

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

215-229 EAST 13TH AVE, VANCOUVER, BC

RE-ISSUED FOR REZONING
JUNE 25, 2025

TABLE OF CONTENT

.ARCHITECTURAL

A0.00	COVER SHEET
A0.01	PROJECT DIRECTORY
A0.02	TABLE OF CONTENTS
A0.03	REZONING INTENT & RATIONALE 1
A0.04	REZONING INTENT & RATIONALE 2
A0.05	DESIGN RATIONALE- CONCEPT AND MASSING STRATEGY 1
A0.06	DESIGN RATIONALE- EMBRACING CONTRAST
A0.07	DESIGN RATIONALE- WALKWAY AND THE PLAZA
A0.08	DESIGN RATIONALE- LANESCAPE
A0.09	DESIGN RATIONALE- AMENITY
A0.10	CONTEXT- LOCATION PLAN
A0.11	CONTEXT- SITE PHOTOS
A0.12	CONTEXT- NEIGHBOURHOOD & PARKS PLAN
A0.13	CONTEXT- TRANSIT PLAN
A0.14	CONTEXT- PROPOSED DEVELOPMENT
A0.15	CONTEXT - STREETSAPES- 13TH AVENUE
A0.16	CONTEXT- STREETSAPES- WATSON STREET
A0.17	CONTEXT- ZONING
A0.18	SUSTAINABILITY MEASURES RATIONALE
A0.19	PROJECT STATISTICS- SITE, ZONING & FSR
A0.20	PROJECT STATISTICS- UNIT MIX
A0.21	PROJECT STATISTICS- UNIT MIX_BMR UNITS
A0.22	PROJECT STATISTICS- PARKING, LOADING & BICYCLES
A1.01	CONTEXT MAP
A1.02	SITE PLAN
A1.03	PARKING LEVEL 3
A1.04	PARKING LEVEL 2
A1.05	PARKING LEVEL 1
A1.06	GROUND FLOOR
A1.07	MEZZANINE FLOOR
A1.08	L2 PODIUM
A1.09	L3 PODIUM
A1.10	L4 PODIUM
A1.11	L5 AMENITY
A1.12	L6 TOWER
A1.13	L7 TYPICAL
A1.14	L8 TYPICAL
A1.15	L10 TYPICAL

A1.16	L21 PENTHOUSE
A1.17	ROOF
A2.01	ELEVATIONS
A2.02	ELEVATIONS
A3.01	SECTIONS
A4.01	SHADOW ANALYSIS (UTC -7)
A5.01	3D RENDERING- BIRDSEYE CORNER VIEWS
A5.02	3D RENDERING- CORNER VIEWS
A5.03	3D RENDERING- PEDESTRIAN VIEWS
A5.04	3D RENDERING- MAIN ST EXPOSURE
A5.05	3D RENDERING- BUILDING FRONTAGE
A5.06	3D RENDERING- CITY VIEW

APPENDICES

APPENDIX 1	SURVEY PLAN
APPENDIX 2	BUILDING GRADES
APPENDIX 3	BUILDING HEIGHT CALCULATION
APPENDIX 4	SHADOW MITIGATION- EARLIER SUBMISSION

FSR OVERLAYS

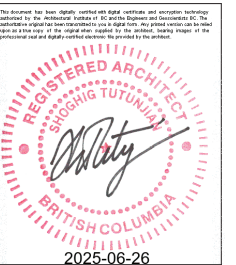
A6.01	GROUND FLOOR_FSR OVERLAY
A6.02	MEZZANINE FLOOR_FSR OVERLAY
A6.03	L2-L4_FSR OVERLAY
A6.04	L5_FSR OVERLAY
A6.05	L6_FSR OVERLAY
A6.06	L7-9 & L14-16 & L20_FSR OVERLAY
A6.07	L10-13 & L17-19_FSR OVERLAY
A6.08	L21_FSR OVERLAY

LANDSCAPE

L-0.0	COVER SHEET
L-1.0	OVERALL PLAN
L-1.1	GROUND FLOOR- LEVEL1
L-1.2	LEVEL 5
L-1.3	LEVEL 6
L-1.4	ROOFTOP LEVEL
L-2.1	SECTIONS
L-2.2	SECTIONS
L-3.1	IMAGE BOARD
L-3.2	IMAGE BOARD



Copyright Reserved. This drawing is the property of Studioone Architecture Inc. and may not be reproduced without the consent of Studioone Architecture Inc.



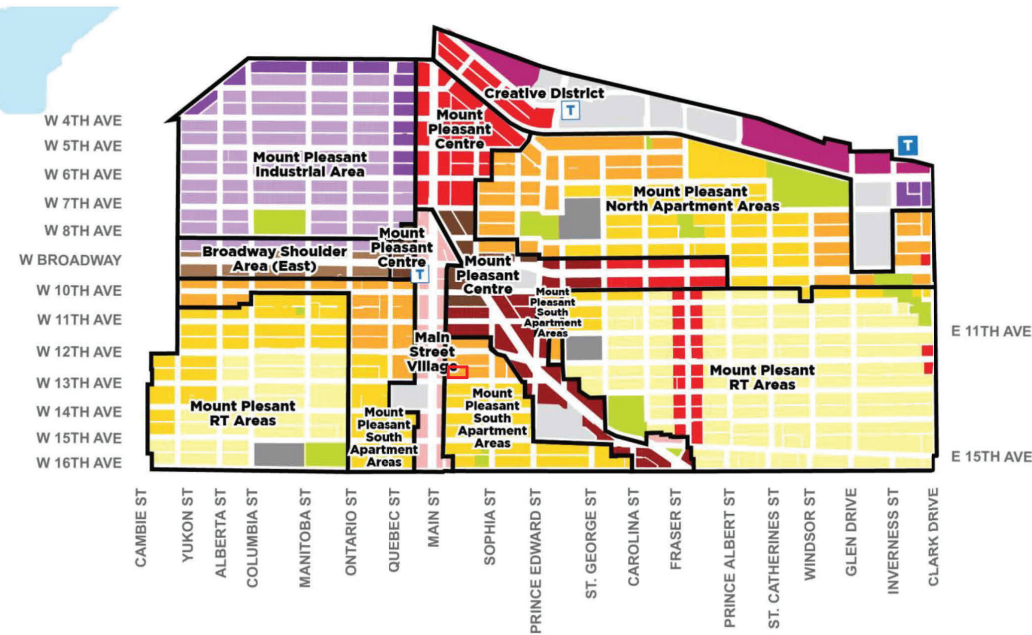
4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning
no:	date:	description:

project title:
BRÖDWAY PLAN
DEVELOPMENT
215-229 EAST 13TH AVE,
VANCOUVER, BC
drawing title:
TABLE OF CONTENTS

project no.:	22020
drawn by:	BK
checked by:	ST
date:	June 25, 2025
scale:	

drawing no.:
A0.02

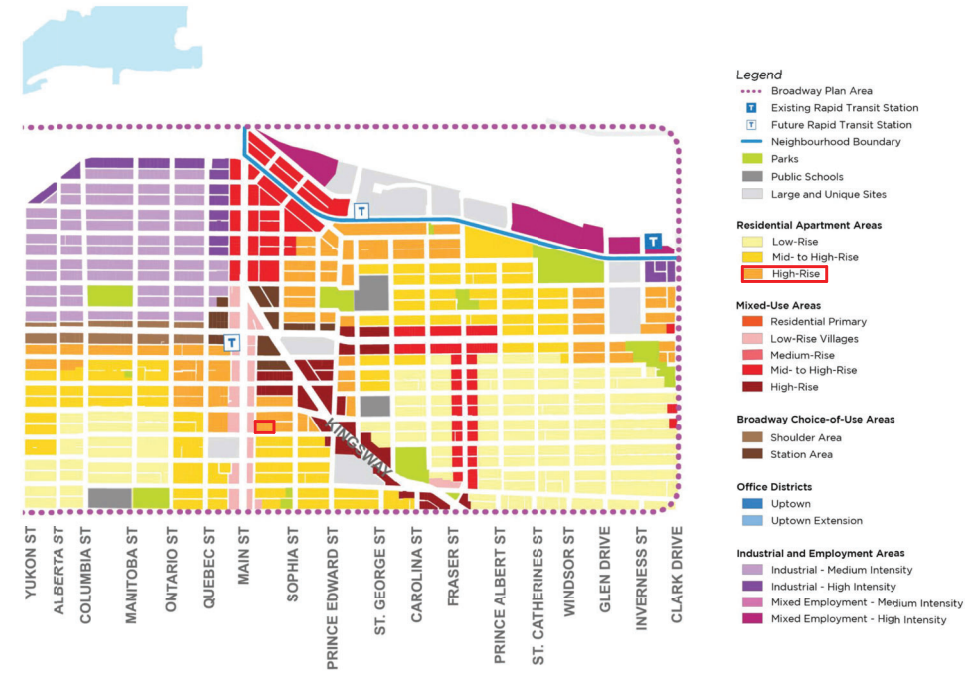
Figure 10.1 - Mount Pleasant Neighbourhood Land Use



Note: Figure 10.1 – Mount Pleasant Neighbourhood Land Use, Broadway Plan (2022), p.65. Scale: NTS

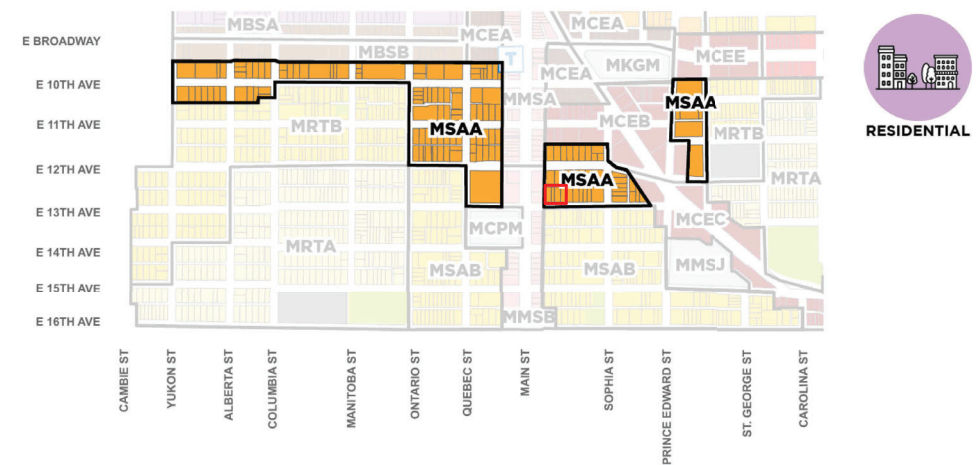
APPLICABLE POLICY AND GUIDELINES

- BROADWAY PLAN (2022)
- VANCOUVER PLAN (2022)
- HOUSING NEEDS REPORT (2022)
- HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES (1992)
- FAMILY ROOM: HOUSING MIX POLICY FOR REZONING PROJECTS (2016)
- HOUSING VANCOUVER STRATEGY (2017)
- GREEN BUILDINGS POLICY FOR REZONINGS (2010, LAST AMENDED 2022)
- TENANT RELOCATION AND PROTECTION POLICY (2015, LAST AMENDED 2019)
- COMMUNITY AMENITY CONTRIBUTIONS- THROUGH REZONINGS (1999, 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)



Note: Figure 7.1 – Overall Land Use Concept Plan, Broadway Plan (2022), p.65. Scale: NTS

10.22 Mount Pleasant South Apartment Areas - Area A MSAA



10.22.1 MSAA Policy Summary Table

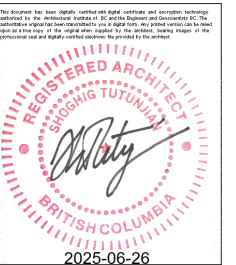
Policy Area	Mount Pleasant South Apartment Areas - Area A		MSAA	
Uses	Residential, retail/service		Residential, retail/service	
Option/Tenure	Secured market rental housing or social housing on sites with existing purpose-built rental or social housing		Strata ownership housing on sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	20 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	6.0 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	<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • Applies where a tower cannot be achieved due to lot conditions or policy 10.22.2. • 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). • For existing social housing sites, 100% of the residential floor area must be social housing. 	<ul style="list-style-type: none"> • A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. 	<ul style="list-style-type: none"> • Applies where a tower cannot be achieved due to lot conditions or policy 10.22.2. • 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).

Additional Policies

10.22.3 Minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or childcare. ← GROUND-ORIENTED COMMERCIAL PROVIDED - 1 EXTRA STOREY & AN ADDITIONAL 0.3 FAR ALLOWED BY CITY OF VANCOUVER IN LETTER OF RESPONSE

Note: MSAA Policy Summary Table, Broadway Plan (2022), pp.247-248. Scale: NTS

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.



4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning

project title:
BROADWAY PLAN
DEVELOPMENT
215-229 EAST 13TH AVE,
VANCOUVER, BC
drawing title:
REZONING INTENT &
RATIONALE 1

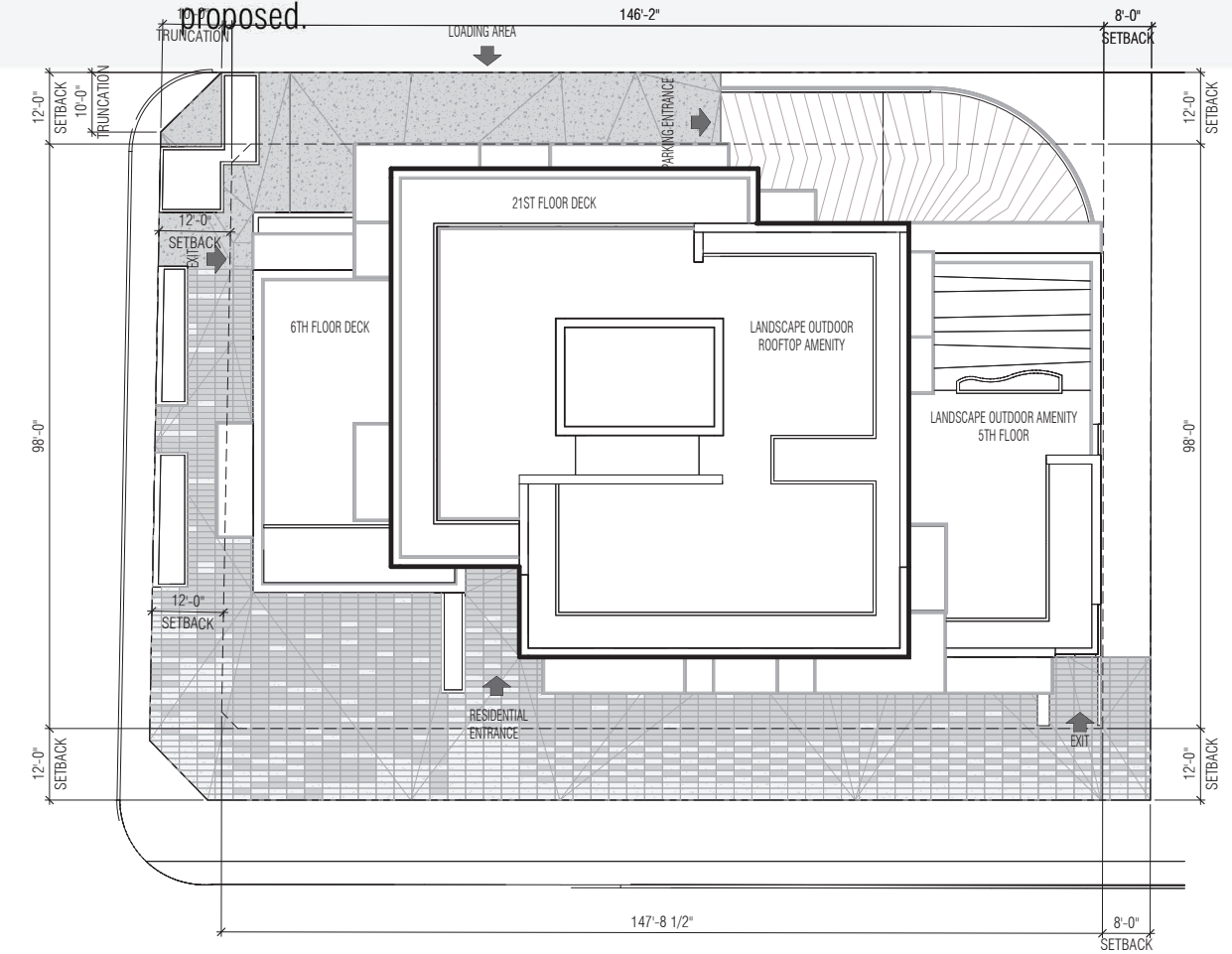
project no.:	22020	N ↑
drawn by:	BK	
checked by:	ST	
date:	June 25, 2025	
scale:		

drawing no.:
A0.03

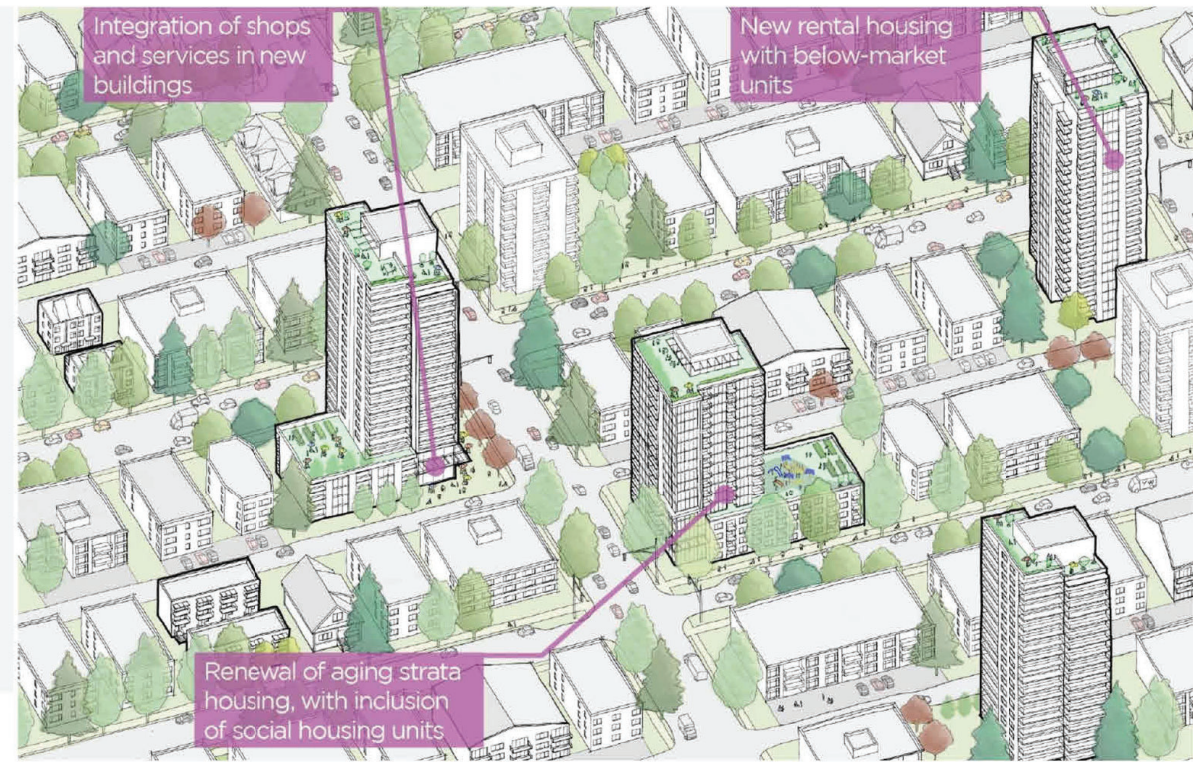
REZONING INTENT & RATIONALE

The intent is to rezone the 4 parcels of 215-229 E 13th Avenue in the RM-4 zone to CD-1. Per the Broadway Plan Policy, 'Mount Pleasant South Apartment Area – Area 'A' [MSAA] Policy Statement, the proposed commercial & residential development intends to pursue the option/tenure of 100% secured market-rental housing for the residential where a minimum of 20% of the residential floor area will be for secured below-market rental housing. Per additional policy 10.22.3, a minor increase in height & density is proposed for consideration of the ground-oriented, local-serving retail/service uses.

The proposed development would be 21-storeys, have a residential & commercial combined gross area of 138,410.06 sq. ft (12,858.72 sq. m) and 6.50 FSR for the secured rental housing and 0.3 FSR for the local serving retail uses. The building includes ground-floor, local serving commercial retail units with a gross commercial area of 6,075.01 sq. ft (564.39 sq. m) proposed.



SITE PLAN WITH SETBACK
 SCALE: 1/16" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.



Note: Figure 6.15 – Potential future of the Existing Apartment Areas in 30 years; Broadway Plan (2022), p.54. Scale: NTS

A total of 193 secured rental units are proposed, including 36% family units [26% 2-bedroom & 10% 3-bedroom rental suites] of which 20% is secured as below-market rental housing. 85 vehicle parking spaces accessed from the lane and 347 Class A bicycle spaces are proposed.

The development site is 20,364 sq. ft (1,891.88 sq. m) in size, comprised of 4 parcels located at the corner of E 13th Avenue & Watson Street, and is currently developed with a single detached house and a four-storey residential building with 25 rental units.

The site meets the area & frontage requirements prescribed in the Broadway Plan Policy. The above-grade setbacks meet or exceed those required in the Broadway Plan Policy, with additional setback given for the proposed public commercial plaza. Below-grade setbacks meet or exceed Broadway Plan requirements with additional voluntary below-grade setbacks along Watson Street & the east property line for the planting of mature trees & to reduce the impact of the excavation zone on the neighbours.

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.

This document has been digitally verified with digital signatures and electronic technology. The signature of the Registered Architect is the only valid signature. The signature of the Registered Architect is the only valid signature. The signature of the Registered Architect is the only valid signature.



4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning
no:	date:	description:

project title:
 BRØDWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC
 drawing title:
 REZONING INTENT &
 RATIONALE 2

project no.:	22020	N
drawn by:	BK	
checked by:	ST	
date:	June 25, 2025	
scale:	1/16" = 1'-0"	

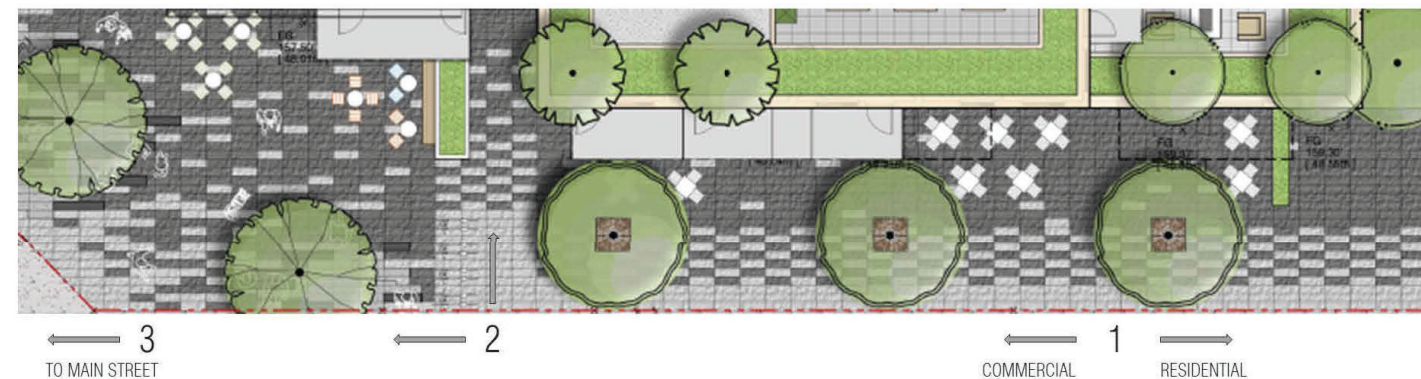
drawing no.:
A0.04

EMBRACING CONTRAST – PATTERN AS ORDERING DEVICE

EXPRESSION OF MAIN STREET

As Main Street is founded as an art-based community, the conceptual approach is reductive, based solely on contrasting pattern with a burst of colour at the residential front entrance. All materiality is reduced to dark and light. Though the pavers & panels applied to the building are different materials, the ‘checkerboard’ pattern links them together as a singular expression. Applying contrast as a process throughout the building, the evolving pattern orders at all scales.

The landscape paver patterns order and differentiate space within the plaza. Starting at the east of E 13th Ave, for example (1), a recessed ‘checkerboard’ band defines an edge of the commercial plaza where the streetscape transitions from residential frontage to commercial. The checkerboard band terminates at the residential entrance. From the sidewalk at the residential entrance (2), a pause in pattern followed a gradient blend of the checkerboard leads one to the front door. West of the residential entrance (3), the checkerboard pattern has a freer order but a definite gradient flow at the corner toward Main Street. In this way a barrier-free space for shopping, gathering, and residential presence is ordered and expressed with a range of formality.



Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.

This document has been digitally certified with digital certificates and associated technology. Any alteration or modification to the original drawing or document after the date of issue is prohibited. The digital certificate is a digital signature and is not a physical signature. The digital certificate is not a physical signature and is not a physical signature. The digital certificate is not a physical signature and is not a physical signature.



4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning
no:	date:	description:

project title:
BRØDWAY PLAN
DEVELOPMENT
215-229 EAST 13TH AVE,
VANCOUVER, BC
drawing title:
DESIGN RATIONALE-
EMBRACING CONTRAST

project no.:	22020	N ↑
drawn by:	BK	
checked by:	ST	
date:	June 25, 2025	
scale:		

drawing no.:
A0.06

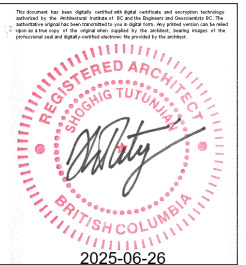
PUBLIC REALM – WALKWAY AND THE PLAZA

The public realm of the proposed development is defined by its relationship to Main St. The corner of E 13th Avenue and Watson Street are directly visible from Main Street. The proposed continuous commercial plaza wraps the corner as if to address Main St. The full-height expression of the tower and a burst of colour identify the residential entrance which vertically anchors the plaza. The massing of form starts with bring contrasting elements together, light & dark, from interlocking corner faces at a larger scale above and is synthesized into pattern scaled for the public realm. Pattern and the balancing of contrast at scale brings order & expression to the streets. Above the plaza, the three faces of the floating volume above the plaza are where the pattern becomes figural, boldly alive. The 'checkerboard' pattern evolves into a vibrant expression of Main Street to energize the adjacent plaza below.



The use of light, dark, and colour accent at the residential entrance (reminiscent of Constructivist simplicity), gives continuity as a base to which order & expression can be added. The additional voluntary below-grade setback along Watson Street combine with the below-grade setback along E 13th Ave allows for mature replacement trees to ring the commercial plaza.

Copyright Reserved. This drawing is the property of Studioone Architecture Inc. and may not be reproduced without the consent of Studioone Architecture Inc.



4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning
no:	date:	description:

project title:
 BRØDWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

drawing title:
 DESIGN RATIONALE-
 WALKWAY AND THE
 PLAZA

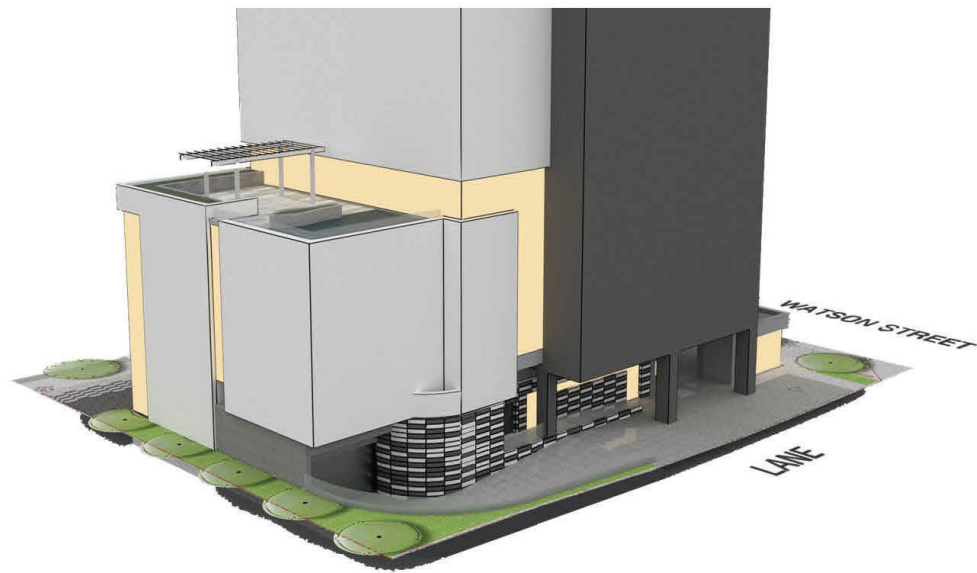
project no.:	22020	N
drawn by:	BK	
checked by:	ST	
date:	June 25, 2025	
scale:		

drawing no.:

AO.07

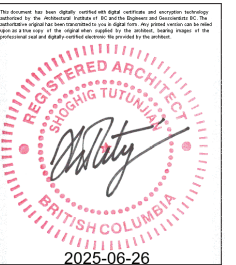
PUBLIC REALM - LANESCAPE

The 'checkerboard' pattern & gradient is repeated on the building at the lane. Working with the flow of the parking ramp, the pattern evolves a third dimension. The graphic quality and presence of pattern contrast allows this horizontal band to counteract the large vertical mass of the tower above preserving a low expression along the lanescape.



The lane retains some commercial & residential uses along with services and the vehicular entrance. The retail wraps back into the lane. There is at-grade bicycle storage for those that may require it.

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.



4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning
no:	date:	description:

project title:
 BRØDWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC
 drawing title:
 DESIGN RATIONALE-
 LANESCAPE

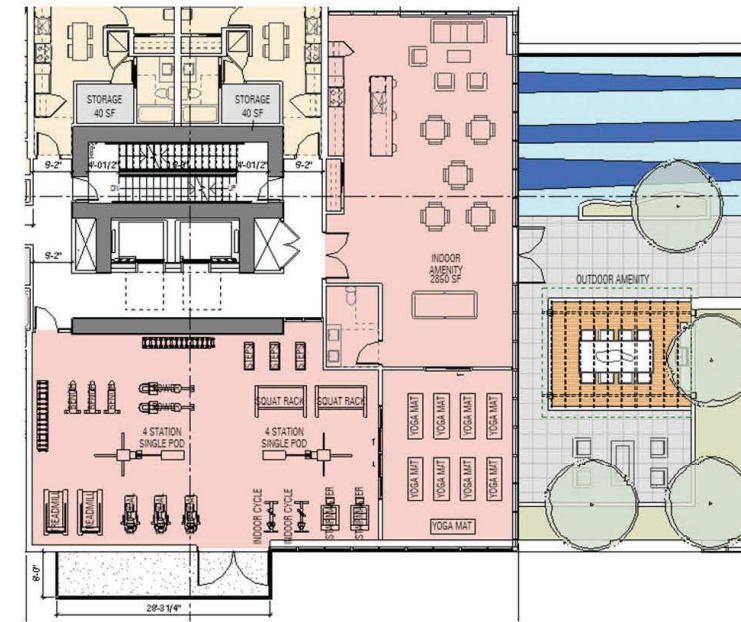
project no.:	22020	N
drawn by:	BK	
checked by:	ST	
date:	June 25, 2025	
scale:		

drawing no.:
A0.08

AMENITY

The two proposed residential amenity locations are on top of the 4-storey podium east of the tower and on the rooftop, both providing a variety of programmed spaces. With access to sunlight from the south & east, the podium amenity connects the indoor amenity with the outdoor amenity with an exercise room, yoga room, children's play area, lounge with kitchen facilities, outdoor children's play area and gathering space adjacent to a barbecue/food preparation station.

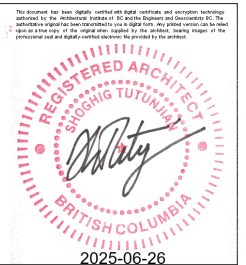
The rooftop amenity combines community garden plots, a ping pong table, and ample gathering spaces to enjoy the stunning city views to the northwest.



FIFTH FLOOR AMENITY



Copyright Reserved. This drawing is the property of Studioone Architecture Inc. and may not be reproduced without the consent of Studioone Architecture Inc.



4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning
no:	date:	description:

Revisions

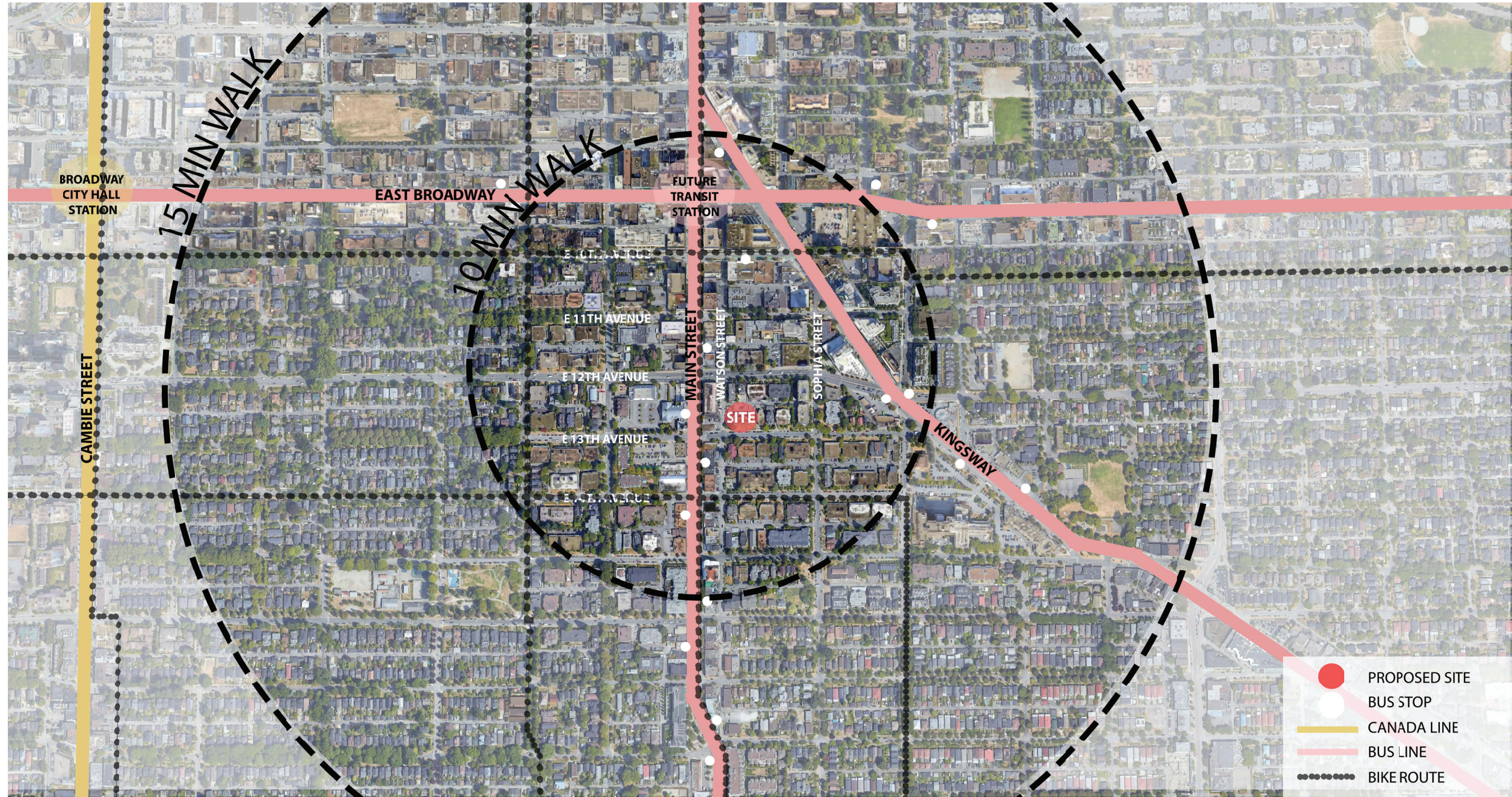
project title:
 BRDWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

drawing title:
 DESIGN RATIONALE-
 AMENITY

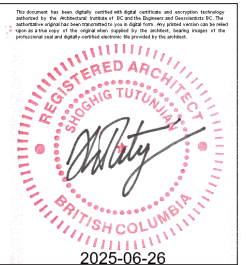
project no.:	22020	N
drawn by:	BK	
checked by:	ST	
date:	June 25, 2025	
scale:		

drawing no.:

A0.09



Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.



4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning
no:	date:	description:

Revisions

project title:
 BRØDWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

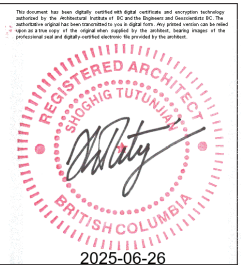
drawing title:
 CONTEXT- TRANSIT
 PLAN

project no.:	22020	
drawn by:	BK	
checked by:	ST	
date:	June 25, 2025	
scale:		

drawing no.:

A0.13

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.



PROPOSED DEVELOPMENT



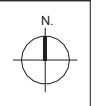
4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning
no:	date:	description:

Revisions

project title:
 BRØDWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

drawing title:
 CONTEXT- PROPOSED
 DEVELOPMENT

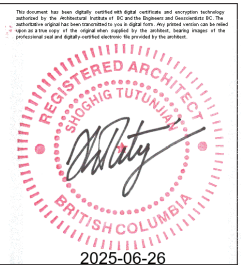
project no.:	22020
drawn by:	BK
checked by:	ST
date:	June 25, 2025
scale:	



drawing no.:

A0.14

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.



WATSON STREET STREETSCAPE -
 EXISTING WEST ELEVATION NTS



WATSON STREET STREETSCAPE -
 PROPOSED WEST ELEVATION NTS



LANE | EAST 13TH AVENUE

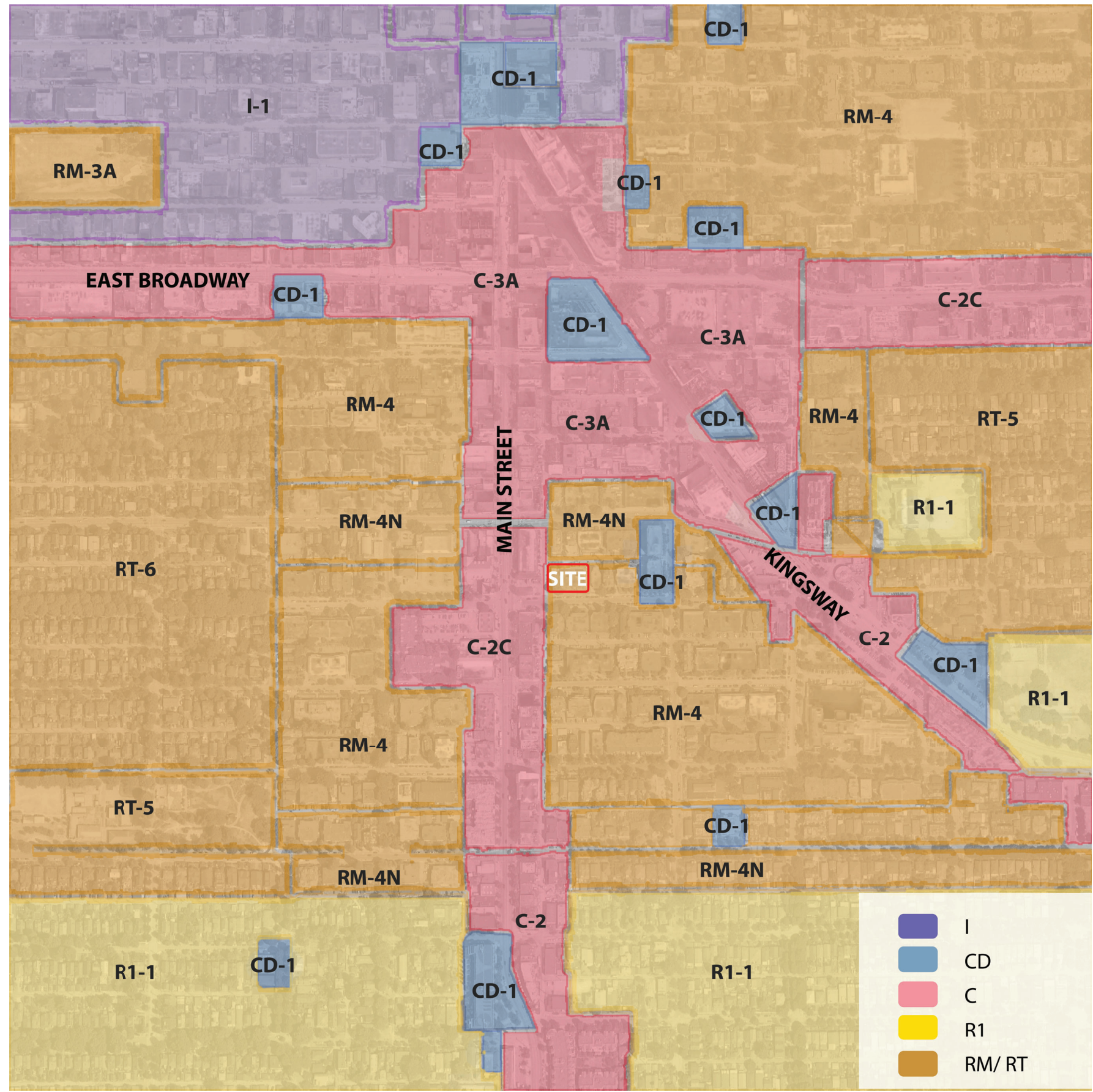
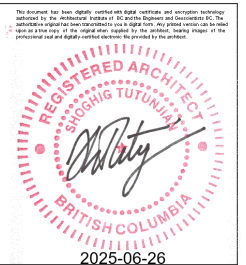
4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning
no:	date:	description:

project title:
 BRÖDWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC
 drawing title:
 CONTEXT-
 STREETSCAPES-
 WATSON STREET

project no.:	22020	N
drawn by:	BK	
checked by:	ST	
date:	June 25, 2025	
scale:		

drawing no.:
A0.16

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.



- I
- CD
- C
- R1
- RM/ RT

ZONING PLAN

4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning
no:	date:	description:

project title:
 BRØDWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC
 drawing title:
 CONTEXT- ZONING

project no.:	22020	N ↑ ↓ ↻
drawn by:	BK	
checked by:	ST	
date:	June 25, 2025	
scale:		

drawing no.:
A0.17

SUSTAINABILITY MEASURE RATIONALE

ENERGY AND EMISSIONS PERFORMANCE COMPLIANCE

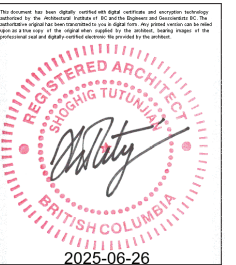
The project at 215-229 E 13th Avenue is progressing in alignment with the anticipated standards of the Vancouver Building By Law (VBBL) 2025, particularly in terms of energy and emissions performance limits. The comprehensive Energy and Emissions Design Report accompanying this advice offers an in-depth look at the modeled inputs and outputs, conforming to the city's stringent requirements. For more specific information, please refer to the Energy and Emissions Performance Limit Report.

WHOLE BUILDING LIFE-CYCLE ASSESSMENT

In adherence to the Green Buildings Policy for Rezoning, a whole-building life-cycle assessment (LCA) has been thoroughly conducted for the 215-229 E 13th Avenue development. This LCA is centered on meeting the requirements related to embodied carbon limits. The project is confidently on track to align with the energy and emissions performance limits expected to be established in the Vancouver Building By Law (VBBL) by the year 2025. For detailed insights, please refer to the Embodied Carbon Design Report.



Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.

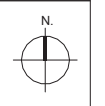


no.	date	description
4	JUNE 25, 2025	Re-issued for Rezoning
3	APR 18, 2024	Re-issued for Rezoning
2	MAR 26, 2024	Re-issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning

project title:
BRØDWAY PLAN
DEVELOPMENT
215-229 EAST 13TH AVE,
VANCOUVER, BC

drawing title:
SUSTAINABILITY
MEASURES RATIONALE

project no.:	22020
drawn by:	BK
checked by:	ST
date:	June 25, 2025
scale:	



drawing no.:

A0.18

SITE & ZONING INFORMATION

SITE INFORMATION		ZONING INFORMATION				
PROJECT ADDRESS:	215-229 EAST 13th AVENUE, VANCOUVER, BC	EXISTING/ PROPOSED ZONING:	RM-4 / CD-1			
LEGAL DESCRIPTION:	LOT 18 BLOCK 114 PLAN VAP187 DISTRICT LOT 301 NEW WESTMINSTER EXCEPT PLAN E 25FT. PLAN VAP187, NEW WESTMINSTER LAND DISTRICT, LOTS 16 TO 18 E 25 FT BLK 114 DL 301 PLN VAP187. '007465904, 015613071	BROADWAY PLAN POLICY:	MSAA - MOUNT PLEASANT APARTMENT AREA 'A'			
		USES:	COMMERCIAL & RESIDENTIAL			
		OPTION/ TENURE:	SECURED MARKET RENTAL HOUSING (INCL. 20% SECURED AT BELOW- MARKET RATES)			
LOT DIMENSIONS:	51.2m x 37.2m x 50.6m x 37.2m [167.96ft x 122.01ft x 165.91ft x 121.99ft]	DENSITY:	6.80 FAR (.3 FAR EXTRA FSR PROPOSED FOR COMMERCIAL USE, BROADWAY POLICY REF: 10.22.3)			
SITE AREA :	20,364.00 (SQ.FT)	LOT COVERAGE:	ABOVE GRADE: 10257.79 SF (952.98 SM)	BELOW GRADE: 15728.96 SF (1461.27 SM)	FRONTAGE:	51.2m (167.96ft)

FSR- SETBACK- AMENITY

HEIGHT :	ALLOWED	21-STOREYS	PROPOSED	21-STOREYS /65.761 m [215' 9"] TO RESIDENTIAL PARAPHET TOP (see: BUILDING HEIGHT)	AMENITY							
	ABOVE GRADE		BELOW GRADE		INDOOR		OUTDOOR					
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROVIDED	REQUIRED	PROVIDED				
SOUTH SETBACK (E 13th AVENUE)	12.0 FT	(3.7m)	23.98	7.3	12.0 FT	(3.7m)	12.46	3.8	1.2 sm x 193 = 231.6 sm (2492.9 sf)	264.8 sm (2850 sf)	2.0 sm x 193 = 386 sm (4154.9 sf)	LEVEL 5: 184.8 sm (1988.9 sf) & ROOF: 345.9 sm (3723 sf)
WEST SETBACK (WATSON STREET)	12.0 FT	(3.7m)	15.52	4.7	12.0 FT	(3.7m)	13.06	4.0				
EAST SETBACK (PL)	8.0 FT	(2.4m)	8.31	2.5	8.0 FT	(2.4m)	8.31	2.5				
NORTH SETBACK (LANE)	12.0 FT	(3.7m)	23.48	7.2	0.0 FT	(0.0m)	0.69	0.2				

FSR CALCULATION:	ALLOWED	AREA	PROPOSED	AREA
RESIDENTIAL FSR	6.50	132,366.00 (SQ.FT)	6.50	132,335.05 (SQ.FT)
COMMERCIAL FSR	0.30	6,109.20 (SQ.FT)	0.30	6,075.01 (SQ.FT)
GROSS FSR	6.80	138,475.20 (SQ.FT)	6.80	138,410.06 (SQ.FT)

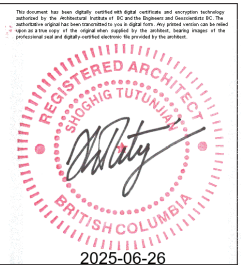
FSR CALCULATION

LEVEL	CIRCULATION	GROSS FLOOR AREA BREAKDOWN			TOTAL GROSS FLOOR AREA		FSR EXCLUSIONS		FSR AREA			
		RESIDENTIAL	COMMERCIAL	SHARED AREA	RESIDENTIAL	COMMERCIAL	STORAGE	AMENITY	RESIDENTIAL	COMMERCIAL	SHARED AREA	TOTAL
1ST FLOOR	-	1,540.77	4,866.67	334.40	1,540.77	4,866.67	-	-	1,540.77	4,866.67	334.40	6,741.84
1ST FLOOR MEZZANINE			1,193.66			1,193.66				1,193.66		1,193.66
2ND FLOOR	1,457.85	9,898.25			9,898.25		587.65	-	9,310.60			9,310.60
3RD FLOOR	1,457.85	9,898.25			9,898.25		587.65	-	9,310.60			9,310.60
4TH FLOOR	1,457.85	9,898.25			9,898.25		587.65	-	9,310.60			9,310.60
5TH FLOOR	1,052.61	7,756.12			7,756.12		238.55	3,006.29	4,511.28			4,511.28
6TH FLOOR	964.31	6,496.69			6,496.69		348.43	-	6,148.26			6,148.26
7TH FLOOR	964.31	6,496.69			6,496.69		348.43	-	6,148.26			6,148.26
8TH FLOOR	964.31	6,496.69			6,496.69		348.43	-	6,148.26			6,148.26
9TH FLOOR	964.31	6,496.69			6,496.69		348.43	-	6,148.26			6,148.26
10TH FLOOR	964.31	6,496.69			6,496.69		348.43	-	6,148.26			6,148.26
11TH FLOOR	964.31	6,496.69			6,496.69		348.43	-	6,148.26			6,148.26
12TH FLOOR	964.31	6,496.69			6,496.69		348.43	-	6,148.26			6,148.26
13TH FLOOR	964.31	6,496.69			6,496.69		348.43	-	6,148.26			6,148.26
14TH FLOOR	964.31	6,496.69			6,496.69		348.43	-	6,148.26			6,148.26
15TH FLOOR	964.31	6,496.69			6,496.69		348.43	-	6,148.26			6,148.26
16TH FLOOR	964.31	6,496.69			6,496.69		348.43	-	6,148.26			6,148.26
17TH FLOOR	964.31	6,496.69			6,496.69		348.43	-	6,148.26			6,148.26
18TH FLOOR	964.31	6,496.69			6,496.69		348.43	-	6,148.26			6,148.26
19TH FLOOR	964.31	6,496.69			6,496.69		348.43	-	6,148.26			6,148.26
20TH FLOOR	964.31	6,496.69			6,496.69		348.43	-	6,148.26			6,148.26
21ST FLOOR	959.79	5,471.58			5,471.58		257.00	-	5,214.58			5,214.58
ROOF ELEVATOR LOBBY	-	593.00			593.00		-	-	593.00			593.00
SUBTOTAL		142,506.57	6,060.33	334.40	142,506.57	6,060.33	7,484.95	3,006.29	132,015.33	6,060.33	334.40	138,410.06
TOTAL	20,850.55				148,566.90			10,491.24				138,410.06

SHARED AREA BREAKDOWN AND DISTRIBUTION:

	RESIDENTIAL	COMMERCIAL	SUBTOTAL (SF)
SUBTOTAL AREAS (BEFORE SHARED AREA)	132,015.33	6,060.33	138,075.66
SHARED AREA DISTRIBUTION (%): (AREA / SUBTOTAL)	95.61%	4.39%	TOTAL (SF)
SHARED AREA DISTRIBUTION (SF) (% x SHARED AREA)	319.72	14.68	334.40
TOTAL FSR AREA PER USE SHARED AREA INCLUDED	132,335.05	6,075.01	138,410.06

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.



- 4 JUNE 25, 2025 Re-Issued for Rezoning
 - 3 APR 18, 2024 Re-Issued for Rezoning
 - 2 MAR 26, 2024 Re-Issued for Rezoning
 - 1 NOV 21, 2023 Issued for Rezoning
- no: date: description:
Revisions

project title:
BROADWAY PLAN DEVELOPMENT
215-229 EAST 13TH AVE, VANCOUVER, BC

drawing title:
PROJECT STATISTICS- SITE, ZONING & FSR

project no.:	22020	N ↑
drawn by:	BK	
checked by:	ST	
date:	June 25, 2025	
scale:		

drawing no.:

A0.19

UNIT COUNT

LEVEL	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
1ST FLOOR	0	0	0	0	0
2ND FLOOR	8	5	1	1	15
3RD FLOOR	8	5	1	1	15
4TH FLOOR	8	5	1	1	15
5TH FLOOR	1	4	0	1	6
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	3	2	3	1	9
15TH FLOOR	3	2	3	1	9
16TH FLOOR	3	2	3	1	9
17TH FLOOR	3	2	3	1	9
18 TH FLOOR	3	2	3	1	9
19 TH FLOOR	3	2	3	1	9
20 TH FLOOR	3	2	3	1	9
21 TH FLOOR	4	0	2	1	7
SUBTOTAL	74	49	50	20	193
%	38%	25%	26%	10%	100%

DETAILED UNIT AREAS

UNIT	BEDROOM	TYPE	AREA (SQ. FT.)		NUMBER OF UNITS	TOTAL AREA (SQ. FT.)		AVG NET	
			STORAGE	*NET PER COV		STORAGE	NET PER COV		
210, 310, 410, 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106	STUDIO	A01	36	358	19	684	6802	379.11	
209, 309, 409, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105	STUDIO	A02	36	354	19	684	6726		
203, 303, 403	STUDIO	A03	40	375	3	120	1125		
205, 305, 405	STUDIO	A04	40	431	3	120	1293		
206, 306, 406	STUDIO	A05	40	426	3	120	1278		
204, 304, 404	STUDIO	A06	40	377	3	120	1131		
212, 312, 412, 504	STUDIO	A07	40	355	4	160	1420		
208, 308, 408, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104	STUDIO	A08	38	356	19	722	6764		
2102	STUDIO	A09	40	380	1	40	380		
201, 216, 301, 316, 401, 416, 501, 507, 601, 609, 701, 709, 801, 809, 901, 909, 1001, 1009, 1101, 1109, 1201, 1209, 1301, 1309, 1401, 1409, 1501, 1509, 1601, 1609, 1701, 1709, 1801, 1809, 1901, 1909, 2001, 2009	1 BEDROOM	B01	40	408	38	1520	15504	471.00	
214, 314, 414, 506	1 BEDROOM	B02	40	486	4	160	1944		
213,313,413,505	1 BEDROOM	B03	40	468	4	160	1872		
207,307,407	1 BEDROOM	B04	40	522	3	120	1566		
603,703,803,903,1003,1103,1203,1303,1403,1503,1603,1703,1803,1903,2003,2103	2 BEDROOM	C01	40	653	16	640	10448	677.83	
708,808,908,1008,1108,1208,1308,1408,1508,1608,1708,1808,1908,2008	2 BEDROOM	C02	40	653	14	560	9142		
607,707,807,907,1007,1107,1207,1307,1407,1507,1607,1707,1807,1907,2007	2 BEDROOM	C03	40	604	15	600	9060		
202,302,402	2 BEDROOM	C04	40	724	3	120	2172		
2107	2 BEDROOM	C05	31	780	1	31	780		
608	2 BEDROOM	C06	40	653	1	40	653		
602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002	3 BEDROOM	D01	40	797	15	600	11955	860.67	
211,311,411,503	3 BEDROOM	D02	40	888	4	160	3552		
2101	3 BEDROOM	D03	37	897	1	37	897		
						TOTAL UNITS	TOTAL AREA (SQ. FT.)		
							STORAGE	NET PER COV	
						193	7,518.00	96,464.00	

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

COMMERCIAL UNITS LEASABLE AREAS

UNIT	AREA (SQ. FT.)		TOTAL UNIT AREA (SQ.FT)
	GROUND FLOOR	MEZZANINE	
CRU1	897	359	1,256
CRU2	903	361	1,264
CRU3	906	362	1,268
CRU4	860	344	1,204
CRU5	1,017	407	1,424
TOTAL COMMERCIAL LEASABLE AREA	4,583	1,833	6,416



- 4 JUNE 25, 2025 Re-Issued for Rezoning
 - 3 APR 18, 2024 Re-Issued for Rezoning
 - 2 MAR 26, 2024 Re-Issued for Rezoning
 - 1 NOV 21, 2023 Issued for Rezoning
- no.: date: description:
 revisions

project title:
BROADWAY PLAN DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

drawing title:
PROJECT STATISTICS- UNIT MIX

project no.: 22020
 drawn by: BK
 checked by: ST
 date: June 25, 2025
 scale:

drawing no.:
A0.20

OFF-STREET PARKING

LEVEL	RESIDENTIAL PARKING			COMMERCIAL & VISITOR PARKING			GRAND TOTAL	
	REGULAR	SMALL CAR	ACCESIBLE	REGULAR	SMALL CAR	ACCESIBLE		
GF, P1						1 *(COUNTED 2)	2 STALLS	
U/G P2	14	2	0	12	7		35 STALLS	
U/G P3	26	8	7 *(COUNTED 14)				48 STALLS	
TOTAL	40	10	14	12	7	2	85 STALLS	
TOTAL RESIDENTIAL:			64 STALLS	TOTAL COMMERCIAL & VISITOR:			21 STALLS	85 STALLS

OFF-STREET PARKING BREAK DOWN

BYLAW	REQUIRED	PROVIDED
RESIDENTIAL PARKING:		
4.5.B1	** (A minimum of 1 space for each 125 m ² of FSR area)	64 STALLS
VISITOR PARKING:		
4.1.16	a minimum of an additional 0.05 parking spaces for every dwelling unit and a maximum 0.1 spaces for every dwelling unit must be provided	10 STALLS
COMMERCIAL PARKING:		
4.2.5.1	A minimum of one space for each 100 square metres of gross floor area up to 300 square metres, and one additional space for each additional 50 square metres of gross floor area	11 STALLS
TOTAL:		85 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 m ² of gross floor area	1 STALLS	1 STALLS *
TOTAL:			8 STALLS	8 STALLS *

*Counted as double in total parking provided as per the City of Vancouver Bylaws 4.1.15

** 30% reduction claimed for transit accessibility from the total Number of required residential parking. Applied TDM Measures: ACT-01, ACT-02, ACT-05, SUP-01, SUP-03, OHT-01

SMALL CAR SPACES:				
BYLAW	REQUIRED	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	17 STALLS*		
TOTAL:		29 STALLS		

OFF-STREET LOADING SPACE

BYLAW	CLASS B	REQUIRED	PROVIDED
5.2.1	RESIDENTIAL	A minimum of one space for 100 to 299 dwelling units	1 SPACES
5.2.5	COMMERCIAL	A minimum of one space for the first 465 m ² of gross floor area plus one space for any portion of the next 1860 square metres	2 *SPACES
TOTAL		3 SPACES	3 SPACES

*1 CLASS A and 1 CLASS B loading spaces are proposed in lieu of 2 CLASS B loading space required for commercial.

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 m ² . A minimum of 2.5 spaces for every dwelling unit over 65 m ² & under 105 m ²	314 SPACES
	RESIDENTIAL 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	11 SPACES
6.2.5.1	COMMERCIAL CLASS A	A minimum of 1 space for each 340 m ² of gross floor area	2 SPACES
TOTAL		326 SPACES	358 SPACES

ACT-01: 10% additional Class A residential bicycle parking spaces provided.

OFF-STREET BICYCLE SPACE BREAK DOWN

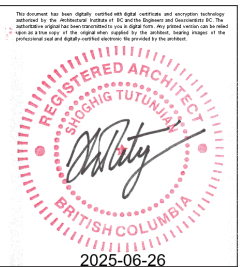
BYLAW	REQUIRED	PROVIDED
6.3.9	A minimum of 5% of the spaces must be oversized spaces	17 SPACES
6.3.13	No more than 60% of the required Class A bicycle spaces may be vertical & stacked	156 SPACES
6.3.13A	At least 10% of the Class A bicycle spaces must be bicycle lockers.	40 SPACES

LEVEL	ROOM NAME	HORIZONTAL	VERTICAL	STACKED	LOCKER	OVERSIZED	TOTAL
P1	#1	33	2		17		52
	#2		21			17	38
	#3	18					18
	#4			40	16		56
	#5	27	7		7		41
	#6	15	15				30
	#7	30	10				40
	#8			34			34
	#9	9		14			23
							332
L1	#1		13				13
TOTAL		132	68	88	40	17	345
%		38%	20%	26%	12%	5%	

PASSENGER SPACES:

BYLAW	REQUIRED	PROVIDED
7.2.1	RESIDENTIAL (Class A) A minimum of one space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling	2 STALLS
7.2.5	COMMERCIAL A minimum of one space for each 4000 m ² of gross floor area.	1 STALLS

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.



4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning
no:	date:	description:
Revisions		

project title:
BROADWAY PLAN
DEVELOPMENT
215-229 EAST 13TH AVE,
VANCOUVER, BC

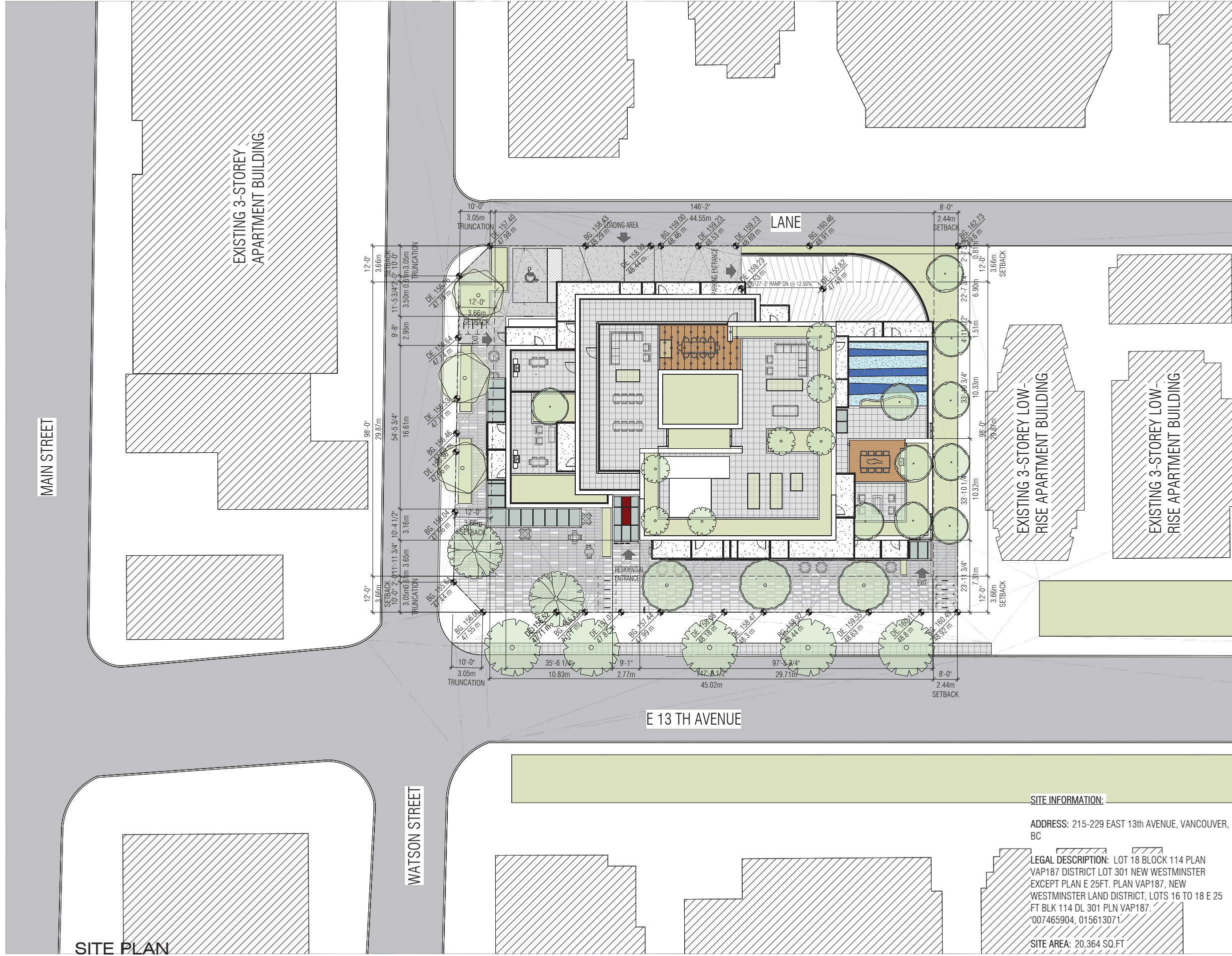
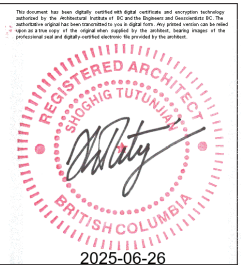
drawing title:
PROJECT STATISTICS-
PARKING, LOADING &
BICYCLES

project no.:	22020	N ↑
drawn by:	BK	
checked by:	ST	
date:	June 25, 2025	
scale:		

drawing no.:

A0.22

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.



SITE PLAN

SCALE: 1/16" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.

SITE INFORMATION:

ADDRESS: 215-229 EAST 13th AVENUE, VANCOUVER, BC

LEGAL DESCRIPTION: LOT 18 BLOCK 114 PLAN VAP187 DISTRICT LOT 301 NEW WESTMINSTER EXCEPT PLAN E 25FT. PLAN VAP187, NEW WESTMINSTER LAND DISTRICT, LOTS 16 TO 18 E 25 FT BLK 114 DL 301 PLN VAP187. *007465904, 015613071

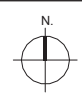
SITE AREA: 20,364 SQ.FT.

no:	date:	description:
4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning

project title:
BRODWAY PLAN DEVELOPMENT
 215-229 EAST 13TH AVE, VANCOUVER, BC

drawing title:
SITE PLAN

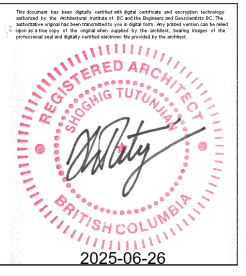
project no.:	22020
drawn by:	BK
checked by:	ST
date:	June 25, 2025
scale:	1/16" = 1'-0"



drawing no.:

A1.02

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.



no:	date:	description:
4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning

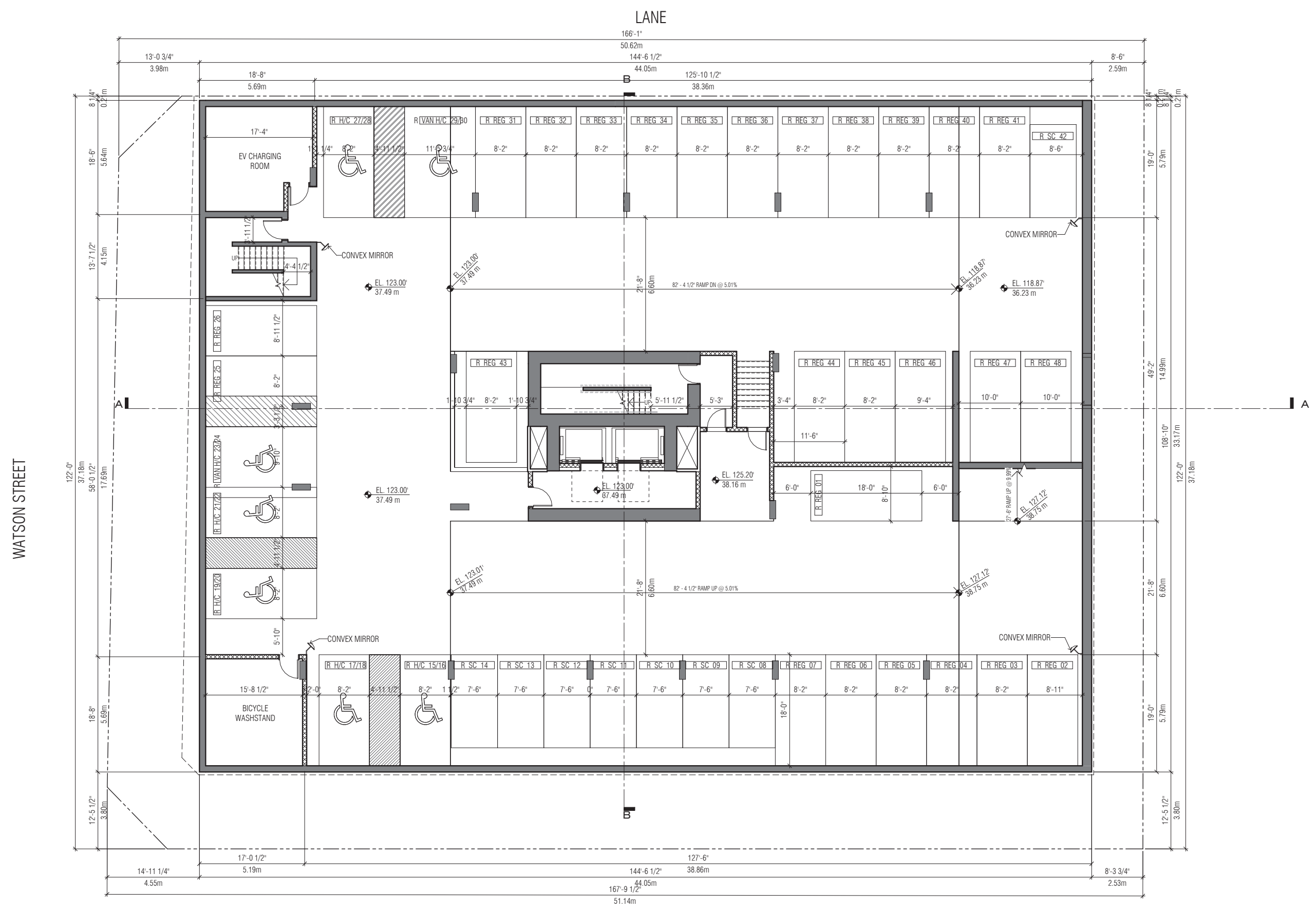
project title:
BRODWAY PLAN DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

drawing title:
PARKING LEVEL 3

project no.:	22020
drawn by:	BK
checked by:	ST
date:	June 25, 2025
scale:	1/8" = 1'-0"

drawing no.:

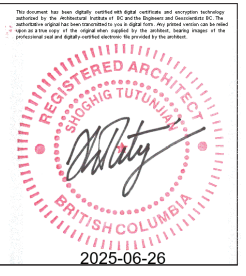
A1.03



PARKING P3
 SCALE: 1/8" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.

13 TH AVENUE

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.



- 4 JUNE 25, 2025 Re-Issued for Rezoning
 - 3 APR 18, 2024 Re-Issued for Rezoning
 - 2 MAR 26, 2024 Re-Issued for Rezoning
 - 1 NOV 21, 2023 Issued for Rezoning
- no: date: 2023-08-01 description:
 Revisions

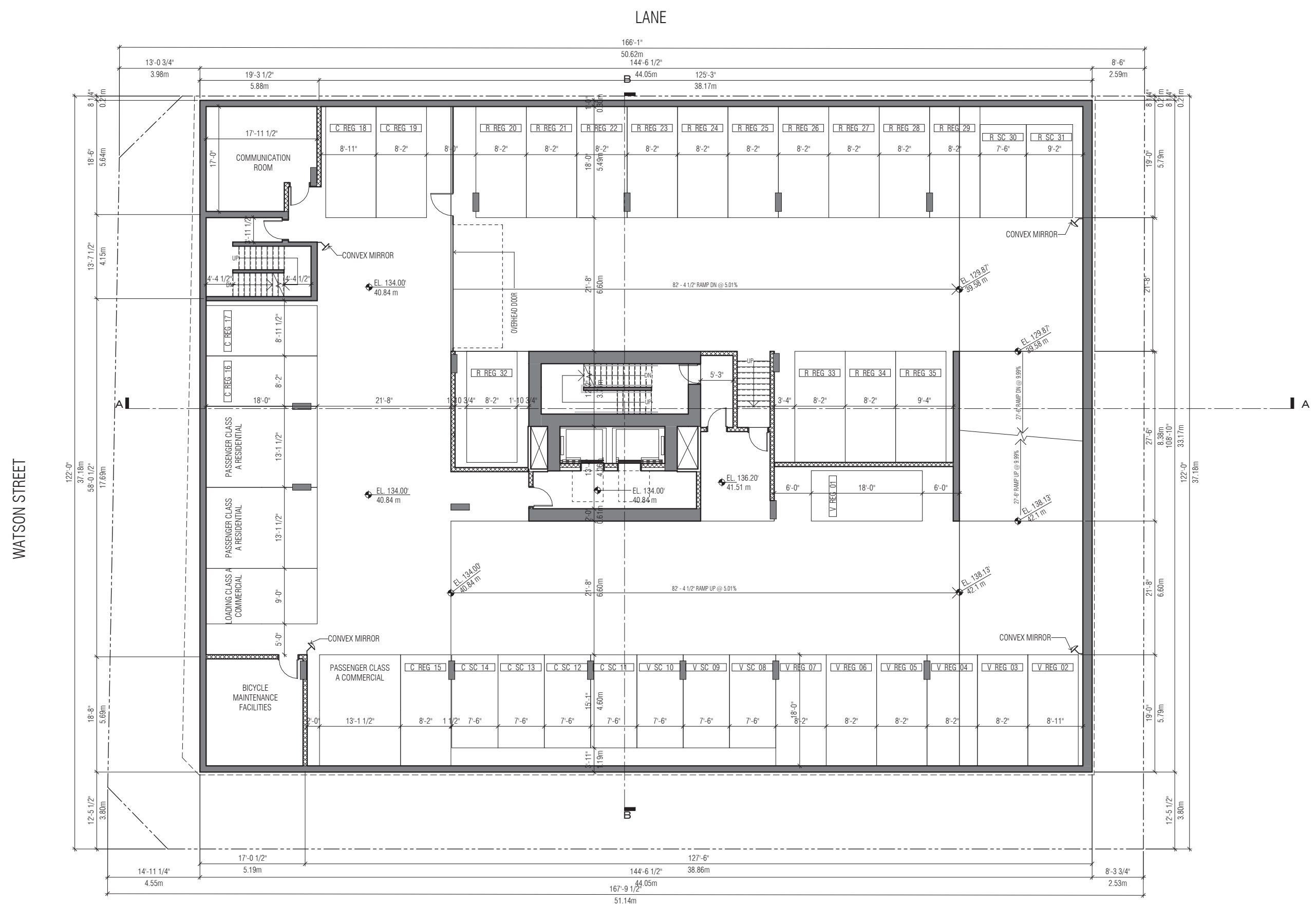
project title:
**BRØDWAY PLAN
 DEVELOPMENT**
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

drawing title:
PARKING LEVEL 2

project no.: 22020
 drawn by: BK
 checked by: ST
 date: June 25, 2025
 scale: 1/8" = 1'-0"



drawing no.:
A1.04

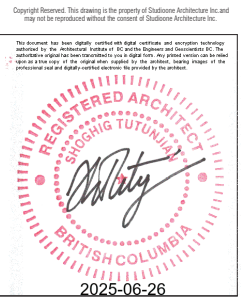


WATSON STREET

LANE

13 TH AVENUE

PARKING P2
 SCALE: 1/8" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.



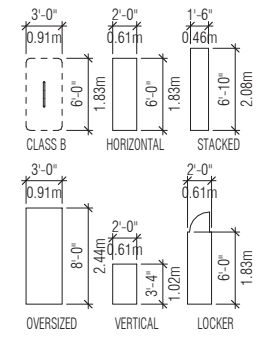
- 4 JUNE 25, 2025 Re-Issued for Rezoning
 - 3 APR 18, 2024 Re-Issued for Rezoning
 - 2 MAR 26, 2024 Re-Issued for Rezoning
 - 1 NOV 21, 2023 Issued for Rezoning
- no: date: 2023-08-01 description:
 Revisions

project title:
**BROADWAY PLAN
 DEVELOPMENT**
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

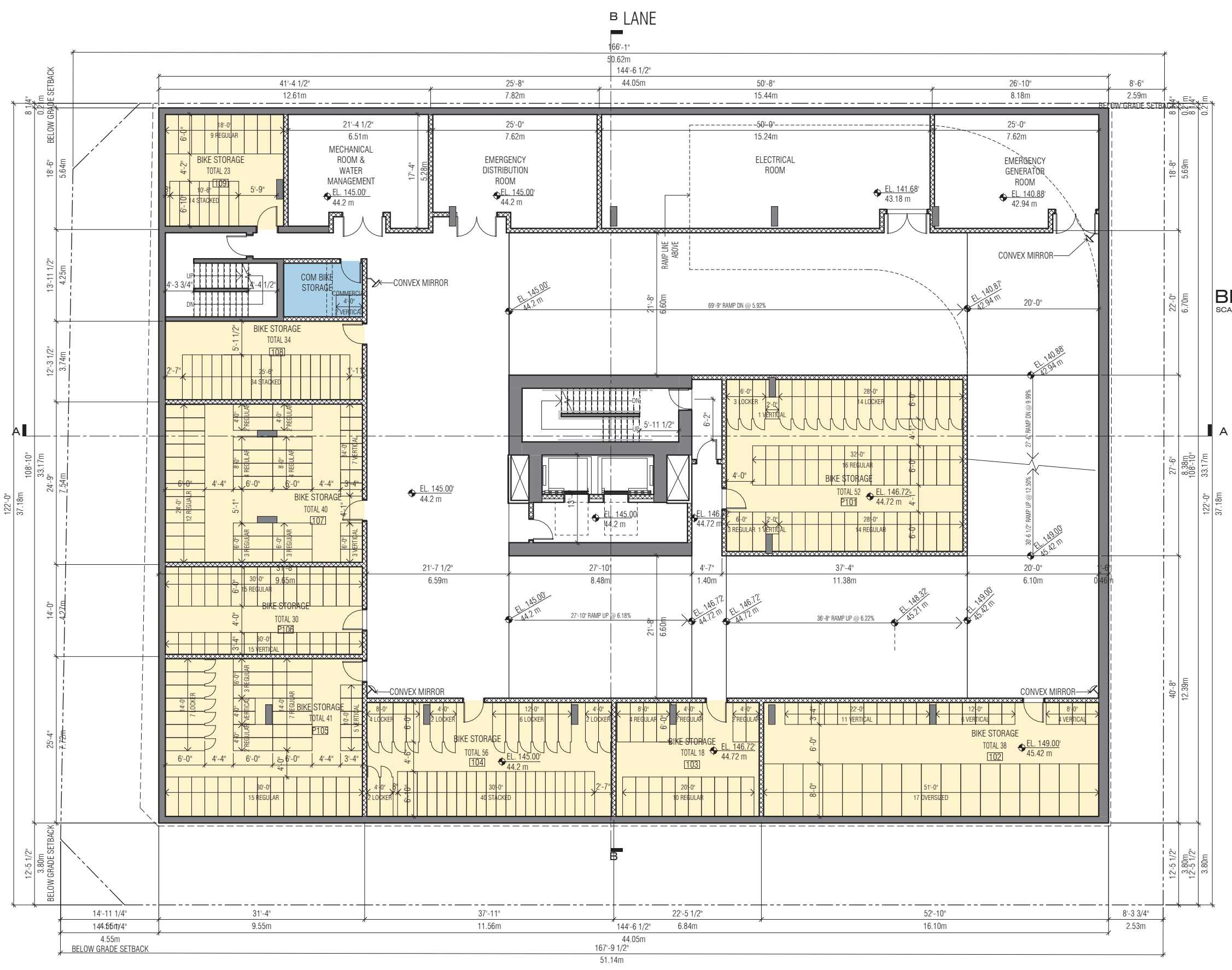
drawing title:
PARKING LEVEL 1

project no.: 22020
 drawn by: BK
 checked by: ST
 date: June 25, 2025
 scale: 1/8" = 1'-0"

drawing no.:
A1.05

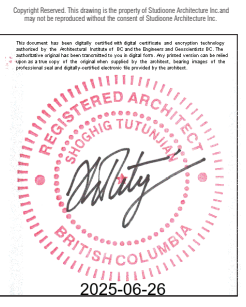


BIKE PARKING SIZES
 SCALE: 1/8" = 1'-0"



PARKING P1
 SCALE: 1/8" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.

13 TH AVENUE



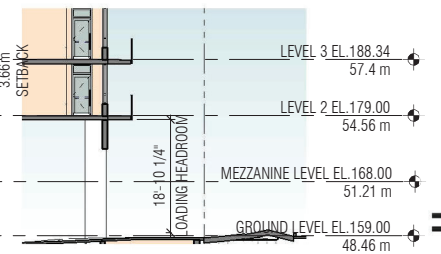
4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning
no:	date:	description:
Revisions		

project title:
BRODWAY PLAN DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC
 drawing title:
GROUND FLOOR

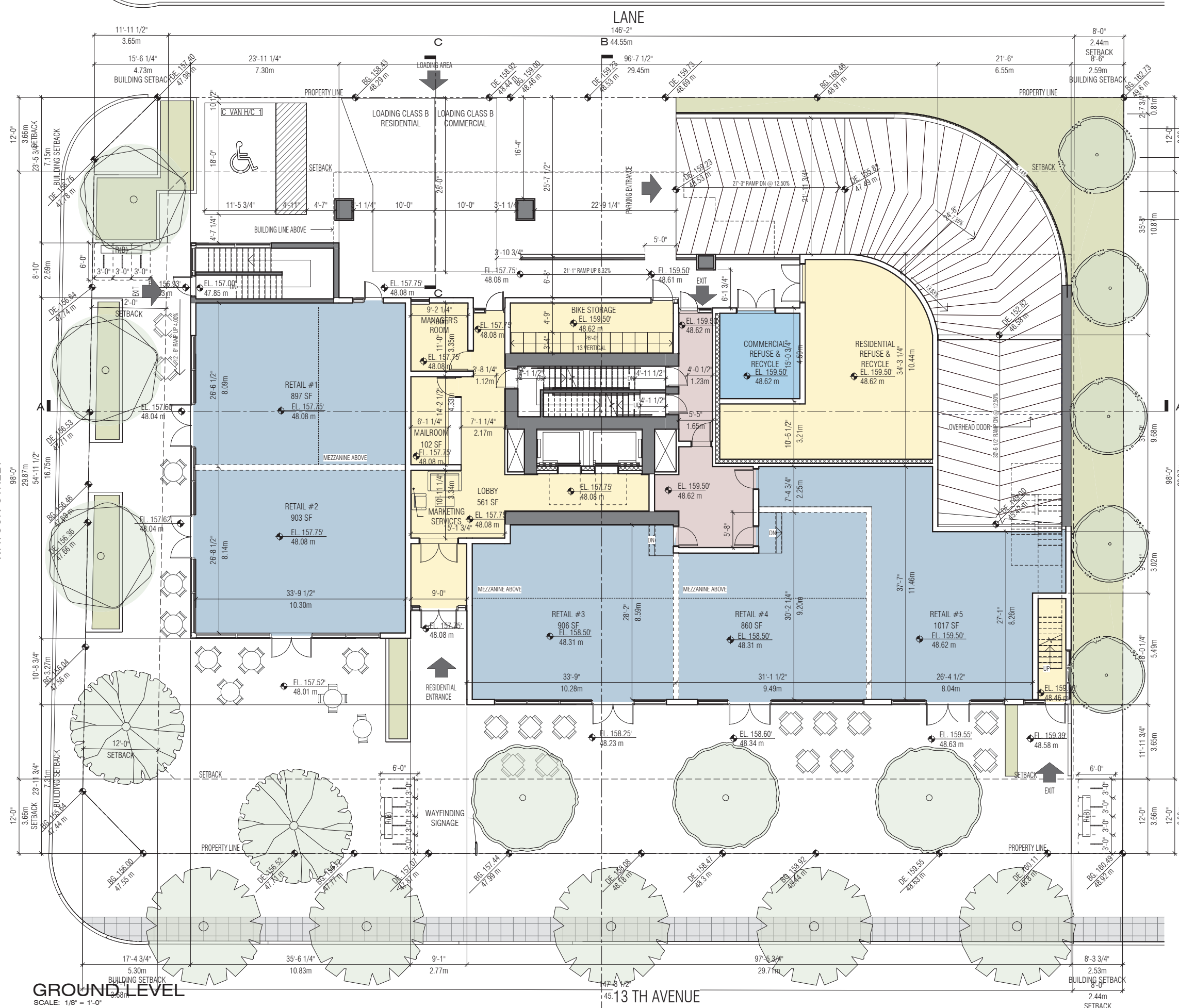
project no.:	22020	N
drawn by:	BK	
checked by:	ST	
date:	June 25, 2025	
scale:	As indicated	

drawing no.:

A1.06



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



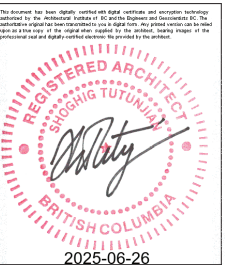
COLOR LEGEND

[Blue Box]	COMMERCIAL COMMON AREAS
[Yellow Box]	RES SERVICE
[Light Blue Box]	RESIDENTIAL COMMON AREAS
[Light Yellow Box]	RETAIL UNITS
[Light Green Box]	SHARED RESIDENTIAL & COMMERCIAL

GROUND LEVEL
 SCALE: 1/8" = 1'-0"

NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.



- 4 JUNE 25, 2025 Re-Issued for Rezoning
 - 3 APR 18, 2024 Re-Issued for Rezoning
 - 2 MAR 26, 2024 Re-Issued for Rezoning
 - 1 NOV 21, 2023 Issued for Rezoning
- no: date: description:

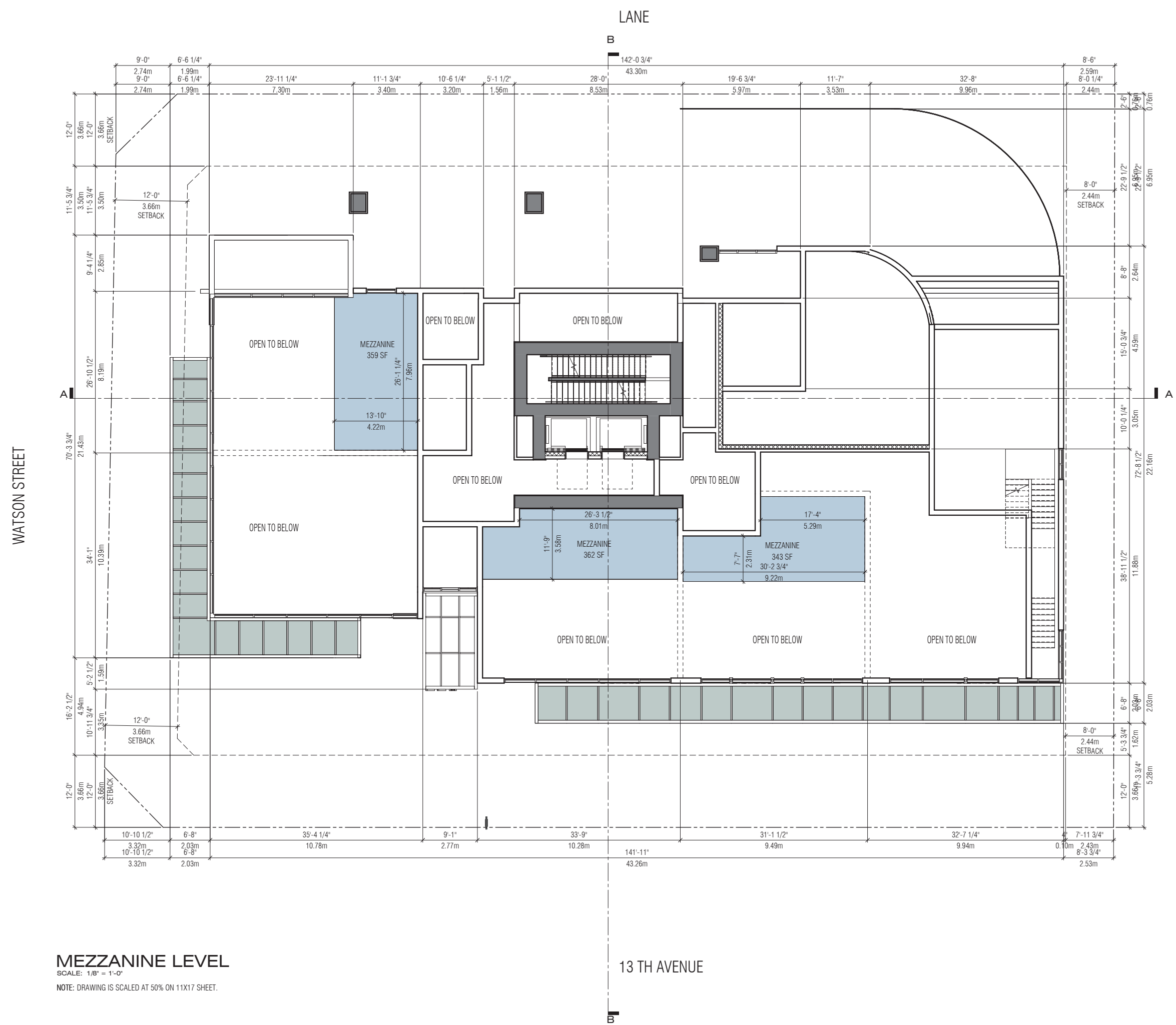
Revisions

project title:
BROADWAY PLAN DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

drawing title:
MEZZANINE FLOOR

project no.:	22020
drawn by:	BK
checked by:	ST
date:	June 25, 2025
scale:	1/8" = 1'-0"

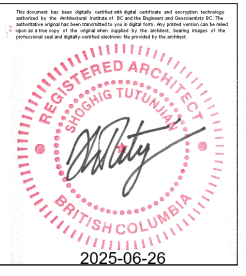
drawing no.:
A1.07



MEZZANINE LEVEL
 SCALE: 1/8" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.

13 TH AVENUE

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.



- 4 JUNE 25, 2025 Re-Issued for Rezoning
 - 3 APR 18, 2024 Re-Issued for Rezoning
 - 2 MAR 26, 2024 Re-Issued for Rezoning
 - 1 NOV 21, 2023 Issued for Rezoning
- no: date: description:
 Revisions

project title:
**BRODWAY PLAN
 DEVELOPMENT**
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

drawing title:
L2 PODIUM

project no.:	22020
drawn by:	BK
checked by:	ST
date:	June 25, 2025
scale:	1/8" = 1'-0"

drawing no.:

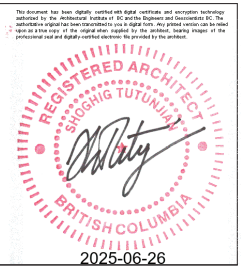
A1.08



LEVEL 2
 SCALE: 1/8" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.

13 TH AVENUE

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.



4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning
no:	date:	description:
Revisions		

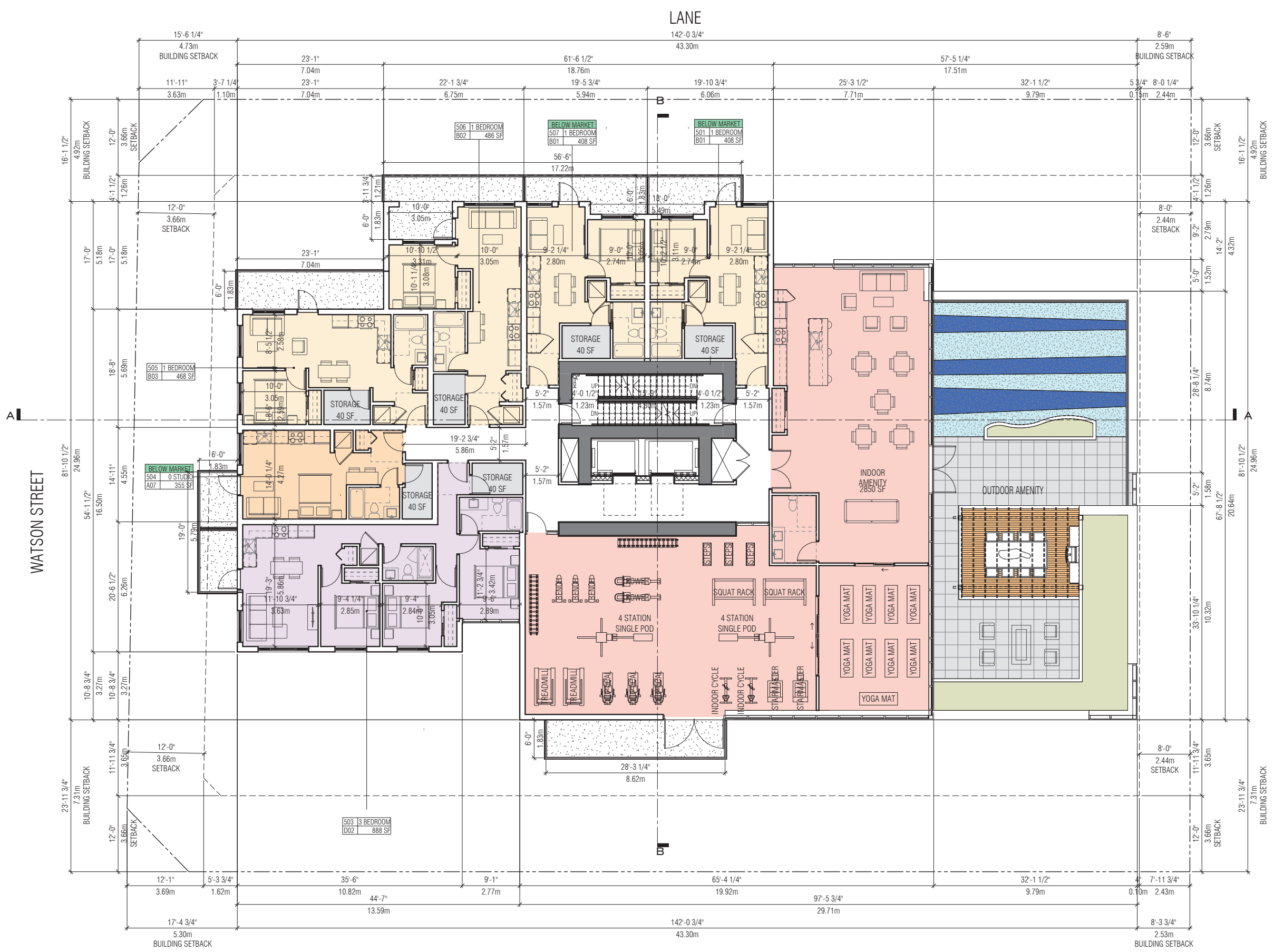
project title:
**BRODWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC**

drawing title:
L5 AMENITY

project no.:	22020	
drawn by:	BK	
checked by:	ST	
date:	June 25, 2025	
scale:	1/8" = 1'-0"	

drawing no.:

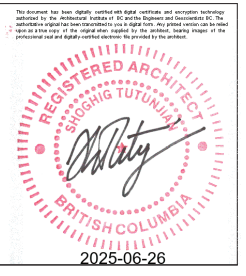
A1.11



LEVEL 5
 SCALE: 1/8" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.

13 TH AVENUE

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.

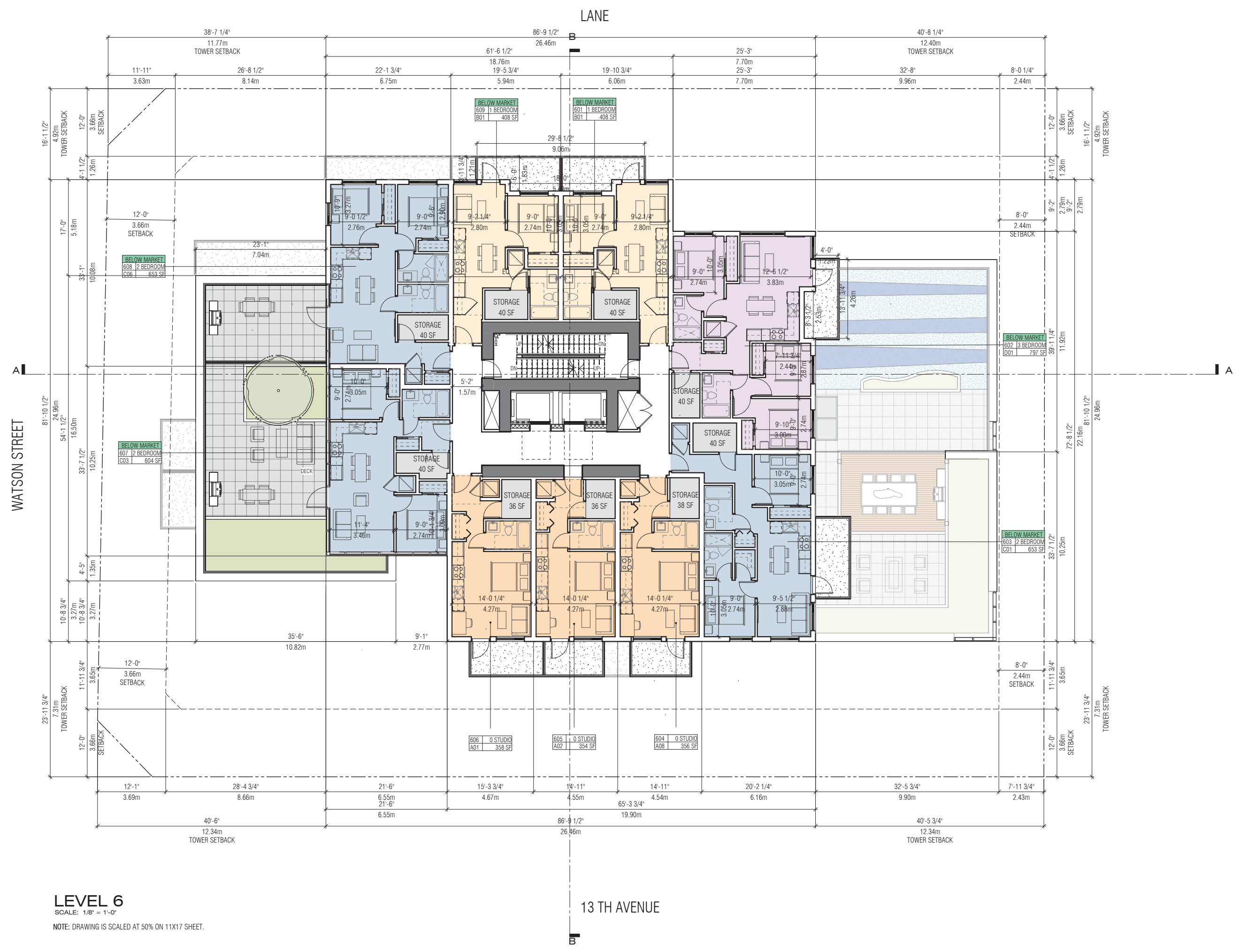


- 4 JUNE 25, 2025 Re-Issued for Rezoning
 - 3 APR 18, 2024 Re-Issued for Rezoning
 - 2 MAR 26, 2024 Re-Issued for Rezoning
 - 1 NOV 21, 2023 Issued for Rezoning
- no: date: description:
 Revisions

project title:
BRÓDWAY PLAN DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC
 drawing title:
L6 TOWER

project no.: 22020
 drawn by: BK
 checked by: ST
 date: June 25, 2025
 scale: 1/8" = 1'-0"

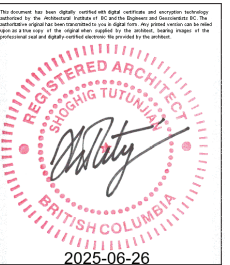
drawing no.:
A1.12



LEVEL 6
 SCALE: 1/8" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.

13 TH AVENUE

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.

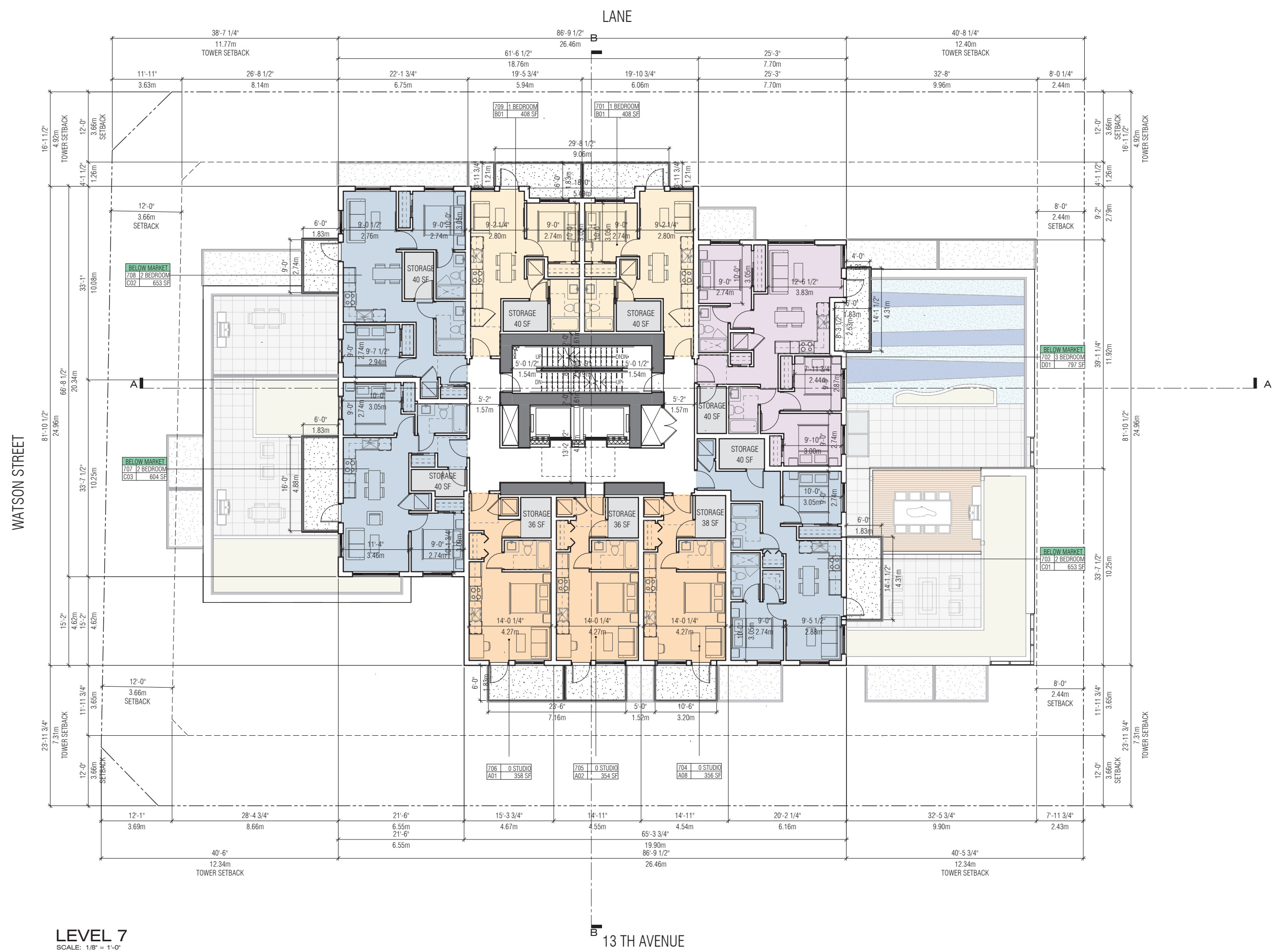


- 4 JUNE 25, 2025 Re-Issued for Rezoning
 - 3 APR 18, 2024 Re-Issued for Rezoning
 - 2 MAR 26, 2024 Re-Issued for Rezoning
 - 1 NOV 21, 2023 Issued for Rezoning
- no: date: description:
 Revisions

project title:
BRODWAY PLAN DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC
 drawing title:
L7 TYPICAL

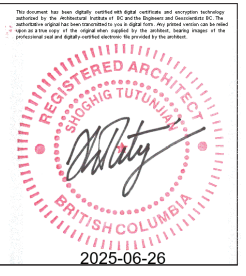
project no.: 22020
 drawn by: BK
 checked by: ST
 date: June 25, 2025
 scale: 1/8" = 1'-0"

drawing no.:
A1.13



LEVEL 7
 SCALE: 1/8" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.



- 4 JUNE 25, 2025 Re-Issued for Rezoning
 - 3 APR 18, 2024 Re-Issued for Rezoning
 - 2 MAR 26, 2024 Re-Issued for Rezoning
 - 1 NOV 21, 2023 Issued for Rezoning
- no: date: description:
 Revisions

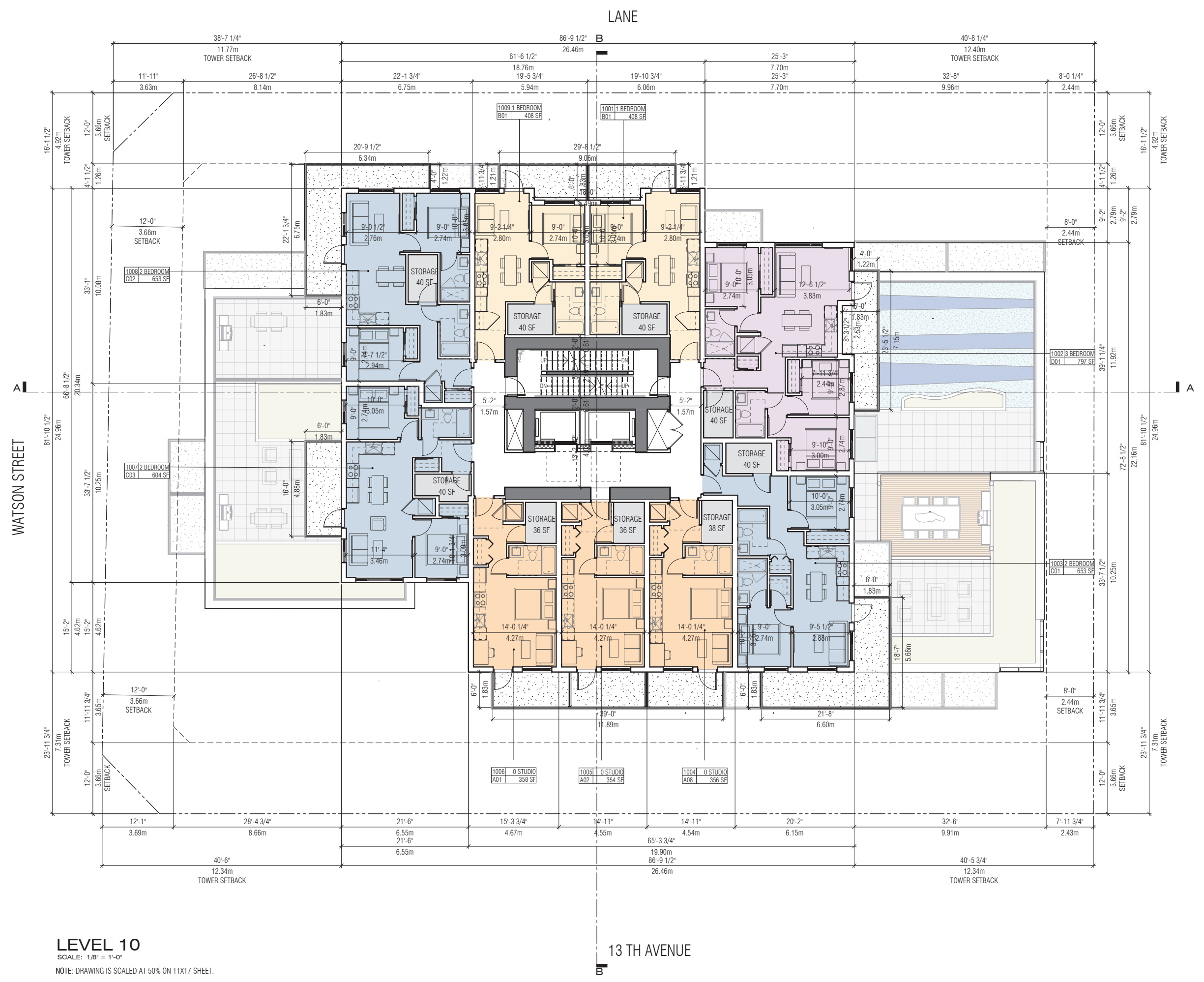
project title:
**BRODWAY PLAN
 DEVELOPMENT**
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

drawing title:
L10 TYPICAL

project no.:	22020
drawn by:	BK
checked by:	ST
date:	June 25, 2025
scale:	1/8" = 1'-0"

drawing no.:

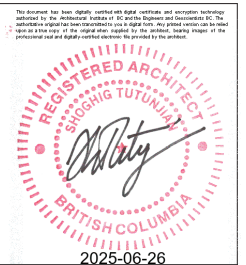
A1.15



LEVEL 10
 SCALE: 1/8" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.

13 TH AVENUE

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.



- 4 JUNE 25, 2025 Re-Issued for Rezoning
 - 3 APR 18, 2024 Re-Issued for Rezoning
 - 2 MAR 26, 2024 Re-Issued for Rezoning
 - 1 NOV 21, 2023 Issued for Rezoning
- no: date: description:
- Revisions

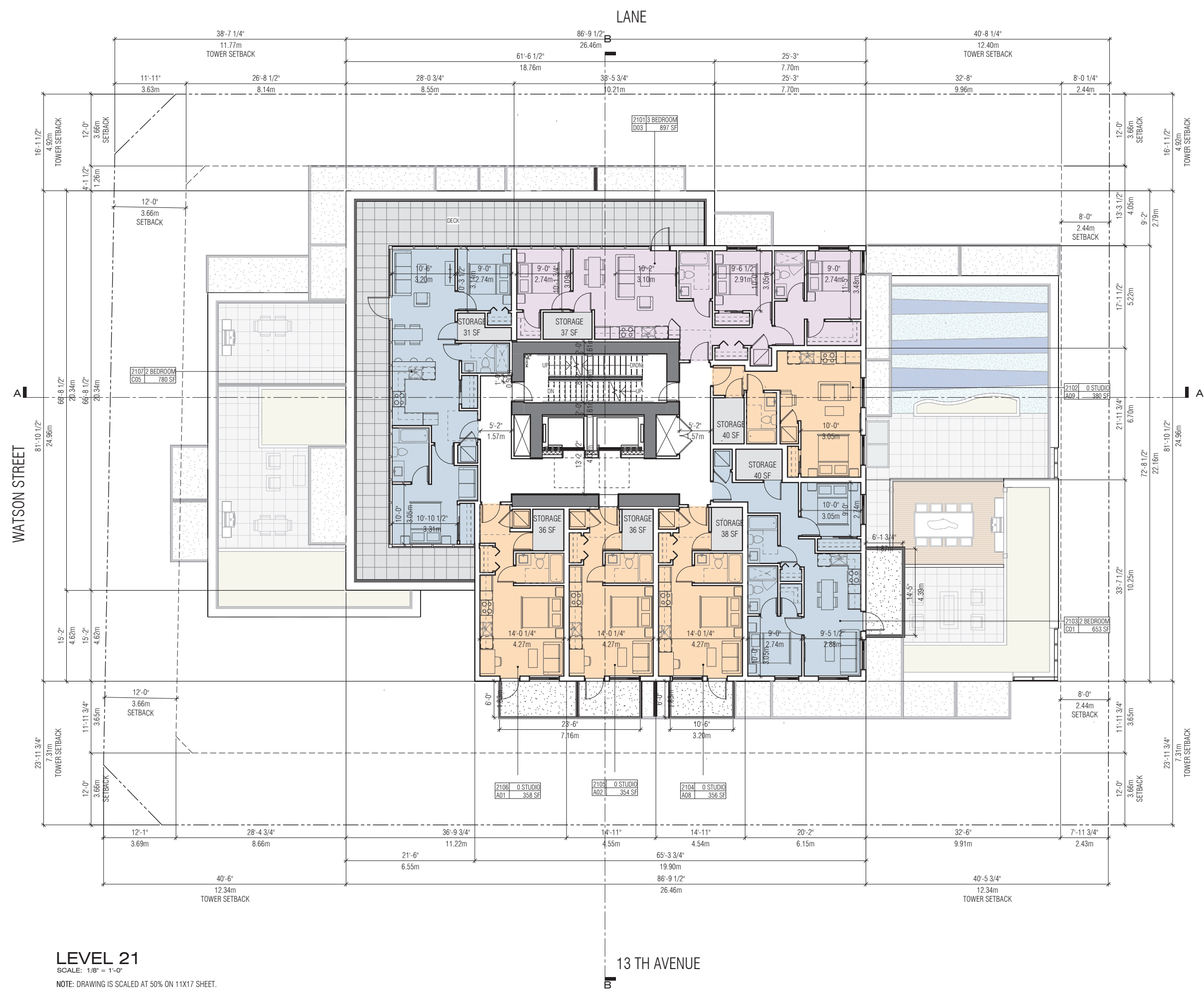
project title:
**BRODWAY PLAN
 DEVELOPMENT**
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

drawing title:
L21 PENTHOUSE

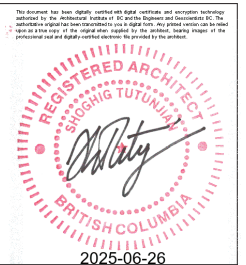
project no.:	22020
drawn by:	BK
checked by:	ST
date:	June 25, 2025
scale:	1/8" = 1'-0"

drawing no.:

A1.16



Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.



4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning
no:	date:	description:
Revisions		

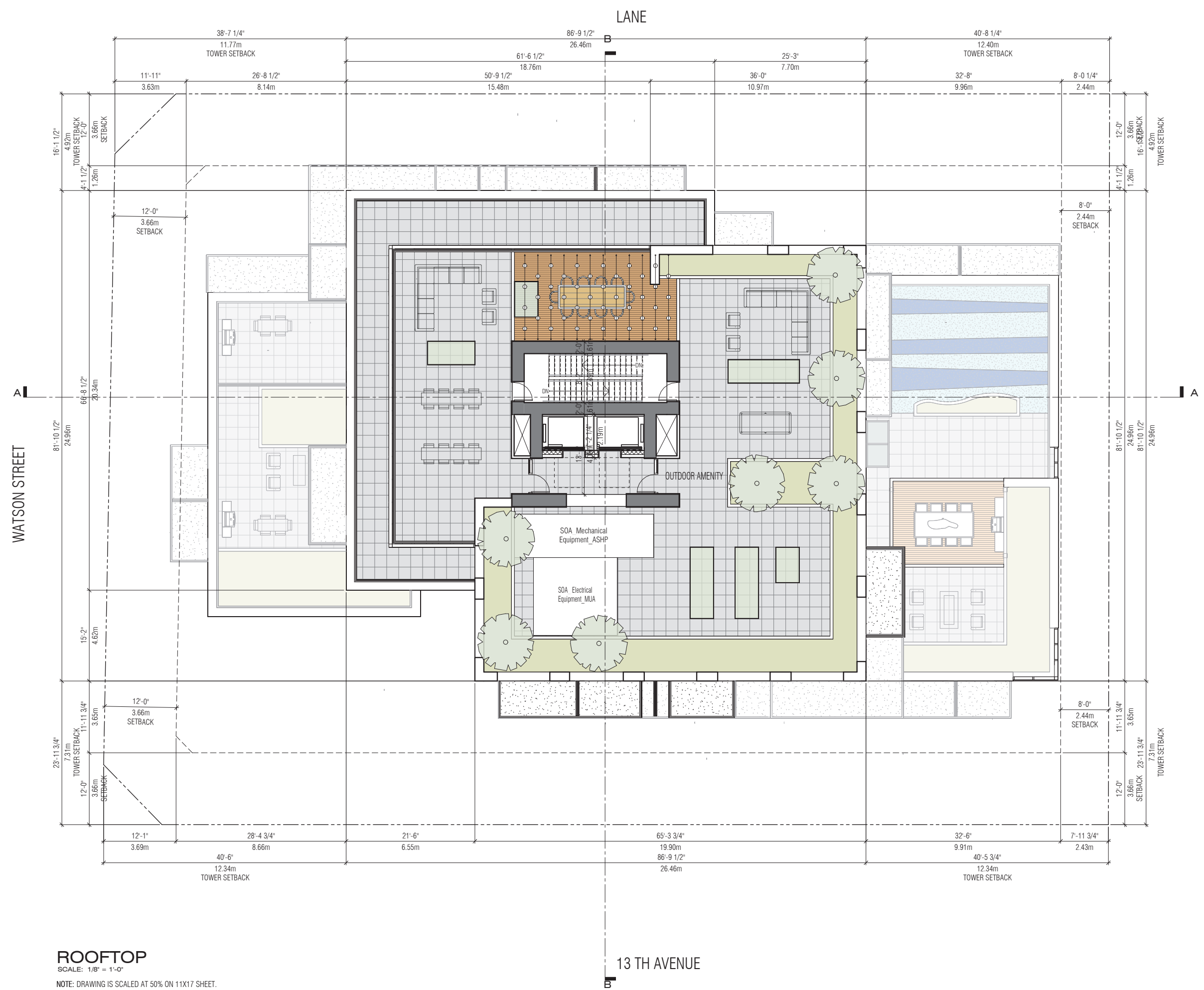
project title:
**BRODWAY PLAN
 DEVELOPMENT**
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

drawing title:
ROOF

project no.:	22020
drawn by:	BK
checked by:	ST
date:	June 25, 2025
scale:	1/8" = 1'-0"

drawing no.:

A1.17

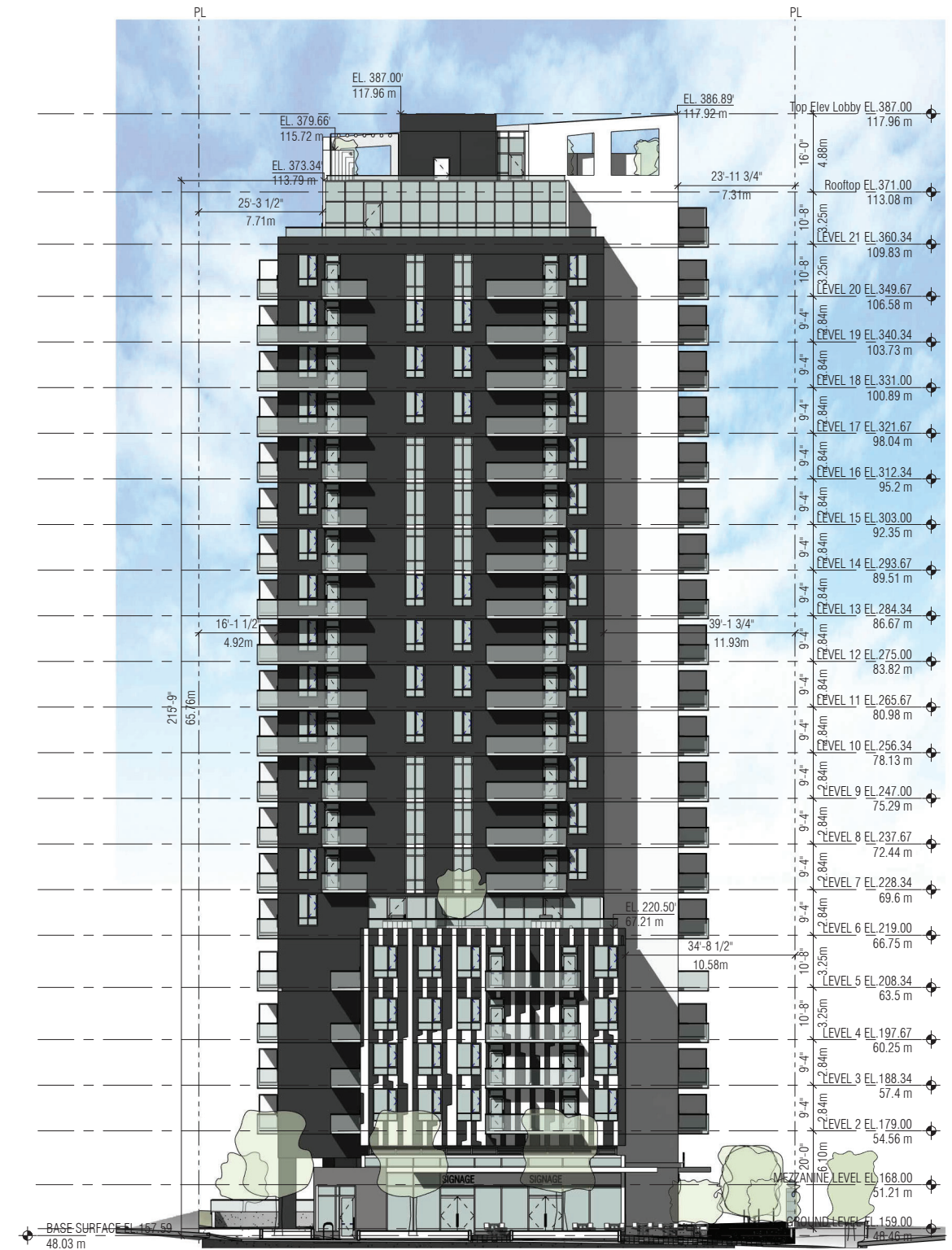


ROOFTOP
 SCALE: 1/8" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.

13 TH AVENUE

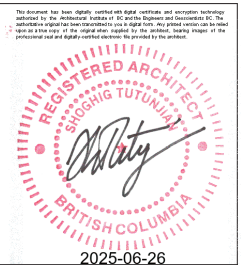


SOUTH ELEVATION- 13TH AVENUE
 SCALE: 1/16" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.



WEST ELEVATION- WATSON STREET
 SCALE: 1/16" = 1'-0"

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.



- 4 JUNE 25, 2025 Re-Issued for Rezoning
- 3 APR 18, 2024 Re-Issued for Rezoning
- 2 MAR 26, 2024 Re-Issued for Rezoning
- 1 NOV 21, 2023 Issued for Rezoning

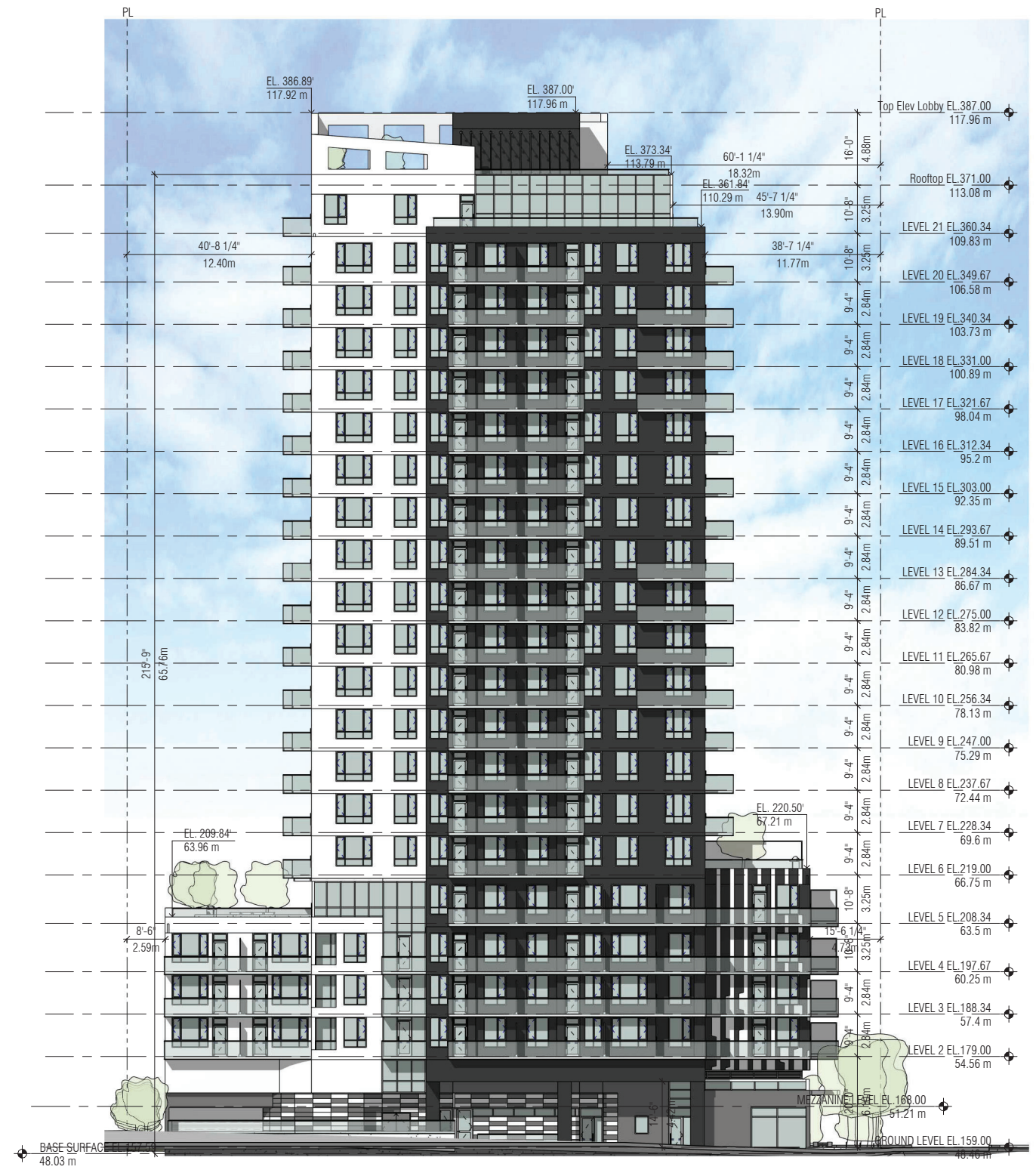
no: date: description:
 Revisions

project title:
BROADWAY PLAN DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

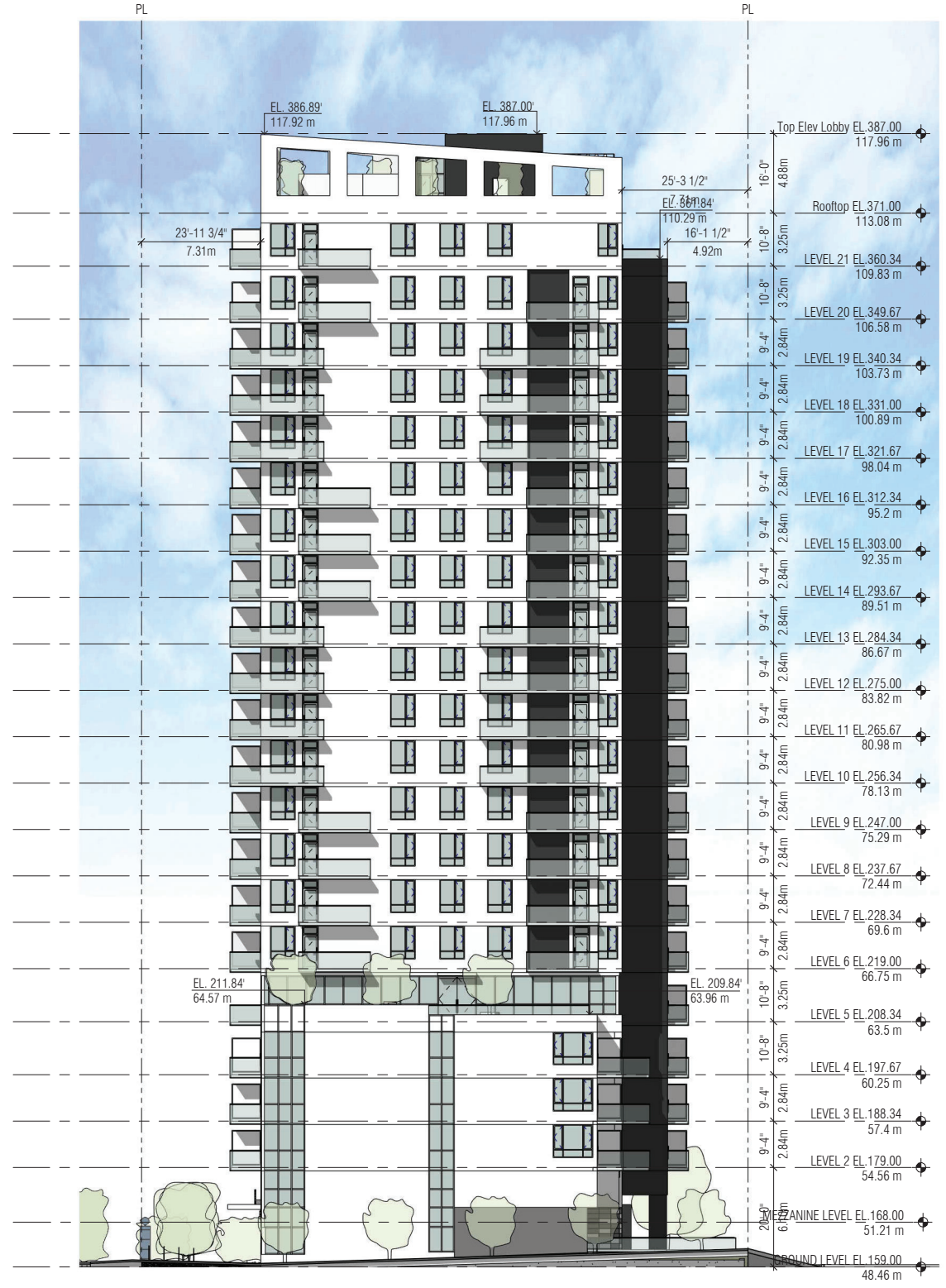
drawing title:
ELEVATIONS

project no.: 22020
 drawn by: BK
 checked by: ST
 date: June 25, 2025
 scale: 1/16" = 1'-0"

drawing no.:
A2.01

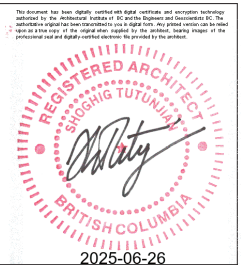


NORTH ELEVATION- LANE
 SCALE: 1/16" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.



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

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.

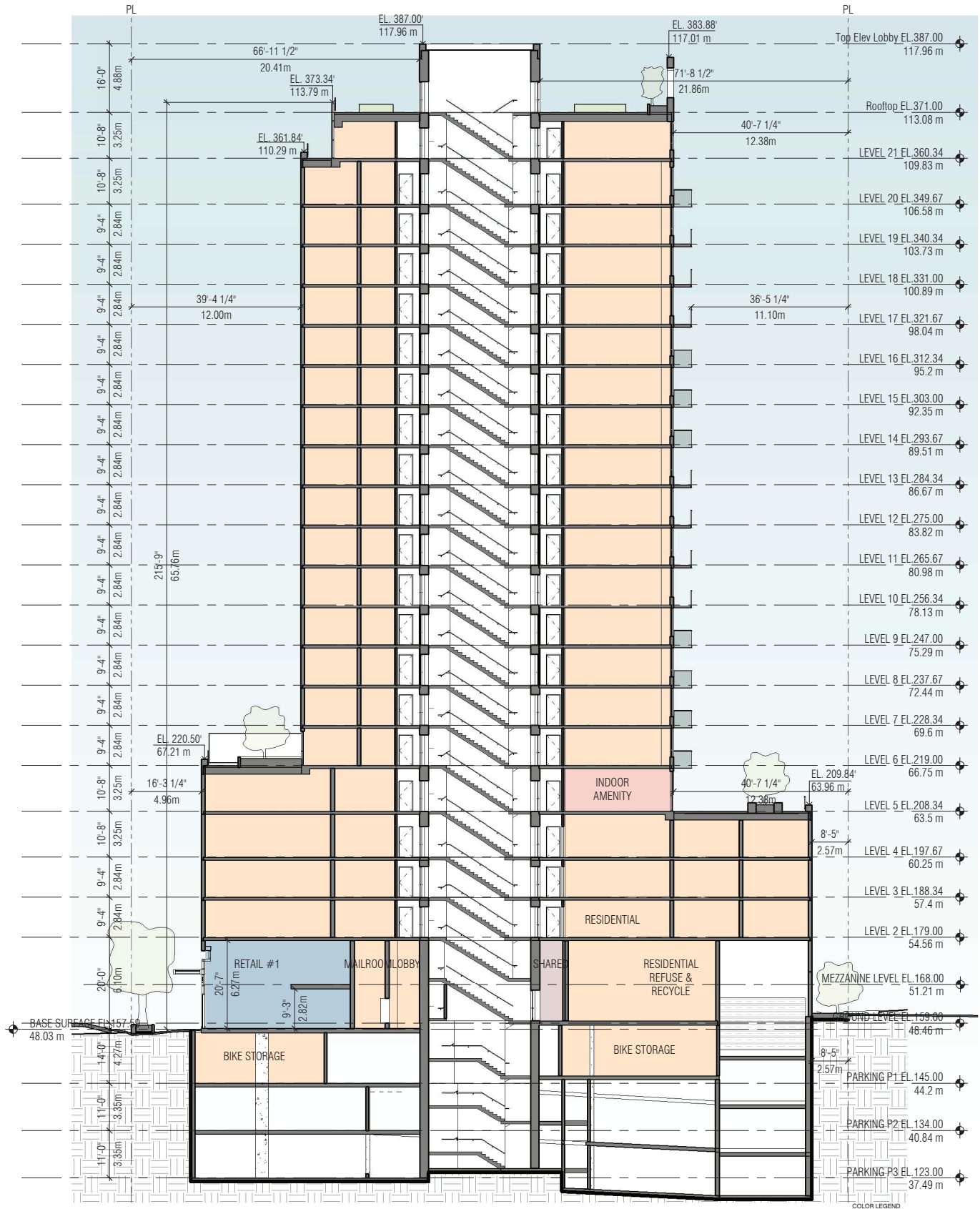


no:	date:	description:
4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning

project title:
**BRODWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC**
 drawing title:
ELEVATIONS

project no.:	22020
drawn by:	BK
checked by:	ST
date:	June 25, 2025
scale:	1/16" = 1'-0"

drawing no.:
A2.02

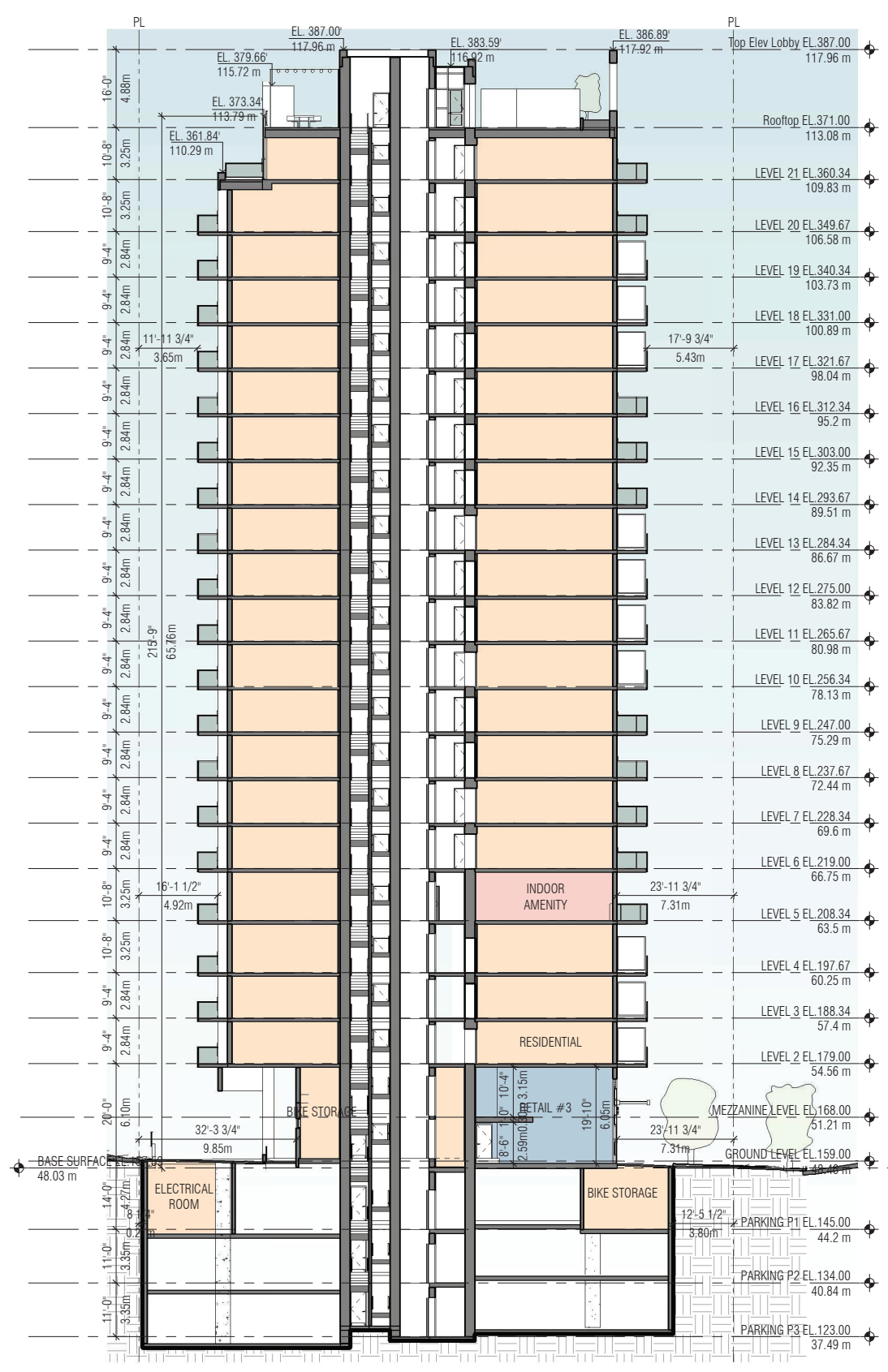


SECTION A-A
 SCALE: 1/16" = 1'-0"

NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.

COLOR LEGEND

- AMENITY
- COMMERCIAL
- RES SERVICE
- RESIDENTIAL
- SHARED



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

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.

This document has been digitally verified with eSign, certified and secured technology provided by the Intellectual Property BC Office of the Registrar and Commissioner of the Intellectual Property BC Office. This document is a digital signature and is not a physical document. The digital signature is not a physical document and is not a physical document. The digital signature is not a physical document and is not a physical document.



4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 31, 2023	Issued for Rezoning
no:	date:	description:
Revisions		

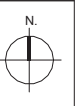
project title:
BRODWAY PLAN DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

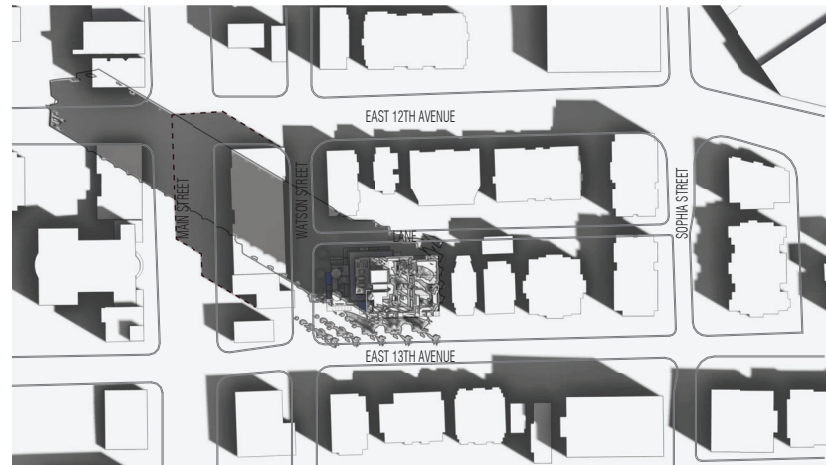
drawing title:
SECTIONS

project no.:	22020
drawn by:	BK
checked by:	ST
date:	June 25, 2025
scale:	1/16" = 1'-0"

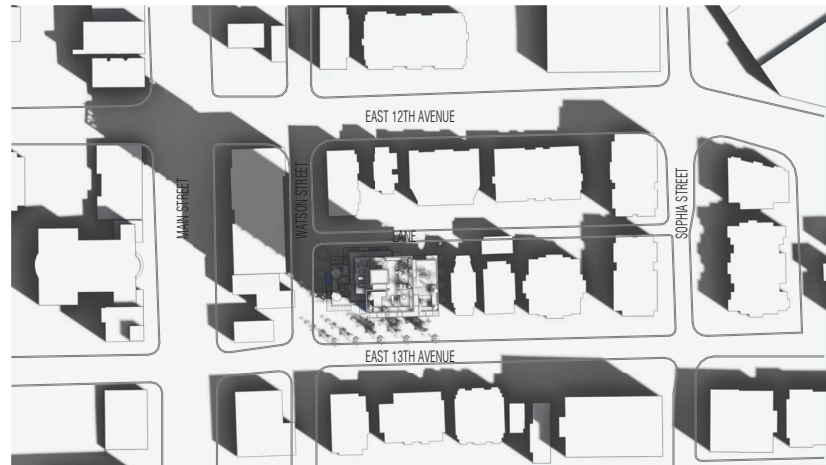
drawing no.:

A3.01

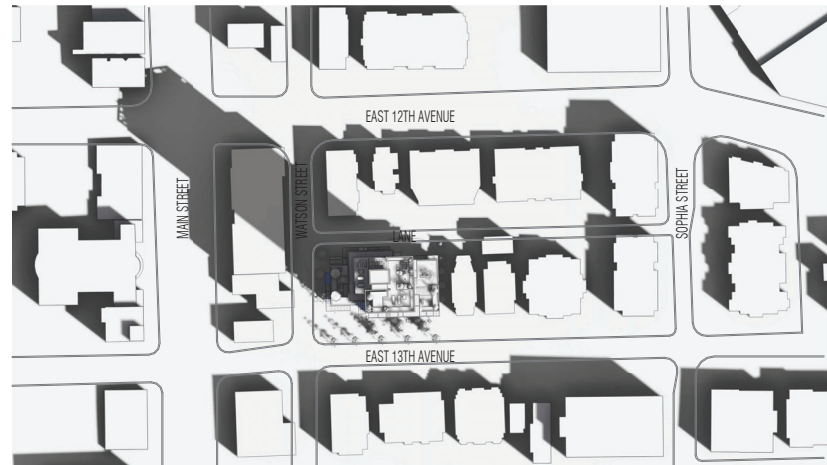




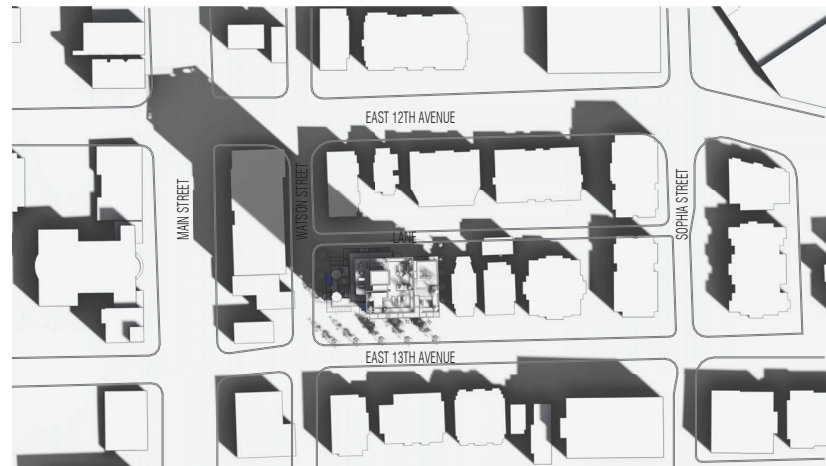
MAR 21, 10 AM



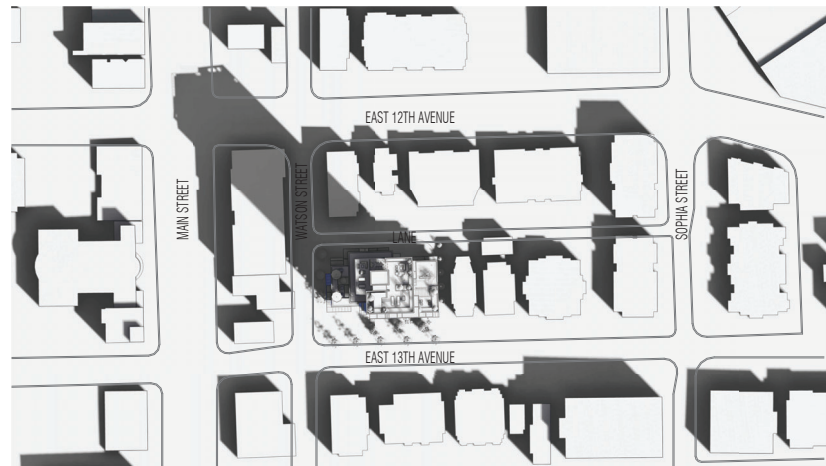
MAR 21, 10:15 AM



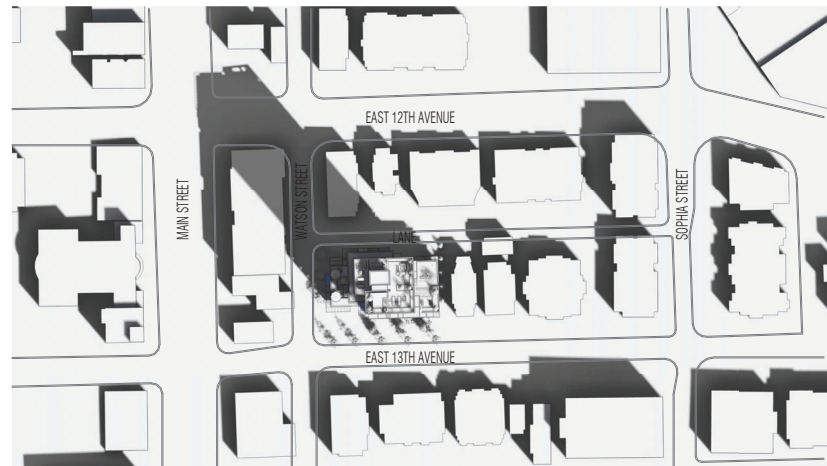
MAR 21, 10:30 AM



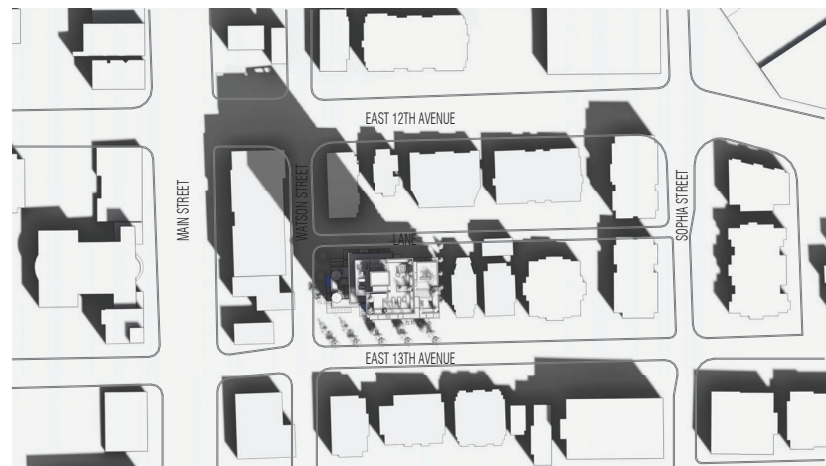
MAR 21, 10:45 AM



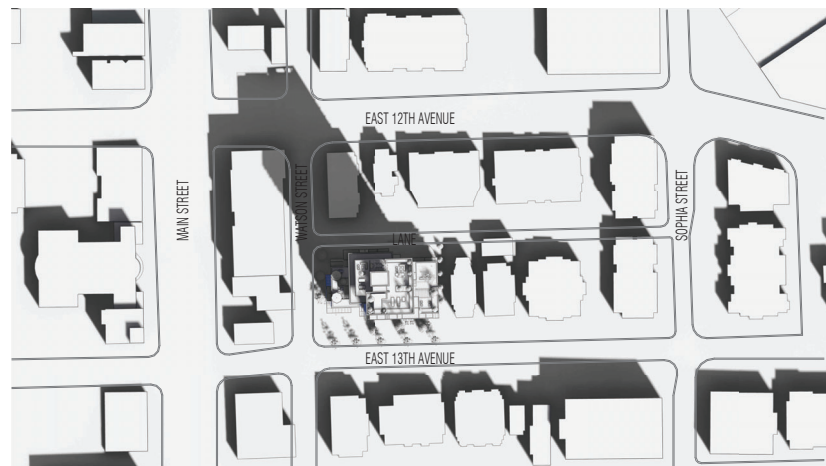
MAR 21, 11 AM



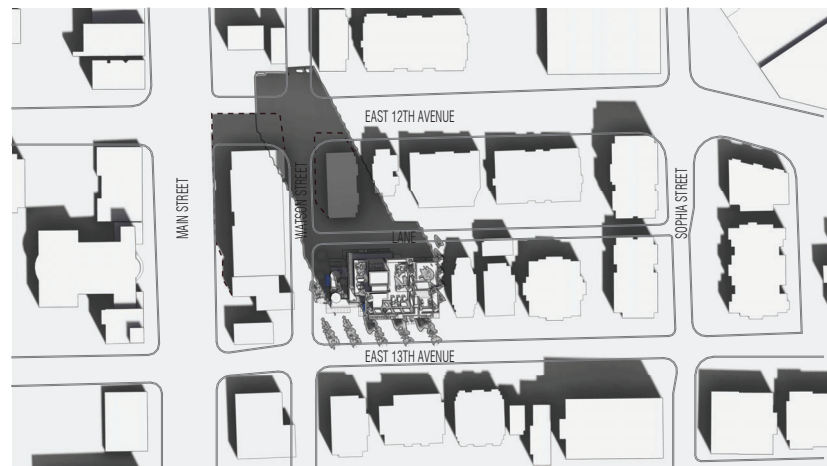
MAR 21, 11:15 AM



MAR 21, 11:30 AM

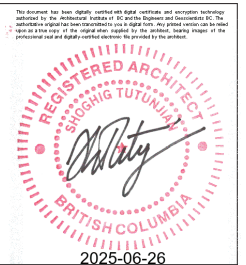


MAR 21, 11:45 AM



MAR 21, 12 PM

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.



no.	date:	description:
4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning

no.	date:	description:

project title:
 BRØDWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

drawing title:
 SHADOW ANALYSIS-
 (UTC-7)- QUARTERS

project no.:	22020	
drawn by:	BK	
checked by:	ST	
date:	June 25, 2025	
scale:		

drawing no.:

A4.02

PEDESTRIAN VIEW_ RESIDENTIAL
ENTRANCE & COMMERCIAL NTS



PEDESTRIAN VIEW_ LEVEL 5
OUTDOOR AMENITY NTS

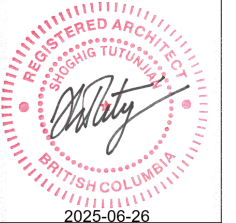


240 - 388 West 8th Ave.
Vancouver, B.C.V5Y 3X2
T: 6 0 4 - 7 3 1 - 3 9 6 6
studioonearchitecture.ca

studioone
architecture inc.

Copyright Reserved. This drawing is the property of Studioone Architecture Inc. and may not be reproduced without the consent of Studioone Architecture Inc.

This document has been digitally certified with digital certificates and associated technology in accordance with the International Standards for Certified Electronic Signatures (eIDAS). The application of digital signatures is intended to ensure the integrity, confidentiality and non-repudiation of the document. The digital signature is a cryptographic code that is unique to the signatory and is used to verify the authenticity and integrity of the document. The digital signature is created by the signatory and is verified by the recipient. The digital signature is a cryptographic code that is unique to the signatory and is used to verify the authenticity and integrity of the document. The digital signature is a cryptographic code that is unique to the signatory and is used to verify the authenticity and integrity of the document.



4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning
no:	date:	description:

project title:
BRÖDWAY PLAN
DEVELOPMENT
215-229 EAST 13TH AVE,
VANCOUVER, BC
drawing title:
3D RENDERING-
PEDESTRIAN VIEWS

project no.: 22020
drawn by: BK
checked by: ST
date: June 25, 2025
scale:

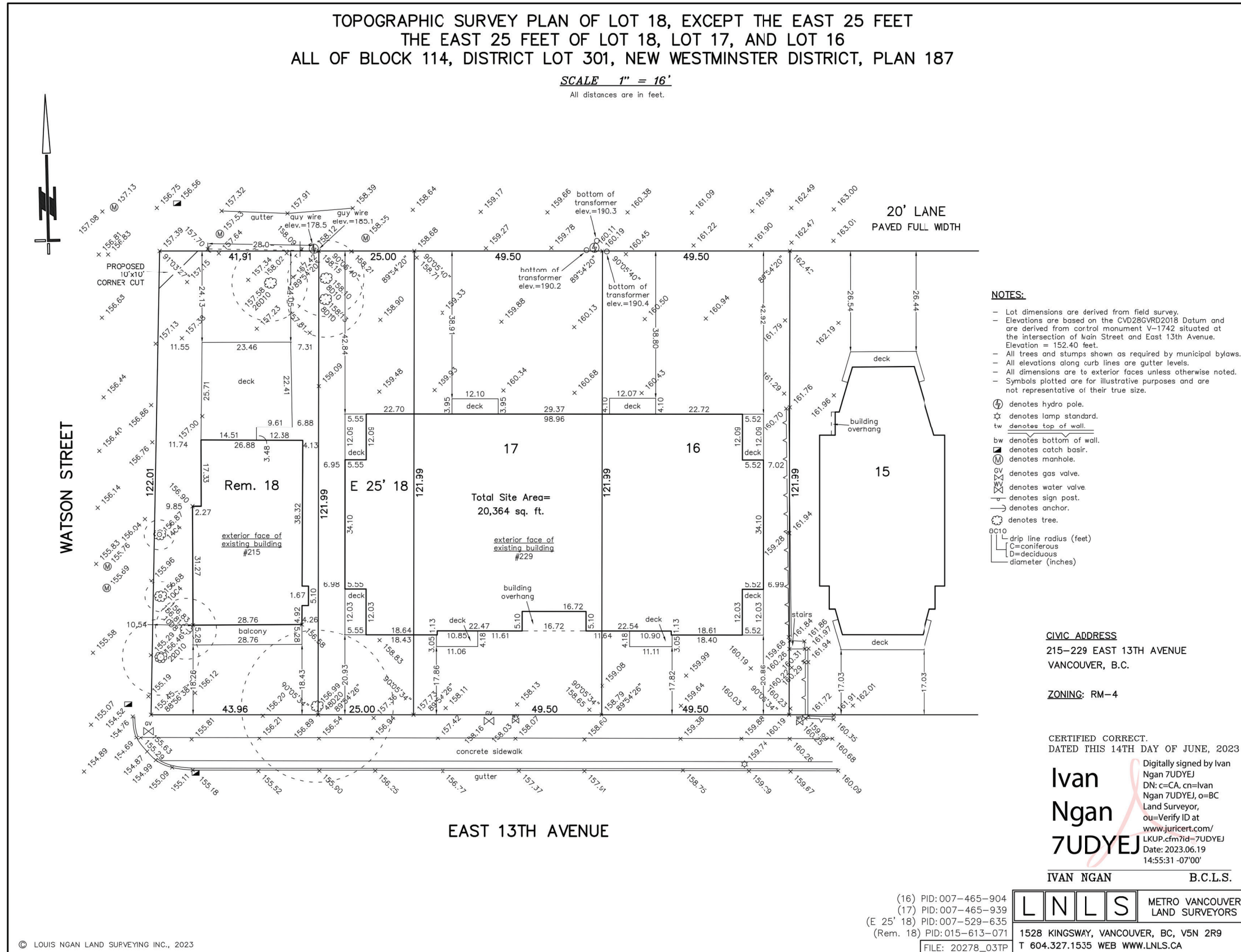


drawing no.:
A5.03

APPENDIX 1 - SURVEY PLAN

TOPOGRAPHIC SURVEY PLAN OF LOT 18, EXCEPT THE EAST 25 FEET
 THE EAST 25 FEET OF LOT 18, LOT 17, AND LOT 16
 ALL OF BLOCK 114, DISTRICT LOT 301, NEW WESTMINSTER DISTRICT, PLAN 187

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



- NOTES:**
- Lot dimensions are derived from field survey.
 - Elevations are based on the CVD28GVRD2018 Datum and are derived from control monument V-1742 situated at the intersection of Main Street and East 13th Avenue. Elevation = 152.40 feet.
 - 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.
 - ⊙ denotes lamp standard.
 - tw denotes top of wall.
 - bw denotes bottom of wall.
 - ⊓ denotes catch basin.
 - ⊕ denotes manhole.
 - ⊕ denotes gas valve.
 - ⊕ denotes water valve.
 - ⊕ denotes sign post.
 - ⊕ denotes anchor.
 - ⊕ denotes tree.
 - BC10 denotes drip line radius (feet)
 - C=coniferous
 - D=deciduous
 - ⌀ diameter (inches)

CIVIC ADDRESS
 215-229 EAST 13TH AVENUE
 VANCOUVER, B.C.

ZONING: RM-4

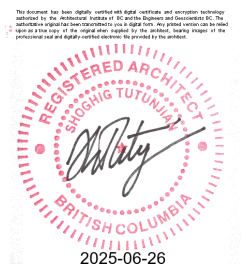
CERTIFIED CORRECT.
 DATED THIS 14TH DAY OF JUNE, 2023

Ivan Ngan 7UDYEJ
 Digitally signed by Ivan Ngan 7UDYEJ
 DN: c=CA, cn=Ivan Ngan 7UDYEJ, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=7UDYEJ
 Date: 2023.06.19 14:55:31 -07'00'

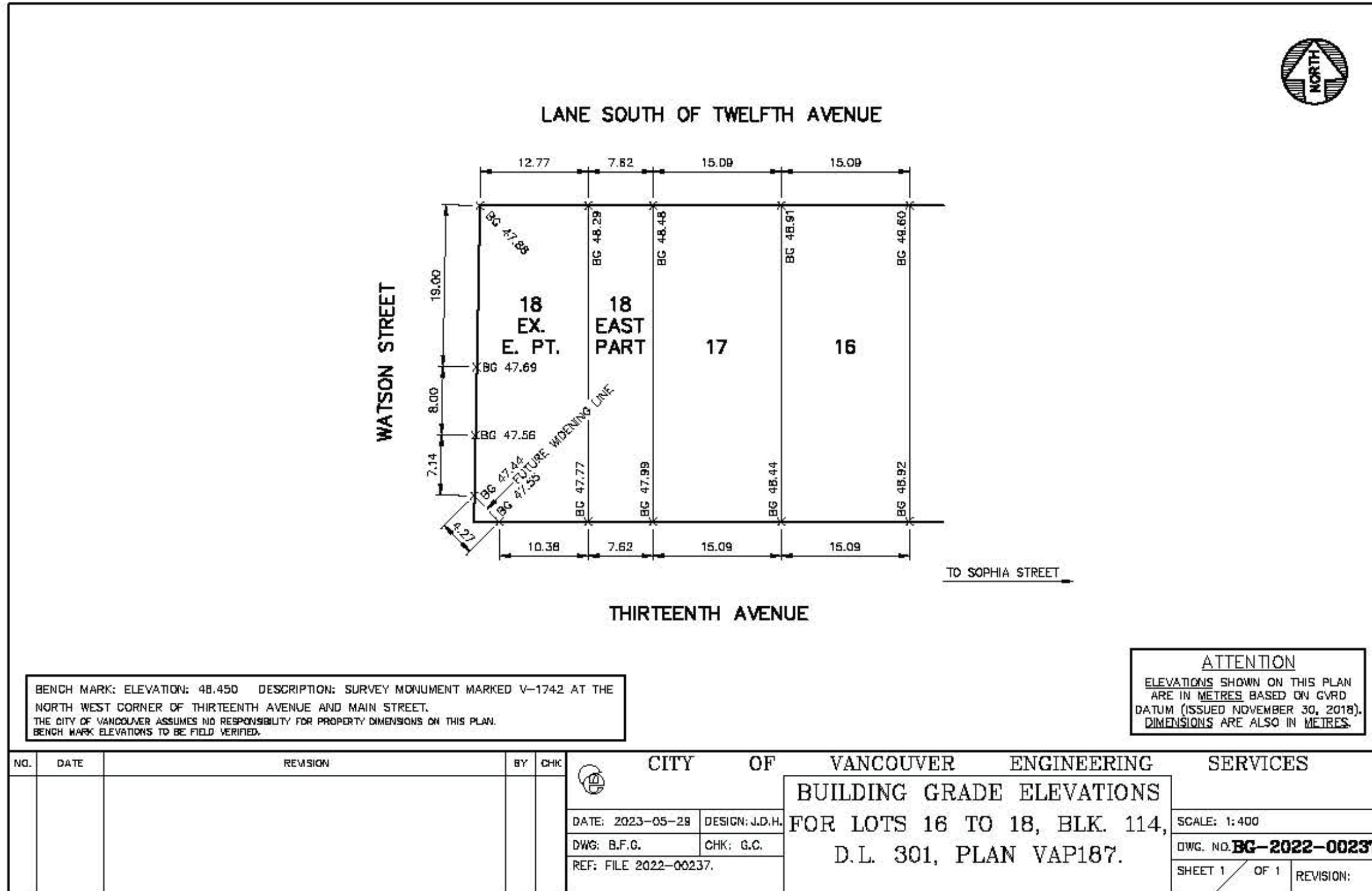
IVAN NGAN B.C.L.S.

(16) PID: 007-465-904
 (17) PID: 007-465-939
 (E 25' 18) PID: 007-529-635
 (Rem. 18) PID: 015-613-071
 FILE: 20278_03TP

L N L S METRO VANCOUVER LAND SURVEYORS
 1528 KINGSWAY, VANCOUVER, BC, V5N 2R9
 T 604.327.1535 WEB WWW.LNLS.CA

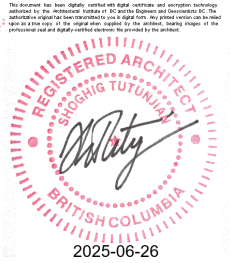


APPENDIX 2 - BUILDING GRADES



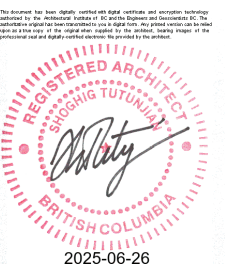
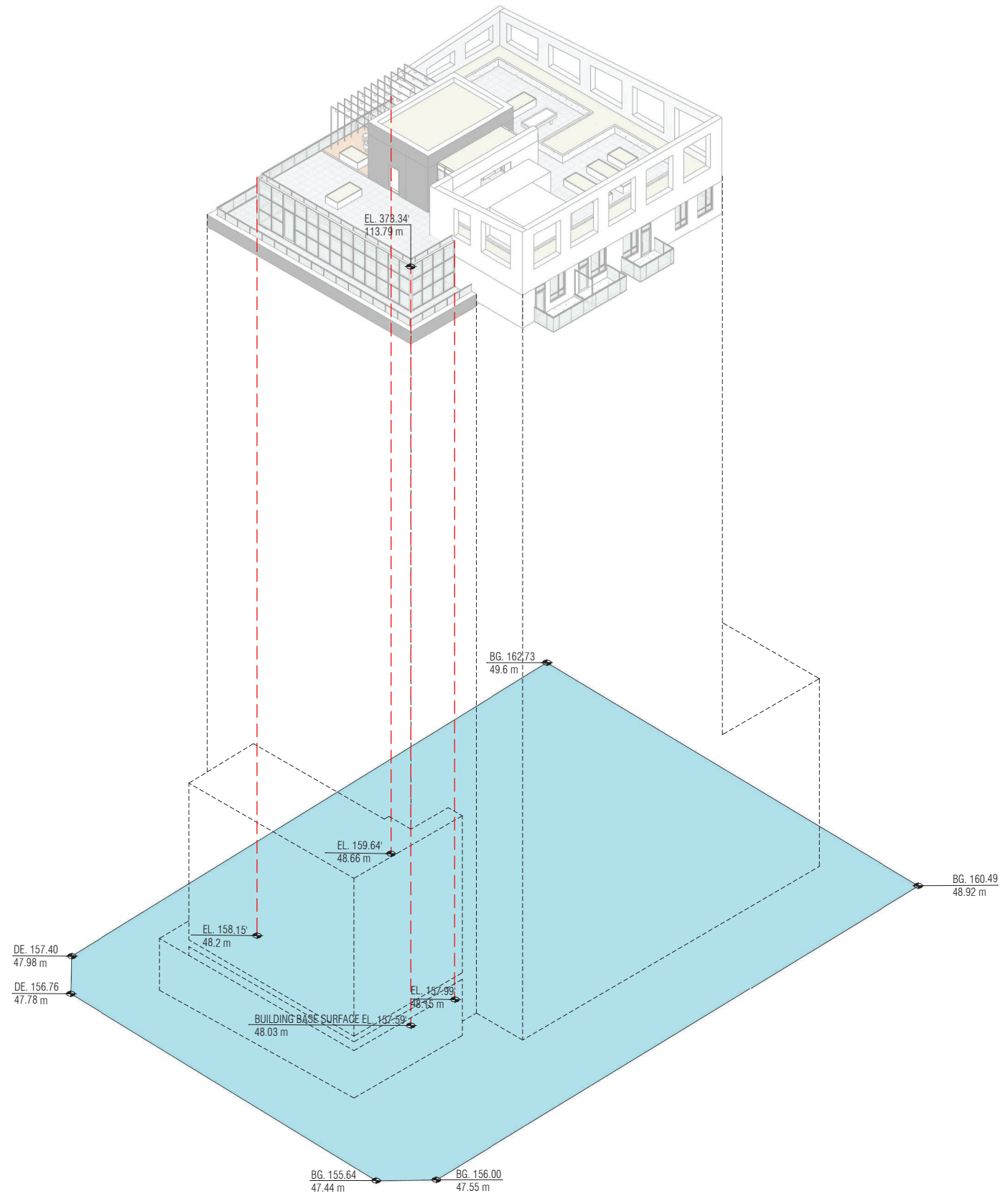
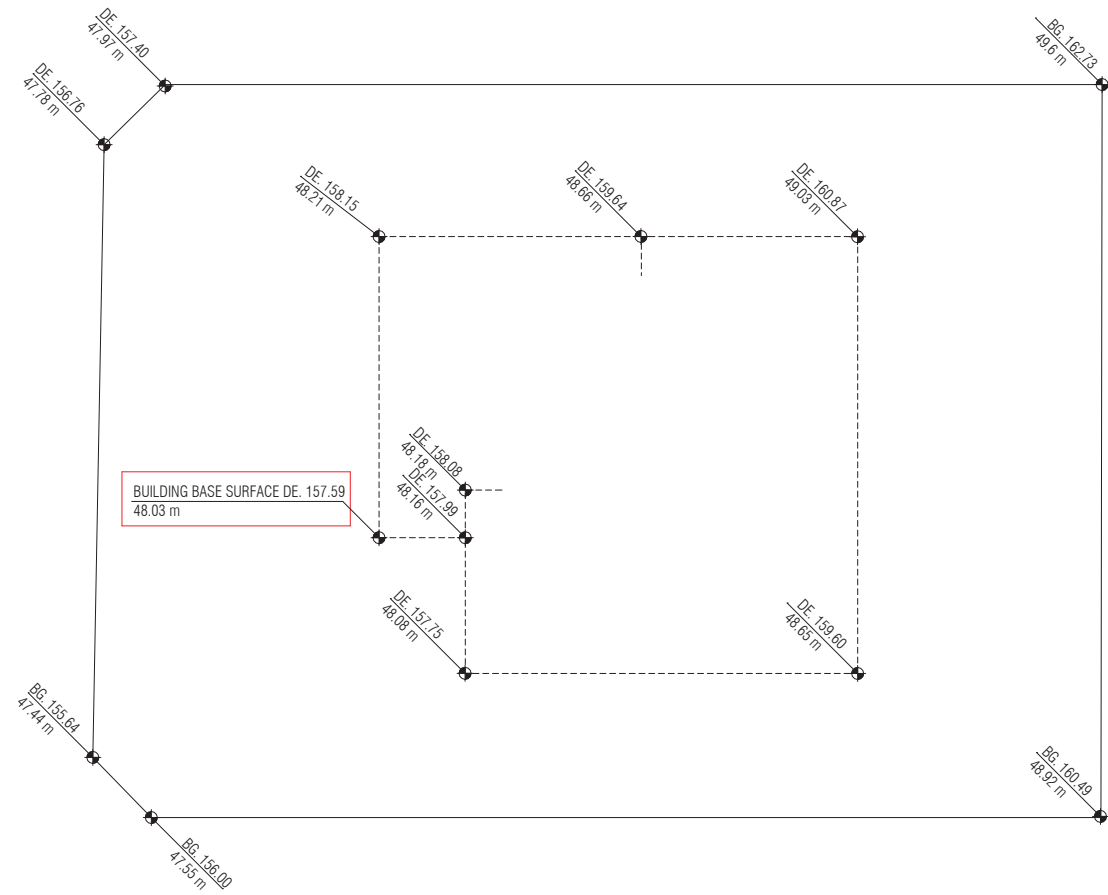
BENCH MARK: ELEVATION: 48.450 DESCRIPTION: SURVEY MONUMENT MARKED V-1742 AT THE NORTH WEST CORNER OF THIRTEENTH AVENUE AND MAIN STREET. THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN. BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

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



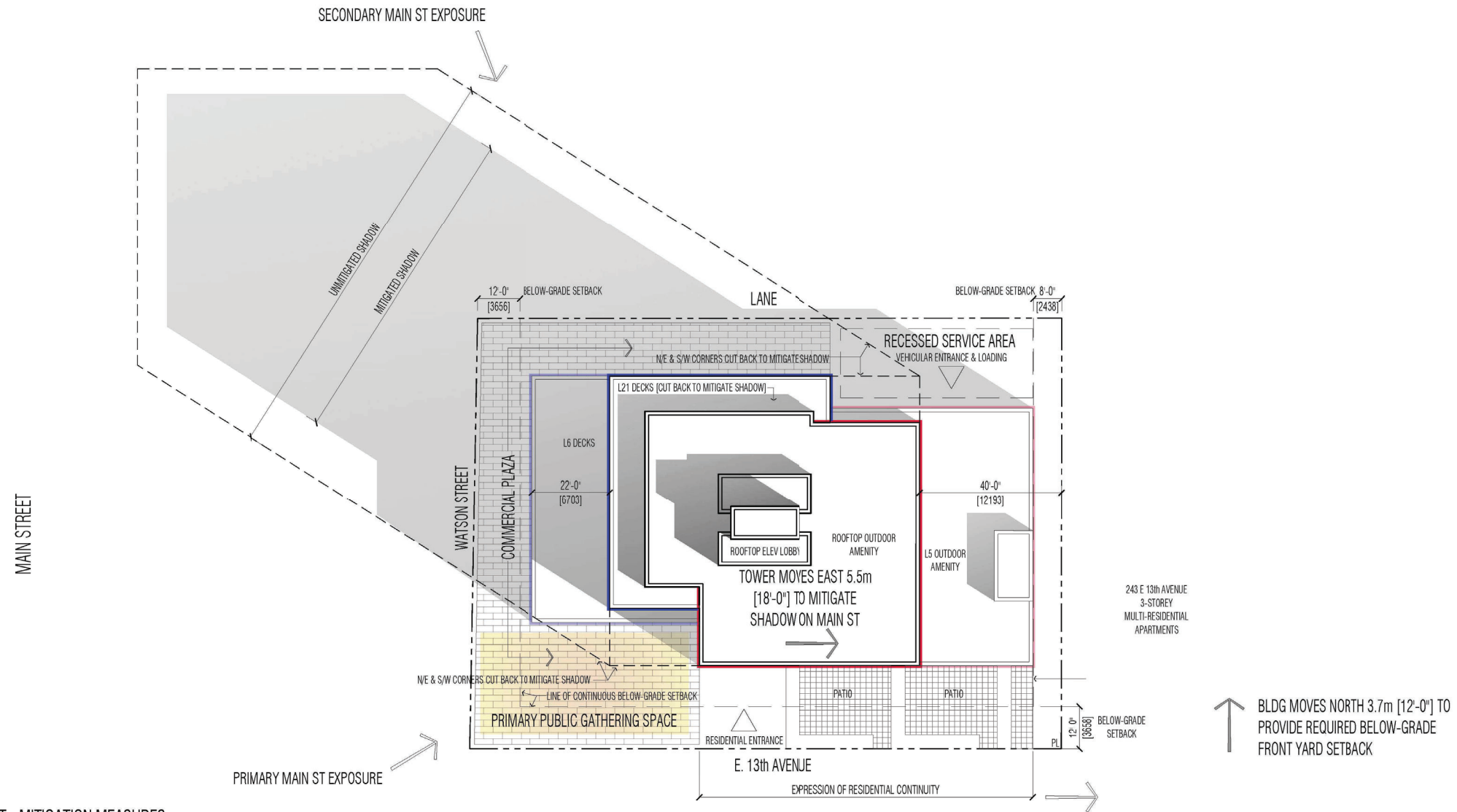
NO.	DATE	REVISION	BY	CHK	CITY OF VANCOUVER ENGINEERING SERVICES
					BUILDING GRADE ELEVATIONS FOR LOTS 16 TO 18, BLK. 114, D.L. 301, PLAN VAP187.
					SCALE: 1:400
					DWG. NO. BG-2022-00237
					SHEET 1 / OF 1 REVISION:

APPENDIX 3 - BUILDING HEIGHT CALCULATION



BH CALCULATION
 SCALE: 1/16" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.

APPENDIX 4 - SHADOW MITIGATION- EARLIER SUBMISSION

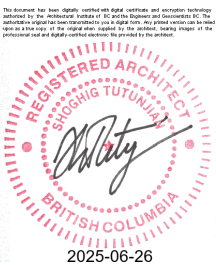


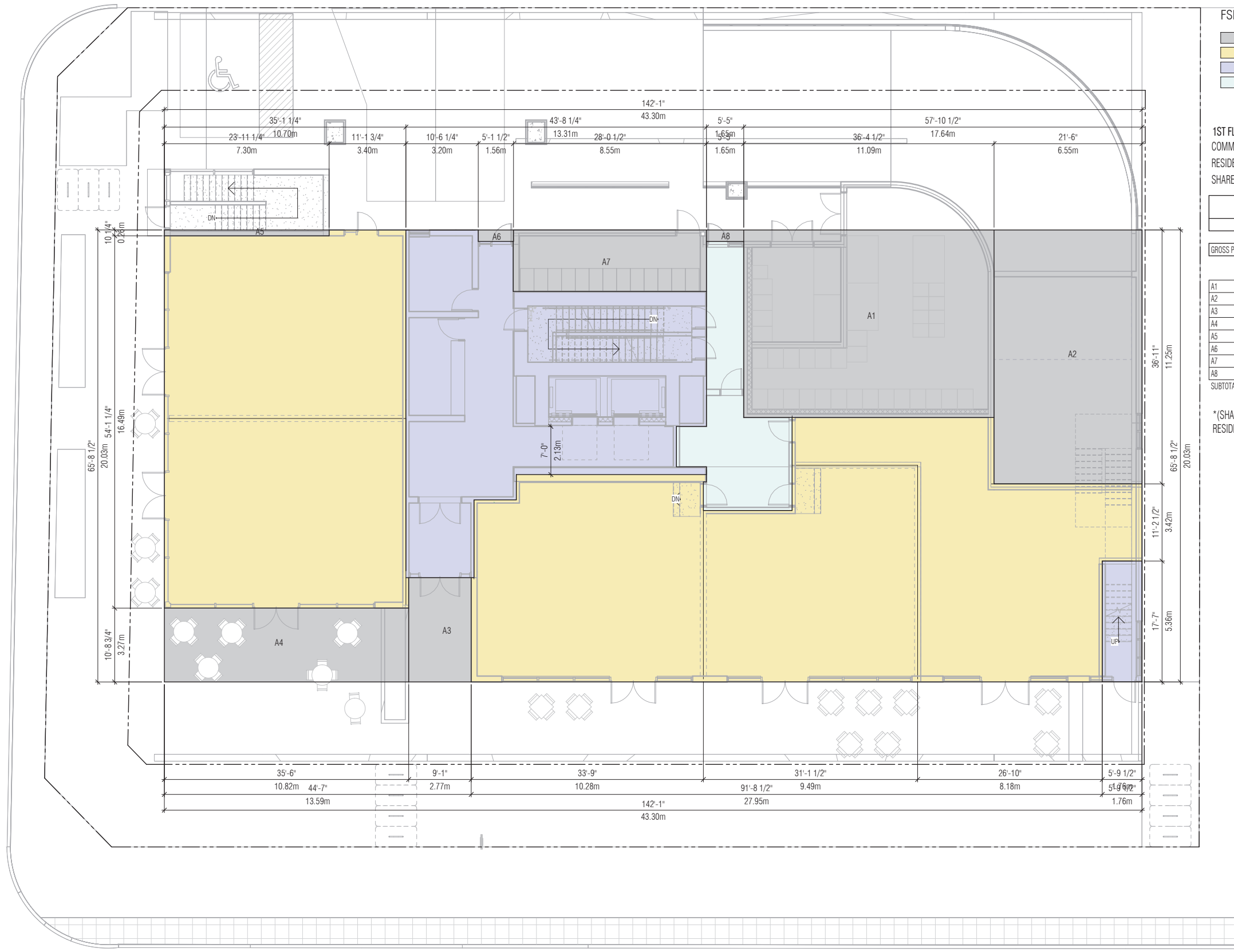
SHADOWING ON MAIN ST - MITIGATION MEASURES

We have taken measures to reduce the shadowing on Main Street by moving the proposed tower location as far east as possible while still maintaining the required 12.2m/40ft tower setback from the east property line. In addition, we have introduced cutouts at S/W and N/E corners of the tower to slim the morning shadow cast toward Main St. Lastly, the west and north facing sides of Level 21 have been setback 3.7m/12ft to further reduce shadowing at that time. Moving the tower east allows for a lower streetwall adjacent to the plaza with a full-height expression of the tower introduced further east to mark the residential entrance. The S/W and N/E corner cutouts create an apparent 'crank' in the tower form which allows more space for the S/W corner of the commercial plaza and also creates a recess along the lane to conceal the service doors from the north end of the plaza.

DESIGN RATIONALE & SHADOW MITIGATION

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





FSR LEGEND

- AREA DEDUCTIONS
- COMMERCIAL
- RESIDENTIAL
- SHARED AREA (COMMERCIAL & RESIDENTIAL)

1ST FLOOR TOTAL FSR AREA

COMMERCIAL	4,866.67 SF
RESIDENTIAL	1,540.77 SF
SHARED AREA (COMMERCIAL & RESIDENTIAL)	334.40 SF
TOTAL	6,471.84 SF

FSR - SCHEDULE LEVEL 1

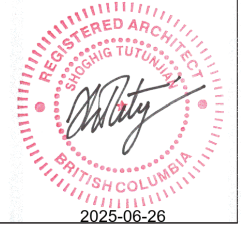
Name	Length	Width	Area
GROSS PERIMETER AREA	65.704	142.075	9,334.93 SF

Area	Area
A1	991.65 SF
A2	793.76 SF
A3	137.67 SF
A4	381.21 SF
A5	20.45 SF
A6	8.52 SF
A7	250.82 SF
A8	9.01 SF
SUBTOTAL	2,593.09 SF

* (SHARED AREA DISTRIBUTION: 14.68 SF COMMERCIAL & 319.72 SF RESIDENTIAL)

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.

This document has been digitally verified with digital certificates and electronic technology. Any alteration or modification to the original drawing is prohibited. The user is responsible for ensuring the accuracy of the information provided in this document. The user is responsible for ensuring the accuracy of the information provided in this document.

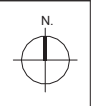


no.	date	description
4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning

project title:
 BRÖDWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

drawing title:
 GROUND FLOOR_FSR
 OVERLAY

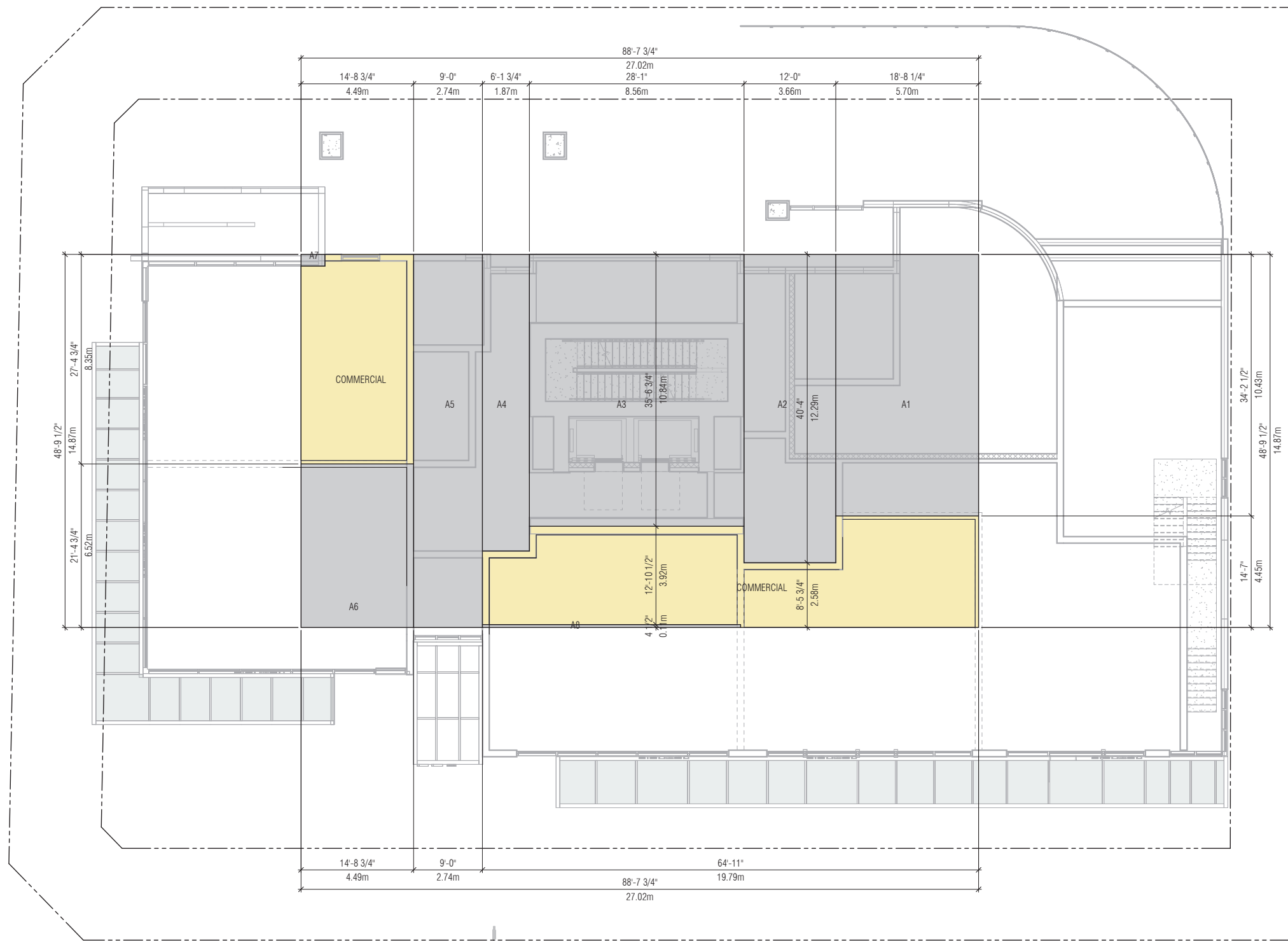
project no.:	22020
drawn by:	BK
checked by:	ST
date:	June 25, 2025
scale:	1/8" = 1'-0"



drawing no.:
 A6.01

GROUND LEVEL

SCALE: 1/8" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.



FSR LEGEND

- AREA DEDUCTIONS
- COMMERCIAL

1ST MEZZANINE FLOOR TOTAL FSR AREA 1,193.66 SF
 COMMERCIAL 1,193.66 SF

FSR - SCHEDULE LEVEL 1.5			
Name	Length	Width	Area

GROSS PERIMETER AREA 48.506 88.831 4,308.88 SF

A1			639.30 SF
A2			483.95 SF
A3			996.60 SF
A4			238.50 SF
A5			439.18 SF
A6			315.07 SF
A7			4.82 SF
A8			12.67 SF
SUBTOTAL			3,132.09 SF

Copyright Reserved. This drawing is the property of Studioone Architecture Inc. and may not be reproduced without the consent of Studioone Architecture Inc.

This document has been digitally verified with digital verification and electronic technology. Any alteration or modification to this document without the consent of Studioone Architecture Inc. will void the digital verification and electronic technology. The digital verification and electronic technology are provided for the convenience of the user and do not constitute a warranty or guarantee of the accuracy or reliability of the information contained herein. The user is responsible for the accuracy and reliability of the information contained herein.



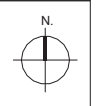
4	JUNE 25, 2025	Re-Issued for Rezoning
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning

no: date: description:
 Revisions

project title:
**BRODWAY PLAN
 DEVELOPMENT**
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

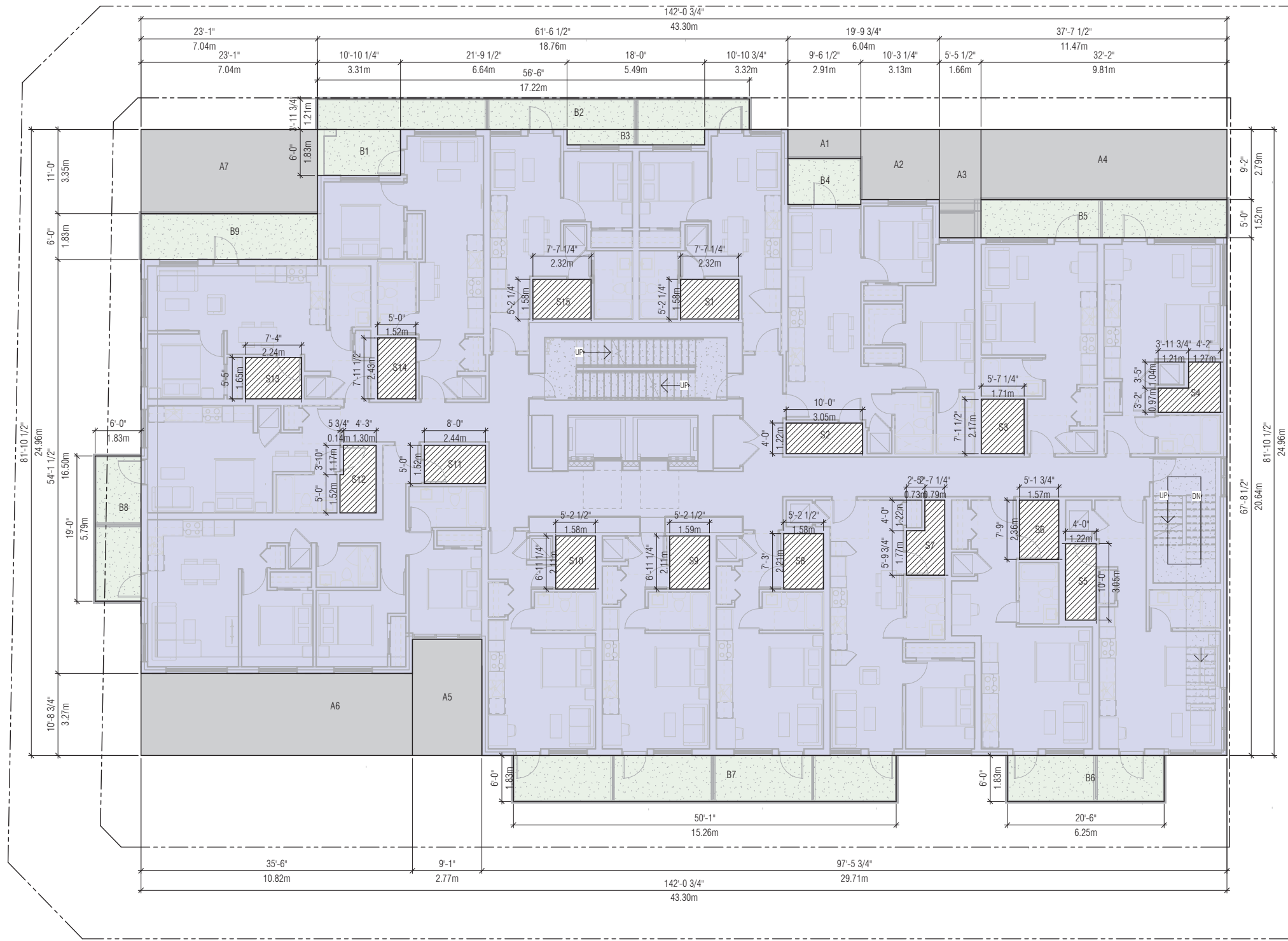
drawing title:
**MEZZANINE FLOOR
 FSR OVERLAY**

project no.:	22020
drawn by:	BK
checked by:	ST
date:	June 25, 2025
scale:	1/8" = 1'-0"



drawing no.:
A6.02

MEZZANINE LEVEL
 SCALE: 1/8" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.



FSR LEGEND

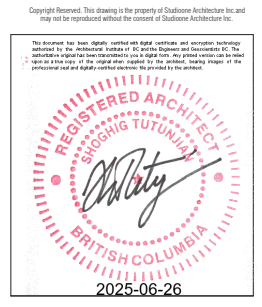
- AREA DEDUCTIONS
- BALCONIES
- RESIDENTIAL
- STORAGE

2ND FLOOR TOTAL FSR AREA 9,310.60 SF
RESIDENTIAL 9,310.60 SF

FSR - SCHEDULE LEVEL 2-4			
Name	Length	Width	Area
GROSS PERIMETER AREA	81.875	142.07	11,631.99 SF

A1			36.38 SF
A2			94.05 SF
A3			77.33 SF
A4			294.95 SF
A5			137.67 SF
A6			381.21 SF
A7			254.10 SF
B1			65.12 SF
B3			36.25 SF
B4			57.25 SF
B5			160.88 SF
B9			138.55 SF
S1			39.50 SF
S2			40.00 SF
S3			39.90 SF
S4			39.97 SF
S5			39.98 SF
S6			39.91 SF
S7			39.53 SF
S8			37.66 SF
S9			36.11 SF
S10			36.04 SF
S11			40.00 SF
S12			39.97 SF
S13			39.74 SF
S14			39.84 SF
S15			39.50 SF
SUBTOTAL			2,321.39 SF

FSR - SCHEDULE LEVEL 2-4 - BALCONIES			
Name	Length	Width	Area
B1	6	10.854	65.12 SF
B2	3.986	56.5	225.20 SF
B3	2.014	18	36.25 SF
B4	6	9.542	57.25 SF
B5	5	32.176	160.88 SF
B6	6	20.5	123.00 SF
B7	6	50.073	300.44 SF
B8	6	19	114.00 SF
B9	6	23.092	138.55 SF
TOTAL BALCONY AREA			1,220.70 SF



- 4 JUNE 25, 2025 Re-Issued for Rezoning
 - 3 APR 18, 2024 Re-Issued for Rezoning
 - 2 MAR 26, 2024 Re-Issued for Rezoning
 - 1 NOV 21, 2023 Issued for Rezoning
- no: date: description:
 Revisions

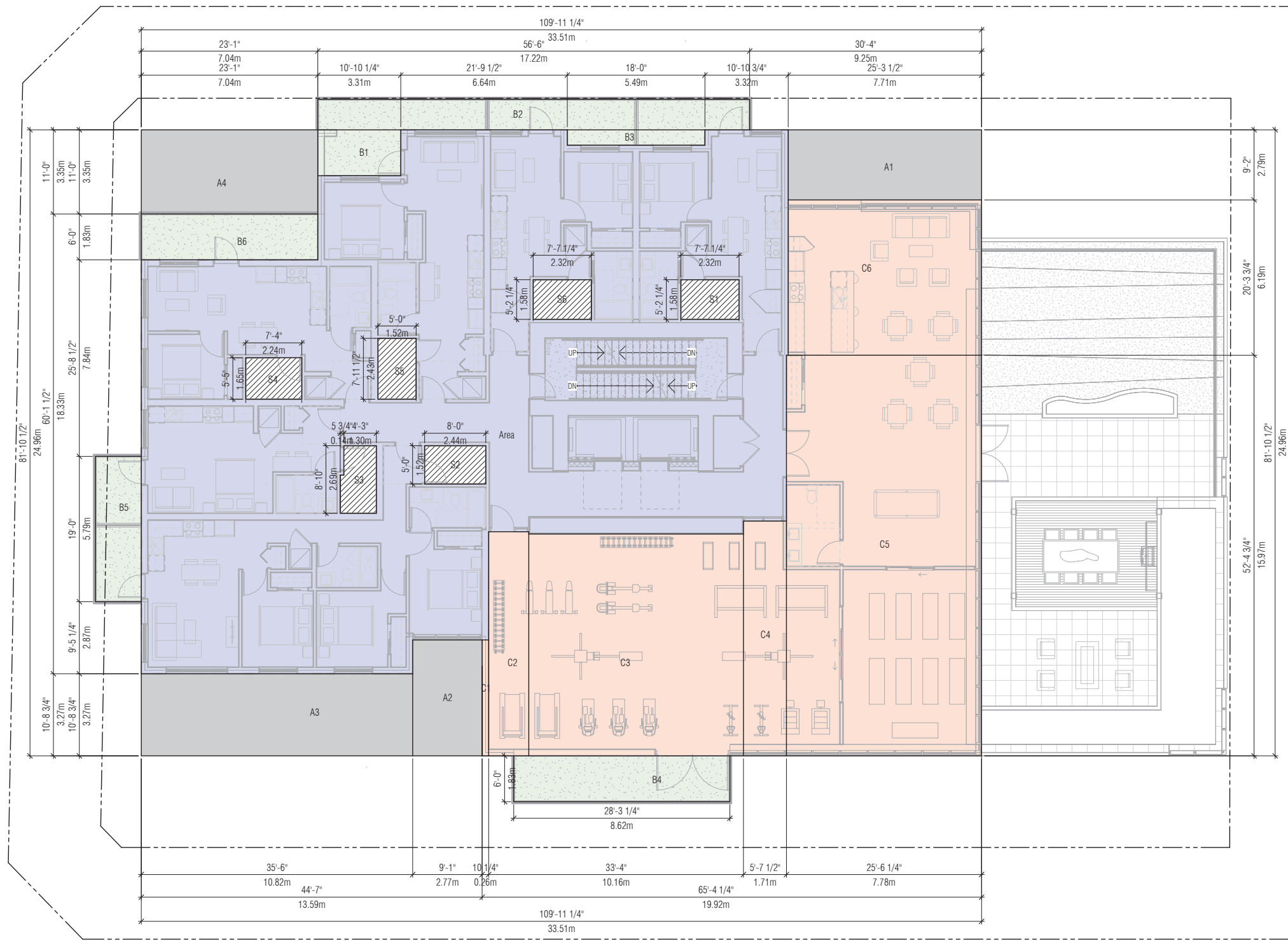
project title:
 BRØDWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

drawing title:
 L2-L4 _ FSR OVERLAY

project no.: 22020
drawn by: BK
checked by: ST
date: June 25, 2025
scale: 1/8" = 1'-0"

drawing no.:
A6.03

LEVEL 2
 SCALE: 1/8" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.



FSR LEGEND

- AMENITY
- AREA DEDUCTIONS
- BALCONIES
- RESIDENTIAL AREA
- STORAGE

5TH FLOOR TOTAL FSR AREA

AMENITY	3,006.29 SF
RESIDENTIAL AREA	4,511.28 SF

FSR - SCHEDULE LEVEL 5

Name	Length	Width	Area
------	--------	-------	------

GROSS PERIMETER AREA	81.875	109.935	9,000.96 SF
----------------------	--------	---------	-------------

Name	Length	Width	Area
C1			12.95 SF
C2			153.93 SF
C3			815.00 SF
C4			172.73 SF
C5			1,337.73 SF
C6			513.95 SF
A1			231.94 SF
A2			137.67 SF
A3			381.21 SF
A4			254.10 SF
B1			65.12 SF
B3			36.25 SF
B6			138.55 SF
S1			39.50 SF
S2			40.00 SF
S3			39.97 SF
S4			39.74 SF
S5			39.84 SF
S6			39.50 SF
SUBTOTAL			4,489.68 SF

FSR - SCHEDULE LEVEL 5 - BALCONIES

Name	Length	Width	Area
------	--------	-------	------

B1	6	10.854	65.12 SF
B2	3.986	56.5	225.20 SF
B3	2.014	18	36.25 SF
B4	6	28.276	169.66 SF
B5	6	19	114.00 SF
B6	6	23.092	138.55 SF
TOTAL BALCONY AREA			748.79 SF

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.

This document has been digitally verified with eSign. eSignatures and electronic technology are used in the preparation of this document. The use of digital signatures and electronic technology is subject to the provisions of the Electronic Commerce Act and the Electronic Commerce Regulations. The use of digital signatures and electronic technology is subject to the provisions of the Electronic Commerce Act and the Electronic Commerce Regulations. The use of digital signatures and electronic technology is subject to the provisions of the Electronic Commerce Act and the Electronic Commerce Regulations.



- 4 JUNE 25, 2025 Re-Issued for Rezoning
 - 3 APR 18, 2024 Re-Issued for Rezoning
 - 2 MAR 26, 2024 Re-Issued for Rezoning
 - 1 NOV 21, 2023 Issued for Rezoning
- no: date: description:
 Revisions

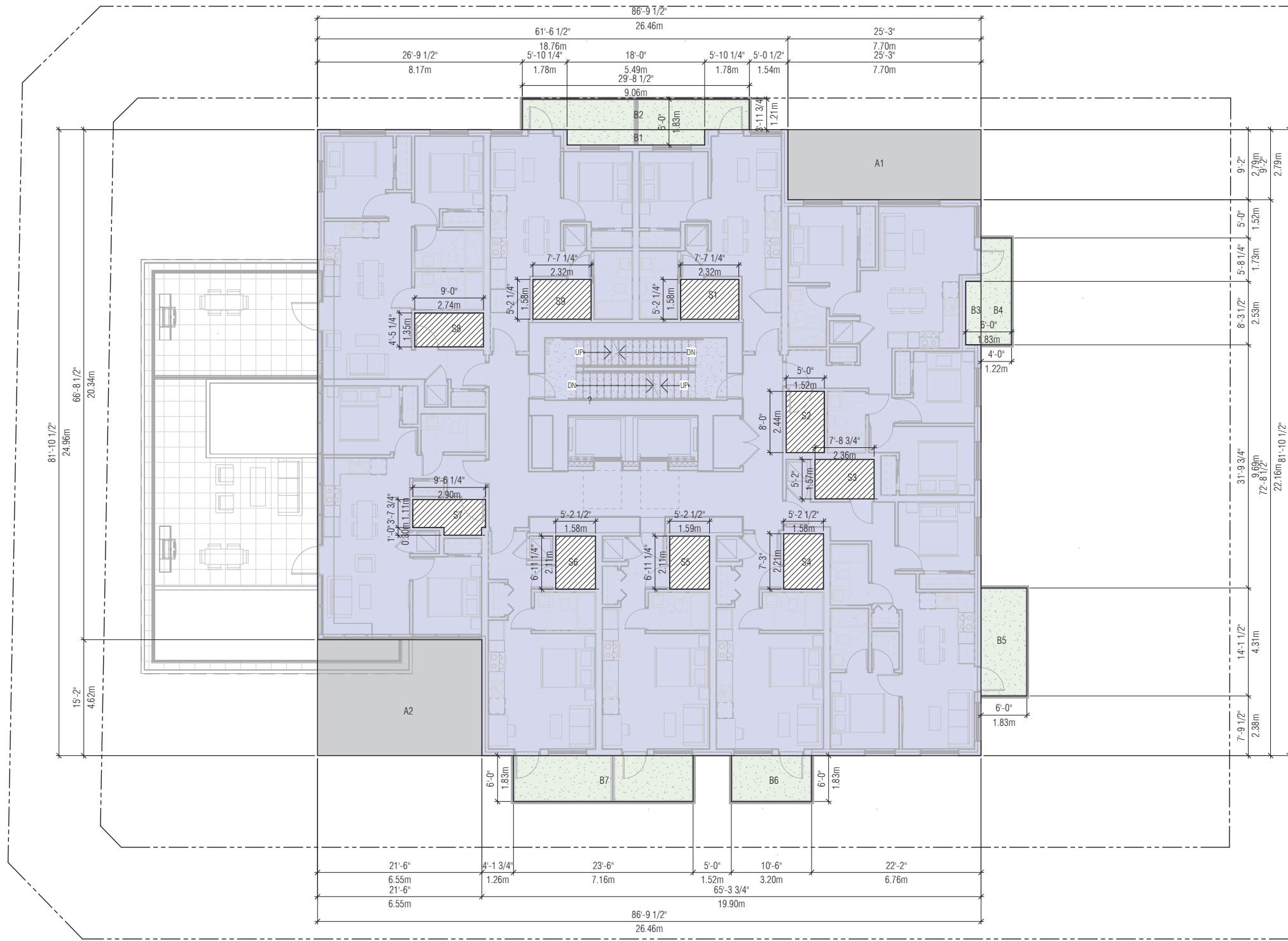
PROJECT TITLE:
 BRÖDWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

DRAWING TITLE:
 L5 _ FSR OVERLAY

project no.:	22020
drawn by:	BK
checked by:	ST
date:	June 25, 2025
scale:	1/8" = 1'-0"

drawing no.:
A6.04

LEVEL 5
 SCALE: 1/8" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.



FSR LEGEND

- AREA DEDUCTIONS
- BALCONIES
- RESIDENTIAL AREA
- STORAGE

6TH FLOOR TOTAL FSR AREA 6,148.26 SF
RESIDENTIAL AREA 6,148.26 SF

FSR - SCHEDULE LEVEL 6			
Name	Length	Width	Area

GROSS PERIMETER AREA 81.875 86.802 7,106.92 SF

A1			231.55 SF
A2			325.84 SF
B1			36.25 SF
B3			16.58 SF
S1			39.50 SF
S2			39.99 SF
S3			39.90 SF
S4			37.66 SF
S5			36.11 SF
S6			36.04 SF
S7			39.73 SF
S8			40.00 SF
S9			39.50 SF
SUBTOTAL			958.66 SF

FSR - SCHEDULE LEVEL 6 - BALCONIES			
Name	Length	Width	Area

B1	2.014	18	36.25 SF
B2	3.986	29.708	118.42 SF
B3	2	8.292	16.58 SF
B4	4	13.979	55.92 SF
B5	6	14.125	84.75 SF
B6	6	10.5	63.00 SF
B7	6	23.5	141.00 SF
TOTAL BALCONY AREA			515.92 SF

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.

This document has been digitally verified with digital certificates and encryption technology. Any alteration or modification to the original drawing is detected and reported. The signature of the professional is in digital form. The original drawing is available in PDF format. The original drawing is available in PDF format. The original drawing is available in PDF format.

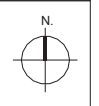


- 4 JUNE 25, 2025 Re-Issued for Rezoning
 - 3 APR 18, 2024 Re-Issued for Rezoning
 - 2 MAR 26, 2024 Re-Issued for Rezoning
 - 1 NOV 21, 2023 Issued for Rezoning
- no: date: description:

project title:
 BRØDWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

drawing title:
 L6 _ FSR OVERLAY

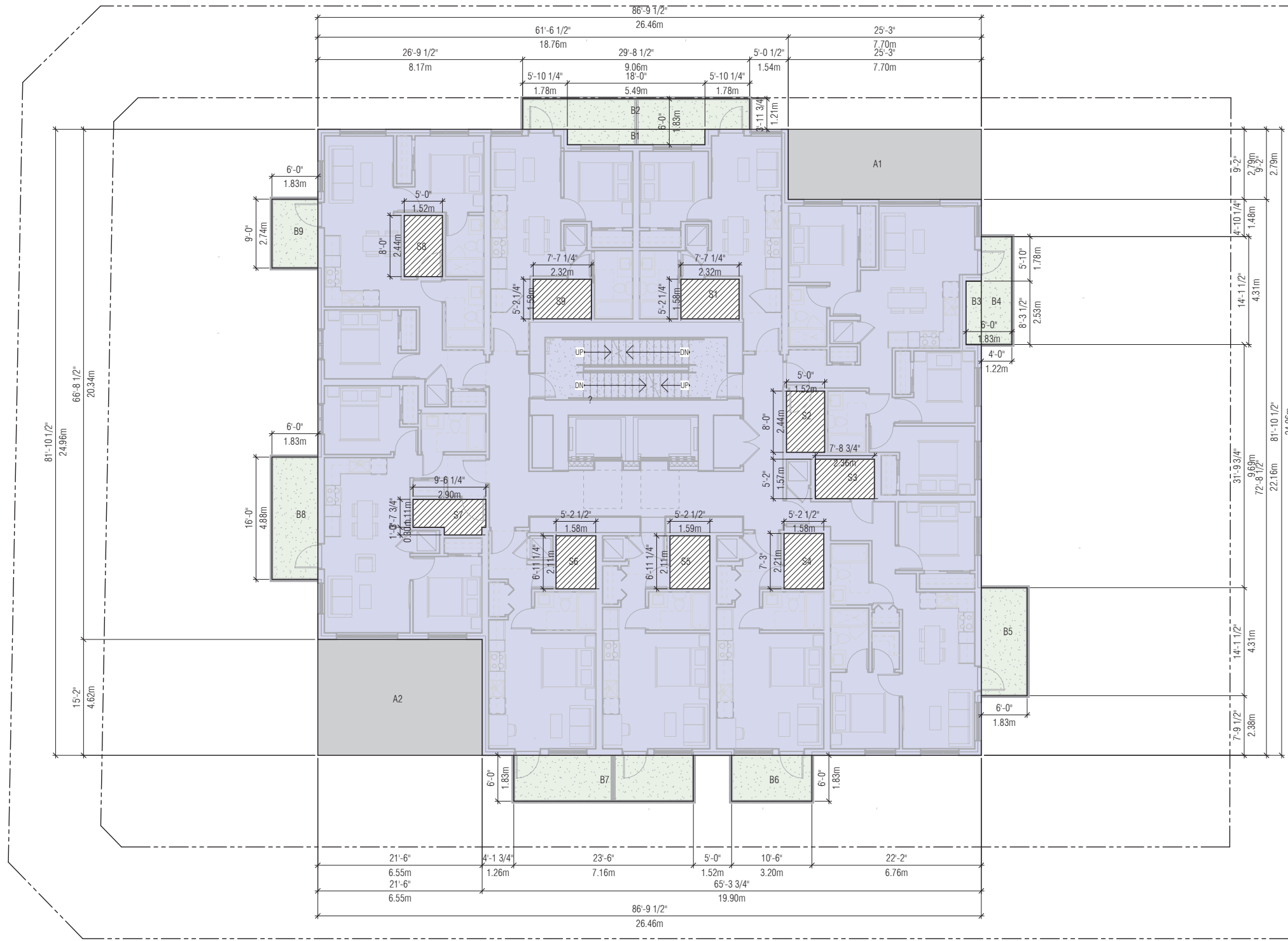
project no.:	22020
drawn by:	BK
checked by:	ST
date:	June 25, 2025
scale:	1/8" = 1'-0"



drawing no.:

A6.05

LEVEL 6
 SCALE: 1/8" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.



FSR LEGEND

- AREA DEDUCTIONS
- BALCONIES
- RESIDENTIAL AREA
- STORAGE

7TH FLOOR TOTAL FSR AREA 6,148.26 SF
RESIDENTIAL AREA 6,148.26 SF

FSR - SCHEDULE LEVEL 7-9			
Name	Length	Width	Area

GROSS PERIMETER AREA 81.875 86.802 7,106.92 SF

Name	Length	Width	Area
A1			231.55 SF
A2			325.84 SF
B1			36.25 SF
B3			16.58 SF
S1			39.50 SF
S2			39.99 SF
S3			39.90 SF
S4			37.66 SF
S5			36.11 SF
S6			36.04 SF
S7			39.73 SF
S8			40.00 SF
S9			39.50 SF
SUBTOTAL			958.66 SF

FSR - SCHEDULE LEVEL 7-9 - BALCONIES			
Name	Length	Width	Area

B1	2.014	18	36.25 SF
B2	3.986	29.708	118.42 SF
B3	2	8.292	16.58 SF
B4	4	14.125	56.50 SF
B5	6	14.125	84.75 SF
B6	6	10.5	63.00 SF
B7	6	23.5	141.00 SF
B8	6	16	96.00 SF
B9	6	9	54.00 SF
TOTAL BALCONY AREA			666.50 SF

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.

This document has been created with digital methods and contains technology protected by the Intellectual Property Act. Any reproduction or distribution of this document in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, is prohibited without the prior written permission of the author.

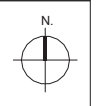


- 4 JUNE 25, 2025 Re-Issued for Rezoning
 - 3 APR 18, 2024 Re-Issued for Rezoning
 - 2 MAR 26, 2024 Re-Issued for Rezoning
 - 1 NOV 21, 2023 Issued for Rezoning
- no: date: description:
 Revisions

project title:
 BRØDWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

drawing title:
 L7-9 & L14-16 & L20
 FSR OVERLAY

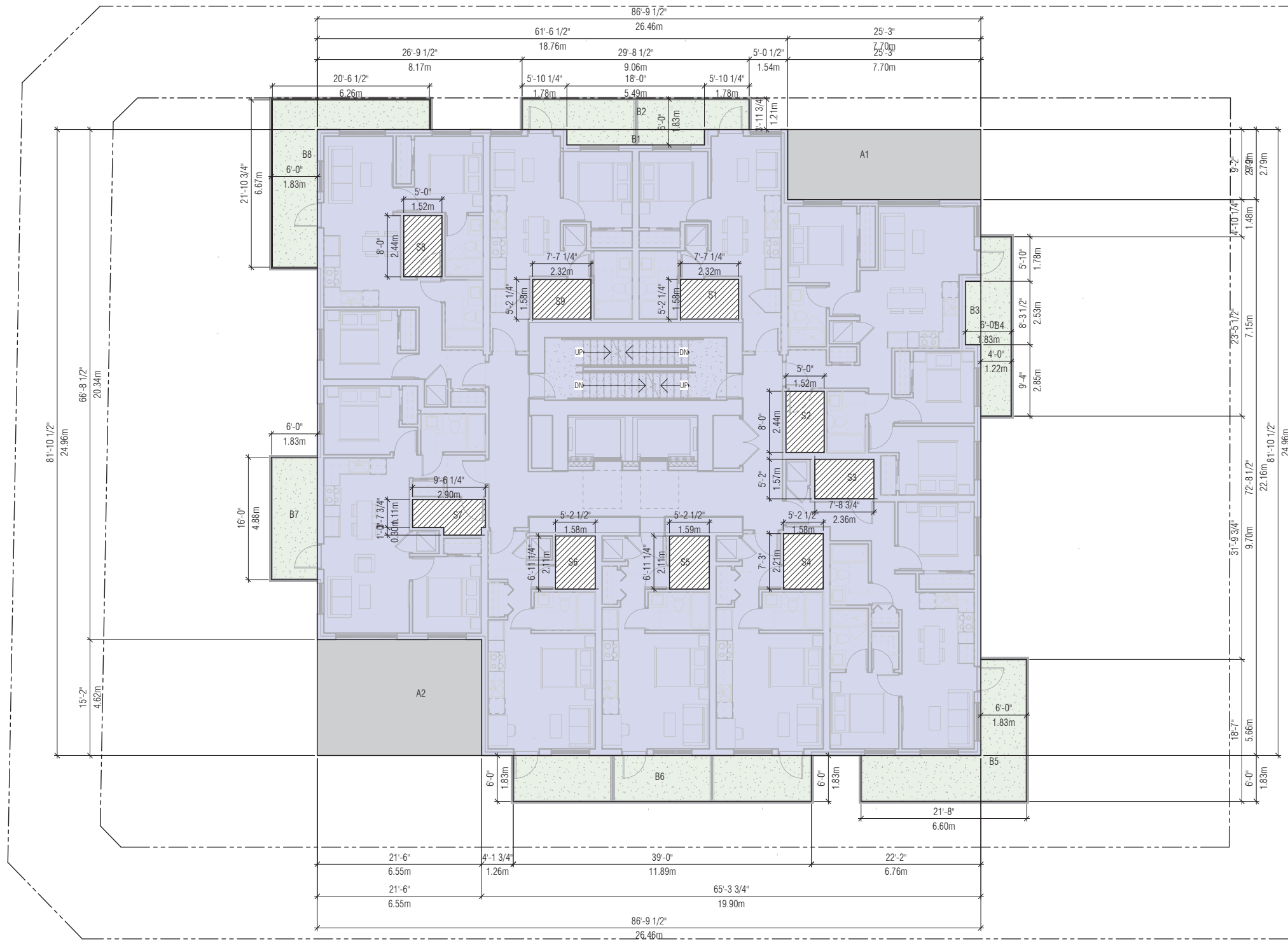
project no.:	22020
drawn by:	BK
checked by:	ST
date:	June 25, 2025
scale:	1/8" = 1'-0"



drawing no.:

A6.06

LEVEL 7
 SCALE: 1/8" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.



FSR LEGEND

- AREA DEDUCTIONS
- BALCONIES
- RESIDENTIAL AREA
- STORAGE

10TH FLOOR TOTAL FSR AREA **6,148.26 SF**

RESIDENTIAL AREA **6,148.26 SF**

FSR - SCHEDULE LEVEL 10-13			
Name	Length	Width	Area

GROSS PERIMETER AREA 81.875 86.802 7,106.92 SF

Name	Length	Width	Area
A1			231.55 SF
A2			325.84 SF
B1			36.25 SF
B3			16.58 SF
S1			39.50 SF
S2			39.99 SF
S3			39.90 SF
S4			37.66 SF
S5			36.11 SF
S6			36.04 SF
S7			39.73 SF
S8			40.00 SF
S9			39.50 SF
SUBTOTAL			958.66 SF

FSR - SCHEDULE LEVEL 10-13 - BALCONIES

Name	Length	Width	Area
B1	2.014	18	36.25 SF
B2	3.986	29.708	118.42 SF
B3	2	8.292	16.58 SF
B4	4	23.468	93.87 SF
B5	6	34.24	205.44 SF
B6	6	39	234.00 SF
B7	6	16	96.00 SF
B8	4.947	37.48	185.41 SF
TOTAL BALCONY AREA			985.98 SF

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.

This document has been digitally verified with digital signatures and encryption technology. Any alteration to the information contained in this document will be detected. For the verification of digital signatures, please refer to the digital signature verification software provided by the professional seal and digital certificate issuer.

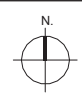


- 4 JUNE 25, 2025 Re-Issued for Rezoning
 - 3 APR 18, 2024 Re-Issued for Rezoning
 - 2 MAR 26, 2024 Re-Issued for Rezoning
 - 1 NOV 21, 2023 Issued for Rezoning
- no: date: description:
- Revisions

project title:
 BRØDWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC

drawing title:
 L10-13 & L17-19 _FSR
 OVERLAY

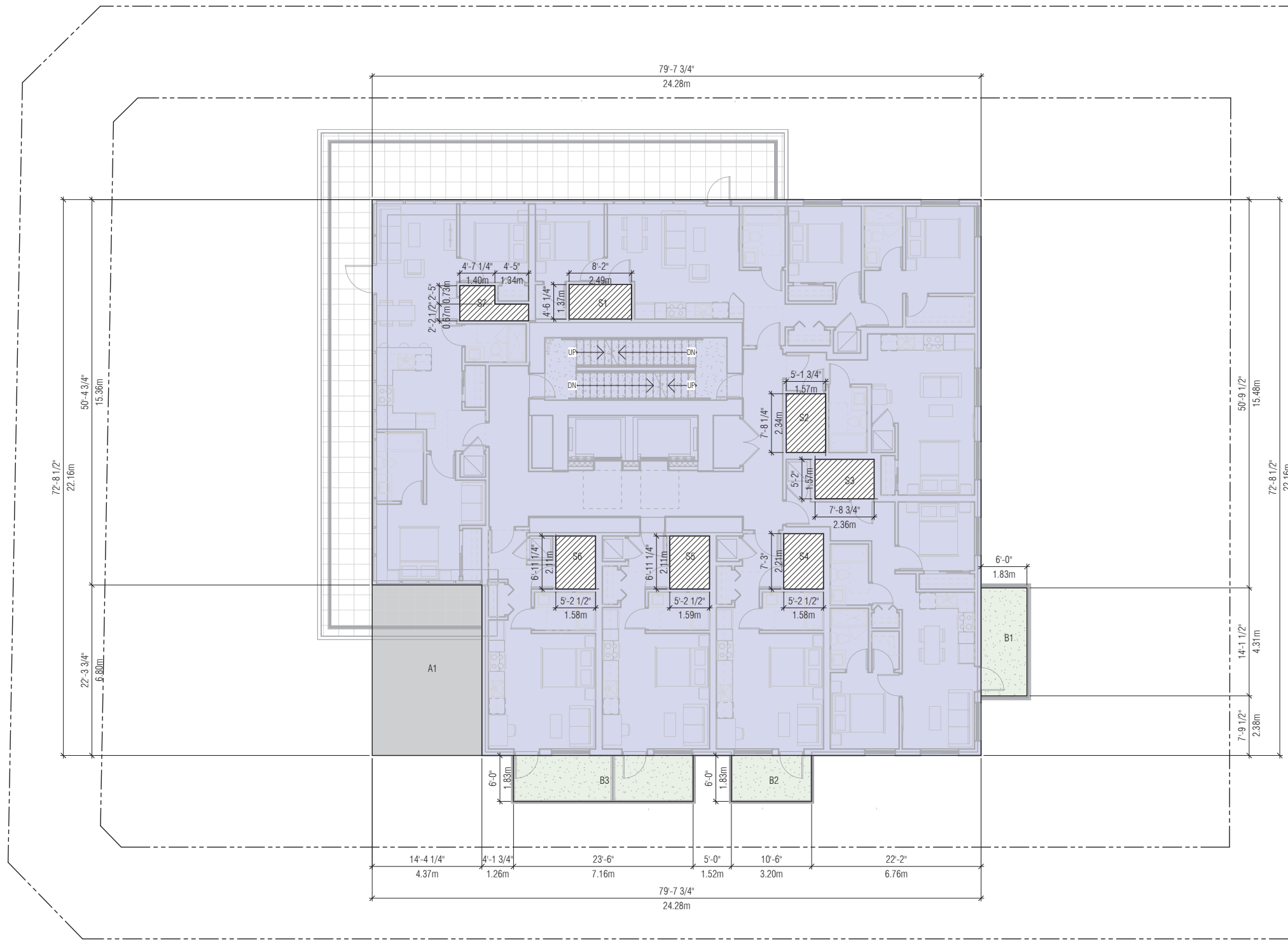
project no.:	22020
drawn by:	BK
checked by:	ST
date:	June 25, 2025
scale:	1/8" = 1'-0"



drawing no.:

A6.07

LEVEL 10
 SCALE: 1/8" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.



FSR LEGEND

- AREA DEDUCTIONS
- BALCONIES
- RESIDENTIAL
- STORAGE

21ST FLOOR TOTAL FSR AREA **5,214.58 SF**
 RESIDENTIAL **5,214.58 SF**

FSR - SCHEDULE LEVEL 21			
Name	Length	Width	Area

GROSS PERIMETER AREA	72.708	78.656	5,718.97 SF
----------------------	--------	--------	-------------

A1			320.10 SF
S1			36.84 SF
S2			39.62 SF
S3			39.90 SF
S4			37.66 SF
S5			36.11 SF
S6			36.04 SF
S7			30.84 SF
SUBTOTAL			577.10 SF

FSR - SCHEDULE LEVEL 21 - BALCONIES			
Name	Length	Width	Area

B1	6	14.125	84.75 SF
B2	6	10.5	63.00 SF
B3	6	23.5	141.00 SF
TOTAL BALCONY AREA			288.75 SF

Copyright Reserved. This drawing is the property of StudioOne Architecture Inc. and may not be reproduced without the consent of StudioOne Architecture Inc.

This document has been digitally verified with eSign, electronic and acceptable technology according to the International Building Code (IBC) and International Residential Code (IRC) as published in digital form. This document is a digital copy of the original drawing. It is not intended to be used as a legal document. The professional seal and digital verification are provided by the architect.



- 4 JUNE 25, 2025 Re-Issued for Rezoning
 - 3 APR 18, 2024 Re-Issued for Rezoning
 - 2 MAR 26, 2024 Re-Issued for Rezoning
 - 1 NOV 21, 2023 Issued for Rezoning
- no: date: description:
 Revisions

project title:
**BROADWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC**

drawing title:
L21 _ FSR OVERLAY

project no.:	22020
drawn by:	BK
checked by:	ST
date:	June 25, 2025
scale:	1/8" = 1'-0"

drawing no.:
A6.08

LEVEL 21
 SCALE: 1/8" = 1'-0"
 NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.