377 E BROADWAY, VANCOUVER,B.C.

COMMERCIAL & MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Issued for Development Permit - September 16, 2015
Re-Issued for Development Permit - October 2, 2015

Client
Eighth Avenue Development Group Ltd.
TH-211 Lillooet Crescent,
Vancouver, BC
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SHEET NUMBER	SHEET NAME
A001	COVER PAGE & DRAWING LIST
A002	STATISTICS
A031	CONTEXT PLAN
A033	STREETSCAPE
A100	SURVEY & BUILDING GRADES
A101	SITE PLAN
A110	FLOOR PLANS - LEVEL P1 & P2
A120	FLOOR PLANS - LEVEL 1

SHEET NUMBER	SHEET NAME
A130	FLOOR PLANS - LEVEL 2 & 3/4
A140	FLOOR PLANS - LEVEL 5 & ROOF
A200	ELEVATIONS- NORTH & SOUTH
A210	ELEVATIONS- EAST & WEST
A300	SECTIONS
A600	SHADOW ANALYSIS
A700	3D VIEWS & PERSPECTIVES
L-1	LANDSCAPE

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Project:
1524
Eighth Avenue Development Group Ltd.
377 E Broadway
377 E Broadway, Vancouver B.C.

Drawing:
COVER PAGE & DRAWING LIST

Project Status:
DE

SUBMISSION

Date (YYYY-MM-DD)	Description
2015-09-16	Issued for DP
2015-10-06	Re-Issued for DP

REVISION

No.	Date	Description

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Scale:

DWG. NO:
A001

377 EAST BROADWAY - VANCOUVER, BC

COMMERCIAL & MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Issued for Development Permit - September 16, 2015

Re-Issued for Development Permit - October 2, 2015

STATISTICS

Legal Description:
PARCEL 'A' (BEING A CONSOLIDATION OF LOTS 6 & 7, SEE CA3212238),
BLOCK 55, DISTRICT LOT 200A, GROUP 1, NEW WESTMINSTER
DISTRICT, PLAN 197.

Civic Address:
377 E Broadway, Vancouver, BC

Zoning:
C-3A (Commercial District)

Proposed Use:
Commercial & Multi-Family Residential

Survey Information:
Based on survey information by Ken K. Wong and Associates,
Canada and B.C. Land Surveyors
Dated: December 10th, 2014

DEVELOPMENT DATA SUMMARY

Total Site Area: 8,677 sf (806.1 m²)

PERMITED FSR
Permitted FSR per 4.7.1 (C-3A) = 1 (up to 3 + 10% HRA density trasfer) = 8,664 SF

PROPOSED FSR
Proposed FSR (5 storey) = 3.3 = 28,830 SF (2,678 m2)

PERMITED SITE COVERAGE
Permitted FSR per 4.1 (C-3A) N/A

HEIGHT :

Permited:
Maximum height per 4.3.1 (C-3A): 30.2' (9.2m)

Proposed:
Height per 4.3.1.a (C-3A) 5 Storeys height: 59' (18m) **(seeking relaxation on 28.8')**

SETBACKS:

Required :
Front yard per 4.4.1 (C-3A) (facing Broadway St.): N/A
Side yards per 4.5.1 (C-3A): N/A
Rear yard per 4.6.1 (C-3A) (facing Lane): 0.17' (3.1m from the centre line of the lane)
Rear yard per 4.6.2 (C-3A) (residential use facing Lane): 15.0' (7.6m from the centre line of the lane)

Proposed :
Front yard per per 4.4.1 (C-3A) (facing Broadway Street on Level 1): 6.7' (2.04 m)
Front yard per (facing Broadway Street on Level 3 to Level 4): 2' (0.6 m)
Side yards per 4.5.1 (C-3A)(from side properties): 0' (0 m)
Rear yard per 4.6.1 (C-3A) (facing Lane on Level 1): 4' (1.2 m)
Rear yard per (facing Lane on Level 2 to Level 5): 15.04' (4.9 m)

RESIDENTIAL UNIT COUNTS:

- 13 x One bedroom
- 16 x Two bedroom

Total number of residential units = 29

COMMERCIAL UNIT COUNTS:

- 3 x Retail
- 1 x Restaurant

Total number of commercial units = 4

Total number of units = 33

Residential Unit Breakdown and Areas:

Floor Level	Unit #	Unit Type	Gross Floor Area (Sq. Ft.)	In-suite Storage Area (Sq. Ft.)	Net Floor Area (Sq. Ft.)	Solarium Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Roof deck area (Sq. Ft.)
2nd floor	201	2 Bedrm, 2 Baths	843	42	803			245
	202	1 Bedrm, 1 Bath	626	24	602			130
	203	1 Bedrm, 1 Bath	532	37	495			
	204	2 Bedrm, 2 Baths	724	40	684			47
	205	2 Bedrm, 2 Baths	724	40	684			47
	206	1 Bedrm, 1 Bath	542	35	507			
	207	1 Bedrm, 1 Bath	653	40	613			130
	208	2 Bedrm, 2 Baths	842	40	803			247
Total	8		5,487	296	5,191	0	0	846
3rd floor	301	2 Bedrm, 2 Baths	727	36	691			116
	302	1 Bedrm, 1 Bath	587	40	547			66
	303	1 Bedrm, 1 Bath	542	35	507		97	
	304	2 Bedrm, 2 Baths	733	40	693		96	
	305	2 Bedrm, 2 Baths	733	40	693		96	
	306	1 Bedrm, 1 Bath	542	35	507		97	
	307	1 Bedrm, 1 Bath	587	40	547			66
	308	2 Bedrm, 2 Baths	727	36	691			116
Total	8		5,178	302	4,876	0	386	364
4th floor	401	2 Bedrm, 2 Baths	727	36	691			116
	402	1 Bedrm, 1 Bath	587	40	547			66
	403	1 Bedrm, 1 Bath	542	35	507		97	
	404	2 Bedrm, 2 Baths	733	40	693		96	
	405	2 Bedrm, 2 Baths	733	40	693		96	
	406	1 Bedrm, 1 Bath	542	35	507		97	
	407	1 Bedrm, 1 Bath	587	40	547			66
	408	2 Bedrm, 2 Baths	727	36	691			116
Total	8		5,178	302	4,876	0	386	364
5th floor	501	1 Bedrm, 1 Bath	615	36	579		84	65
	502	2 Bedrm, 2 Baths	1,016	40	976			52
	503	2 Bedrm, 2 Baths	1,062	40	1,022		198	222
	504	2 Bedrm, 2 Baths	1,062	40	1,022		198	222
	505	2 Bedrm, 2 Baths	1,016	40	976		0	52
Total	5		4,771	196	4,575	0	480	613
Roof	502		120					1,096
	503		120					875
	504		120					852
	505		120					1,112
Total			480	0	0	0	0	3,935
Total	29		21,094	1,096	19,518	0	1,252	6,112

Commercial Unit Breakdown and Areas:

Floor Level	Unit #	Net Floor Area (Sq. Ft.)
Ground Level	CRU 1	815
Ground Level	CRU 2	686
Ground Level	CRU 3	950
Ground Level	CRU 4	1,400
Total # Units	4	3,851

FSR Calculation (Refer also to Overlays)

	# of Units	Units GFA	In-Suite Storage (Deduction)	Remote storage (Excluded)	Circulation	Refuse, Amenity, Mech./Elec. at or Below Grade (Excluded)	Bike storage, Mech./Elec. (Included)	Net Floor Area for total FSR calc.	FSR
Main Floor									
residential	0	0	0	0	1148	194	0	1148	0.1
commercial	4	3851.00	0	0	614	304	0	4465	0.5
2nd floor									
Residential	8	5487	296	0	762	0	0	5953	0.7
3rd floor									
Residential	8	5,178	302	0	737	0	0	5613	0.6
4th floor									
Residential	8	5,178	302	0	737	0	0	5,613	0.6
5th floor									
Residential	5	4,771	196		723	0		5,298	0.6
Roof									
Residential		480			260	0		740	0.1
Total Residential	29	21094	1096	0	4267	194	0	24365	2.8
Total Commercial	4	3851	0	0	614	304	0	4465	0.5
Total	33	24945	1096	0	4981	498	0	28830	3.3

Deck Area Calculation

Floor Level	Enclosed Balcony (Solarium)	Balcony/Patio	Roof Deck	Total
2nd Floor	0.00	-	846.00	846.00
3rd Floor	0.00	386.00	364.00	750.00
4th Floor	0	386.00	364.00	750.00
5th Floor	0	480.00	613.00	1,093.00
Roof	0		3,935.00	3,935.00
Total	0.00	1,252.00	6,112.00	7,364.00
%	0.0%	5.1%	Percentage of Total Residential Floor Area	

REFUSE SPACE CALCULATION

REQUIRED & PROPOSED:

RESIDENTIAL:

(Per Garbage and recycling storage facility design supplement)
based on 29 units:

- 1 x 4 yard bin (garbage)
- 1 x 360L carts (newsprints)
- 3 x 360L carts (mixed papers)
- 1 x 360L carts (mixed containers recycling)
- 1 x 360L carts (compostables)

COMMERCIAL:

(Per Garbage and recycling storage facility design supplement)
based on 366 m2:

- 2 x 360L carts (garbage)
- 1 x 360L carts (mixed papers)
- 2 x 360L carts (mixed containers recycling)
- 1 x 360L carts (compostables)

PARKING CALCULATION

PARKING REQUIRED:

RESIDENTIAL

Per 4.2.1.13 :
Occupant stalls:
- 0.5 per dwelling units x 18 units = 9 stalls
- 0.6 per dwelling units x 21 units = 12.6 = 13 stalls
- 1 per 200 m2 of GFA = 1810 m2 / 200 = 9.1 = 9 stalls

Total residential parking required: 31 stalls

Per 4.8.4 :
HC stalls:
- 1 stall for the first 7 units = 1 stall
- 0.034 stalls per additional residential units x 29 units = 1 stall

COMMERCIAL

Retail per 4.2.5.3 :
- 1 stall per 100 m2 for first 300 m2 (259 m2) =2.6 =3 stalls

Restaurant per 4.2.5.11 :
- 1 stall per 50 m2 for first 100 m2 (99 m2) =2 stalls

Total commercial parking required: 5 stalls

Per 4.8.4 :
HC stalls:
- 1 stall for the first 7 units = 1 stall
- 0.034 stalls per additional residential units x 22 units = 0.75 = 1 stalls.

Total parking required: 36 stalls

PARKING PROPOSED:

RESIDENTIAL

Total residential proposed parking stalls:
Small car (25% permited=6.25) = 8 stalls
Standard car = 16 stalls
HC stalls (each count for 2) = 2 stalls
Shared stalls = (count for 5) = 1 stall

(seeking relaxation of 25% on small car ratio).

Total residential parking proposed = 33 stalls

COMMERCIAL

Total commercial proposed parking stalls:
Small car (25% permited=1.25) = 2 stalls
Standard car = 3 stalls

(seeking relaxation of 25% on small car ratio).

Total commercial parking proposed = 5 stalls

Total commercial parking proposed = 38 stalls

BICYCLE PARKING CALCULATION

BICYCLE PARKING REQUIRED:

Class A:
Residential: (per 6.2.1.2, 1.25 per unit) based on 29 units = 37 stalls
(incl. 8 bicycle locker per 6.3.13.a; 20 horizontal per 6.3.13 and 9 vertical per 6.3.13)
Commercial: (per 6.2.5.1, 1 per 500 m2) = Not required (333 m2)

Class B:
Residential: (per 6.2.1.2, min. 6 for min 20 units) = 6 stalls
Commercial: (per 6.2.5.2, min. 6 for min 1000 m2) = Not required (333 m2)

Total Bicycle stalls required (Class A = 37 stalls + Class B = 6 stalls) = 43 stalls

BICYCLE PARKING PROPOSED:

Class A:
29 Horizontal bicycle stalls (Incl. 8 Horizontal bicycle lockers)
8 Vertical bicycle stall

Total bicycle stalls = 37

Class B:
6 Horizontal bicycle stalls (3 racks)

Total bicycle stalls = 6

Total Bicycle stalls proposed (Class A = 37 stalls + Class B = 6 stalls) = 43 stalls

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Project:
1524
Eighth Avenue Development Group Ltd.
377 E Broadway
377 E Broadway, Vancouver B.C.

Drawing:
STATISTICS

Project Status:
DE

SUBMISSION

Date (YYYY-MM-DD)	Description
2015-09-16	Issued for DP
2015-10-06	Re-Issued for DP

REVISION

No.	Date	Description

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Scale:

DWG. NO:
A002

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Plot Date: 2015-10-06 1:08:41 p.m.

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1524
Eighth Avenue Development Group Ltd.
377 E Broadway
377 E Broadway, Vancouver B.C.

Drawing:
CONTEXT PLAN

Project Status:
DE

SUBMISSION

Date (YYYMMMDD)	Description
2015/09/18	Issued for DP
2015/10/06	Reissued for DP

REVISION

No.	Date	Description

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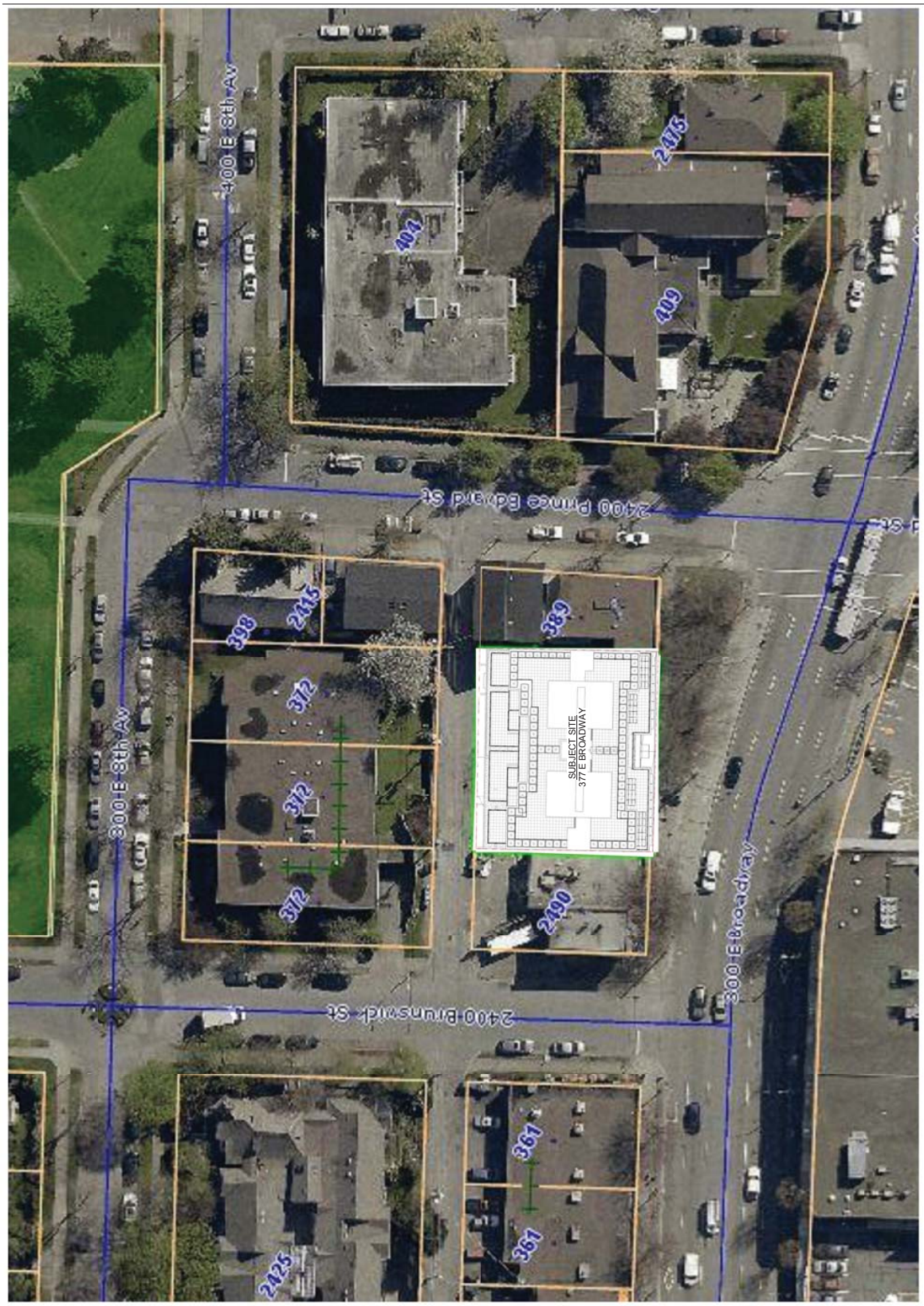

1 Context Plan
1 : 250

Plot Date: 2015-10-06 1:08:50 p.m. D:\Local\1524_01_MAIN_R15_CF_DP_377 E BROADWAY_Ajay Seerah.rvt

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Project:
1524
Eighth Avenue Development Group Ltd.
377 E Broadway
377 E Broadway, Vancouver B.C.

Drawing:
STREETSCAPE

Project Status:
DE

SUBMISSION

Date (YYYMMMDD)	Description
2015/09/18	Issued for DP
2015/10/06	Reissued for DP

REVISION

No.	Date	Description

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Scale: As indicated

DWG. NO: **A033**

1 BROADWAY STREET EXISTING STREETSCAPE
1/4" = 1'-0"

2 BROADWAY STREET PROPOSED STREETSCAPE
1/4" = 1'-0"

Plot Date: 2015-10-06 1:15:46 p.m. D:\Local\1524_01_MAIN_R15_CF_DP_377 E BROADWAY_Ajay Seerah.rvt

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Project: 1524
Eighth Avenue Development Group Ltd.
377 E Broadway
377 E Broadway, Vancouver B.C.

Drawing:
SURVEY & BUILDING GRADES

Project Status: **DE**

SUBMISSION

Date	Description
2015-09-18	Issued for DP
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REVISION

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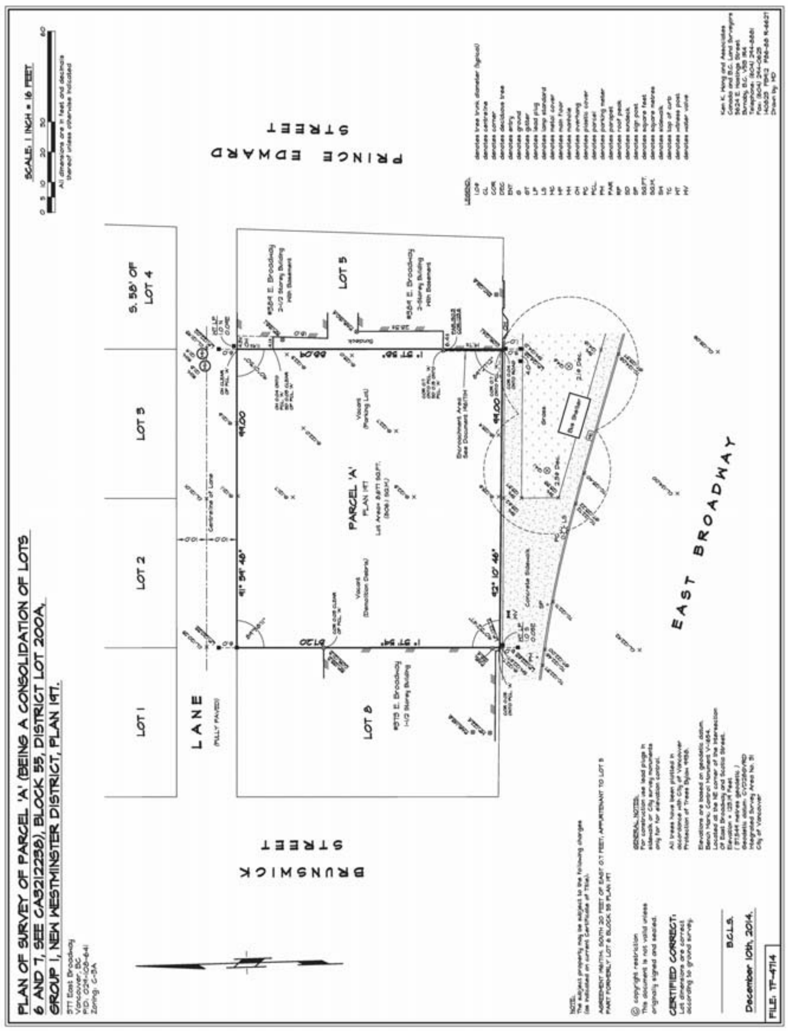
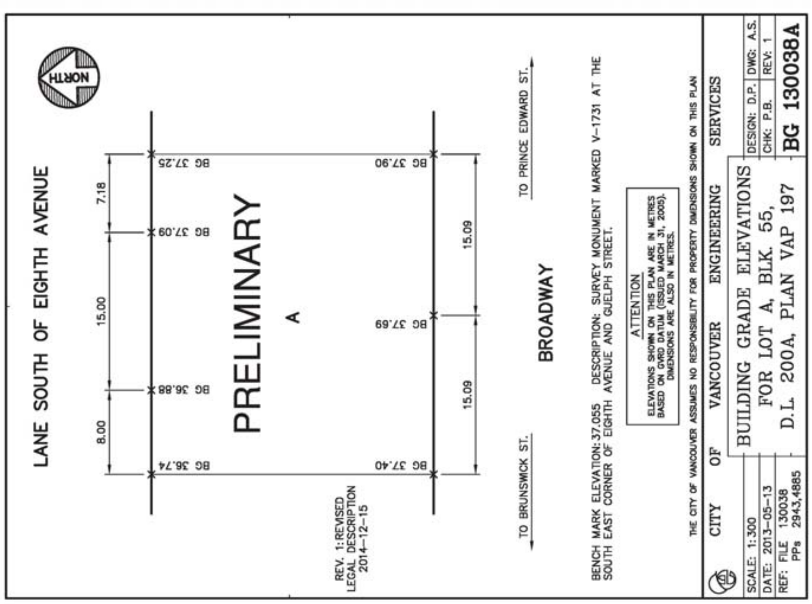
Scale:
DWG. NO: **A100**





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Plot Date: 2015-10-06 1:09:00 p.m.

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N

Project:
1524
Eighth Avenue Development Group Ltd.
377 E Broadway
377 E Broadway, Vancouver B.C.

Drawing:
SITE PLAN

Project Status:
DE

SUBMISSION

Date (YYYY-MM-DD)	Description
2015-09-18	Issued for DP
2015-10-06	Reissued for DP

REVISION

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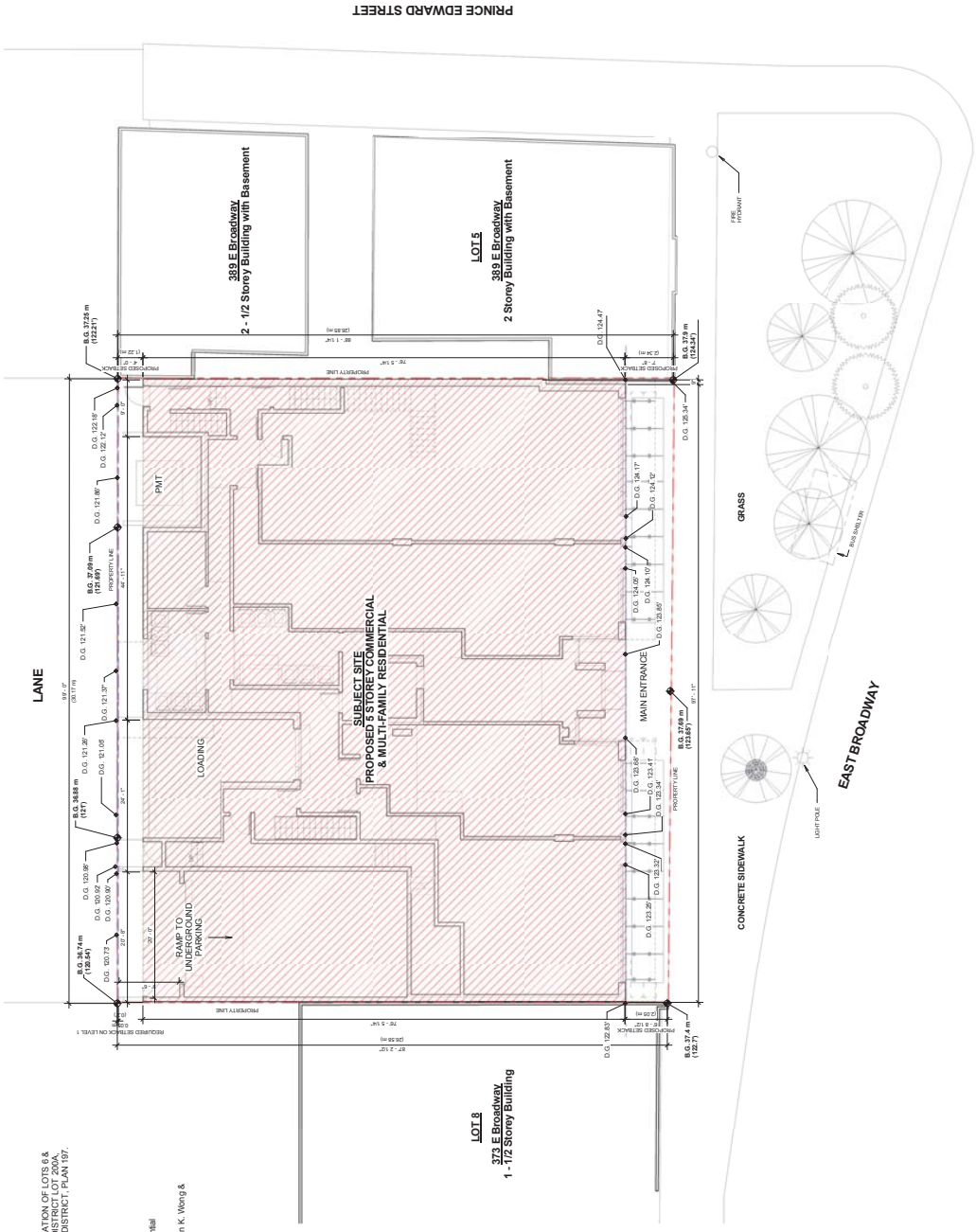
Scale: 1/8" = 1'-0"
DWG. NO: A101



Legal Description:
PARCEL A, BEING A CONSOLIDATION OF LOTS 6 & 7, BLOCK 23, BLOCK 23, DISTRICT LOT 200A, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 197.

Civic Address:
377 E Broadway, Vancouver, BC

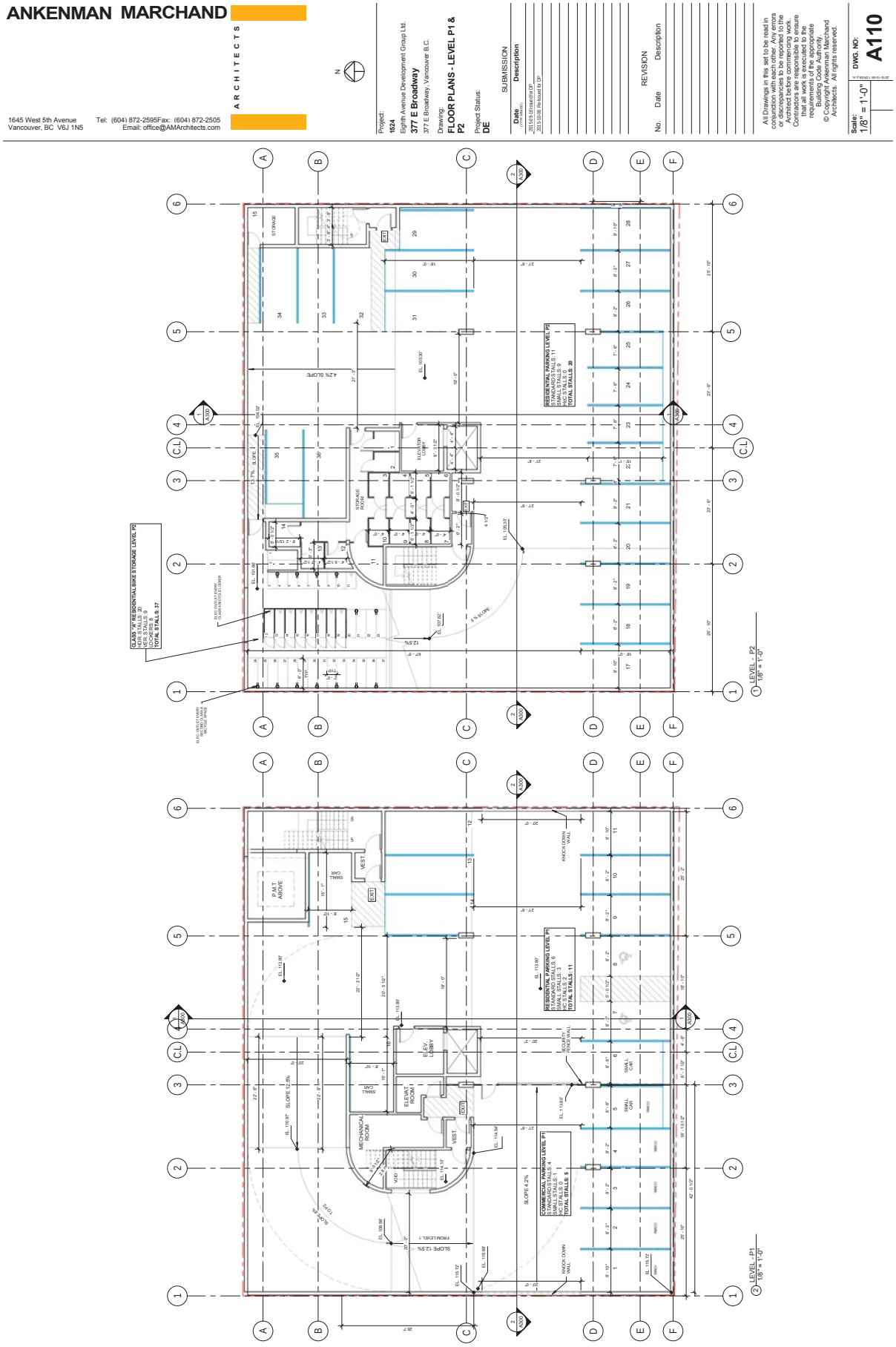
Zoning:
C-3A (Commercial District)

Proposed Use:
Commercial + Multi-Family Residential

Survey Information:
Based on survey information by Ken K. Wong & Associates
Owner: Bennett B.C. Land Surveyors
Dated: December 10, 2014

Total Site Area:
8,677 sq. ft. (806.1 m²)

1 SITE PLAN
1/8" = 1'-0"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Project:
1524
Eighth Avenue Development Group Ltd.
377 E Broadway
377 E Broadway, Vancouver B.C.
Drawing:
FLOOR PLANS - LEVEL P1 & P2
Project Status:
DE
SUBMISSION
Date
Description
2015-09-18 Issued for DP
2015-10-06 Reissued for DP
REVISION
No.
Date
Description
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Scale:
1/8" = 1'-0"
DWG. NO:
A110
1 LEVEL - P2
1/8" = 1'-0"
2 LEVEL - P1
1/8" = 1'-0"
CLASS 1/F RESIDENTIAL BIKE STORAGE LEVEL P2
HCR STALLS 20
HCR STALLS 9
HC STALLS 8
TOTAL STALLS 37
RESIDENTIAL PARKING LEVEL P2
STANDARD STALLS 11
SMALL STALLS 9
HC STALLS 0
TOTAL STALLS 20
RESIDENTIAL PARKING LEVEL P1
STANDARD STALLS 6
SMALL STALLS 3
HC STALLS 2
TOTAL STALLS 11
COMMERCIAL PARKING LEVEL P1
STANDARD STALLS 4
SMALL STALLS 1
HC STALLS 1
TOTAL STALLS 6
STORAGE
STORAGE ROOM
ELEVATOR LOBBY
EXIT
VEST
P.M.T ABOVE
SMALL CAR
ELEV. LOBBY
ELEVATOR ROOM
MECHANICAL ROOM
VOID
KNOCK-DOWN WALL
SLOPE 12.5%
SLOPE 4.2%
42% SLOPE
Plot Date: 2015-10-06 1:09:08 p.m.
D:\Local\1524_01_MAIN_R15_CF_DP_377 E BROADWAY_Ajay Seerah.rvt

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N

Project:
1524
Eighth Avenue Development Group Ltd.
377 E Broadway
377 E Broadway, Vancouver B.C.

Drawing:
FLOOR PLANS - LEVEL 1

Project Status:
DE

SUBMISSION

Date (YYYMMMDD)	Description
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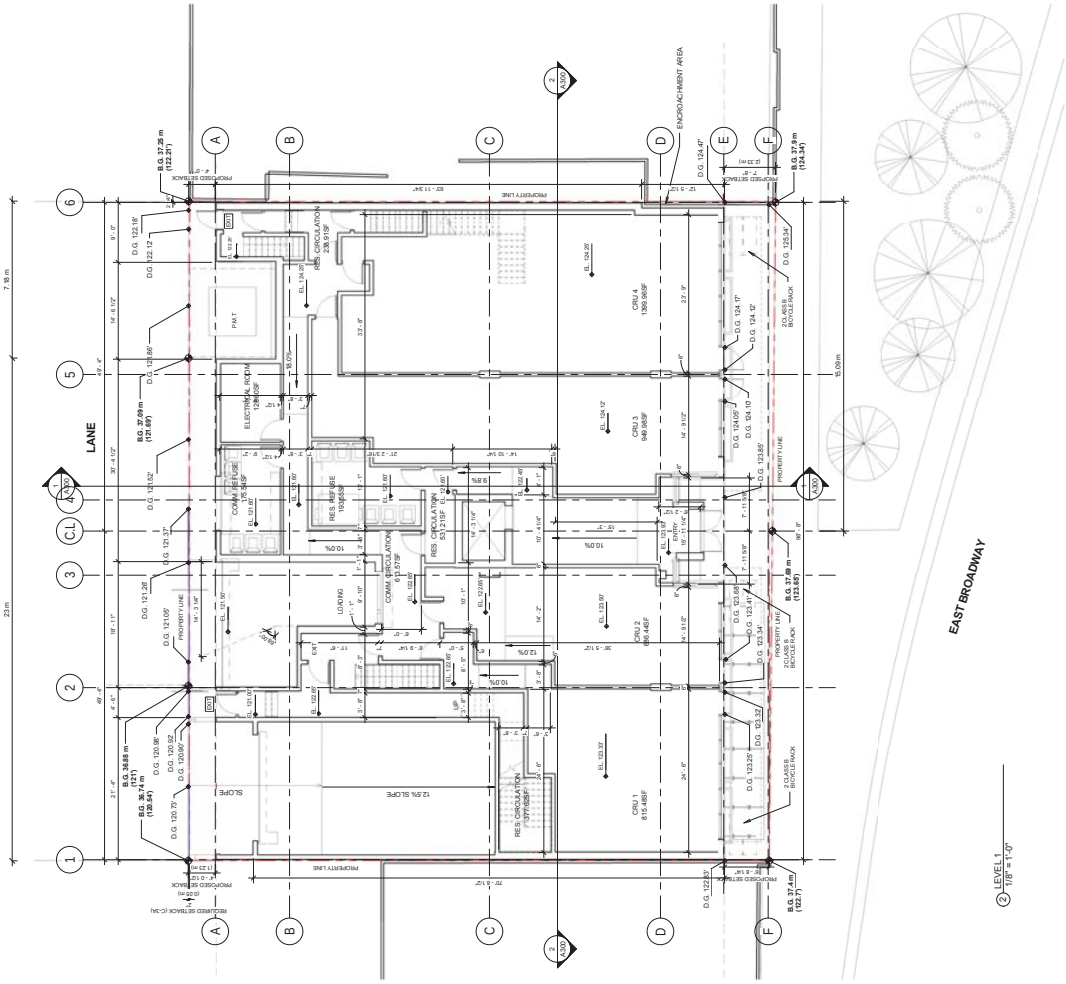
Scale: 1/8" = 1'-0"

DWG. NO: **A120**



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N

Project:
1524
Eighth Avenue Development Group Ltd.
377 E Broadway
377 E Broadway, Vancouver B.C.

Drawing:
FLOOR PLANS - LEVEL 2 & 3/4

Project Status:
DE

SUBMISSION

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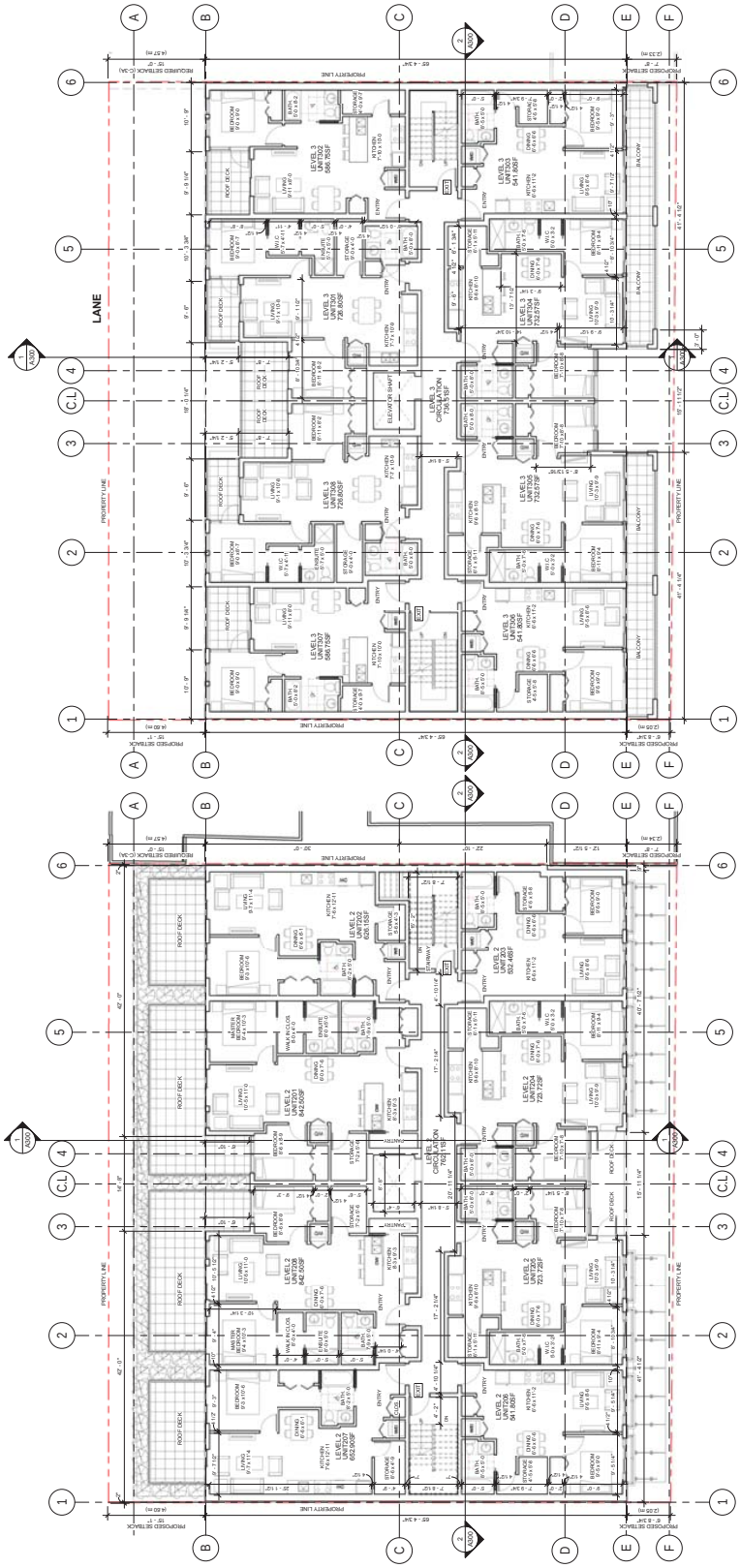
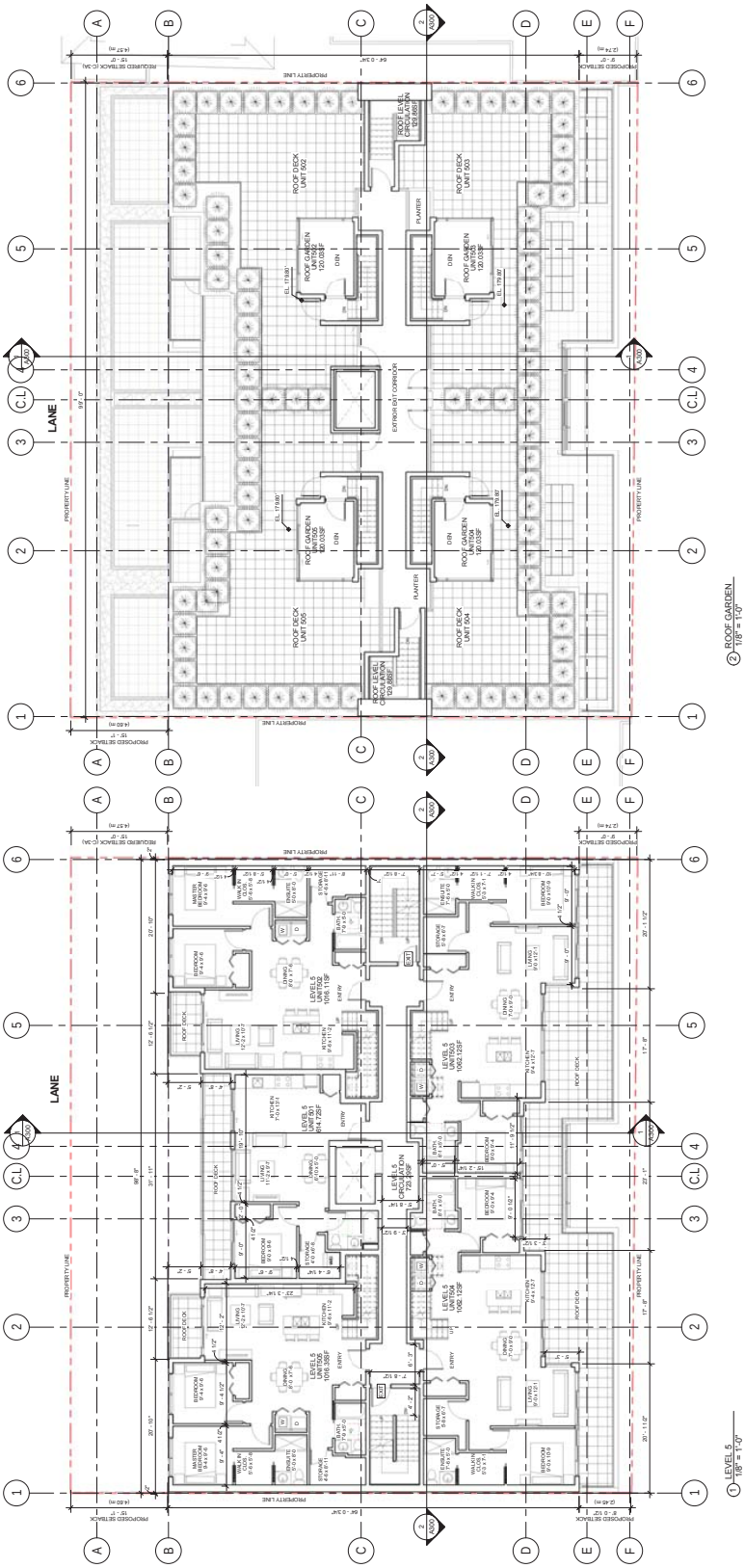
DWG. NO: **A130**

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Project:
1524
Eighth Avenue Development Group Ltd.
377 E Broadway
377 E Broadway, Vancouver B.C.
Drawing:
FLOOR PLANS - LEVEL 5 & ROOF
Project Status:
DE
SUBMISSION
Date
Description
2015/09/18 Issued for DP
2015/10/06 Reissued for DP
REVISION
No.
Date
Description
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Scale:
1/8" = 1'-0"
DWG. NO:
A140
LANE
PROPERTY LINE
PROPOSED SETBACK
REQUIRED SETBACK (C-3A)
ROOF DECK UNIT 502
ROOF DECK UNIT 503
ROOF DECK UNIT 504
ROOF GARDEN UNIT502 120.03SF
ROOF GARDEN UNIT503 120.03SF
ROOF GARDEN UNIT504 120.03SF
ROOF GARDEN UNIT505 120.03SF
ROOF LEVEL CIRCULATION 105.88SF
PLANTER
EXTERIOR EXIT CORRIDOR
EL. 171.60'
EL. 170.60'
2 ROOF GARDEN
1/8" = 1'-0"
LEVEL 5 UNIT501 1016.11SF
LEVEL 5 UNIT502 1016.58SF
LEVEL 5 UNIT503 1066.12SF
LEVEL 5 UNIT504 1066.12SF
LEVEL 5 UNIT505 1016.11SF
LEVEL 5 CIRCULATION 725.95SF
KITCHEN
LIVING
DINING
BEDROOM
MASTER BEDROOM
WALKIN CLOSET
ENSUITE
BATH
STORAGE
ENTRY
ROOF DECK
1 LEVEL 5
1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
1	COMMERCIAL STOREFRONT ENTRANCES, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED
2	STOREFRONT DOORS, FULLY GLAZED, ALUMINUM FINISH.
3	COMMERCIAL OVERHEAD GARAGE DOOR, PAINTED STEEL. PAINT: WHITE
4	PREFABRICATED ALUMINUM PANELS: AL-13 (COLOR: WHITE)
7	SUSPENDED SIGNAGE (BY TENANTS: SUBJECT TO SEPERATE SIGN PERMIT), ILLUMINATED BY OVERHEADLIGHTING, CONCEALED WITHIN THE AWNING AND CANOPY ABOVE.
8	RESIDENTIAL WINDOWS, PATIO SLIDING DOORS, GLAZED SWING DOORS, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, WINDOW WALLS, INTEGRATED ALUMINUM SPANDRELS, INTEGRATED ALUMINUM ALUMINUM LOUVERS. COLOR: SILVER.
9	PREFABRICATED ALUMINUM PANELS : AL-13 . COLOR: YELLOW R-G-B : 255-165-43.
10	METAL SUN SHADE CANOPY. PAINT DARK ASH.
12	BALCONY / DECK GUARD, TRANSLUCENT GLASS ON PREFINISHED ALUMINUM FRAME. COLOR:SLATE GREY.
13	METAL & GLASS CANOPY. PAINT DARK ASH.
15	PREFABRICATED METAL PLANTER BOX. COLOR: MATTE BLACK.
16	METAL CABLE RAIL WITH BASEPLATE. ALUMINUM FINISH.
17	C-CHANNEL AROUND JULIET BALCONY. GALVANIZED STEEL.

2 SOUTH ELEVATION
1/8" = 1'-0"

1 NORTH ELEVATION
1/8" = 1'-0"

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Project:
1524
Eighth Avenue Development Group Ltd.
377 E Broadway
377 E Broadway, Vancouver B.C.

Drawing:
ELEVATIONS- NORTH & SOUTH

Project Status:
DE

SUBMISSION

Date (YYYY-MM-DD)	Description
2015-09-16	Issued for DP
2015-10-06	Re-issued for DP

REVISION

No.	Date	Description

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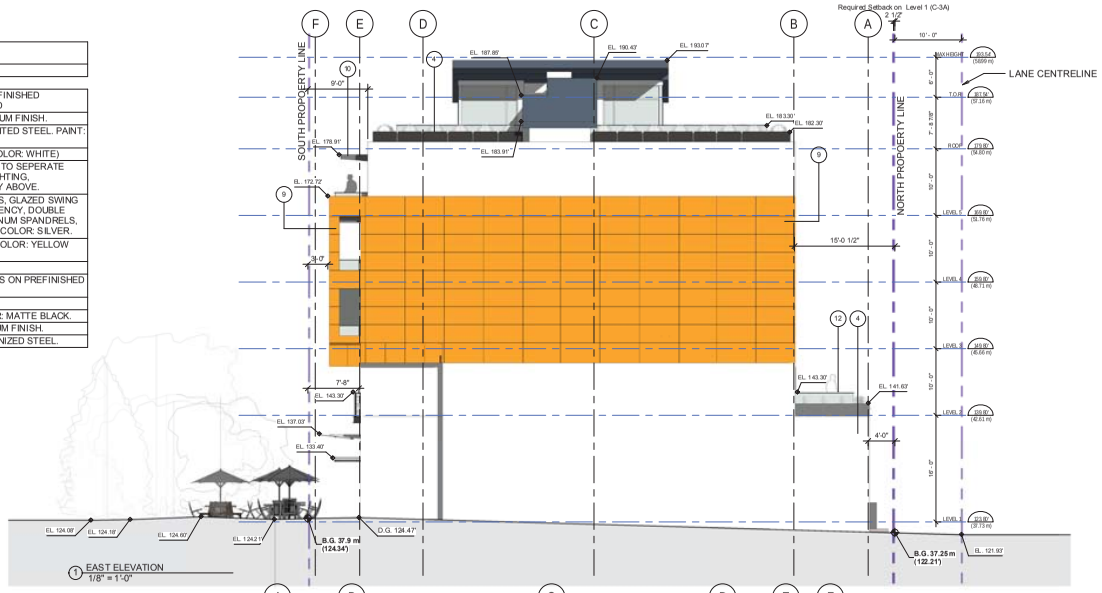
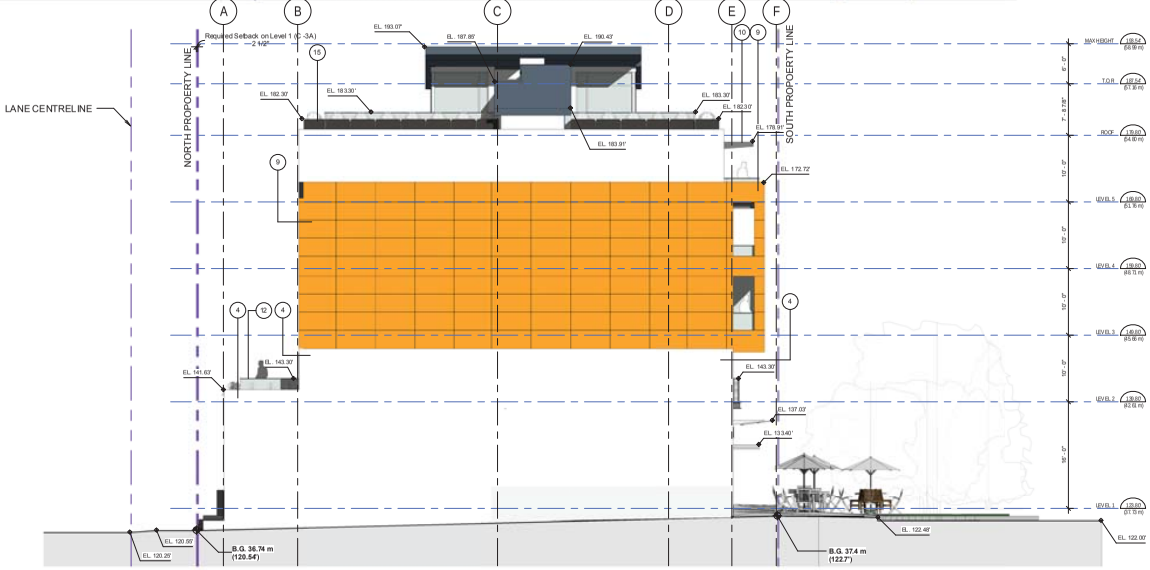
Scale: 1/8" = 1'-0"
2015-10-06 1:09:34 p.m.
DWG. NO: **A200**

Plot Date: 2015-10-06 1:09:34 p.m. D:\Local\1524_01_MAIN_R15_CF_DP_377 E BROADWAY_Ajay Seerah.rvt

Keynote Legend	
Key Value	Keynote Text
1	COMMERCIAL STOREFRONT ENTRANCES, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED
2	STOREFRONT DOORS, FULLY GLAZED, ALUMINUM FINISH.
3	COMMERCIAL OVERHEAD GARAGE DOOR, PAINTED STEEL. PAINT: WHITE
4	PREFABRICATED ALUMINUM PANELS: AL-13 (COLOR: WHITE)
7	SUSPENDED SIGNAGE (BY TENANTS: SUBJECT TO SEPERATE SIGN PERMIT), ILLUMINATED BY OVERHEADLIGHTING, CONCEALED WITHIN THE AWNING AND CANOPY ABOVE.
8	RESIDENTIAL WINDOWS, PATIO SLIDING DOORS, GLAZED SWING DOORS, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, WINDOW WALLS, INTEGRATED ALUMINUM SPANDRELS, INTEGRATED ALUMINUM ALUMINUM LOUVERS. COLOR: SILVER.
9	PREFABRICATED ALUMINUM PANELS : AL-13 . COLOR: YELLOW R-G-B : 255-165-43.
10	METAL SUN SHADE CANOPY. PAINT DARK ASH.
12	BALCONY / DECK GUARD, TRANSLUCENT GLASS ON PREFINISHED ALUMINUM FRAME. COLOR:SLATE GREY.
13	METAL & GLASS CANOPY. PAINT DARK ASH.
15	PREFABRICATED METAL PLANTER BOX. COLOR: MATTE BLACK.
16	METAL CABLE RAIL WITH BASEPLATE. ALUMINUM FINISH.
17	C-CHANNEL AROUND JULIET BALCONY. GALVANIZED STEEL.



1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

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Project:
1524
Eighth Avenue Development Group Ltd.
377 E Broadway
377 E Broadway, Vancouver B.C.

Drawing:
ELEVATIONS- EAST & WEST

Project Status:
DE

SUBMISSION

Date (YYYY-MM-DD)	Description
2015-09-16	Issued for DP
2015-10-06	Re-issued for DP

REVISION

No.	Date	Description

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

DWG. NO:
A210

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Project:
1524
Eighth Avenue Development Group Ltd.
377 E Broadway
377 E Broadway, Vancouver B.C.
Drawing:
SECTIONS

Project Status:
DE

SUBMISSION

Date (YYYMMMDD)	Description
2015/09/18	Issued for DP
2015/10/06	Reissued for DP

REVISION

No.	Date	Description

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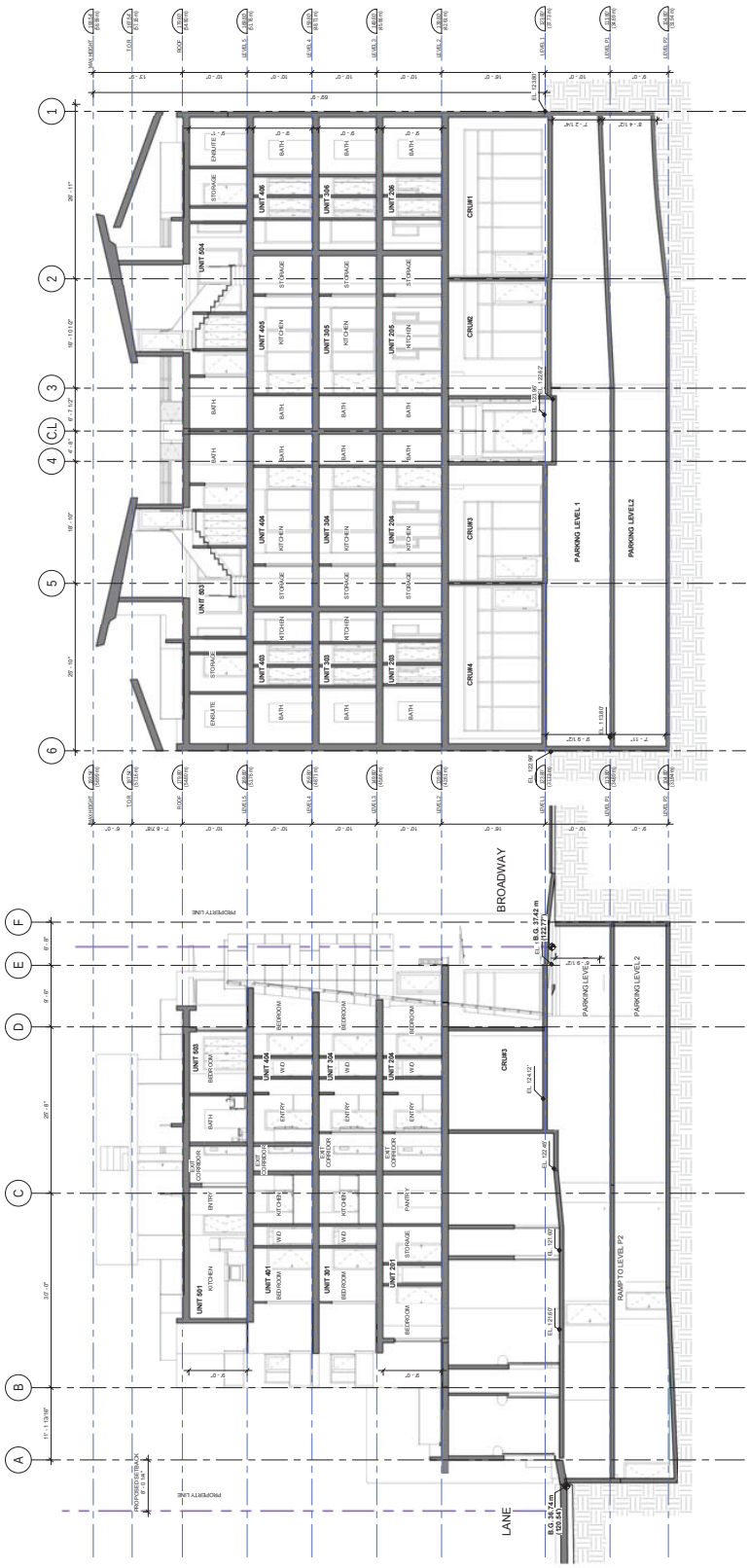
Scale: 1/8" = 1'-0"
DWG. NO: A300



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N

Project:
1524
Eighth Avenue Development Group Ltd.
377 E Broadway
377 E Broadway, Vancouver B.C.

Drawing:
SHADOW ANALYSIS

Project Status:
DE

SUBMISSION

Date (YYYY/MM/DD)	Description
2015/09/18	Issued for DP
2015/10/06	Reissued for DP

REVISION

No.	Date	Description

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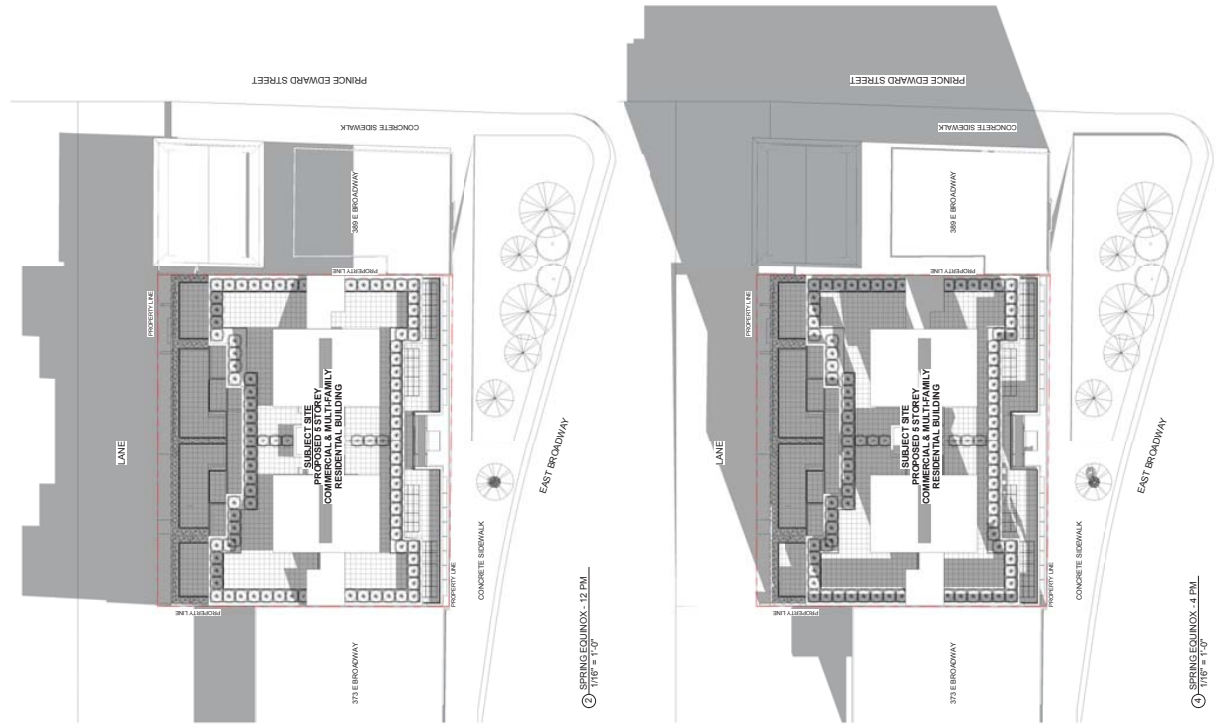
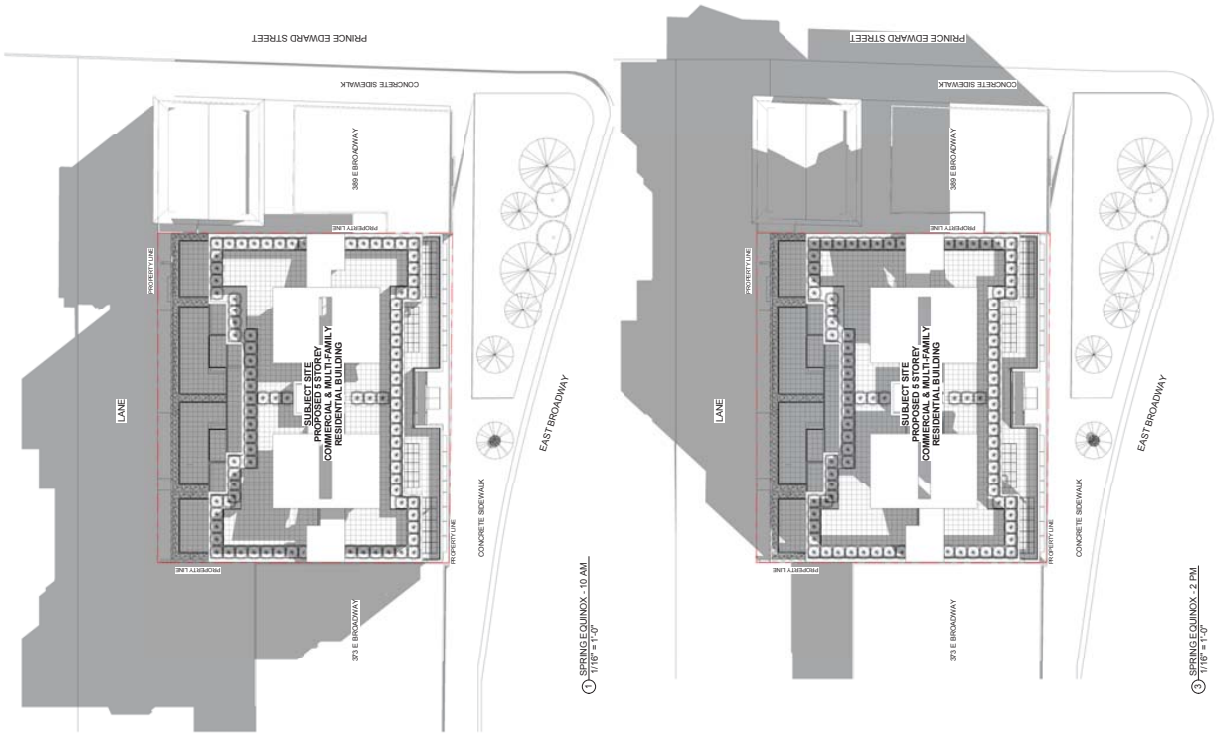


2 SPRING EQUINOX - 12 PM
1/16" = 1'-0"

4 SPRING EQUINOX - 4 PM
1/16" = 1'-0"



1 SPRING EQUINOX - 10 AM
1/16" = 1'-0"

3 SPRING EQUINOX - 2 PM
1/16" = 1'-0"

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Project:
1524
Eighth Avenue Development Group Ltd.
377 E Broadway
377 E Broadway, Vancouver B.C.
Drawing:
3D VIEWS & PERSPECTIVES

Project Status:
DE

SUBMISSION

Date (YYYY-MM-DD)	Description
2015-08-10	Issued for DP
2015-09-03	Re-issued for DP

REVISION

No.	Date	Description

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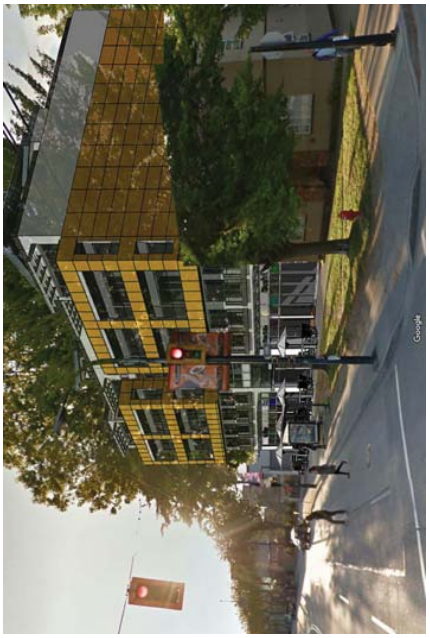
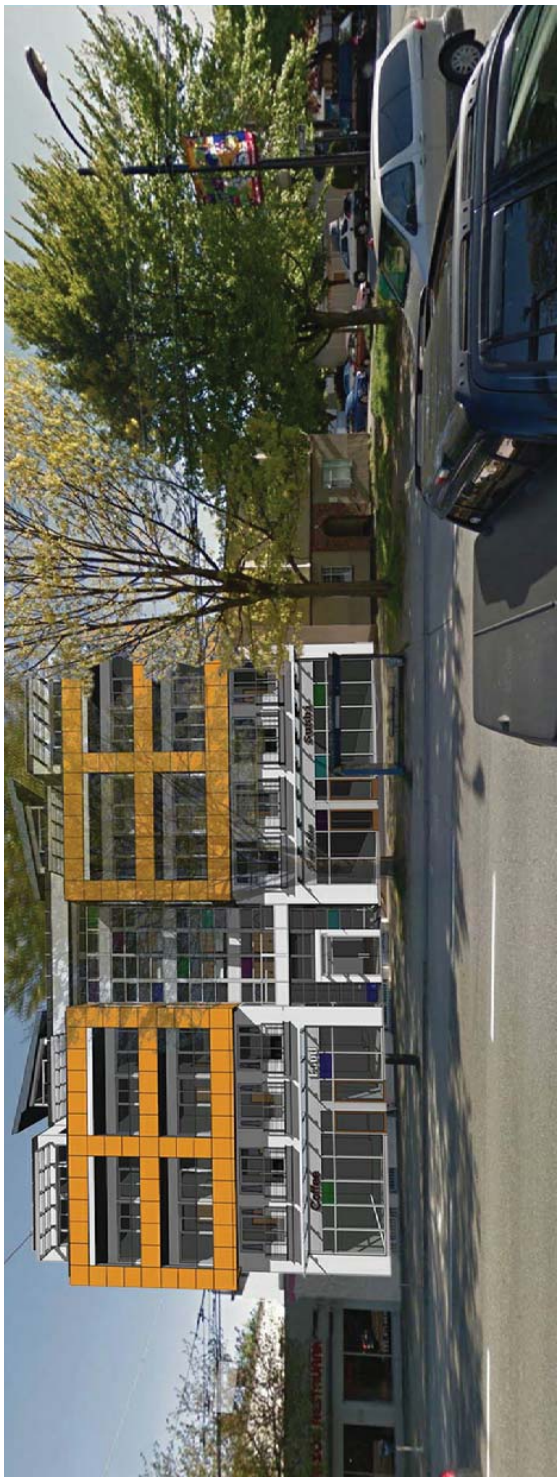
Scale:
DWG. NO: **A700**
ARCH-1524-11-0000-A-A700

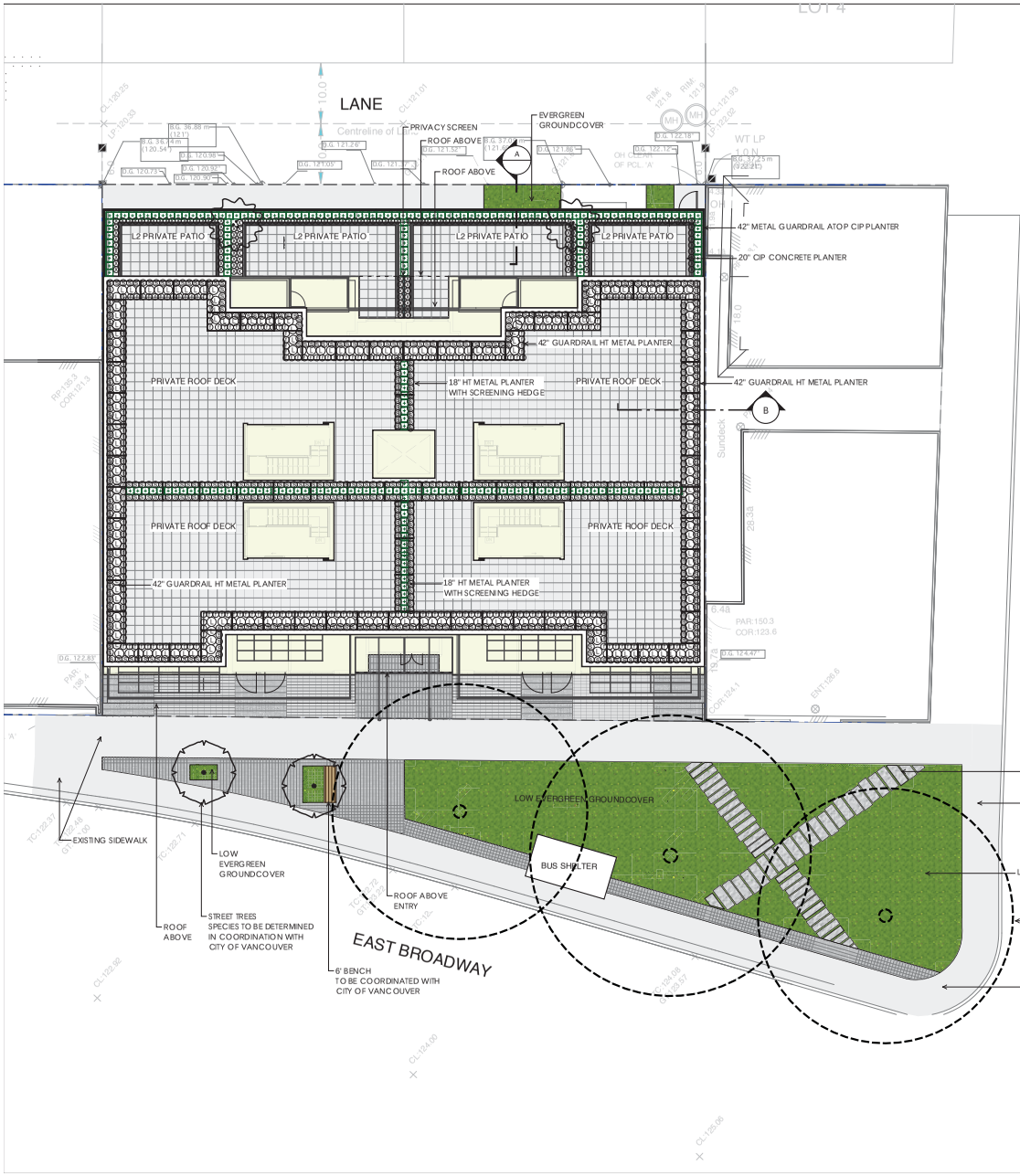


EAST PERSPECTIVE

WEST PERSPECTIVE



FRONT PERSPECTIVE

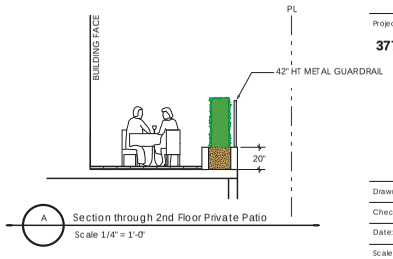


MATERIALS + FURNITURE LEGEND

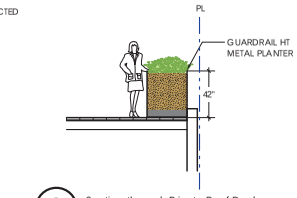
Graphic	Description	Detail Key
	Concrete Unit Pavers Size: California - Classic Standard Series - 12" x 6" (11-7/8" x 5-15/16") Colour/Finish: Shadow Blend Pattern: As shown on plan. Supplier: Abbotsford Concrete Products	
	Granite Cobblestones Size 6" x 6" Colour/Finish: Salt + Pepper Pattern: As shown on plan.	
	Concrete Hydropressed Slabs Size: 18" x 18" Colour/Finish: Texada Natural Pattern: As shown on plan. Supplier: Abbotsford Concrete Products	
	Low Evergreen Ground Cover To be Coordinated with COV	
	42" ht Metal Guardrail Planter Colour: Black	
	Metal Planter Size: 18" ht Colour: Black	
	Bench Model: Francis Andrew Basic bench series 1 B1-2 with Middle/Center Armrest, Surface Mount total (7)	
	Granite Slab Stepping Stones Size: 4' length Colour: Salt + Pepper	

PLANT LIST

sym	qty	botanical name	common name	size	comments
		Trees			
	2	Street Trees		7cm cal. B&B	
		Shrubs			
	2	Hamamelis 'Arnold's Promise'	Chinese Witch Hazel	B&B 2m ht.	
x	168	Carex 'Ice Dance'	Ice Dance Sedge	#1 pot	12" o.c.
L	223	Lavandula 'Hidcote'	English Lavender	#3 pot	18" o.c.
f	327	Fragaria chiloensis	Evergreen Strawberry	#1 pot	12" o.c.
s	541	Stipa tenuissima	Mexican feather grass	#1 pot	12" o.c.
	218	Taxus media 'Hicksii'	Yew Hedge	4' ht.	male plants only. RB to RB



A Section through 2nd Floor Private Patio
Scale 1/4" = 1'-0"



B Section through Private Roof Deck
Scale 1/4" = 1'-0"

no.:	date:	item:
01	Sept 15 - 15	DP

Revisions:

durante kreuk landscape architecture
Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:
377 E Broadway

Drawn by: KS
Checked by: PK
Date: September 15, 2015
Scale: 1/8" = 1'

Drawing Title:
Landscape Plan

Project No.:
15058

Sheet No.:
L-1 of **1**

ON VANDOCS.

ANKENMAN MARCHAND

ARCHITECTS

DE 419668
RECEIVED
CITY OF VANCOUVER
OCT 15 2015
COMMUNITY SERVICES
DEVELOPMENT SERVICES

DESIGN RATIONALE – 377 EAST BROADWAY

Context & Planning

The subject site is located in the Mount Pleasant neighbourhood in Vancouver at 377 East Broadway, opposite the Kingsgate Mall site. The site zoning is C-3A.
The proposal is a new development of mixed use containing commercial and residential. The proposed building will occupy the currently vacant lot and will consist of retail at ground level with four additional floors of residential.

Density

The proposed FSR is 3.27 (2,637 m2), which is consistent with the Mount Pleasant community plan guidelines (per 2.5.3). The ground level commercial area will face East Broadway with 0.53 FSR (430 m2) and the residential area 2.74 FSR (2,207m2).

Architectural Design

The site is located in a neighbourhood with a large variety of older existing buildings in need of upgrade. These blocks need sensitive redevelopment that is going to re-establish a vital, pedestrian focused shopping area for the local community. We are following the City of Vancouver, Broadway East, revitalization strategy described in the Mount Pleasant community plan guidelines.
The building is set back from the property line to expand the public realm and the sidewalk. The ground floor frontage has been divided into two portions with a recessed main residential entrance. This fully glazed store window pattern is appropriate for the small-scale neighbourhood serving retail units.
The proposed residential building consists of four storeys and the fifth floor has an additional setback of 9 feet from the property line facing Broadway.
Building volume is arranged to minimize the shadows on the public space and surrounding buildings. The façade has been articulated with the projection of two volumes of "boxed" semi enclosed balconies at the third and fourth floor.
A dynamic "west-coast modern" architectural style has been incorporated into the design, with large expanses of glass and metal composite cladding and fabric awnings in combination with metal cladding.

Heights

The proposed design consists of a low-rise block with a total of 5 floors. The ground floor area will contain commercial use and the upper four floors will contain residential. The total height of the building will be 59 feet (18 m). The permitted height in the C-3A zoning (per 4.3.1) is 9.2 m.

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François Marchand, Architect AIBC I Principal

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office@amarchitects.com

We are seeking relaxation of 8.8 m (per 4.3.2).
The rationale for this relaxation is consistent with the Mount Pleasant community plan guidelines (per 2.5.2) that suggests up to 6 storey buildings with a maximum height of 19.8 m on the north side of Broadway.

Setbacks

The site has been designed to accommodate wider sidewalks and an additional building setback of 7 feet. The wide sidewalks allow for outdoor seating, patios and merchandise display for ground level retail and services as desired in the Mount Pleasant community plan. The fifth floor has a 9 feet setback from the property line facing Broadway.

Parking

The proposed parking has been located on two underground levels and can accommodate 38 parking stalls. All parking stalls are meeting minimum by-law standards, except the car size ratio.
We are seeking relaxation on the car size ratio for two small car stalls.

Bicycle parking

29 Class A horizontal bicycle stalls (Incl. 8 horizontal bicycle lockers) and 8 vertical bicycle stalls have been proposed. 6 Class B horizontal bicycle stalls in 3 racks have also been proposed. All bike stalls will meet the minimum by-law standards.

Refuse Space

The required and proposed commercial and residential refuse space shall be located at ground level. The design is per "Garbage and recycling storage facility design supplement" based on 29 residential units and 4 commercial units.

Summary:

We believe that this project has merit, and will be a great asset to the neighbourhood. It will enliven the streetscape, beautify, and revitalize this portion of the Broadway East area. We look forward to working with the multiple talents at the City of Vancouver's Planning Department in realizing this building.

Timothy Ankenman, Architect AIBC I MRAIC I M. Arch I AIA I Founding Principal
François Marchand, Architect AIBC I Principal

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377 East Broadway, Vancouver.

Conformity to Zoning & Associated Policies;

This proposal is consistent with the current C3A zoning, associated guildeines and the "Broadway East Revitilization Strategy / Mount Pleasant Community Plan Implimentation" document including;

2.2.2 Future Character;

- ✓ Quality of design of new building.
- ✓ Includes physical, economic & social dimensions such as public realm improvements, enhanced services and businesses and a safer environment.
- ✓ Preserved viability in the area for small-format, independently owned businesses.
- ✓ Foster introduction of merchants not currently present in neighbourhoods such as local foods, fresh produce, banking, bookstores, family restaurants, coffee shops and sidewalk cafes and patios.
- ✓ Affordability; Provide affordable lease and purchase options to support the small, local business ecology.

2.4 Urban Design Principles;

- Principle 1; Contribute to Broadway East revitilization and reinforce a unique character through thoughtful and considered redevelopment.
- Principle 2; Reinforce and ehance the existing building patterns of smaller frontages to preserve this area's diverse, eclectic character.
- Principle 3; Provide more open space opportunities on development sites and through creative use of lanes, sidewalks and roads to create small public gathering spaces including mini parks and urban plazas.
- Principle 4; Achieve greater walkability along East Broadway by improving the pedestrian environment through wider sidewalks, open spaces and other public amenities.
- Principle 5; Promote and accommodate cycling and connections, including exploring potential dedicated cycling facilities to serve the commercial areas.

- Principle 6; Encourage and support transit use by improving the pedestrian environment and connections, recognizing that every transit trip begins on foot…
- Principle 7; Encourage community stewardship and programming of the public realm to help build community and achieve a variety of open space opportunities and potential activities.
- Principles 8 – 11; N/A

2.5 Policies;

2.5.1 Uses;

- ✓ Mix of retail and residential uses.
- ✓ Ground level uses and respective retail frontages should serve an animation/activation function along frontages.

2.5.2 Height;

- ✓ Up to 6 storeys (approx. 19.8M or 65').

2.5.3 Density;

- ✓ North side of Broadway 3.25 FSR

2.5.4 Built Form Guidelines;

- ✓ Introduce new contextual buildings. Explore innovative approaches to built form, while reinforcing and improving upon the overall established character of East Broadway as an important shopping street.
- ✓ Building volumnes should be arranged to minimize shadowing on public spaces such as sidewalks and public plazas.
- ✓ Development setbacks will be sought, particularly on the north side of the street, to expand the public realm and sidewalks where possible.
- ✓ On the north side of Broadway, for buildings up to 6 stories, provide a streetwall height of 4 storeys (5th floor to be setback 8').
- ✓ Ground floor frontages should be clearly delineated with architectural features and fenestration patterns that emphasize a scale approriate for neighbourhood-serving retail.

- ✓ Frontages should respond to the rhythm of existing buildings and reflect the fabric of the neighbourhood.
- ✓ Floor to floor heights for ground floor space should be a min. of 14'
- ✓ Pedestrian experience should be considered in designing frontages. Façade treatments that create a perception of continuous walls are discouraged.; open and individual entrances when viewed from the sidewalk are encouraged.
- ✓ Articulation of facades (projections, bays) is encouraged.
- ✓ Weather protection should be provided to facilitate year-round pedestrian comfort. Canopies and individual shop awnings can contribute to the desired scale and vibrancy of the street.
- ✓ Frequent doors and windows with few blank walls are encouraged.

Design Rationale;

Urban Design;

Future surrounding context, consistent with the Broadway East Revitilization Strategy must be considered when evaluating this infill, mid-block site. The two flanking properties to the east and west are approximately ½ the width of the subject site and their future 5 storey slender massing has been developed to ensure a continuous street rhythm and mass. In addition this massing serves to;

- Link a future public plaza which also serves as an exiting bus stop.
- Provide continuous retail frontage along Braodway, offering good retail opportunity.
- A four-storey steet wall has been created with the 5th floor stepped back 8' from Broadway.

Retail Design;

The retail has been carefully considered to provide the following;

- Undulating façade pattern, broken into small frontage mimicking the established retail character of the area.
- The façade pattern is divided into two portions with a recessed main residential entrance and utilizes different colours to create a seamless synergy between retail and residential.
- Each façade is fully glazed with a store window pattern which is appropriate for the small-scale neighbourghood.

- The undulating façade pattern allows for sidewalk patios, which in turn animate the streetscape.
- All exit stairs have been strategically placed in the rear of the site to ensure a continuous streetscape along Broadway.
- The small yet varied units sizes ensure a variety of small shops and services to enhance the overall area and ensure affordability for future merchants.

Residential Units;

- Most units are offered outdoor areas by means of roof decks or balconies.
- A good mix of one and two bedroom units ensure affordability and choices for potential purchasers.
- Top floors will be offered significant views to the north and south.

Parking;

- All parking has been located underground and will meet the current City of Vancouver Parking By-law.

Summary;

The proposal, as designed, meets or exceeds the design criteria as envisioned in the Broadway East Revitilization Strategy and takes into consideration all future context and sets a very good precident for future development in the neighbourhood.