



# 2245-2283 W BROADWAY REZONING APPLICATION

NOVEMBER 28, 2025

**PROSCENIUM**  
ARCHITECTURE + INTERIORS INC.



Frame **DAYHU**  
GROUP OF COMPANIES

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# INTRODUCTION

2245-2283 W BROADWAY. REZONING APPLICATION

## REZONING INTENT

The purpose of this proposed rezoning is to build a secured market rental residential tower with a commercial podium on the consolidated mid-block sites 2245-2283 w Broadway, in keeping with the Broadway Corridor Plan. The existing zoning is C3-A and the proposal is to rezone to CD-1.

The Broadway Corridor Plan identifies the neighbourhood around this site as the Broadway/ Arbutus South – Area B (KBAB, Policy 8.6) of the Broadway Plan. At this location, the Plan allows consideration of mixed-use buildings with retail/ service, office, and residential uses.

The proposal is to rezone the site to 8.91 FSR of residential, plus 0.31 FSR of commercial, 0.28 FSR of office and 0.48FSR of daycare for a total of 9.05 FSR inclusive of 0.07 FSR of miscellaneous shared uses. Residential unit mix will include 40% units suited for families with children, including 11% three-bedroom units and 29% two-bedroom units. The first floor will accommodate the commercial uses, as well as the residential lobby, garbage rooms, commercial end of trip facilities and loading. The second and third floors work together to provide the job space sought by the Broadway Corridor Plan in this area. The second floor hosts bicycle and unit storage towards the lane and focusses office space along the Broadway Streetwall while the third floor hosts a daycare with dedicated outdoor space. The remainder of the FSR will be residential. Commercial bike parking is provided at grade, while the first level below-grade supplies accessible parking stalls, storage and service rooms. An elevator and commercial lobby provides an accessible path of travel from commercial parking, as well as convenient street level access for visitors and patrons of commercial uses. More vehicle parking and

storage is provided in the levels below.

The intent of this proposal is predicated on a few key elements unique to this site:

- The proposed re-development requires no residential tenant displacement
- The form of development is within the 25-storey cap on height
- The proposed ~198 homes will be a 4-minute walk from the future Arbutus Skytrain Station

## REZONING RATIONALE

Our vision is to transform the site into one that provides a variety of much needed rental housing while replacing the existing commercial uses and improving the legibility of the commercial streetwall. Our proposed footprint is a key part of re-establishing the through block laneway at this site, contributing to the relocation of site servicing and vehicle access away from Broadway as well as allowing the completion of the commercial streetwall. The ground floor plan accommodates a phased approach allowing the building to function effectively on completion and transition smoothly to take advantage of rear lane access as neighbouring projects make this evolution viable.

The proposed residential units will be secured as rental housing—providing for more affordable housing options for tenants than could be supported by the density of the existing C3-A zoning. The existing site is tenanted with commercial users, requiring no displacement of existing residential tenants.

With respect to transportation, this development aims to encourage more tenants to use public transportation and cycling by providing ample bicycle parking and taking advantage of the soon-to-be-complete SkyTrain station at Arbutus and Broadway—a four minute walk away.



# ARCHITECTURAL DESIGN RATIONALE

2245-2283 W BROADWAY. REZONING APPLICATION

## DESIGN RATIONALE

Broadway/Arbutus South is described in the Broadway Corridor Plan as a “vibrant, walkable mixed-use area close to rapid transit ... providing opportunities for additional housing (particularly secured rental and social housing), job space, amenities and local-serving retail/service uses.” Our proposal addresses this aspiration by providing a significant increase in rental housing and by improving the commercial/retail streetwall in an area of imminent increased pedestrian activity associated with the Arbutus/Broadway skytrain station, and similarly addresses the identified Big Move of locating the area’s tallest buildings near Arbutus Station.

This proposal is phased to allow the project to function effectively at completion and transition to take advantage of throughblock lane access when surrounding developments make the evolution viable. Phase 1 allows for vehicle access off Broadway to address the current condition, where properties to the east and west have compromised vehicle traffic to the lane. The location and grading of our parkade access ramp allows for loading and vehicle access to be later adapted to the buildings north as neighbouring developments allow. At that time the Broadway vehicle access will be converted to a commercial retail unit, completing the streetwall and resulting in an improved pedestrian realm currently compromised by multiple garage entries and driveways.

Our proposal currently proposes 9.05 FSR of residential density - balancing tower separation and the maximum number of stories permissible in the Broadway Corridor Plan against

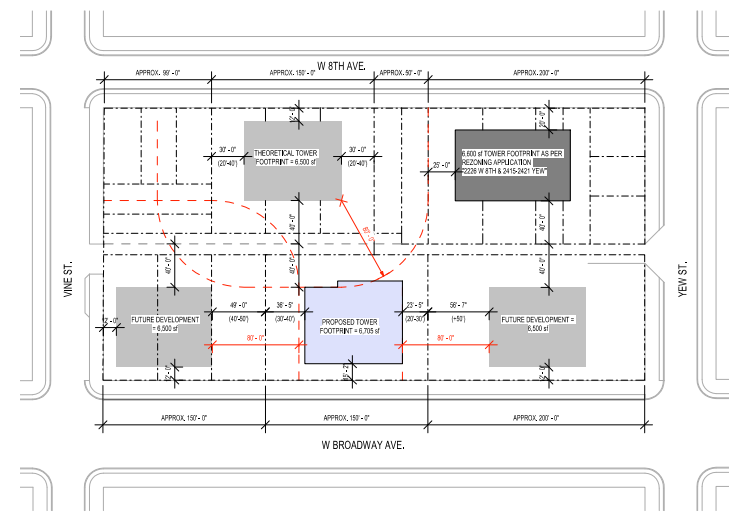
maximizing the provision of housing adjacent to a rapid transit hub and align with the Big Move of locating the area’s tallest buildings near Arbutus Station.

The building massing shows a three-storey podium with commercial at grade activating the street level. The main lobby is oriented to Broadway. The second and third floors maintain the desired streetwall height and are comprised of a variety of program. The second floor takes advantage of the deep floor plate to locate office uses along Broadway and storage adjacent to the lane. The third floor hosts a daycare designed to support three group childcare programs, including their dedicated outdoor space. Indoor daycare space buffers the outdoor play area from the traffic noise of Broadway. Above the podium, the tower rises to 26 storeys inclusive of the shared roof top amenity level. No other towers currently exist in the KBAB area of the Broadway Corridor Plan, however as the tower is approximately centered on the site, the proposal is able to maintain the 80’ setback described in the Plan as appropriate for residential tower separations. The tower makes use of the 17’ commercial floor to floor to allow the efficient use of the tower’s core to exit the parkade and residential floors separately.

The tower is sufficiently set back from the south property line to support residential balconies on all south facing units, while the massing distributes floor plates of various unit mixes to create a dynamic series of masses climbing all four facades of the tower. All units feature cantilevered balconies and benefit from the passive shading from high angle summer sun while allowing

natural lighting in winter months. The amenity floor at the top of the tower offers an opportunity to cap the building with a highly glazed, view drenched communal space supporting a range of indoor activities, adjacent to provided outdoor spaces.

The commercial streetwall features dark brick cladding to present a fine-grained and highly textured pedestrian interface. Generously glazed CRU’s are delineated with COR-TEN steel fin-frame surrounds and feature canopies with warm wood-look soffits. Black ACM panel carries the material language of the podium up onto the tower, where the language of scattered masses climbing the tower is picked out in a contrast of white on black. The tower pairs translucent white balcony guards with light cladding, and translucent black tinted guards with dark cladding. Similarly, black anodized and clear anodized frames pair instances of glazing to their cladding context.



TOWER SEPARATION ALLOWANCE



# PROJECT TEAM

2245-2283 W BROADWAY. REZONING APPLICATION

 <p>PROJECT DEVELOPMENT</p>	 <p>PROJECT OWNERS</p>	 <p>ARCHITECTURAL:</p>	 <p>ELECTRICAL/ MECHANICAL</p>	 <p>SUSTAINABILITY</p>	 <p>CIVIL</p>
 <p>TRAFFIC</p>	 <p>SURVEYOR</p>	 <p>STRUCTURAL</p>	 <p>ENVELOPE</p>	 <p>LANDSCAPE</p>	 <p>GEOTECHNICAL</p>

In tandem with the project design team, this proposal is being stewarded by Dayhu Investments and Frame Properties. The Dayhu Group of Companies is a leading real estate investment, development, and property management firm with a diverse portfolio that includes industrial, commercial, and retail properties throughout Western Canada. The company prides itself on maintaining strong relationships with tenants and business partners and is dedicated to providing best-in-class property management services. As a third-generation, privately managed, and family-owned business, Dayhu understands the significance of multi-generational estate planning, infusing thoughtfulness and purpose into each project. Founded by Ben Dayson in 1956, the company has been responsible for developing some of British Columbia’s first high-rise buildings, including the very first high-rise residential towers in the City of Richmond.

Frame believes in building better. Combining decades of experience, our small team came together to create the kind of homes we’d buy, communities we’d live in, and focus on the areas we know—where we’re from, and where we raise our own families. At Frame, it’s all about the homes. We’re homebuilders, it’s what we do. Frame’s goal is to build homes that stand the test of time and bring joy to the people who live in them. To do that, we put people first. We’re a people centered business - our trades, project team, colleagues, city staff, councillors and homeowners. In every interaction, we say what we’ll do, and we do what we say. With more than 60 years of combined experience working for some of the largest home builders in Western Canada, our team has been involved in the creation of:

- 3,513 apartments across 28 projects
- 2,210 townhomes across 28 projects
- 1,000+ spaces across 20 industrial, commercial and residential rental projects

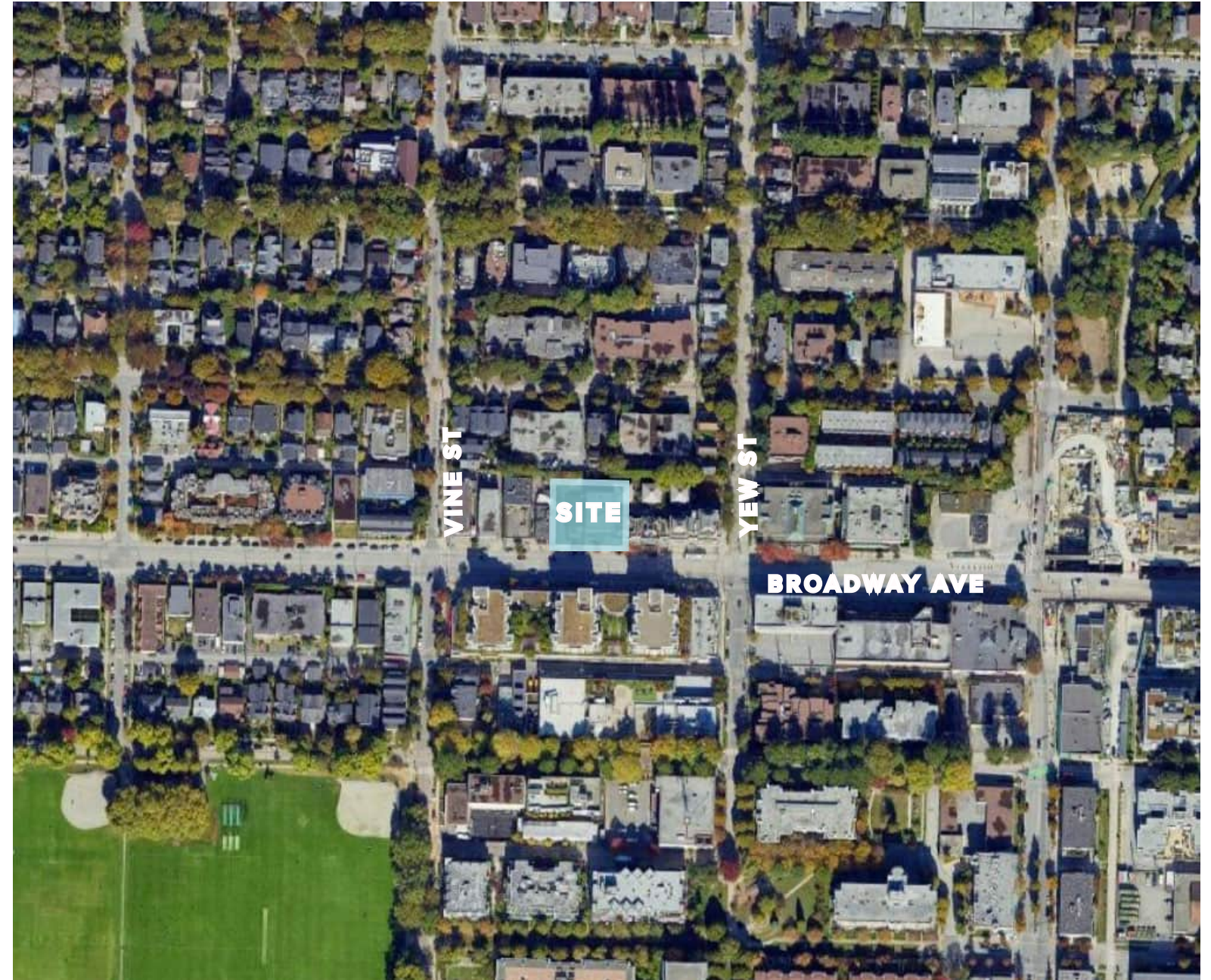
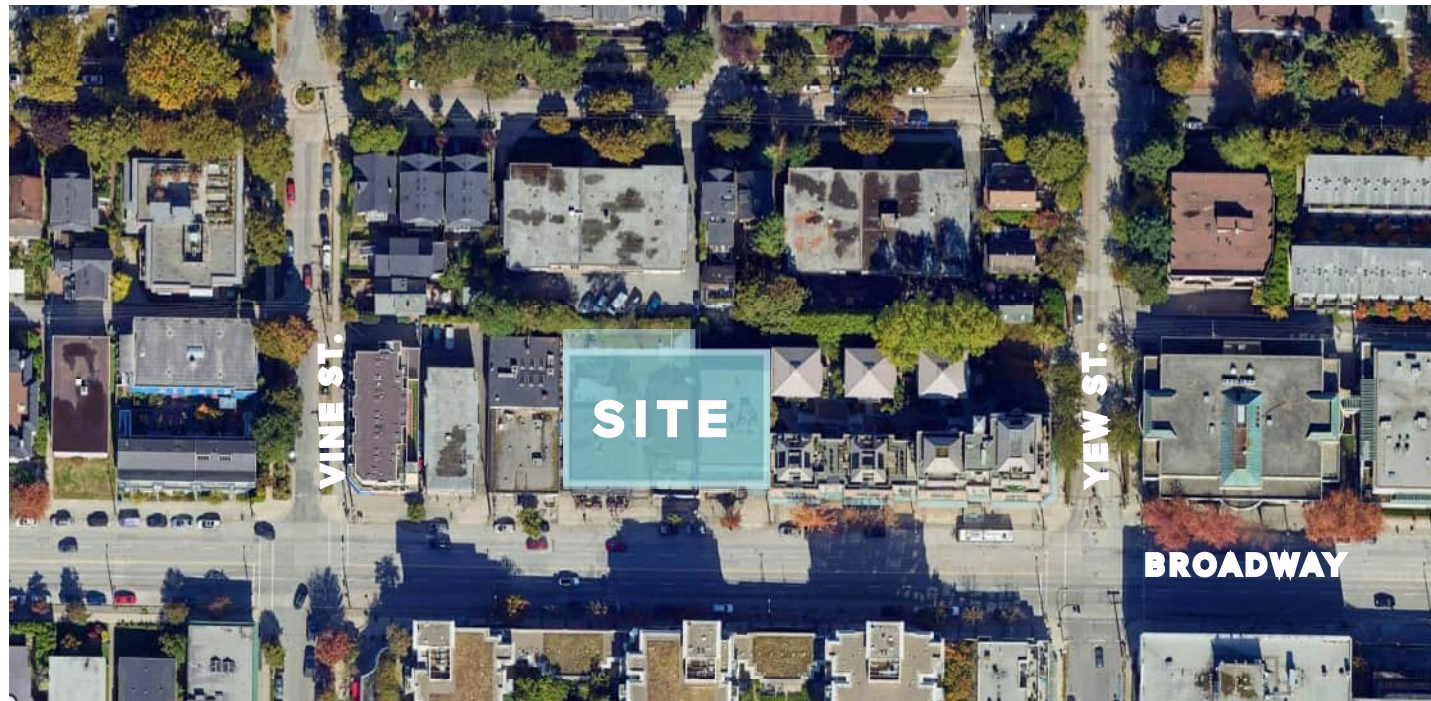
# CONTEXT

2245-2283 W BROADWAY. REZONING APPLICATION

## SITE CONTEXT

The site is located in the Broadway Arbutus South area on Broadway between Vine St. and Yew St. The site consolidates three smaller C3-A zoned sites with existing low-rise commercial buildings. The existing building located at 2283 W Broadway Avenue is a one storey restaurant with vehicle access off Broadway. The existing building at 2255 W Broadway is a two storey commercial building with another vehicle access point off Broadway. Finally, 2245 is a 4 storey commercial building with a parkade entry off Broadway. The site currently does not have through block lane access, with lane dedications compromised by neighbours to the east and west of the site. The 18,191 sq. ft. site (1690 sq. m.) is located one block west of Arbutus

Street and lies directly on Broadway Avenue, being close to offices, businesses, restaurants and the future Arbutus skytrain station. The site is within one block of Connaught Park and the Kitsilano Farmers market, the Greenway Connection to Rosemary Brown Park, and adjacent Kitsilano Secondary School.



# EXISTING CONTEXT IMAGES

2245-2283 W BROADWAY. REZONING APPLICATION



VIEW OF SITE LOOKING NW FROM BROADWAY AVE.



VIEW OF SITE LOOKING NE FROM BROADWAY AVE.

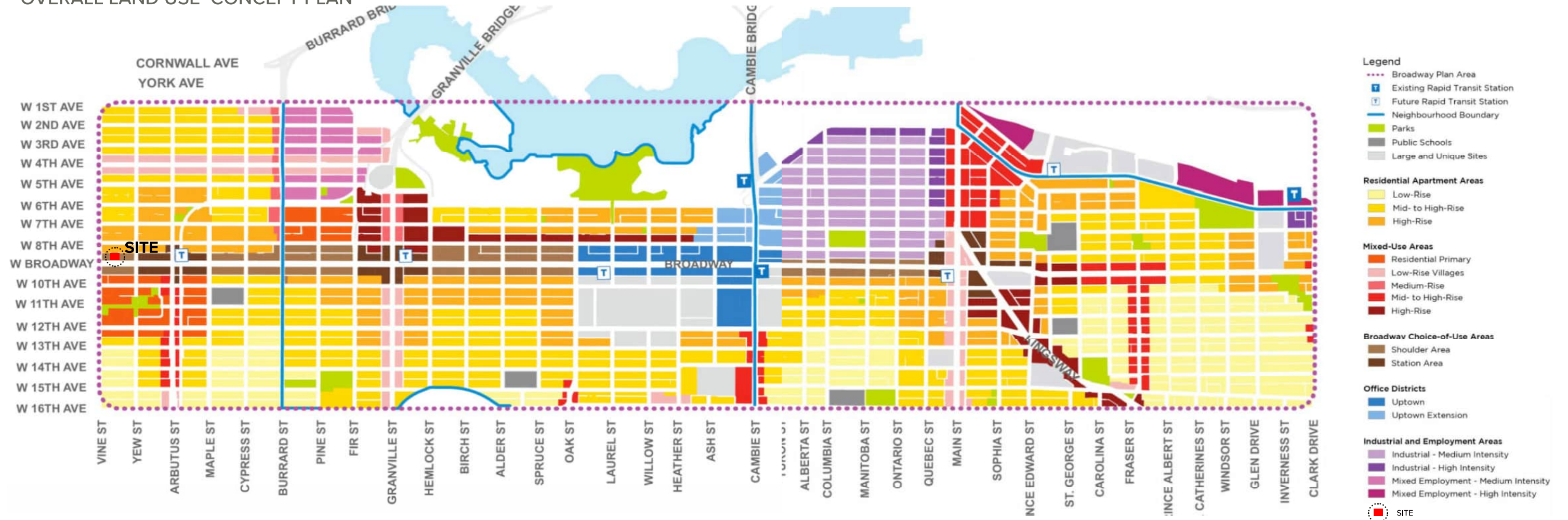


AERIAL VIEW OF THE SITE

# ZONING CONTEXT

## 2245-2283 W BROADWAY. REZONING APPLICATION

### OVERALL LAND USE CONCEPT PLAN



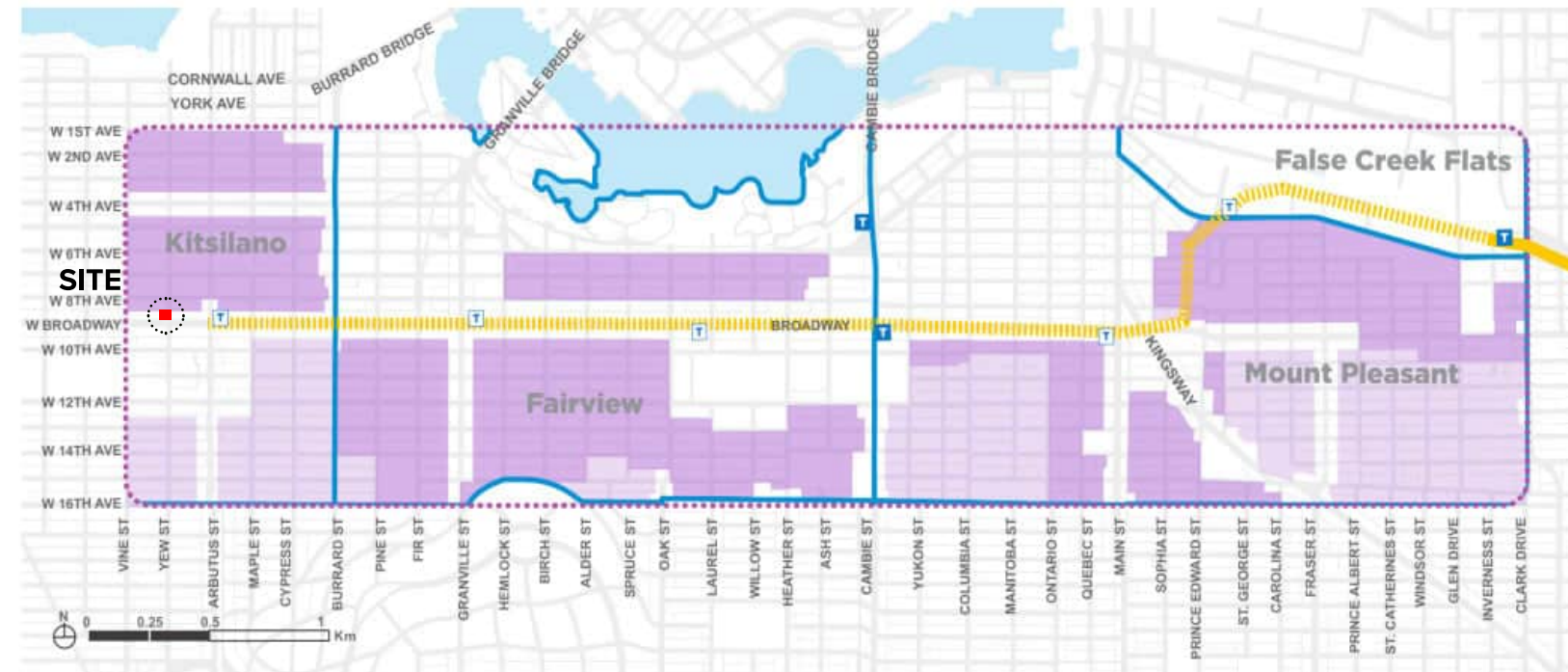
The Broadway Plan overall land use structure is based on five generalized land use categories including Choice of Use Areas, intended to provide opportunities for significant office/hotel or residential development, or a mix of both, with accompanying retail/service uses; The Broadway Corridor Plan focuses choice of use areas along Broadway itself. The Plan illustrates Station Area land use categories for blocks hosting future skytrain stops and their immediate neighbours. Station Area blocks are buffered by Shoulder Area blocks, including the south half of our subject site's block.

# POLICY CONTEXT

2245-2283 W BROADWAY. REZONING APPLICATION

The south half of the block hosting our site is a Shoulder Area block. The north half is in the Kitsilano neighbourhood. The Plan describes Kitsilano as, “a cherished neighbourhood set near the beach, destination waterfront parks, and the iconic Kitsilano Pool. It has a significant stock of purpose-built rental housing, diverse shops and restaurants along West 4th, and a concentration of office space and newer mixed-use development along Broadway.

## RESIDENTIAL AREAS

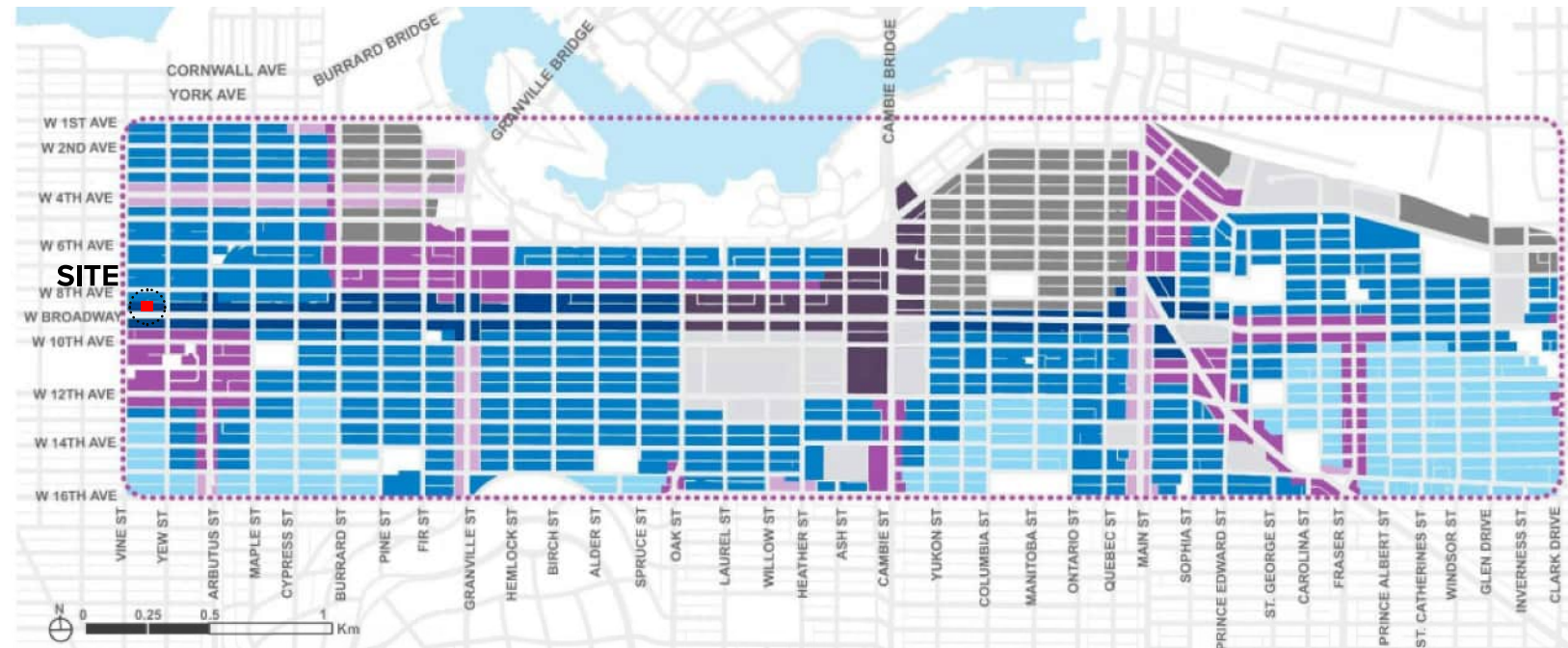


### Legend

- Broadway Plan Area
- Future Broadway Subway
- T Existing Rapid Transit Station
- T Future Rapid Transit Station
- Millennium Line
- Neighbourhood Boundary
- Character Area
- Industrial/Employment Areas
- SITE

Typologically our block is again divided under the Broadway Plan, with the portion north of the incipient lane designated as Residential Mid/High-Rise, while our subject site is identified as Broadway Mixed-Use Residential / Office.

## BUILDING TYPOLOGY KEY MAP



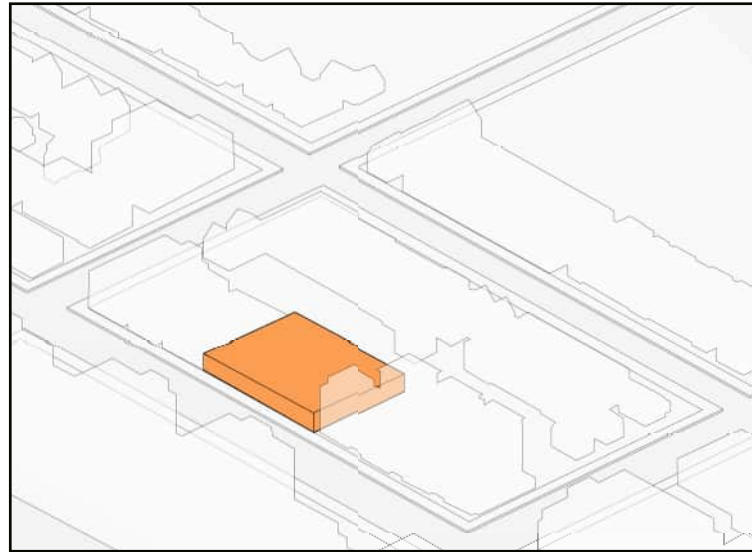
### Legend

- Broadway Plan area
- Typology Areas
- Residential Multiplex / Low-Rise
- Residential Mid / High-Rise
- Mixed-Use Mid / High-Rise
- Broadway Mixed-Use Residential / Office
- Industrial / Employment
- Large and Unique Sites
- SITE

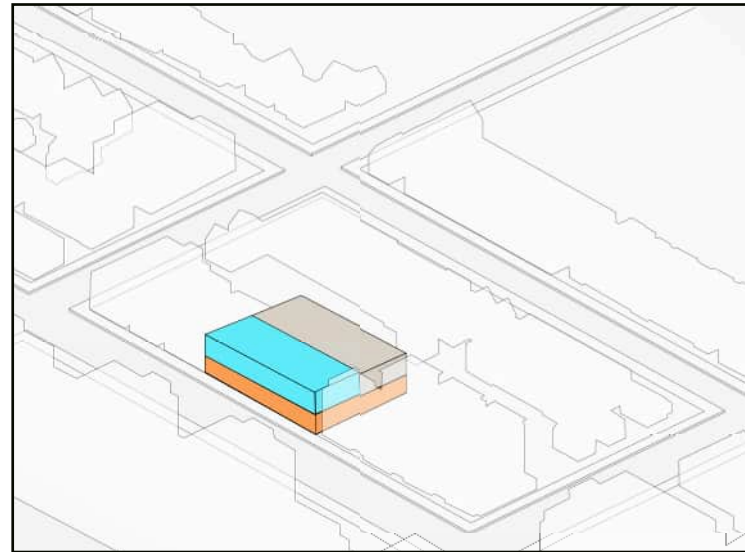


# ARCHITECTURAL MASSING DIAGRAMS

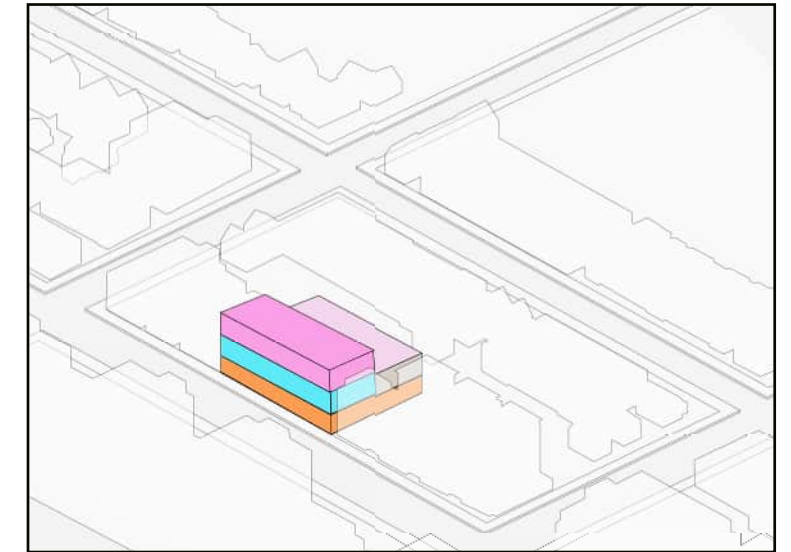
2245-2283 W BROADWAY. REZONING APPLICATION



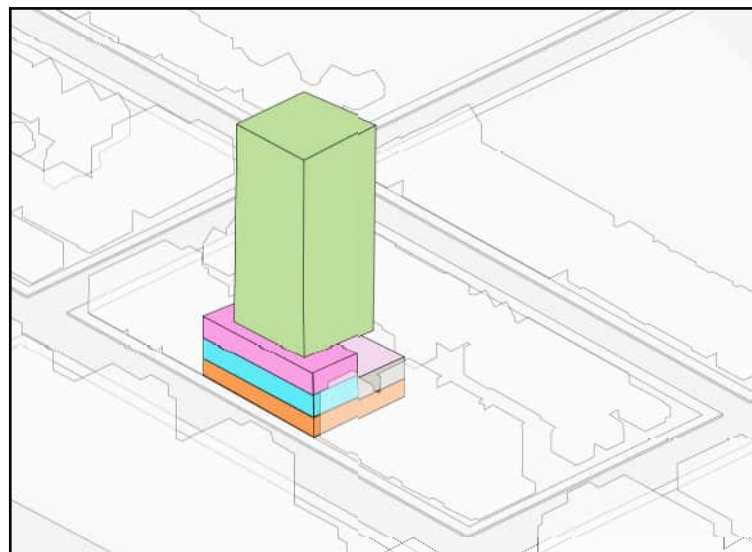
Subject site outline, post lane dedication. By end of Phase 2, complete the commercial streetwall with a full at grade build-out relocating vehicle access to the lane.



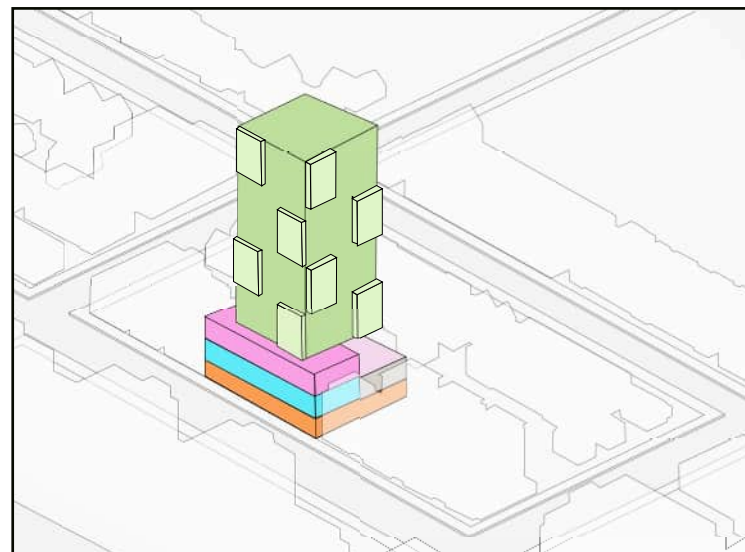
1 storey combined office / storage, focussing office uses along Broadway streetwall



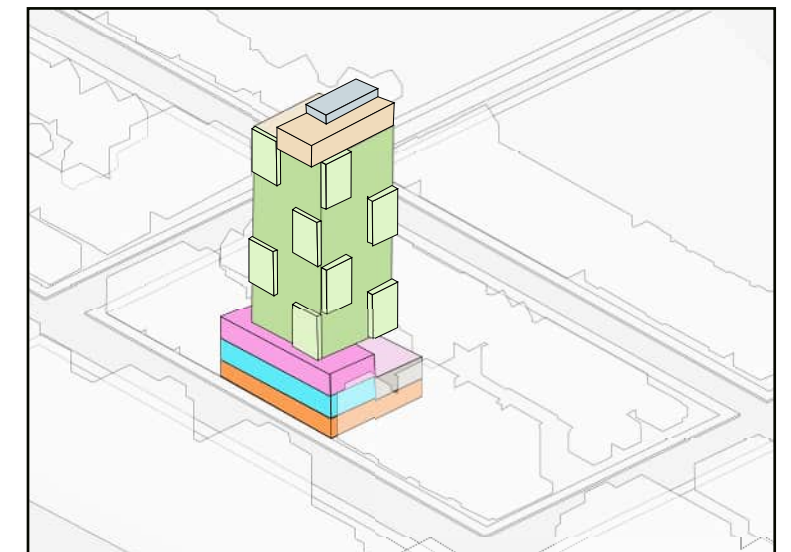
Complete 3 storey podium with 1 storey of daycare use - inclusive of dedicated outdoor space oriented towards quiet residential streets.



Add 22 storeys of residential tower plate sited to allow 80' setback from other towers allowed on this block.



Create tower floorplate iterations to fine tune unit mix, deploy iterations in patterns that register as dynamic masses climbing the tower to create visual interest.



Create shared rooftop amenity supporting indoor and outdoor programming.

# BUILDING HEIGHT

2245-2283 W BROADWAY. REZONING APPLICATION

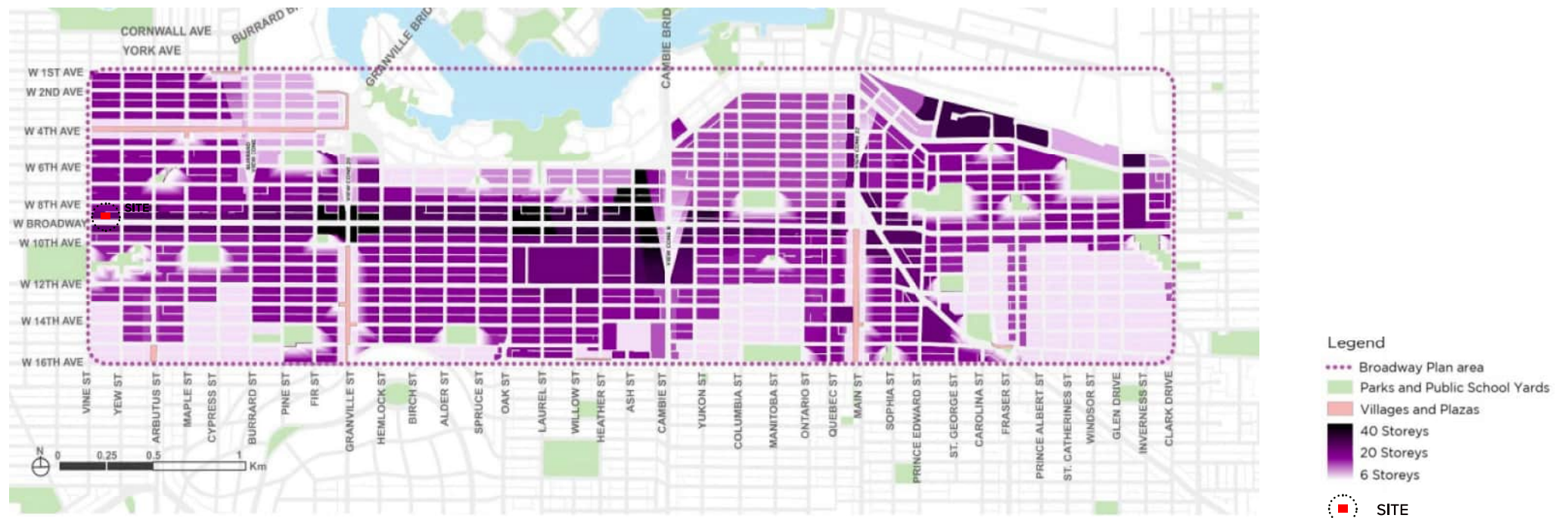
The Broadway Corridor Plan identifies that parks, public school yards, and village shopping streets/plazas existing or in development must be provided with adequate solar access that do not create shadow impacts between 10:00am and 4:00pm between the equinoxes. The proposed development at 2245-2283 W Broadway is within a block of a solar priority and approximately two blocks from a northward park. This will be assessed via our shadow studies.

## SOLAR ACCESS MAP



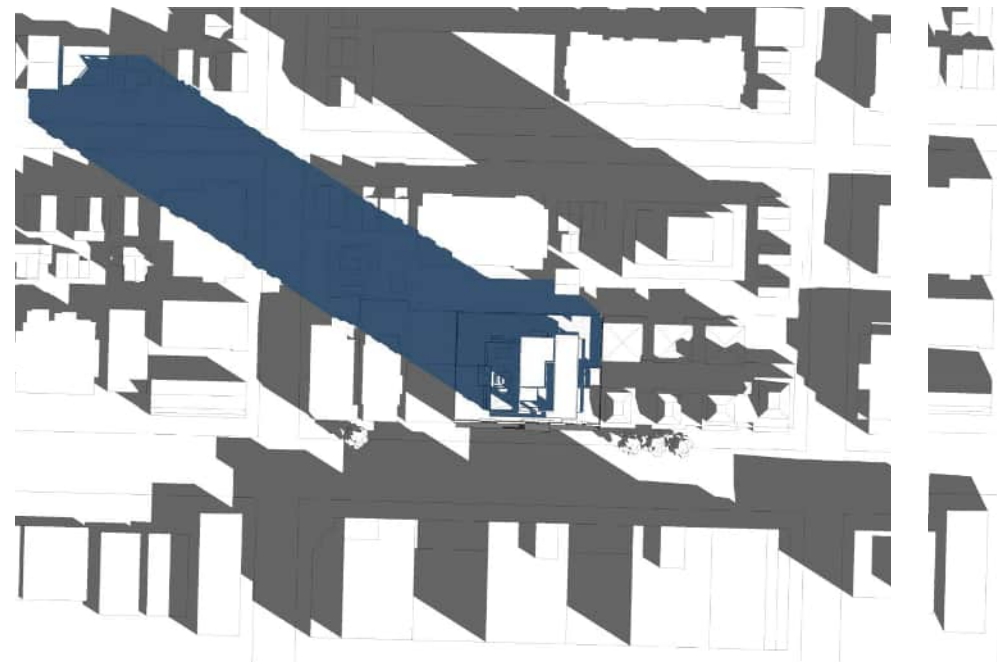
The Broadway Corridor Plan has distributed maximum building heights in our neighbourhood by locating the tallest buildings within a short distance of rapid transit, and the shallowest buildings to the south of parks, open spaces, and high streets. Between the maximum height of 40 storeys, and the minimum of 6 – our site has a maximum height of 25 storeys as illustrated in the adjacent map provided within the Plan. Our proposal is for 25 storeys plus a rooftop amenity space on Level 26.

## GENERAL HEIGHT MAP

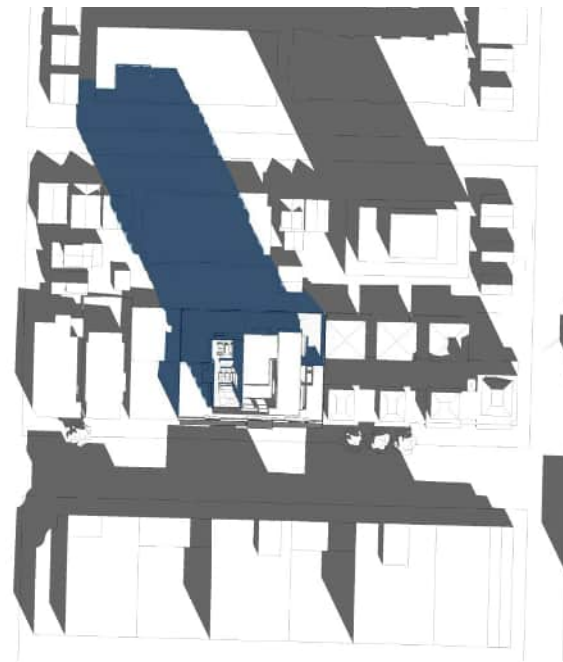


# SHADOW STUDIES MARCH

2245-2283 W BROADWAY. REZONING APPLICATION



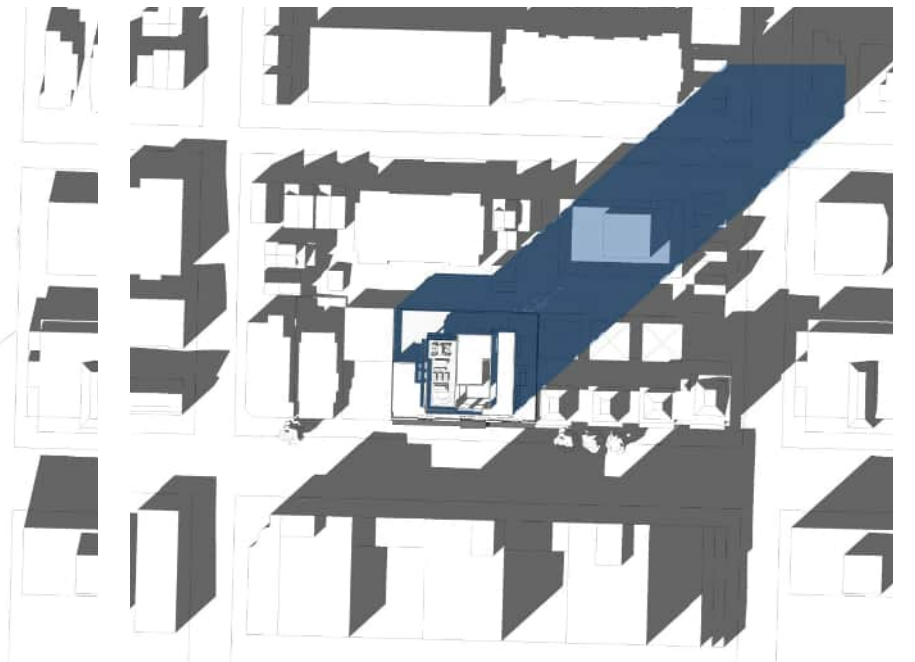
MARCH 20TH AT 10AM



MARCH 20TH AT 12PM



MARCH 20TH AT 2PM

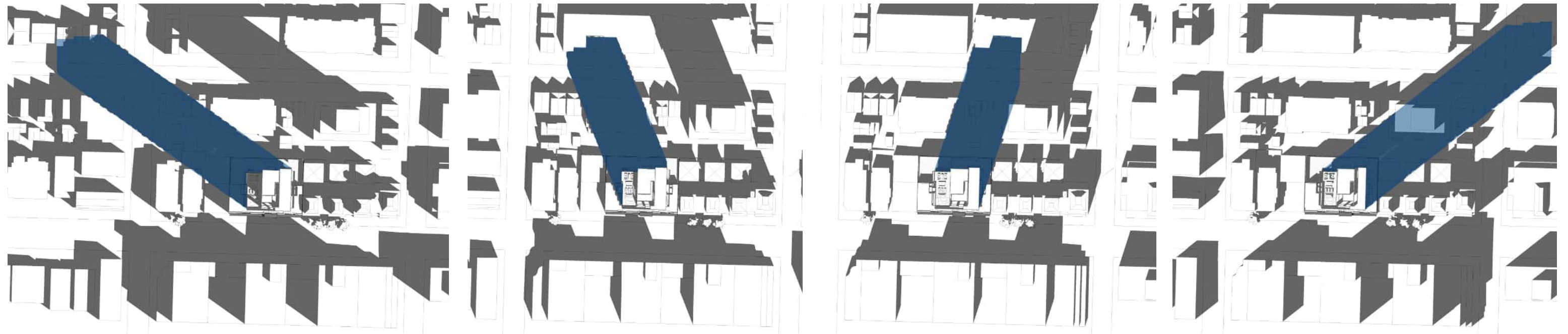


MARCH 20TH AT 4PM



# SHADOW STUDIES SEPTEMBER

2245-2283 W BROADWAY. REZONING APPLICATION



SEPTEMBER 20TH AT 10AM

SEPTEMBER 20TH AT 12PM

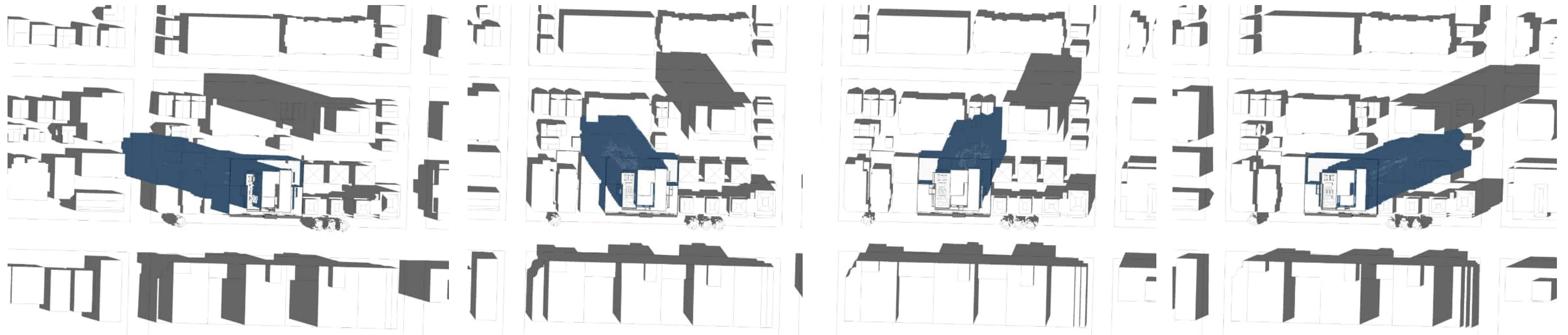
SEPTEMBER 20TH AT 2PM

SEPTEMBER 20TH AT 4PM



# SHADOW STUDIES JUNE

2245-2283 W BROADWAY. REZONING APPLICATION



JUNE 20TH AT 10AM

JUNE 20TH AT 12PM

JUNE 20TH AT 2PM

JUNE 20TH AT 4PM





VIEW FROM SOUTHWEST



VIEW FROM SOUTH EAST

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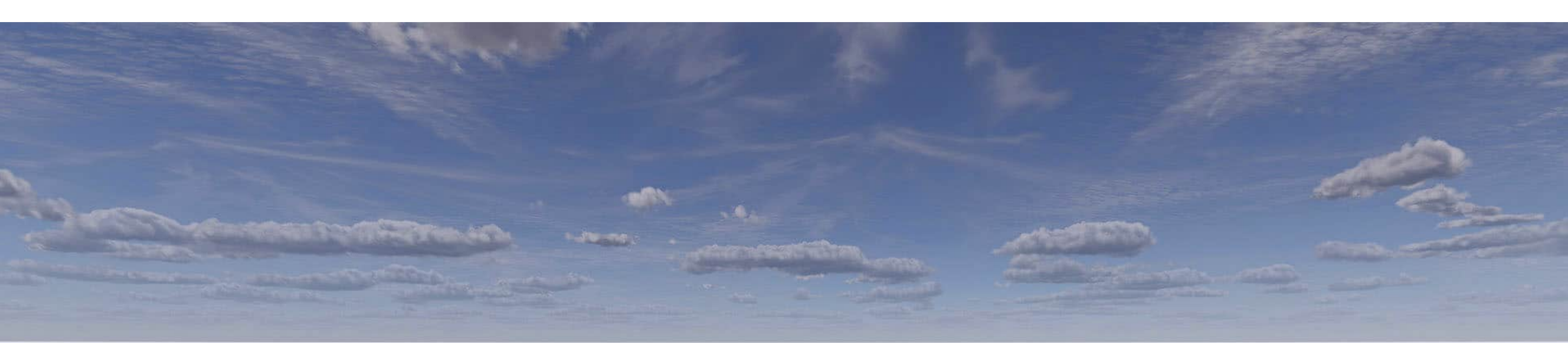


VIEW FROM NORTHEAST

PROSCENIUM  
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VIEW OF ROOF LEVEL

PROSCENIUM  
ARCHITECTURE + INTERIORS INC.

Frame

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VIEW TOWARDS LOBBY ENTRY

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ARCHITECTURE + INTERIORS INC.

Frame

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STREETWALL ON BROADWAY

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Frame

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VIEW NORTHEAST

PROSCENIUM  
ARCHITECTURE + INTERIORS INC.

Frame

**DAYHU**  
GROUP OF COMPANIES



VIEW NORTHWEST

PROSCENIUM  
ARCHITECTURE + INTERIORS INC.

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# OUTDOOR ROOFTOP AMENITY

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# SUSTAINABILITY MEASURES

2245-2283 W BROADWAY. REZONING APPLICATION

## GREEN BUILDINGS POLICY FOR REZONING

The following are a list of documents provided to meet the requirements of the City of Vancouver's Green Buildings Policy for Rezoning:

- Embodied Carbon

This project is on track to meet the Vancouver Building By-law embodied carbon limits expected to be in force at the time of the project's first Building Permit application. An Embodied Carbon Design Report is included in the application.

- Resilient Buildings

This project is on track to demonstrate an understanding of the hazards and risks to the projects and how these risks may change over time due to climate change, and to identify possible resilience strategies to mitigate the identified risks. A Resilient Buildings Planning Worksheet is included in the application.

- Enhanced Commissioning

A Letter of Commitment from the project owner will be provided to complete an Enhanced Commissioning process throughout the design, construction and occupancy stages of the development. A third-party Commissioning Authority will be designated to oversee the enhanced commissioning process.

- Energy System Sub-Metering

A Letter of Commitment from the project owner will be provided to design and build to incorporate energy system main metering and sub-metering. Sub-metering will be available for domestic hot water, space heating, make-up air heating, cooling, fans, lighting, plugs, and EV charging.

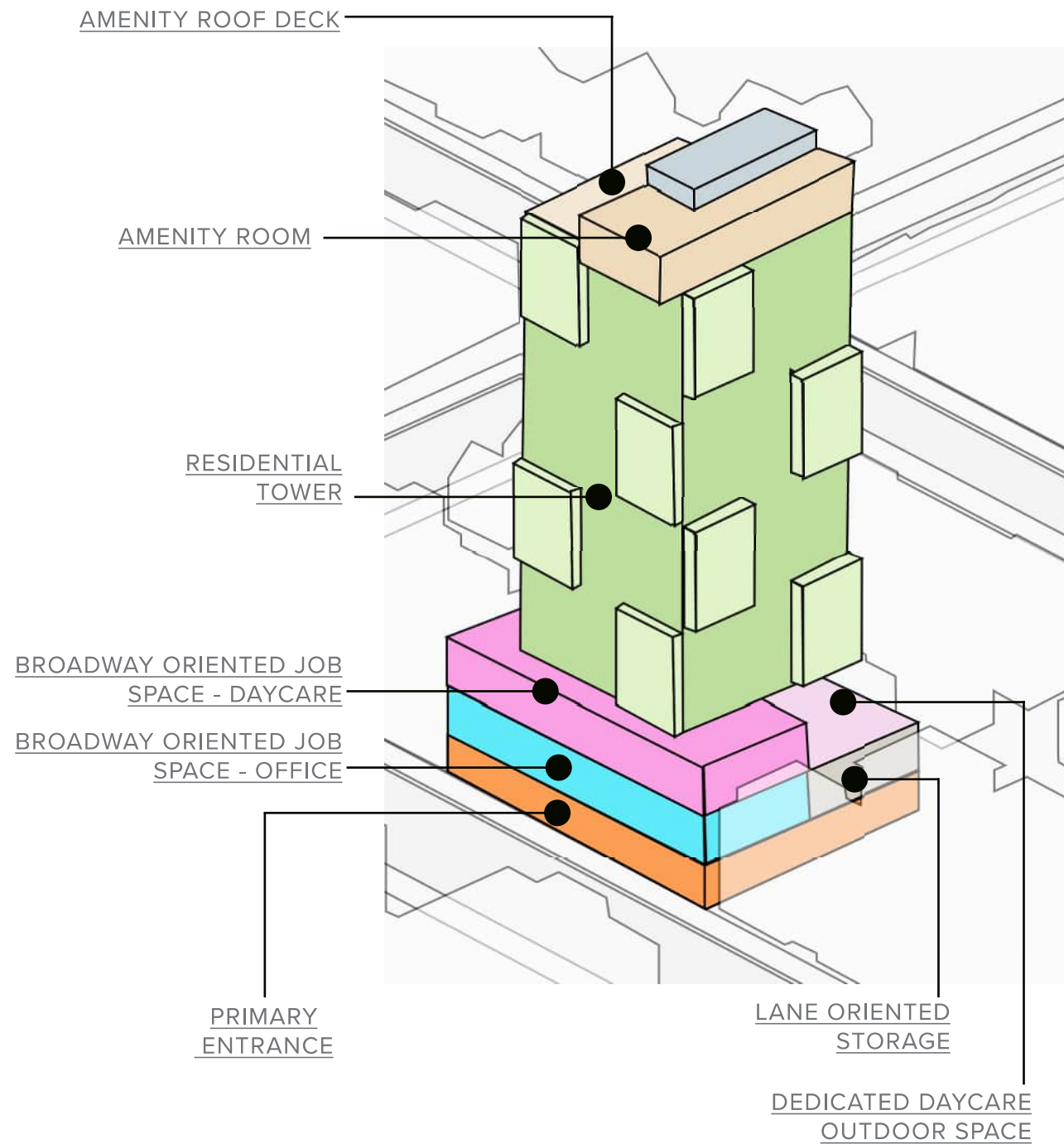
## SUMMARY

2245-2283 w Broadway will be within 4 minutes of a rapid public transit hub allowing residents of this building to significantly reduce their carbon footprint by lowering their dependence on personal vehicles. The sustainability inherent in this proposal's location will be augmented using the following measures used to comply with the City of Vancouver's Green Buildings Policy for Rezoning:

- Energy efficient lighting
- Rainwater detention facilities
- Bikes and transportation accessibility
- Electric Vehicle infrastructure
- Energy Recovery Ventilation
- Space for backup generators allocated on roof level
- Enhanced commissioning
- Energy system sub-metering
- A combination of high-performance glazing and window-wall ratio
- Minimum MERV 13 filtration
- Low-flow and low-flush plumbing fixtures
- Programmable thermostats
- Drought-resistant landscape selections
- Light pollution reduction
- Low emitting materials

# PROPOSAL USE SUMMARY/PROJECT DATA

2245-2283 W BROADWAY. REZONING APPLICATION



SITE INFORMATION	
<b>Site Area:</b>	1,880.3 sq ft (18,181 sq ft)
<b>City Address:</b>	2245, 2255 & 2265 W Broadway, Vancouver BC V6K 2E4
<b>Legal Description:</b>	LOT 7 BLOCK 323 PLAN 17862 DISTRICT LOT 528 NEW WESTMINSTER, LOT 16 BLOCK 323 PLAN VAPRO DISTRICT LOT 528 NEW WESTMINSTER and LOT 17 BLOCK 323 PLAN VAPRO DISTRICT LOT 528 NEW WESTMINSTER

AVERAGE UNIT AREAS				
Comments	Total Area (sq ft)	Total Area (sq m)	Count	Avg. Area
1 BEDROOM	10,751 sq ft	1,000.9 sq m	30	358.7 sq ft
2 BEDROOM	14,251 sq ft	1,321.1 sq m	38	375.0 sq ft
3 BEDROOM	17,553 sq ft	1,627.7 sq m	32	548.5 sq ft
STUDIO	10,301 sq ft	957.1 sq m	38	271.3 sq ft
Grand total	116,257 sq ft	10,805.5 sq m	148	785.6 sq ft

INCLUDED FSR AREAS BY USE - SUMMARY			
USE	Area (sq ft)	Area (sq m)	FSR
ASSEMBLY (DAYCARE)	18,869 sq ft	1,742.5 sq m	10.00
COMMERCIAL	15,849 sq ft	1,464.5 sq m	10.31
OFFICE	15,184 sq ft	1,411.8 sq m	10.28
RESIDENTIAL	143,348 sq ft	13,303.8 sq m	7.31
SHARED CIRCULATION ALL USES	389 sq ft	35.8 sq m	0.05
SHARED CIRCULATION NON-RESIDENTIAL	389 sq ft	35.8 sq m	0.02
Grand total	184,829 sq ft	17,263.3 sq m	8.03

EXCLUDED AREAS BY USE - SUMMARY		
USE	Area (sq ft)	Area (sq m)
END-OF-TRIPE-SHED STORAGE (EXCLUDED)	8,882 sq ft	822.8 sq m
ENVELOPE (EXCLUDED)	11,579 sq ft	1,071.8 sq m
INDOOR AMENITY (EXCLUDED)	4,577 sq ft	424.7 sq m
MEDICAL (EXCLUDED)	11,701 sq ft	1,086.8 sq m
RESIDENTIAL STORAGE (EXCLUDED)	14,429 sq ft	1,342.3 sq m
Grand total	53,771 sq ft	5,000.3 sq m

EXTERIOR AREA			
USE	Area (sq ft)	Area (sq m)	
DAYCARE DECK (EXCLUDED)	7,188 sq ft	666.7 sq m	
OUTDOOR AMENITY (EXCLUDED)	12,300 sq ft	1,141.1 sq m	
PARKING CASING (EXCLUDED)	7,702 sq ft	713.5 sq m	
RESIDENTIAL BALCONY (EXCLUDED)	22,987 sq ft	2,141.2 sq m	
Grand total	40,177 sq ft	3,742.5 sq m	

GROSS AREA			
USE	Area (sq ft)	Area (sq m)	
ASSEMBLY (DAYCARE)	18,869 sq ft	1,742.5 sq m	
COMMERCIAL	15,849 sq ft	1,464.5 sq m	
END-OF-TRIPE-SHED STORAGE (EXCLUDED)	8,882 sq ft	822.8 sq m	
ENVELOPE (EXCLUDED)	11,579 sq ft	1,071.8 sq m	
INDOOR AMENITY (EXCLUDED)	4,577 sq ft	424.7 sq m	
MEDICAL (EXCLUDED)	11,701 sq ft	1,086.8 sq m	
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RESIDENTIAL	143,348 sq ft	13,303.8 sq m	
RESIDENTIAL STORAGE (EXCLUDED)	14,429 sq ft	1,342.3 sq m	
SHARED CIRCULATION ALL USES	389 sq ft	35.8 sq m	
SHARED CIRCULATION NON-RESIDENTIAL	389 sq ft	35.8 sq m	
Grand total	187,338 sq ft	17,484.1 sq m	

Zoning Information			
Existing Zone	Boundary Plan	Proposed	
C-3A	Boundary/Reliance South HSRP, Policy 6.6	CO-1	
<b>Building Use:</b>	Per 6.1.1 Rehabilitation, office and residential Per 2.2.2 Any non-dwelling uses listed in section 2.1 of this schedule are permitted in a mixed-use residential building. Per 2.2.3 Mixed-use residential buildings may be permitted if the Director of Planning considers the design and livability of the dwelling units.	Per 6.1.1 Rehabilitation, office and residential Per 6.1.2 Secured rental housing: Minimum of one level of non-residential uses above the ground floor is required. Per 6.1.2.1 Secured market-rate residential (C) Per 6.1.2.2 Secured market-rate residential (C) Per 6.1.2.3 Active ground floor rehabilitation uses along Broadway	Mixed-use PSP: Purpose (F) Level 1: Business/Personal Services (D) Level 2: Office (D) and 36 residential storage (F) Level 3: Daycare (D) Level 4-25: Secure market-rate residential (C) Roof: Interior & exterior residential amenity (A2)
<b>Building Area:</b>	NA	NA	17,484 sq m (187,338 sq ft) Gross Area 17,113.8 sq m (183,222.96 sq ft) Exclusions 15,362.3 sq m (166,825 sq ft) Net FSR Area
<b>Building Height:</b>	9.2m	25 Stories	25 Stories + Amenity level + mechanical penthouse Top of highest residential roof parapet: 78.7m (258' 6.10") Top of security roof parapet: 82.0m (270' 11.24") Top of mechanical screen: 84.8m (278' 2.28") Top of elevated outdoor: 88.81m (291' 7.18")
<b>Setbacks:</b>	Front: Not required Side: 1.5m (adjacent to street) without lane Rear: 3.0m Rear setback for portions of building containing dwelling: 7.6m	Front: 5.0m (15') from back of curb to face of commercial recommended Side: None Rear: Setback to enhance pedestrian friendly interface *	Front: 37.0m (121' 3.84") @ GRACE 437.0m (1434' 4") @ TOWER Side (East): 7.25m (23' 9.38") TOWER 7.0m (22' 9.66") GRACE Side (West): 7.0m (22' 9.66") @ GRACE 104.0m (341' 3.71") @ TOWER Rear: 3.0m (9' 8.43") @ GRACE 74.0m (242' 8.24") @ TOWER
<b>Footings:</b>	NA	Min. 45.7 m (150 ft)	45.7m (150 ft)
<b>FSR:</b>	1.0 Except that the Director of Planning or Development Permit Board may increase the permitted floor space ratio to a maximum of 3.00	8.0 (Including a minimum of 0.25 ground floor retail)	Ground Floor: Business/Personal Services (D) 8.0 Job Space Above Grade: Office (D) and Daycare (A2) 0.25-0.41 = 4.76 Shared Circulation Non-Residential: 0.02 All Uses: 0.08 Residential: Secure Market Rental (C) 7.31 Total FSR: 8.08
<b>Amenity Spaces:</b>	NA	Outdoor spaces on the rooftop should be prioritized.	Rooftop interior & outdoor amenity
<b>Floor Plate Size:</b>	NA	(854 sq m) (9,150 sq ft) tower floor plate recommended	Total Floor Plate Size 622.9 sq m (6,735 sq ft)
<b>Unit Mix:</b>	NA	Minimum 25% family units (including 25% less bedroom & 10% 3 bedrooms)	Studio: 38 Units (25%) 1 Bedroom: 60 Units (25%) 2 Bedroom: 54 Units (25%) 3 Bedroom: 22 Units (15%) 188 Units Total % Family units (2 B & 3 Bedrooms) = 40%

Commercial Bike Parking Schedule by Type			
Type	Max	Bike Count	Level
L	Horizontal Bike Locker	1	LEVEL 1
R	Horizontal Bike Rack	15	LEVEL 1
		6	

Residential Bike Parking Schedule by Type			
Type	Max	Bike Count	Cost Requirements
L	Horizontal Bike Locker	40	Min 15%
R	Horizontal Bike Rack	80	Min 15%
HL	Overhead Bike Rack	20	Min 15%
SL	Sheltered Bike Rack	75%	Min 15% when combined with unsheltered
U	Vertical Bike Rack	15	Min 15%
		37	

VEHICLE PARKING CALCULATIONS		
Per Section 4 of the COV Parking Bylaw		
Required	Proposed	
<b>Dwelling:</b>	Vehicle: Min 0.85 and a max of 0.1 spaces per dwelling unit 188 units x 0.85 = 160 min 188 units x 1 = 188 max	Vehicle: 188 Visitor parking stalls (including 5 small car = 183)  Accessible: Min of 1 space for first 7 units plus an additional 0.834 spaces for each additional dwelling unit 1 + (187 x 0.834) = 156
<b>Non-Residential:</b>	Visitor: No req Max = 1 for each 155 sq m area  CRU: 524.5115 = max. 5 Stalls  OFFICE (L2): 481.6115 = max. 4 Stalls  DAYCARE (L3): 883.5115 = max. 7 stalls  Overall: max 16 Stalls	Visitor: CRU: 5 Stalls (adj) (including 2 small car = 40%) OFFICE: 3 Stalls (adj) (including 1 small car = 30%) DAYCARE: 4 Stalls (adj) (including 1 small car = 25%)  Accessible: 2 Stalls (including 1 Van stall)  Regular Parking Stalls Provided: 80 Stalls (including 21 small car = 59%)
Calculated overall: 1,838.6 sq m from residential area 1 + (1,838.6 / 0.4) = 4,646.6 Stalls * The first accessible parking space provided, plus every tenth accessible parking space provided, matches a van accessible parking space.		

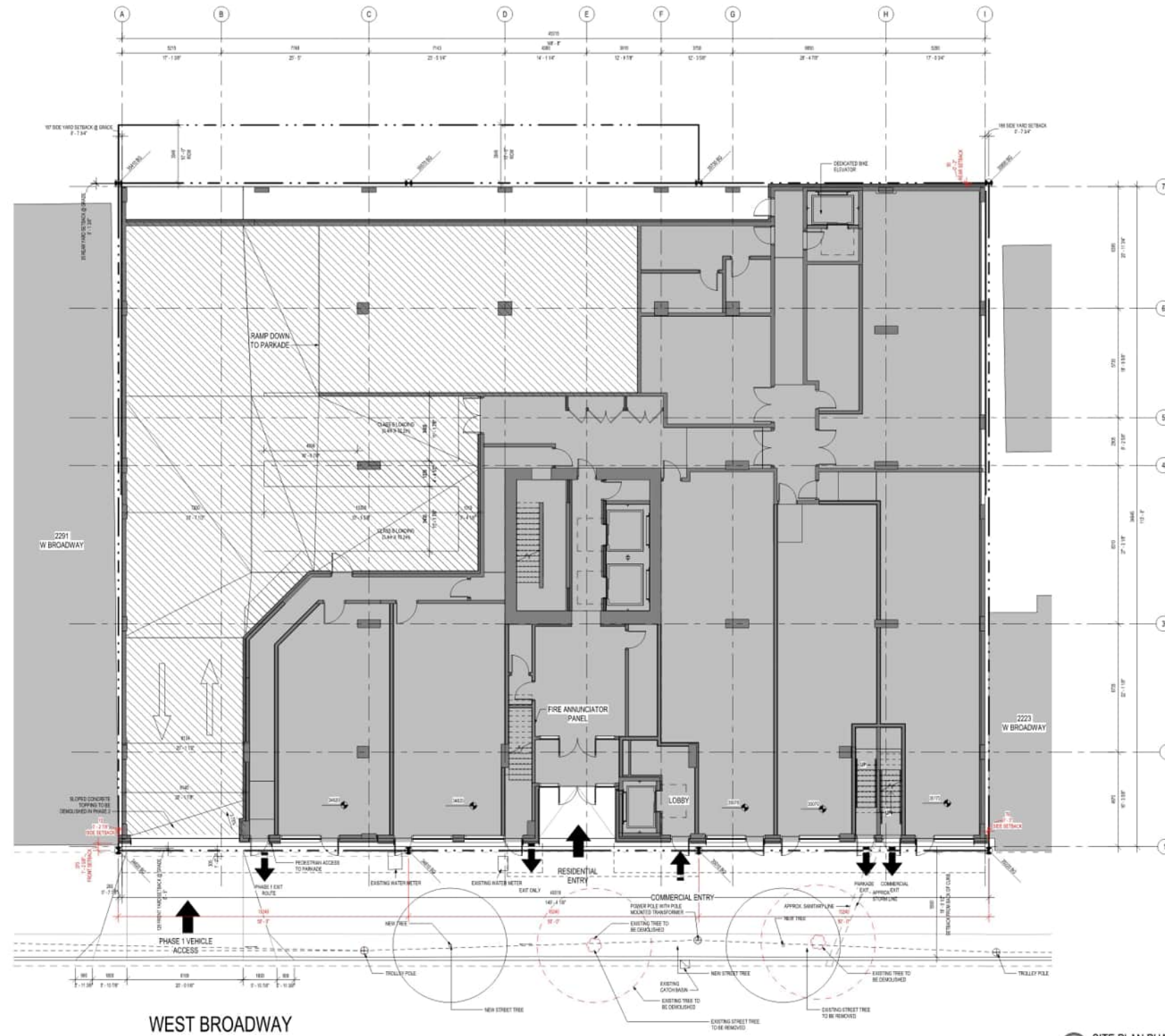
LOADING CALCULATIONS		
Per Section 5 of the COV Parking Bylaw		
Required	Proposed	
<b>Dwelling:</b>	Vehicle Loading: Class A: 1 Space for 10 to 250 dwelling units = 1 Class B: 1 Space for 100 to 250 dwelling units = 1 Class C: No requirement	Vehicle Loading: Class A: 1 Space Class B: 1 Space Class C: None
<b>Retail &amp; Service (includes office, CRU &amp; daycare):</b>	Vehicle Loading: Class A: No requirement Class B: 1 Space for the first 2,321 sq m Class C: No requirement for less than 1,000 sq m	Vehicle Loading: Class A: None Class B: 1 Space Class C: None

BICYCLE PARKING & EOT CALCULATIONS		
Per Section 6 of the COV Parking Bylaw		
Required	Proposed	
<b>Dwelling:</b>	Class A: Min of 1.8 spaces for every dwelling unit under 85 sq m Min of 2.5 spaces for every dwelling unit over 85 sq m and under 185 sq m. Min of 3 spaces for every dwelling unit over 185 sq m  1.5 x 118 = 177 2.5 x 88 = 220 3 x 0 = 0 Total = 397	Class A: 381 Class A 30 floor mounted 10 roof mounted (vertical) 43 lockers 20 overflow 218 missing  Total = 377
<b>Class B:</b>	A minimum of 2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units.  190 Units - 20 = 170 2 + (170/20) = 11 Class B	Class B: 12 Class B
<b>EOT Facilities:</b>	Class A: Not required Class B: Min 1 space for each 240 sq m of gross floor area  1,838.6 sq m / 240 sq m = 8 Class A	Class A: Not required Class B: 4 Class A 5 floor mounted 1 locker
<b>Class B:</b>	A minimum of 8 spaces for any development containing a minimum of 1,000 square metres of gross floor area  None	Class B: 8 Class B
<b>EOT Facilities:</b>	2 Floor Closets 2 Wash Basins 2 Showers + 2 grooming stations	EOT Facilities: 2 Water Closets 2 Wash Basins 2 Showers + 2 grooming stations

PASSENGER LOADING CALCULATIONS		
Per Section 7 of the COV Parking Bylaw		
Required	Proposed	
<b>Dwelling:</b>	Class A: 1 space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units  Class B: No Requirement Class C: No Requirement	Class A: 1 space  Class B: None Class C: None
<b>Retail &amp; Service:</b>	Class A: None (< 4,000 sq m) Class B: No requirement Class C: No requirement	Class A: None Class B: None Class C: None
<b>Office:</b>	Class A: 0.015 sq m / 10,000 sq m = 0 Class B: No requirement Class C: No requirement	Class A: None Class B: None Class C: None
<b>Daycare:</b>	Class A: 1 stall per 5 full time spaces (per City of Vancouver Parking Bylaw Section 7) 435 = 8 Class B: No requirement Class C: No requirement	Class A: 8 spaces + Stroller storage (per City of Vancouver Design Guidelines 4 per City of Vancouver Parking Bylaw Section 7) Class B: None Class C: None

# ARCHITECTURAL DRAWINGS (SITE PLAN PH.1)

2245-2283 W BROADWAY. REZONING APPLICATION



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SITE PLAN PHASE 1

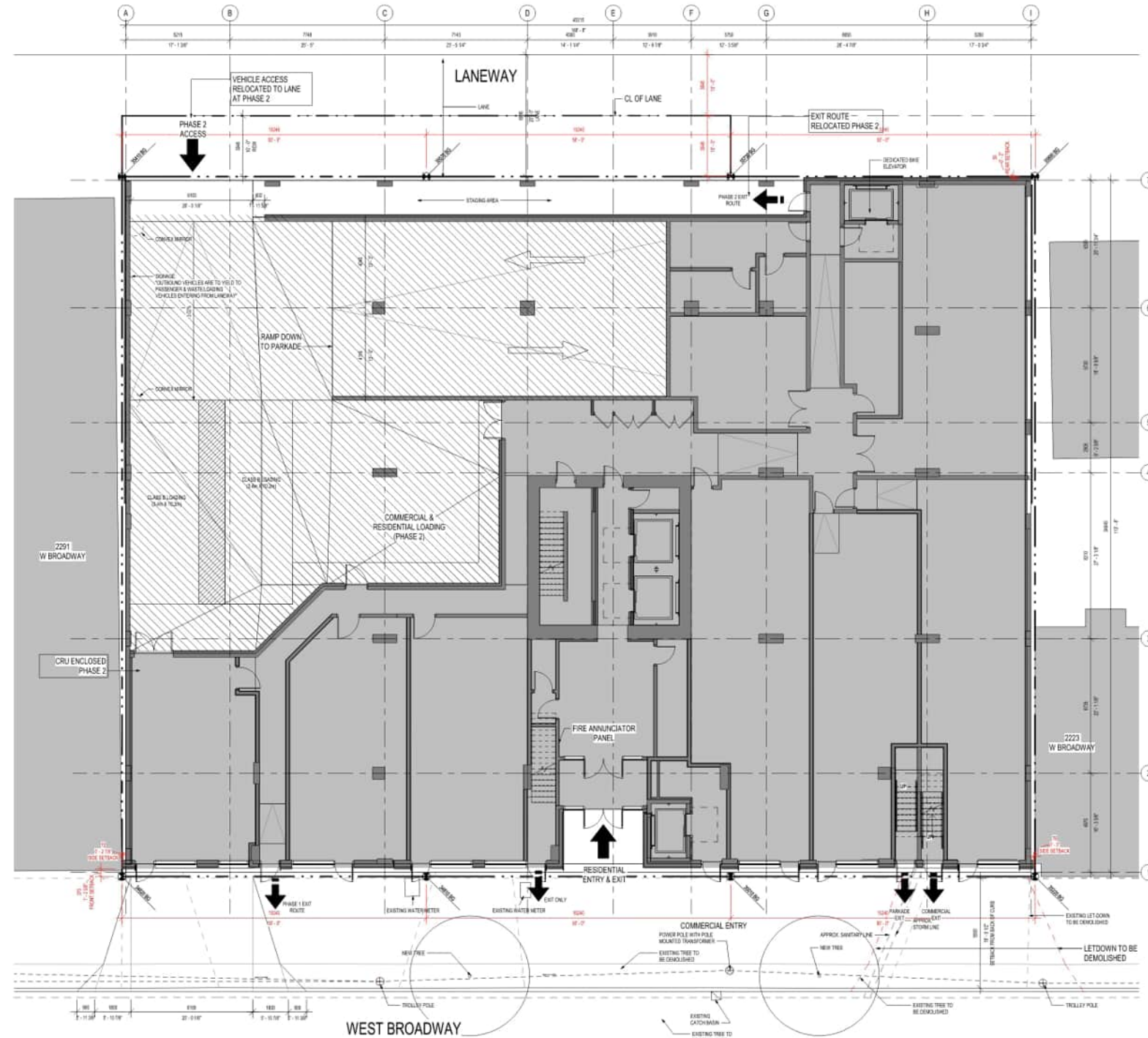
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# ARCHITECTURAL DRAWINGS (SITE PLAN PH.2)

2245-2283 W BROADWAY. REZONING APPLICATION



1 SITE PLAN PHASE 2 - RZ  
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SITE PLAN PHASE 2

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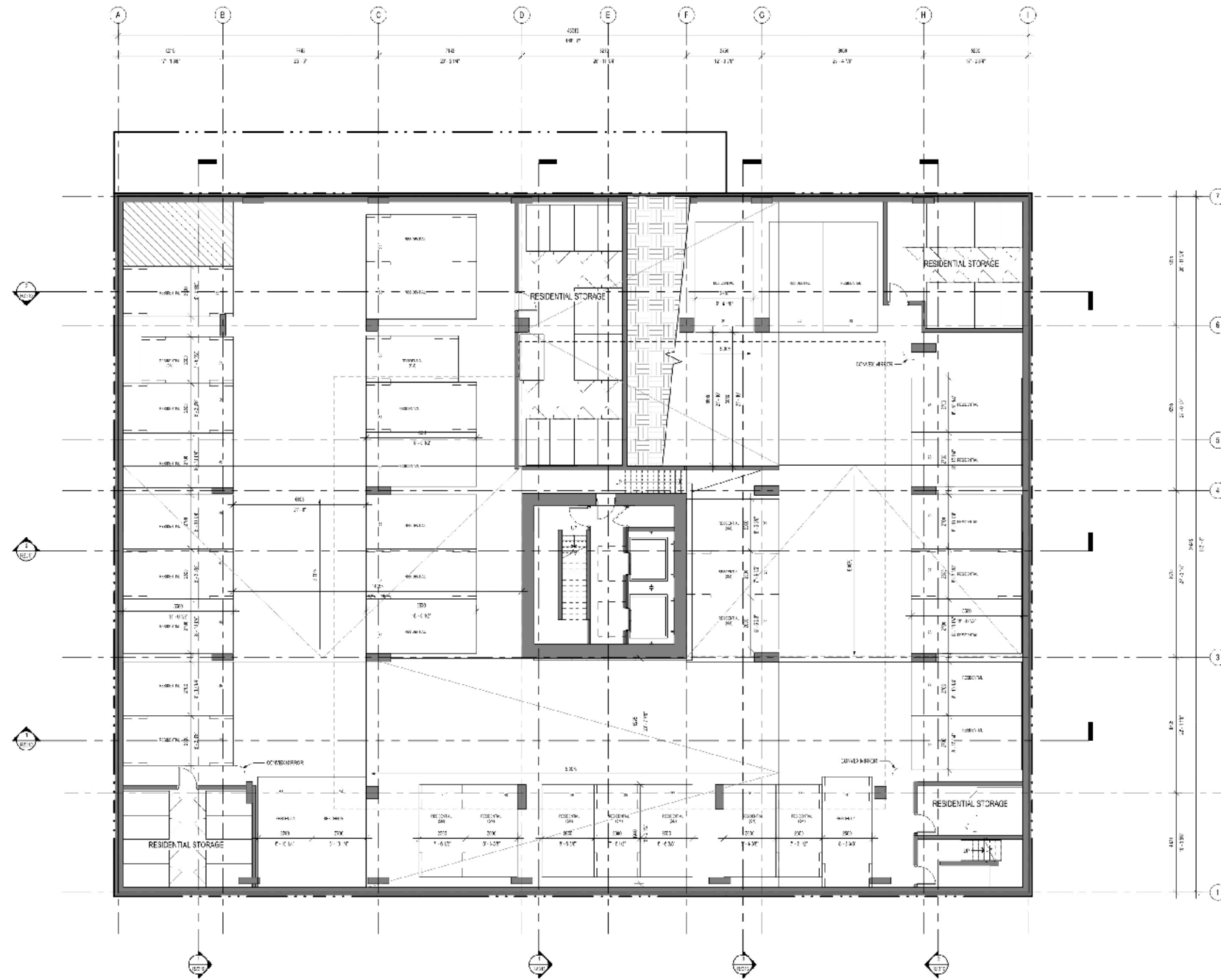
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2	ISSUED FOR REZONING		2025.11.28
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# ARCHITECTURAL DRAWINGS

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1 LEVEL P3-RZ  
1:100

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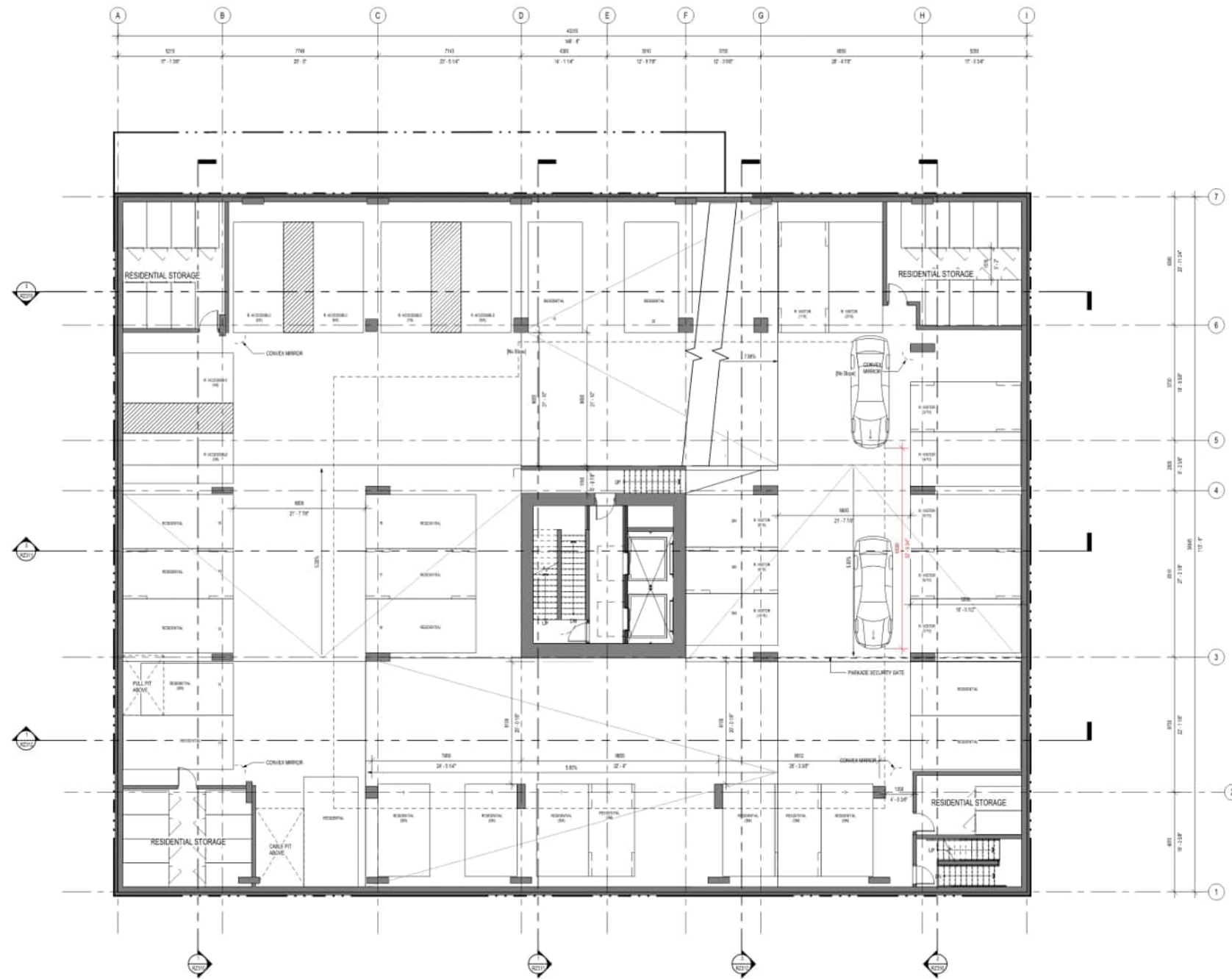
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PROJECT NUMBER: 24-20  
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1 LEVEL P2 - RZ  
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DRAWING TITLE  
FLOOR PLAN  
P2

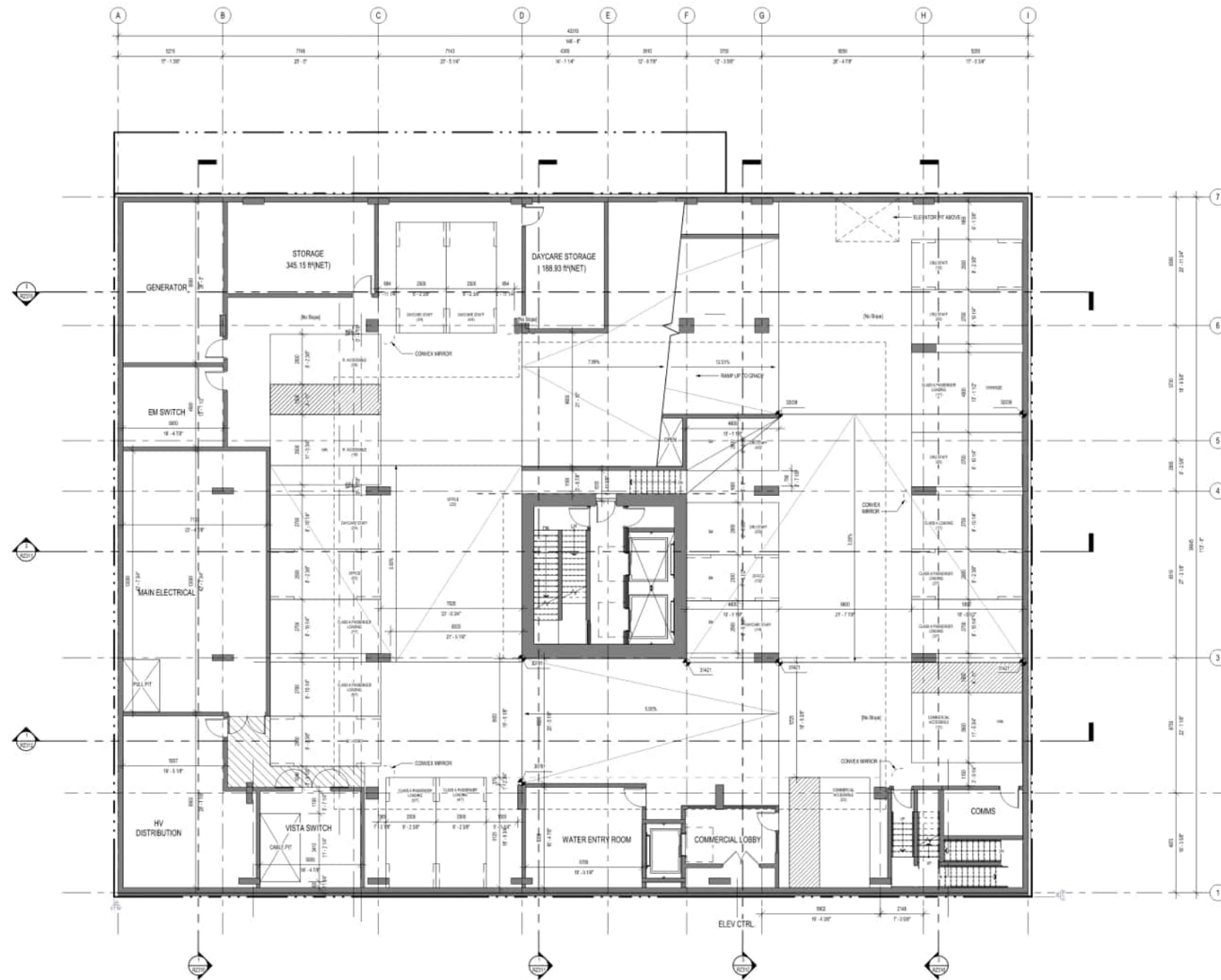
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2 LEVEL P1 - RZ  
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PROJECT  
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DRAWING TITLE  
FLOOR PLAN  
P1

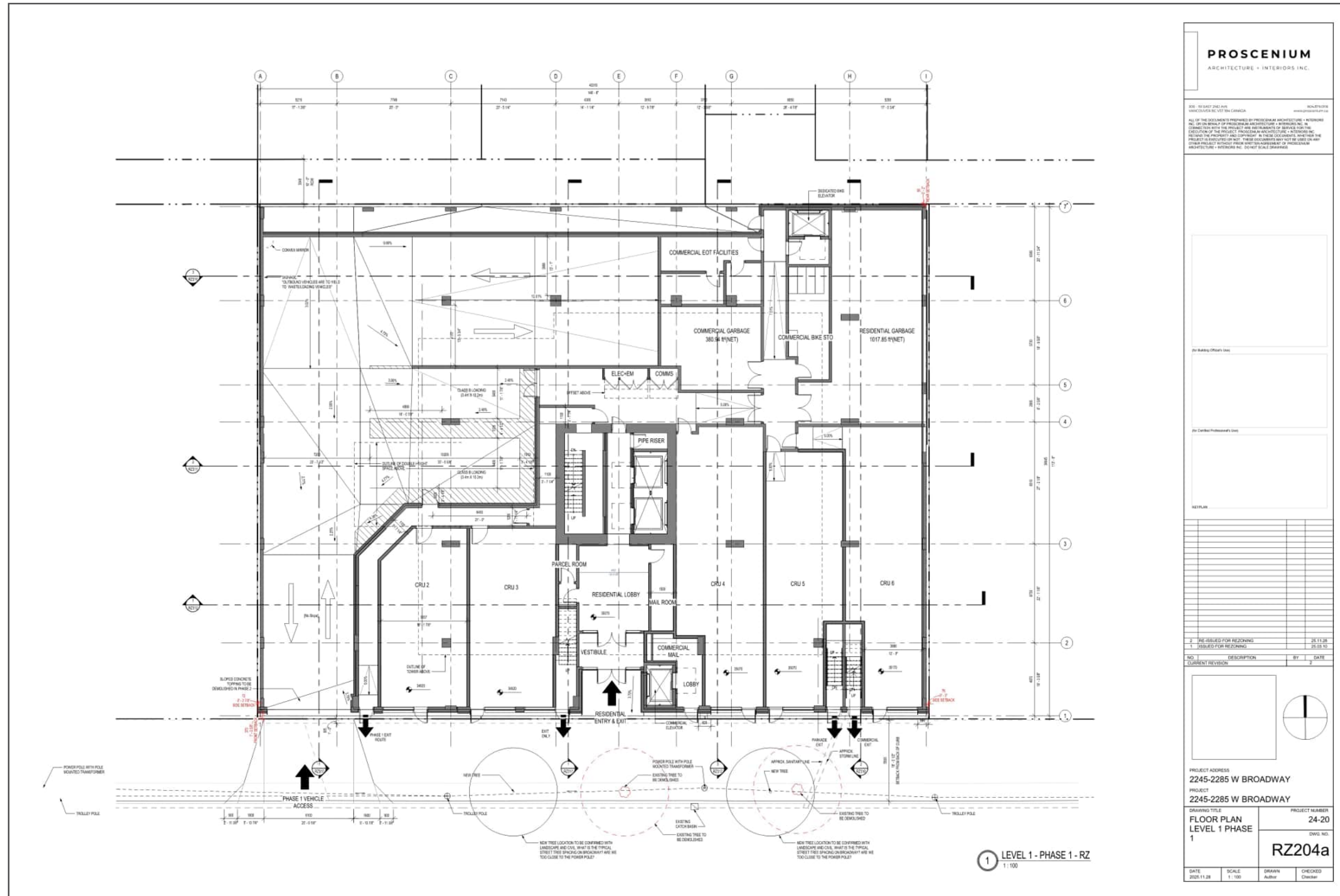
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RZ203

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1:100

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PROJECT  
2245-2285 W BROADWAY

DRAWING TITLE  
FLOOR PLAN  
LEVEL 1 PHASE  
1

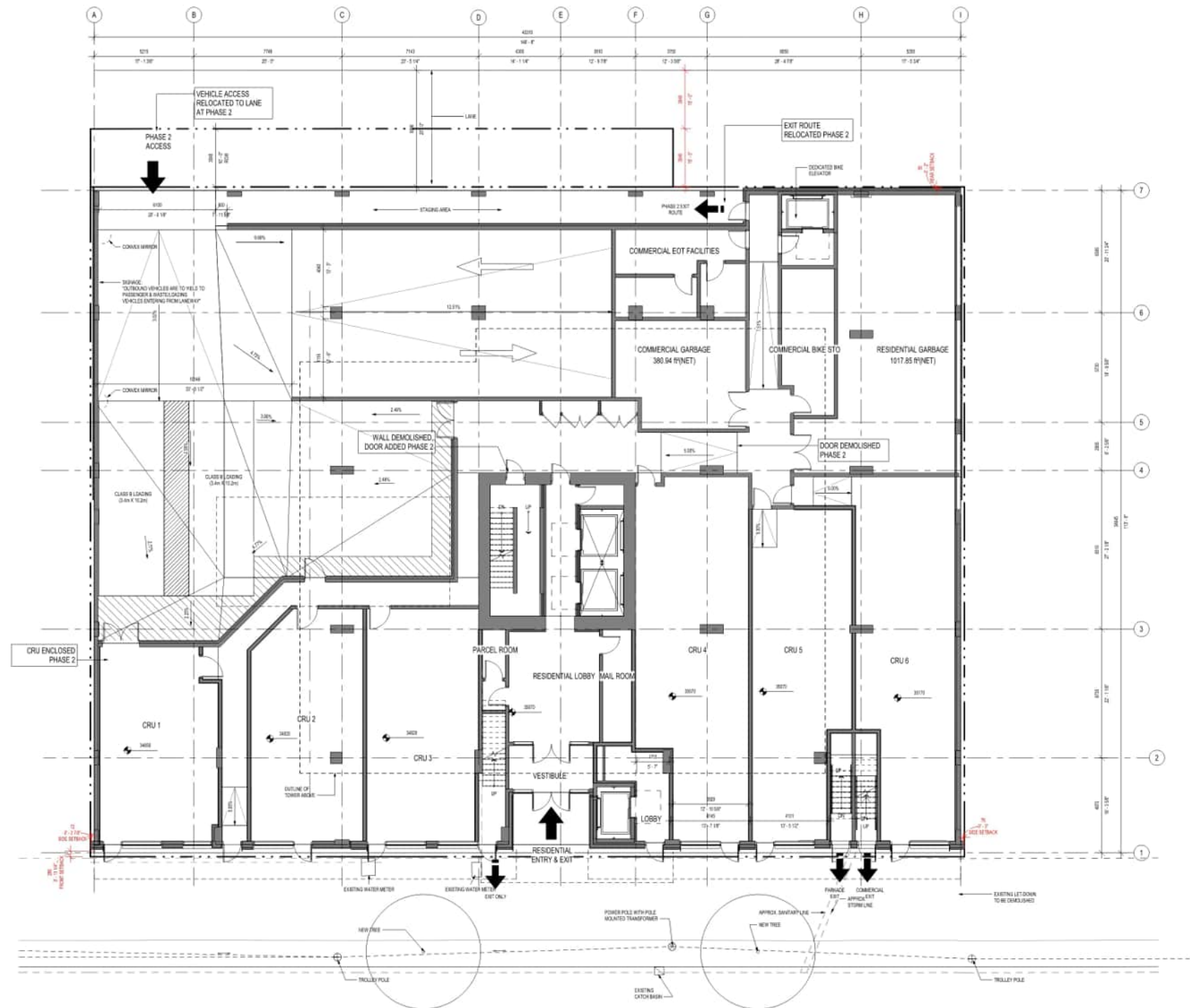
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DRAWING TITLE  
FLOOR PLAN  
LEVEL 1 PHASE  
2

PROJECT NUMBER  
24-20

DWG. NO.  
RZ204b

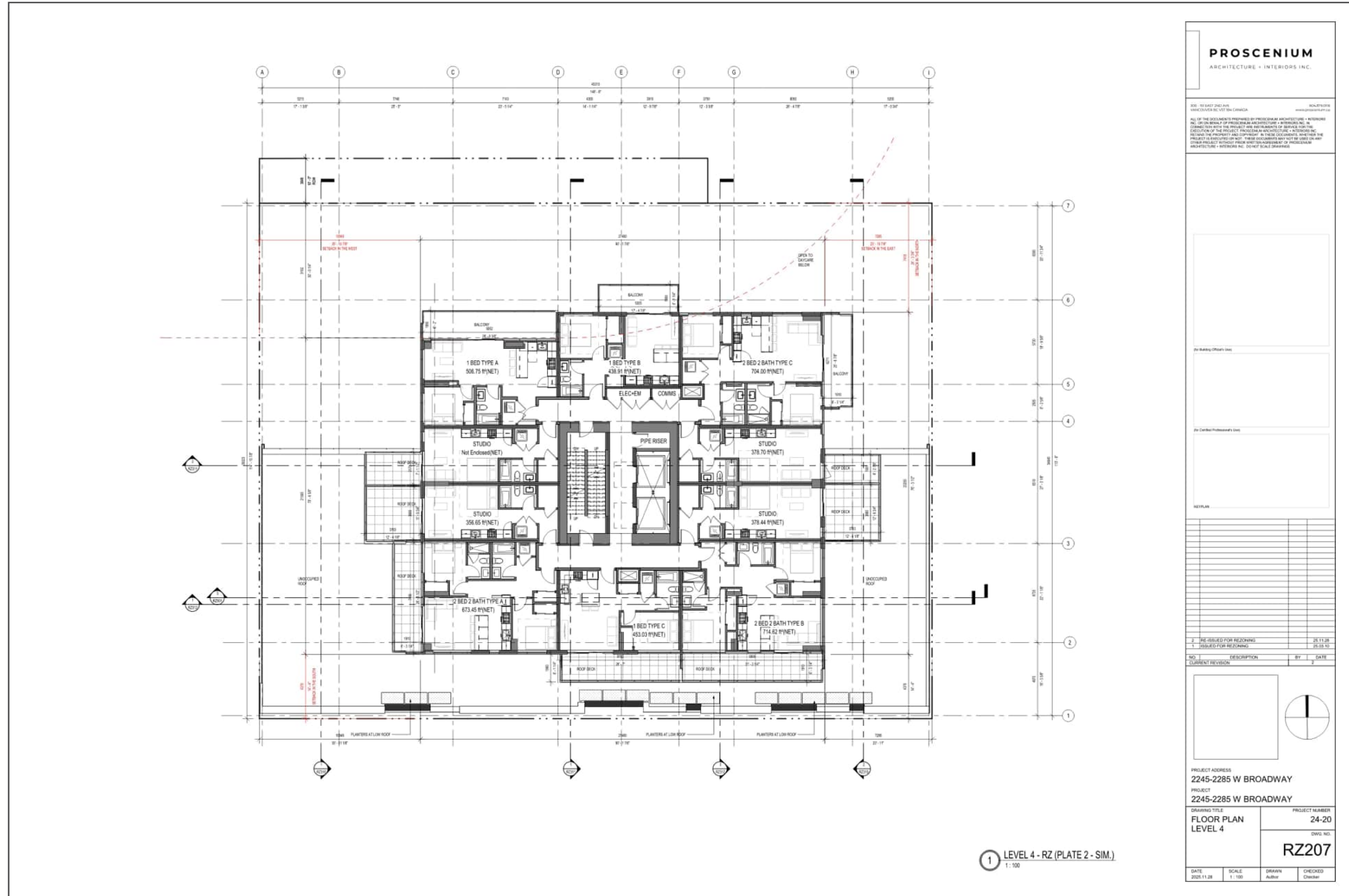
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DRAWING TITLE  
FLOOR PLAN  
LEVEL 4

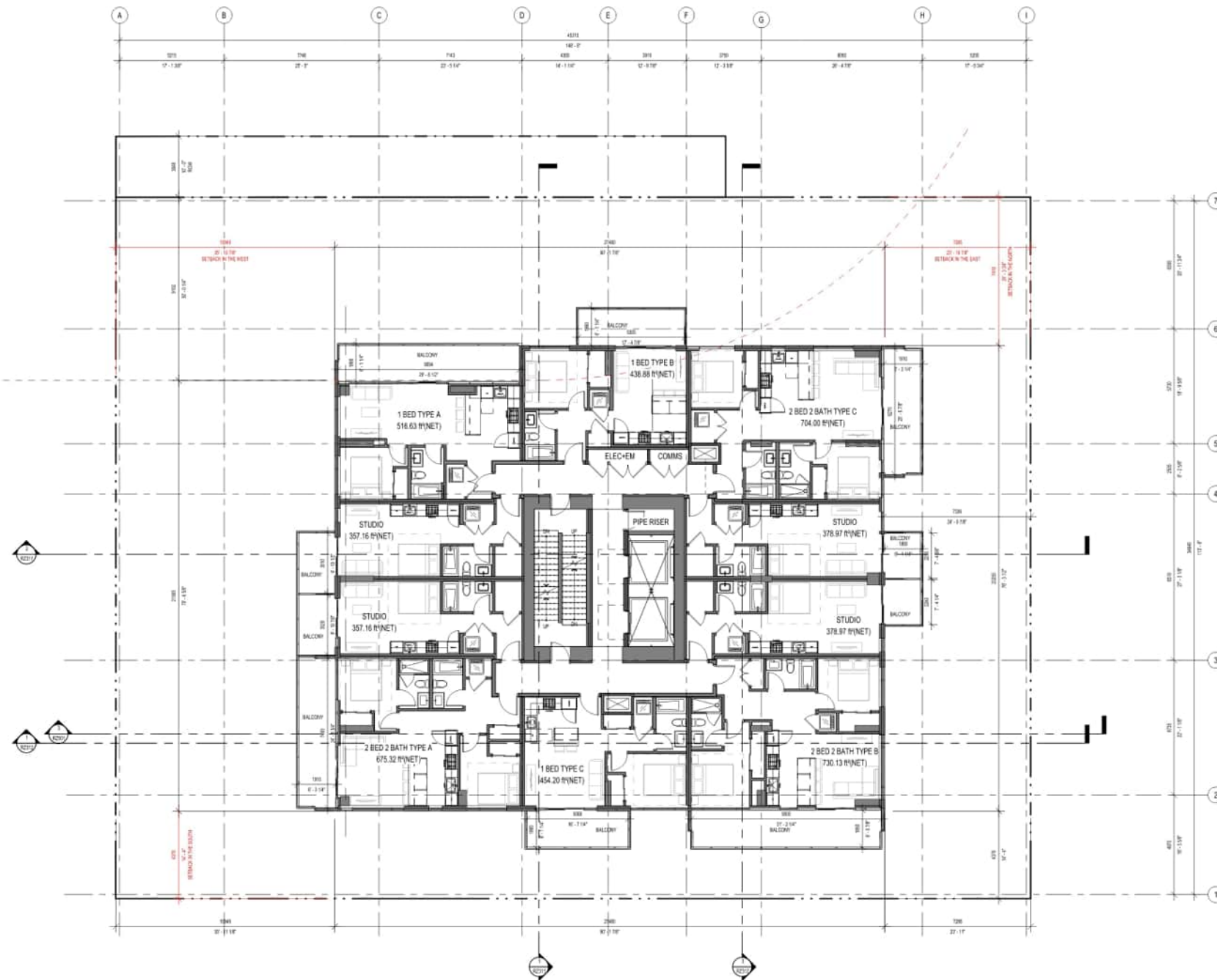
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24-20

DWG. NO.  
RZ207

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# ARCHITECTURAL DRAWINGS

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1 LEVEL 5 - RZ (TYP. PLATE 2)  
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PROJECT  
2245-2285 W BROADWAY

DRAWING TITLE  
FLOOR PLAN  
LEVEL 5 (TYP.  
PLATE 2)

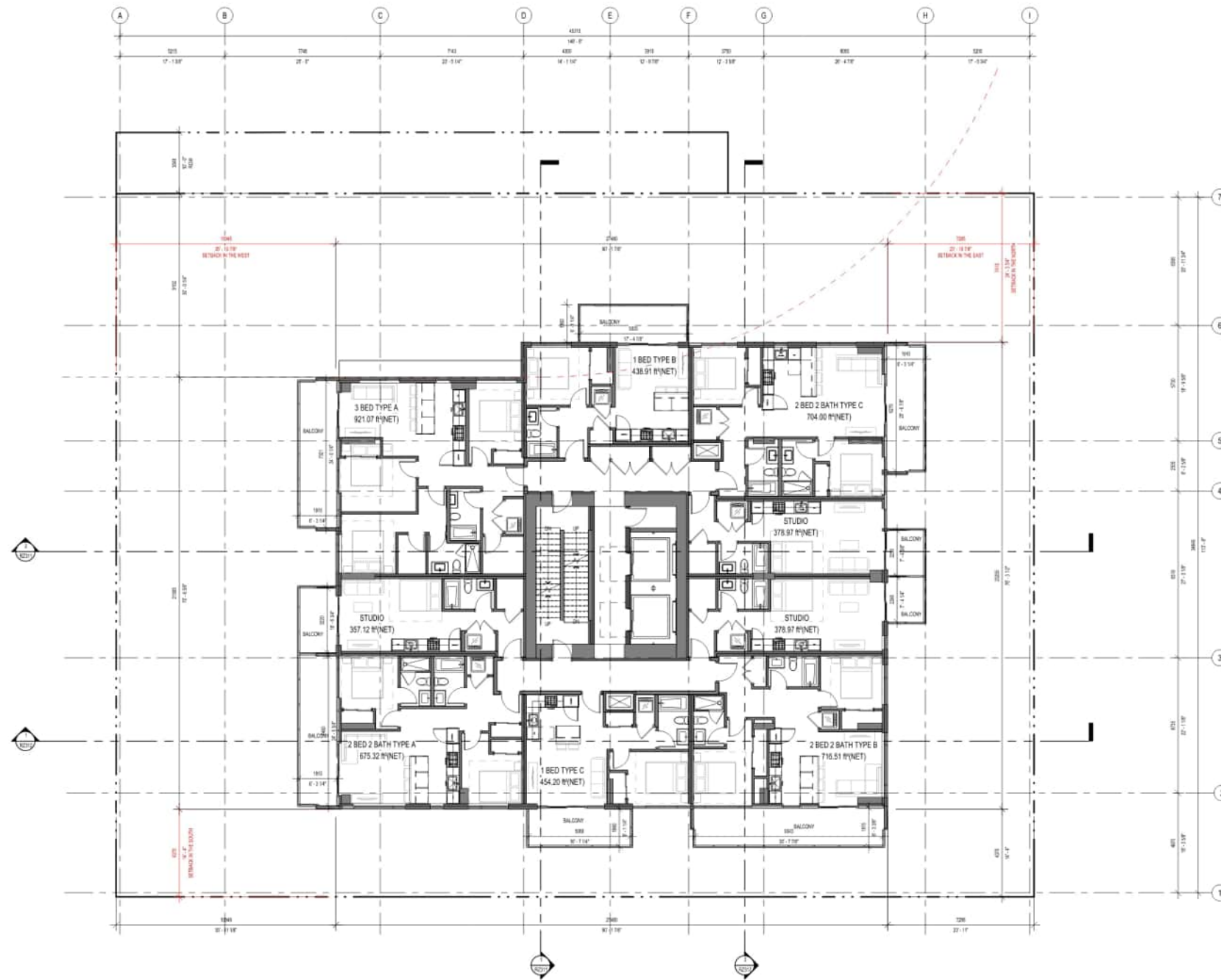
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24-20

DWG. NO.  
RZ208

DATE	SCALE	DRAWN	CHECKED
2020.11.28	1:100	Author	Checker

# ARCHITECTURAL DRAWINGS

2245-2283 W BROADWAY. REZONING APPLICATION



1 LEVEL 8 (TYP. PLATE 1)  
1:100

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LEVEL 8 (TYP.  
PLATE 1)

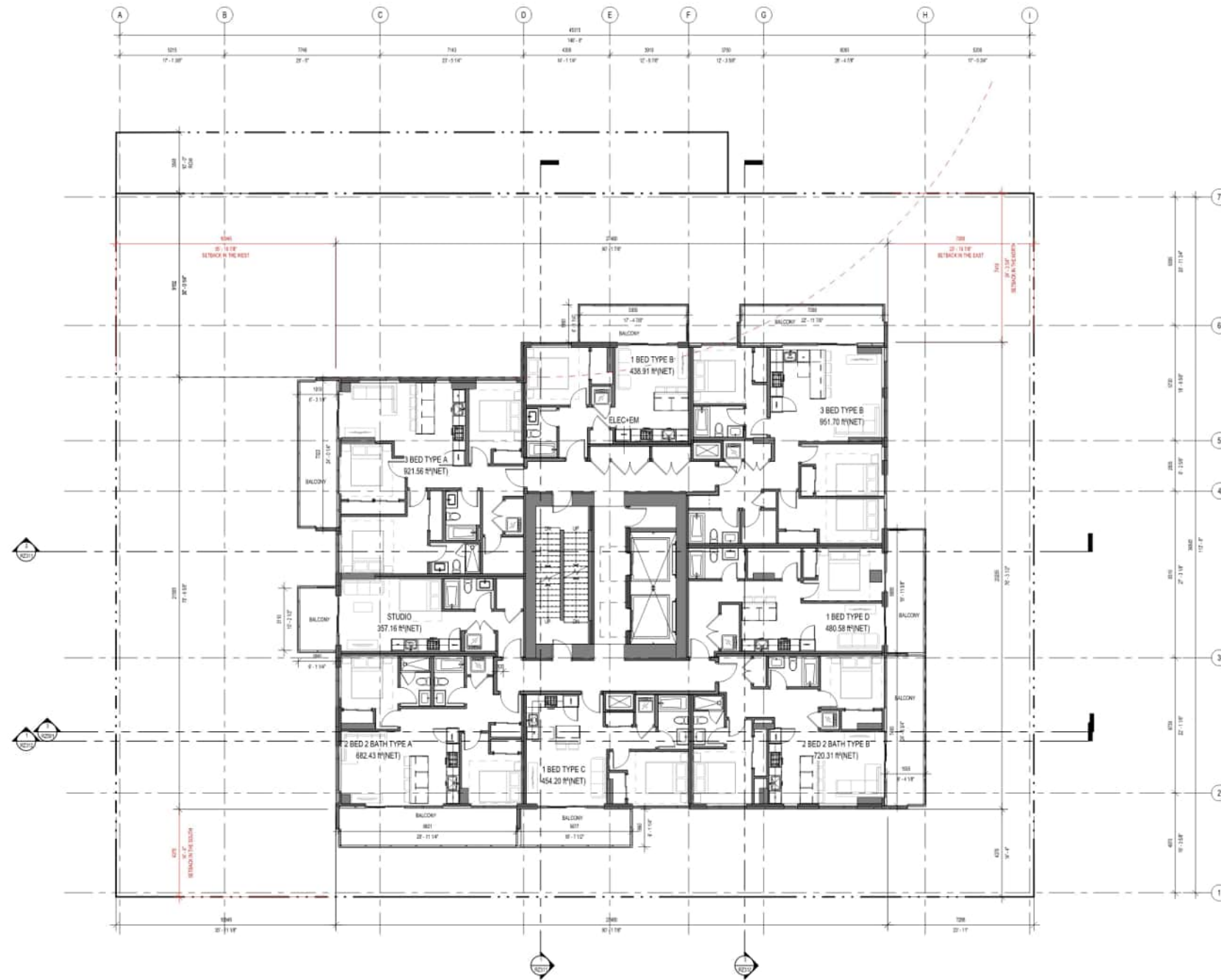
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# ARCHITECTURAL DRAWINGS

2245-2283 W BROADWAY. REZONING APPLICATION



1 LEVEL 24 (TYP. PLATE 3)  
1:100

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REVISION

NO.	DESCRIPTION	BY	DATE
2	ISSUED FOR REZONING		25.11.20
1	ISSUED FOR REZONING		25.03.20
CURRENT REVISION			

PROJECT ADDRESS  
2245-2285 W BROADWAY

PROJECT  
2245-2285 W BROADWAY

DRAWING TITLE  
FLOOR PLAN  
LEVEL 24 (TYP.  
PLATE 3)

PROJECT NUMBER  
24-20

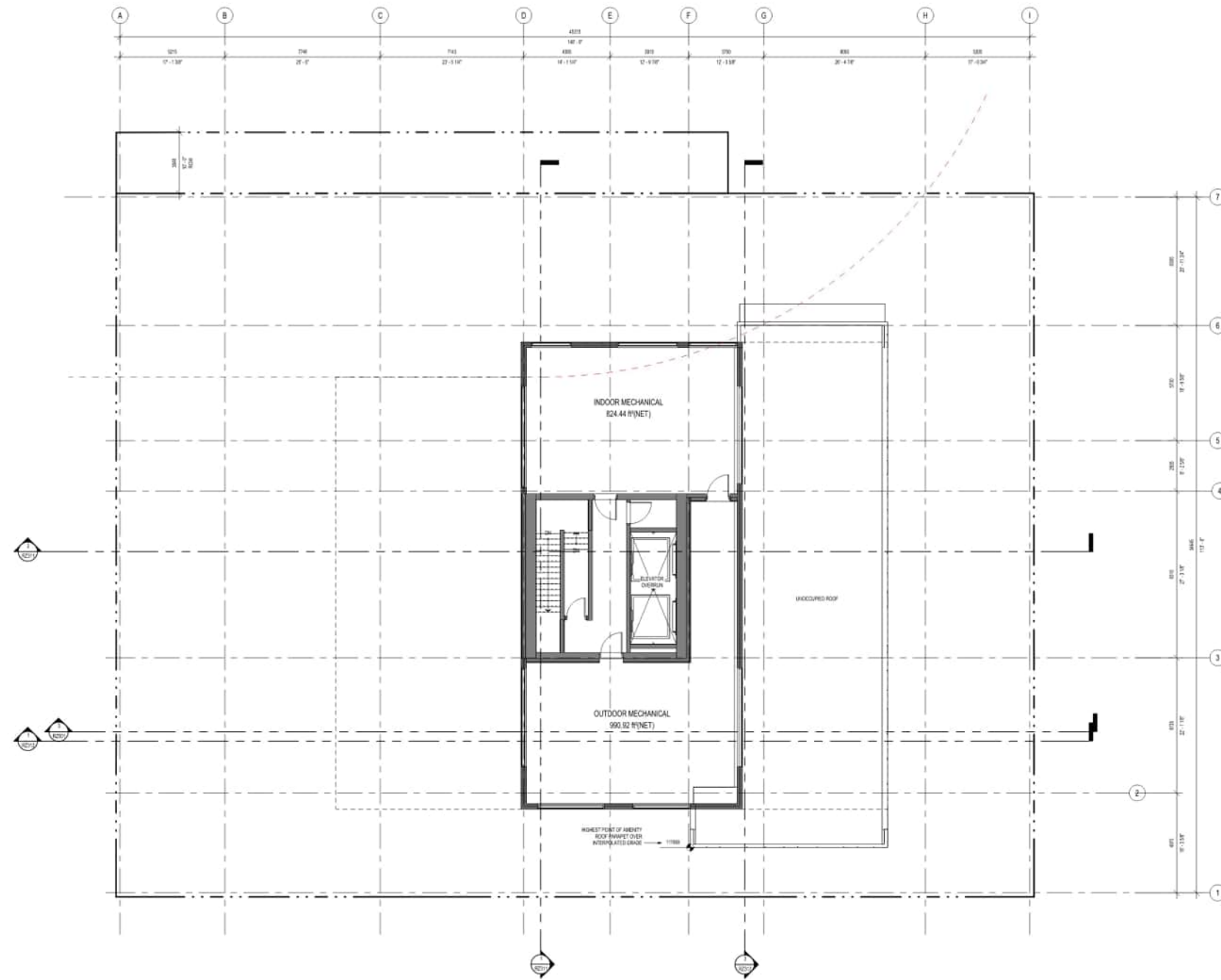
DWG. NO.  
RZ210

DATE	SCALE	DRAWN	CHECKED
2025.11.28	1:100	Author	Checker



# ARCHITECTURAL DRAWINGS

2245-2283 W BROADWAY. REZONING APPLICATION



1 MECHANICAL PENTHOUSE - RZ  
1:100

**PROSCENIUM**  
ARCHITECTURE + INTERIORS INC.

300 WEST 242nd Ave  
VANCOUVER BC V5T 2M6 CANADA  
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NO. DESCRIPTION BY DATE

2	ISSUED FOR REZONING		2024.11.28
1	ISSUED FOR REZONING		2023.03.10

CURRENT REVISION

PROJECT ADDRESS  
2245-2285 W BROADWAY

PROJECT  
2245-2285 W BROADWAY

DRAWING TITLE  
FLOOR PLAN  
MECHANICAL  
PENTHOUSE  
LEVEL

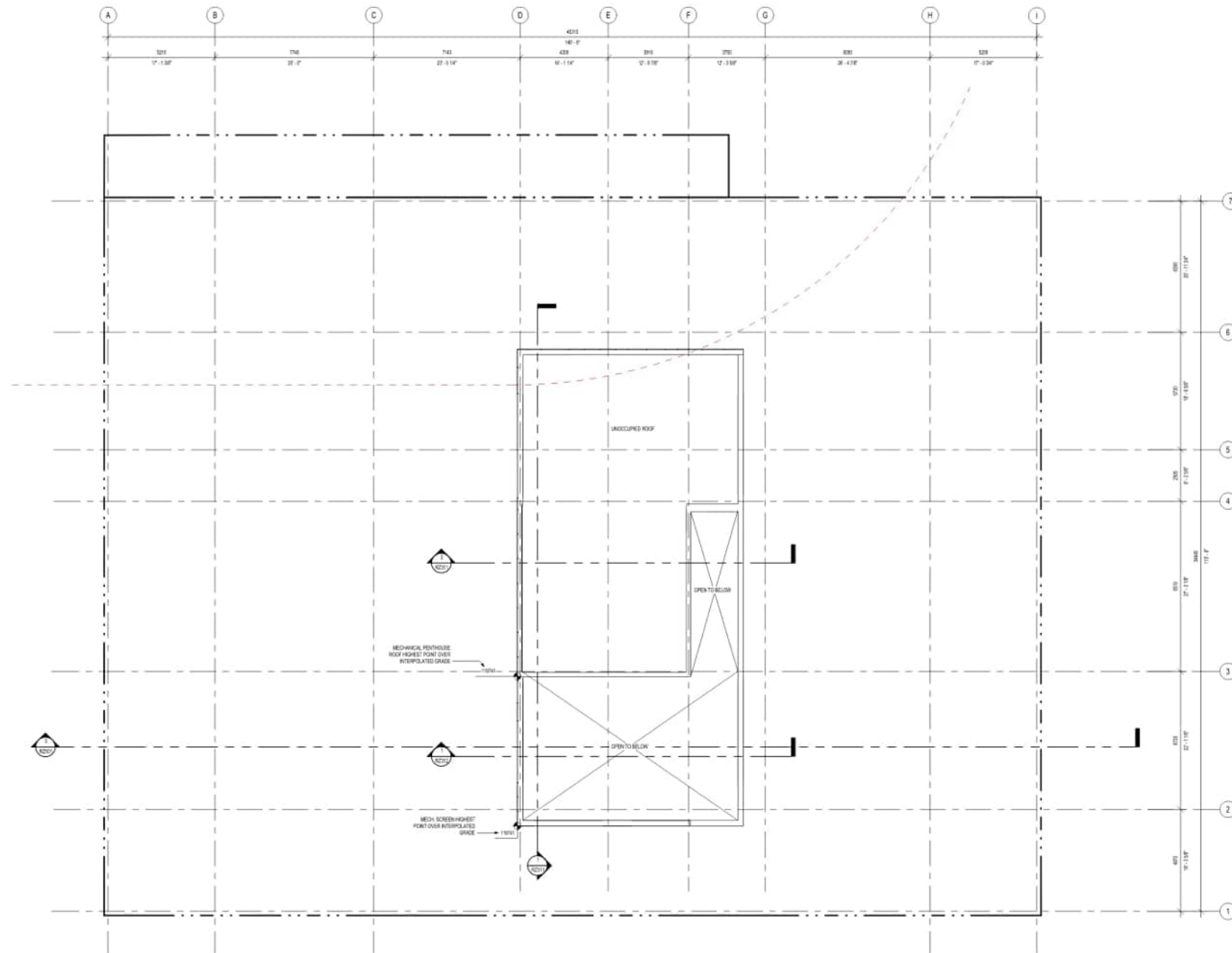
PROJECT NUMBER  
24-20

DWG. NO.  
RZ212

DATE	SCALE	DRAWN	CHECKED
2024.11.28	1:100	Author	Checker

# ARCHITECTURAL DRAWINGS

2245-2283 W BROADWAY. REZONING APPLICATION



1 ELEVATOR OVERRUN ROOF - RZ  
1:100

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300 N. EAST 24th AVE. SUITE 200 DENVER, CO 80218  
303.733.1111 www.proscenium.com

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NO. DESCRIPTION BY DATE  
2 RE ISSUED FOR REZONING 28.11.20  
1 ISSUED FOR REZONING 25.03.20

NO. DESCRIPTION BY DATE  
CURRENT REVISION

PROJECT ADDRESS  
2245-2285 W BROADWAY

PROJECT  
2245-2285 W BROADWAY

DRAWING TITLE  
FLOOR PLAN  
ELEVATOR  
OVERRUN

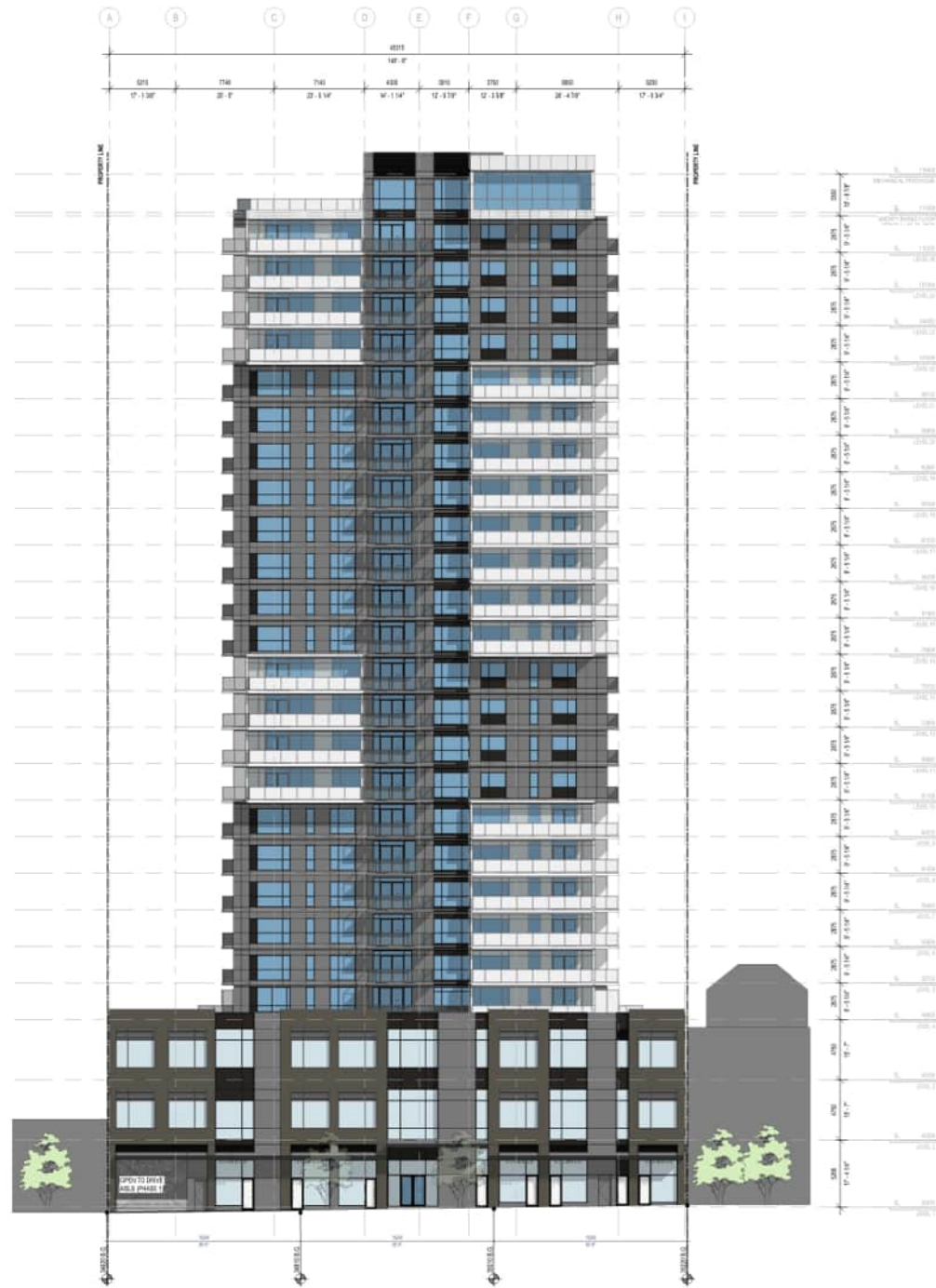
PROJECT NUMBER  
24-20

DWG. NO.  
RZ213

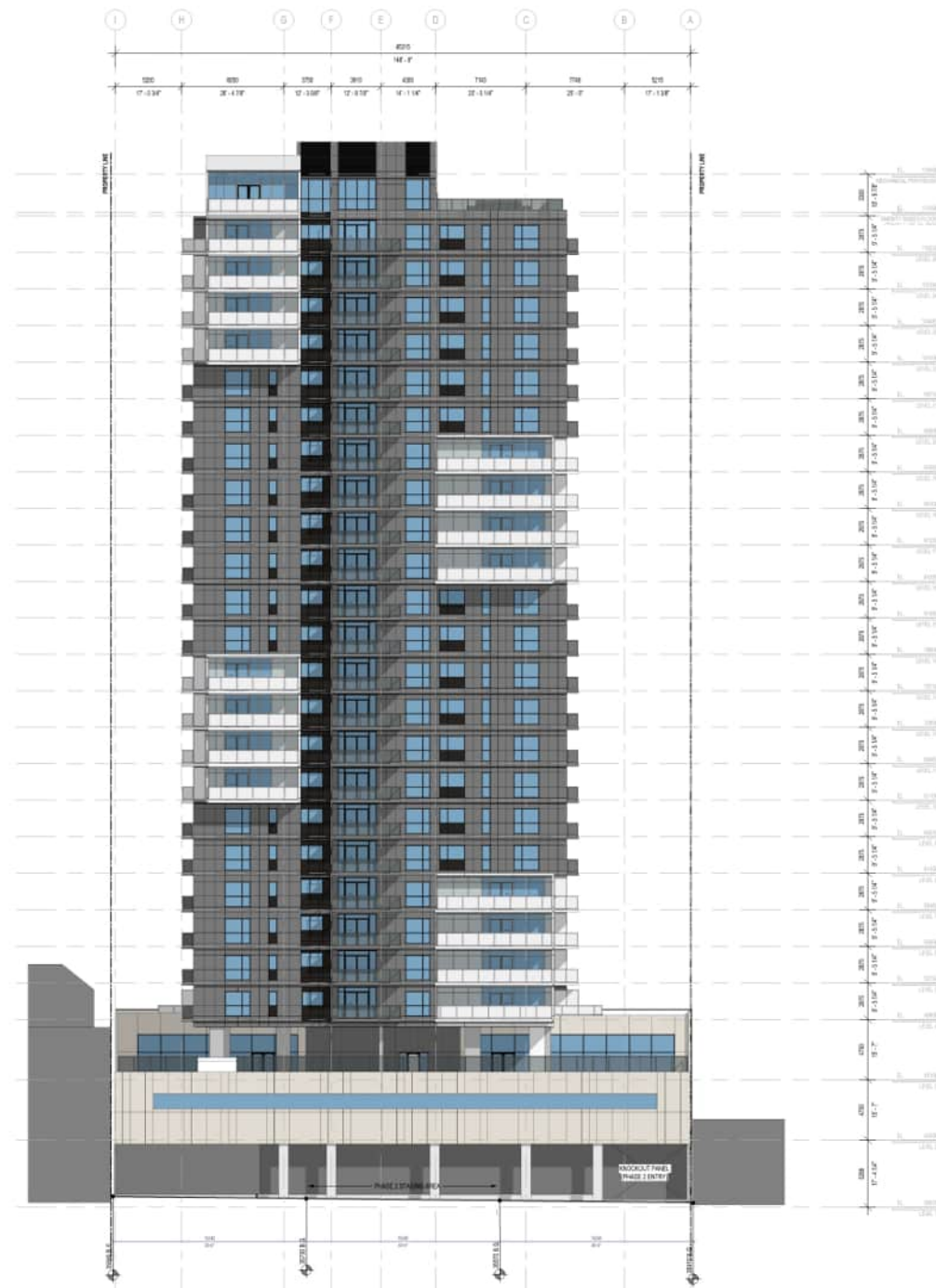
DATE: 2020.11.28 SCALE: 1:100 DRAWN: Author CHECKED: Checker

# ARCHITECTURAL DRAWINGS

2245-2283 W BROADWAY. REZONING APPLICATION



2 ELEVATION - SOUTH  
1:200



1 ELEVATION - NORTH  
1:200

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REVISION

NO.	DESCRIPTION	BY	DATE
2	ISSUED FOR REZONING		2024.11.28
1	ISSUED FOR REZONING		2024.03.10
0	CURRENT REVISION		

PROJECT ADDRESS

2245-2285 W BROADWAY

PROJECT

2245-2285 W BROADWAY

DRAWING TITLE

ELEVATIONS

PROJECT NUMBER

24-20

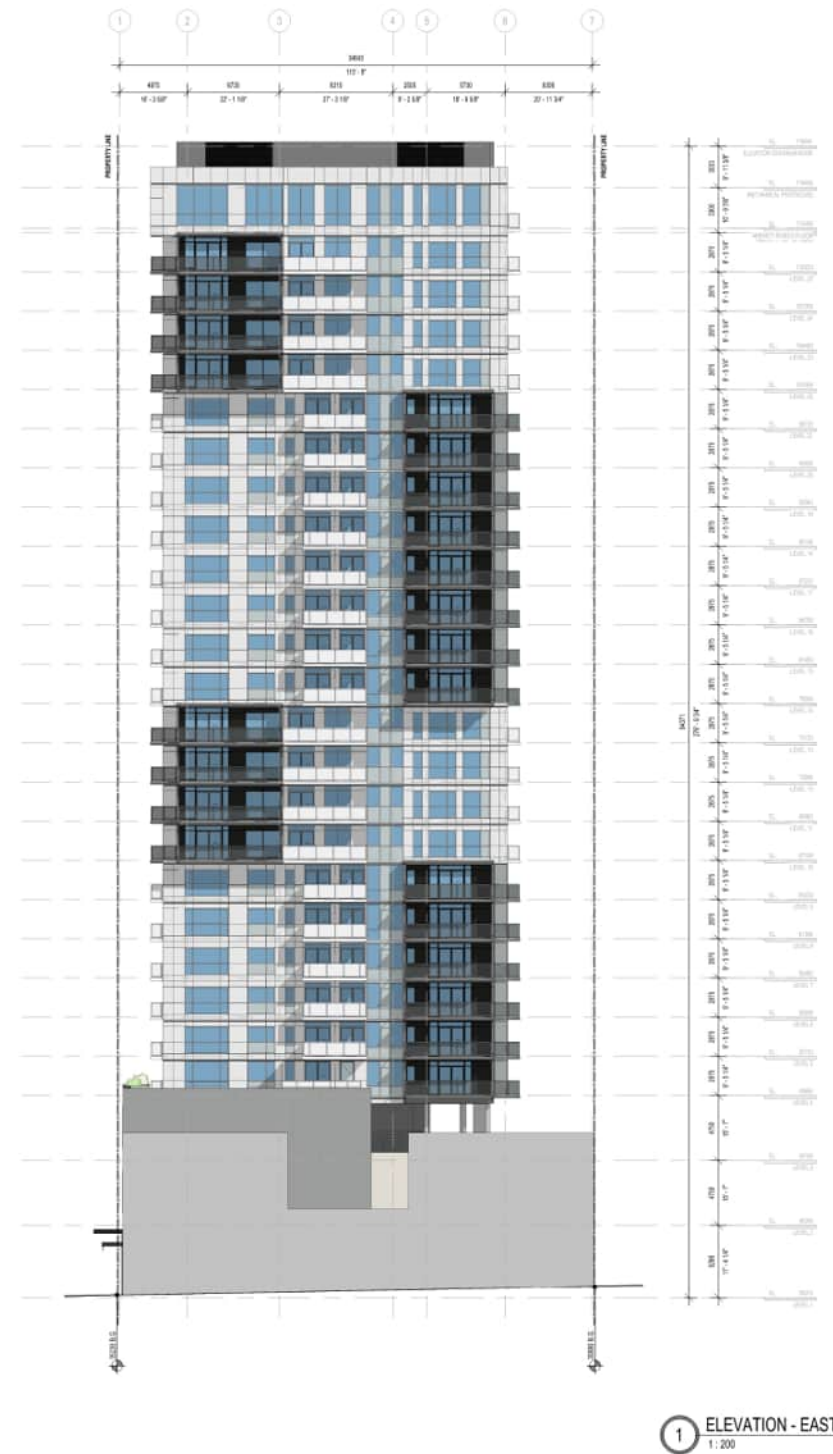
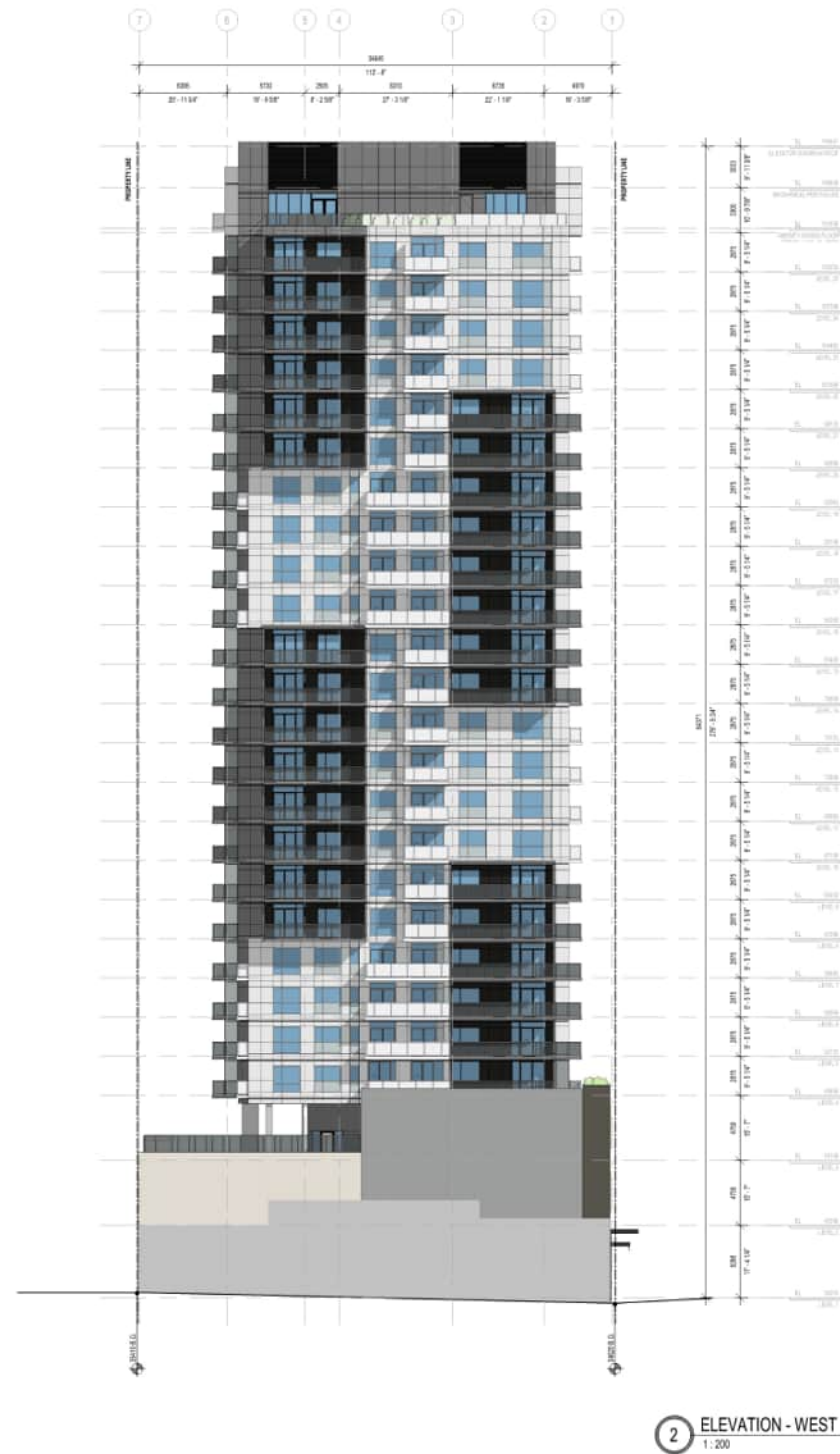
DWG. NO.

RZ300

DATE	SCALE	DRAWN	CHECKED
2024.11.28	1:200	JR	HC

# ARCHITECTURAL DRAWINGS

2245-2283 W BROADWAY. REZONING APPLICATION



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NO. DESCRIPTION BY DATE

2 RE ISSUED FOR REZONING 28.11.20

1 ISSUED FOR REZONING 25.03.20

CURRENT REVISION

PROJECT ADDRESS  
2245-2285 W BROADWAY

PROJECT  
2245-2285 W BROADWAY

DRAWING TITLE  
ELEVATIONS

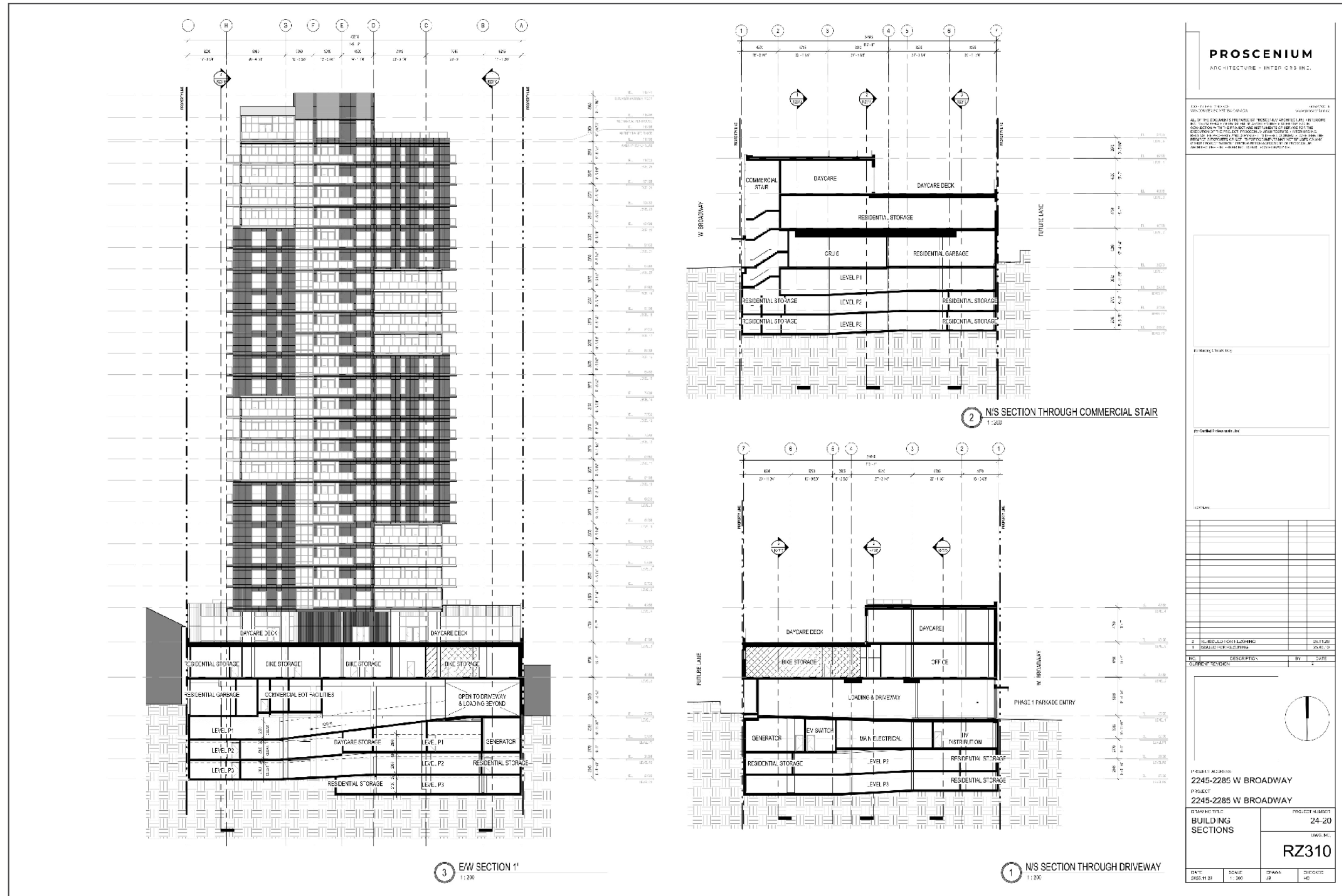
PROJECT NUMBER  
24-20

DWG. NO.  
RZ301

DATE 2020.11.28 SCALE 1:200 DRAWN JH CHECKED HC

# ARCHITECTURAL DRAWINGS

2245-2283 W BROADWAY. REZONING APPLICATION



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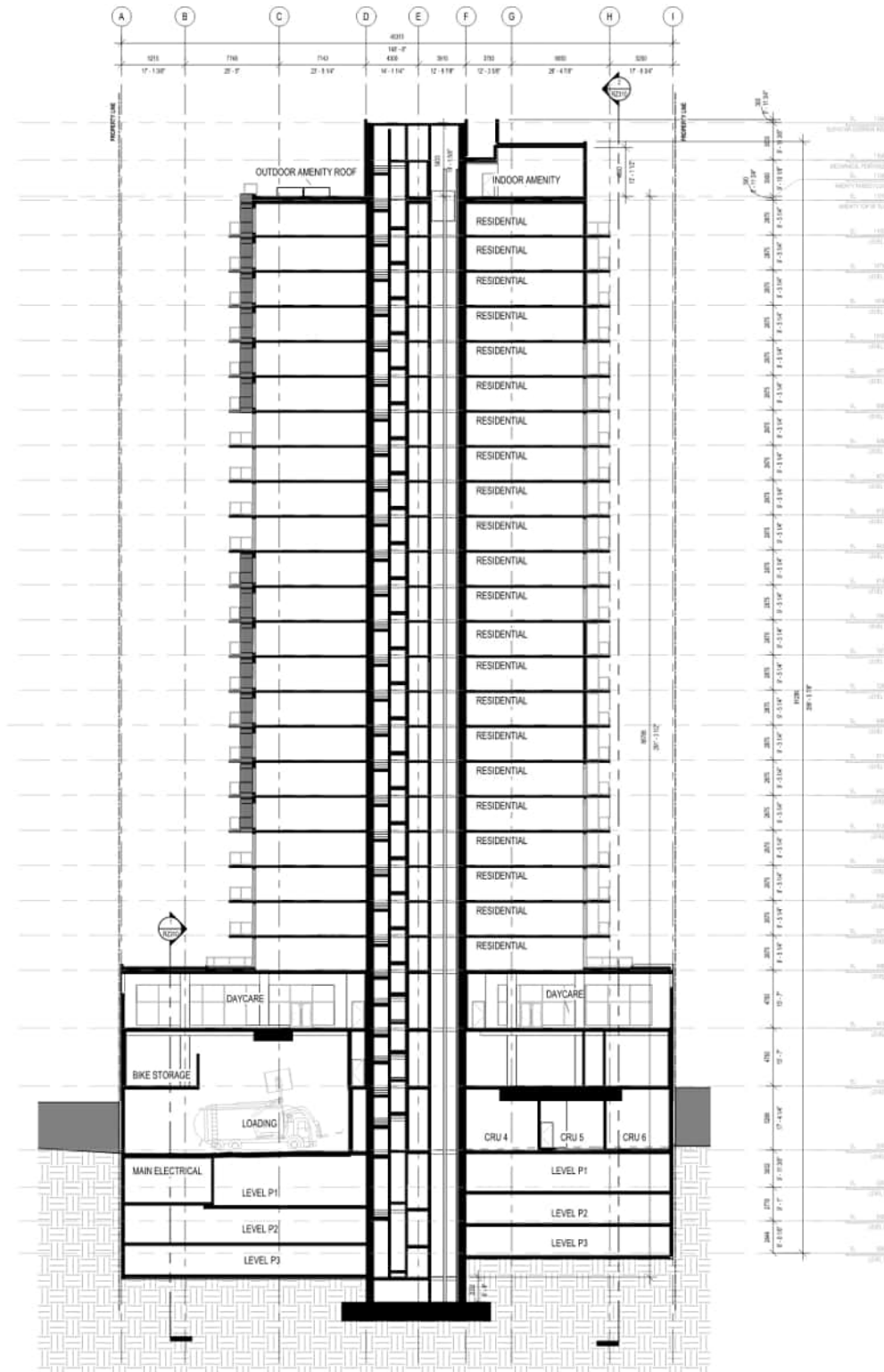
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08/11/20
2	REVISED FOR CORRECTIONS	08/11/20
3	ISSUED FOR PERMITTING	08/11/20

PROJECT: 2245-2285 W BROADWAY  
PROJECT NUMBER: 24-20  
BUILDING SECTIONS  
RZ310

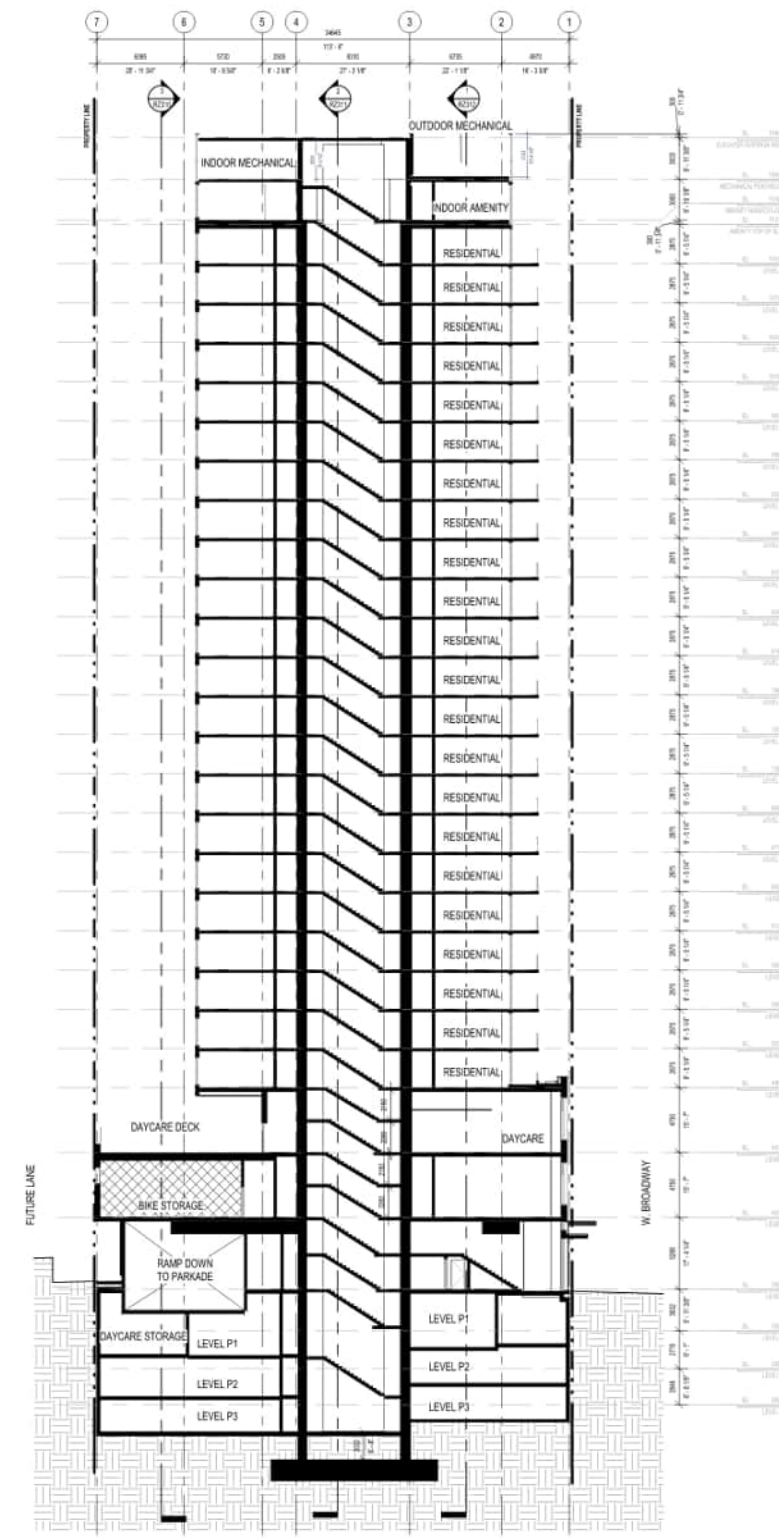
DATE: 08/11/20 SCALE: 1/200 DRAWN: JFB CHECKED: HG

# ARCHITECTURAL DRAWINGS

2245-2283 W BROADWAY. REZONING APPLICATION



2 EW SECTION 3  
1:200



1 N/S SECTION 1  
1:200

**PROSCENIUM**  
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300 WILSON STREET, SUITE 200, VANCOUVER, BC V6V 2G6  
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REVISION

NO.	DESCRIPTION	BY	DATE
2	ISSUED FOR REZONING		2025.11.28
1	ISSUED FOR REZONING		2025.03.10
0	CURRENT REVISION		

PROJECT ADDRESS  
2245-2285 W BROADWAY

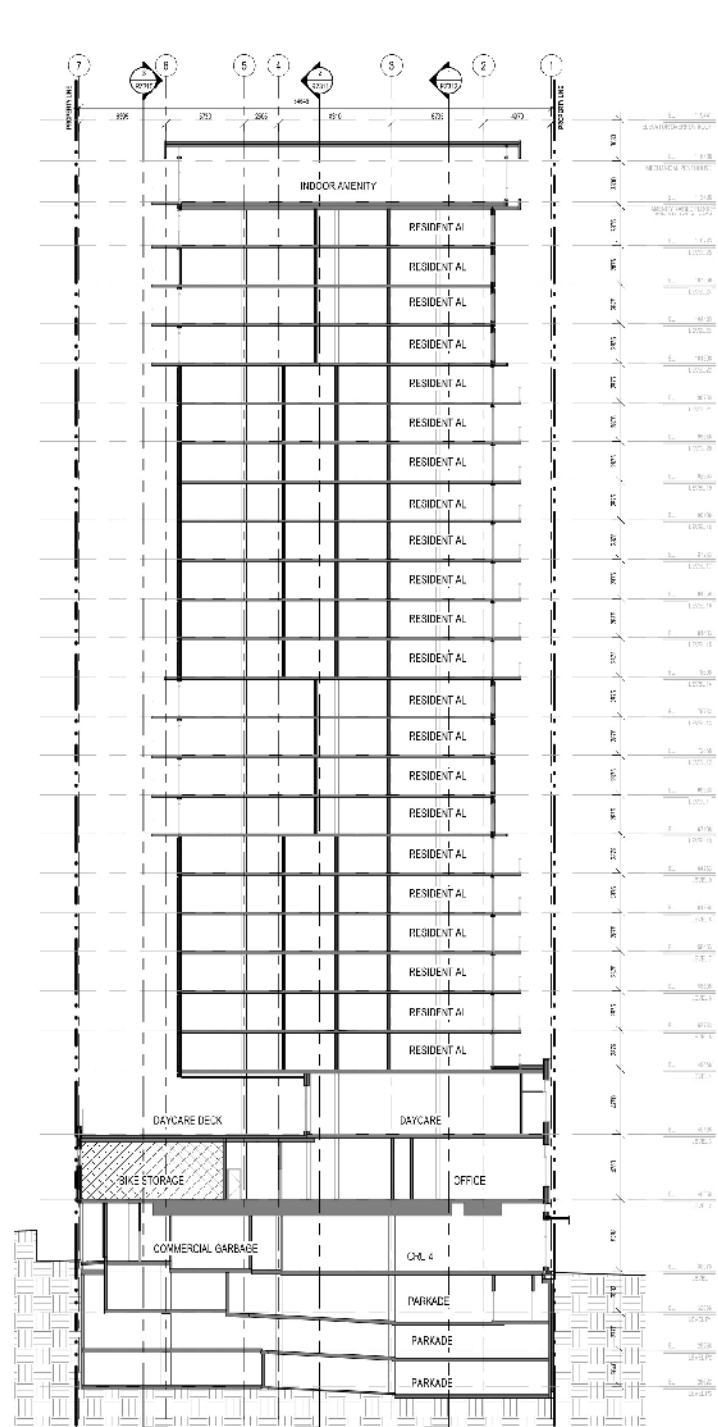
PROJECT  
2245-2285 W BROADWAY

DRAWING TITLE <b>BUILDING SECTIONS</b>	PROJECT NUMBER <b>24-20</b>
DATE 2025.11.28	DRAWN JH
SCALE 1:200	CHECKED HC

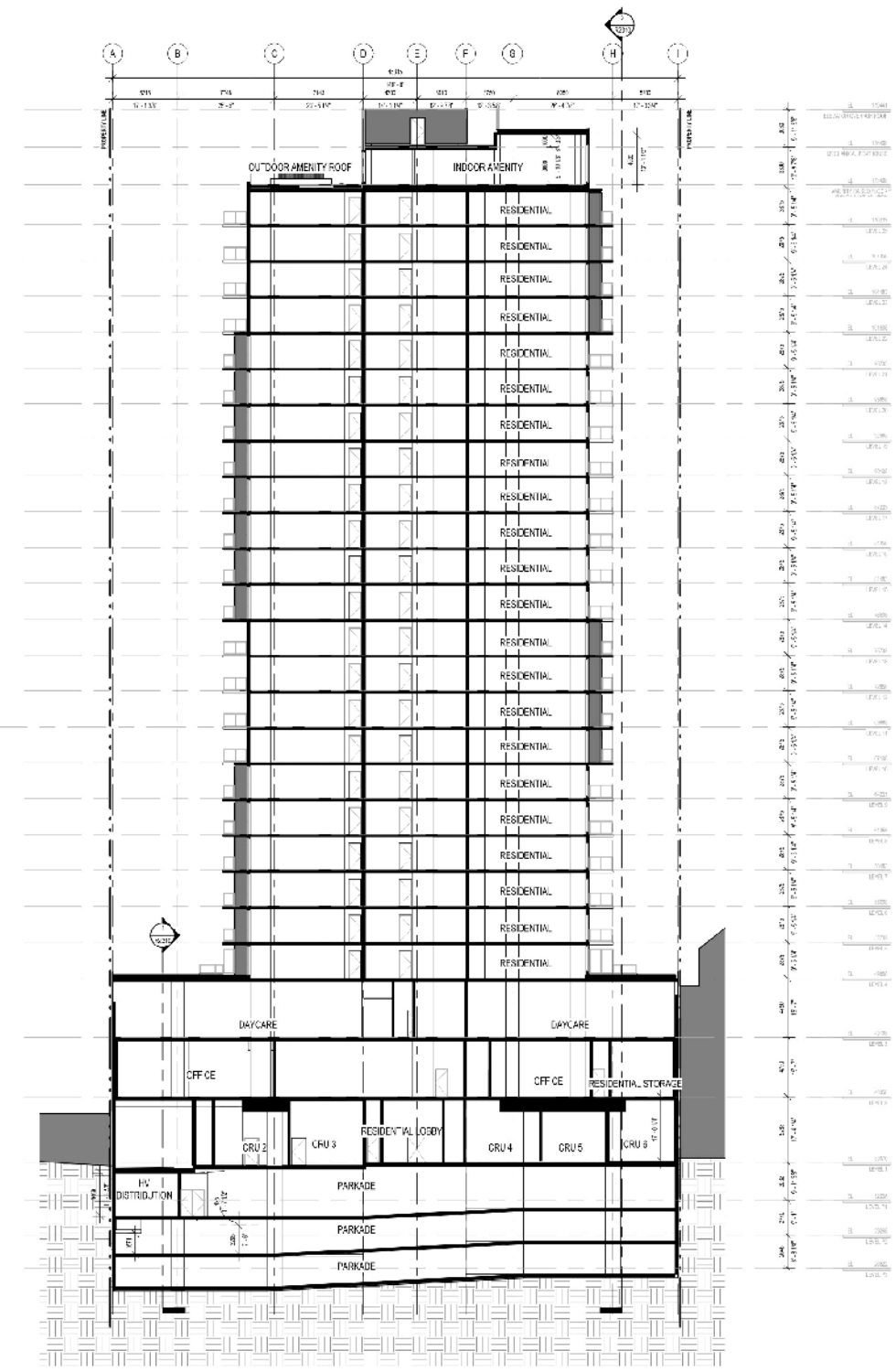
RZ311

# ARCHITECTURAL DRAWINGS

2245-2283 W BROADWAY. REZONING APPLICATION



3 N/S SECTION 2  
1/200



1 EW SECTION 1  
1/200

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DATE: 2023.11.29

SCALE: 1/200

DESIGNER: JH

DATE: 2023.11.29

PROJECT: 2245-2285 W BROADWAY

PROJECT NUMBER: 24-20

BUILDING SECTIONS

RZ312





# ARCHITECTURAL DRAWINGS

2245-2283 W BROADWAY. REZONING APPLICATION

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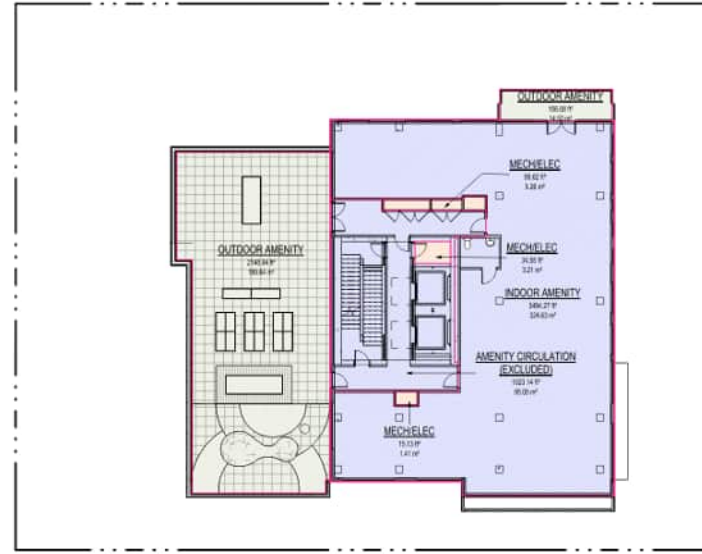
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AMENITY LEVEL GROSS AREA		
USE	Area (Sq Ft)	Area (Sq M)
INDOOR AMENITY (EXCLUDED)	1,517 SF	140.3 m <sup>2</sup>
MECHELEC (EXCLUDED)	188 SF	17.4 m <sup>2</sup>
OUTDOOR AMENITY (EXCLUDED)	1,538 SF	142.1 m <sup>2</sup>
<b>GRAND TOTAL</b>	<b>3,243 SF</b>	<b>300.0 m<sup>2</sup></b>

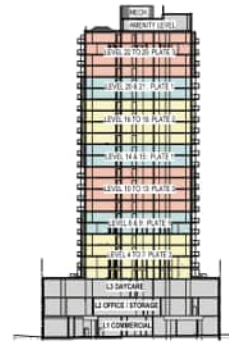
AREA COLOUR BY USE

- INDOOR AMENITY (EXCLUDED)
- OUTDOOR AMENITY (EXCLUDED)
- MECHELEC (EXCLUDED)

DIMENSIONAL MATCH REPRESENTS AREA EXCLUDED FROM FSR



AMENITY ROOF LEVEL  
1:175



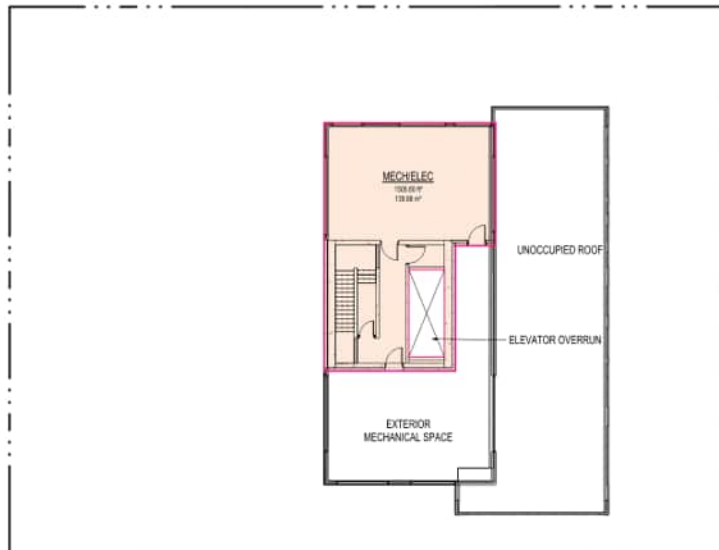
FLOORPLATE DIAGRAM  
1:700

MECHANICAL LEVEL GROSS AREA		
USE	Area (Sq Ft)	Area (Sq M)
MECHELEC (EXCLUDED)	1,171 SF	108.6 m <sup>2</sup>
<b>GRAND TOTAL</b>	<b>1,171 SF</b>	<b>108.6 m<sup>2</sup></b>

AREA COLOUR BY USE

- MECHELEC (EXCLUDED)

DIMENSIONAL MATCH REPRESENTS AREA EXCLUDED FROM FSR



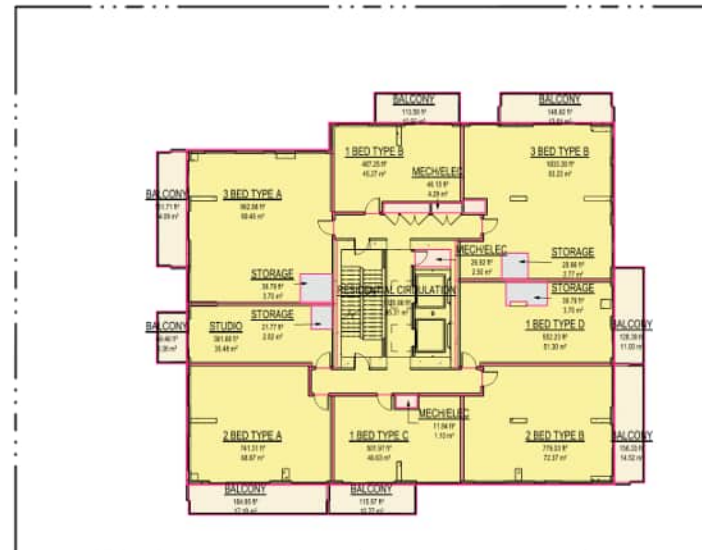
MECHANICAL PENTHOUSE  
1:175

PLATE 3 AREAS LEVEL 18, 19, 20, 21, 22, 23, 24 (R, 25)		
USE	Area (Sq Ft)	Area (Sq M)
RESIDENTIAL	5,447 SF	505.2 m <sup>2</sup>
MECHELEC	6,487 SF	601.2 m <sup>2</sup>
INDOOR AMENITY (EXCLUDED)	1,517 SF	140.3 m <sup>2</sup>
MECHELEC (EXCLUDED)	188 SF	17.4 m <sup>2</sup>
RESIDENTIAL BALCONY (EXCLUDED)	1,024 SF	95.2 m <sup>2</sup>
RESIDENTIAL STORAGE (EXCLUDED)	1,158 SF	107.2 m <sup>2</sup>
<b>GRAND TOTAL</b>	<b>13,210 SF</b>	<b>1,227.5 m<sup>2</sup></b>

AREA COLOUR BY USE

- RESIDENTIAL
- ENVELOPE (EXCLUDED)
- RESIDENTIAL BALCONY (EXCLUDED)
- RESIDENTIAL STORAGE (EXCLUDED)
- MECHELEC (EXCLUDED)

DIMENSIONAL MATCH REPRESENTS AREA EXCLUDED FROM FSR



LEVEL 24 FSR (PLATE 3)  
1:175

NO.	DESCRIPTION	BY	DATE
2	REV ISSUED FOR REZONING		28.11.20
1	ISSUED FOR REZONING		25.03.20



PROJECT ADDRESS  
2245-2285 W BROADWAY

PROJECT  
2245-2285 W BROADWAY

DRAWING TITLE  
FSR CALCULATIONS

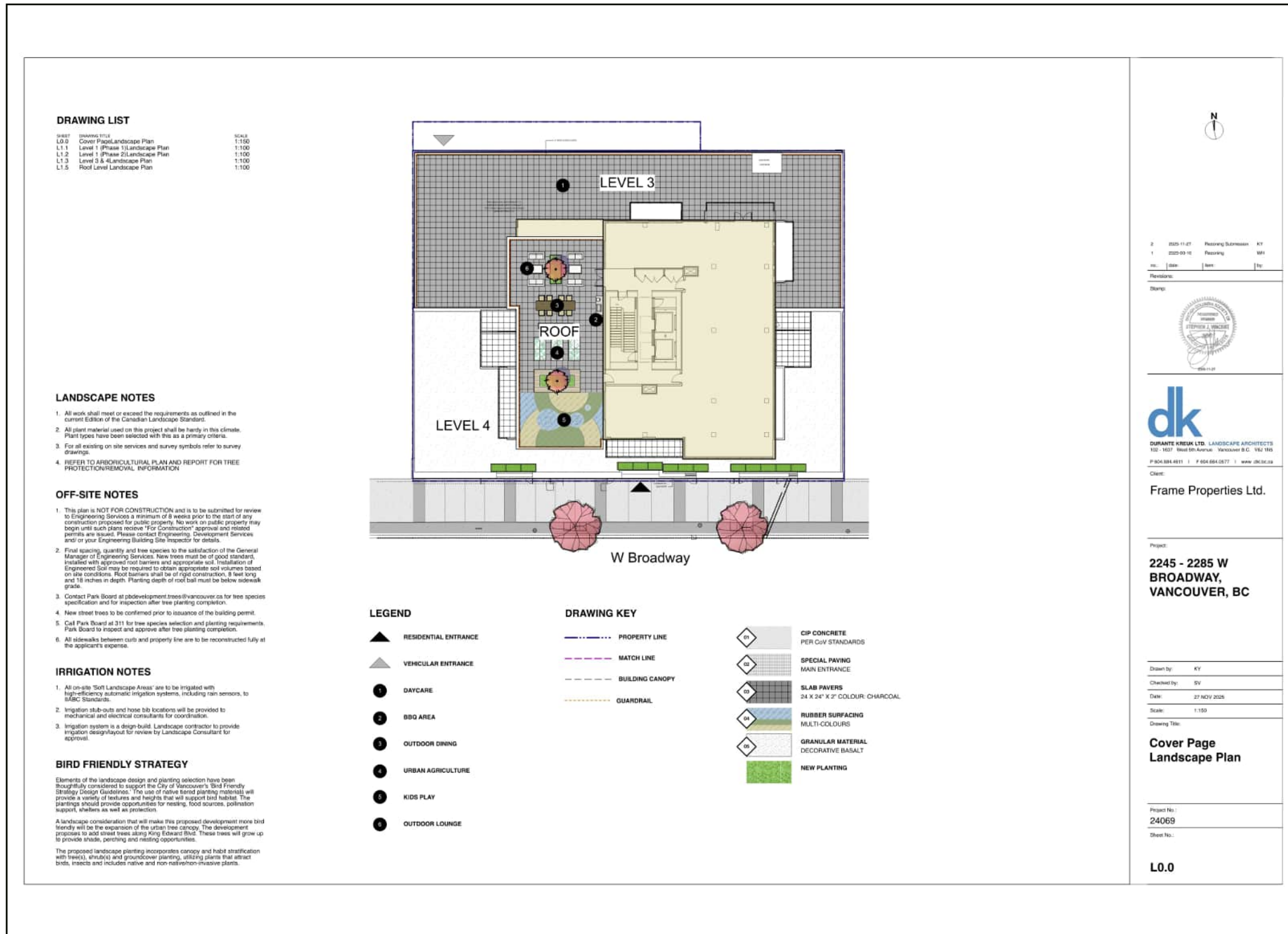
PROJECT NUMBER  
24-20

DWG. NO.  
RZ502

DATE 2020.11.28	SCALE As Indicated	DRAWN JH	CHECKED HC
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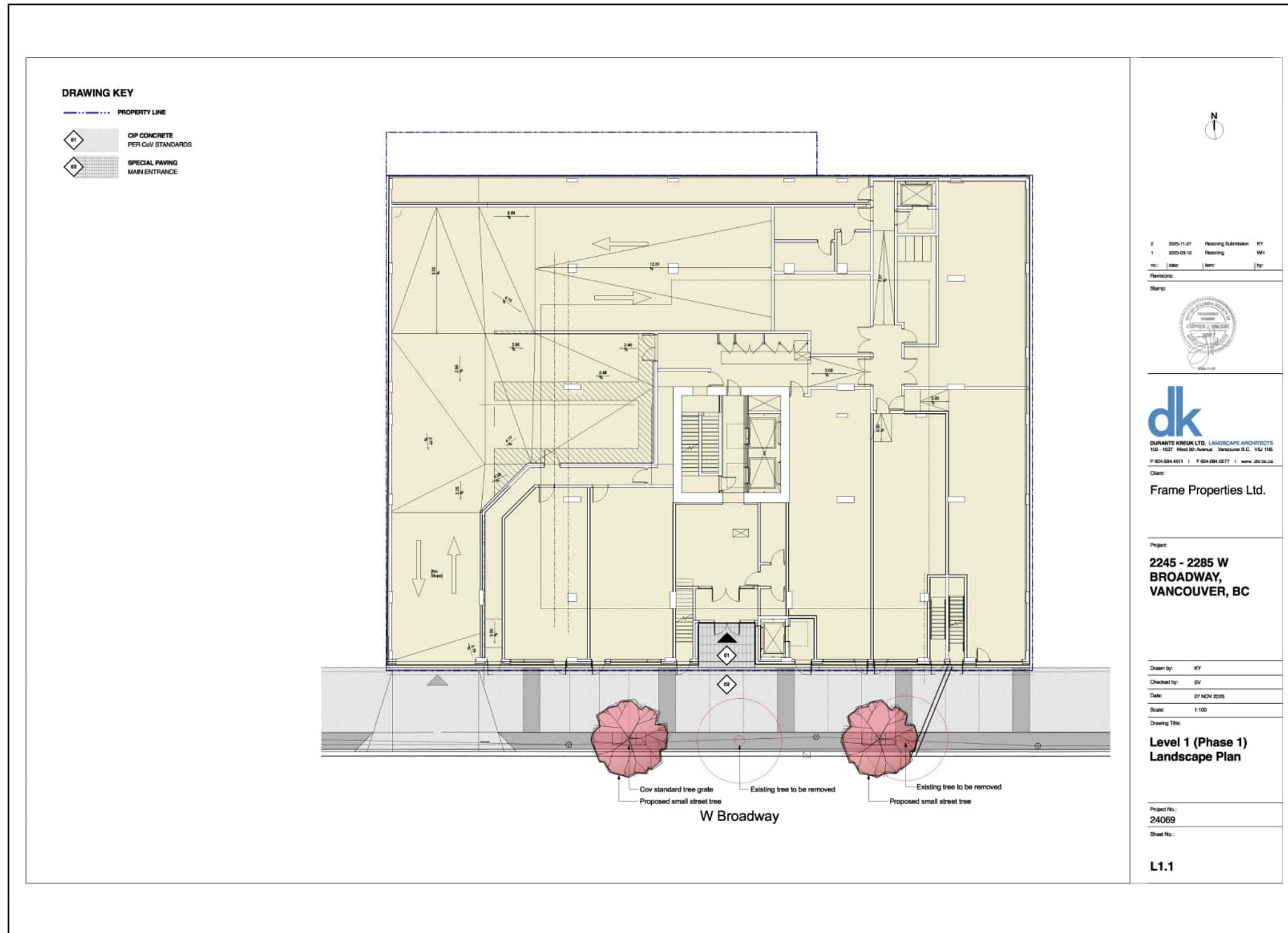
# LANDSCAPE DRAWINGS

2245-2283 W BROADWAY. REZONING APPLICATION



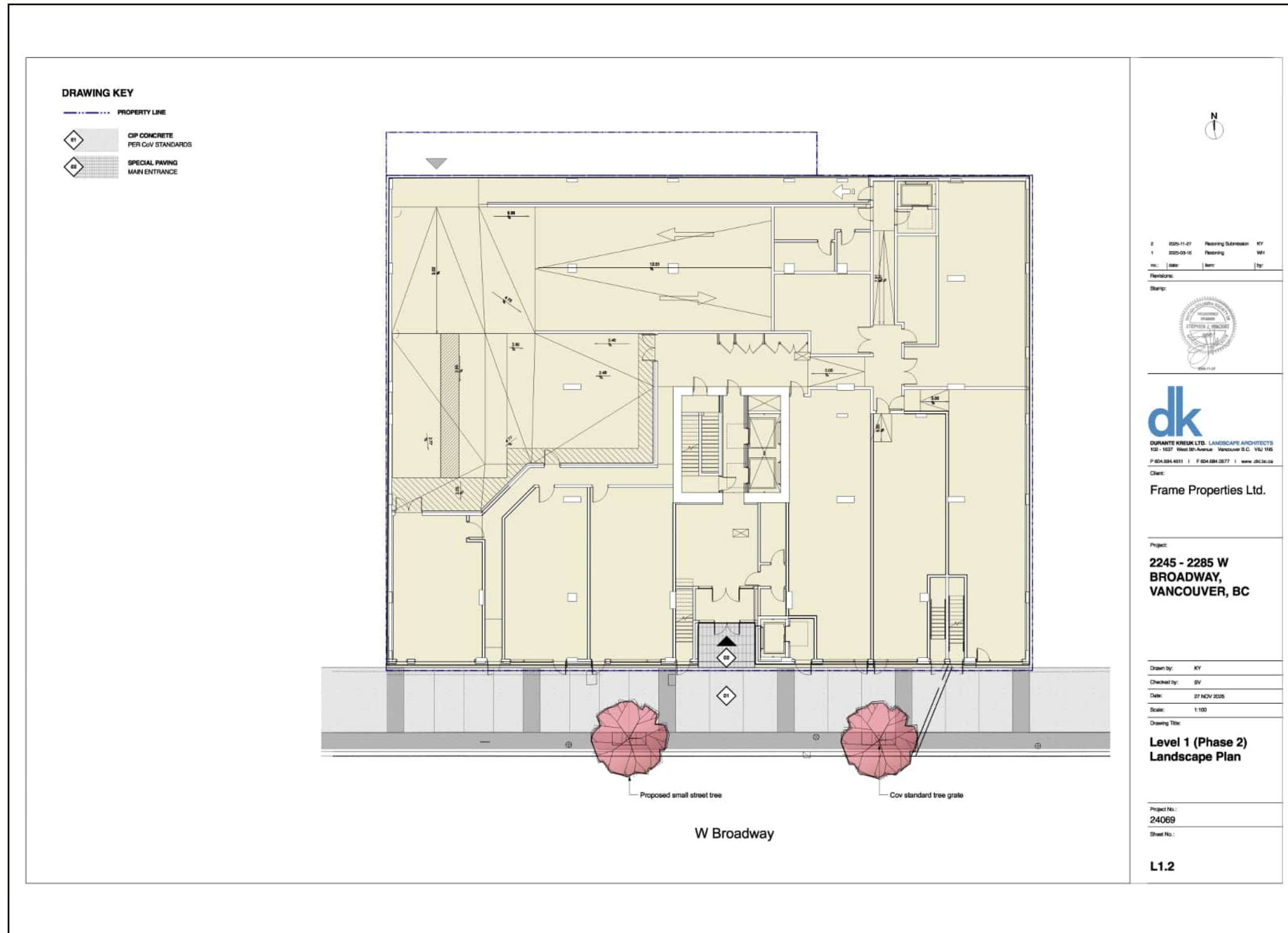
# LANDSCAPE DRAWINGS

2245-2283 W BROADWAY. REZONING APPLICATION



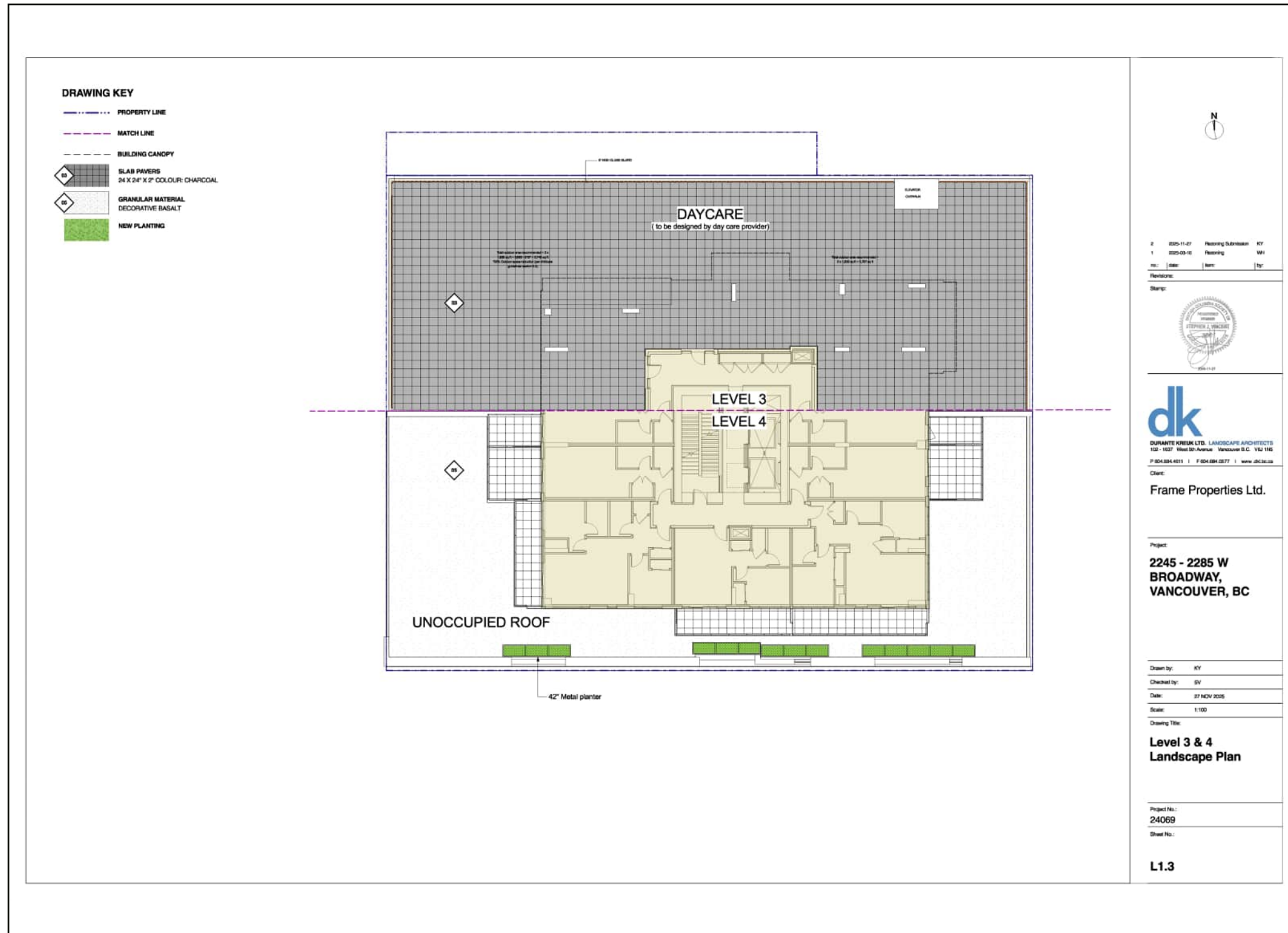
# LANDSCAPE DRAWINGS

2245-2283 W BROADWAY. REZONING APPLICATION



# LANDSCAPE DRAWINGS

2245-2283 W BROADWAY. REZONING APPLICATION



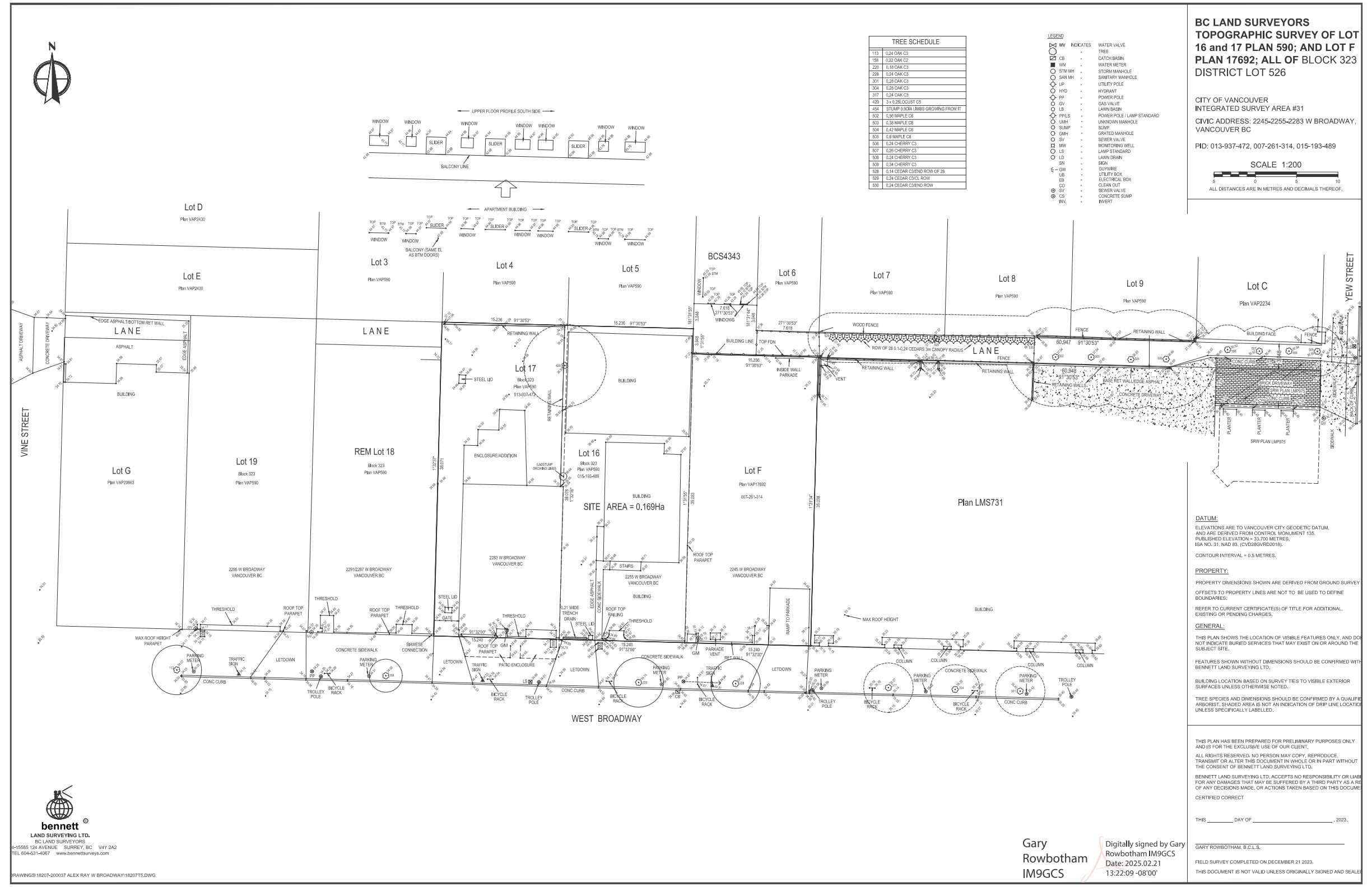
# LANDSCAPE DRAWINGS

2245-2283 W BROADWAY. REZONING APPLICATION



# SURVEY PLAN

2245-2283 W BROADWAY. REZONING APPLICATION



**BC LAND SURVEYORS**  
**TOPOGRAPHIC SURVEY OF LOT**  
**16 and 17 PLAN 590; AND LOT F**  
**PLAN 17692; ALL OF BLOCK 323**  
**DISTRICT LOT 526**

CITY OF VANCOUVER  
 INTEGRATED SURVEY AREA #31  
 CIVIC ADDRESS: 2245-2255-2283 W BROADWAY,  
 VANCOUVER BC

PID: 013-937-472, 007-261-314, 015-193-489  
 SCALE 1:200  
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

**DATUM:**  
 ELEVATIONS ARE TO VANCOUVER CITY GEODETIC DATUM,  
 AND ARE DERIVED FROM CONTROL MONUMENT 135.  
 PUBLISHED ELEVATION = 33.700 METRES,  
 (E.A. NO. 31, M.A.D. 53, (C.V.D. 02/08/2015)).  
 CONTOUR INTERVAL = 0.5 METRES.

**PROPERTY:**  
 PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM GROUND SURVEY  
 OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE  
 BOUNDARIES.  
 REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL  
 EXISTING OR PENDING CHARGES.

**GENERAL:**  
 THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES  
 NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE  
 SUBJECT SITE.  
 FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH  
 BENNETT LAND SURVEYING LTD.  
 BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR  
 SURFACES UNLESS OTHERWISE NOTED.  
 TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED  
 ARBORIST. SHADDED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION  
 UNLESS SPECIFICALLY LABELLED.

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 OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.  
 CERTIFIED CORRECT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
 GARY ROWBOTHAM, B.C.L.S.  
 FIELD SURVEY COMPLETED ON DECEMBER 21 2023.  
 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

Gary Rowbotham IM9GCS  
 Digitally signed by Gary Rowbotham IM9GCS  
 Date: 2023.02.21 13:22:09 -08'00'



RAWINGS:18207-200037 ALEX RAY W BROADWAY\1820775.DWG



# TOWER SEPARATION / BLOCK STUDY

2245-2283 W BROADWAY. REZONING APPLICATION

