### Development Data Summary

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<tr>
<th>Code</th>
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### Refuse Space Calculation

**Potential Protocols**

- Plus Garbage and recycling storage facility (as per 5.1.16)
- Plus 5-m³ bin (garbage)
- Plus 5-m³ bin (recycling)
- Plus 6-m³ bin (mixed load)
- Commercial parking (as per 5.1.16)
- Plus 4-m³ bin (garbage)
- Plus 4-m³ bin (recycling)
- Plus 6-m³ bin (mixed load)
- Plus 6-m³ bin (unspecified)

### Bicycle Parking Calculation

**BC Parking Requiring**

- Class A
- Class B
- Class C
- Class D

### Parking Calculation

**PARKING REQUIREMENTS**

- Class A
- Class B
- Class C
- Class D

**Stage 1: Total Parking Required**

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<th>Class</th>
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**Stage 2: Parking Provided**

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**Stage 3: Net Parking Available**

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### Appendix C

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### Description

**LANE EAST BROADWAY**

- **Concrete Unit Pavers**
  - Centreline of Lane (121')
  - **ROOF ABOVE**
    - D.G. 121.05'
    - D.G. 120.92'
    - D.G. 120.73'

**Concrete Hydropressed Slabs**

- **Size:** 18" x 18"
- **Pattern:** As shown on plan. **Supplier:** Abbotsford Concrete Products
- **To be Coordinated with COV**
  - EL. 121.60'
  - EL. 124.25'

**42" GUARDRAIL HT METAL PLANTER**

- **Colour:** Black
- **Model:** Francis Andrew Basic bench series 1 B1-2 with
  - 9.8% D.G. 122.83'
  - D.G. 123.25'
  - D.G. 123.85'

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**OTHER ITEMS**

- **PRIVATE ROOF DECK**
- **Bus Shelter**
- **Screening Hedge**
- **Taxus media 'Hicksii' Yew Hedge** 218
  - 4' ht. male plants only.

**Scale:** 1/4" = 1'-0"
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 (2,207 m²).

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.
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.
377 East Broadway, Vancouver.

Conformity to Zoning & Associated Policies:
This proposal is consistent with the current C3 A zoning, associated guidelines and the "Broadway East Revitalization Strategy / Mount Pleasant Community Plan Implementation" 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 revitalization and reinforce a unique character through thoughtful and considered redevelopment.
- Principle 2: Reinforce and enhance 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 volumes 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 appropriate 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 Revitalization 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 Broadway, offering good retail opportunity.
• A four-storey street 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 neighbourhood.
• 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 Revitalization Strategy and takes into consideration all future context and sets a very good precedent for future development in the neighbourhood.