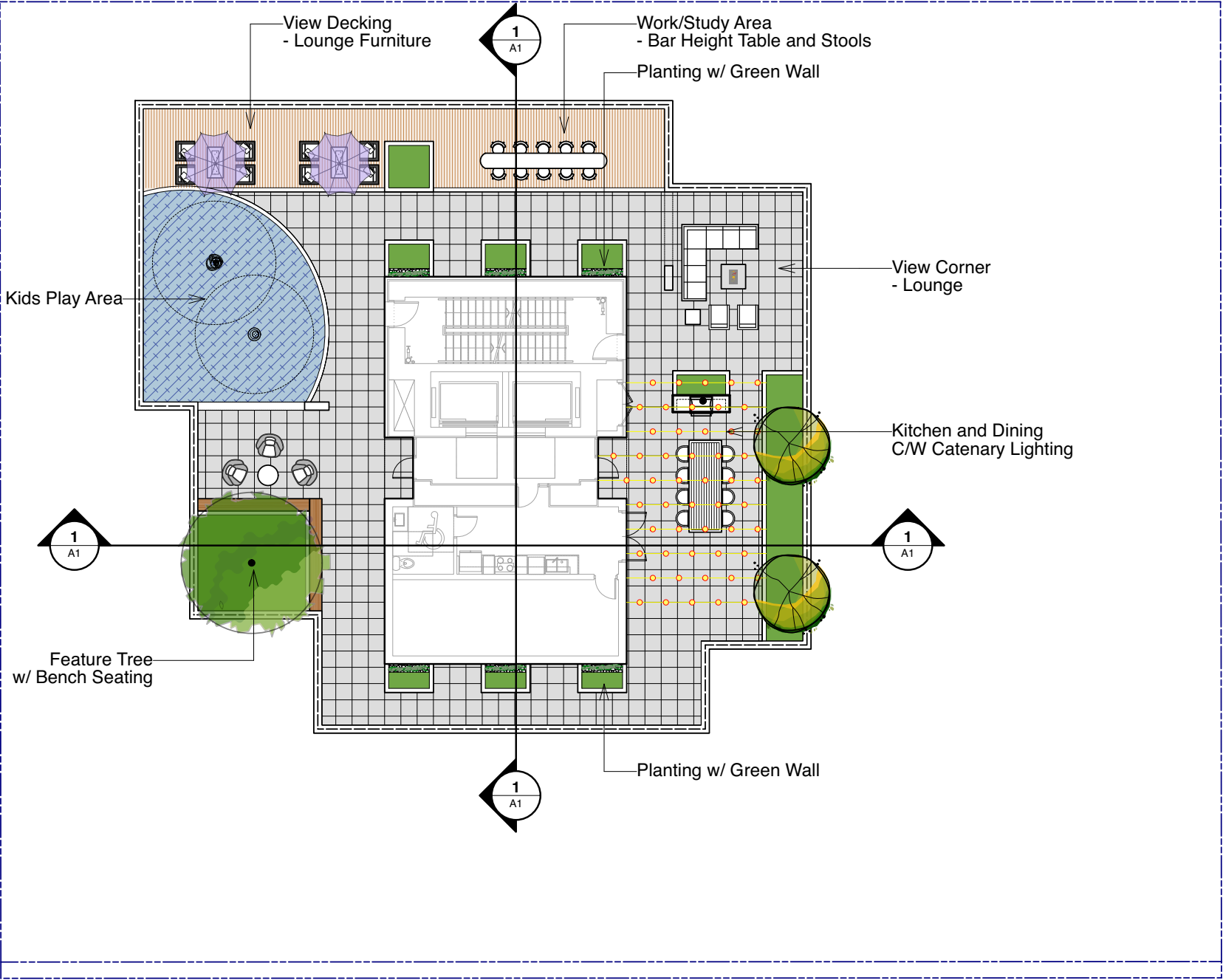
Landscape Plan
Ground Level

Project No.:

24018

Sheet No.:

L1.01



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Client:

Project:

2090 West 1st Ave

Vancouver, BC

Drawn by: LJ / YZ

Checked by: DC

Date: Jun 21, 2024

Scale: 1/8" = 1'- 0"

Drawing Title:

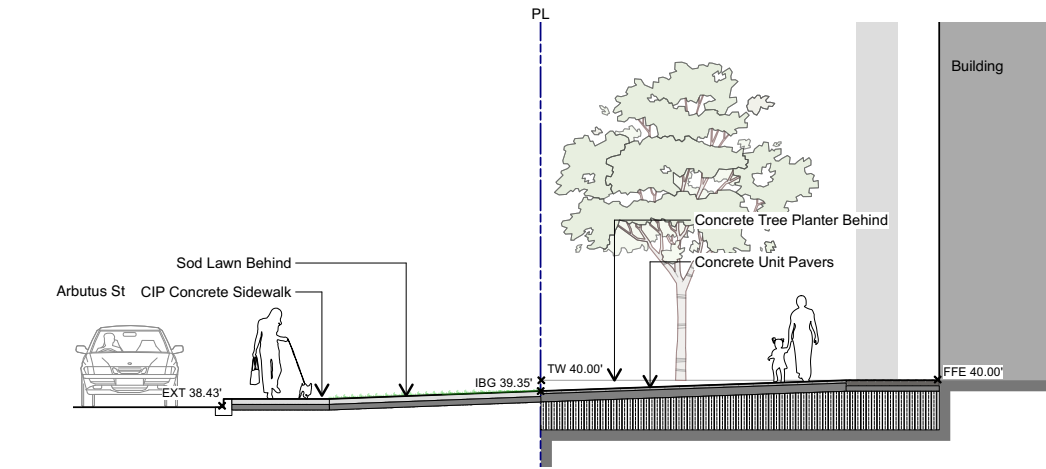
Landscape Plan
Rooftop Level

Project No.:

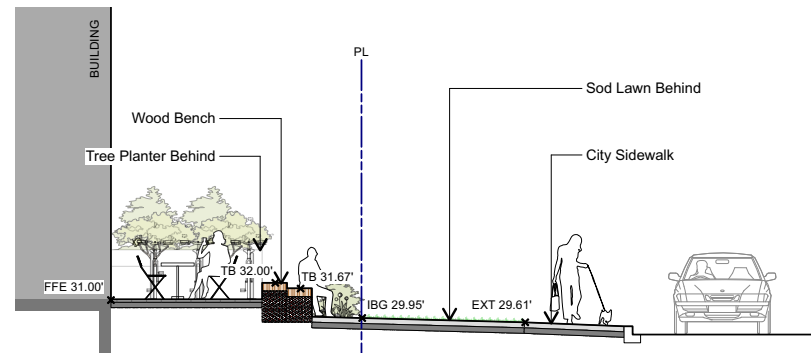
24018

Sheet No.:

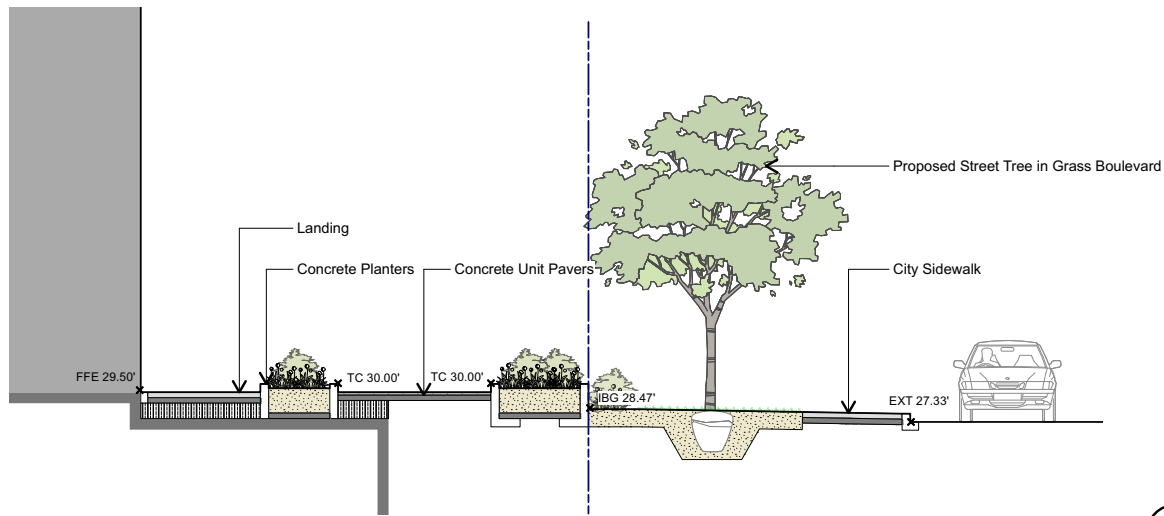
L1.02



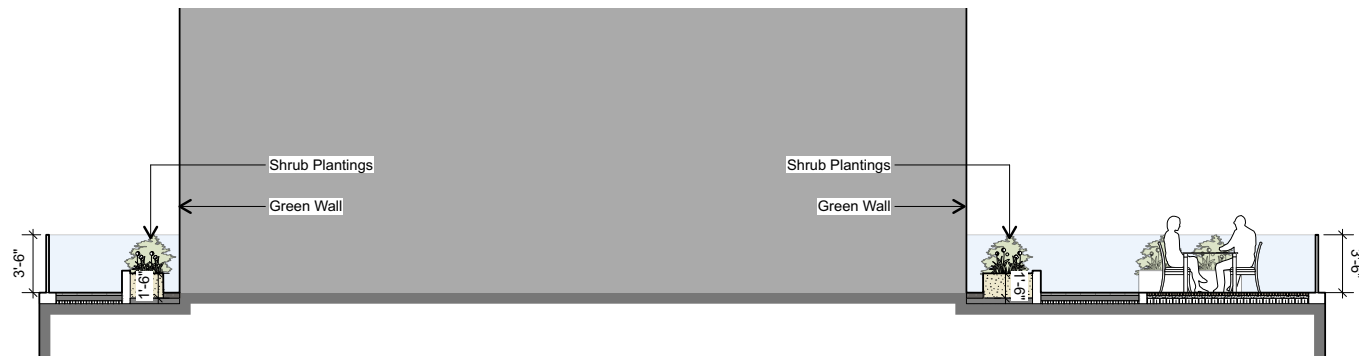
1 GROUND LEVEL ARBUTUS ST TO ENTRY
L2.01 Scale = 3/16" = 1'-0"



2 GROUND LEVEL BUILDING TO WEST 1st AVE
L2.01 Scale = 3/16" = 1'-0"



3 GROUND LEVEL
L2.01 Scale = 3/16" = 1'-0"



4 ROOF LEVEL GREEN WALLS
L2.01 Scale = 3/16" = 1'-0"



5 ROOF LEVEL TREE PLANTERS
L2.01 Scale = 3/16" = 1'-0"

1 2024-06-21 ISSUED FOR REZONING

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Date: Jun 21, 2024

Scale: AS SHOWN

Drawing Title:

Landscape Sections

Project No.:

24018

Sheet No.:

L2.01