

240 - 388 West 8th Ave.
Vancouver, B.C. V5Y 3K2
T: 604-731-3966
studioonearchitecture.ca

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architecture inc.



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

2170 WEST 3RD AVENUE

ISSUED FOR REZONING
APR 15, 2025

DEVELOPMENT MANAGER

Porte Communities
#100 – 33 East 8th Avenue
Vancouver, BC, V5T 1R5
Tel: (604)732-7651 ext. 112

Email: tonyzhang@porte.ca
dmosher@porte.ca
Contacts: Tony Zhang
Danielle Mosher

LANDSCAPE

Durante Kreuk Ltd.
1637 W 5th Ave #102
Vancouver, BC V6J 1N5
Tel: (604) 684-4611

Email: andrew@dkl.bc.ca
dylan@dkl.ca.ca

Contacts: Andrew Briggs
Dylan Chernoff

SURVEY

HY Engineering Ltd.
#200-9128 152 St, Surrey,
BC, V3R 4E7
Tel: (604) 538-1616

Email: curtis.vanhove@hyengineering.com
Contacts: Curtis Van Hove

ARCHITECT

Studio One Architecture Inc.
240 – 388 West 8th Ave.
Vancouver, BC, V5Y 3X2
Tel: (604) 731-3966
Web: www.studioonearchitecture.ca
Email: shoghig@studioonearchitecture.ca

Contacts: Shoghig Tutunjian

CIVIL

Core Group Civil Consultants Ltd.
300 - #320 - 8988 Fraserton Court
Burnaby, BC V5J 5H8
Tel: (604)240-1300

Email: cnolan@coregroupconsultants.com
dbryson@coregroupconsultants.com
Contacts: Cormac Nolan
Dylan Bryson

ARBORIST

Diamond Head Consultant Ltd.
3559 Commercial Street,
Vancouver B.C. V5N 4E8
Tel: (604)733-4886

Email: max@diamondheadconsulting.com
morgan@diamondheadconsulting.com

STRUCTURAL

Glotman Simpson – Structural
1661 West 5th Avenue Vancouver,
BC, V6J 1N5
T:604-734-8822
Web:www.glotmansimpson.com
Email: bmaver@whmengineers.com

Contacts: Levi Stoelting

GEOTECH

GeoPacific Consultants Ltd.
1779 W 75th Ave
Vancouver, BC V6P 3T1
Tel: (604) 439-0922

Email: heffernan@geopacific.ca
Contacts: Sean Heffernan

MECHANICAL

AME Group Ltd.
200 – 638 Smithe Street, Vancouver,
BC, V6B 1E3
Tel: (604) 684-5995
Email: rezamousakhani@amegroup.ca

Contacts: Reza Mousakhani

SUSTAINABILITY

PGL Environmental Consultants
1500 - 1185 West Georgia Street
Vancouver, BC V6E 4E6
Tel: (604)895-7657

Contacts: Cory Nelson, B.Sc., P.Ag. |
Business Team Lead
Email: cnelson@pggroup.com

ELECTRICAL

Nemetz
2009 W 4th Ave W
Vancouver, BC V6J 1N3
Tel: (604) 736-6562

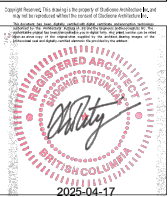
Email: darren@nemetz.com
Contacts: Darren Neuman

CODE

GHL Consultants Ltd.
700 W Pender St
Vancouver, BC V6C 1G8
Tel: (604) 689-4449

Email: jb@ghl.ca
mt@ghl.ca
Contacts: John Buscemi
Matt Turco

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T: 604 – 731 – 3966
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project title:	BROADWAY PLAN DEVELOPMENT 2170 WEST 3RD AVENUE
drawing title:	PROJECT DIRECTORY

project no.:	23007
drawn by:	SOA
checked by:	SOA
date:	APR 15 2025
scale:	-

drawing no.
A0.02

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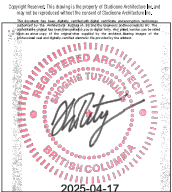
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project no.:	23007
drawn by:	SOA
checked by:	SOA
date:	APR 15 2025
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drawing no.:	A0.03
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SITE INFORMATION

SITE INFORMATION	
PROJECT ADDRESS:	2170 3RD AVE W. VANCOUVER, BC; 1920 YEW STREET, VANCOUVER, BC;
EXISTING ZONING:	RM-4 / CD-1
LEGAL DESCRIPTION:	LOT 3 TO 8, BLOCK 234, PLAN VAP590, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRI LOT 1 PLAN VAS1136 DISTRICT LOT 526 NWD UNDIV 169/335 LOT A BLOCK 234 PLAN 7475 DISTRICT LOT 526 NWD OF LOTS 1 & 2.
LOT DIMENSIONS:	45.7m x 36.6m [150ft x 120ft]
SITE AREA :	18,004.00 (SQ.FT) 1,672.60 (SQ.M)

ZONING INFORMATION

19 STOREYS CONSTRUCTION						
HEIGHT :						
SETBACK:	ABOVE GRADE		BELOW GRADE		TOWER SETBACK	
SOUTH SETBACK (LANE)	12 ft	9.1 m	0.00 ft	0.0 m	30 ft	9.15 m
NORTH SETBACK (W 3rd AVE)	12 ft	3.7 m	12.00 ft	3.7 m	12 ft	3.7 m
WEST SETBACK (ADJ PROP)	15 ft	4.6 m	0.00 ft	0.0 m	15 ft	4.6 m
EAST SETBACK (ADJ PROP)	8 ft	2.4 m	0.00 ft	0.0 m	42.62 ft	13 m
LOT COVERAGE:	58% sq.ft					

BUILDING HEIGHT	19-STOREYS / 62.1m [203'-7"] TO ROOFTOP AMENITY T.O.P.
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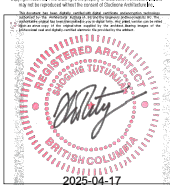
FSR CALCULATION:		PROPOSED AREA		ALLOWED AREA	
RESIDENTIAL FSR	6.50	117,026 sq. ft	10,872.09 sq. m	6.5	117,026 sq. ft 10,872.07 sq. m

FSR CALCULATION

LEVEL	GROSS FLOOR AREA BREAKDOWN (SQ.F)		FSR EXCLUSIONS (SQ.FT)				FSR AREA (SQ.FT)
	PODIUM		CIRCULATION	STORAGE	AMENITY	WALL THICKNESS	RESIDENTIAL
	RESIDENTIAL	RESIDENTIAL					
1st FLOOR		3,885	138	120		-	3,627
2nd FLOOR		5,026	0	200	940	-	3,886
3rd FLOOR		7,601	0	360		-	7,241
4th FLOOR	6,745		0	320		-	6,425
5th FLOOR	6,745		0	320		-	6,425
6th FLOOR	6,745		0	320		-	6,425
7th FLOOR	6,745		0	360		-	6,385
8th FLOOR	6,745		0	360		-	6,385
9th FLOOR	6,745		0	360		-	6,385
10th FLOOR	6,745		0	360		-	6,385
11th FLOOR	6,745		0	360		-	6,385
12th FLOOR	6,745		0	360		-	6,385
13th FLOOR	6,745		0	360		-	6,385
14th FLOOR	6,745		0	360		-	6,385
15th FLOOR	6,745		0	360		-	6,385
16th FLOOR	6,745		0	360		-	6,385
17th FLOOR	6,745		0	360		-	6,385
18th FLOOR	6,745		0	360		-	6,385
19th FLOOR	6,745		0	360		-	6,385
ROOFTOP AMENITY	6,745		582		2,855		-
SUBTOTAL	114,657	16,512	582	6,320	3,795	0	117,026
TOTAL	127,723			10,697			117,026

RESIDENTIAL AMENITY AREAS

INDOOR AMENITY			OUTDOOR AMENITY		
REQUIRED (min. 1.2 sq. m / dwelling unit)	PROVIDED		REQUIRED (min. 2.0 sq. m / dwelling unit)	PROVIDED	
166 x 1.2 sq. m	1ST FLOOR	-	166 x 2. sq. m	1ST FLOOR	-
	2TH FLOOR (PODIUM AMENITY FLOOR)	919 sq. ft		2TH FLOOR (PODIUM AMENITY FLOOR)	612 sq. ft
	ROOF AMENITY FLOOR	2,855.1 sq. ft		ROOF AMENITY FLOOR	2,989.6 sq. ft
199.2 sq. m / 2,144.17 sq. ft	TOTAL	3,774.1 sq. ft	TOTAL	3,601.6 sq. ft	



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BROADWAY PLAN DEVELOPMENT
 2170 WEST 3RD AVENUE

drawing title:
 PROJECT STAYS

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: APN 15 2025
 scale: -

drawing no.:
A0.04

OFF-STREET PARKING

PARKING PROVIDED				
LEVEL	RESIDENTIAL PARKING			GRAND TOTAL STALLS
	REGULAR	SMALL CAR	ACCESIBLE	
GF				
U/G P1	4	0	2	6
U/G P2	23	11	4	38
U/G P3	29	10	1	40
U/G P4	5	0	0	5
TOTAL	61	21	7	89

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	80 STALLS

VISITOR PARKING:		REQUIRED	REQUIRED
4.1.3.a	RESIDENTIAL for dwelling uses, including live work use, a minimum of 0,05 spaces and a maximum of 0,1 spaces per dwelling unit; a units, a minimum of 1,0 spaces plus an additional 0,034 spaces for each additional dwelling unit	9 STALLS	9 STALLS *

ACCESSIBLE PARKING:		REQUIRED	REQUIRED
4.1.4.a	RESIDENTIAL for multiple dwelling or live work use in buildings that contain at least seven dwelling units, a minimum of 1,0 spaces plus an additional 0,034 spaces for each additional dwelling unit	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:		MAX ALLOWED	PROVIDED
BYLAW			
4.1.7	For each use on a site, the number of small car parking spaces may not exceed 25% of the parking spaces provided for that use,	22 STALLS	21 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 SPACE
	CLASS B	At least one space for 100 to 299 dwelling units; a minimum of one additional space for 300 to 499 dwelling units; and at least one additional space for any portion of each additional 200 dwelling units,	1 SPACE
TOTAL		2 SPACES	2 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.	388 SPACES
		A minimum of 2,5 spaces for every dwelling unit over 65 m2 and under 105 m2,	
	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
TOTAL		398 SPACES	398 SPACES

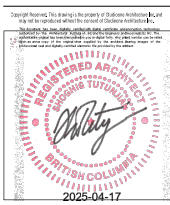
OFF-STREET BICYCLE SPACE BREAKDOWN

BYLAW		REQUIRED	PROVIDED
6.3.9	A minimum of 5% of the spaces must be oversized spaces (+ %10 from TDM Plan B)	39 SPACES	40 SPACES
6.3.13	No more than 60% of the required Class A bicycle spaces may be vertical & stacked	233 SPACES	231 SPACES
6.3.13A	At least 10% of the Class A bicycle spaces must be bicycle lockers, (+ %20 from TDM Plan B)	78 SPACES	87 SPACES

LEVEL	ROOM NAME	HORIZONTAL	VERTICAL	STACKED	LOCKER	OVERSIZED	TOTAL
P1	#1	8		30			38
	#2		18	22	10		50
	#3		16			14	30
	#4		24			14	38
	#5	11	16			6	44
L1	#6	11	19		6		36
	#7			14	34		48
	#8		16	24	11		51
	#9			8	14		22
L2	#10			24		1	25
TOTAL		30	109	122	87	40	388
%		8%	28%	31%	22%	10%	

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	2 STALLS



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**BROADWAY PLAN DEVELOPMENT
 2170 WEST 3RD AVENUE**

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PROJECT STATS - PARKING

project no.:	23007
drawn by:	SOA
checked by:	SOA
date:	APR 15 2025
scale:	-

drawing no.
A0.05

UNIT COUNT					
LEVEL	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
LEVEL 1	0	0	3	0	3
LEVEL 2	2	0	3	0	5
LEVEL 3	3	4	3	1	11
LEVEL 4	3	4	2	1	10
LEVEL 5	3	4	2	1	10
LEVEL 6	3	4	2	1	10
LEVEL 7	2	4	2	1	9
LEVEL 8	2	4	2	1	9
LEVEL 9	2	4	2	1	9
LEVEL 10	2	4	2	1	9
LEVEL 11	2	4	2	1	9
LEVEL 12	2	4	2	1	9
LEVEL 13	2	4	2	1	9
LEVEL 14	2	4	2	1	9
LEVEL 15	2	4	2	1	9
LEVEL 16	2	4	2	1	9
LEVEL 17	2	4	2	1	9
LEVEL 18	2	4	2	1	9
LEVEL 19	2	4	2	1	9
TOTAL	40	68	41	17	166
	24%	41%	25%	10%	

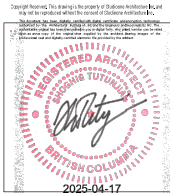
UNIT TYPE PERCENTAGE			
UNIT TYPE	TOTAL UNITS		%
	NUMBER OF UNITS		
STUDIO	40	24%	65%
1 BEDROOM	68	41%	
2 BEDROOM	41	25%	35%
3 BEDROOM	17	10%	
TOTAL	166		100%

BELOW MARKET UNIT				
UNIT TYPE	TOTAL UNITS		%20 BELOW MARKET UNITS	
	NUMBER OF UNITS	%	NUMBER OF UNITS	%
STUDIO	40	24%	9	26%
1 BEDROOM	68	41%	13	37%
2 BEDROOM	41	25%	9	26%
3 BEDROOM	17	10%	4	37%
TOTAL	166	100%	35	100%
				21%

DETAILED UNIT AREAS									
LEVEL	BEDROOM	UNIT TYPE	NUMBER UNITS	NET PER COV		STORAGE		GROSS FLOOR AREA	
				AREA	TOTAL AREA	AREA	TOTAL AREA	AREA	TOTAL AREA
LEVEL 1	2 BEDROOM	101	1	713.1 SF	713.1 SF	40.0 SF	40.0 SF	824.9 SF	824.9 SF
	2 BEDROOM	103	1	618.5 SF	618.5 SF	40.0 SF	40.0 SF	746.5 SF	746.5 SF
LEVEL 2	2 BEDROOM	102	1	505.1 SF	505.1 SF	40.0 SF	40.0 SF	615.8 SF	615.8 SF
	2 BEDROOM	201	1	674.2 SF	674.2 SF	40.0 SF	40.0 SF	810.5 SF	810.5 SF
	STUDIO	202	1	402.6 SF	402.6 SF	40.0 SF	40.0 SF	507.3 SF	507.3 SF
	STUDIO	203	1	408.1 SF	408.1 SF	40.0 SF	40.0 SF	511.0 SF	511.0 SF
	2 BEDROOM	204	1	661.4 SF	661.4 SF	40.0 SF	40.0 SF	770.8 SF	770.8 SF
	2 BEDROOM	205	1	710.2 SF	710.2 SF	40.0 SF	40.0 SF	869.0 SF	869.0 SF
	3 BEDROOM	301	1	679.4 SF	679.4 SF	40.0 SF	40.0 SF	799.5 SF	799.5 SF
	STUDIO	302	1	402.6 SF	402.6 SF	40.0 SF	40.0 SF	506.8 SF	506.8 SF
	STUDIO	303	1	398.2 SF	398.2 SF	40.0 SF	40.0 SF	503.3 SF	503.3 SF
	2 BEDROOM	304	1	661.4 SF	661.4 SF	40.0 SF	40.0 SF	767.0 SF	767.0 SF
LEVEL 3	2 BEDROOM	305	1	708.3 SF	708.3 SF	40.0 SF	40.0 SF	858.7 SF	858.7 SF
	1 BEDROOM	306	1	418.8 SF	418.8 SF	40.0 SF	40.0 SF	530.2 SF	530.2 SF
	1 BEDROOM	307	1	402.5 SF	402.5 SF	40.0 SF	40.0 SF	499.1 SF	499.1 SF
	1 BEDROOM	308	1	425.2 SF	425.2 SF	40.0 SF	40.0 SF	522.9 SF	522.9 SF
	1 BEDROOM	309	1	410.3 SF	410.3 SF	40.0 SF	40.0 SF	502.6 SF	502.6 SF
	2 BEDROOM	310	1	574.6 SF	574.6 SF			649.8 SF	649.8 SF
	STUDIO	311	1	319.3 SF	319.3 SF			364.3 SF	364.3 SF
	3 BEDROOM	401-501-601	3	679.4 SF	2,038.2 SF	40.0 SF	120.0 SF	799.4 SF	2,398.1 SF
	STUDIO	402-502-602	3	402.6 SF	1,207.8 SF	40.0 SF	120.0 SF	506.8 SF	1,520.3 SF
	STUDIO	403-503-603	3	398.2 SF	1,194.6 SF	40.0 SF	120.0 SF	499.1 SF	1,497.4 SF
LEVEL 4-5-6	2 BEDROOM	404-504-604	3	718.6 SF	2,155.8 SF	40.0 SF	120.0 SF	843.3 SF	2,529.8 SF
	1 BEDROOM	405-505-605	3	418.8 SF	1,256.4 SF	40.0 SF	120.0 SF	527.3 SF	1,581.9 SF
	1 BEDROOM	406-506-606	3	402.5 SF	1,206.5 SF	40.0 SF	120.0 SF	499.1 SF	1,497.3 SF
	1 BEDROOM	407-507-607	3	425.2 SF	1,275.6 SF	40.0 SF	120.0 SF	522.9 SF	1,568.7 SF
	1 BEDROOM	408-508-608	3	410.3 SF	1,230.9 SF	40.0 SF	120.0 SF	502.6 SF	1,507.8 SF
	2 BEDROOM	409-509-609	3	574.6 SF	1,723.8 SF			649.8 SF	1,949.3 SF
	STUDIO	410-510-610	3	319.3 SF	957.9 SF			364.3 SF	1,092.9 SF
	3 BEDROOM	701.....1901	13	821.8 SF	10,683.4 SF	40.0 SF	520.0 SF	954.3 SF	12,405.3 SF
	STUDIO	702.....1902	13	418.8 SF	5,444.4 SF	40.0 SF	520.0 SF	527.3 SF	6,854.9 SF
	STUDIO	703.....1903	13	398.1 SF	5,175.3 SF	40.0 SF	520.0 SF	499.1 SF	6,488.3 SF
LEVEL 7-19	2 BEDROOM	704.....1904	13	718.6 SF	9,341.8 SF	40.0 SF	520.0 SF	843.3 SF	10,962.4 SF
	1 BEDROOM	705.....1905	13	418.8 SF	5,444.4 SF	40.0 SF	520.0 SF	527.3 SF	6,854.9 SF
	1 BEDROOM	706.....1906	13	402.5 SF	5,226.5 SF	40.0 SF	520.0 SF	499.1 SF	6,488.3 SF
	1 BEDROOM	707.....1907	13	425.2 SF	5,527.6 SF	40.0 SF	520.0 SF	522.9 SF	6,797.8 SF
	1 BEDROOM	708.....1908	13	410.3 SF	5,333.9 SF	40.0 SF	520.0 SF	502.6 SF	6,539.3 SF
	2 BEDROOM	709.....1909	13	716.3 SF	9,311.9 SF	40.0 SF	520.0 SF	840.6 SF	10,927.2 SF
	TOTAL			166	85,829. SF		6,320.0 SF		103,616.6 SF
					92,149. SF				

BELOW MARKET UNIT MIX						
LEVEL	BEDROOM	UNIT TYPE	NUMBER OF UNITS	NET PER COV	STORAGE	GROSS FLOOR AREA
				AREA	AREA	AREA
LEVEL 2	2 BEDROOM	201	1	674.2 SF	40.0 SF	810.5 SF
	STUDIO	202	1	402.6 SF	40.0 SF	507.3 SF
	STUDIO	203	1	408.1 SF	40.0 SF	511.0 SF
LEVEL 3	2 BEDROOM	204	1	661.4 SF	40.0 SF	770.8 SF
	2 BEDROOM	205	1	710.2 SF	40.0 SF	869.0 SF
	3 BEDROOM	301	1	679.4 SF	40.0 SF	799.5 SF
LEVEL 4	STUDIO	302	1	402.6 SF	40.0 SF	506.8 SF
	STUDIO	303	1	398.2 SF	40.0 SF	503.3 SF
	2 BEDROOM	304	1	661.4 SF	40.0 SF	767.0 SF
LEVEL 5	2 BEDROOM	305	1	708.3 SF	40.0 SF	858.7 SF
	1 BEDROOM	306	1	418.8 SF	40.0 SF	530.2 SF
	2 BEDROOM	310	1	574.6 SF		649.8 SF
LEVEL 6	STUDIO	311	1	319.3 SF		364.3 SF
	3 BEDROOM	401	1	679.4 SF	40.0 SF	799.4 SF
	STUDIO	402	1	402.6 SF	40.0 SF	506.8 SF
LEVEL 7	STUDIO	403	1	398.2 SF	40.0 SF	499.1 SF
	1 BEDROOM	405	1	418.8 SF	40.0 SF	527.3 SF
	1 BEDROOM	406	1	402.5 SF	40.0 SF	499.1 SF
LEVEL 8	1 BEDROOM	407	1	425.2 SF	40.0 SF	522.9 SF
	1 BEDROOM	408	1	410.3 SF	40.0 SF	502.6 SF
	2 BEDROOM	409	1	574.6 SF		649.8 SF
LEVEL 9	STUDIO	410	1	319.3 SF		364.3 SF
	3 BEDROOM	501	1	679.4 SF	40.0 SF	799.4 SF
	1 BEDROOM	505	1	418.8 SF	40.0 SF	527.3 SF
LEVEL 10	1 BEDROOM	506	1	402.5 SF	40.0 SF	499.1 SF
	1 BEDROOM	507	1	425.2 SF	40.0 SF	522.9 SF
	1 BEDROOM	508	1	410.3 SF	40.0 SF	502.6 SF
LEVEL 11	2 BEDROOM	509	1	574.6 SF		649.8 SF
	STUDIO	510	1	319.3 SF		364.3 SF
	3 BEDROOM	601	1	679.4 SF	40.0 SF	799.4 SF
LEVEL 12	1 BEDROOM	605	1	418.8 SF	40.0 SF	527.3 SF
	1 BEDROOM	606	1	402.5 SF	40.0 SF	499.1 SF
	1 BEDROOM	607	1	425.2 SF	40.0 SF	522.9 SF
LEVEL 13	1 BEDROOM	608	1	410.3 SF	40.0 SF	502.6 SF
	2 BEDROOM	609	1	574.6 SF		649.8 SF
TOTAL			35	17,189.4 SF	1,120. SF	20,686.0 SF
%20 BELOW MARKET UNITS				18,309.4 SF		

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



1 2025.04.15 ISSUED FOR REZONING
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 Revisions:

project title:
BROADWAY PLAN DEVELOPMENT
2170 WEST 3RD AVENUE
 drawing title:
PROJECT STATS - UNIT MIX

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: APR 15 2025
 scale: -

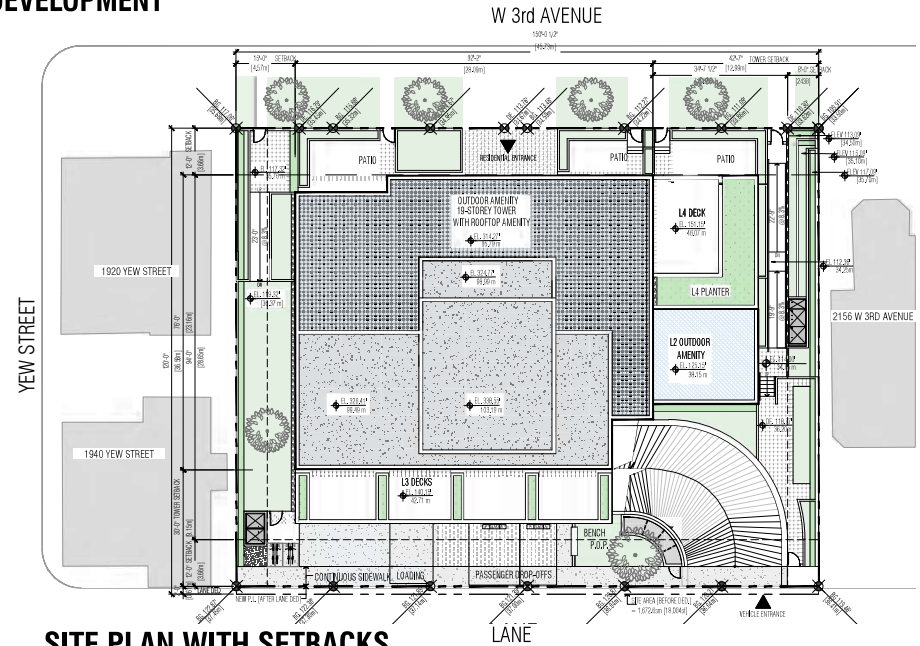
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A0.06

2170 WEST 3RD AVENUE PROPOSED BROADWAY PLAN RESIDENTIAL DEVELOPMENT

2170 W 3RD AVENUE - REZONING INTENT

The intent is to rezone the previously consolidated 6 parcels within 2170 West 3rd Avenue in the RM-4 zone to CD-1. Per the Broadway Plan Policy, 'Kitsilano North-Area 'B' [KNAB] Policy Statement, the proposed residential development intends to pursue the option/tenure of 100% secured market-rental housing where a minimum of 20% of the residential floor area will be for secured below-market rental housing. The proposed development site 45.7m x 36.6m [150ft x 120ft] meets the minimum frontage and size requirements prescribed in the Broadway Plan. The proposed form of development is a 19-storey tower, including a 3-storey podium with the allowable overall density of 6.5 FAR. In addition, there is a rooftop indoor & outdoor amenity & mechanical room at the top of the tower. There are 166 secured-rental residences proposed, 80% secured-market rentals & 20% secured below-market rental units, including 35% family units [25% 2-bedroom & 10% 3-bedroom rental suites], 89 total parking stalls are proposed with 388 Class 'A' bicycle stalls [including an extra 30% for TDM] & 10 Class 'B' stalls provided near both entrances.

Setbacks meet or exceed those required in the Broadway Plan. The front yard is setback is 3.7m [12'-0"] above and below grade. The west sideyard is 4.6m [15'-0"]. The east sideyard is 2.4m [8'-0"] so the parking ramp does not encroach. The east setback of the building proper is 4.7m [15'-6"] at the podium. The rear setback along the lane is 3.7m [12'-0"] in addition to the required .6m [2'-0"] lane dedication. Tower setbacks are 3.7m [12'-0"] at the front along W 3rd Avenue, 13.0m [42'-7"] at the east sideyard, 9.2m [30'-0"] at the rear along the lane, and 4.6m [15'-0"] at the west sideyard. The lots immediately west of the site [1920 & 1940 Yew St] would not meet the minimum requirement as a tower site but would still be developable as a low-rise. A knock-out wall for shared access to parking for a future development of the western lots is planned. There are no relaxations requested for any of the zoning requirements.



SITE PLAN WITH SETBACKS

SCALE 1/32" = 1'-0"

SITE [2170 W 3rd AVENUE]

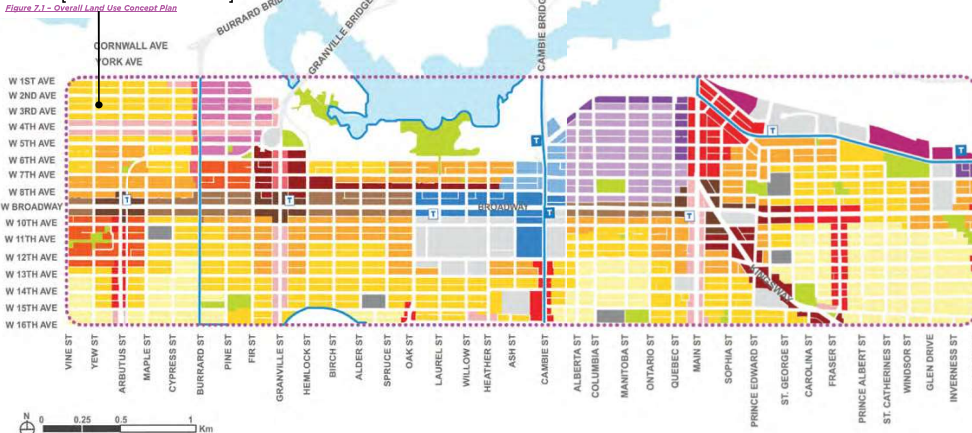


Figure 9.1 - Fairview Neighbourhood Land Use



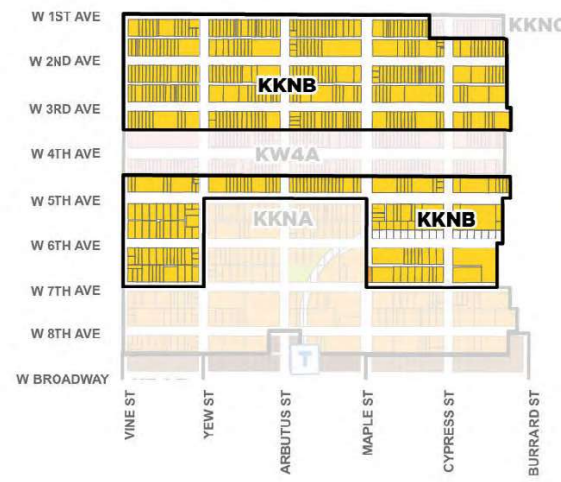
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 Revisions:

project title:
BROADWAY PLAN DEVELOPMENT
 2170 WEST 3RD AVENUE
 drawing title:
REZONING INTENT & RATIONALE 1

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: APR 15 2025
 scale: -

drawing no.:
A0.07

8.2 Kitsilano North - Area B KKNB



Intent
 Support the long-term replacement of the older residential buildings while preserving existing rental housing affordability levels and providing strengthened tenant protections.



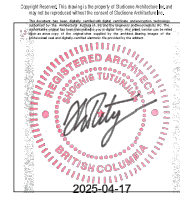
APPLICABLE POLICY AND GUIDELINES

- Broadway Plan (2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Housing Vancouver Strategy (2017)
- Green Buildings Policy for Rezoning (2010, last amended 2023)
- Tenant Relocation and Protection Policy (2015, last amended 2025)
- Rental Housing Stock Official Development Plan (April 2021)
- Urban Forest Strategy (2014, last amended 2018)
- Public Art Policy for Rezoned Developments (2014, last amended 2021)
- Development Cost Levies Information Bulletin (2018, last amended 2023)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2023)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)

CITY OF VANCOUVER BROADWAY PLAN POLICIES

8.2.1 KKNB Policy Summary Table

Policy Area	Kitsilano North - Area B		KKNB	
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing	Non-tower form	Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	3-6 storeys	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	<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. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	<ul style="list-style-type: none"> • 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). 	<ul style="list-style-type: none"> • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	<ul style="list-style-type: none"> • 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).
	<ul style="list-style-type: none"> • "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. 			



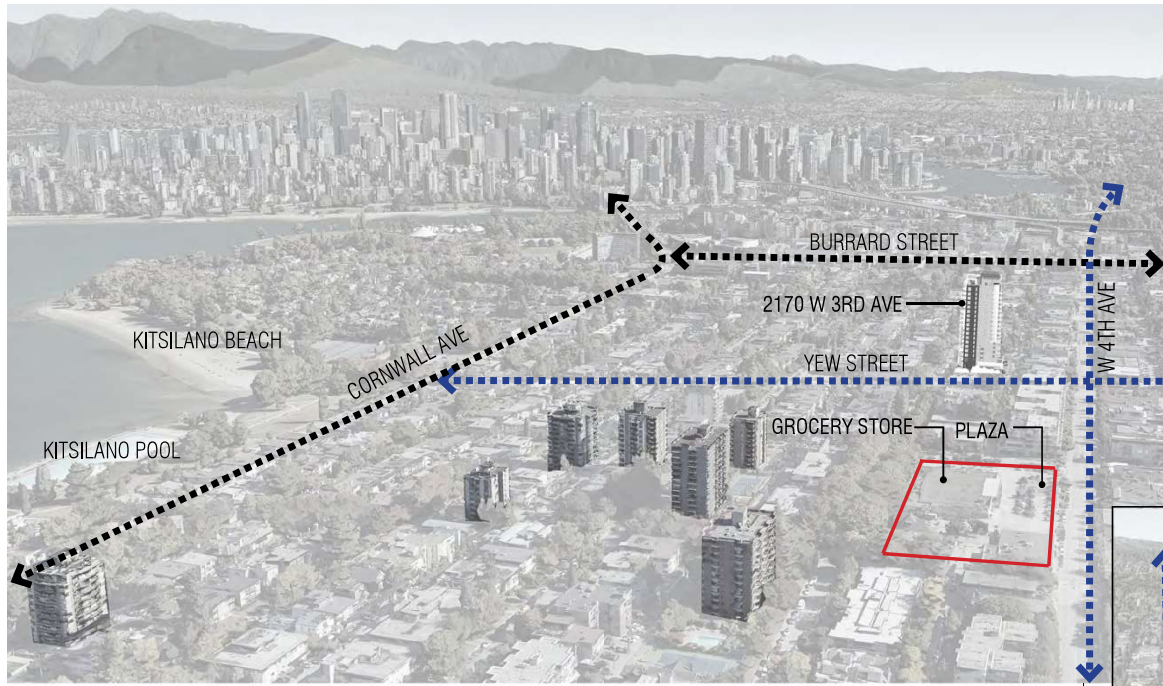
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 BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE
 drawing title:
 REZONING INTENT &
 RATIONALE 2

project no.: 23007
 drawn by: SOA
 checked by: SOA
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 scale: -

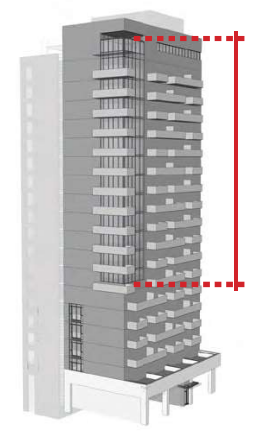
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WEST 4TH AVENUE VIEW STUDY



1. WEST 4TH AVENUE VIEW STUDY FROM WEST

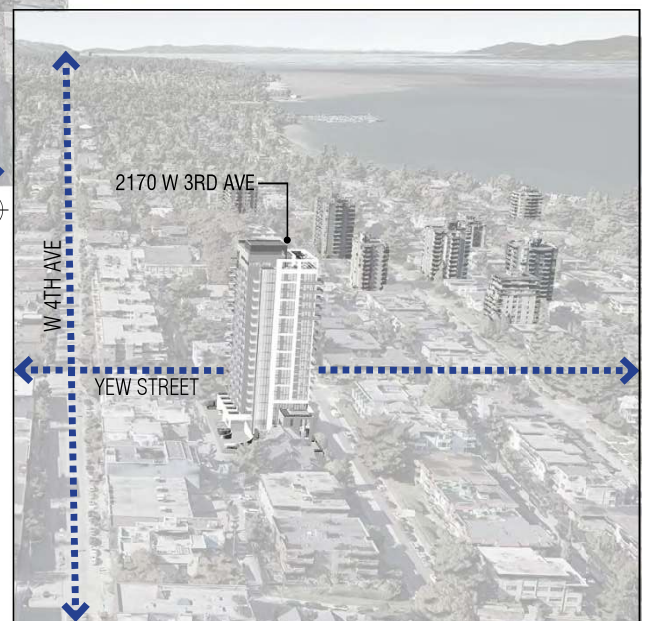
The south-facing block is intended to address W 4th Avenue in both directions. Expressed as a lifted block, both opposite corners facing W 4th Avenue have incisions which provide address to W 4th Avenue from afar. Facing SE, there is a horizontal strip window at the rooftop amenity which appears to orient the block to the Burrard Street intersection. Conversely the vertical incision at the SW corner is a suspended negative-space volume, a metaphorical torch, projecting out to W 4th Avenue to the west. This element includes cantilevered balconies high above to both respect the privacy of neighbouring residences to the west but also give this floating element its projection at an urban scale.



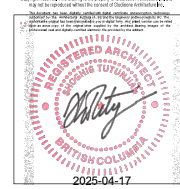
2. MASSING FROM THE WEST



3. MASSING FROM THE EAST



4. WEST AVE VIEW STUDY FROM EAST



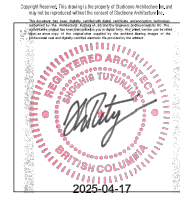
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drawing title:	WEST 4TH AVENUE VIEW STUDY

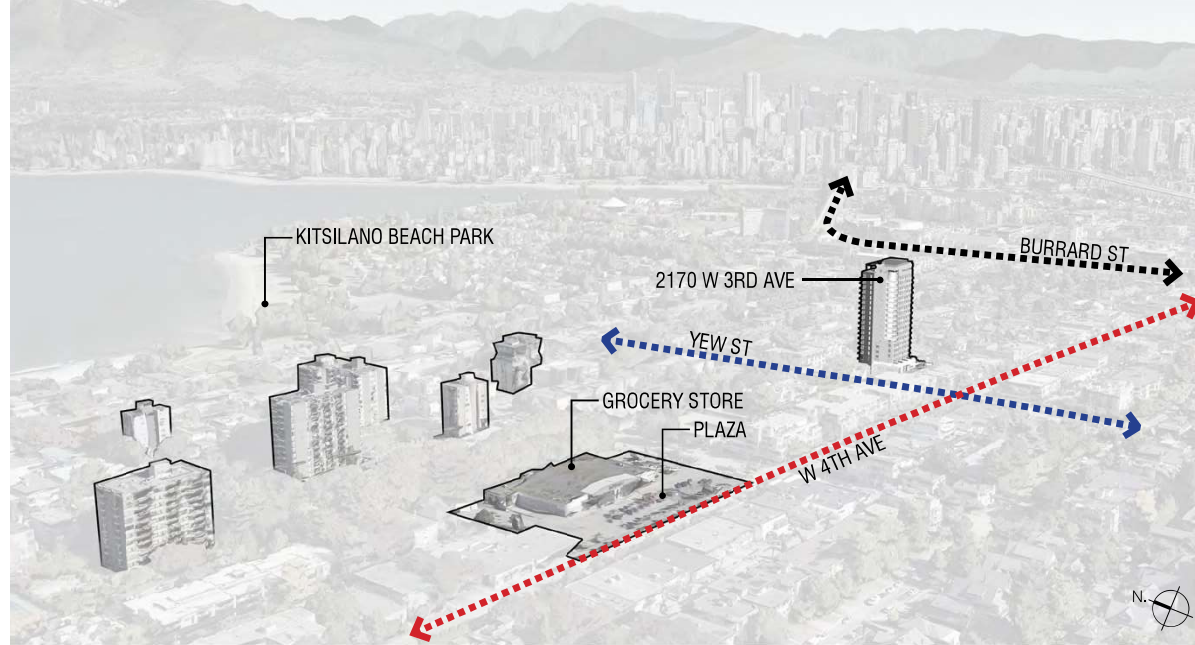
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date:	APR 15 2025
scale:	-

drawing no.

A0.11



NEIGHBOURHOOD LANDMARK VIEW STUDIES



1. VIEW FROM S/W WITH GROCERY STORE PLAZA

NEIGHBOURHOOD LANDMARK CONNECTIONS AND WEST 4TH AVENUE PUBLIC REALM EXPANSION

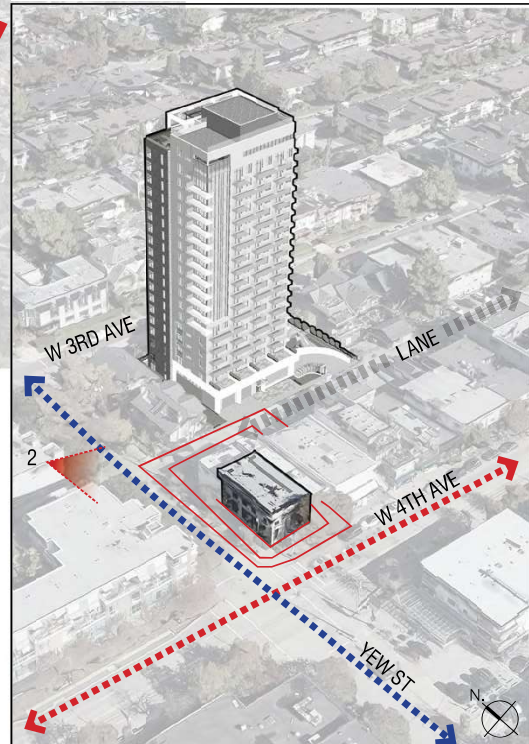
View studies from the big-box grocery stores & plaza at the Vine St intersection and the historic building at the NE corner of W 4th Avenue and Yew Street show massing relationships at increasingly closer range. Proximity to the nearby historic building on the NE corner of Yew St and W 4th Avenue invites a localized expansion of W 4th Avenue public realm to include the lane. Even the modern addition to the back of the historic bank seems to anticipate a more public lane face [see page A0.12].



BANK BUILT IN 1912, CoV ARCHIVES
 N/E CORNER OF WEST 4TH AVE AND
 YEW STREET



2. ADDITION TO HISTORIC BANK FROM LANE



3. BIRDSEYE VIEW FROM S/W WITH HISTORIC BANK

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drawing title:	NEIGHBOURHOOD LANDMARK VIEW STUDIES

project no.:	23007
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checked by:	SOA
date:	APR 15 2025
scale:	-

drawing no.:	A0.12
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WEST 4TH AVE AND YEW ST INTERSECTION - EXPANDING PUBLIC REALM



1. PEDESTRIAN VIEW LOOKING N/E FROM YEW ST AND WEST 4TH AVE

2. HISTORIC BANK PUBLIC REALM DIAGRAM



MODERN FRAMING OF HISTORY

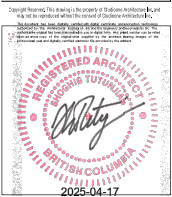
The interface of the proposed development with the public realm provides a modern frame above & behind the historic bank, built 1912, at the NE corner of Yew St & W 4th Avenue.



3. EXPANSION OF WEST 4TH AVE PUBLIC REALM



4. PUBLIC FACE LANESCAPE



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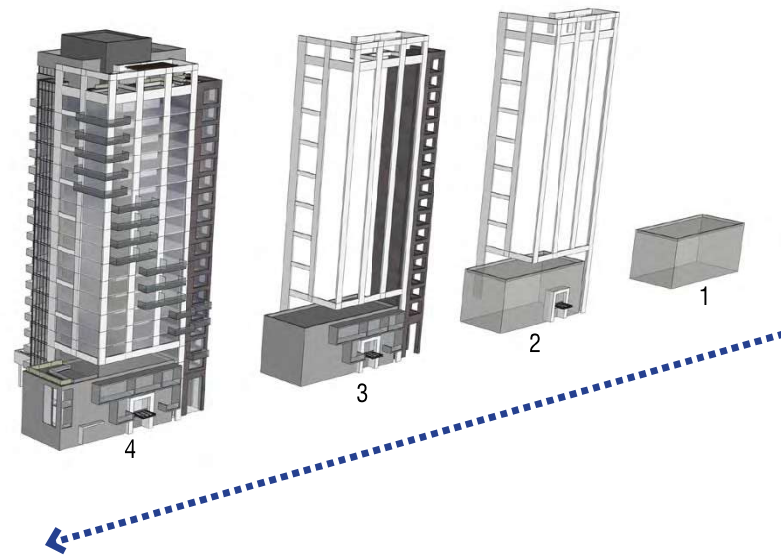
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drawing title:	W 4TH AVE & YEW ST INTERSECTION

project no.:	23007
drawn by:	SOA
checked by:	SOA
date:	APR 15 2025
scale:	-

drawing no.:	A0.13
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CONTEXT & MAJOR MASSING ELEMENTS PROGRESSIONS

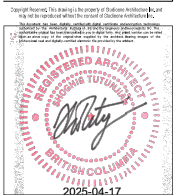
As a response to the urban-scale site parameters, the major massing elements are ordered by connection to context. The fundamental massing is two interlocking tower blocks, defined by a grounded frame to the North and by a lifted block to the South. The figural premise for W 3rd Avenue [N] is a tower mass landing delicately to frame a 3-storey podium block. Various scales of elements are added to further define relationships to adjacent context and each other.



NORTH MASSING PROGRESSION

1. The base massing to the North starts with the grounded, 3-storey podium, typical massing typology for the neighbourhood.
2. The north tower mass, characterized as a frame, lands discretely around the podium mass at grade but opens up above to address downtown beyond.
3. A tall slender volume at the N/W corner is a visual landmark for lower Yew Street. [Ref: Yew Street View Study]
4. Feature balconies rise, increasing amplitude and wrapping to the east, opening up to views of downtown.

NORTH MASSING PROGRESSION DIAGRAM



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2170 WEST 3RD AVENUE

drawing title:
NORTH MASSING
PROGRESSION DIAGRAM

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checked by:	SOA
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drawing no.

A0.14

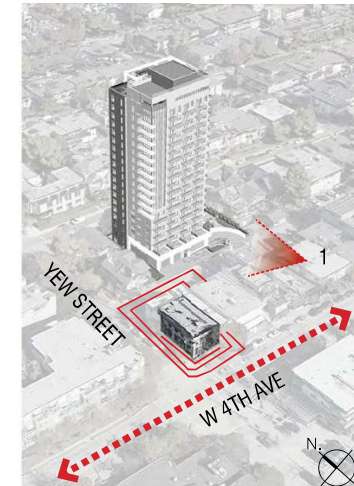


1. LANESCAPE FROM S/E WITH INDOOR AND OUTDOOR AMENITY

LANE & W 4th AVENUE – CONTINUITY OF THE PUBLIC REALM

The lanescape is proposed as one of the potential major public benefits. The current condition of the lane is abandoned to services, bins & parking. The buildings along W 3rd Ave have largely turned their backs to the lane. With the historic bank at the N/E corner of Yew Street & W 4th Ave, a localized opportunity presents to put a public face along the lane behind to frame it. The proposed lane entrance will likely be preferred by residents due to the level grade with W 4th Avenue, perfect for seniors, for example. The underside of the lane-facing transfer slab has been opened up and activated by indoor & outdoor amenity space. The presence of service functions, impermeable views, has been reduced to a small portion of the lane. A small POP with a mature tree nestled by a curvilinear exit stair, introduces a public, human-scaled space as central to the active backdrop.

LANESCAPE PUBLIC REALM AND GROUND FLOOR AMENITY



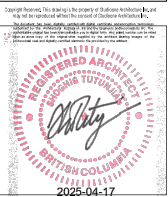
2. PUBLIC REALM DIAGRAM



3. HISTORIC BANK, BUILT 1912

INDOOR & OUTDOOR AMENITIES

Adjoining indoor & outdoor amenity spaces are provided on Level 2, on-grade with the lane and on the rooftop. The Level 2 programme concept is for family fitness whereby adults using the indoor fitness would have an outdoor fitness space appropriate for all ages, easy to supervise. The rooftop amenity spaces offer multiple programmes with spaces ranging in formality and enclosure. For example, the BBQ and dining area are enclosed, still open to the views but with a sense of containment. Conversely, the Sunset Deck is provided to have full, unbridged connection to the NW context. On the SW Corner, the Winter Deck offers a wind protected place for intimate gathering, outdoor space available year-round.

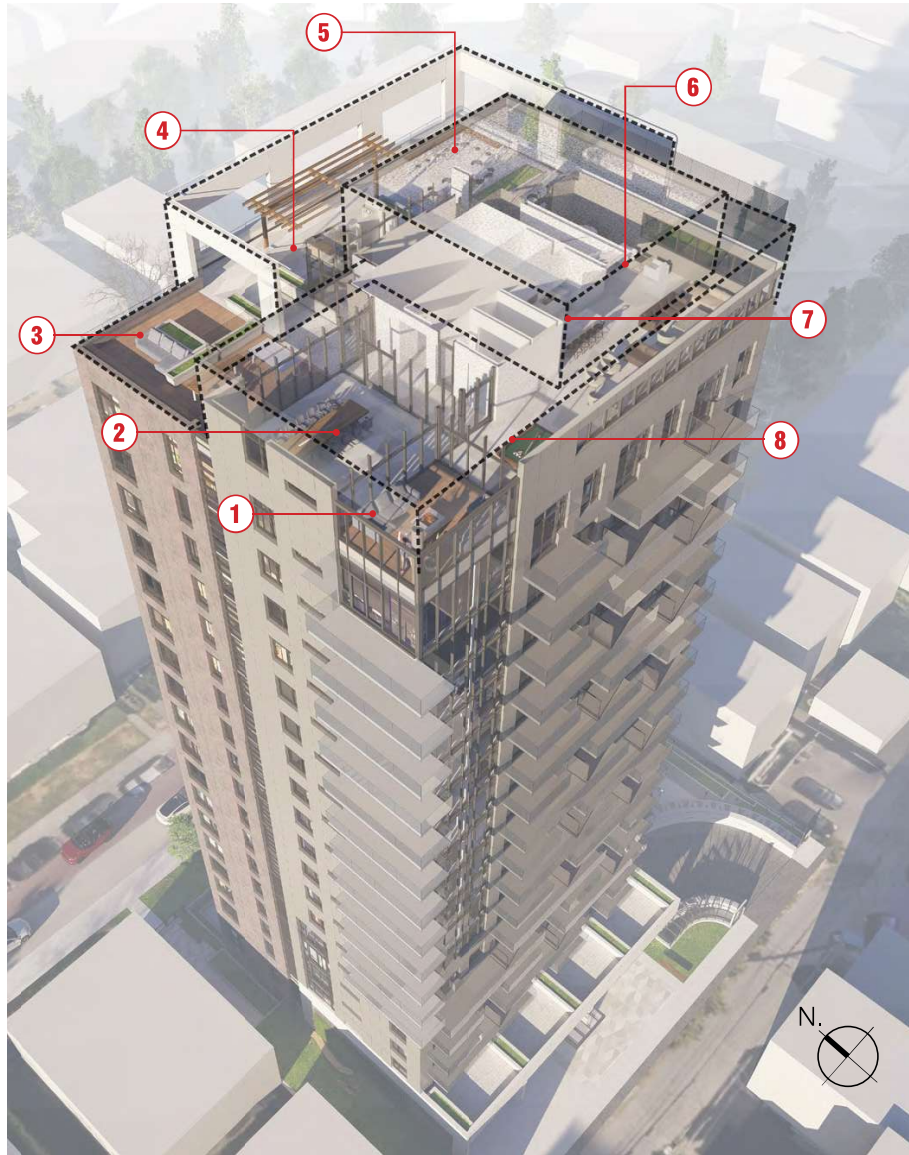


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drawing title:	LANESCAPE PUBLIC REALM & GROUND FLOOR AMENITY

project no.:	23007
drawn by:	SOA
checked by:	SOA
date:	APR 15 2025
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drawing no.:	A0.17
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ROOFTOP AMENITY



VIEW FROM SUNSET DECK (3)

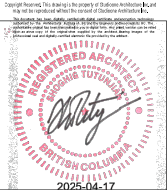


VIEW FROM WINTER DECK (1)

- | | |
|---------------------|-------------------------------|
| 1. WINTER DECK | 5. WORK STATIONS, BAR SEATING |
| 2. CO-WORKING SPACE | 6. LOUNGE ROOM |
| 3. SUNSET DECK | 7. KITCHEN |
| 4. OUTDOOR BBQ AREA | 8. POOL TABLE |

240 - 388 West 8th Ave.
 Vancouver, B.C. V5Y 3K2
 T: 604-731-3966
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drawing title:
**DESIGN RATIONALE -
 AMENITIES**

project no.:	23007
drawn by:	SOA
checked by:	SOA
date:	APR 15 2025
scale:	-

drawing no.:

A0.18



LEGEND

- PROPOSED PROJECT**
- PARK**
- BUS LINE**
- LOCAL STREET BIKE LANE**
- PROTECTED BIKE LANE**

CONTEXT - TRANSIT & PARKS PLAN



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**BROADWAY PLAN
 DEVELOPMENT
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drawing title:
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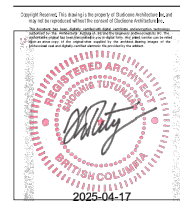
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drawing no.:
A0.20



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ADJACENT PROPERTIES PROJECT SITE - EXISTING ADJACENT PROPERTY YEW STREET
LAND SIDE



ADJACENT PROPERTIES PROJECT SITE - PROPOSED ADJACENT PROPERTY YEW STREET
LAND SIDE

STREESCAPE - W 3RD AVENUE

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2170 WEST 3RD AVENUE

drawing title:
CONTEXT - STREETSCAPE

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checked by:	SOA
date:	APR 15 2025
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drawing no.
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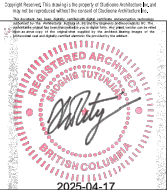
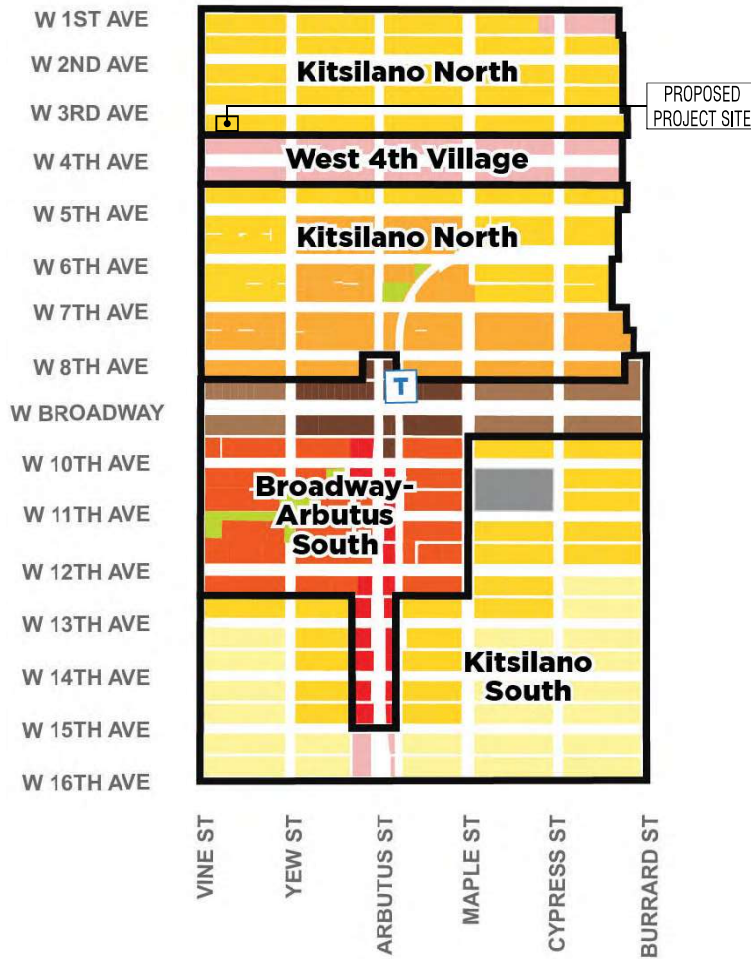


Figure 8.1 - Kitsilano Neighbourhood Land Use



Legend

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

Residential Apartment Areas

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

Mixed-Use Areas

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

Broadway Choice-of-Use Areas

- Shoulder Area
- Station Area

Office Districts

- Uptown
- Uptown Extension

Industrial and Employment Areas

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

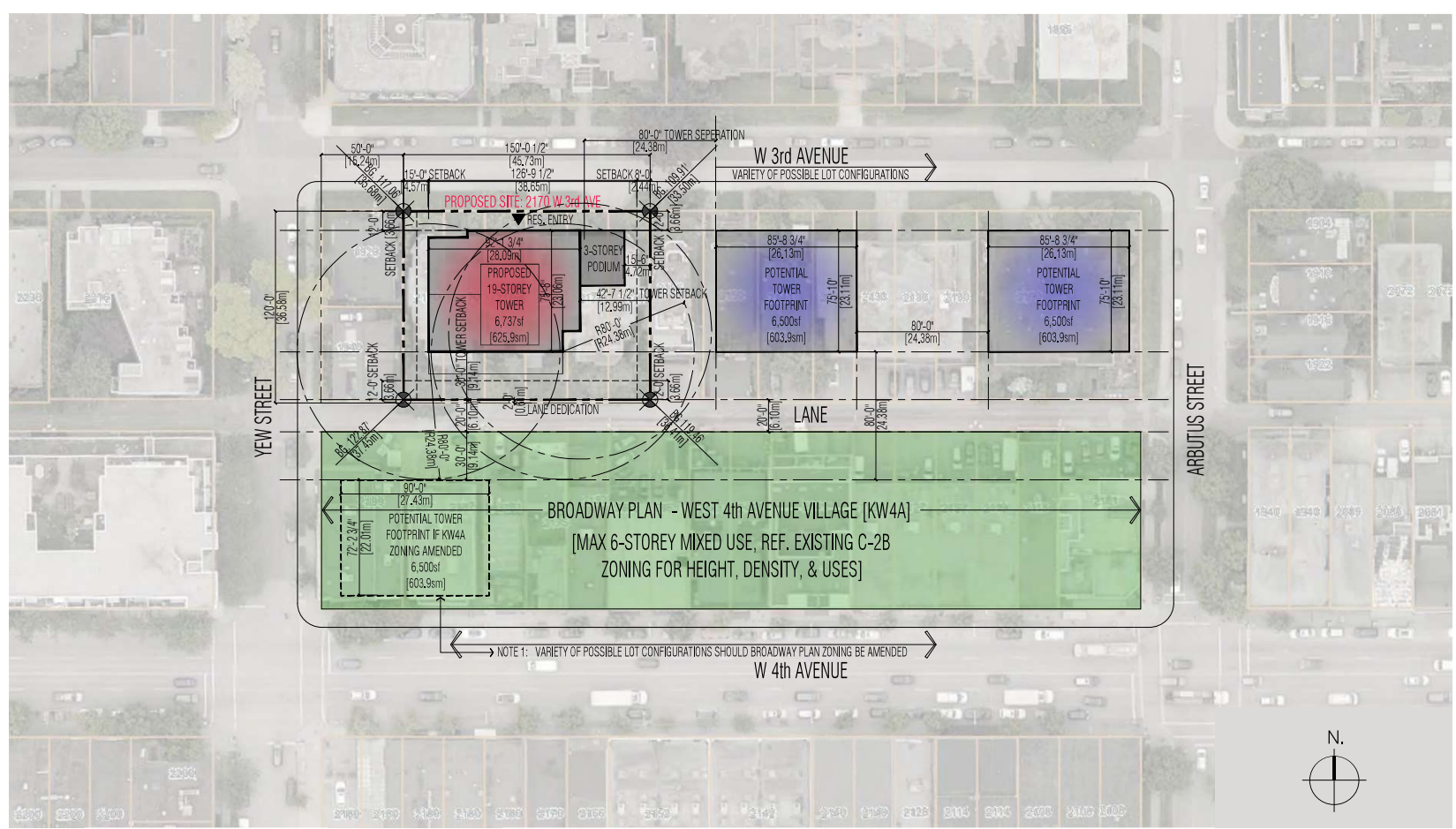
POLICY CONTEXT - BROADWAY PLAN POLICIES

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drawing title:	BROADWAY PLAN POLICIES

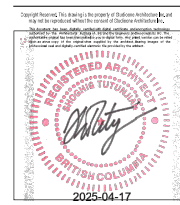
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drawing no.
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TOWER SEPERATION / BLOCK STUDY PLAN
 SCALE 1/64" = 1'-0"

The site is located mid-block, toward the N/W corner of the block. Tower spacing is shown to the East along W 3rd Avenue, with a full variety of potential lot configurations available for future block developments. Tower spacing is maintained to the South, even though the current Broadway Plan zoning for West 4th Avenue Village [KW4A] currently has a maximum height of 6 storeys.



T 2025.04.15 ISSUED FOR REZONING		
no.	date	description

project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
**TOWER SEPERATION /
 BLOCK STUDY PLAN**

project no.:	23007
drawn by:	SOA
checked by:	SOA
date:	APR 15 2025
scale:	-

drawing no.
A0.25

SUSTAINABILITY MEASURES:

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

Transportation:

- The project on-grade with W 4th Avenue serviced by buses
- Enhanced public realm off lane with 2nd entrance on-grade with W 4th Avenue for accessibility
- Provision of secure bike storage on multiple levels, some on-grade for enhanced accessibility

Proposed roof garden and Landscaping:

- Roof accessible to tenants as outdoor activity area
- L2 [on-grade with lane] indoor amenity also with adjacent accessible outdoor amenity area
- Landscaping reduces storm water runoff and provides for wildlife habitat
- 12'-0" Below-Grade setback along full length of W 3rd Ave frontage to manage storm water
- On-grade community gardening & outdoor dog run proposed

Energy efficient Building Envelope:

- High performance windows

- Heat recovery ventilators in all suites
- Cross ventilation utilized wherever possible

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.

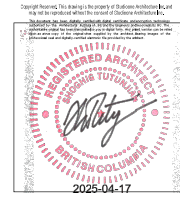
Energy and Emissions Performance Limits:

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.



SUSTAINABILITY MEASURES RATIONALE



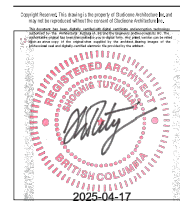
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no.	date	description
Revisions		

project title:
**BROADWAY PLAN DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
SUSTAINABILITY MEASURES RATIONALE

project no.:	23007	N.
drawn by:	SOA	
checked by:	SOA	
date:	APR 15 2025	
scale:	-	

drawing no.
A0.26



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

RESIDENTIAL
 COMMERCIAL

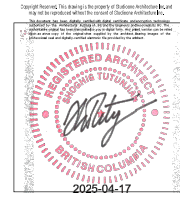
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 no. date description
 Revisions

project title:
 BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE
 drawing title:
 CONTEXT MAP

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: APR 15 2025
 scale: -



drawing no.:
A1.01



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 Revisions:

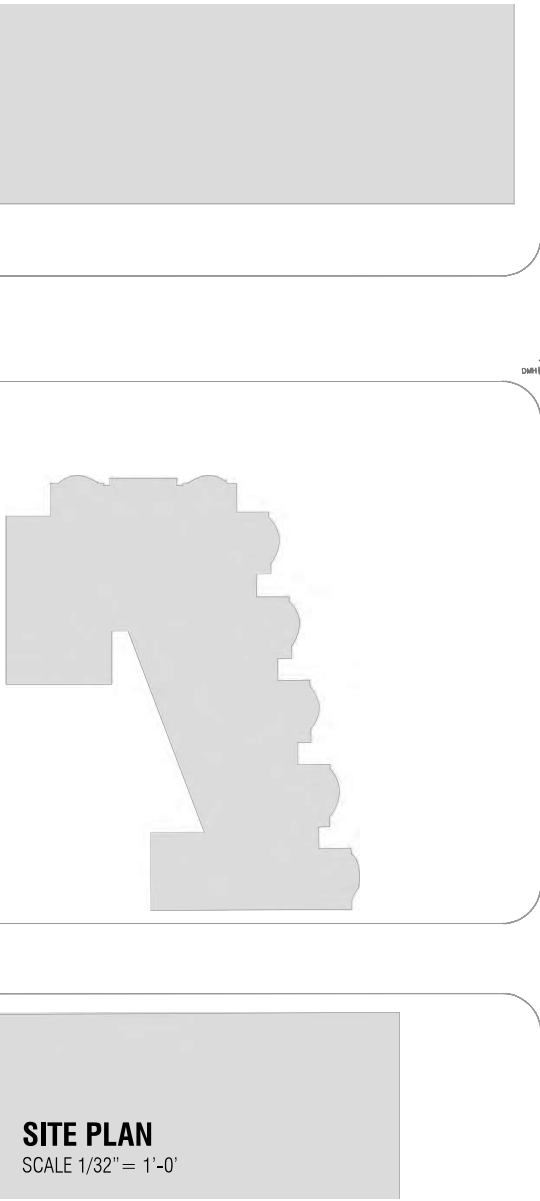
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**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
SITE PLAN

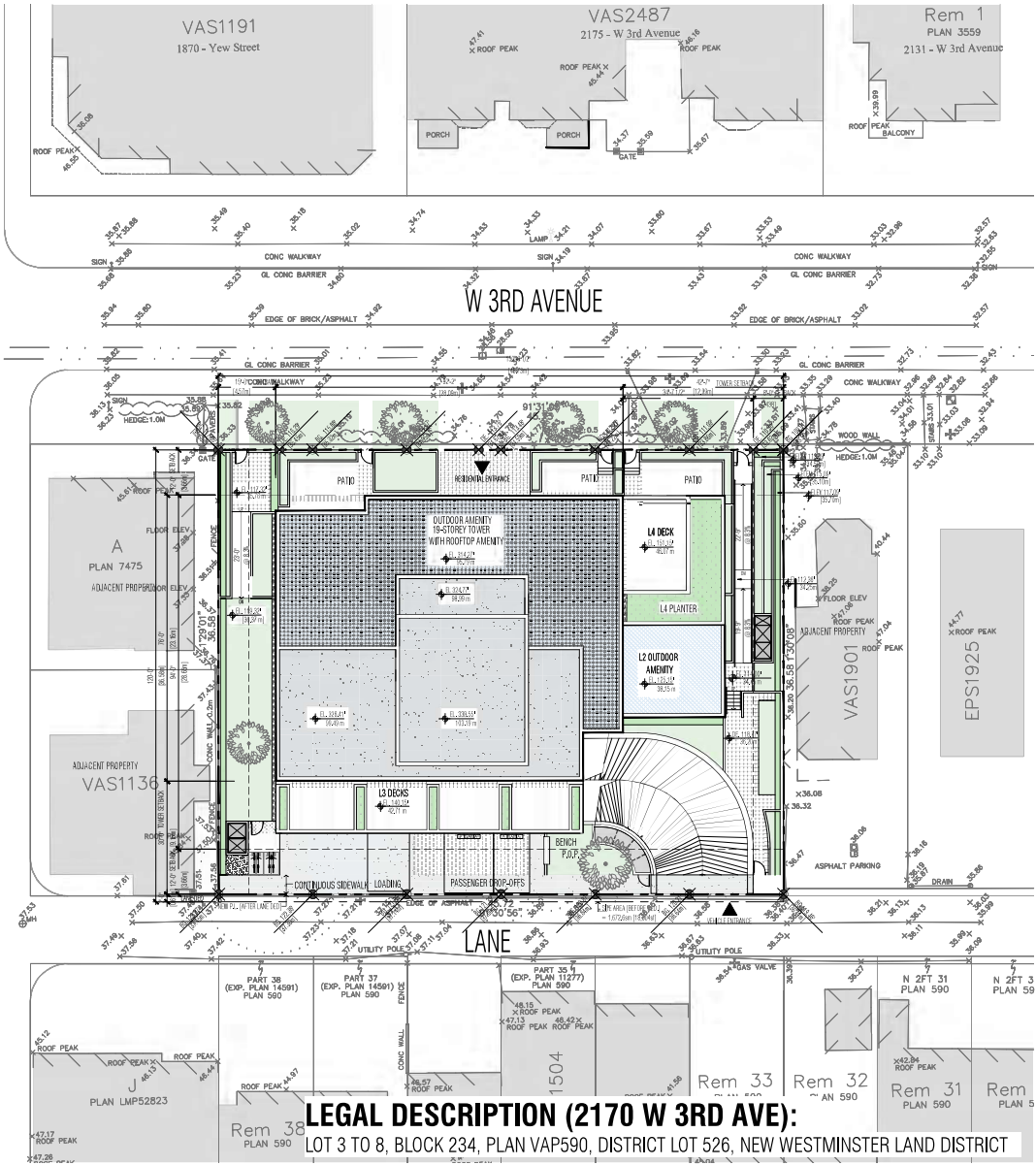
project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: APR 15 2025
 scale: 1/32" = 1'-0"

drawing no.:

A1.02



SITE PLAN
 SCALE 1/32" = 1'-0"



YEW STREET

W 3RD AVENUE

LANE

VAS1191
 1870 - Yew Street

VAS2487
 2175 - W 3rd Avenue

Rem 1
 PLAN 3559
 2131 - W 3rd Avenue

A
 PLAN 7475
 ADJACENT PROPERTY

VAS1136
 ADJACENT PROPERTY

EPS1925
 X ROOF PEAK

VAS1901
 X ROOF PEAK

Rem 38
 PLAN 590

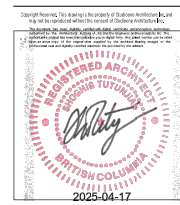
1504

Rem 33

Rem 32
 AN 590

Rem 31
 PLAN 590

Rem 5



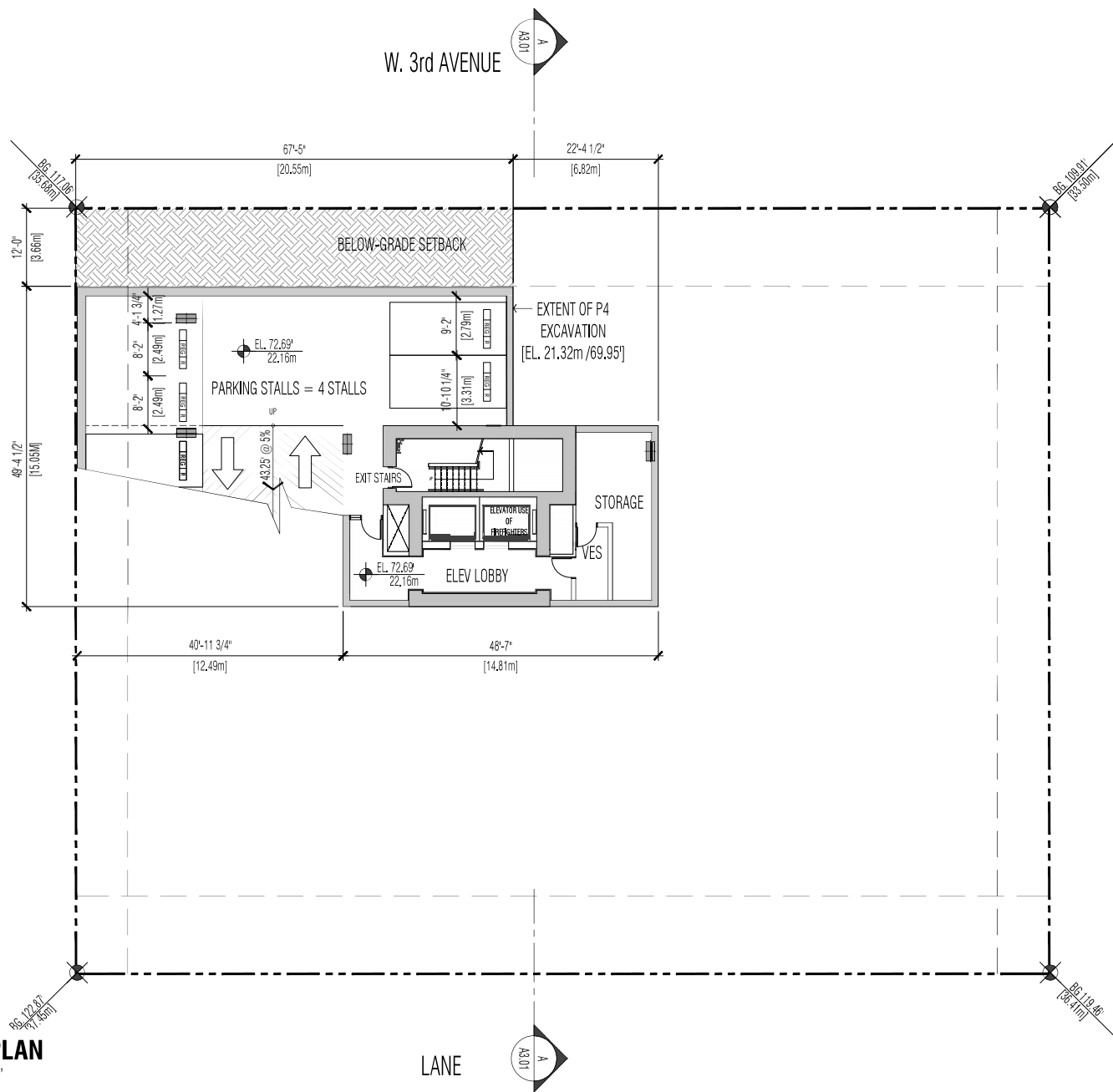
1 2025.04.15 ISSUED FOR REZONING		
no.	date:	description:
Revisions		

project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
P4 FLOOR PLAN

project no.:	23007	N.
drawn by:	SOA	
checked by:	SOA	
date:	APR 15 2025	
scale:	1/16" = 1'-0"	

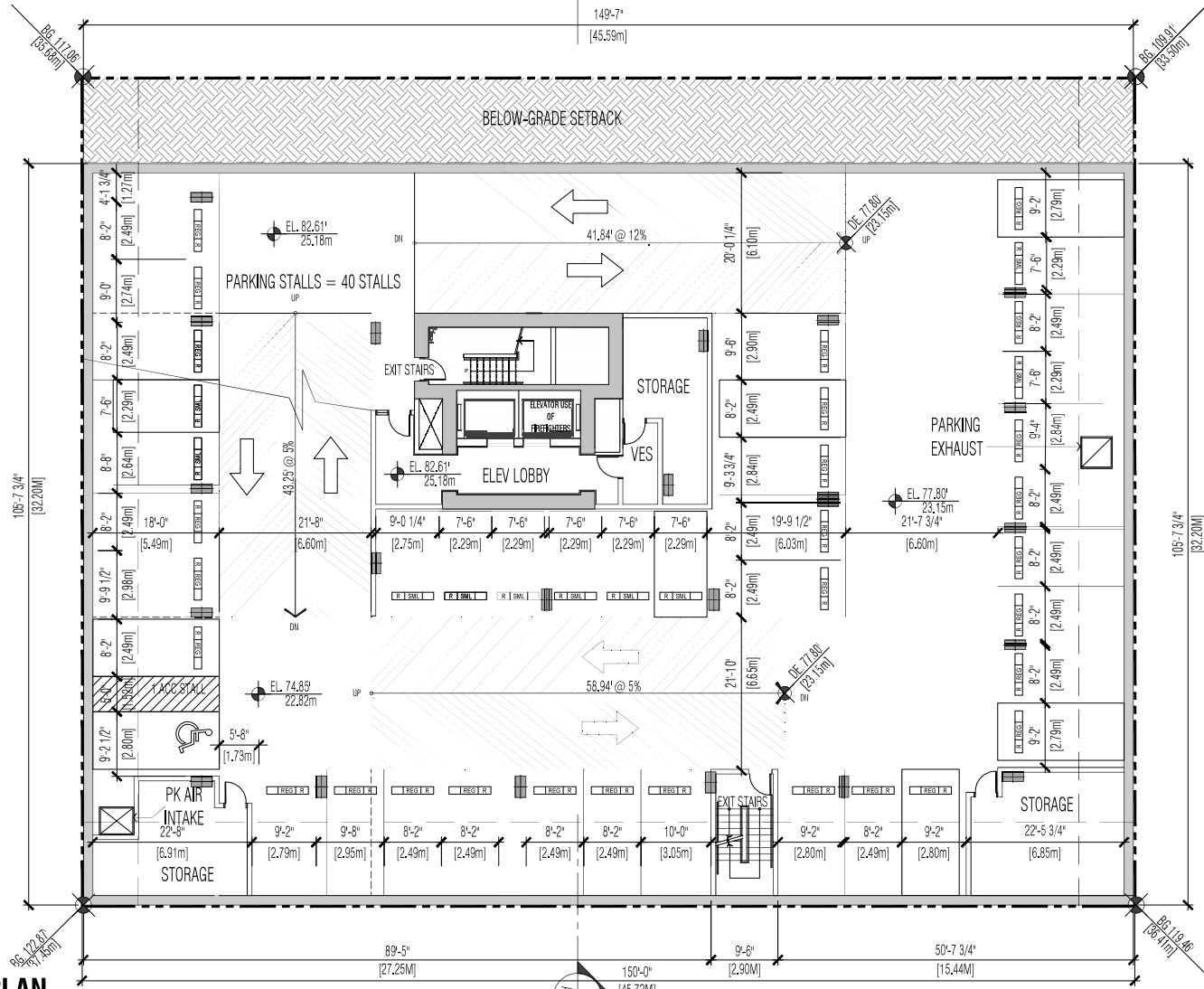
drawing no.
A1.03



P4 FLOOR PLAN
 SCALE 1/16" = 1'-0'

LANE

W. 3rd AVENUE



P3 FLOOR PLAN
SCALE 1/16" = 1'-0"

LANE



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no. date: description:
Revisions:

project title:
**BROADWAY PLAN
DEVELOPMENT
2170 WEST 3RD AVENUE**

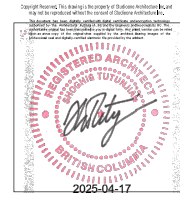
drawing title:
P3 FLOOR PLAN

project no.: 23007
drawn by: SOA
checked by: SOA
date: APR 15 2025
scale: 1/16" = 1'-0"



drawing no.:

A1.04

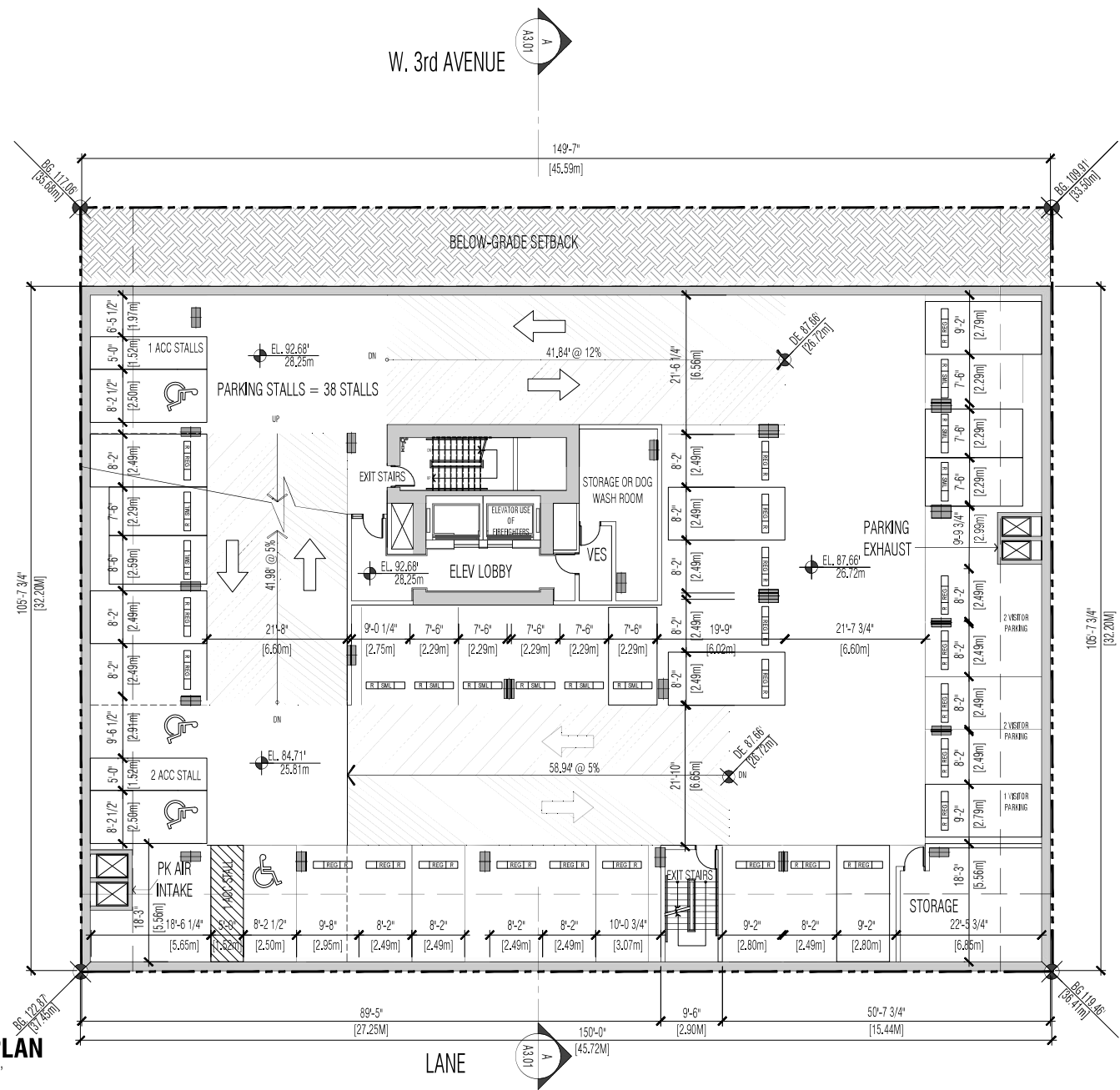


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 no. date: description:
 Revisions:

project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**
 drawing title:
P2 FLOOR PLAN

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: APR 15 2025
 scale: 1/16"=1'-0"

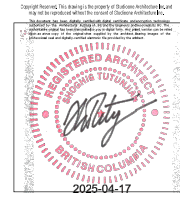
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P2 FLOOR PLAN
 SCALE 1/16" = 1'-0"

W. 3rd AVENUE

LANE



1 2025.04.15 ISSUED FOR REZONING
 no. date: description:
 Revisions:

project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

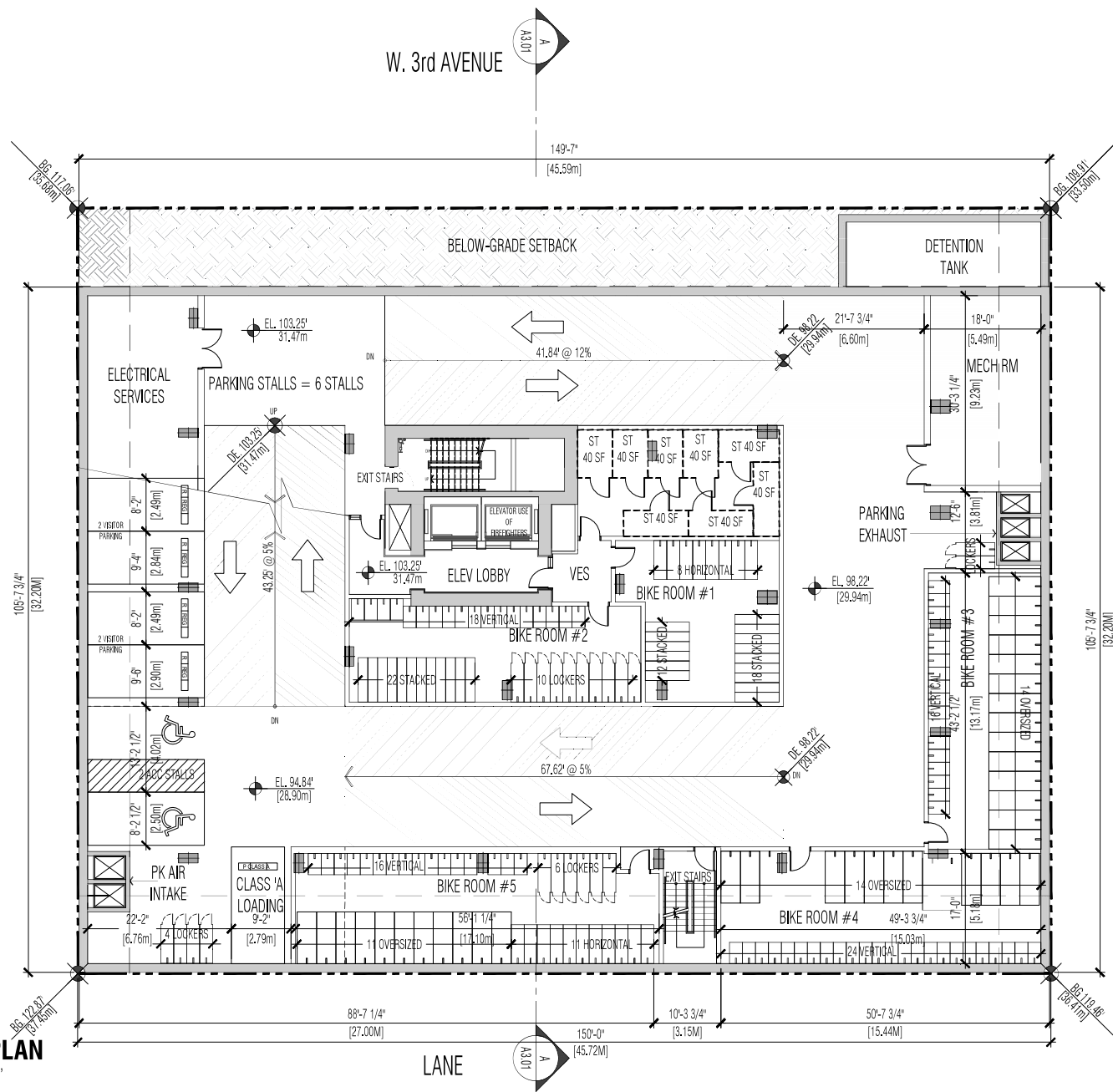
drawing title:
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project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: APR 15 2025
 scale: 1/16" = 1'-0"

drawing no.:

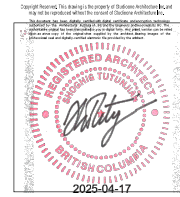
A1.06

W. 3rd AVENUE



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

BIKE LEGEND	
	REGULAR HORIZONTAL BIKE STALL (1.8M x 0.6M)
	REGULAR VERTICAL BIKE STALL (1M x 0.6M)
	LOCKER BIKE STALL (1.8M x 0.6M)
	REGULAR STACKED BIKE STALL (2.039M x 0.457M)
	OVERSIZED BIKE STALL (2.4M x 0.9M)

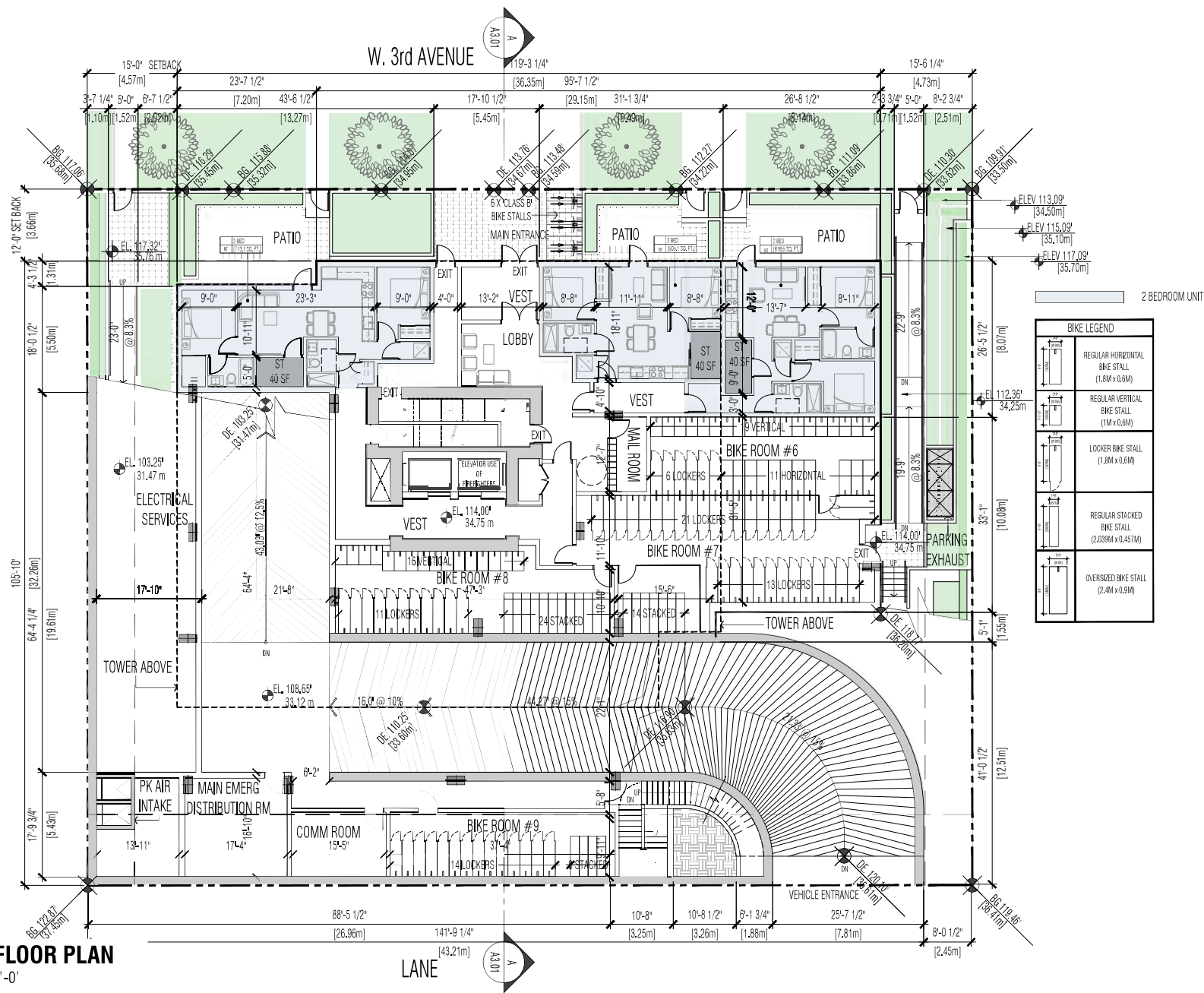


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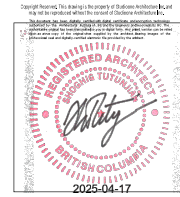
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**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**
 drawing title:
GROUND FLOOR PLAN

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: 2/PM 15 2025
 scale: 1/16" = 1'-0"

drawing no.:
A1.07



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



no.	date	description

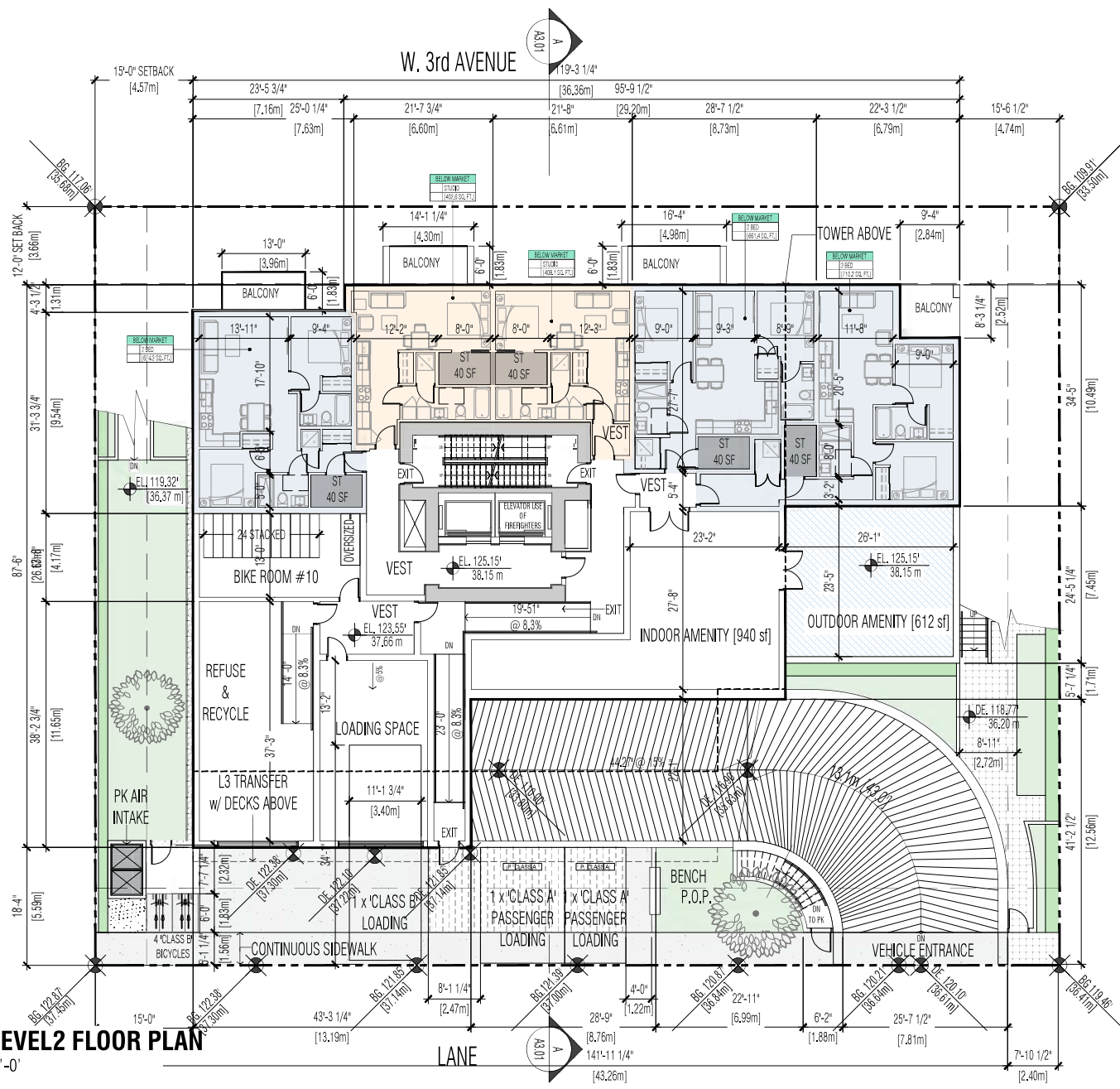
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**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
**PODIUM LEVEL 2 FLOOR
 PLAN**

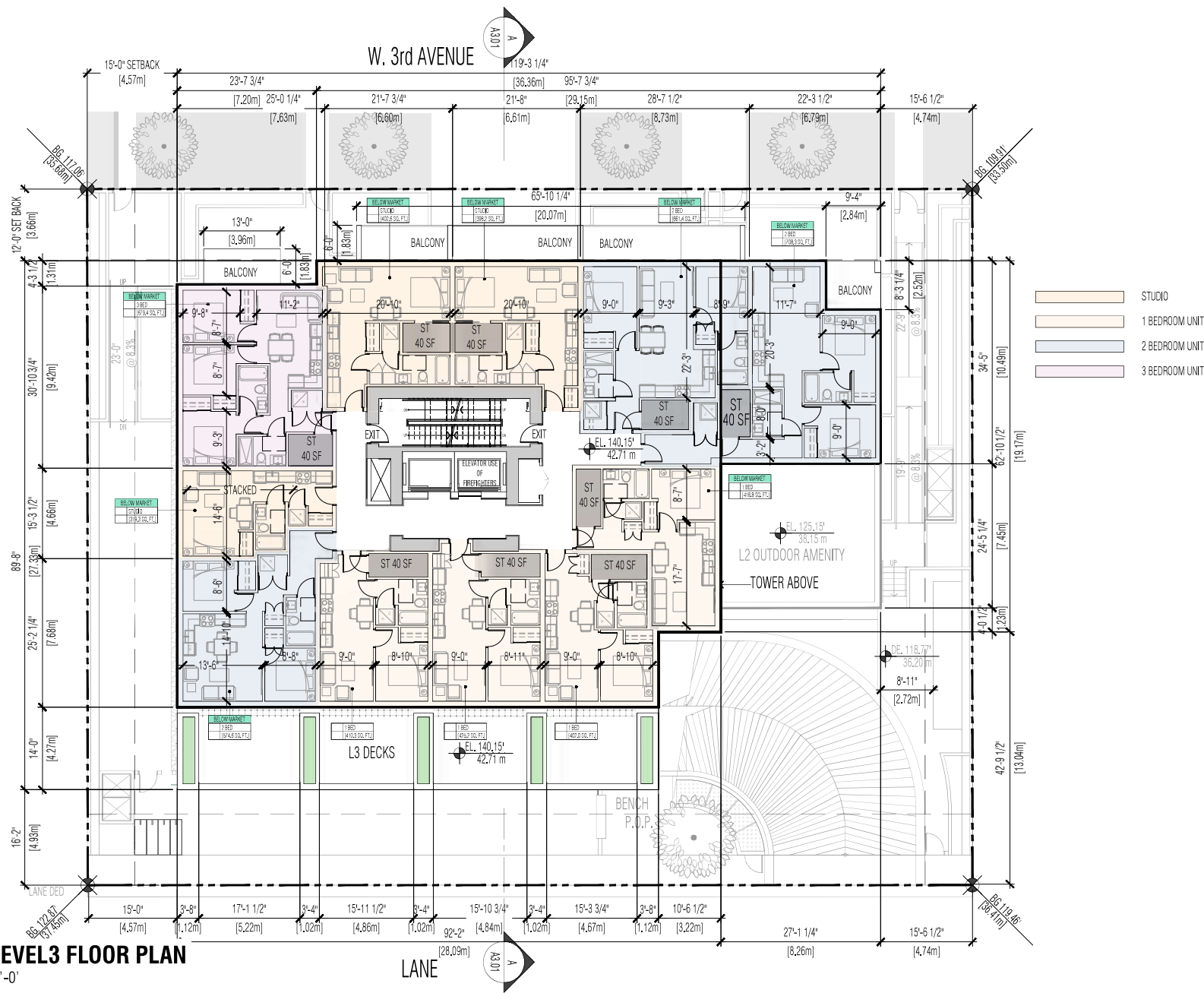
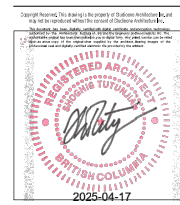
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drawn by:	SOA	
checked by:	SOA	
date:	APR 15 2025	
scale:	1/16" = 1'-0"	

drawing no.:

A1.08



PODIUM LEVEL 2 FLOOR PLAN
 SCALE 1/16" = 1'-0"



PODIUM LEVEL 3 FLOOR PLAN
 SCALE 1/16" = 1'-0"

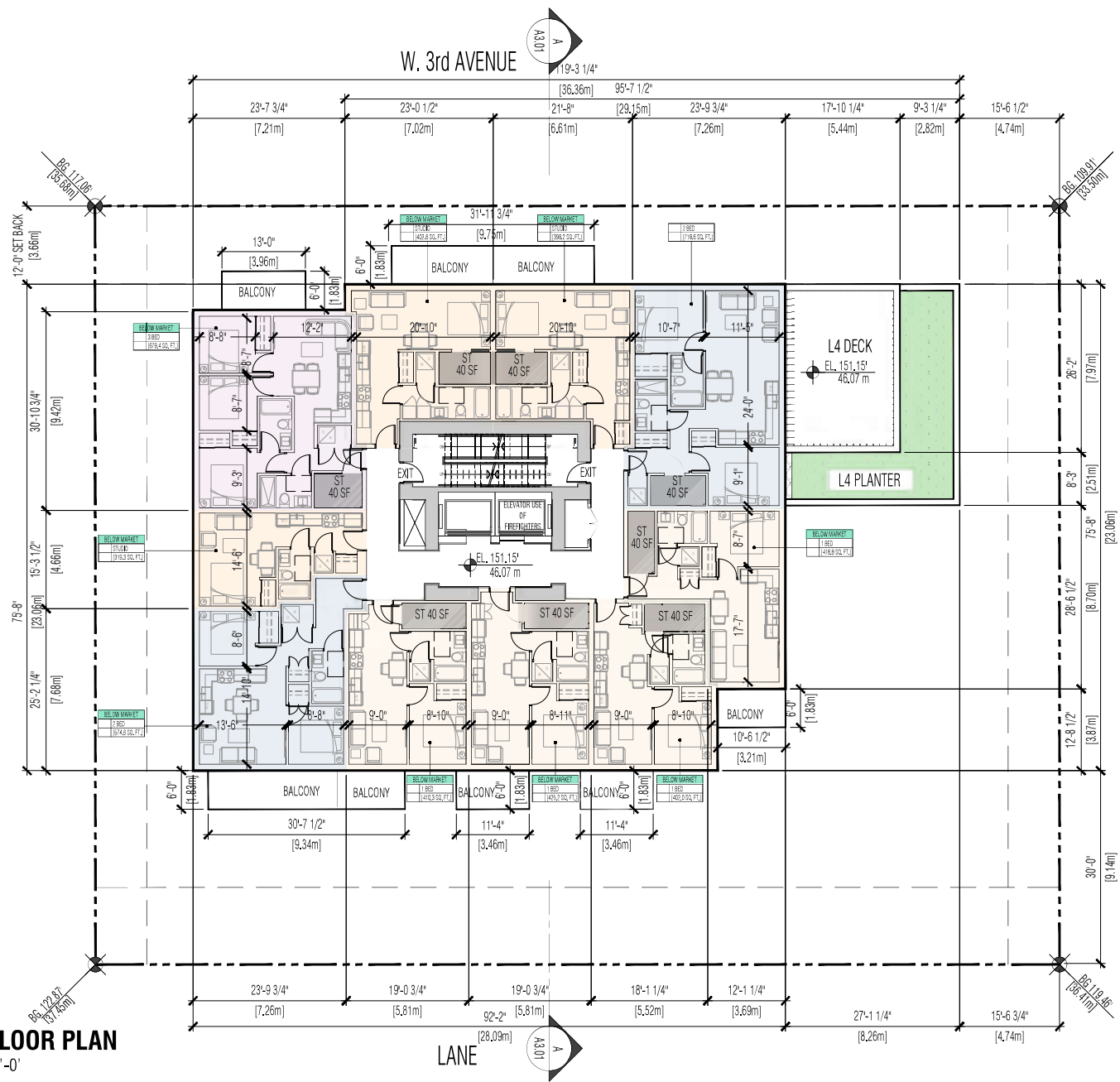
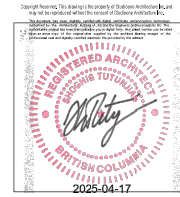
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project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
**PODIUM LEVEL 3 FLOOR
 PLAN**

project no.:	23007	
drawn by:	SOA	
checked by:	SOA	
date:	APR 15 2025	
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drawing no.
A1.09



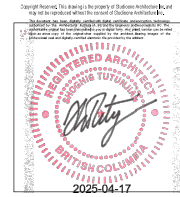
LEVEL 4 FLOOR PLAN
 SCALE 1/16" = 1'-0"

T 2025.04.15 ISSUED FOR REZONING	
no.	date: description:
Revisions	

project title: BROADWAY PLAN DEVELOPMENT 2170 WEST 3RD AVENUE	
drawing title: LEVEL 4 FLOOR PLAN	

project no.:	23007	N.
drawn by:	SOA	
checked by:	SOA	
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drawing no.
A1.10



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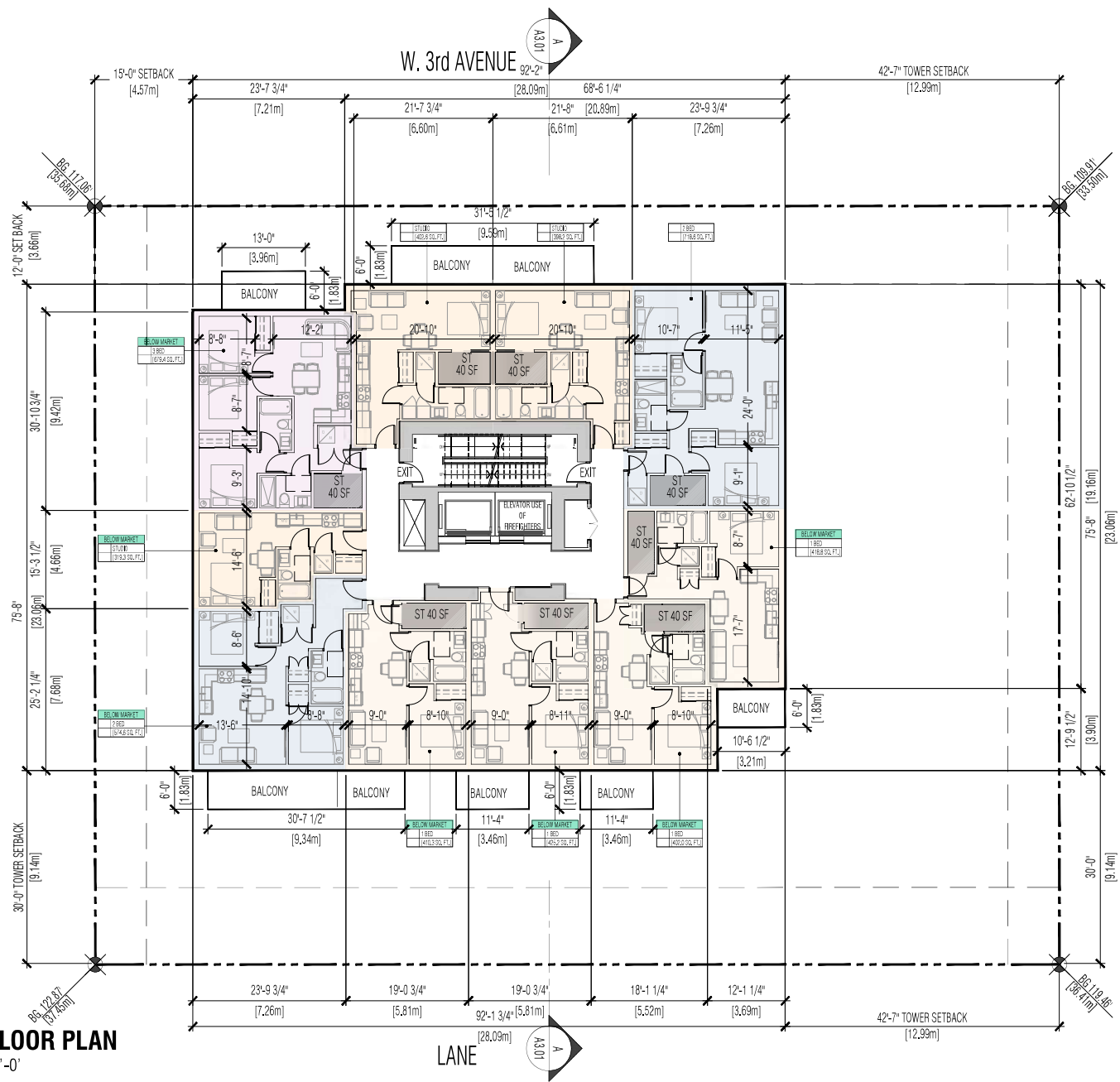
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**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
LEVEL 5 FLOOR PLAN

project no.: 23007
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 checked by: SOA
 date: 7PM 15 2025
 scale: 1/16" = 1'-0"

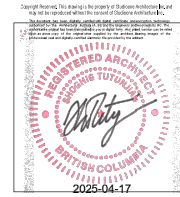
drawing no.:

A1.11



- STUDIO
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

LEVEL 5 FLOOR PLAN
 SCALE 1/16" = 1'-0"



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 no. date: description:
 Revisions:

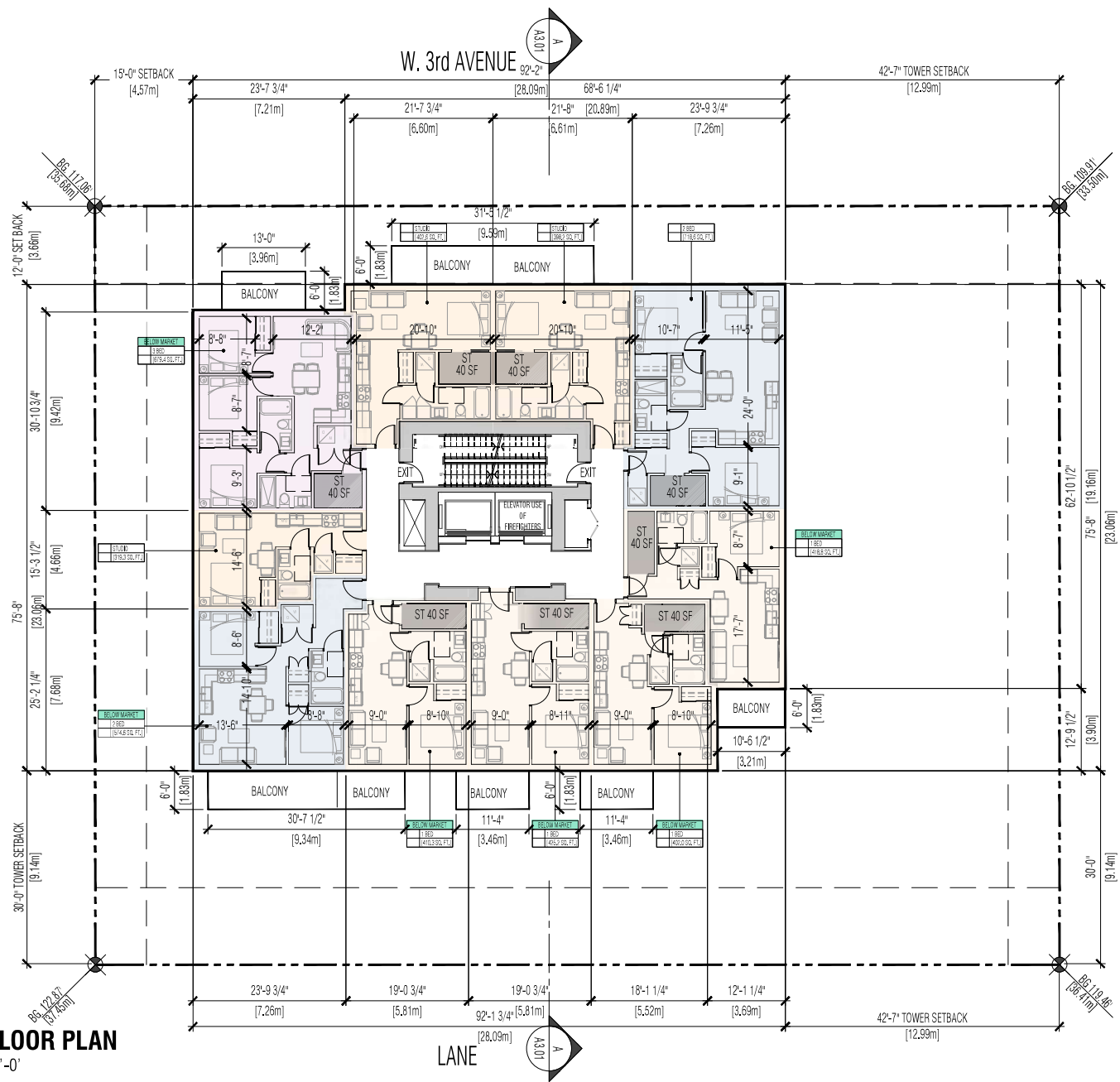
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**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
LEVEL 6 FLOOR PLAN

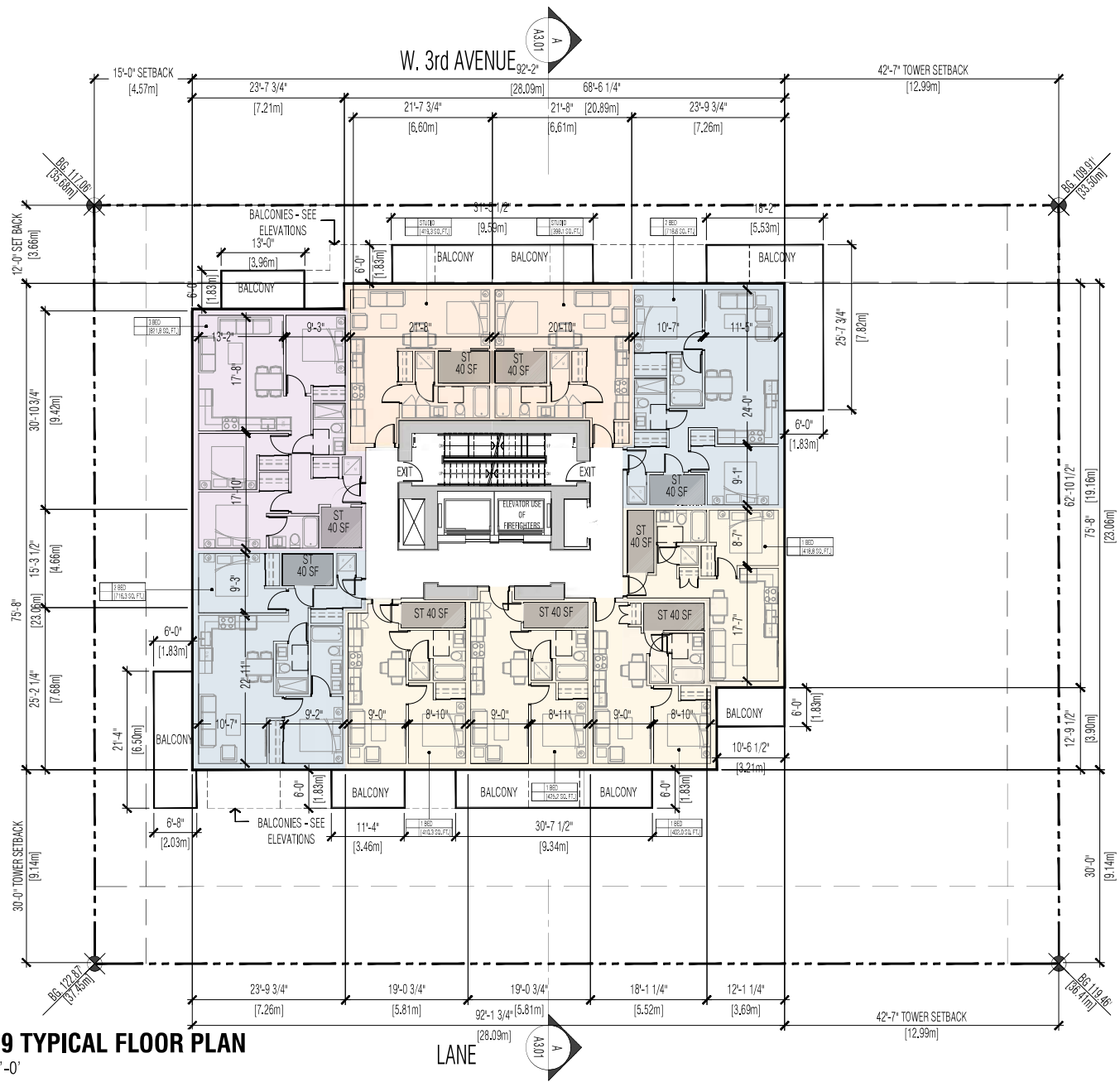
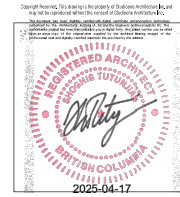
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 drawn by: SOA
 checked by: SOA
 date: 7PM 15 2025
 scale: 1/16" = 1'-0"

drawing no.:

A1.12



LEVEL 6 FLOOR PLAN
 SCALE 1/16" = 1'-0"



- STUDIO
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

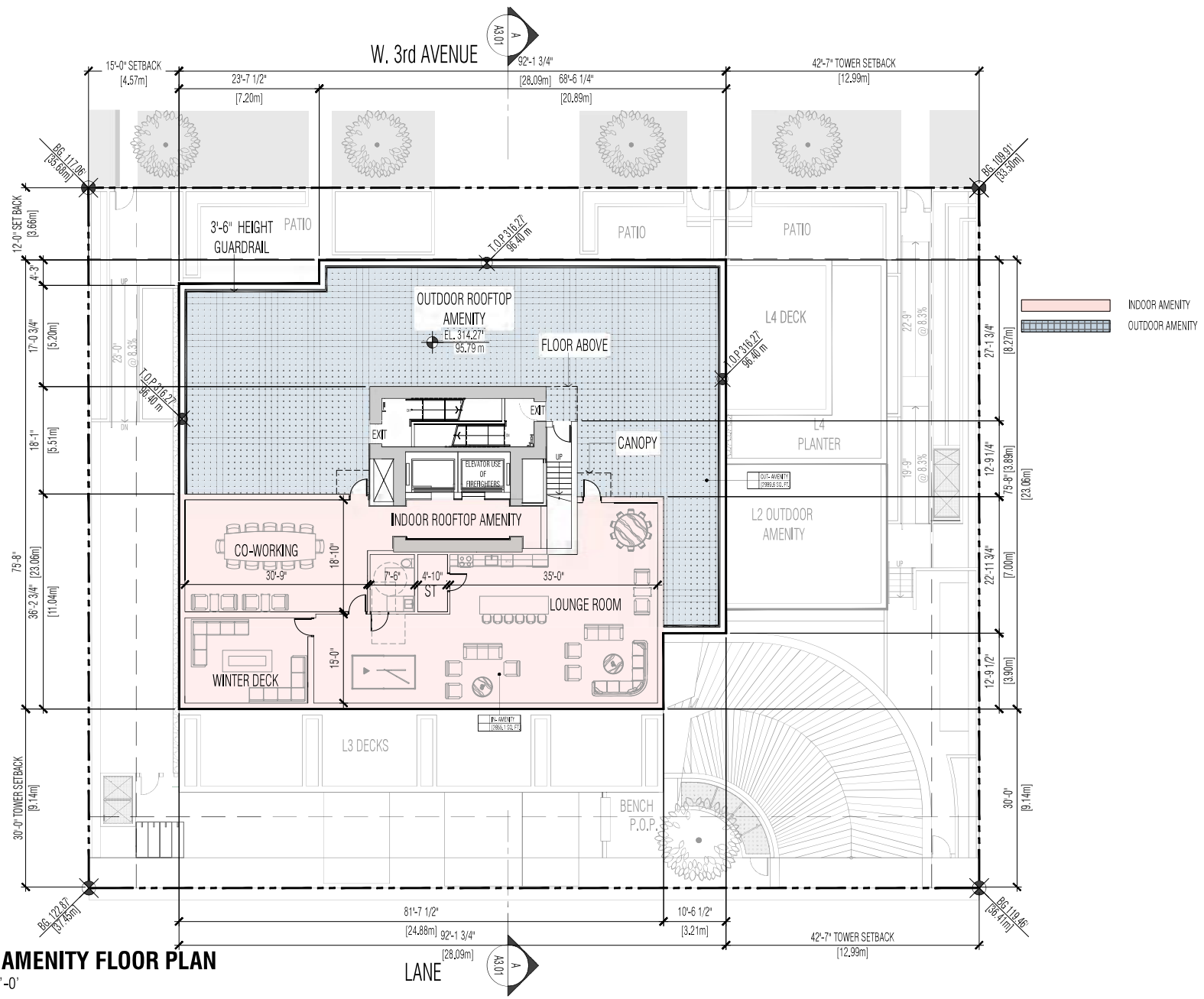
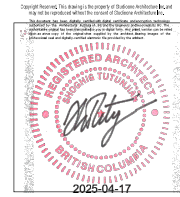
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project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
**LEVEL 7-19 TYPICAL FLOOR
 PLAN**

project no.:	23007	N.
drawn by:	SOA	
checked by:	SOA	
date:	APR 15 2025	
scale:	1/16" = 1'-0"	

drawing no.
A1.13



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

T 2025.04.15 ISSUED FOR REZONING

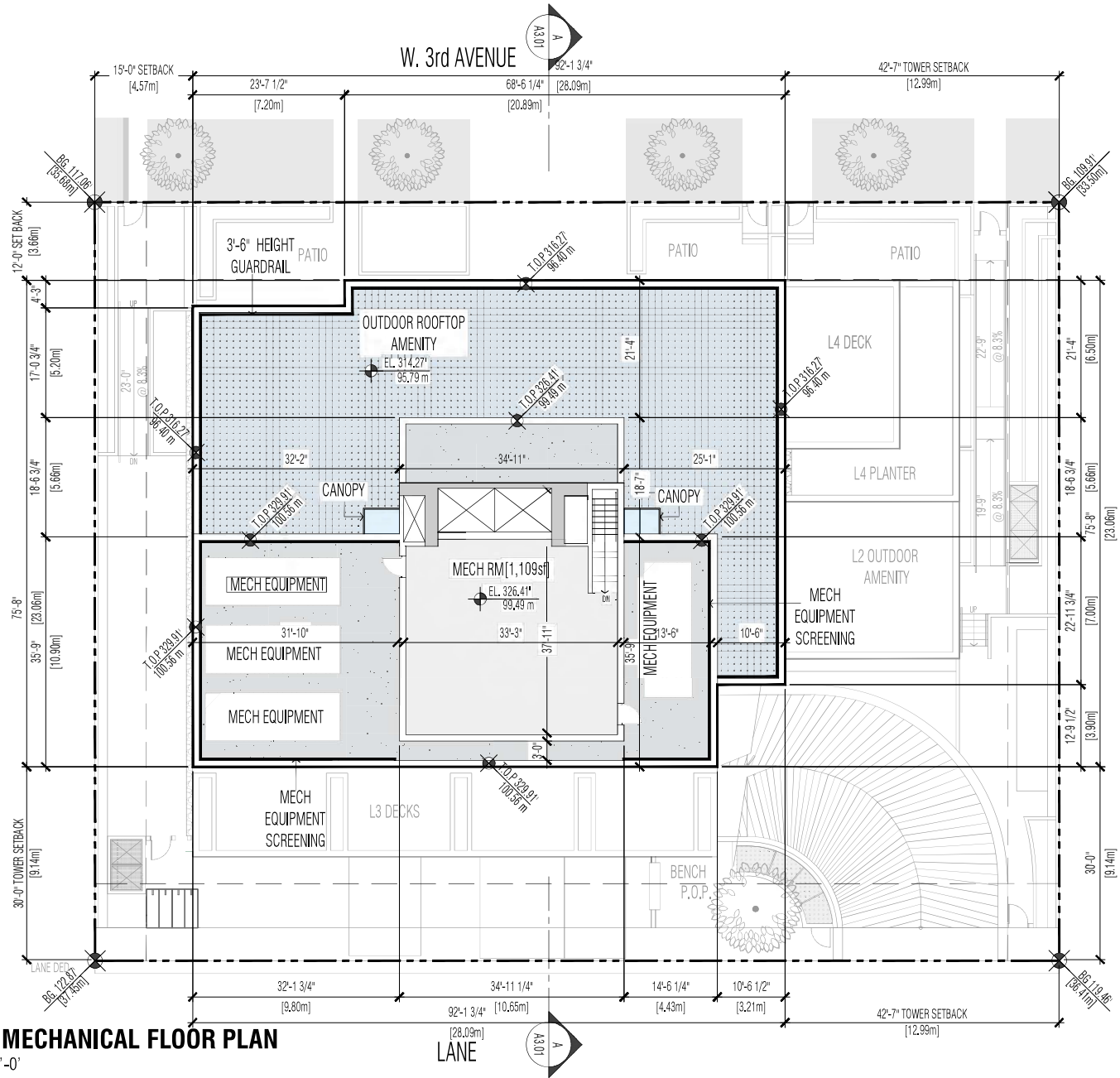
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**BROADWAY PLAN DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
ROOFTOP AMENITY FLOOR PLAN

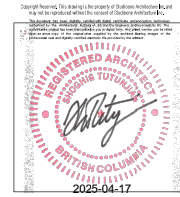
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checked by:	SOA	
date:	APR 15 2025	
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drawing no.
A1.14



ROOFTOP MECHANICAL FLOOR PLAN
SCALE 1/16" = 1'-0"

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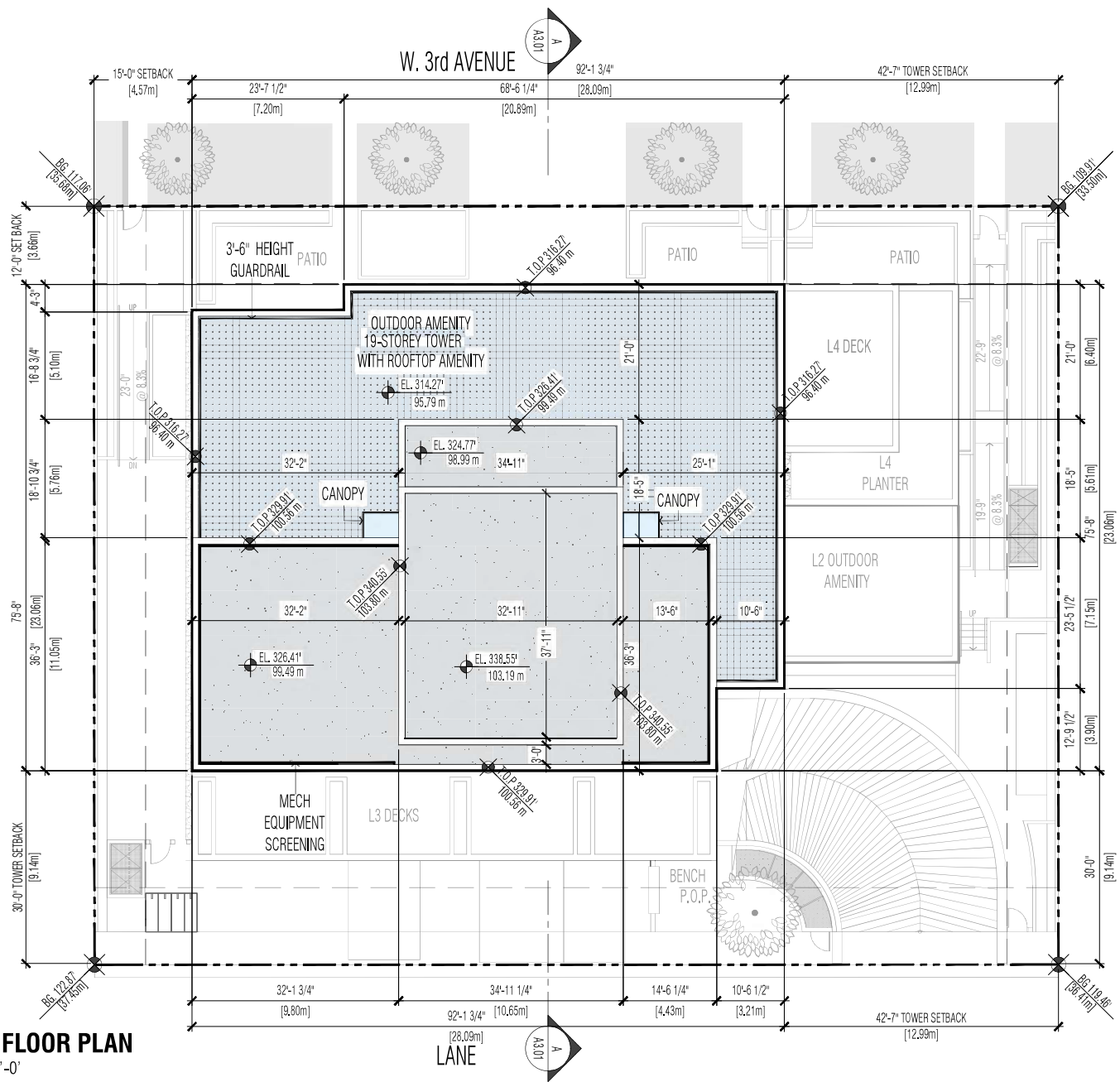
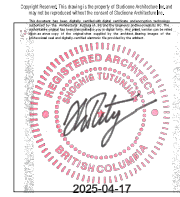
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Revisions:

project title:
**BROADWAY PLAN
DEVELOPMENT
2170 WEST 3RD AVENUE**

drawing title:
**ROOFTOP MECHANICAL
FLOOR PLAN**

project no.: 23007
drawn by: SOA
checked by: SOA
date: APR 15 2025
scale:

drawing no.:
A1.15



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

T 2025.04.15 ISSUED FOR REZONING

no.	date	description

Revisions

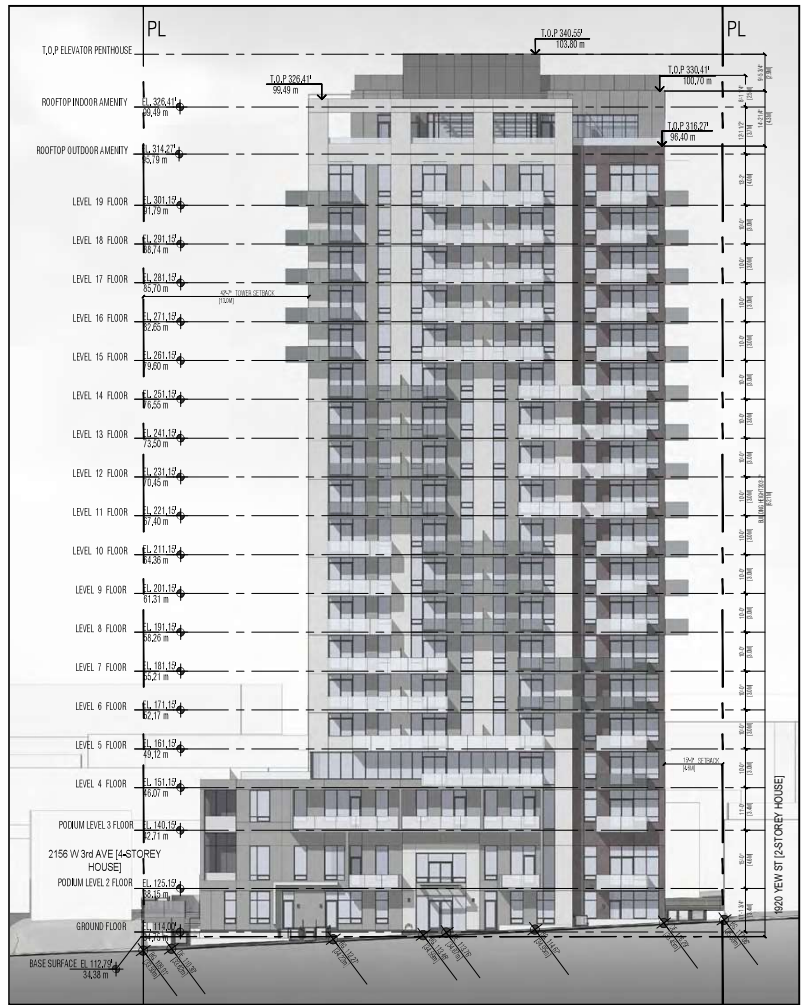
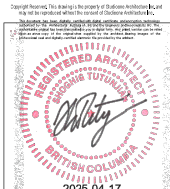
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**BROADWAY PLAN DEVELOPMENT
 2170 WEST 3RD AVENUE**

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ROOFTOP FLOOR PLAN

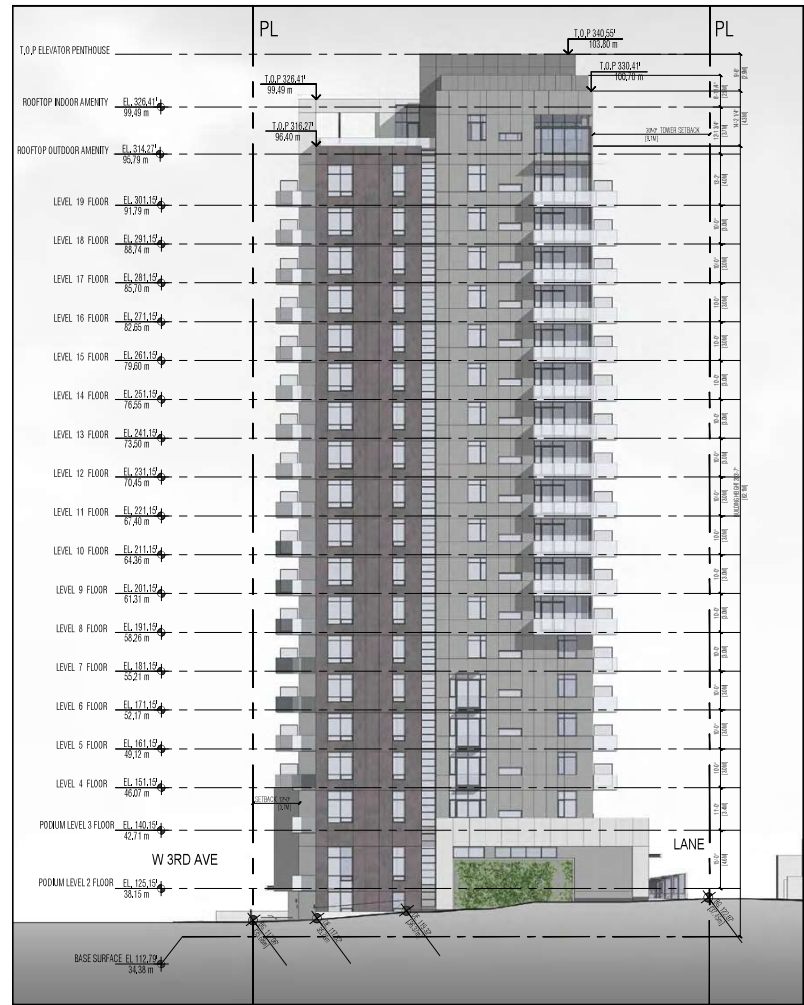
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drawn by:	SOA
checked by:	SOA
date:	APR 15 2025
scale:	1/16" = 1'-0"

drawing no.:

A1.16



NORTH ELEVATION (W 3RD AVENUE)



WEST ELEVATION

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

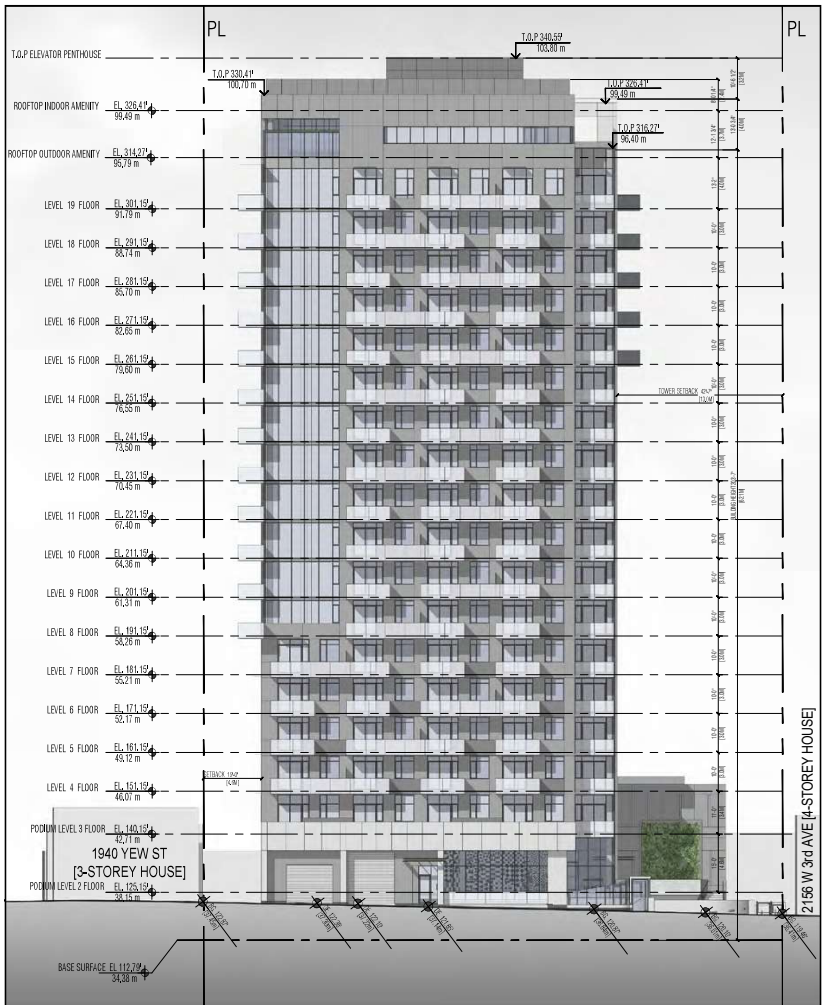
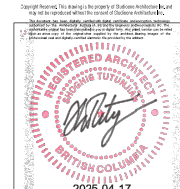
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 no. date: description:
 Revisions:

project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

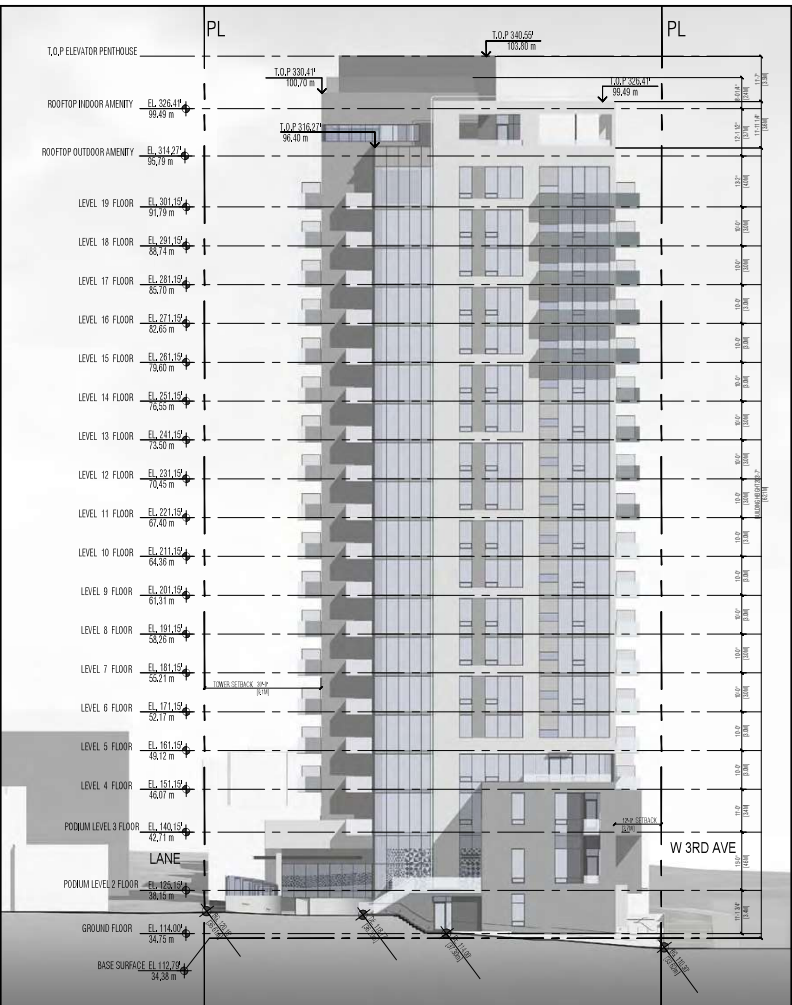
drawing title:
**NORTH & WEST
 ELEVATION**

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: 7/PM 15 2025
 scale: 1/32" = 1'-0"

drawing no.:
A2.01



SOUTH ELEVATION (LANE)



EAST ELEVATION

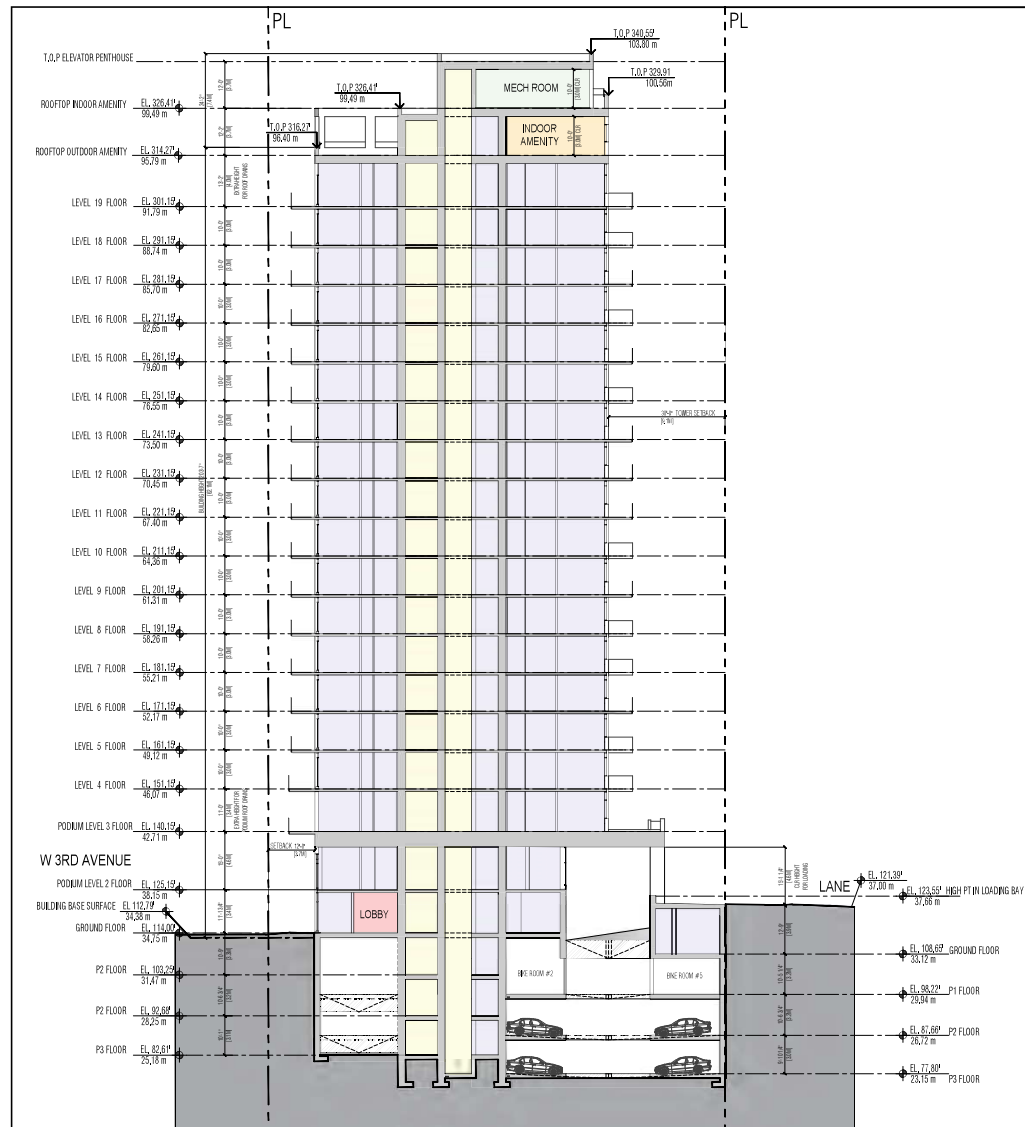
ELEVATIONS
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 Revisions:

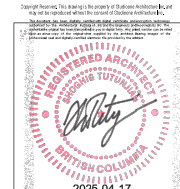
project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**
 drawing title:
**SOUTH & EAST
 ELEVATION**

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: 7PM 15 2025
 scale: 1/32" = 1'-0"

drawing no.
A2.02



SECTION A-A
 SCALE 1/32" = 1'-0"



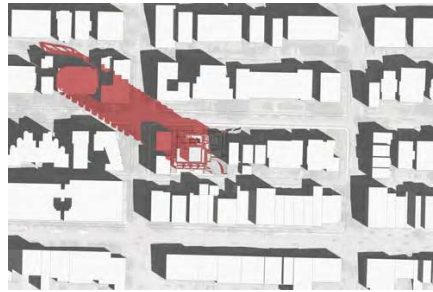
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 Revisions

project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
SECTION A-A

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: APR 15 2025
 scale: 1/16" = 1'-0"

drawing no.:
A3.01



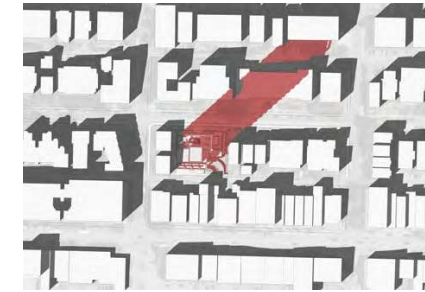
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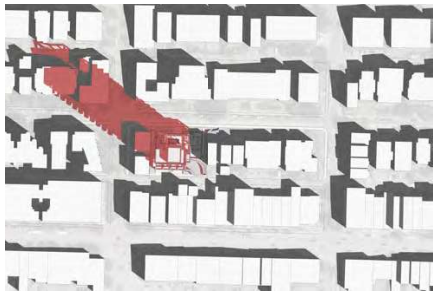
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MARCH 21 - 02:00 PM



MARCH 21 - 04:00 PM



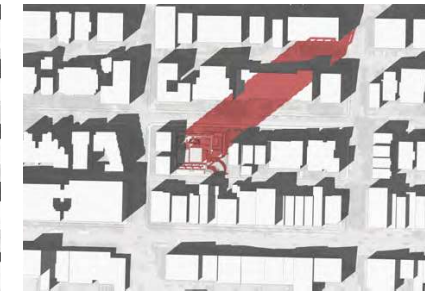
SEPTEMBER 22 - 10:00 AM



SEPTEMBER 22 - 12:00 PM



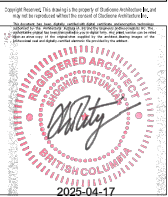
SEPTEMBER 22 - 02:00 PM



SEPTEMBER 22 - 04:00 PM

SHADOW ANALYSIS (UTC -7)

240 - 388 West 8th Ave.
Vancouver, B.C. V5Y 3K2
T: 604-731-3966
studioonearchitecture.ca



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no.	date	description
Revisions		

project title:
BROADWAY PLAN DEVELOPMENT 2170 WEST 3RD AVENUE
drawing title:
SHADOW ANALYSIS

project no.:	23007	
drawn by:	SOA	
checked by:	SOA	
date:	APR 15 2025	
scale:	1/16" = 1'-0"	

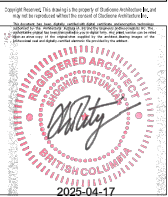
drawing no.
A4.01



RENDER FROM WEST 3RD AVENUE - NORTH

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 no. date description
 Revisions

project title:
 BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE

drawing title:
 3D-PERSPECTIVE
 FROM W 3RD AVE 1

project no.:	23007
drawn by:	SOA
checked by:	SOA
date:	APR 15 2025
scale:	

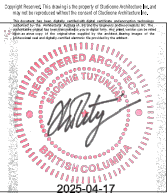
drawing no.
A5.01



RENDER FROM WEST 3RD AVENUE - NORTH

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project title:
 BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE

drawing title:
 3D-PERSPECTIVE
 FROM W 3RD AVE 2

project no.:	23007
drawn by:	SOA
checked by:	SOA
date:	APR 15 2025
scale:	

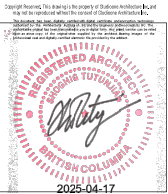
drawing no.
A5.02



RENDER FROM LANE - SOUTH

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 no. date description
 Revisions

project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
**3D-PERSPECTIVE
 FROM LANE**

project no.:	23007
drawn by:	SOA
checked by:	SOA
date:	APR 15 2025
scale:	

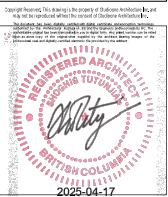
drawing no.
A5.03



RENDER FROM ROOFTOP OUTDOOR AMENITY

240 - 388 West 8th Ave.
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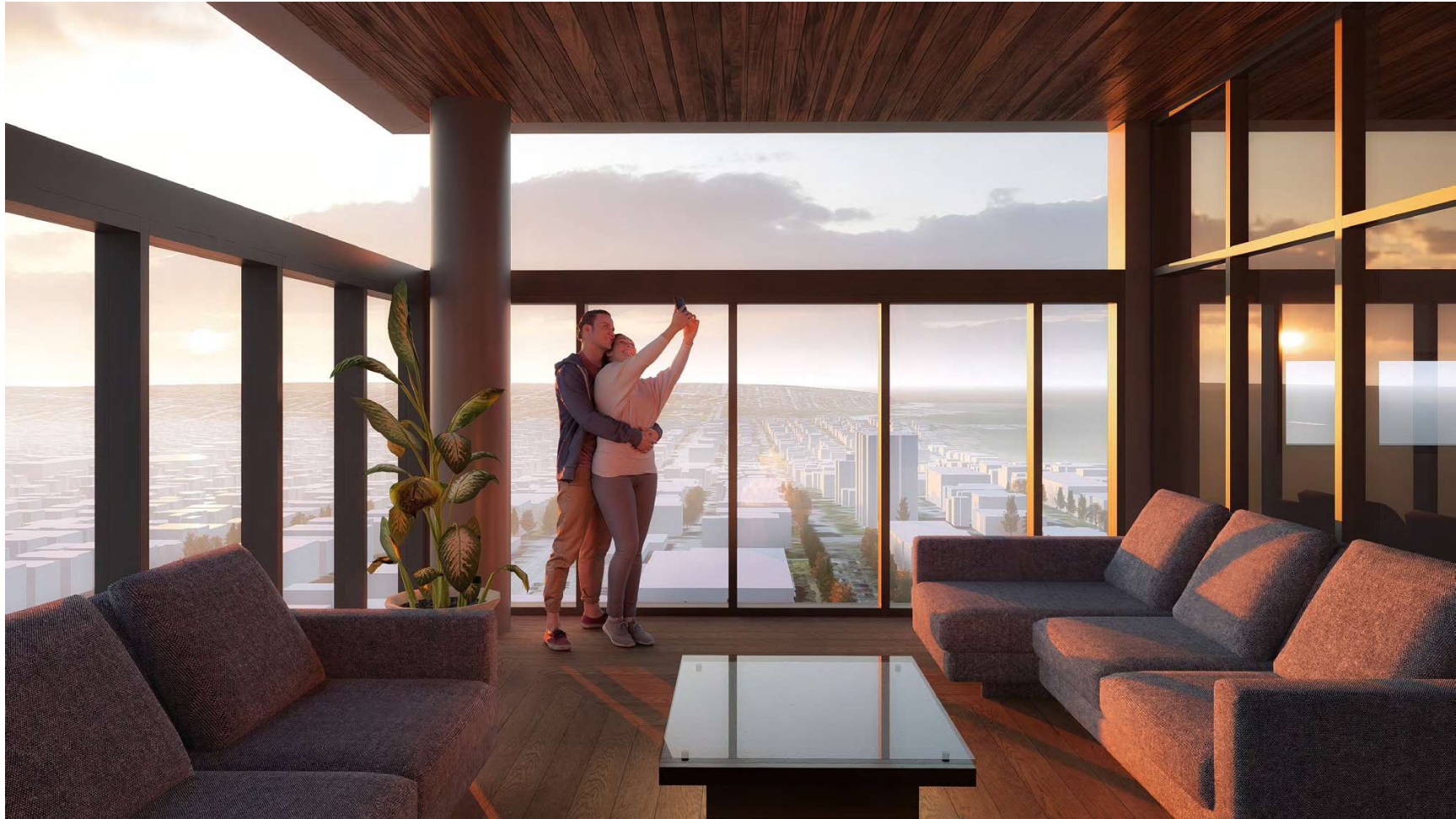
T 2025.04.15 ISSUED FOR REZONING
 no. date description
 Revisions

project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
**3D-PERSPECTIVE FROM
 ROOFTOP AMENITY**

project no.:	23007
drawn by:	SOA
checked by:	SOA
date:	APR 15 2025
scale:	

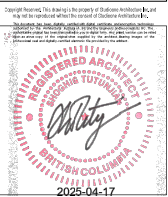
drawing no.
A5.05



RENDER FROM ROOFTOP INDOOR AMENITY

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project title:
 BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE

drawing title:
 3D-PERSPECTIVE FROM
 ROOFTOP AMENITY

project no.:	23007
drawn by:	SOA
checked by:	SOA
date:	APR 15 2025
scale:	

drawing no.

A5.06



AERIAL VIEW FROM SOUTHEAST

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 no. date description
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project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
3D AERIAL SOUTHEAST

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: APR 15 2025
 scale:

drawing no.
A5.08



AERIAL VIEW FROM SOUTHWEST

240 – 388 West 8th Ave.
 Vancouver, B.C. V5Y 3K2
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no.	date	description

project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
3D AERIAL SOUTHWEST

project no.:	23007
drawn by:	SOA
checked by:	SOA
date:	APR 15 2025
scale:	

drawing no.
A5.09



AERIAL VIEW FROM NORTHWEST

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 no. date description
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project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**


drawing title:
3D-AERIAL NORTHWEST

project no.:	23007
drawn by:	SOA
checked by:	SOA
date:	APR 15 2025
scale:	

drawing no.:

A5.11

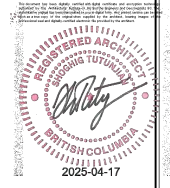
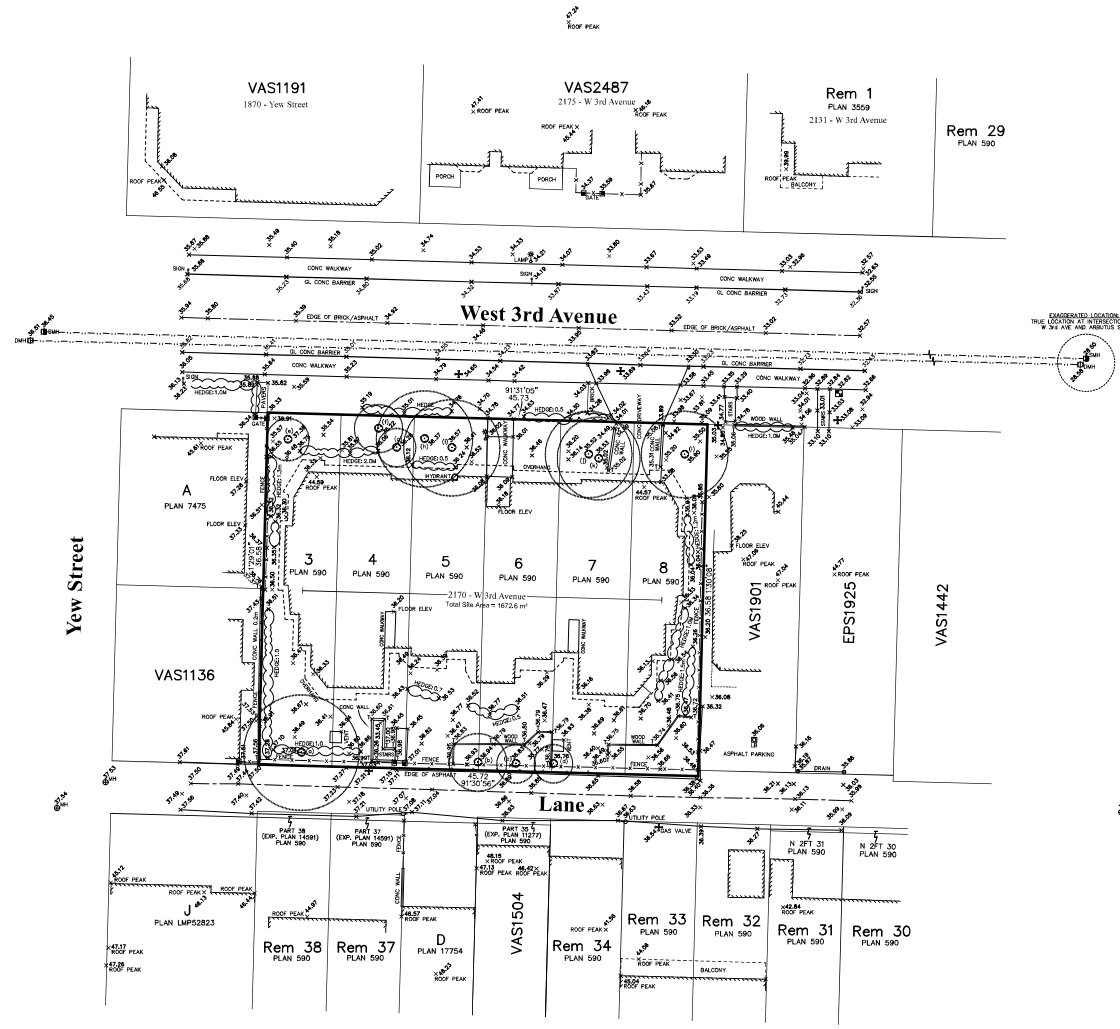
TOPOGRAPHIC SITE PLAN OF LOTS 3 - 8 BLOCK 234 DISTRICT LOT 526 PLAN 590

Scale 1 : 250

 ALL DISTANCES ARE IN METRES

CURRENT C.V.C. ADDRESS:
 2170 - W 3rd Avenue,
 VANCOUVER, BC
 PID: 015-364-246 (LOT 3)
 PID: 015-364-241 (LOT 4)
 PID: 015-364-258 (LOT 5)
 PID: 015-364-267 (LOT 6)
 PID: 015-364-281 (LOT 7)
 PID: 015-364-305 (LOT 8)

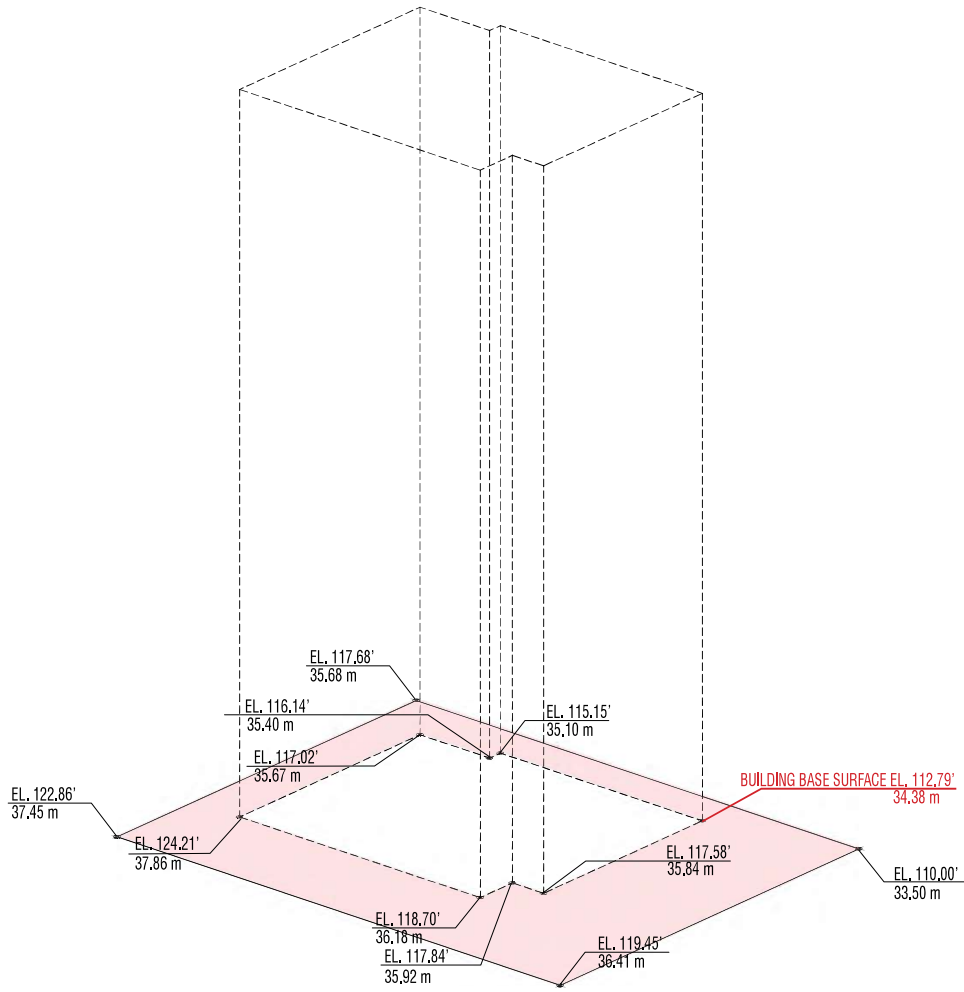
TRAIL	DE/C	DATE	BY
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02	TRAIL	02/03/2019	W.M.A.
03	TRAIL	02/03/2019	W.M.A.
04	TRAIL	02/03/2019	W.M.A.
05	TRAIL	02/03/2019	W.M.A.
06	TRAIL	02/03/2019	W.M.A.
07	TRAIL	02/03/2019	W.M.A.
08	TRAIL	02/03/2019	W.M.A.
09	TRAIL	02/03/2019	W.M.A.
10	TRAIL	02/03/2019	W.M.A.
11	TRAIL	02/03/2019	W.M.A.
12	TRAIL	02/03/2019	W.M.A.
13	TRAIL	02/03/2019	W.M.A.
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18	TRAIL	02/03/2019	W.M.A.
19	TRAIL	02/03/2019	W.M.A.
20	TRAIL	02/03/2019	W.M.A.

- Legend**
- Bolard
 - ▬ Bottom of Feature
 - ▬ Building Line
 - Catch Basin
 - Drain
 - Electrical Box/Service Box
 - ▬ Fence Line
 - Gutterline Elevation
 - LD Gutterline Lethdown
 - ⊕ Gas Valve
 - Gate Post
 - Guy Wire
 - ~ Hedge Line
 - Hydrant
 - ⊗ Inspection Chamber
 - ⊕ Lamp
 - ▭ Lawn Basin
 - ⊕ Manhole
 - ⊕ Monitoring Well
 - ▭ Sanitary Manhole
 - ⊕ Sign
 - ⊗ Spot Elevation
 - ⊕ Storm Manhole
 - ⊕ Sump
 - ⊕ Top of Feature
 - TREE/DE/C 0.20/19896/01.5
 - Drip line radius
 - Trunk Number
 - Trunk Diameter
 - Utility Pole
 - Water Meter
 - ⊕ Water Valve

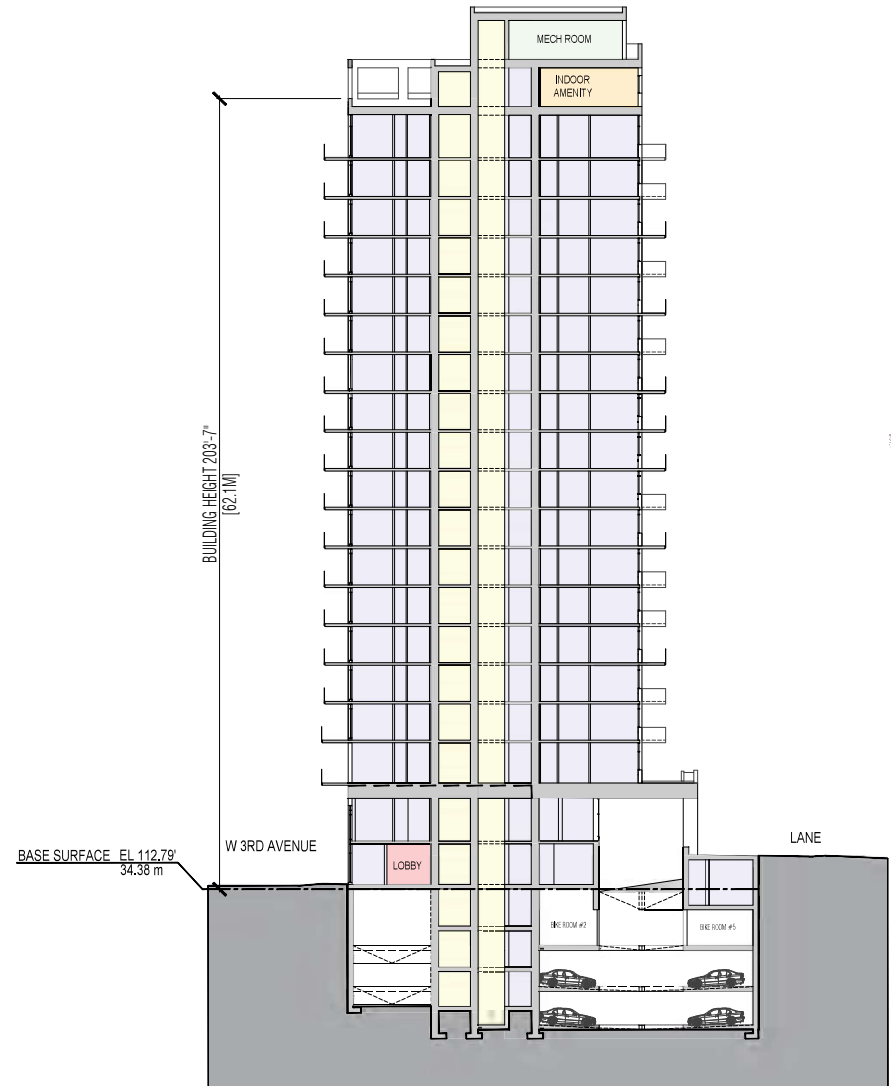


PROPERTY BOUNDARIES	DRAWING NOTES	ELEVATION DERIVATION	DATE OF FIELD SURVEY	H.Y. Associates Land Surveying Ltd.
<ul style="list-style-type: none"> - PROPERTY BOUNDARIES SHOWN ARE DERIVED FROM FIELD SURVEY. - OFFSETS TO PROPERTY BOUNDARIES ARE NOT TO BE USED TO FOR BOUNDARY DETERMINATION - CHARGES WITHOUT ACCOMPANYING PLANS HAVE NOT BEEN SHOWN, REFER TO CURRENT CERTIFICATE OF TITLE FOR ADDITIONAL CHARGES. 	<ul style="list-style-type: none"> - TREE DIMENSIONS AND SPECIES SHOULD BE CONFIRMED BY A CERTIFIED ARBORIST, TRUNK DIAMETER MEASURED 1.4m ABOVE GRADE. - FEATURES SHOWN ARE VISIBLE AT GROUND LEVEL, NO SURVEY OR RESEARCH HAS BEEN CONDUCTED FOR BURIED SERVICES. - BUILDING LOCATIONS ARE SHOWN TO THE EXTERIOR FACE OF THE EXTERIOR WALL. 	<p>ELEVATIONS DERIVED FROM CITY OF VANCOUVER MONUMENT V-3481 LOCATED AT THE INTERSECTION OF W 6th AVE & NEW ST. IN SW CORNER ELEV. = 39.842m CV2/28/018 (2018)</p>	<p>JUNE 20, 2023</p> <p>CURTIS VAN HOVE B.C.L.S.</p>	<p>British Columbia Land Surveyors #200, 9128 - 152nd Street Surrey, B.C. V3R 4E7 Tel: 604-883-0116 Fax: 236-864-LS Dwg: 236164_TO.DWG</p>

APPENDIX 3 - BUILDING HEIGHT CALCULATION



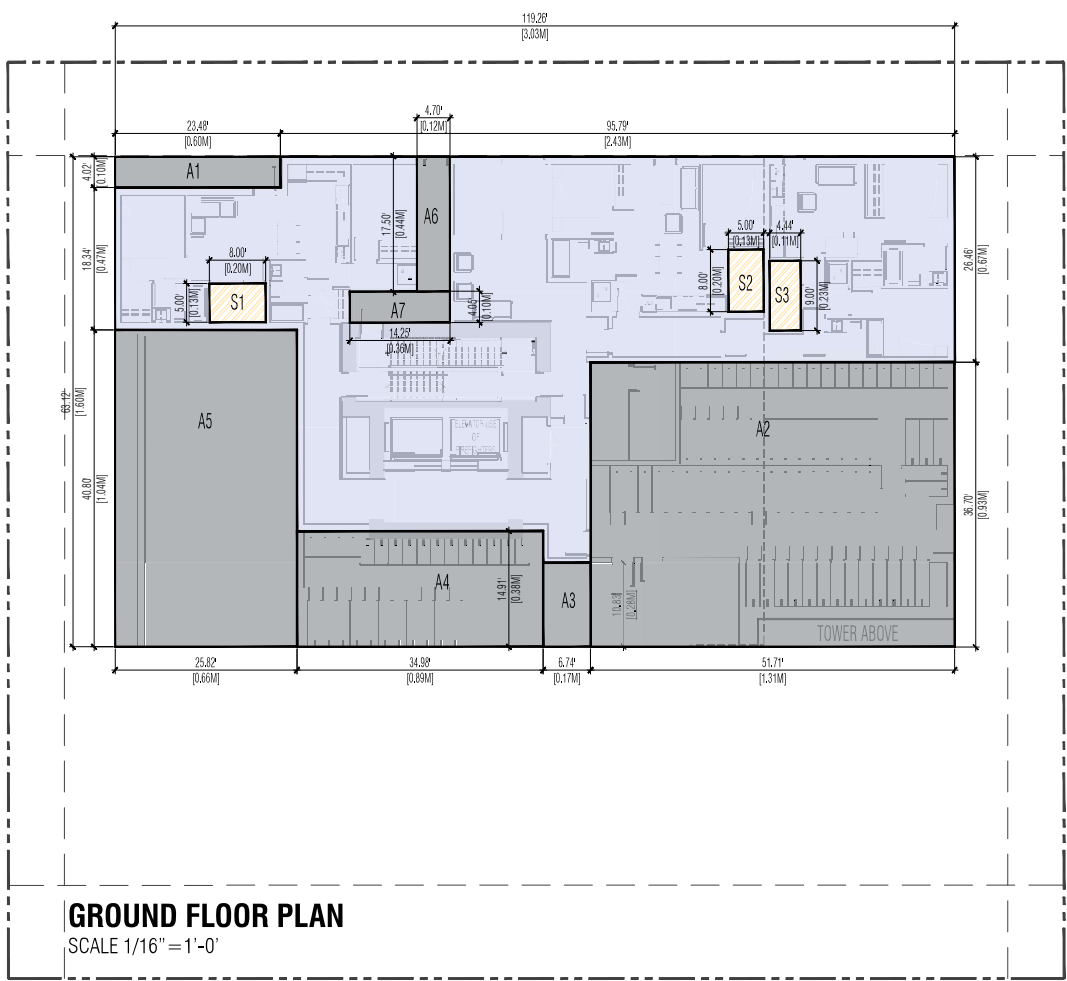
BUILDING BASE SURFACE



HEIGHT CALCULATION

SCALE 1/32" = 1'-0"

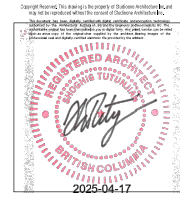




FSR SCHEDULE - GROUND FLOOR						
Name	Length	Width		Area		
GROSS PERIMETER AREA						
	119.27	X	63.12	=	7528.9	
AREA DEDUCTION	A1	23.48	X	4.02	=	94.4
	A2	51.71	X	36.70	=	1897.8
	A3	6.74	X	10.83	=	73.0
	A4	34.98	X	14.91	=	521.6
	A5	25.82	X	40.85	=	1054.7
	A6	4.70	X	17.50	=	82.3
	A7	14.25	X	4.05	=	57.7
	S1	8.00	X	5.00	=	40.0
	S2	5.00	X	8.00	=	40.0
S3	4.44	X	9.00	=	40.0	
SUBTOTAL						
					3901.4	
TOTAL FSR						
					3.627	

FSR LEGEND

- RESIDENTIAL AREA
- AREA DEDUCTION
- STORAGE



T 2025.04.15 ISSUED FOR REZONING
 no. date: description:
 Revisions:

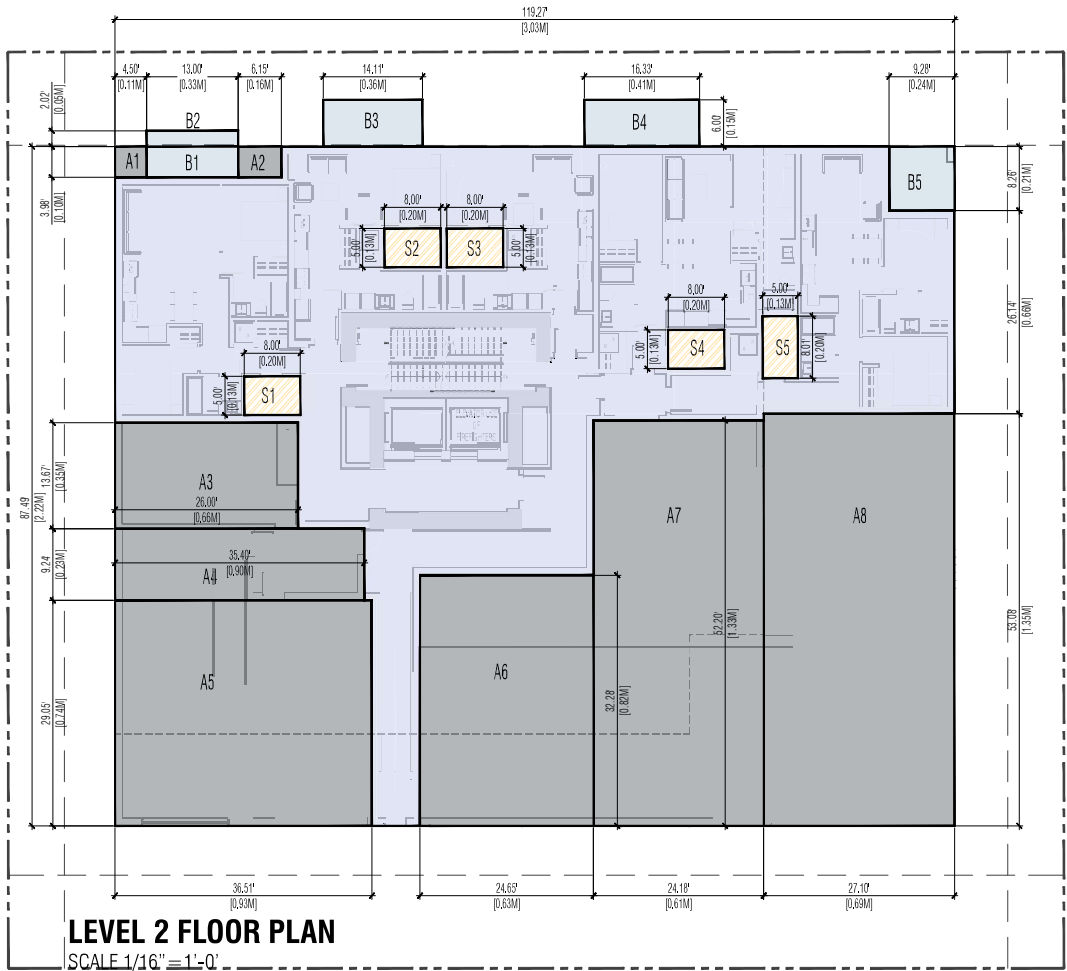
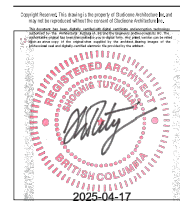
project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
**FSR OVERLAY GROUND
 FLOOR PLAN**

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: APR 15 2025
 scale: 1/16" = 1'-0"

drawing no.
A6.01





FSR SCHEDULE - LEVEL 2					
Name	Length	Width		Area	
GROSS PERIMETER AREA					
A1	4.50	X	4.02	=	18.1
A2	6.15	X	4.02	=	24.7
A3	26.00	X	13.67	=	355.4
A4	35.40	X	9.24	=	327.1
A5	36.51	X	29.05	=	1060.6
A6	24.65	X	32.28	=	795.7
A7	24.18	X	52.20	=	1262.2
A8	27.10	X	53.08	=	1438.5
AREA DEDUCTION					
B1	13.00	X	4.02	=	52.3
B5	9.29	X	8.26	=	76.7
S1	8.00	X	5.00	=	40.0
S2	5.00	X	8.00	=	40.0
S3	5.00	X	8.00	=	40.0
S4	8.00	X	5.00	=	40.0
S5	5.00	X	8.00	=	40.0
SUBTOTAL					5611.3

TOTAL FSR **4,824.6**

L2 BALCONY AREA					
B1	13.00	X	4.28	=	55.6
B2	13.00	X	1.98	=	25.7
B3	14.11	X	6.00	=	84.7
B4	16.33	X	6.00	=	98.0
B5	9.28	X	8.26	=	76.7
TOTAL BALCONY AREA					340.7

FSR LEGEND

- RESIDENTIAL AREA
- AREA DEDUCTION
- STORAGE
- BALCONIES

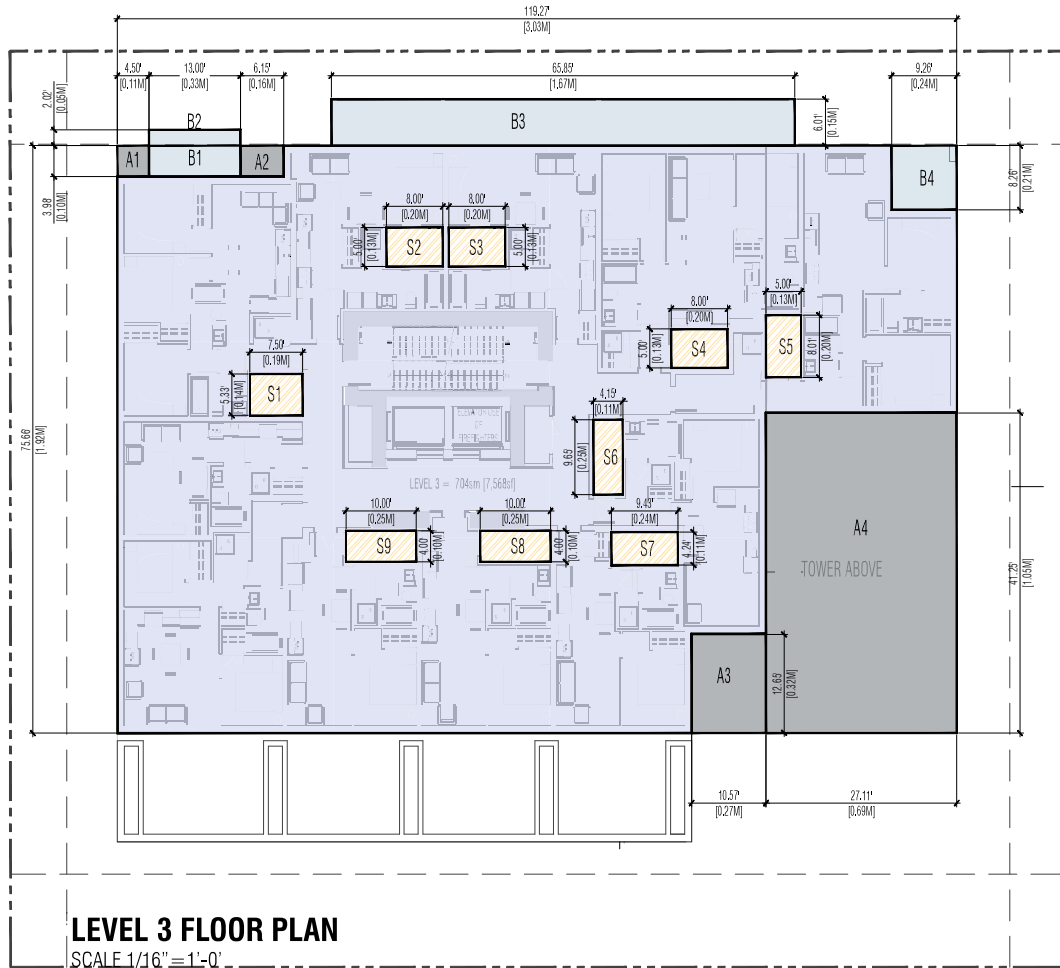
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 no. date: description:
 Revisions

project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
**FSR OVERLAY LEVEL2
 FLOOR PLAN**

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: APR 15 2025
 scale: 1/16" = 1'-0"

drawing no.:
A6.02



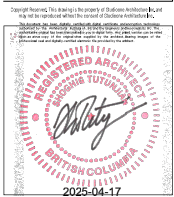
FSR SCHEDULE - LEVEL 3					
Name	Length	Width		Area	
GROSS PERIMETER AREA					
	119.27	X	75.66	=	9023.8
A1	4.50	X	3.98	=	17.9
A2	6.15	X	3.98	=	24.5
A3	10.54	X	12.65	=	133.3
A4	27.11	X	41.25	=	1118.3
B1	13.00	X	3.98	=	51.7
B4	9.29	X	8.28	=	76.9
S1	7.50	X	5.33	=	40.0
S2	8.00	X	5.00	=	40.0
S3	8.00	X	5.00	=	40.0
S4	8.00	X	5.00	=	40.0
S5	5.00	X	8.00	=	40.0
S6	4.15	X	9.65	=	40.0
S7	9.43	X	4.24	=	40.0
S8	10.00	X	4.00	=	40.0
S9	10.00	X	4.00	=	40.0
SUBTOTAL					
				=	1782.7

TOTAL FSR	7241
------------------	-------------

L3 BALCONY AREA					
B1	13.00	X	4.28	=	55.6
B2	13.00	X	2.02	=	26.3
B3	65.85	X	6.00	=	395.1
B4	9.27	X	8.26	=	76.6
TOTAL BALCONY AREA					
				=	553.6

FSR LEGEND

- RESIDENTIAL AREA
- AREA DEDUCTION
- STORAGE
- BALCONIES



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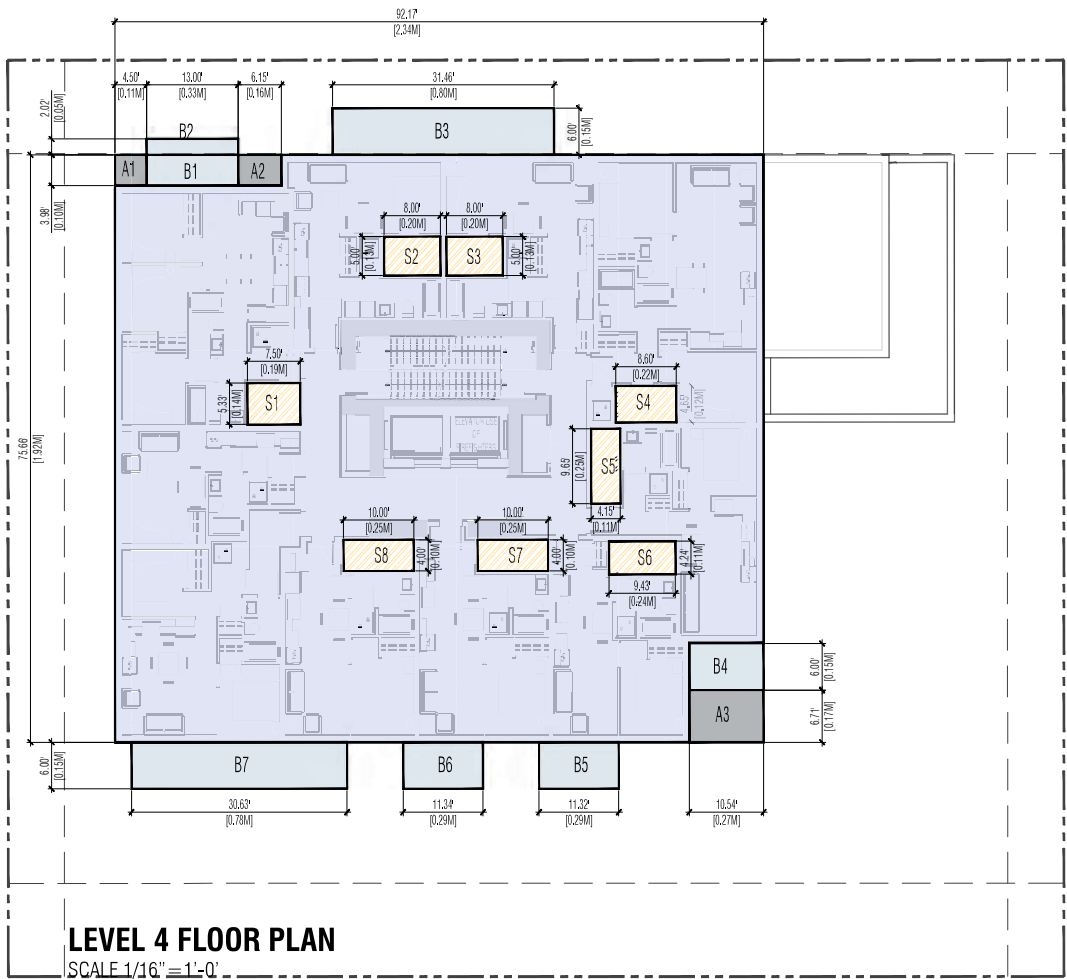
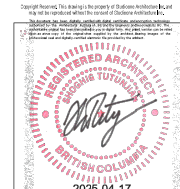
project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
**FSR OVERLAY LEVEL3
 FLOOR PLAN**

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: APR 15 2025
 scale: 1/16"=1'-0"

drawing no.

A6.03



FSR SCHEDULE - LEVEL 4					
Name	Length		Width	Area	
GROSS PERIMETER AREA					
	92.17	X	75.66	= 6973.0	
AREA DEDUCTION	A1	4.50	X	3.98	= 17.9
	A2	6.15	X	3.98	= 24.5
	A3	10.57	X	6.71	= 70.9
	B1	13.00	X	3.98	= 51.7
	B4	10.57	X	6.00	= 63.4
	S1	7.50	X	5.33	= 40.0
	S2	8.00	X	5.00	= 40.0
	S3	8.00	X	5.00	= 40.0
	S4	8.60	X	4.65	= 40.0
S5	9.65	X	4.15	= 40.0	
S6	9.43	X	4.24	= 40.0	
S7	10.00	X	4.00	= 40.0	
S8	10.00	X	4.00	= 40.0	
SUBTOTAL				548.4	
TOTAL STORAGE AREA				320.0	

TOTAL FSR	6425
------------------	-------------

L4 BALCONY AREA				
B1	13.00	X	4.28	= 55.6
B2	13.00	X	2.02	= 26.3
B3	31.46	X	6.00	= 188.8
B4	9.85	X	6.00	= 59.1
B5	11.32	X	6.00	= 67.9
B6	11.34	X	6.00	= 68.0
B7	30.63	X	6.00	= 183.8
TOTAL BALCONY AREA				649.5

FSR LEGEND

- RESIDENTIAL AREA
- AREA DEDUCTION
- STORAGE
- BALCONIES

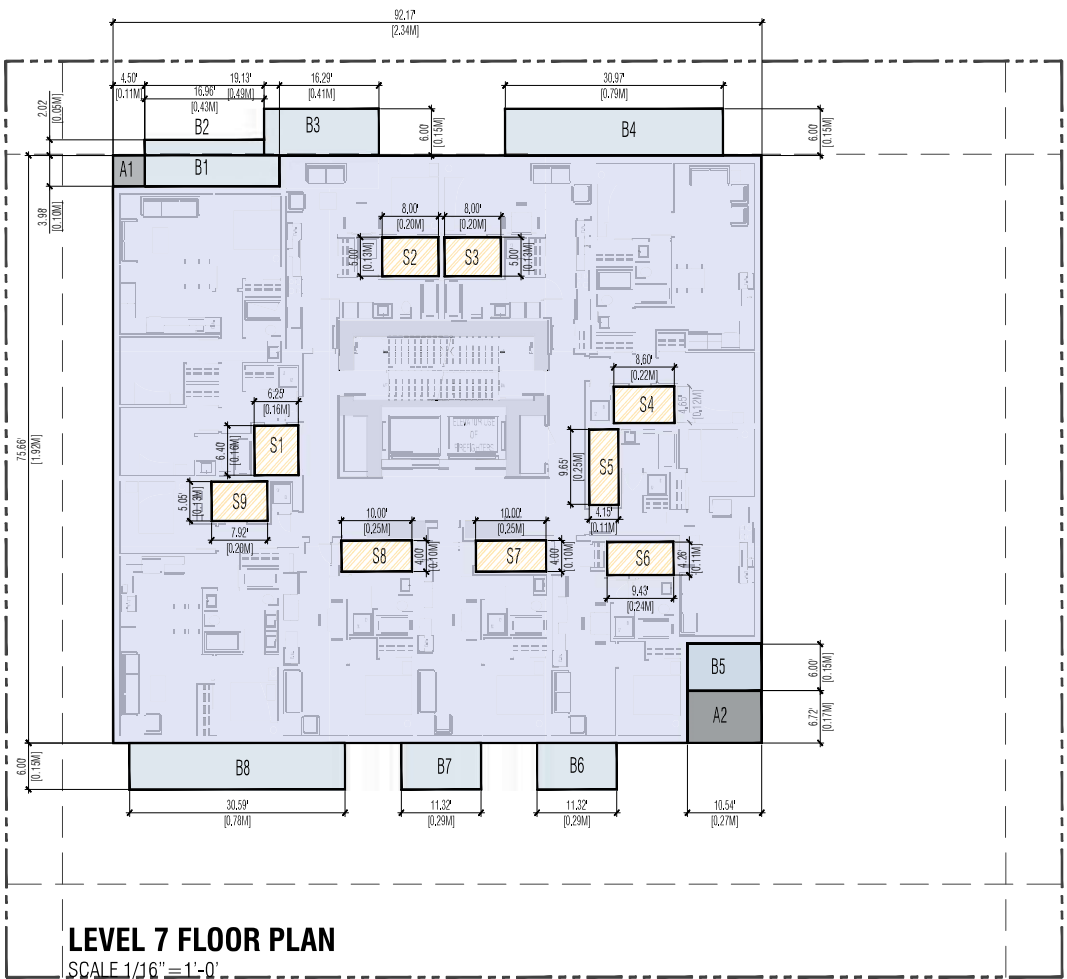
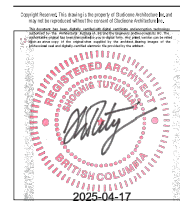
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 no. date: description:
 Revisions:

project title:
BROADWAY PLAN DEVELOPMENT
 2170 WEST 3RD AVENUE

drawing title:
FSR OVERLAY LEVEL 4 FLOOR PLAN

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: APR 15 2025
 scale: 1/16" = 1'-0"

drawing no.
A6.04



FSR SCHEDULE - LEVEL 7					
Name	Length		Width	Area	
GROSS PERIMETER AREA					
	92.17	X	75.66	= 6973.3	
AREA DEDUCTION	A1	4.50	X	3.98	= 17.9
	A2	10.57	X	6.72	= 71.0
	B1	19.13	X	3.98	= 76.1
	B5	10.57	X	6.00	= 63.4
	S1	6.25	X	6.40	= 40.0
	S2	8.00	X	5.00	= 40.0
	S3	8.00	X	5.00	= 40.0
	S4	8.60	X	4.65	= 40.0
	S5	9.65	X	4.15	= 40.0
S6	9.43	X	4.24	= 40.0	
S7	10.00	X	4.00	= 40.0	
S8	10.00	X	4.00	= 40.0	
S9	7.50	X	5.33	= 40.0	
SUBTOTAL				588.5	

TOTAL FSR	6385
------------------	-------------

L7 BALCONY AREA				
B1	19.13	X	4.28	= 81.9
B2	16.96	X	2.02	= 34.3
B3	16.29	X	6.00	= 97.7
B4	30.97	X	6.00	= 185.8
B5	9.85	X	6.00	= 59.1
B6	11.32	X	6.00	= 67.9
B7	11.32	X	6.00	= 67.9
B8	30.63	X	6.00	= 183.8
TOTAL BALCONY AREA				778.4

FSR LEGEND

- RESIDENTIAL AREA
- AREA DEDUCTION
- STORAGE
- BALCONIES

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 no. date: description:
 Revisions

project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

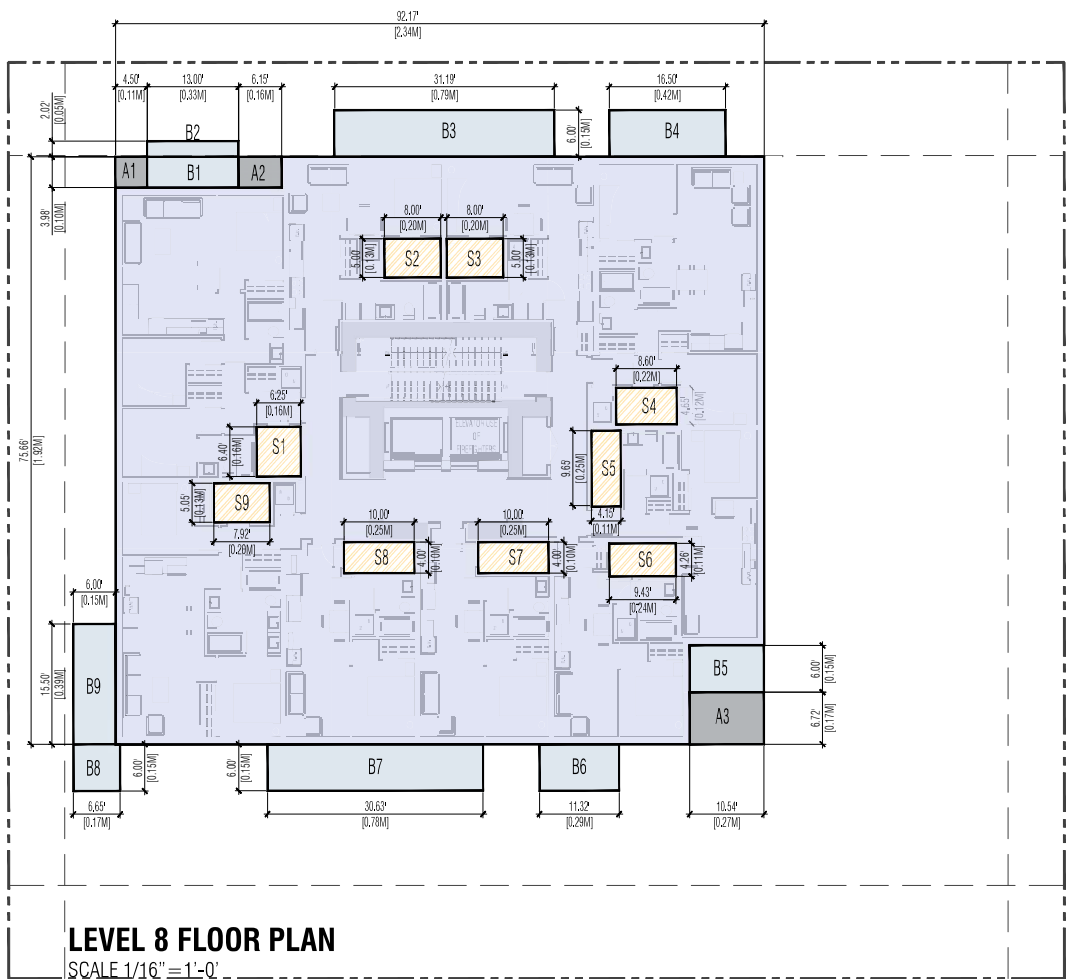
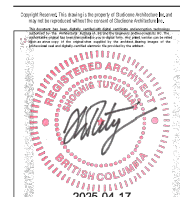
drawing title:
**FSR OVERLAY LEVEL 7
 FLOOR PLAN**

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: APR 15 2025
 scale: 1/16" = 1'-0"



drawing no.:

A6.07



FSR SCHEDULE - LEVEL 8					
Name	Length		Width	Area	
GROSS PERIMETER AREA					
	92.17	X	75.66	= 6973.6	
AREA DEDUCTION	A1	4.50	X	3.98	= 17.9
	A2	6.15	X	3.98	= 24.5
	A3	10.57	X	6.72	= 71.0
	B5	10.57	X	6.00	= 63.4
	B1	13.00	X	3.98	= 51.7
	S1	6.25	X	6.40	= 40.0
	S2	8.00	X	5.00	= 40.0
	S3	8.00	X	5.00	= 40.0
	S4	8.60	X	4.65	= 40.0
S5	9.65	X	4.15	= 40.0	
S6	9.43	X	4.24	= 40.0	
S7	10.00	X	4.00	= 40.0	
S8	10.00	X	4.00	= 40.0	
S9	7.50	X	5.33	= 40.0	
SUBTOTAL					
				588.6	

TOTAL FSR	6385
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L8 BALCONY AREA				
B1	13.00	X	4.28	= 55.6
B2	13.00	X	2.02	= 26.3
B3	31.19	X	6.00	= 187.1
B4	15.50	X	6.00	= 99.0
B5	9.85	X	6.00	= 59.1
B6	11.32	X	6.00	= 67.9
B7	30.63	X	6.00	= 183.8
B8	6.65	X	6.00	= 39.9
B9	6.00	X	15.50	= 93.0
TOTAL BALCONY AREA				
				811.7

FSR LEGEND

- RESIDENTIAL AREA
- AREA DEDUCTION
- STORAGE
- BALCONIES

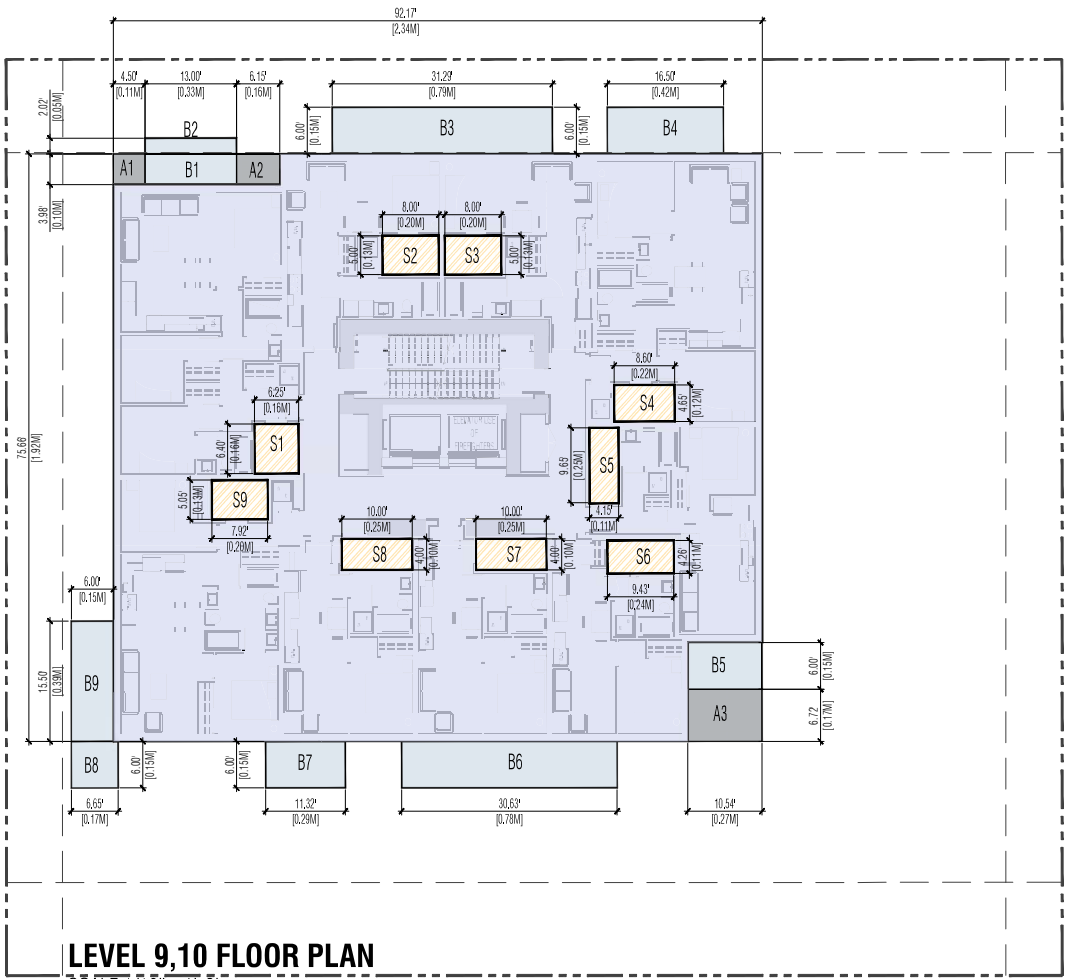
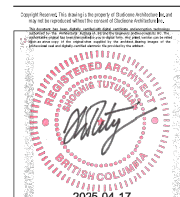
T 2025.04.15 ISSUED FOR REZONING
 no. date: description:
 Revisions:

project title:
BROADWAY PLAN DEVELOPMENT
 2170 WEST 3RD AVENUE

drawing title:
FSR OVERLAY LEVEL 8 FLOOR PLAN

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: APR 15 2025
 scale: 1/16" = 1'-0"

drawing no.
A6.08



FSR SCHEDULE - LEVEL 9						
Name	Length	Width		Area		
GROSS PERIMETER AREA						
	92.17	X	75.66	=	6973.3	
AREA DEDUCTION	A1	4.50	X	3.98	=	17.9
	A2	6.15	X	3.98	=	24.5
	A3	10.57	X	6.72	=	71.0
	B5	10.57	X	6.00	=	63.4
	B1	13.00	X	3.98	=	51.7
	S1	6.25	X	6.40	=	40.0
	S2	8.00	X	5.00	=	40.0
	S3	8.00	X	5.00	=	40.0
	S4	8.60	X	4.65	=	40.0
	S5	9.65	X	4.15	=	40.0
S6	9.43	X	4.24	=	40.0	
S7	10.00	X	4.00	=	40.0	
S8	10.00	X	4.00	=	40.0	
S9	7.50	X	5.33	=	40.0	
SUBTOTAL						
					588.6	

TOTAL FSR	6385
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L9 BALCONY AREA					
B1	13.00	X	4.28	=	55.6
B2	13.00	X	2.02	=	26.3
B3	31.29	X	6.00	=	187.7
B4	16.50	X	6.00	=	99.0
B5	9.85	X	6.00	=	59.1
B6	30.63	X	6.00	=	183.8
B7	11.32	X	6.00	=	67.9
B8	6.65	X	6.00	=	39.9
B9	6.00	X	15.50	=	93.0
TOTAL BALCONY AREA					
					812.3

- FSR LEGEND**
- RESIDENTIAL AREA
 - AREA DEDUCTION
 - STORAGE
 - BALCONIES

T 2025.04.15 ISSUED FOR REZONING
 no. date: description:
 Revisions:

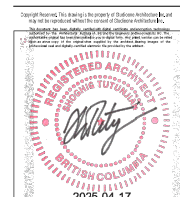
project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
**FSR OVERLAY LEVEL 9,10
 FLOOR PLAN**

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: APR 15 2025
 scale: 1/16"=1'-0"

drawing no.:
A6.09





T: 2025.04.15 ISSUED FOR REZONING
 no. date: description:
 Revisions:

project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**
 drawing title:
**FSR OVERLAY LEVEL 11
 FLOOR PLAN**

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: APR 15 2025
 scale: 1/16"=1'-0"

drawing no.:
A6.10

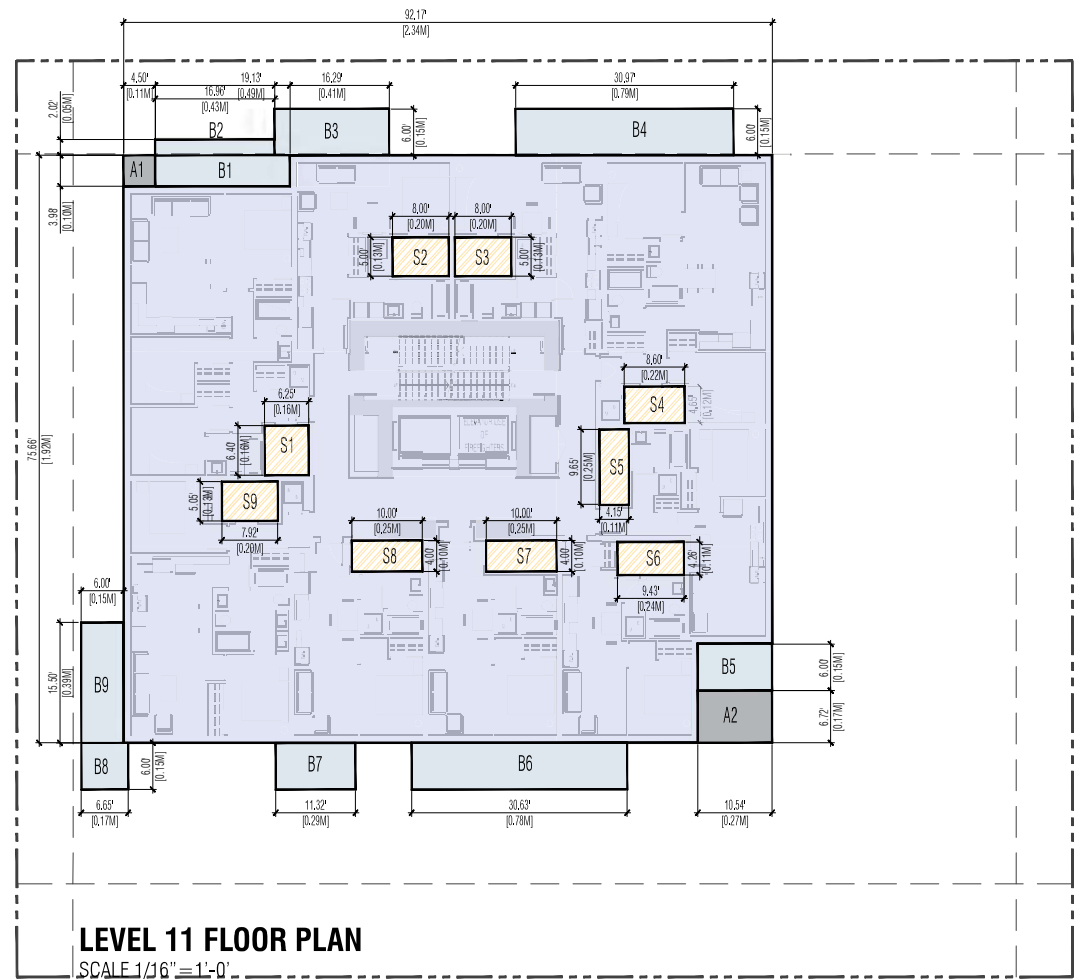
FSR SCHEDULE - LEVEL 11			
Name	Length	Width	Area
GROSS PERIMETER AREA			
	92.17	X 75.66	= 6973.3
AREA DEDUCTION	A1	4.50	X 3.98 = 17.9
	A2	10.57	X 6.72 = 71.0
	B1	19.13	X 3.98 = 76.1
	B5	10.57	X 6.00 = 63.4
	S1	6.25	X 6.40 = 40.0
	S2	8.00	X 5.00 = 40.0
	S3	8.00	X 5.00 = 40.0
	S4	8.60	X 4.65 = 40.0
	S5	9.65	X 4.15 = 40.0
	S6	9.43	X 4.24 = 40.0
S7	10.00	X 4.00 = 40.0	
S8	10.00	X 4.00 = 40.0	
S9	7.50	X 5.33 = 40.0	
SUBTOTAL			588.5

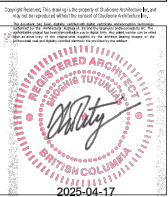
TOTAL FSR	6385
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L11 BALCONY AREA			
B1	19.13	X 4.28	= 81.9
B2	16.96	X 2.02	= 34.3
B3	16.29	X 6.00	= 97.7
B4	30.97	X 6.00	= 185.8
B5	9.85	X 6.00	= 59.1
B6	30.63	X 6.00	= 183.8
B7	11.32	X 6.00	= 67.9
B8	6.65	X 6.00	= 39.9
B9	6.00	X 15.50	= 93.0
TOTAL BALCONY AREA			843.4

FSR LEGEND

- RESIDENTIAL AREA
- AREA DEDUCTION
- STORAGE
- BALCONIES





T 2025.04.15 ISSUED FOR REZONING
 no. date: description:
 Revisions:

project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
**FSR OVERLAY LEVEL 12-14
 FLOOR PLAN**

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: APR 15 2025
 scale: 1/16"=1'-0"

drawing no.

A6.11

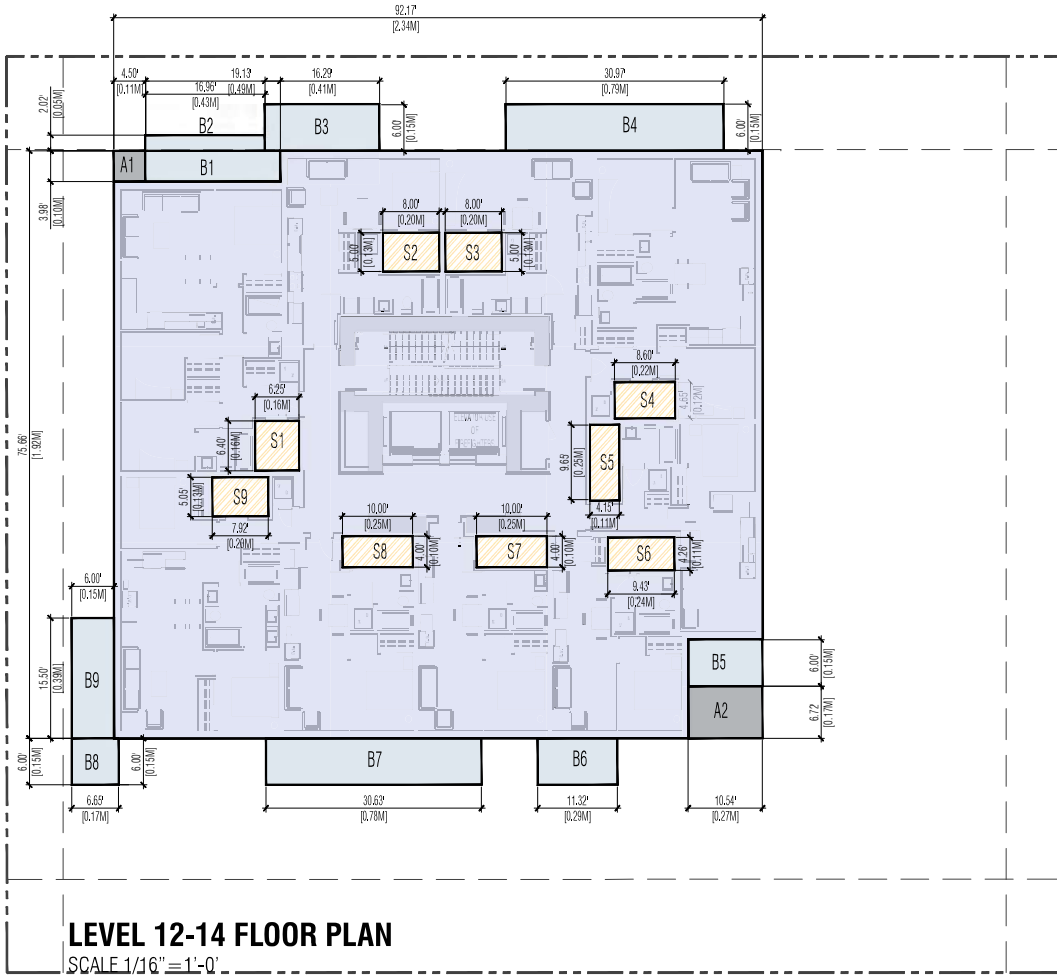
FSR SCHEDULE - LEVEL 12					
Name	Length	Width		Area	
GROSS PERIMETER AREA					
	92.17	X	75.66	= 6973.3	
AREA DEDUCTION	A1	4.50	X	3.98	= 17.9
	A2	10.57	X	6.72	= 71.0
	B1	19.13	X	3.98	= 76.1
	B5	10.57	X	6.00	= 63.4
	S1	6.25	X	6.40	= 40.0
	S2	8.00	X	5.00	= 40.0
	S3	8.00	X	5.00	= 40.0
	S4	8.60	X	4.65	= 40.0
	S5	9.65	X	4.15	= 40.0
S6	9.43	X	4.24	= 40.0	
S7	10.00	X	4.00	= 40.0	
S8	10.00	X	4.00	= 40.0	
S9	7.50	X	5.33	= 40.0	
SUBTOTAL				588.5	

TOTAL FSR	6385
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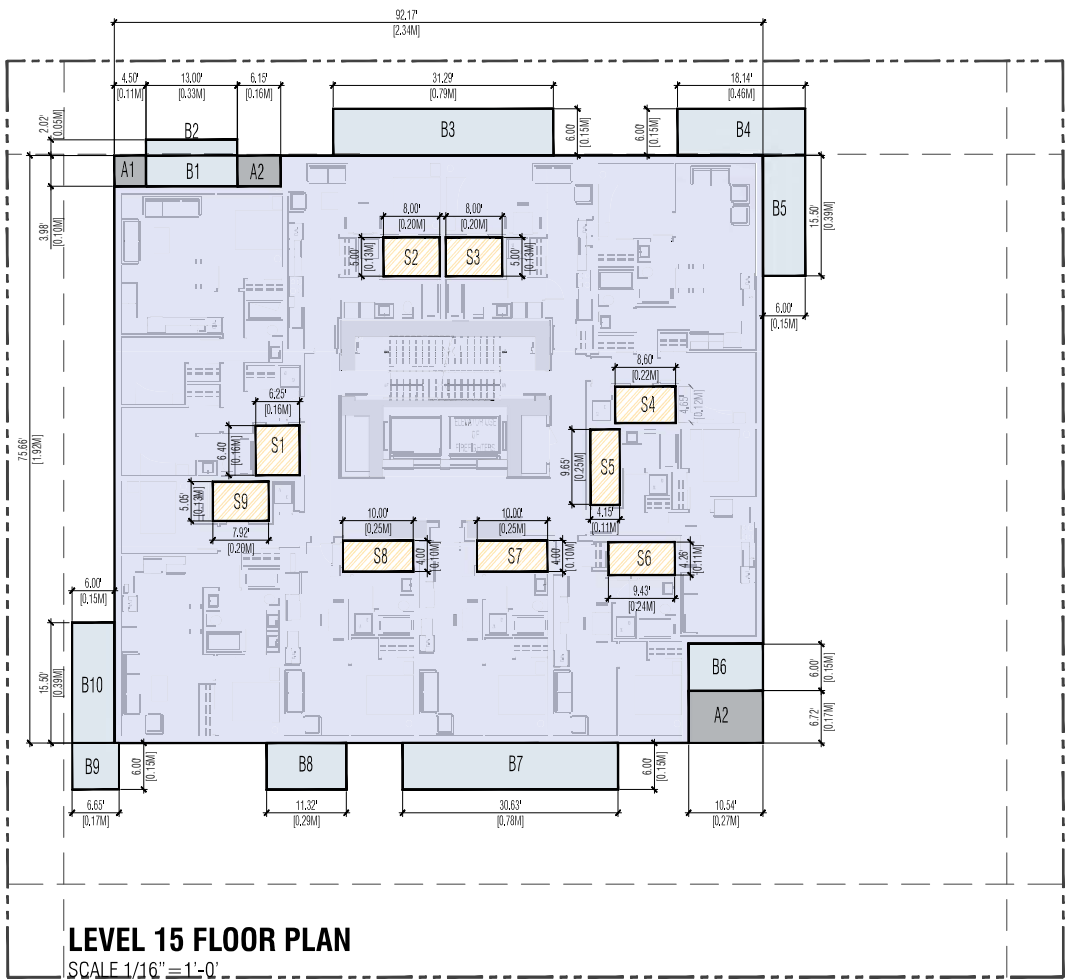
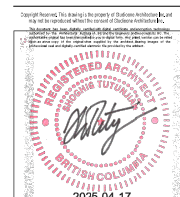
L12 BALCONY AREA				
B1	19.13	X	4.28	= 81.9
B2	16.96	X	2.02	= 34.3
B3	16.29	X	6.00	= 97.7
B4	30.97	X	6.00	= 185.8
B5	9.85	X	6.00	= 59.1
B6	11.32	X	6.00	= 67.9
B7	30.63	X	6.00	= 183.8
B8	6.65	X	6.00	= 39.9
B9	6.00	X	15.50	= 93.0
TOTAL BALCONY AREA				843.4

FSR LEGEND

- RESIDENTIAL AREA
- AREA DEDUCTION
- STORAGE
- BALCONIES



LEVEL 12-14 FLOOR PLAN
 SCALE 1/16"=1'-0'



FSR SCHEDULE - LEVEL 15					
Name	Length		Width	Area	
GROSS PERIMETER AREA					
	92.17	X	75.66	= 6973.3	
AREA DEDUCTION	A1	4.50	X	3.98	= 17.9
	A2	6.15	X	3.98	= 24.5
	A3	10.57	X	6.72	= 71.0
	B5	10.57	X	6.00	= 63.4
	B1	13.00	X	3.98	= 51.7
	S1	6.25	X	6.40	= 40.0
	S2	8.00	X	5.00	= 40.0
	S3	8.00	X	5.00	= 40.0
	S4	8.60	X	4.65	= 40.0
	S5	9.65	X	4.15	= 40.0
S6	9.43	X	4.24	= 40.0	
S7	10.00	X	4.00	= 40.0	
S8	10.00	X	4.00	= 40.0	
S9	7.50	X	5.33	= 40.0	
SUBTOTAL				588.6	

TOTAL FSR	6385
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L15 BALCONY AREA				
B1	13.00	X	4.28	= 55.6
B2	13.00	X	2.02	= 26.3
B3	31.29	X	6.00	= 187.7
B4	17.45	X	6.00	= 104.7
B5	6.00	X	15.50	= 93.0
B6	9.85	X	6.00	= 59.1
B7	11.32	X	6.00	= 67.9
B8	30.63	X	6.00	= 183.8
B9	6.65	X	6.00	= 39.9
B10	6.00	X	15.50	= 93.0
TOTAL BALCONY AREA				911.0

FSR LEGEND

- RESIDENTIAL AREA
- AREA DEDUCTION
- STORAGE
- BALCONIES

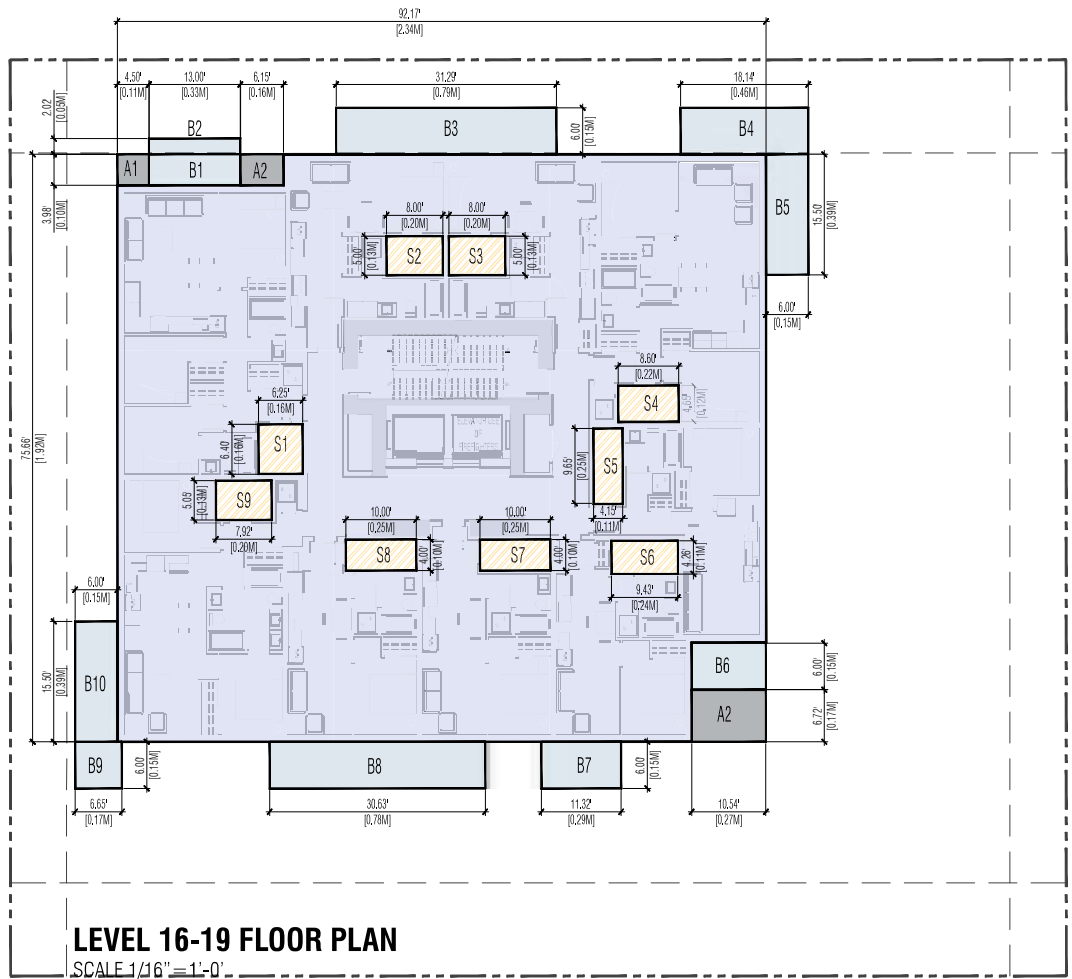
T 2025.04.15 ISSUED FOR REZONING
 no. date: description:
 Revisions:

project title:
BROADWAY PLAN DEVELOPMENT
 2170 WEST 3RD AVENUE

drawing title:
FSR OVERLAY LEVEL 15 FLOOR PLAN

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: APR 15 2025
 scale: 1/16" = 1'-0"

drawing no.
A6.12

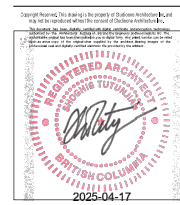


FSR SCHEDULE - LEVEL 16					
Name	Length		Width	Area	
GROSS PERIMETER AREA					
	92.17	X	75.66	= 6973.3	
AREA DEDUCTION	A1	4.50	X	3.98	= 17.9
	A2	6.15	X	3.98	= 24.5
	A3	10.57	X	6.72	= 71.0
	B5	10.57	X	6.00	= 63.4
	B1	13.00	X	3.98	= 51.7
	S1	6.25	X	6.40	= 40.0
	S2	8.00	X	5.00	= 40.0
	S3	8.00	X	5.00	= 40.0
	S4	8.60	X	4.65	= 40.0
	S5	9.65	X	4.15	= 40.0
S6	9.43	X	4.24	= 40.0	
S7	10.00	X	4.00	= 40.0	
S8	10.00	X	4.00	= 40.0	
S9	7.50	X	5.33	= 40.0	
SUBTOTAL				588.6	

TOTAL FSR	6385
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L16 BALCONY AREA				
B1	13.00	X	4.28	= 55.6
B2	13.00	X	2.02	= 26.3
B3	31.29	X	6.00	= 187.7
B4	17.45	X	6.00	= 104.7
B5	6.00	X	15.50	= 93.0
B6	9.85	X	6.00	= 59.1
B7	11.32	X	6.00	= 67.9
B8	30.63	X	6.00	= 183.8
B9	6.65	X	6.00	= 39.9
B10	6.00	X	15.50	= 93.0
TOTAL BALCONY AREA				911.0

- FSR LEGEND**
- RESIDENTIAL AREA
 - AREA DEDUCTION
 - STORAGE
 - BALCONIES



T 2025.04.15 ISSUED FOR REZONING
 no. date: description:
 Revisions:

project title:
**BROADWAY PLAN
 DEVELOPMENT
 2170 WEST 3RD AVENUE**

drawing title:
**FSR OVERLAY LEVEL 16
 FLOOR PLAN**

project no.: 23007
 drawn by: SOA
 checked by: SOA
 date: APR 15 2025
 scale: 1/16"=1'-0"

drawing no.:
A6.13

DRAWING LIST

L-0.00	COVER SHEET
L-1.00	GROUND & PODIUM LEVEL
L-1.01	LEVEL 4
L-1.02	ROOF
L-2.00	SECTIONS
L-3.00	DETAILS
L-3.01	DETAILS

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, i.e. 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 604.871.6151).
- 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 Engineering 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 receive "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, a minimum of 6cm caliper and 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.
- Coordination and communication of any off-site amenities and construction timing will be with the Green Infrastructure Implementation Branch.

The City to provide the green infrastructure location and high level sizing in the geometric design for these street improvements. Contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca for more information.

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 delgn-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 treeed 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 street trees along West 3rd, these trees will grow up to provide shade, perching and nesting opportunities.

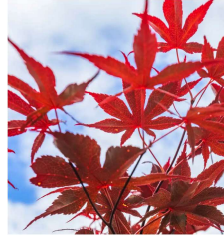
The proposed landscape planting incorporates canopy and habit stratification with tree(s), shrub(s) and groundcover planting, utilizing plants that attract birds, insects and includes native and non-native/non-invasive plants.

MATERIALS LEGEND

	CIP CONCRETE PER CITY OF VANCOUVER ENGINEERING STANDARDS
	CIP CONCRETE VEHICULAR
	SLAB PAVER 24 X 24
	SLAB PAVER 24 X 24
	RUBBER SURFACING
	SLAB PAVER - RANDOM PATTERN 24 X 24
	PLANK PAVER - RUNNING BOND 12 X 24
	GRANULAR MATERIAL DRIP STRIP / FEATURE

SOFTSCAPE

	PLANTING BEDS REFER TO PLANT LIST
	SOD
	EVERGREEN HEDGE REFER TO PLANT LIST



OUTDOOR AMENITY / VIEWS



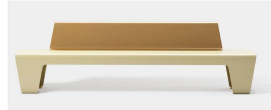
OUTDOOR DOG RUN AMENITY



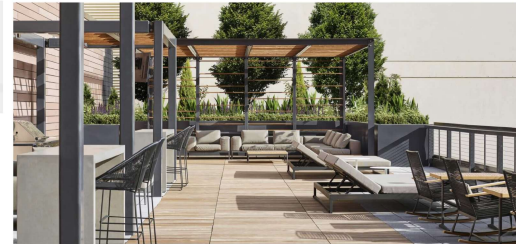
BOARDFORM CONCRETE



SITE FURNISHING - BIKE RACK



SITE FURNISHING - BENCH



OUTDOOR AMENITY / MULTI-PURPOSE SPACE



PLANTING INSPIRATION



6	2025-04-17	Issue for reworking
5	2025-04-10	Issue for client review
4	2025-03-21	Issue for coordination
3	2025-03-20	Issue for client review
2	2025-03-18	Issue for client review
1	2025-01-23	Issue for client review

Revisions: | no: | date: | item: | by:

Stamp:



Project:

**BROADWAY PLAN
DEVELOPMENT
WEST 3RD AVENUE**

2170 WEST 3RD AVENUE

Drawn by: AGB

Checked by: DXC

Date: 16 JUN 2025

Scale: as shown

Drawing Title:

COVER SHEET

Project No.:

24067

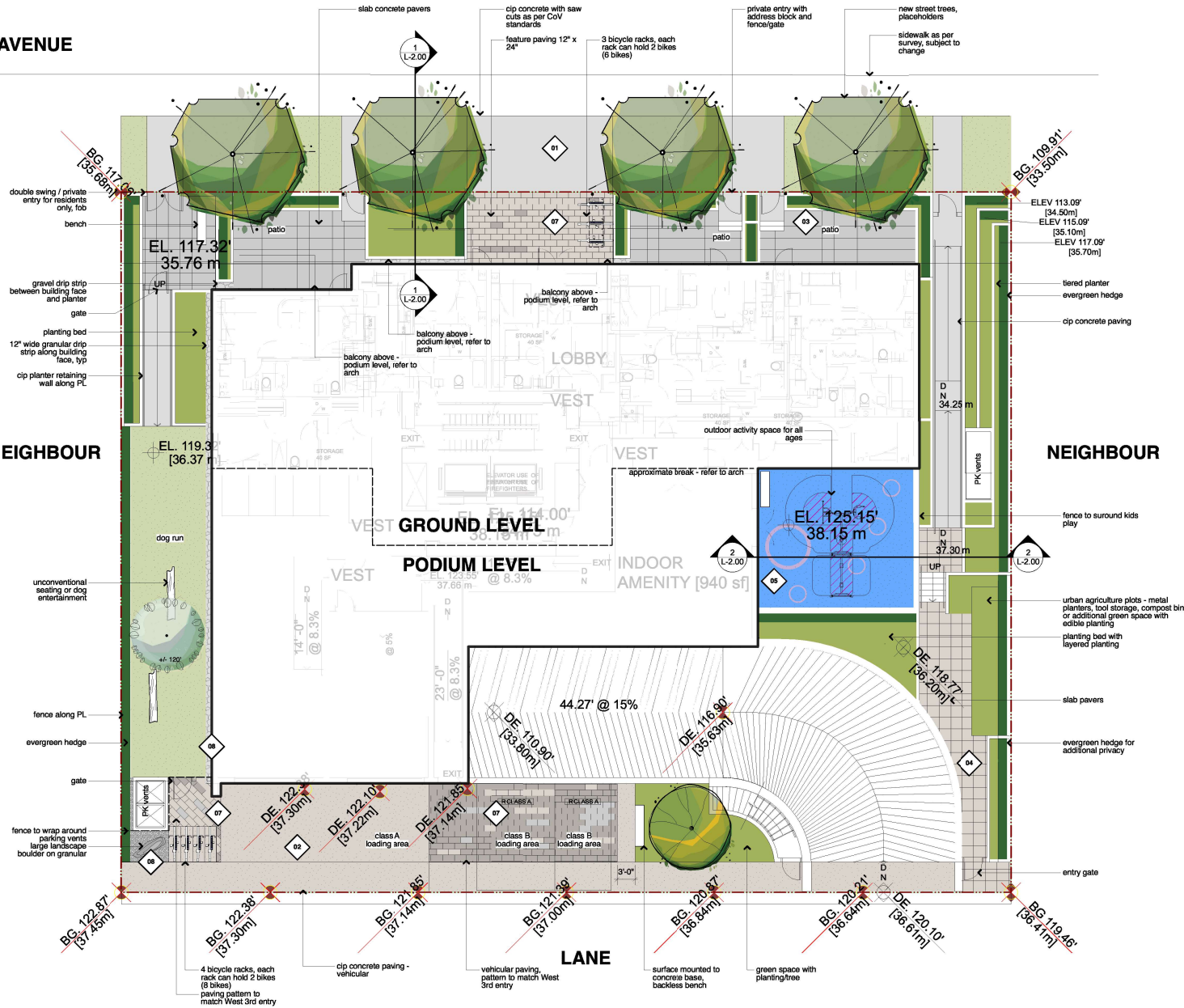
Sheet No.:

L-0.00

WEST 3RD AVENUE

NEIGHBOUR

NEIGHBOUR



6	2025-04-17	issue for reworking
5	2025-04-10	issue for client review
4	2025-03-21	issue for coordination
3	2025-03-20	issue for client review
2	2025-03-18	issue for client review
1	2025-01-23	issue for client review

Revisions: no. | date | item | by:

Stamp:

dk
 DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
 152 - 1527 West 5th Avenue Vancouver B.C. V6J 1N5
 P 604.684.4611 | F 604.684.0577 | www.dk.bc.ca
 Client:

porte

Project:
BROADWAY PLAN DEVELOPMENT WEST 3RD AVENUE

2170 WEST 3RD AVENUE

Drawn by: AGB

Checked by: DXC

Date: 16 JUN 2023

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

Drawing Title:

GROUND + PODIUM LEVEL

Project No.:
24067

Sheet No.:

L-1.00



WEST 3RD AVENUE

NEIGHBOUR

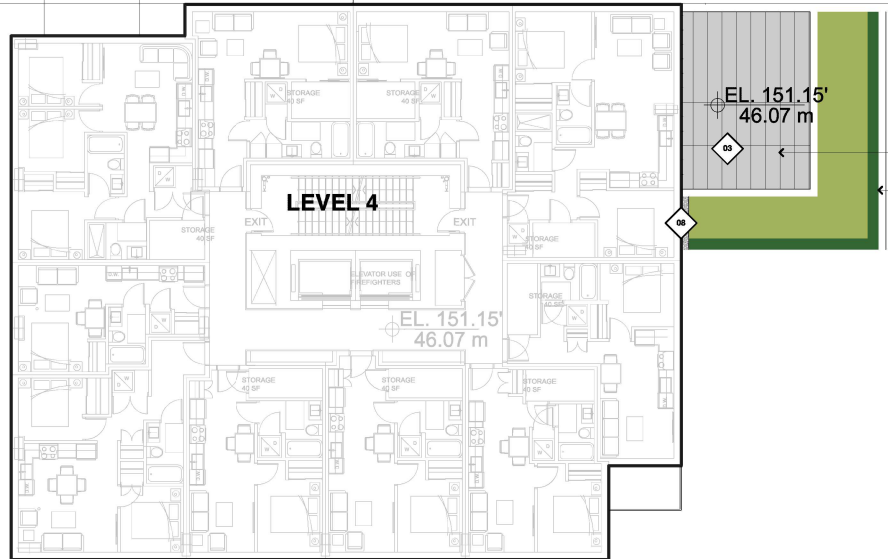
LANE

BG: 117.06'
[35.69m]

BG: 109.91'
[33.50m]

BG: 122.87'
[37.45m]

BG: 119.46'
[36.41m]



private patio, sizing to be determined by architecture
42" guardrail height planter with evergreen hedge

6	2025-04-17	issue for reworking
5	2025-04-10	issue for client review
4	2025-03-21	issue for coordination
3	2025-03-20	issue for client review
2	2025-03-18	issue for client review
1	2025-01-23	issue for client review

no.: | date: | item: | by:

Revisions:

Stamp:

dk
DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
152 - 1837 West 5th Avenue Vancouver B.C. V6J 1N6
P 604.684.4611 | F 604.684.0577 | www.dk.bc.ca
Client:

porte

Project:
BROADWAY PLAN DEVELOPMENT WEST 3RD AVENUE

2170 WEST 3RD AVENUE

Drawn by: AGB

Checked by: DXC

Date: 16 JUN 2023

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

Drawing Title:

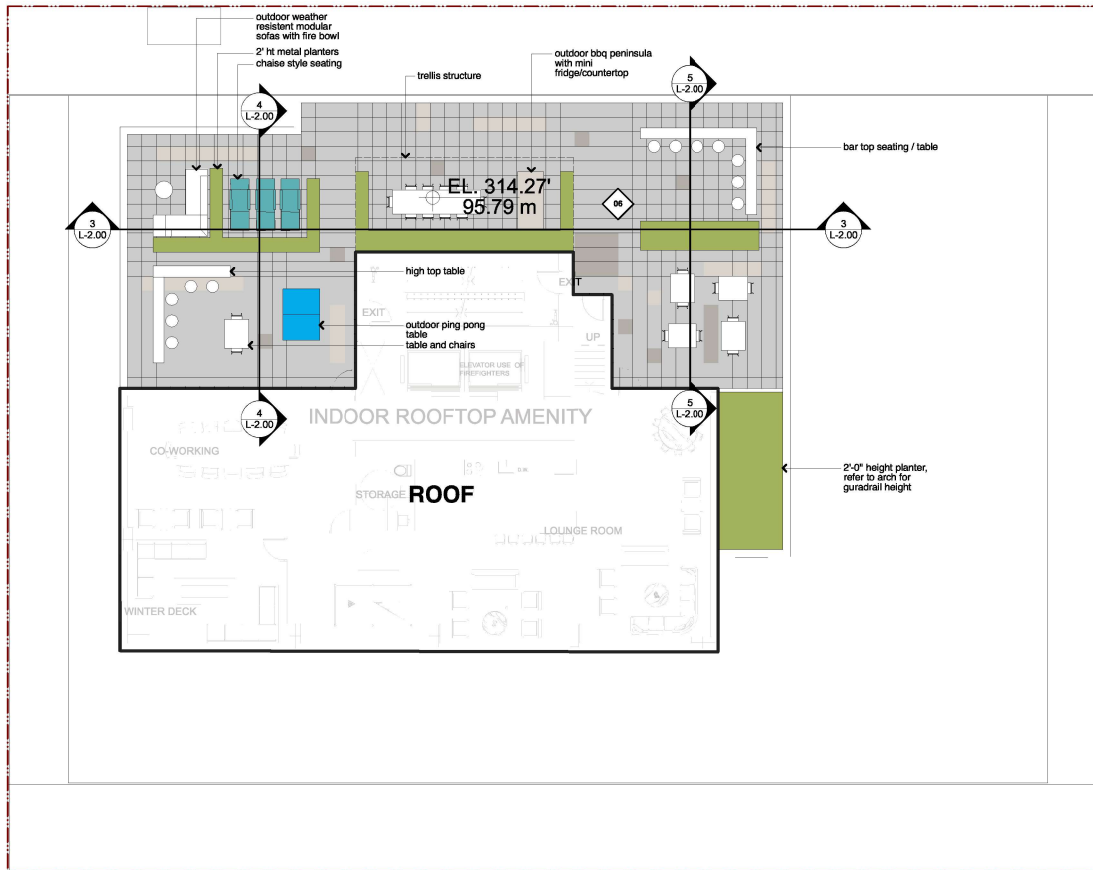
LEVEL 4

Project No.:
24067

Sheet No.:

L-1.01





6	2025-04-17	issue for reworking
5	2025-04-10	issue for client review
4	2025-03-21	issue for coordination
3	2025-03-20	issue for client review
2	2025-03-18	issue for client review
1	2025-01-23	issue for client review

no.: | date: | item: | by:
 Revisions:
 Stamp:

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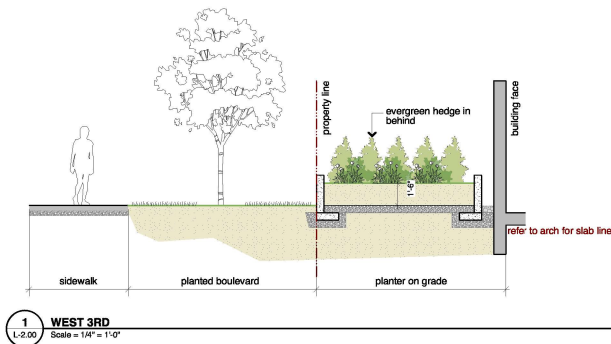
Drawn by: AGB
 Checked by: DXC
 Date: 16 JUN 2025
 Scale: 1/8" = 1'-0"
 Drawing Title:

ROOF

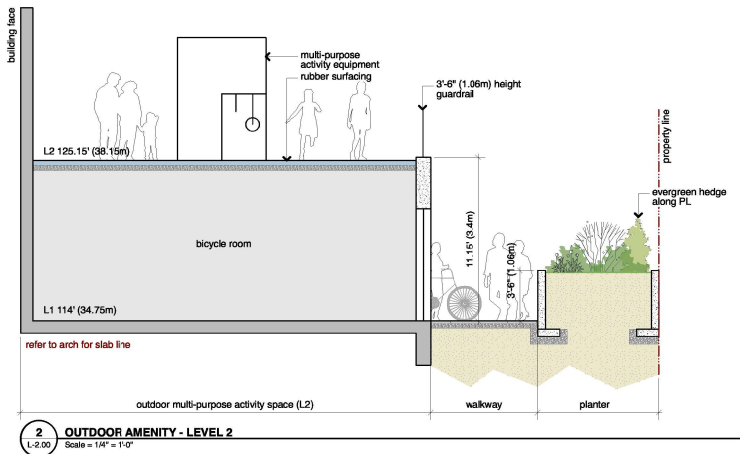
Project No.:
24067
 Sheet No.:

L-1.02

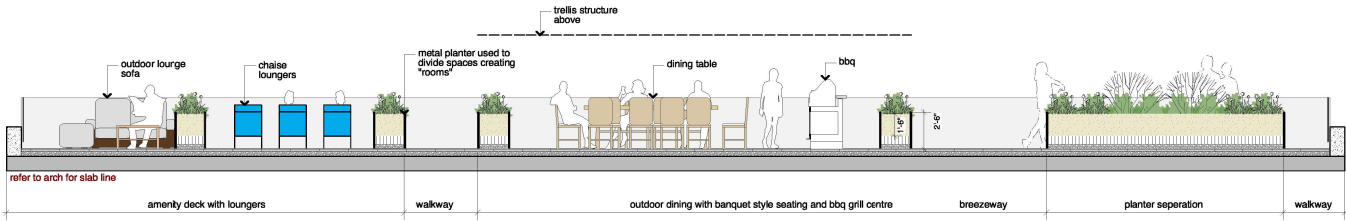




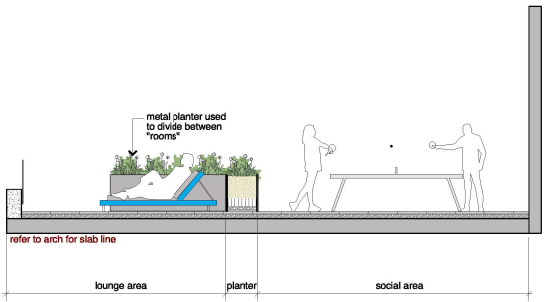
1 WEST 3RD
Scale = 1/4" = 1'-0"



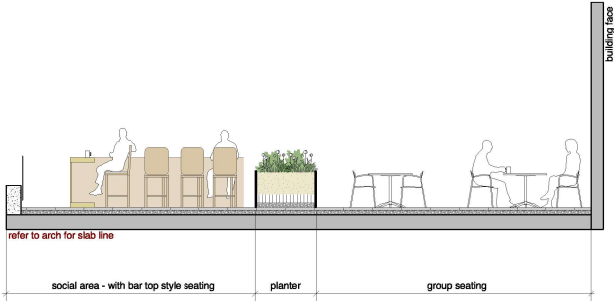
2 OUTDOOR AMENITY - LEVEL 2
Scale = 1/4" = 1'-0"



3 ROOF AMENITY - LOOKING NORTH TOWARDS THE OCEAN
Scale = 1/4" = 1'-0"



4 ROOF AMENITY - WEST
Scale = 1/4" = 1'-0"



5 ROOF AMENITY - EAST
Scale = 1/4" = 1'-0"

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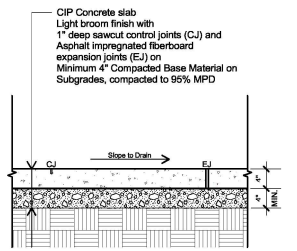
Drawn by:	AGB
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Scale:	as shown
Drawing Title:	

SECTIONS

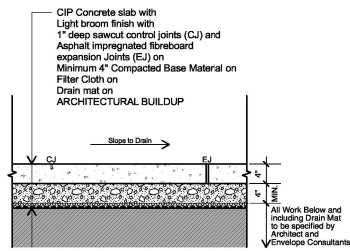
Project No.:
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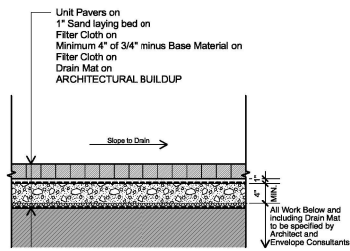
L-2.00



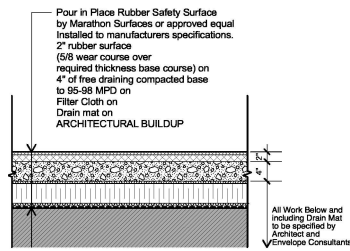
1 CAST-IN-PLACE CONCRETE - ON GRADE
Scale = 1" = 1'-0"



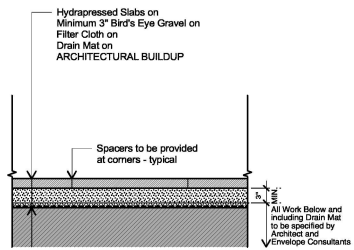
2 CAST-IN-PLACE CONCRETE - ON SLAB
Scale = 1" = 1'-0"



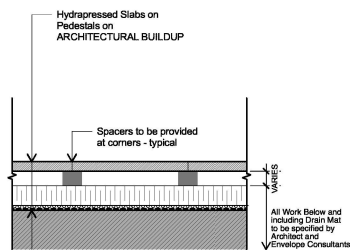
3 UNIT PAVERS - ON SLAB
Scale = 1" = 1'-0"



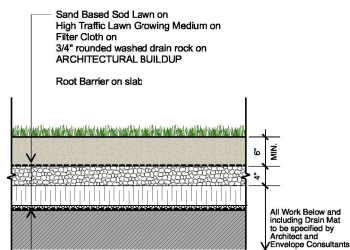
4 RUBBER SURFACING - ON SLAB
Scale = 1" = 1'-0"



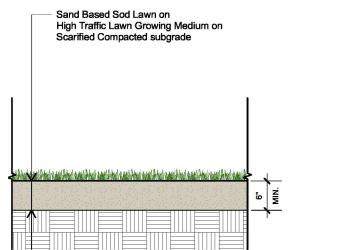
5 SLAB PAVERS - ON SLAB
Scale = 1" = 1'-0"



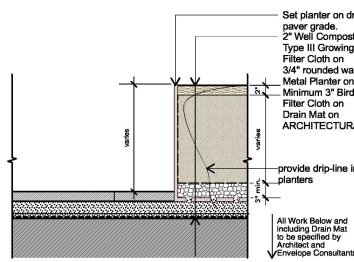
6 SLAB PAVERS ON PEDESTALS
Scale = 1" = 1'-0"



7 SOD - ON SLAB
Scale = 1" = 1'-0"



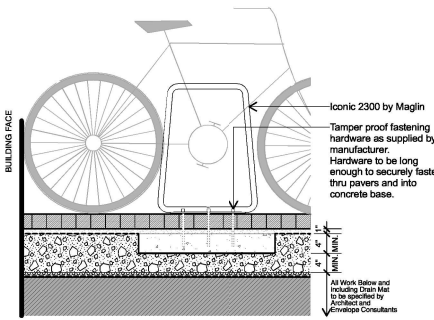
8 SOD - ON GRADE
Scale = 1" = 1'-0"



9 METAL PLANTER - ON SLAB
Scale = 1" = 1'-0"



10 SITE FURNISHING - FLIGHT (BACKLESS) - GREEN THEORY
Scale = n.i.a.



11 BICYCLE RACK - ON SLAB
Scale = 1" = 1'-0"

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2170 WEST 3RD AVENUE

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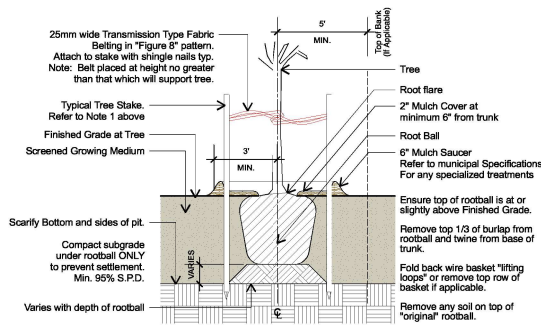
DETAILS

Project No.:	24067
Sheet No.:	

L-3.00

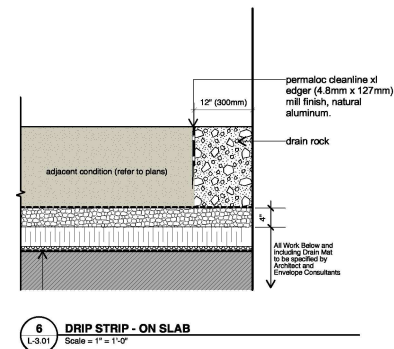
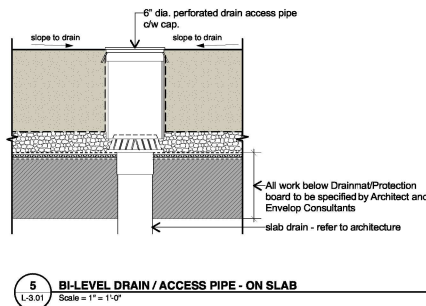
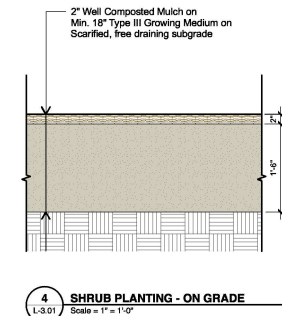
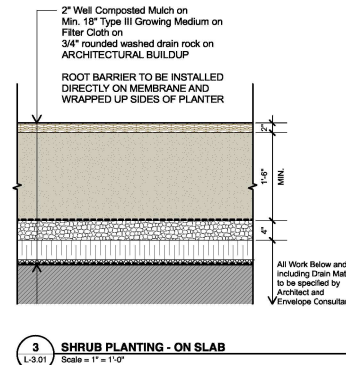
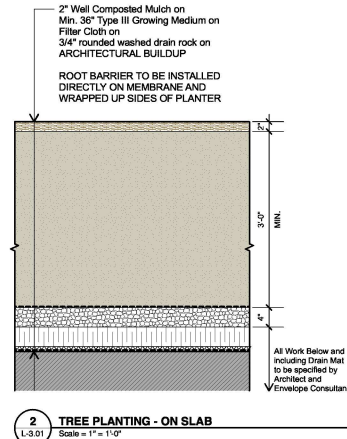
TREE PLANTING NOTES

- All street trees to be staked with 2 - 4" Ø x 5' long. Minimum depth of stake embedment is 3'-6". Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
- Do not cut Tree Leader.
- Ensure tree location does not conflict with Underground Services. "Call before digging".
- Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
- Provide min. 5 cubic meters of growing medium per tree, unless otherwise stated.
- Refer to Growing Medium Chart below for surface area depth of Growing Medium.



Depth	10 Cubic Meter - Soil Volume			5 Cubic Meter - Soil Volume		
	Area (sq.ft)	SQUARE Size of Surface	CIRCLE Size of Surface	Area (sq.ft)	SQUARE Size of Surface	CIRCLE Size of Surface
1'-0"	235.43	15'-4" x 15'-4"	17'-2" Ø	117.72	10'-10" x 10'-10"	12'-2" Ø
2'-0"	176.57	13'-3" x 13'-3"	14'-11" Ø	88.29	9'-4" x 9'-4"	10'-7" Ø
2'-6"	141.26	11'-0" x 11'-0"	13'-4" Ø	70.63	8'-4" x 8'-4"	9'-5" Ø

1 TREE PLANTING - ON GRADE
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