

CASSIS RESIDENCES

2103 West Broadway

CASSIS

BROADWAY & ARBUTUS

DEVELOPMENT PERMIT RE-SUBMISSION

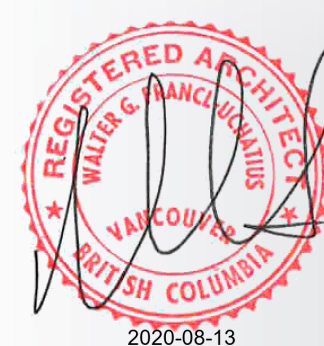
August 13, 2020



HAPA

 BASTION
DEVELOPMENT CORPORATION

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ARCHITECTURE



Cassiss Residences | 2103 West Broadway
DEVELOPMENT STATISTICS

SITE AREA: 23,000 ft²
MAXIMUM NET AREA: 75,900 ft²

	UNIT COUNT			PARKING/ SERVICE	COMMERCIAL	UNIT AREA			LOBBY	AMENITY	INTERIOR CIRCULATION	PRIVATE OUTDOOR SPACE (TERRACE¹)	PRIVATE OUTDOOR SPACE (BALCONY)	EXTERIOR CIRCULATION/ AMENITY	GROSS AREA	EXCLUSIONS		NET AREA					
	1BR	2BR	3BR			1BR	2BR	3BR								PARKING/ SERVICE/ AMENITY	IN-SUITE STORAGE						
GROUND				P2	22,962 ft²	0 ft²										22,962 ft²	22,962 ft²	0 ft²	0 ft²				
				P1	22,962 ft²	0 ft²										22,962 ft²	22,962 ft²	0 ft²	0 ft²				
					9,812 ft²	4,768 ft²	0 ft²	0 ft²	0 ft²	731 ft²	3,440 ft²	1,575 ft²	0 ft²	0 ft²	0 ft²	20,326 ft²	13,252 ft²	0 ft²	7,074 ft²				
	6	6	0	L2			3,746 ft²	6,695 ft²	0 ft²		1,020 ft²	1,029 ft²	1,354 ft²	662 ft²	6,682 ft²	12,490 ft²	1,020 ft²	480 ft²	10,990 ft²				
	7	1	0	L3			4,469 ft²	882 ft²	0 ft²		780 ft²	927 ft²	0 ft²	793 ft²	221 ft²	7,058 ft²	780 ft²	320 ft²	5,958 ft²				
	4	4	0	L4			2,408 ft²	3,719 ft²	0 ft²			899 ft²	2,990 ft²	840 ft²	0 ft²	7,026 ft²	0 ft²	320 ft²	6,706 ft²				
	4	4	0	L5			2,408 ft²	3,719 ft²	0 ft²			899 ft²	0 ft²	858 ft²	0 ft²	7,026 ft²	0 ft²	320 ft²	6,706 ft²				
	4	4	0	L6			2,408 ft²	3,719 ft²	0 ft²			899 ft²	0 ft²	921 ft²	0 ft²	7,026 ft²	0 ft²	320 ft²	6,706 ft²				
	4	4	0	L7			2,408 ft²	3,719 ft²	0 ft²			899 ft²	0 ft²	862 ft²	0 ft²	7,026 ft²	0 ft²	320 ft²	6,706 ft²				
	4	4	0	L8			2,408 ft²	3,719 ft²	0 ft²			899 ft²	0 ft²	920 ft²	0 ft²	7,026 ft²	0 ft²	320 ft²	6,706 ft²				
	4	4	0	L9			2,408 ft²	3,719 ft²	0 ft²			899 ft²	0 ft²	861 ft²	0 ft²	7,026 ft²	0 ft²	320 ft²	6,706 ft²				
	3	3	1	L10 (Sub-Penthouse)			1,806 ft²	2,738 ft²	1,230 ft²			899 ft²	345 ft²	623 ft²	0 ft²	6,673 ft²	0 ft²	280 ft²	6,393 ft²				
	0	2	2	L11 (Penthouse)			0 ft²	2,029 ft²	2,511 ft²			831 ft²	1,044 ft²	135 ft²	0 ft²	5,371 ft²	0 ft²	160 ft²	5,211 ft²				
0	0	0	Roof		99 ft²	0 ft²	0 ft²	0 ft²			102 ft²	3,247 ft²	0 ft²	0 ft²	201 ft²		160 ft²	41 ft²					
UNITS (BY TYPE):				40	36	3	SUBTOTAL:		55,835 ft²	4,768 ft²	24,469 ft²	34,658 ft²	3,741 ft²	731 ft²	5,240 ft²	10,754 ft²	8,980 ft²	7,475 ft²	6,903 ft²	140,196 ft²	60,976 ft²	3,320 ft²	75,900 ft²
% OF TOTAL:				50.6%	45.6%	3.8%					38.9 % of total		55.1 % of total		6.0 % of total								
TOTAL UNITS:				79			TOTAL RESIDENTIAL:				62,868 ft²		7%		14%		12%						

PROPOSED GROSS AREA: 140,196 ft²
PROPOSED NET AREA: 75,900 ft²
(after service/amenity/storage exclusion)

PROPOSED FSR: 3.30

*Private terrace area is not counted as private outdoor amenity.

PROJECT SUMMARY

Site Area	2103 West Broadway, Vancouver		
Legal Address	Block 324, DL 526, Plan 590 Lot 11, Plan 590, PID: 015-196-062 Lot 12, Plan 590, PID: 015-196-089 Lot 13, Plan 590, PID: 015-196-097 Lot 14, Plan 590, PID: 015-196-101		
Zoning	C-3A		
Site Area	23,000 ft²	2136.8 m²	
Permitted Net Area	75,900 ft²	7051.3 m²	
Permitted Base FSR	3.0		
Heritage FSR Bonus	0.3		
Total Permitted FSR	3.3		
Proposed Gross Area	140,196 ft²	13024.6 m²	
Proposed Net Area	75,900 ft²	7051.3 m²	
Proposed FSR	3.30		
Permitted Amenity Exclusions	10,764 ft²	1000.0 m²	
Proposed Amenity Exclusions	5,240 ft²	486.8 m²	
Proposed Open Balcony	7,475 ft²	694.4 m²	
Total Proposed Residential Units	79		
Proposed Family Units (2BD+)	39	49%	
Maximum Building Height	30.18 ft relaxable to 120 ft by DP Board	9.2 m/ 36.6 m	
Proposed Building Height	120 ft	36.6 m	
Building Setbacks			
Required Front (w/ Broadway)	0 ft	0.0 m	
Proposed Front	12.92 ft	3.9 m	Includes provision of 24.63' (7.5m) setback from curb as per CoV RTO
Required Side	0 ft	0.0 m	
Proposed Side	9.83 ft East / 0 ft West	3.0m/ 0m	Includes provision of 21.33' (6.5m) setback from curb as per CoV RTO
Required Rear	0 ft/ (24.93ft) Residential	0 m / (7.6m) Residential	(residential use setback from CL of lane)
Proposed Rear	0 ft/ (24.93ft) Residential	0 m / (7.6m) Residential	(residential use setback from CL of lane)
Proposed parking includes provision of off-site parking for development permit application at 2106 West 8th Ave (Separate)			

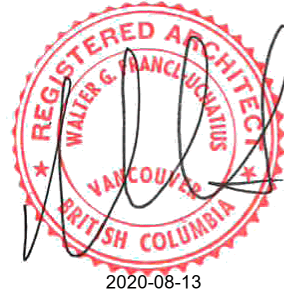
DRAWING LIST

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Consultants

Notes:



02	Aug 13, 2020	Re-Issued for DE
01	May 25, 2018	Issued for DE

No.	Date	Description
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Revisions / Issues:

Project Title:

CASSIS RESIDENCES
2103 WEST BROADWAY
VANCOUVER

Sheet Title:
Project Data

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Drawn By: DD	Project North
Reviewed by:	
Date: Aug 13, 2020	
Plot Date: 8/13/2020	

Graphic Scale

Scale: NTS	Drawing No.
Project No.: 21405	A001



1 Context Plan
A002 1/32" = 1'-0" 0 1 2 3 4 5 10 FEET

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Notes:



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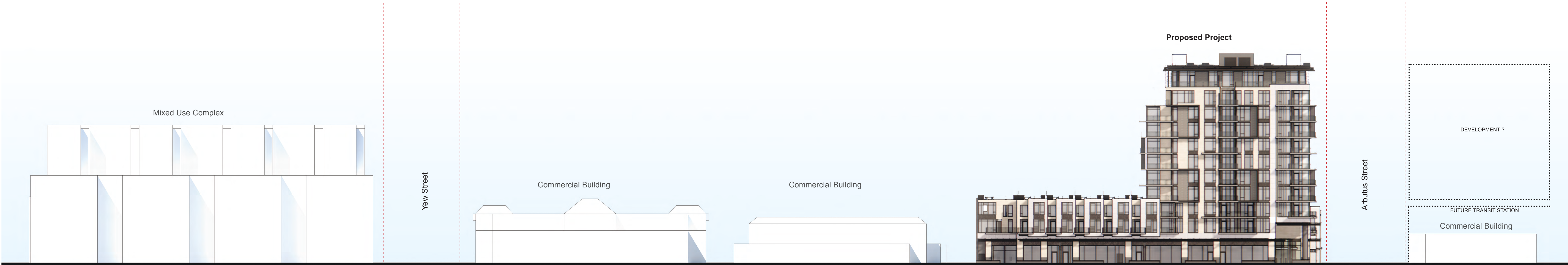
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Project Title:
CASSIS RESIDENCES
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Sheet Title:
Context Plan

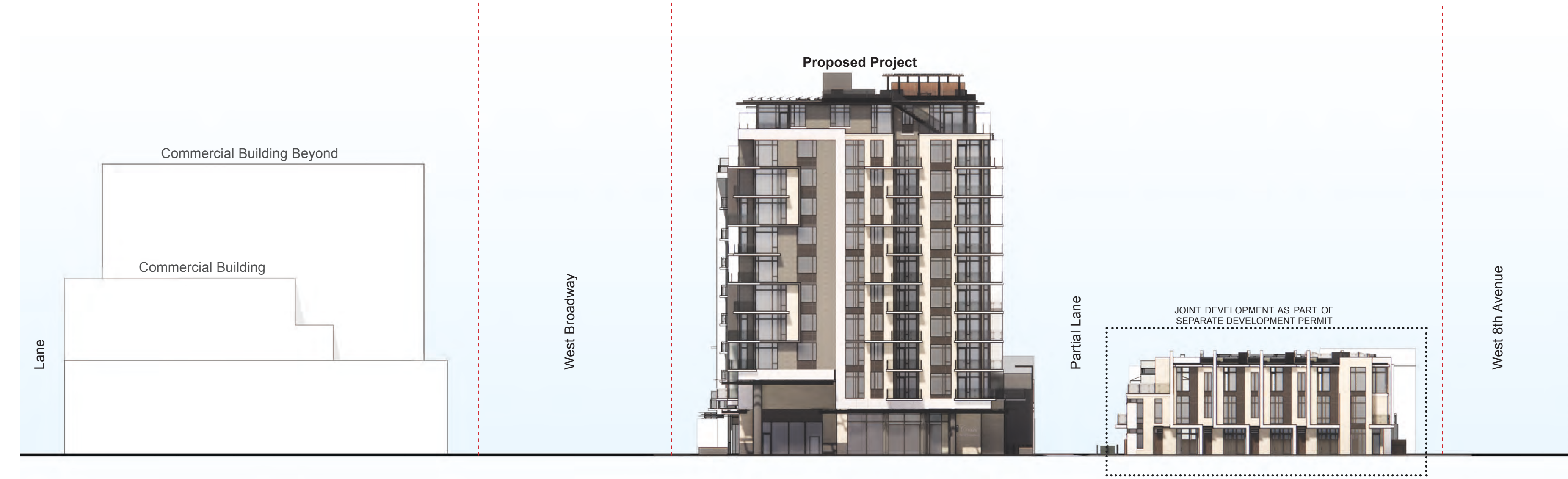
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Drawn By: DD
Reviewed by:
Date: Aug 13, 2020
Plot Date: 8/11/2020
Project North

Graphic Scale
Scale: 1/32" = 1'-0"
Drawing No.
Project No.: 21405
A002



West Broadway Streetscape



Arbutus Street Streetscape



West Broadway Streetscape (Perspective)

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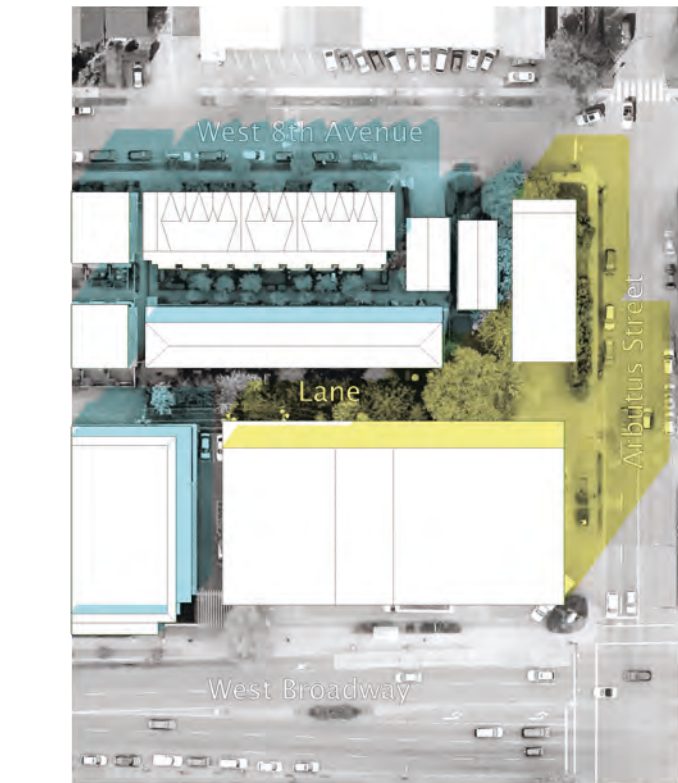
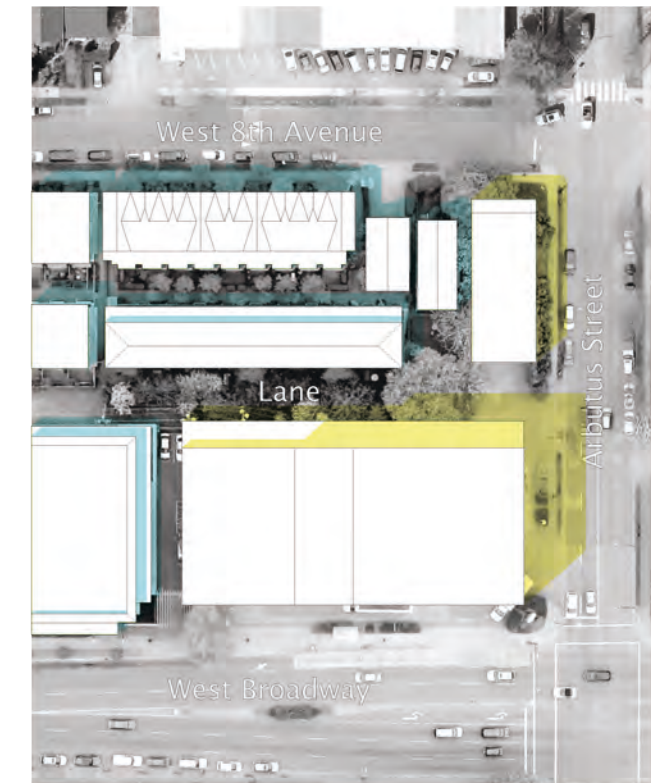
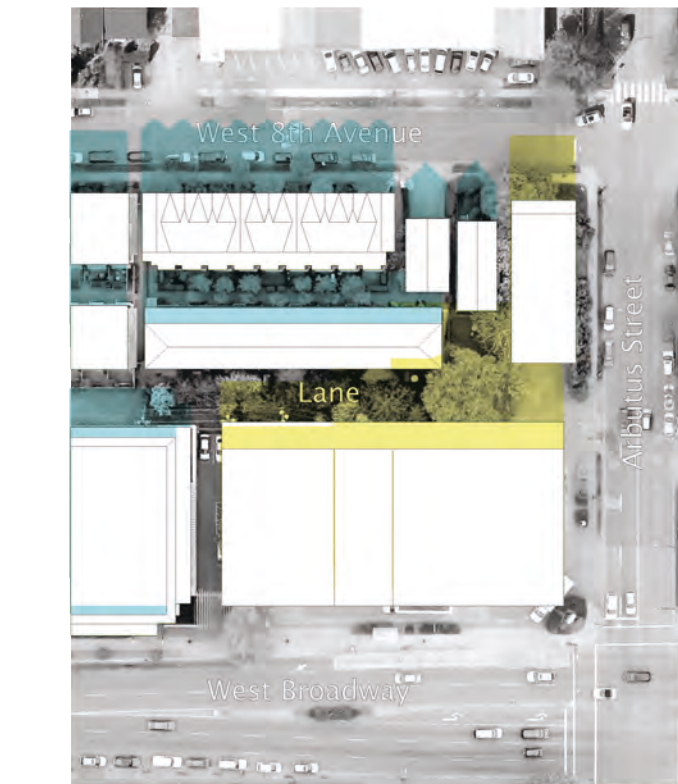
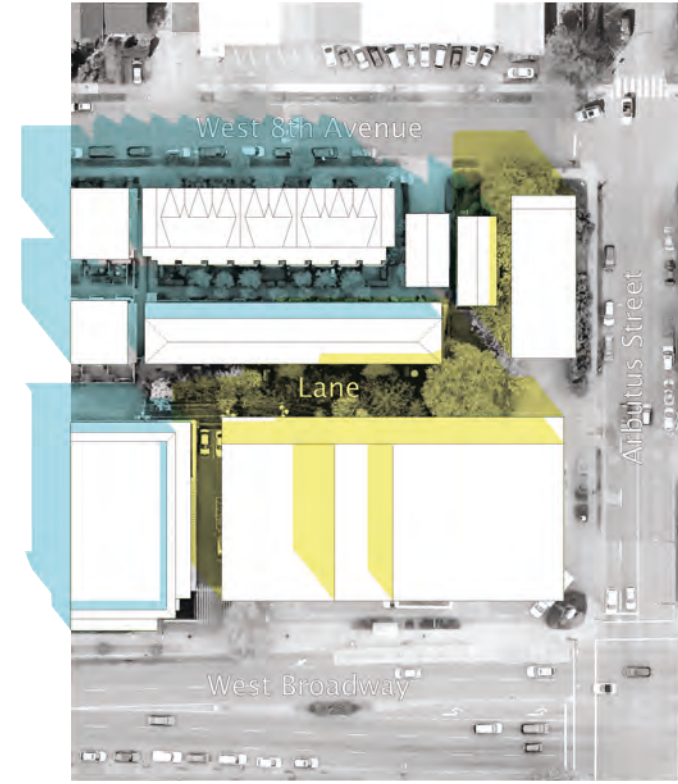
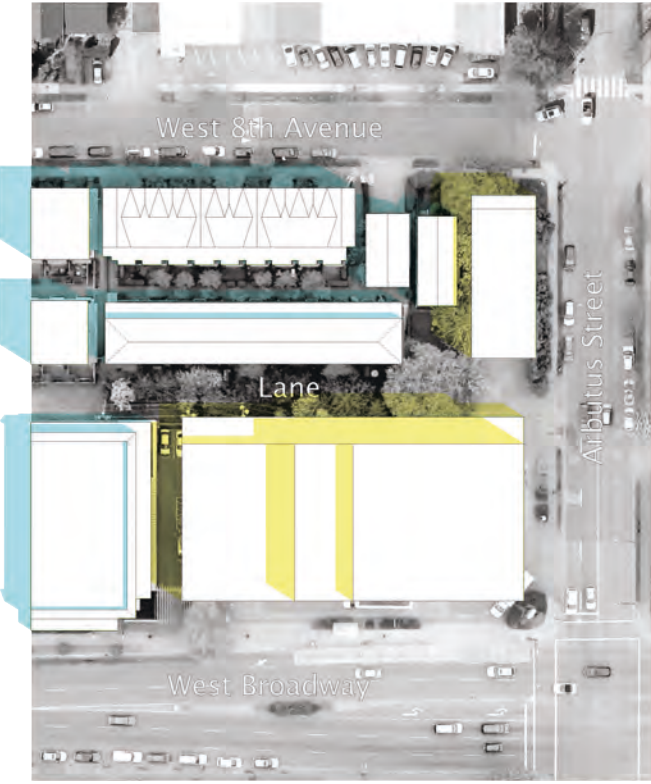
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Title **CASSIS RESIDENCES**
2103 WEST BROADWAY
VANCOUVER
Scale NTS Date Aug 13, 2020

Project #: 21405 Streetscapes
Sheet No **A003**

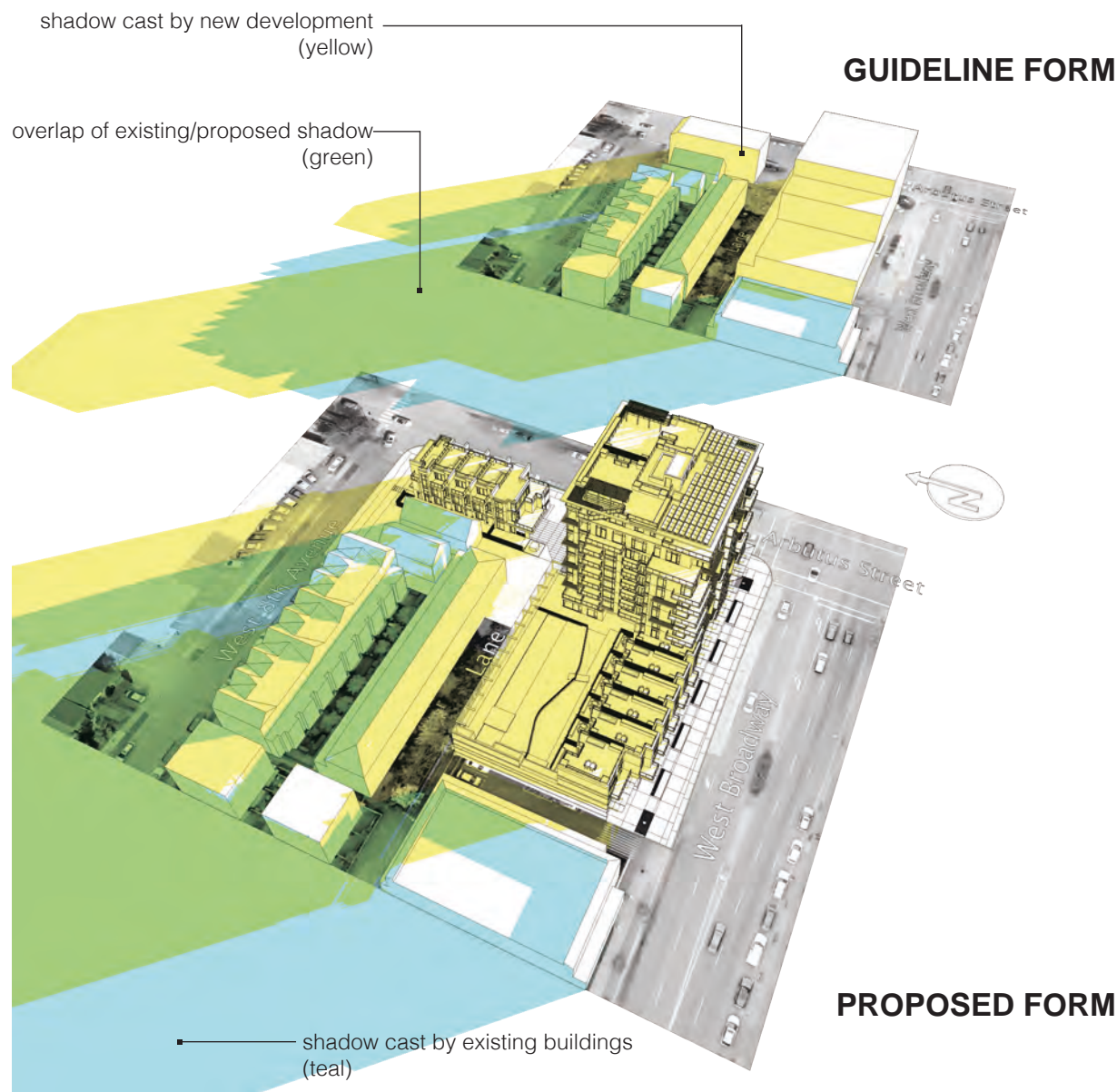
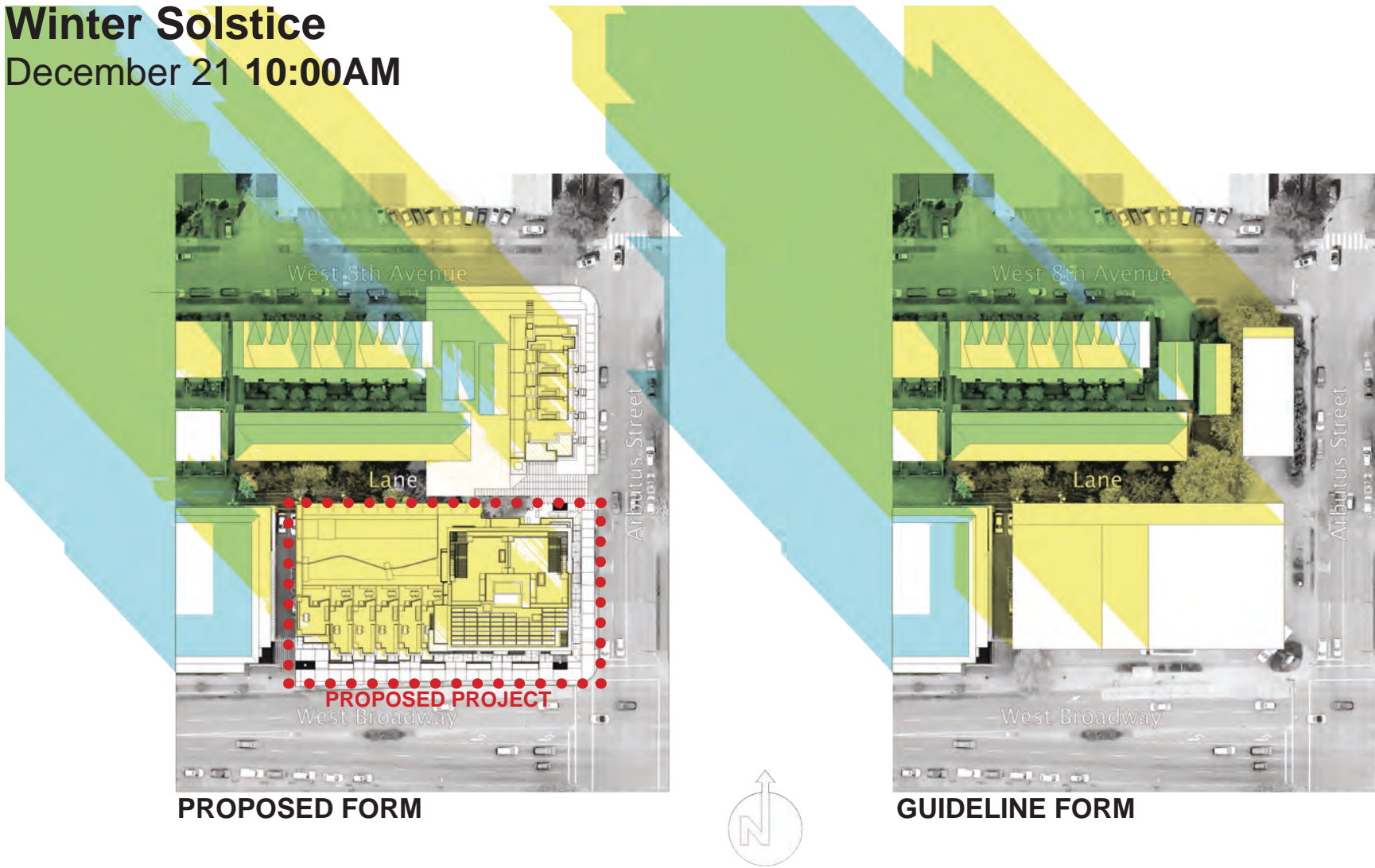




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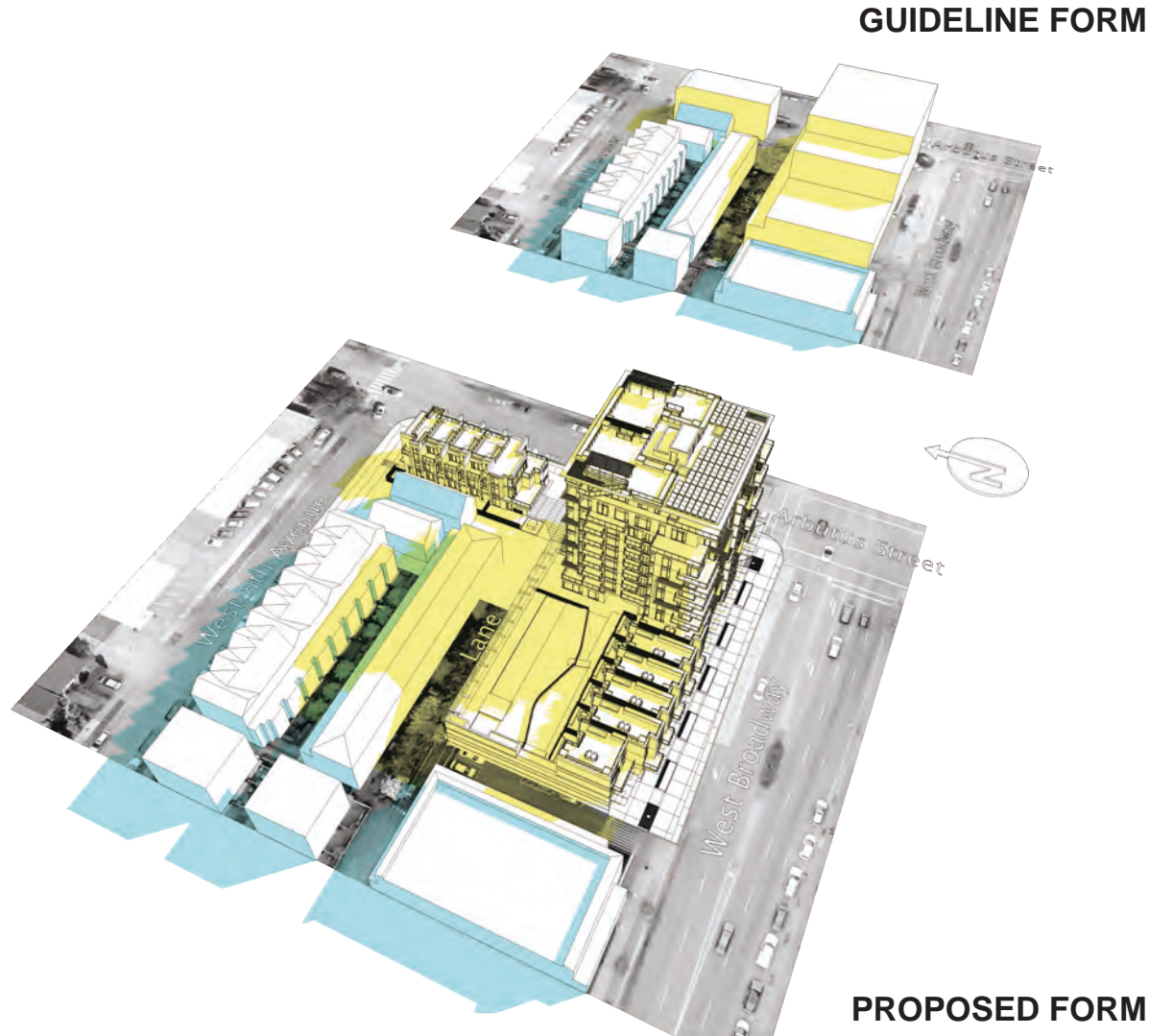
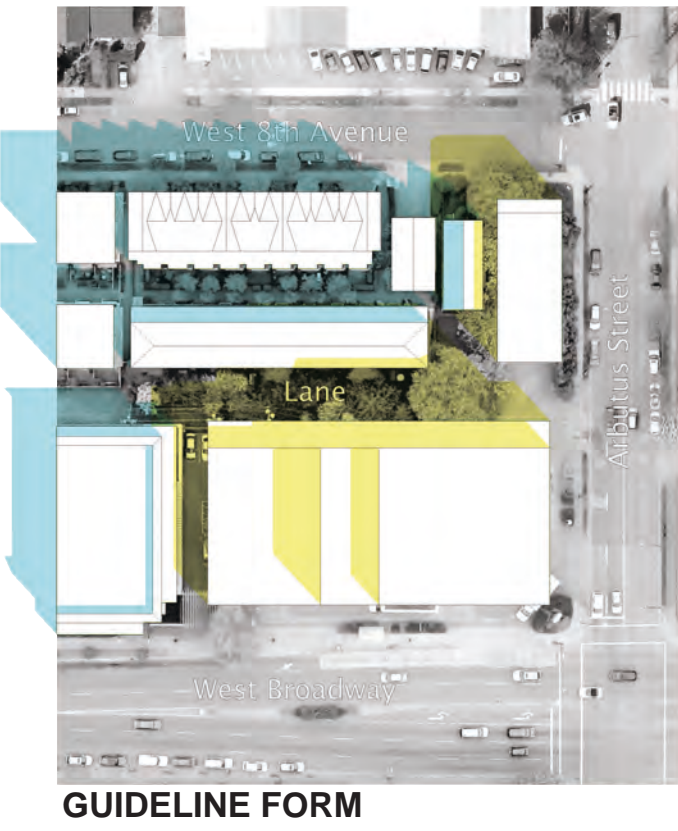
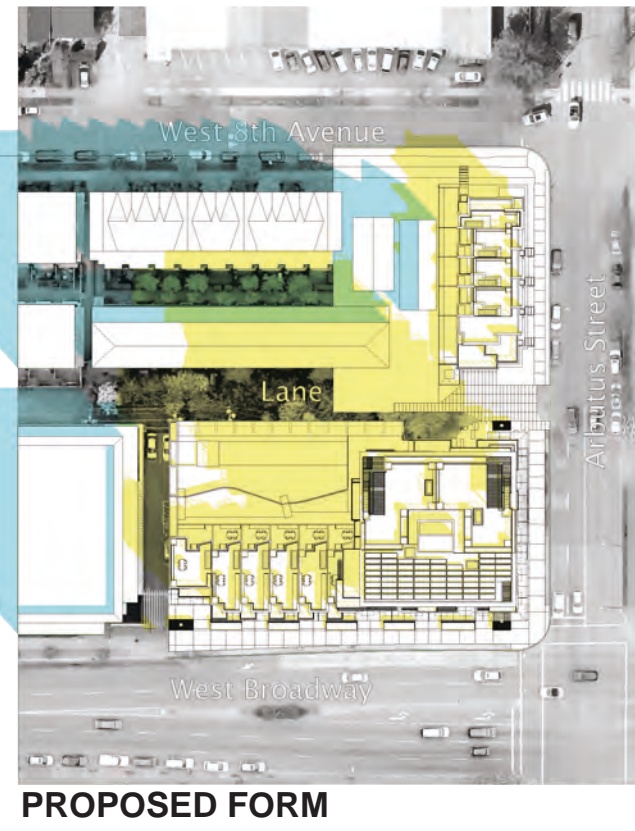
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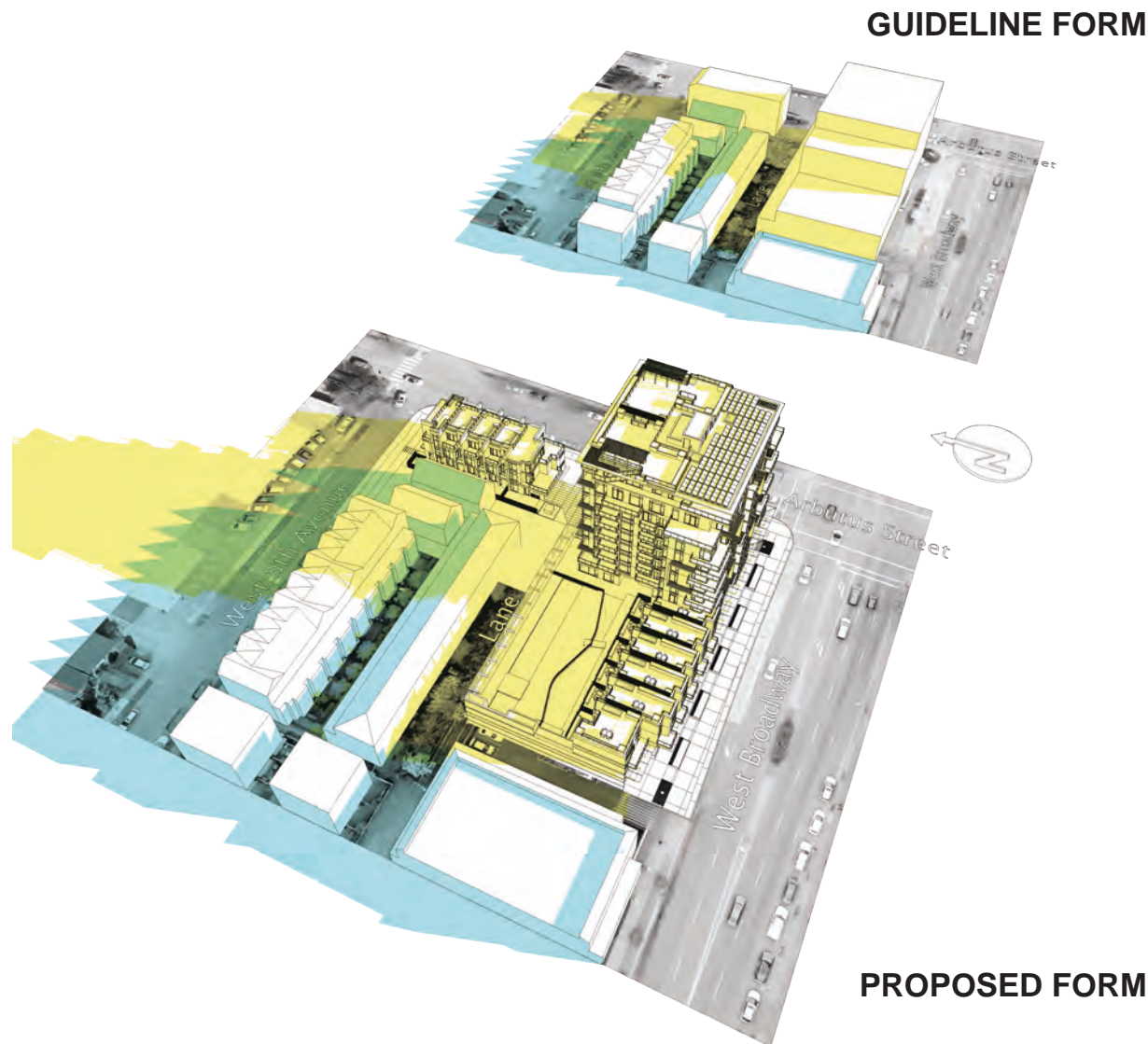
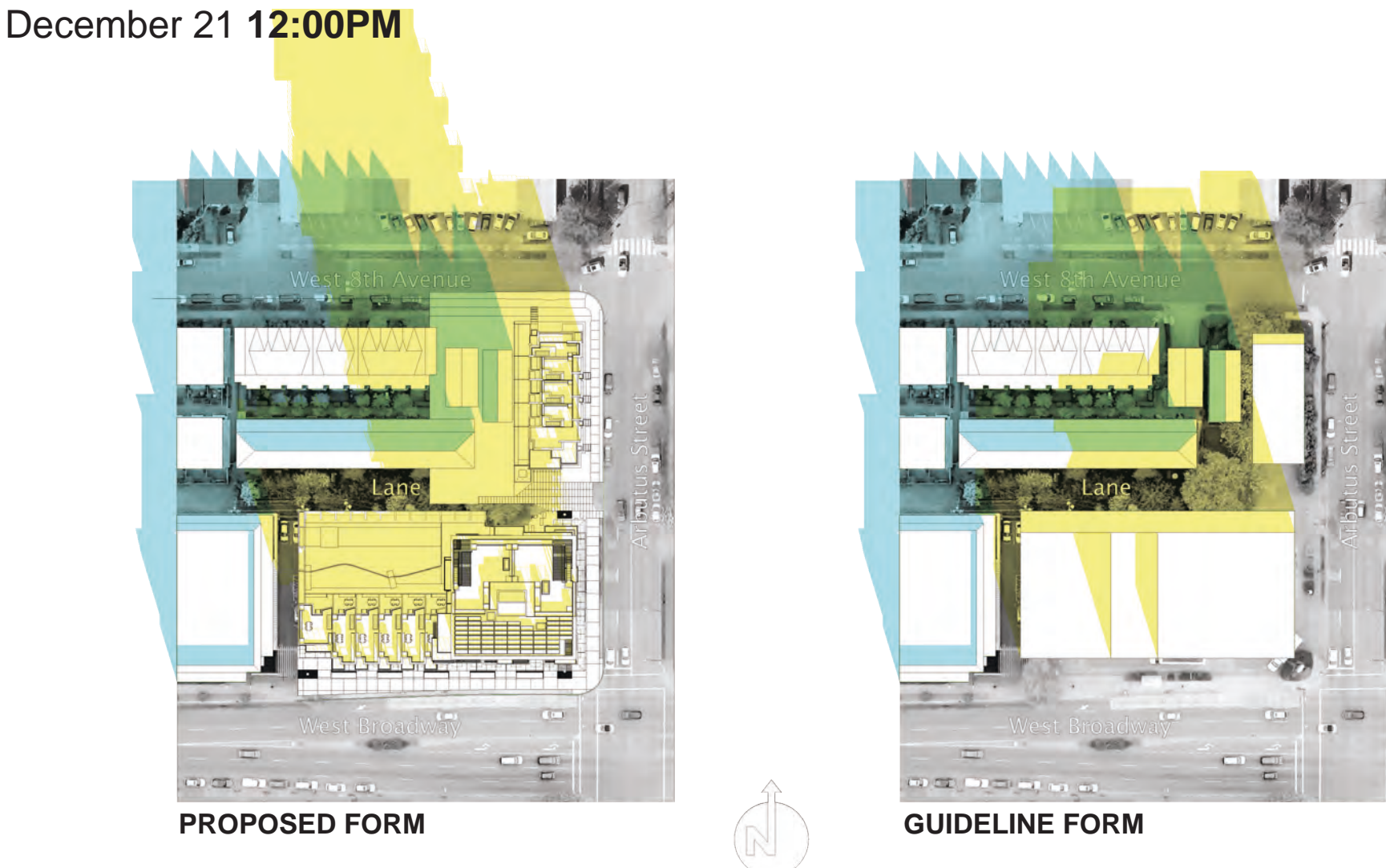


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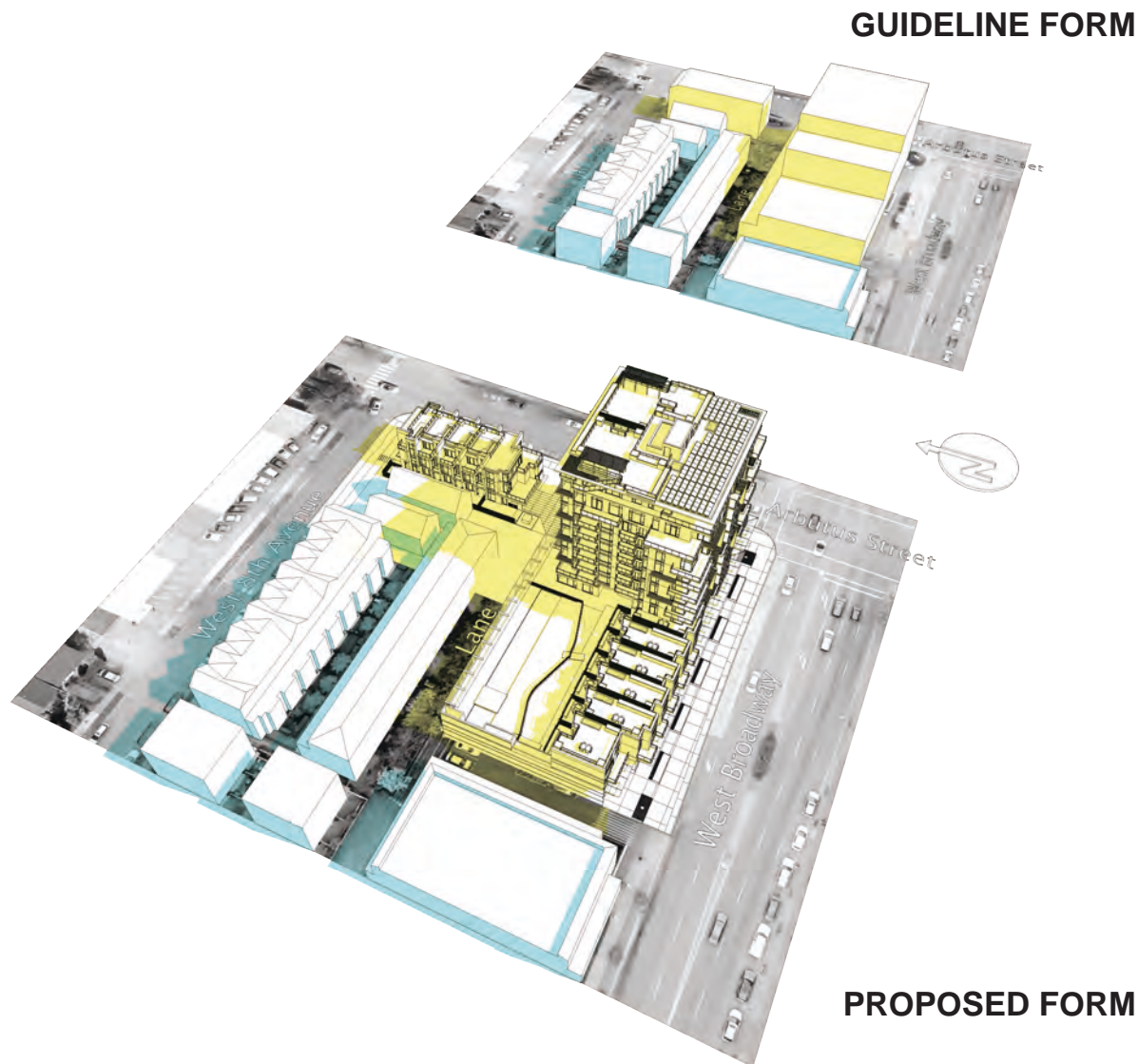
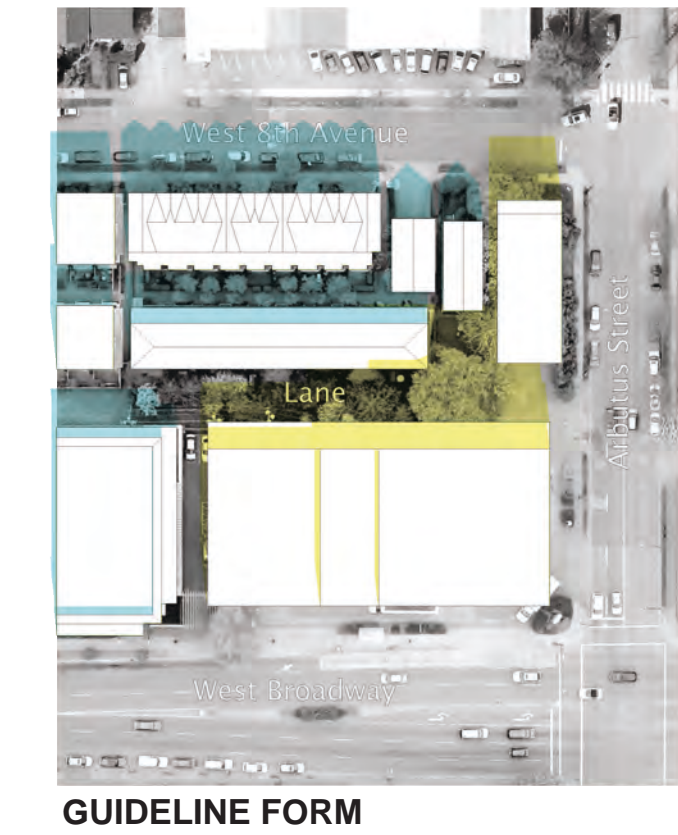
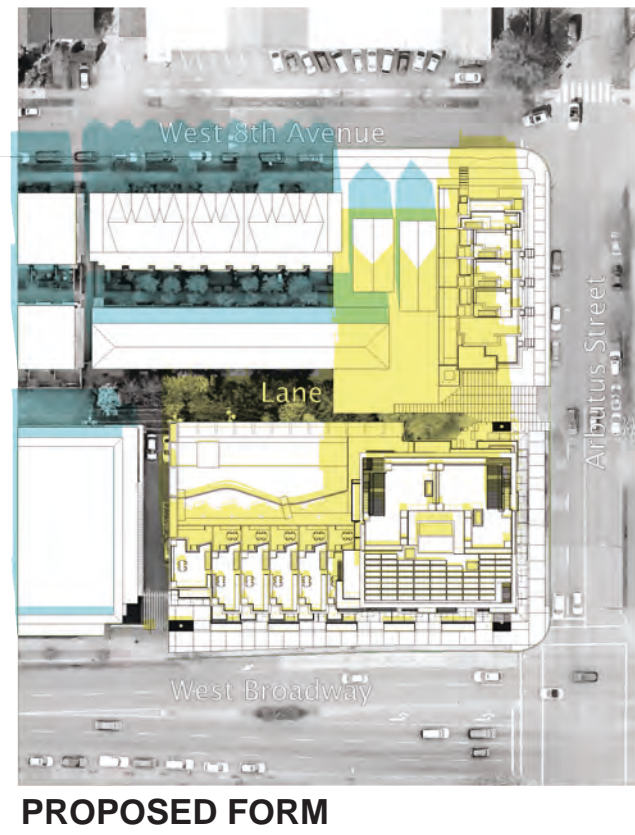
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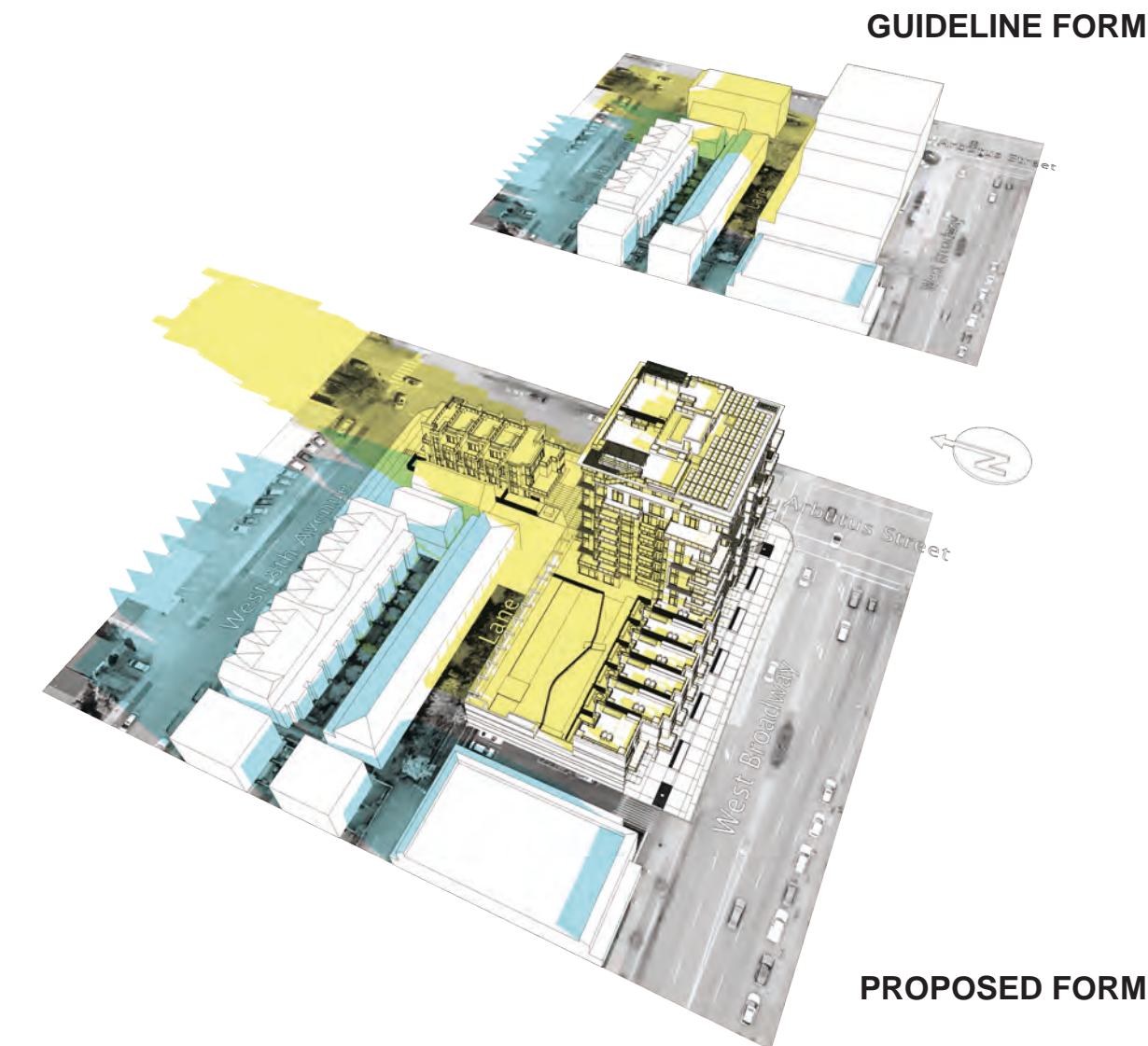
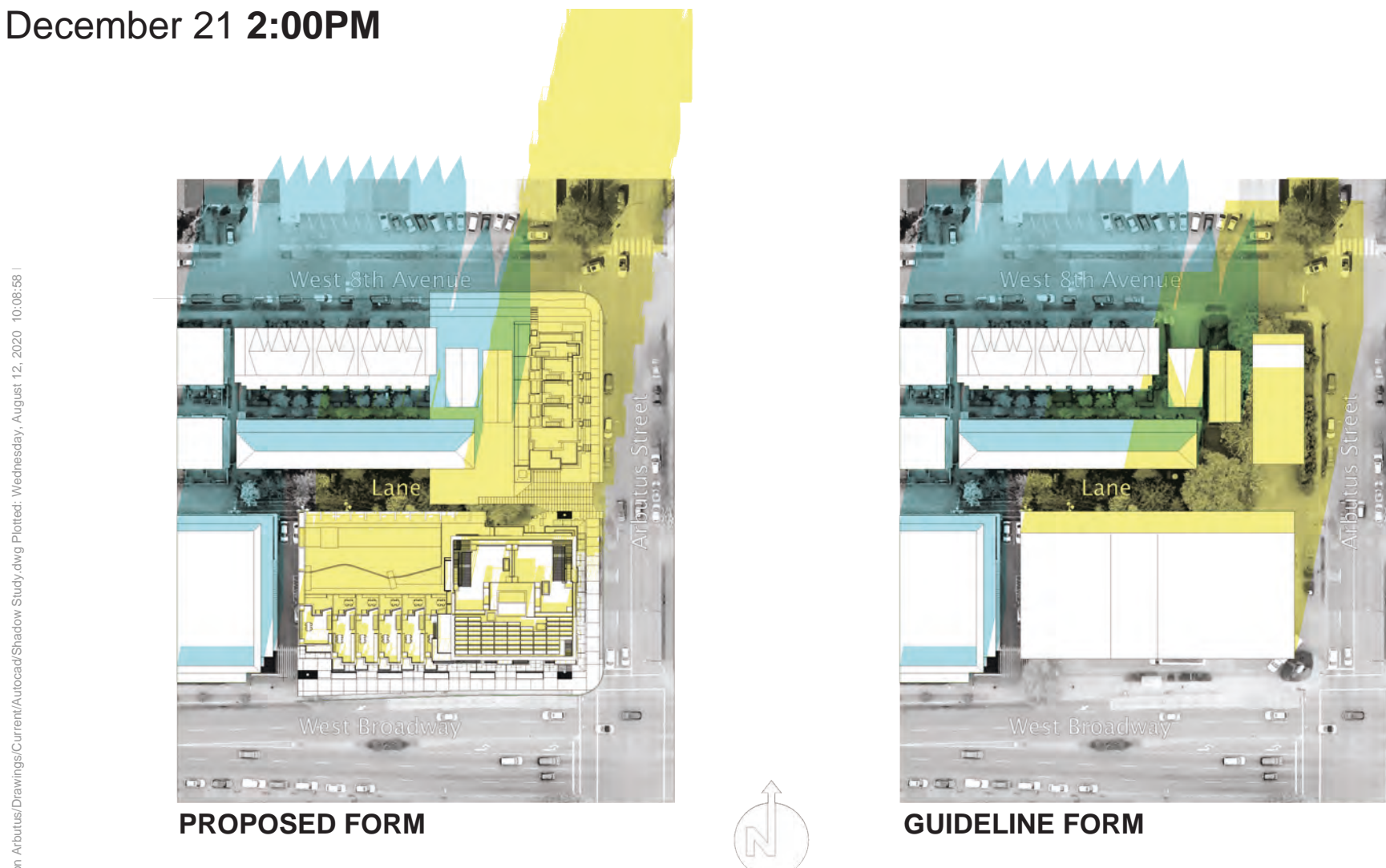
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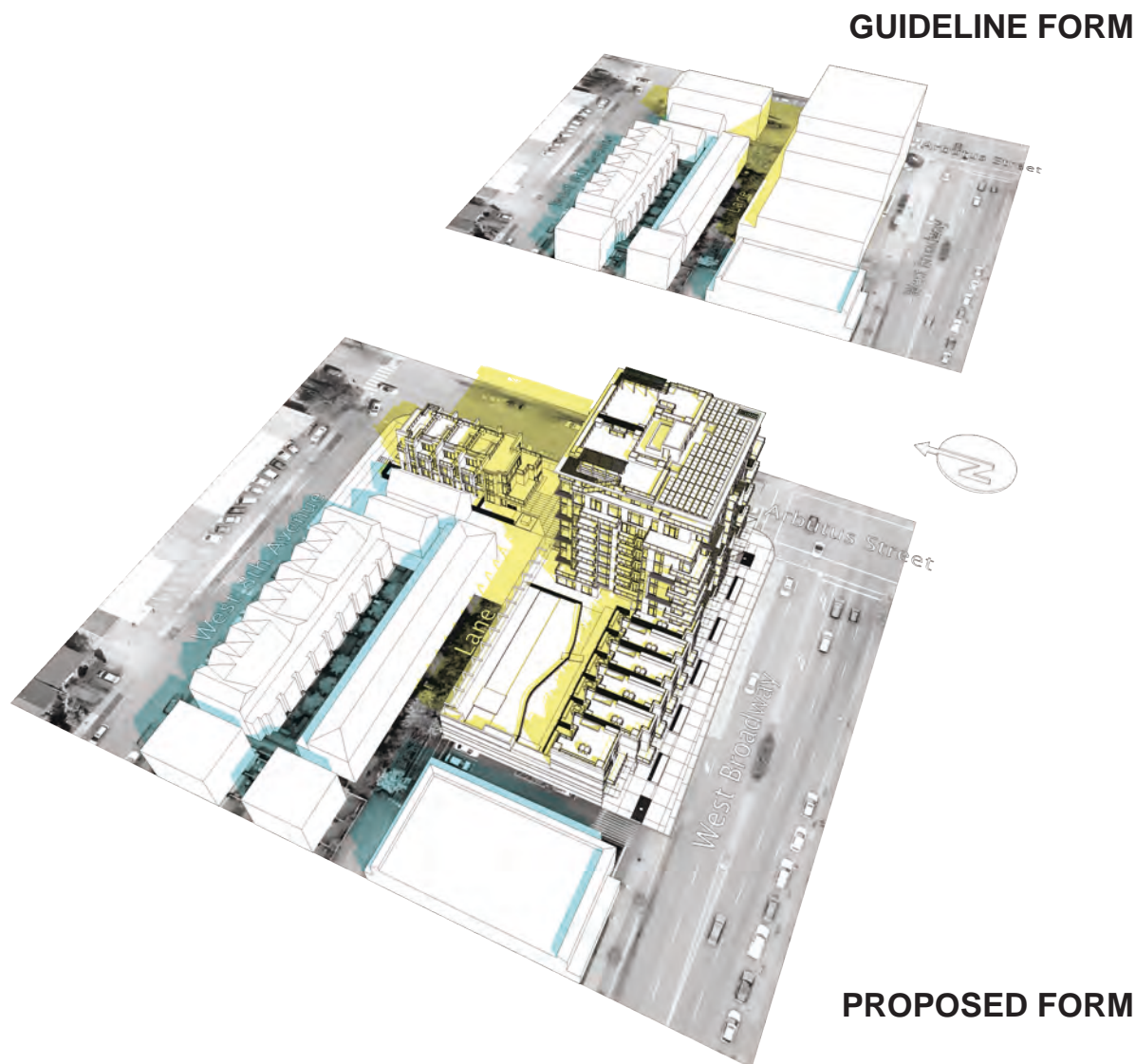
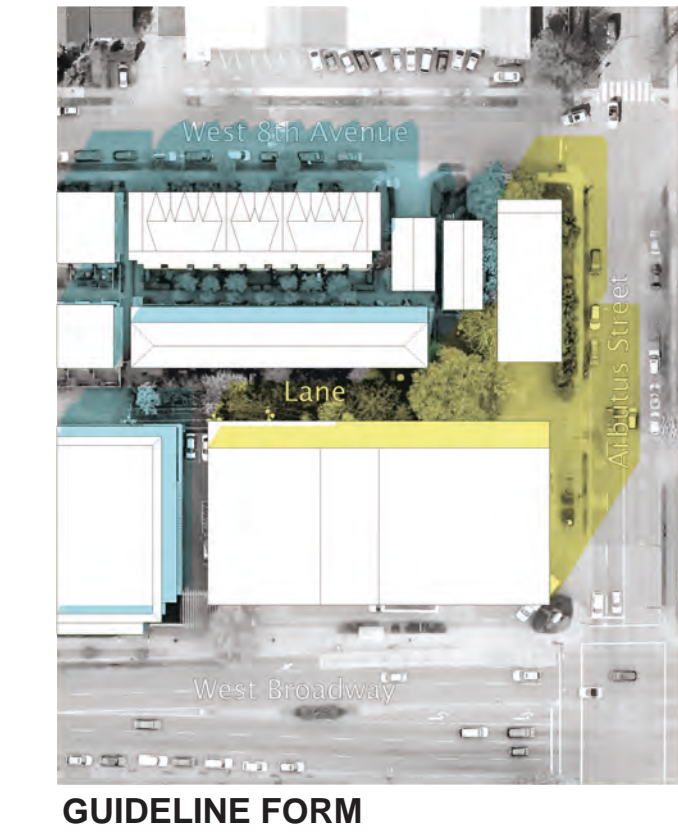
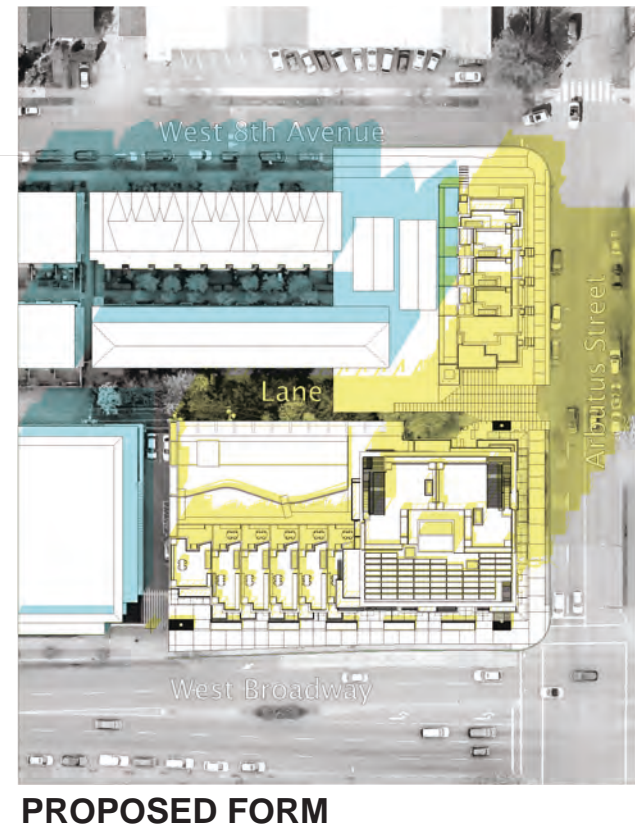
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December 21 2:00PM



March 20 **2:00PM**



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	01	May 25, 2018	Issued for DE
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Title **CASSIS RESIDENCES**
2103 WEST BROADWAY
VANCOUVER

Scale NTS Date Aug 13, 2020

Project #: 21405 Shadow Analysis

Sheet No **A004b**



Filename: \\volans\architect\21406\Basis\Architect\Drawings\Current\Architect\Perspectives\Long Photos - West Broadway - August 12, 2020 - 11:03:57 AM



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01	May 25, 2018	Issued for DE	
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Project #: 21405 West Broadway Perspective
Sheet No **A006**

