FAIRVIEW TOWER

1395 WEST BROADWAY

REZONING APPLICATION - (REZONING BOOKLET)

APRIL 26TH 2023



APPLICANT: **YUANHENG BH DEVELOPMENTS LTD.**

APPLICATION PREPARED BY: ANDREW CHEUNG ARCHITECTS INC.

PROJECT TEAM

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URBAN INTERFACE ARCHITECTURAL

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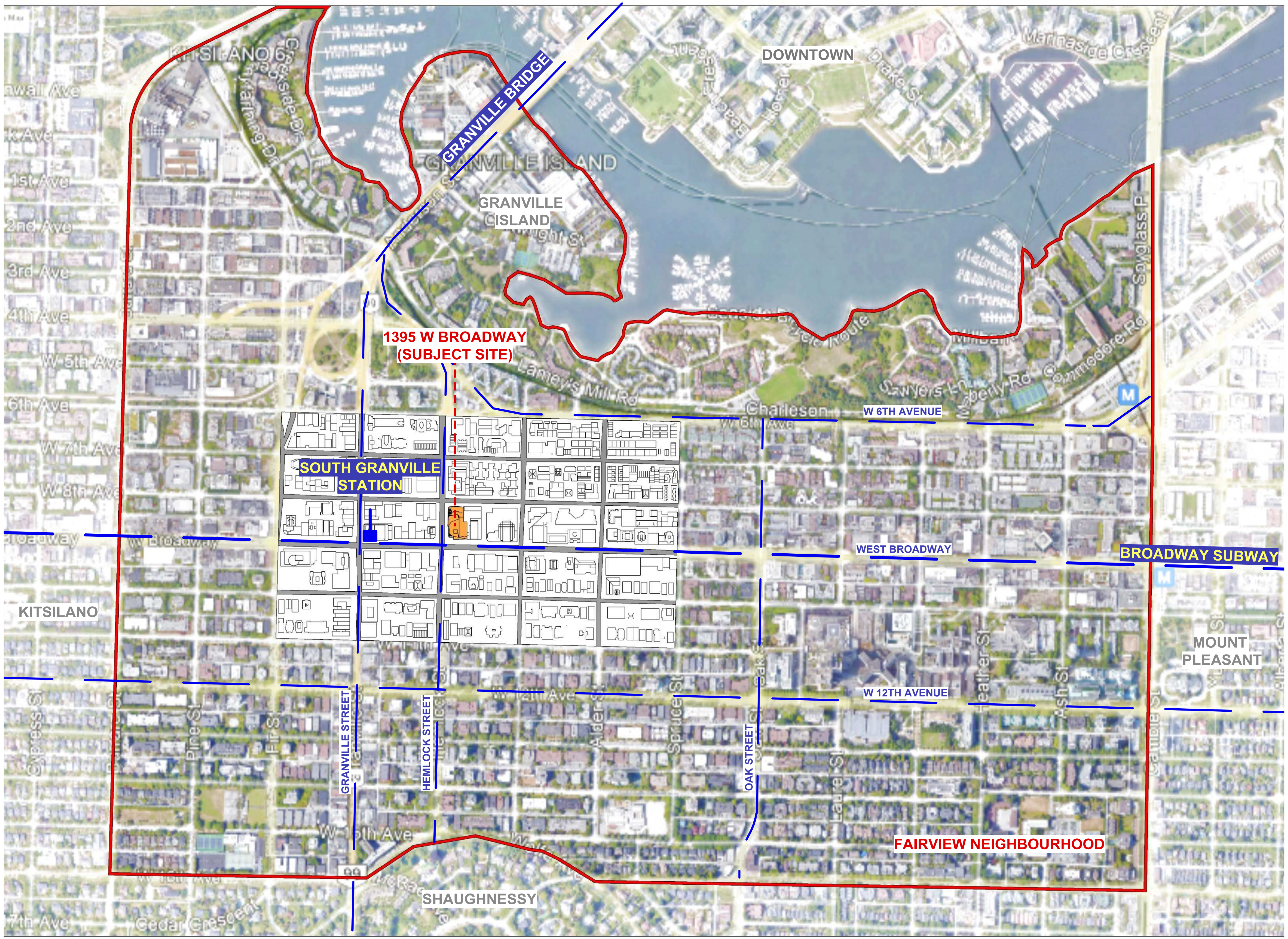
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1395 WEST BROADWAY

PROJECT ADDRESS / DRAWING TITLE

TABLE OF CONTENT

SITE CONDITION



N

Introduction

The subject site is located at the NE corner of Broadway and Hemlock St. The site measures 150 ft at the Broadway frontage, 125 ft at the W 8th frontage, and 250 ft on the Hemlock Street. The site area is 3,187 sq.m (34,305 sq.ft). The site slopes steeply about 19 ft from Broadway down to W 8th Ave.

Currently the site is occupied by a one storey car dealership. The context around this property consists of mainly commercial & retail properties on all sides: to the south there are retails along south side of Broadway with a demolished gas station directly across from this site. There is a small strip mall at the corner with older single storey retail outlets. The north neighbor is a 6-storey office building, and to the northeast of the site across from West 8th Avenue is a cluster of 2 to 3 storey courtyard townhouses that step down from 8th to 7th Avenue West. To the west is a 8 storey office building, and to the north of it is a 4 storey office building. Directly to the east is a 10-storey mixed-use residential tower over a stepping 2 to 5 storey office podium with retail at grade on Broadway and townhouses on grade at West 8th Avenue. Further to the east of that building is another taller office building with retail at grade.

Current zoning is C-3A. Planning and engineering requirements for set back, dedication, and height are indicated in page RZ 0.06.
This block that the site sits on is unique along the Broadway Corridor as it has double street frontage without the interruption of a lane. The site is also located at the crown of the fairview slope, making it highly visible from north false creek and particularly along Granville Bridge.

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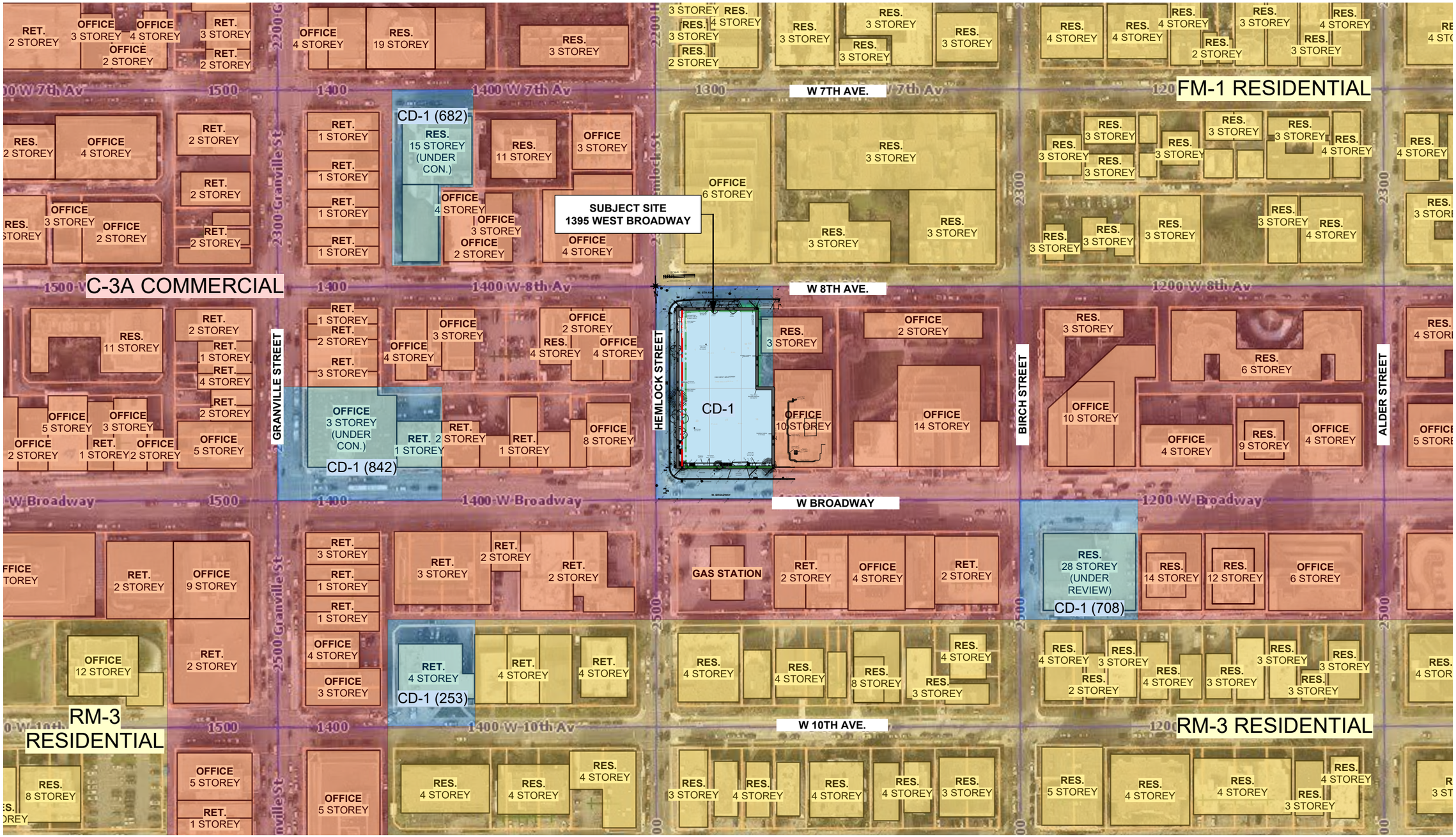
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SITE LOCATION



N

CONTEXT PLAN

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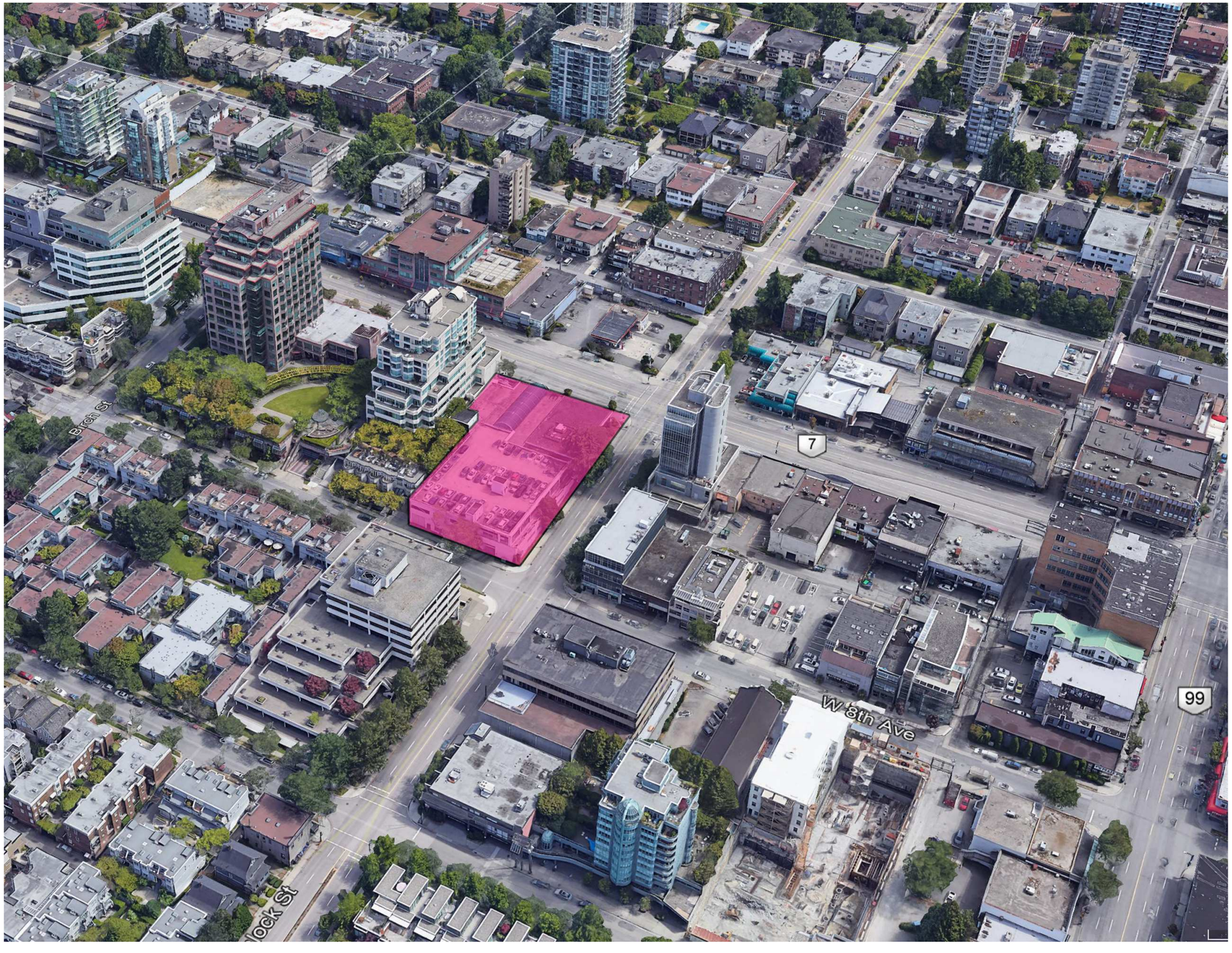
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CONTEXT PLAN

DRAWING TITLE

RZ 0.02



The City of Vancouver View Protection Guideline Map 2 (RZ 0.07) shows the subject site has no view cone blockage to the north.

Yuanheng BH Development Ltd proposed to rezone the subject site from C-3A to CD-1, in accordance with the provisions of the Metropolitan Core Jobs & Economy Land Use Plan (2007), offering to increase commercial density and job space by building a 24-storey office tower with an FSR of 9.0.

The current policies applicable to this site are:

- *Broadway Plan*
- *Broadway Shoulder area (West) FBSA*
- *Broadway Plan 11.8 Policy for Broadway office*
- *Metropolitan core job and economy land use plan (2007)*
- *Green building policy for rezoning (2018)*
- *Community benefit agreement policy (2018)*
- *Parking bylaw (amended 2019)*
- *Public art policies and procedures for rezoned development (2014)*
- *Development Cost Levy By-law*
- *Development Cost Levies Information Bulletin (2018)*

Community Benefits:

The City's Community Amenity Contribution (CACs) for "cost evaluation" negotiation is applicable to this strata commercial project.

Public Art:

The developer elect the option of cash-in-lieu for Public Art.

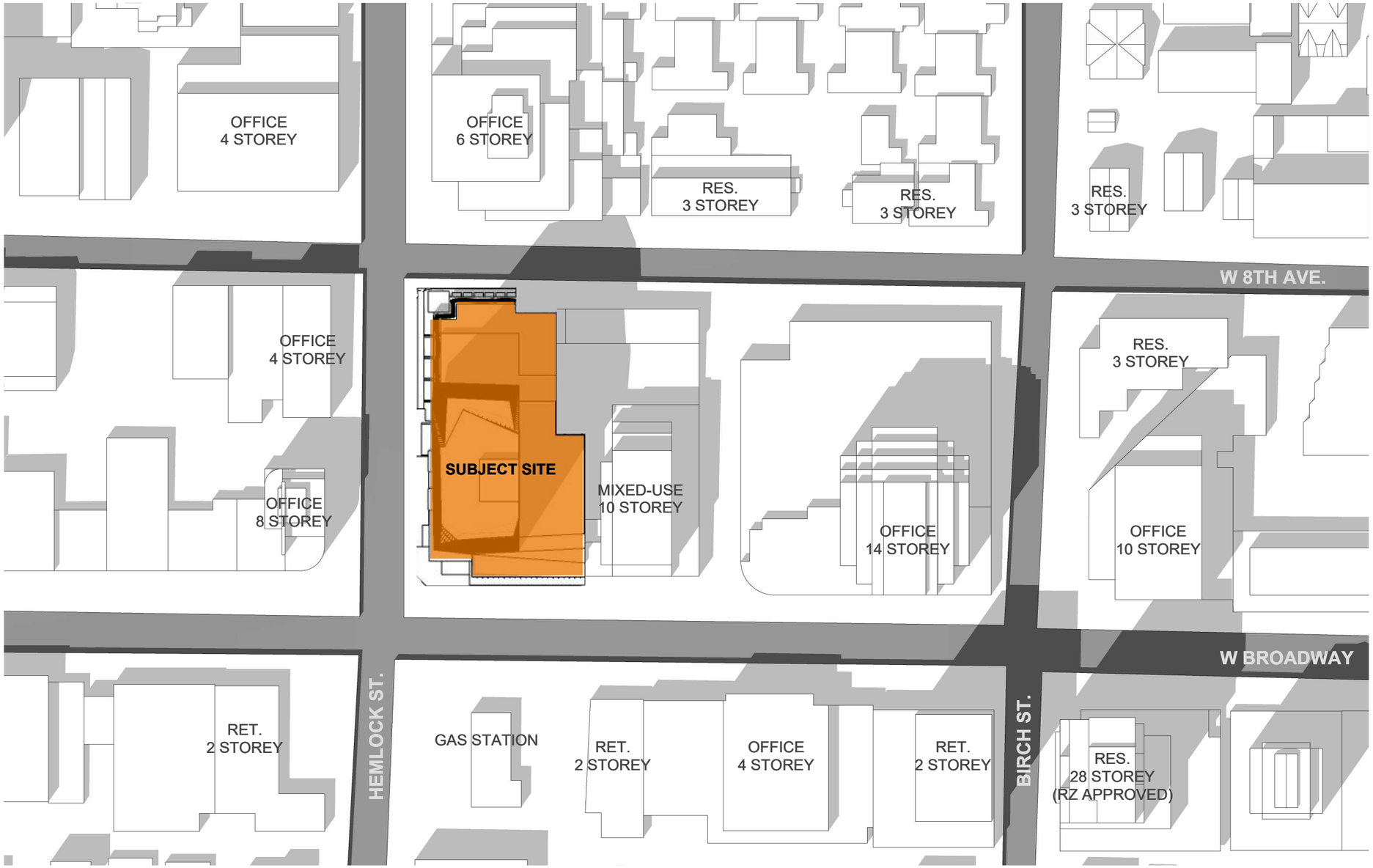
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BACKGROUND
DRAWING TITLE

RZ 0.03



The Context

The site is located at the high point of the fairview slope area. The neighborhood comprises of a mixed of office, residential, retail, institutional, and services uses. Taller buildings are located along Broadway. An approved 276 ft. high residential rental project is located at the south east corner of Broadway and Birch street. A recently approved 422 ft high residential project is located at the corner of Granville street and Broadway. The new transit line will run underneath Broadway with a station just to the west of the site.

Pedestrian environment is important along Broadway. Wide sidewalks and retail continuity should be encouraged. The site enjoys close proximity to neighborhood shopping area along Granville Street, within a 5 minute walking distance, 10 to 12 minute walk to Granville loop park, Sutcliffe Park and Granville Island.

Open green space is also important for the enjoyment of the office tenants as well as the public. A pattern of semi-public open green space has been established along the north end of the block at podium level and should be continued.

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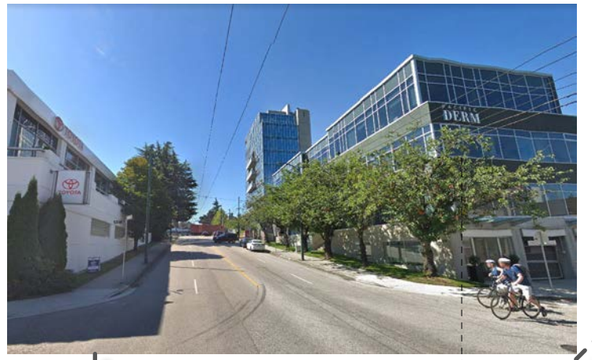
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SITE CONTEXT
DRAWING TITLE

RZ 0.04



6-STOREY OFFICE



4-STOREY OFFICE



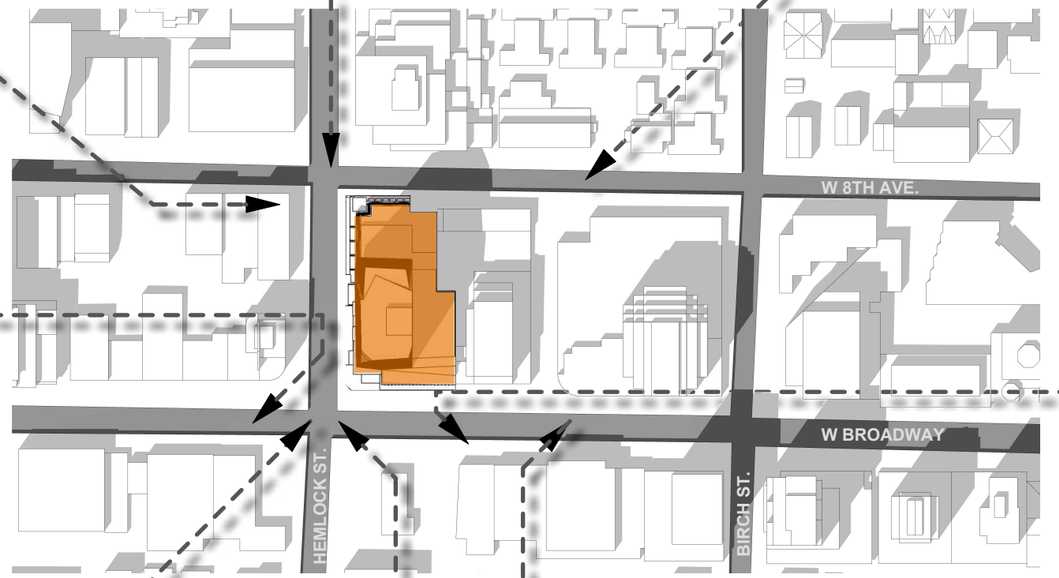
10-STOREY MIXED-USE



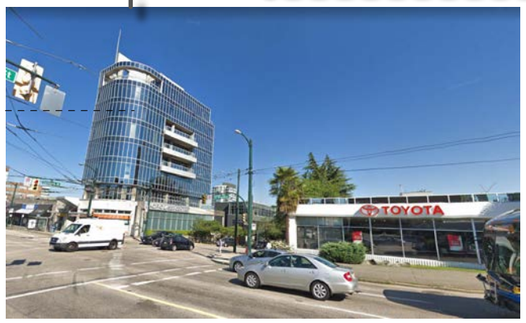
2 STOREY RETAIL

10-STOREY MIXED-USE





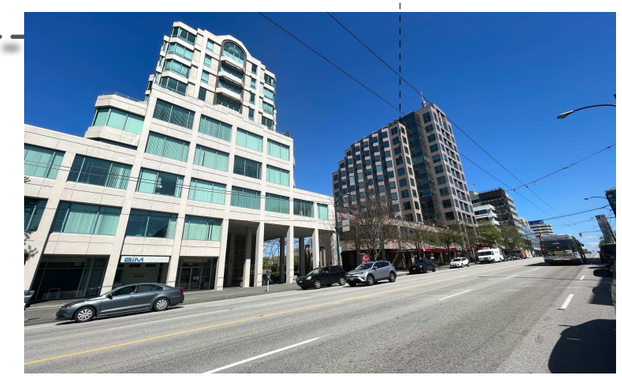
8-STOREY OFFICE



4-STOREY OFFICE



14-STOREY OFFICE



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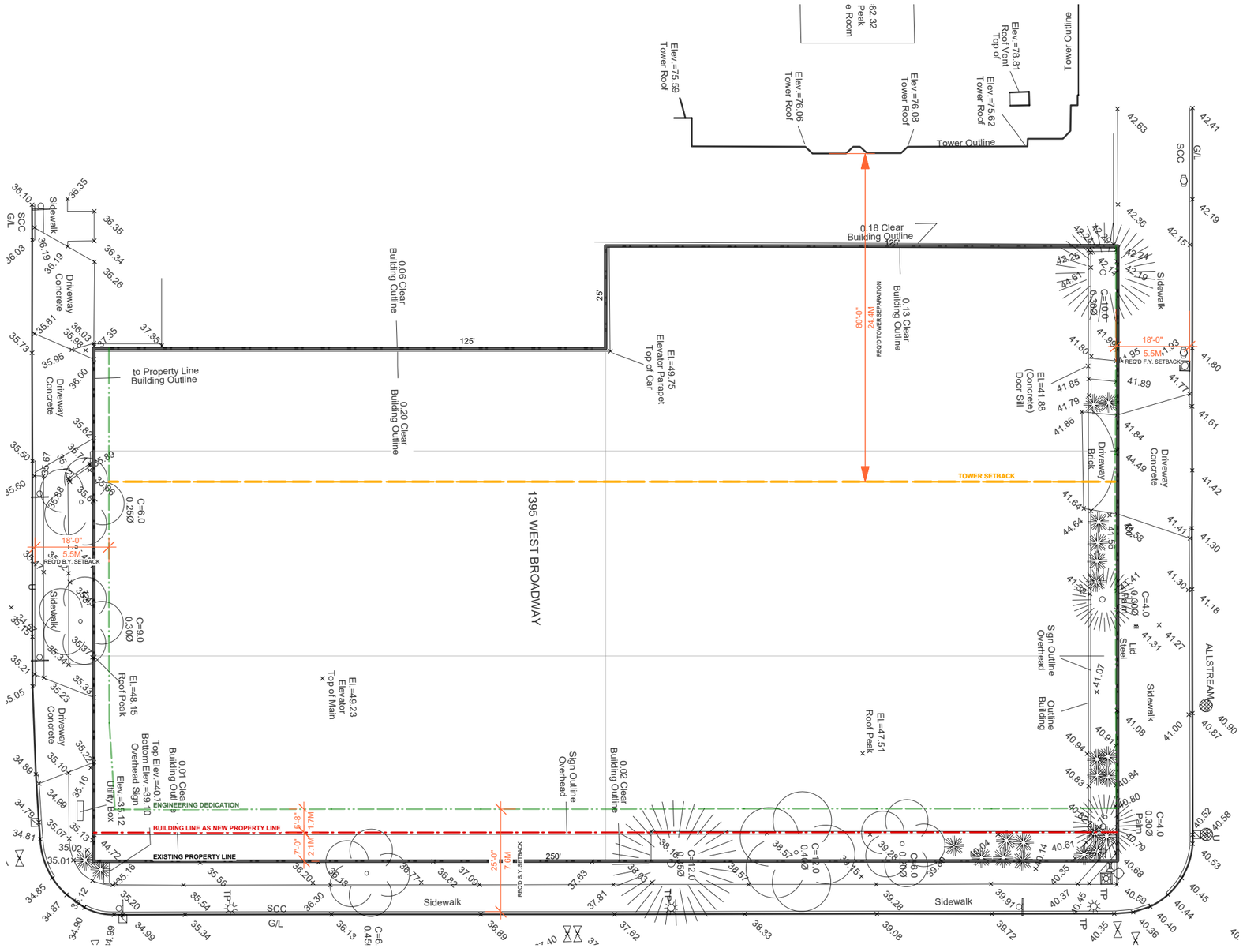
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1395 WEST BROADWAY

DRAWING TITLE

CONTEXT PHOTOS

RZ 0.05



BUILDING SETBACKS

BUILDING LINE

NEW PROPERTY LINE ALONG HEMLOCK: 7' FROM EXISTING PROPERTY LINE

BUILDING SETBACKS

FRONT YARD SETBACK : 18' FROM CURB ALONG WEST BROADWAY

EXTERIOR SIDE YARD SETBACK : ENGINEERING SETBACK 25' FROM CURB ALONG HEMLOCK

REAR YARD SETBACK : 18' FROM CURB ALONG WEST 8TH AVENUE

ENGINEERING DEDICATION

ENGINEERING SETBACK ALONG WEST BROADWAY: 5.5M (18') FROM BACK OF EXISTING CURB

ENGINEERING SETBACK ALONG HEMLOCK: 7.6M (25')FROM BACK OF EXISTING CURB

ENGINEERING SETBACK ALONG WEST 8TH AVENUE: 5.5M (18') FROM BACK OF EXISTING CURB

TOWER SETBACK

TOWER SEPARATION BETWEEN NEW DEVELOPMENT AND THE EAST SIDE NEIGHBOR : 80'

TOWER HEIGHT

308.58' (94.05 M) From W. Broadway

319.83' (97.48 M) From Base Surface

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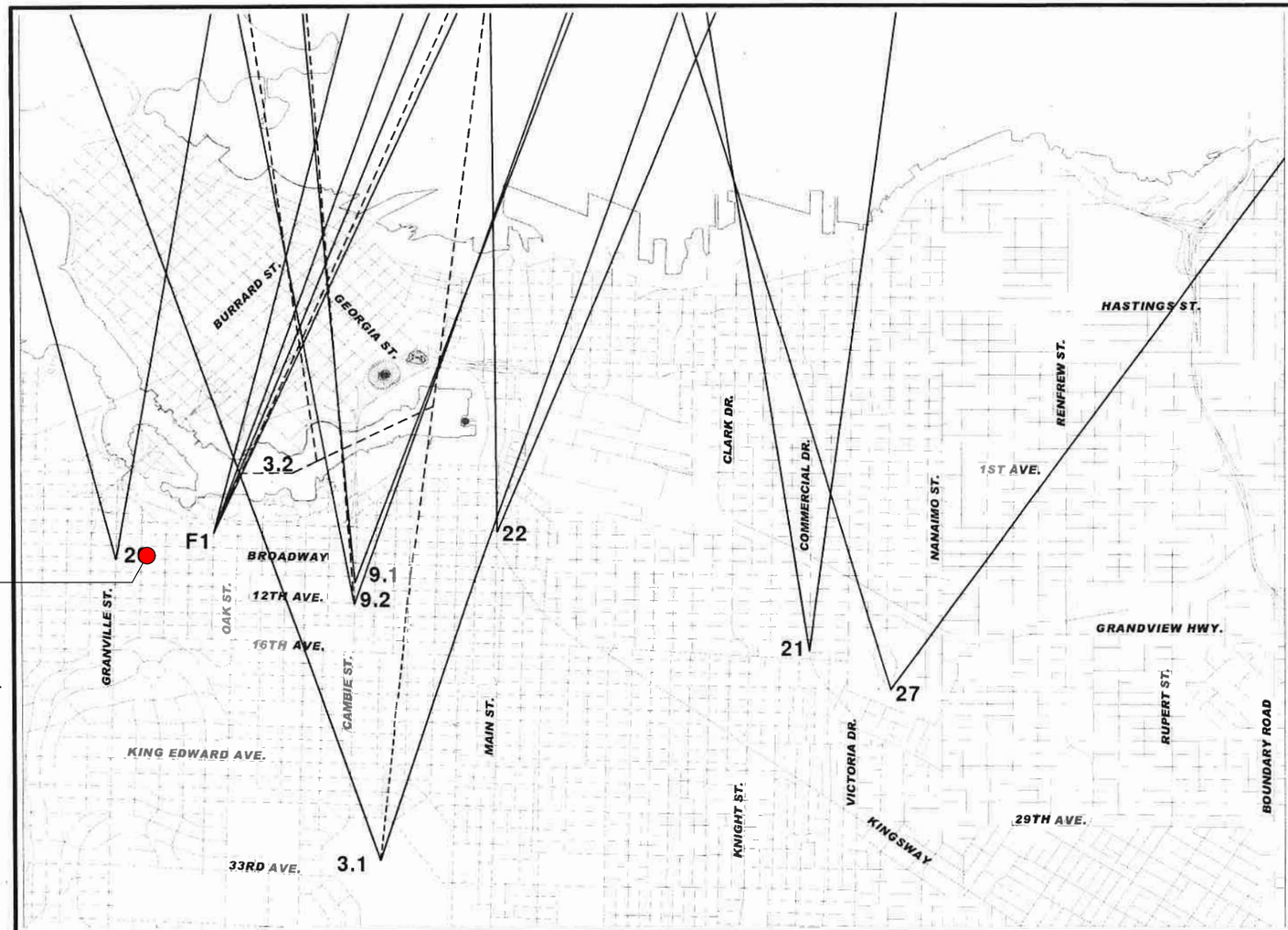
BUILDING SETBACKS

RZ 0.06

View Location Map 2 (Outlying Areas)

SUBJECT SITE
1395 WEST BROADWAY

The development does not affect the City's established view cones.



OUTLYING AREA VIEW CONES

3.1 Queen Elizabeth Park to Downtown (Revised, Council report 1990 12 11)

3.2 Queen Elizabeth Park to the North Shore (this View is composed of four sub-sections) (Revised, Council report 1990 12 11)

9.1 Cambie St. at 10th/11th to the North Shore (Revised, Council report 1990 12 11)

9.2 Cambie St. at 10th/11th to the North Shore (Revised, Council report 1990 12 11)

20 Granville at Broadway to the Capilano Valley

21 Commercial Dr. at 15th to Crown/Grouse

22 Main St. at 6th to the North Shore

27 Trout lake to Crown/Grouse

F1 Choklit Park to Grouse & Mount Fromme

This map shows the locations of View Cones from outlying areas. For View Cones from False Creek shoreline and bridges refer to View Location Map 1. Refer also to area specific polices, regulations and guidelines which council has adopted that may apply to the protection of other views.

VIEW PROTECTION GUIDELINES Reduced View Location Map 2 City of Vancouver	Date: 2011-02-10 Scale: NTS	NORTH

City of Vancouver
View Protection Guidelines

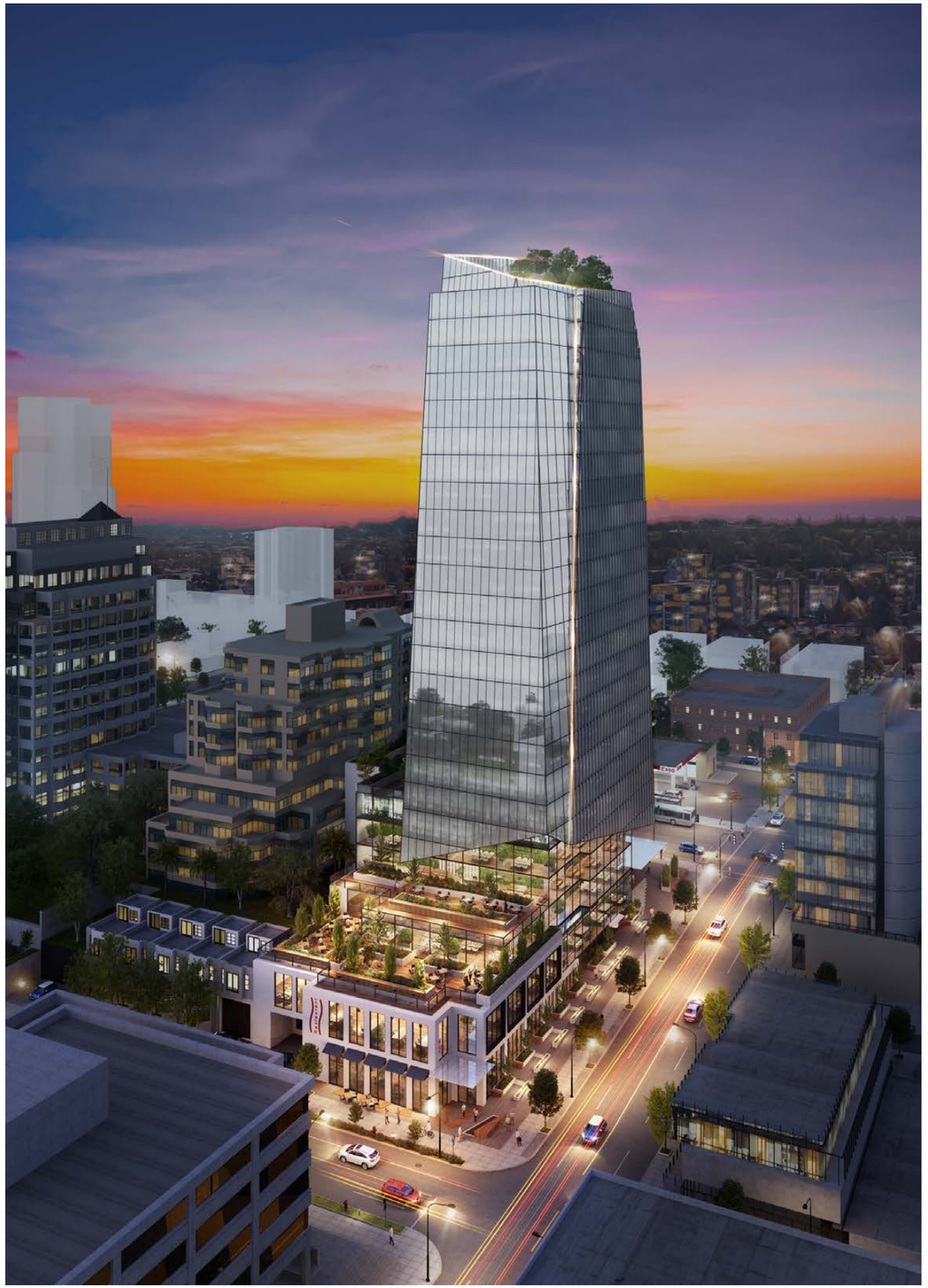
THE PROPOSAL

The proposed development is a 24 -storey (plus one lower ground level) class A office building providing 308,745 square feet of office and retail space (including 2,935 square feet of open to below space) with 5 levels of underground parking accommodating 423 cars and 4 class A and 5 class B loading spaces.

In recognition of its unique location, on a steeply sloping site, at the high point of the central Broadway corridor, next to the upcoming transit station, and a large corner lot without the interruption of a lane, the proposal attempts to create a significant building with landmark quality. The design of the building is the result of a sensitive response to the landform, the context at the level of the street as well as the context of the city skyline.



W. BROADWAY & HEMLOCK ST.



W. 8TH AVE & HEMLOCK ST.

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RENDERING 1

DRAWING TITLE

RZ 0.08



W. BROADWAY & HEMLOCK ST. (STREET LEVEL VIEW)

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DRAWING TITLE: **RENDERING 2**

RZ 0.09



W. 8TH AVE & HEMLOCK ST. (STREET LEVEL VIEW)

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RENDERING 3
DRAWING TITLE

RZ 0.10



W. BROADWAY (BIRD VIEW)

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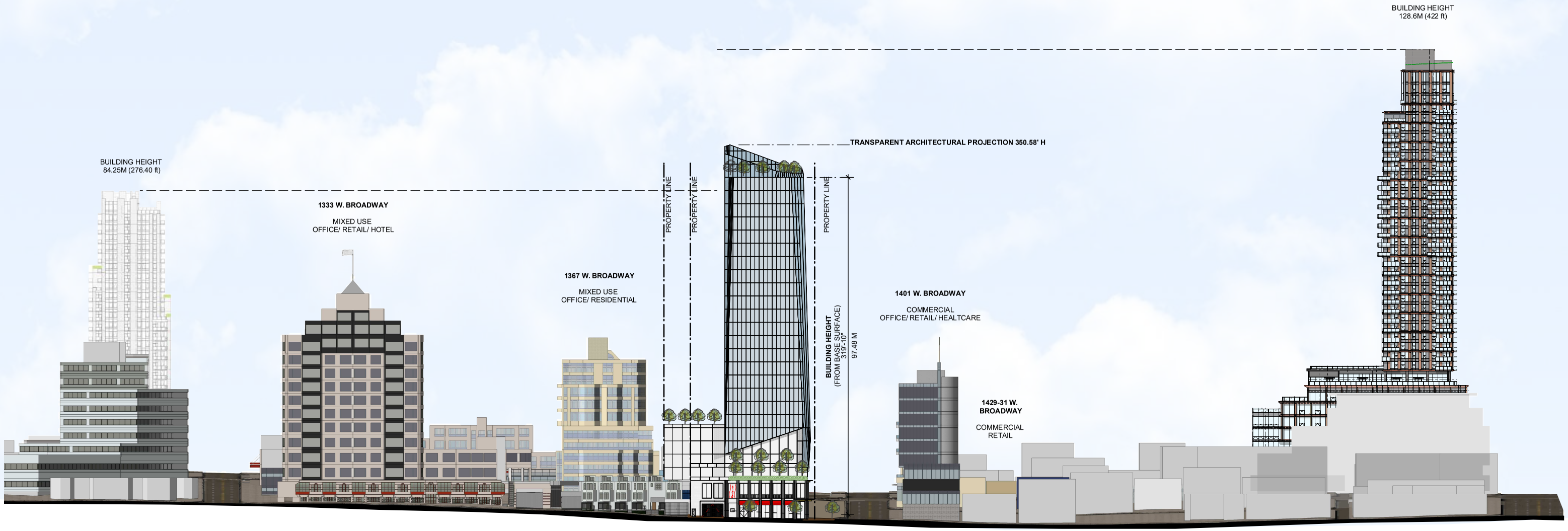
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PROJECT ADDRESS

RENDERING 4

DRAWING TITLE

RZ 0.11



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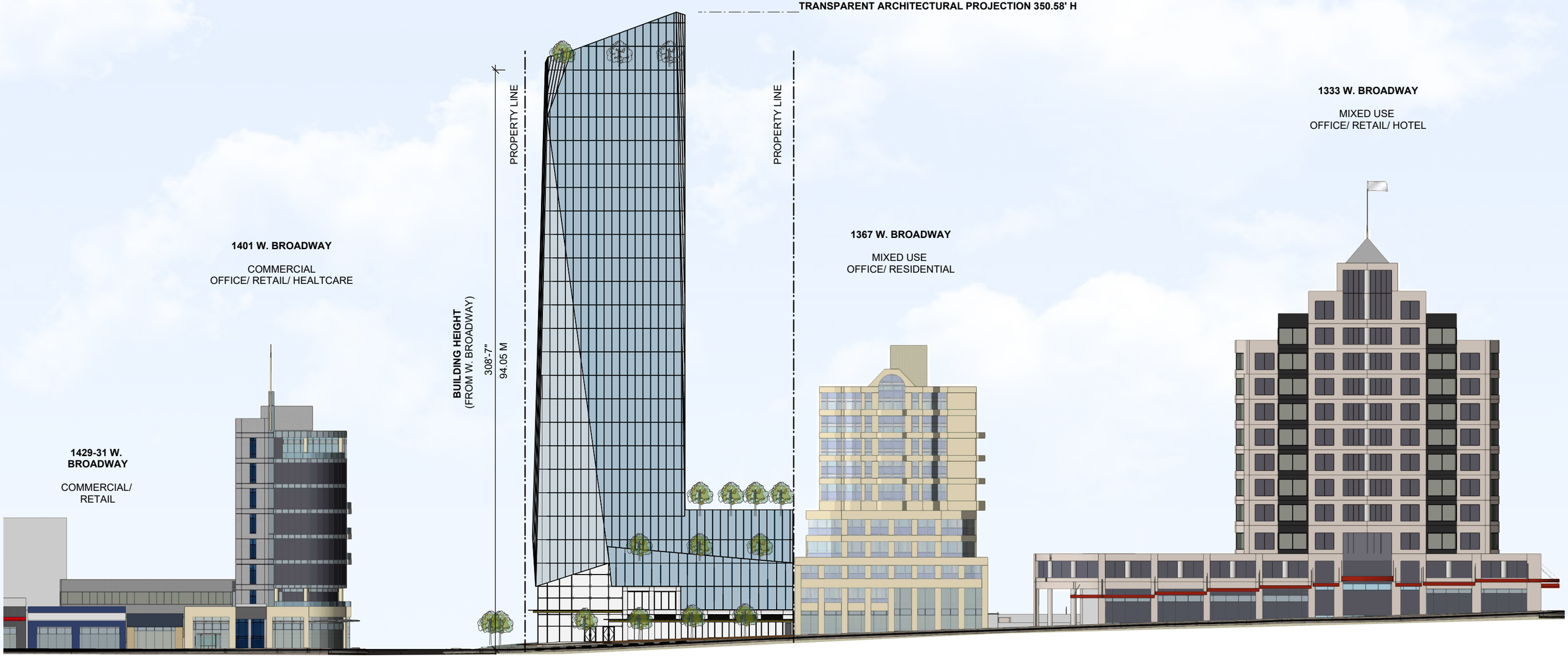
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STREETSCAPE ELEVATION 1 (EXTENDED 8TH AVE.)

RZ 0.12



W. BROADWAY AVENUE ELEVATION

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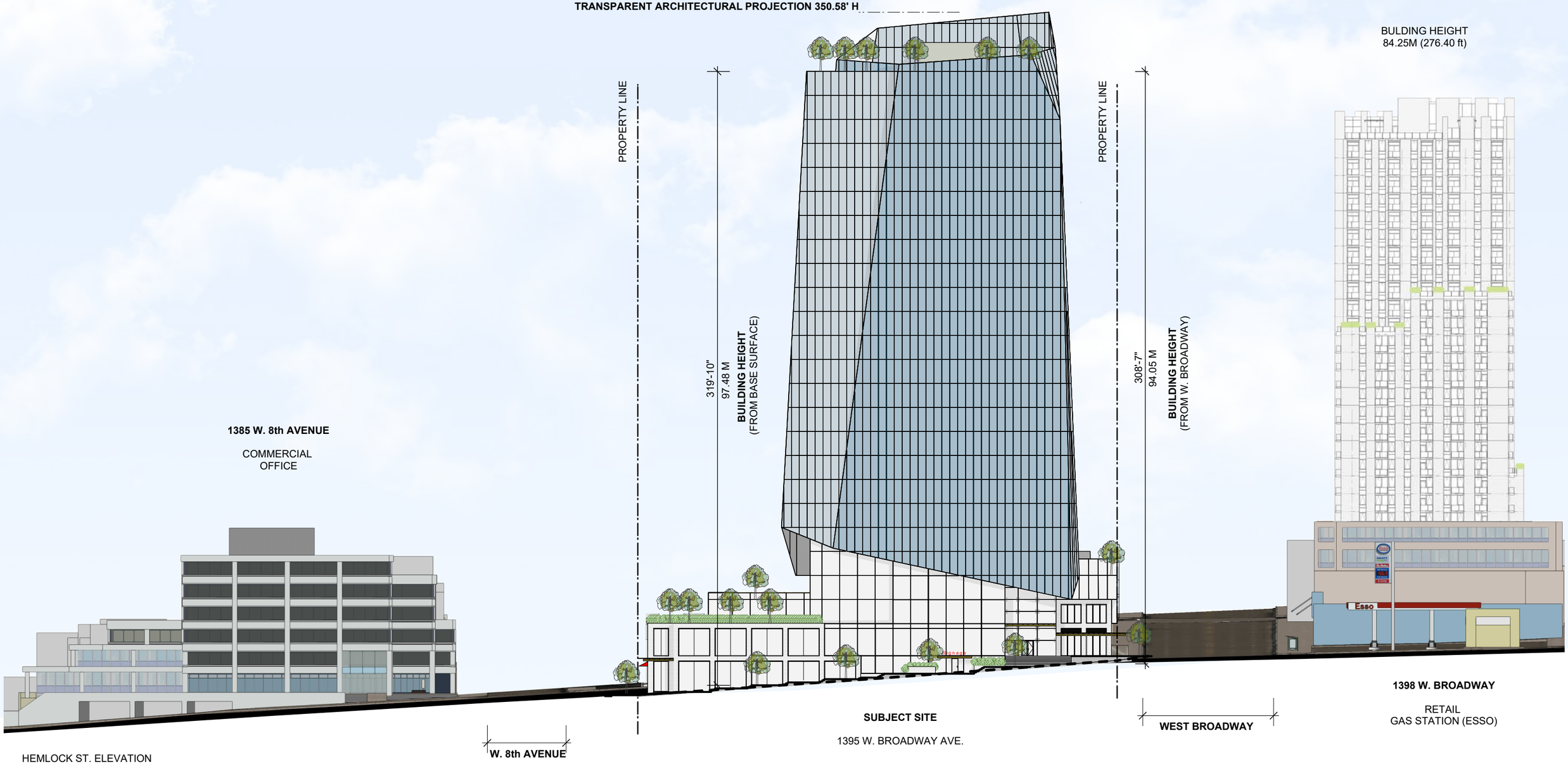
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STREETSCAPE ELEVATION 2 (W. BROADWAY)

RZ 0.13



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STREETSCAPE ELEVATION 3 (HEMLOCK ST.)

RZ 0.14



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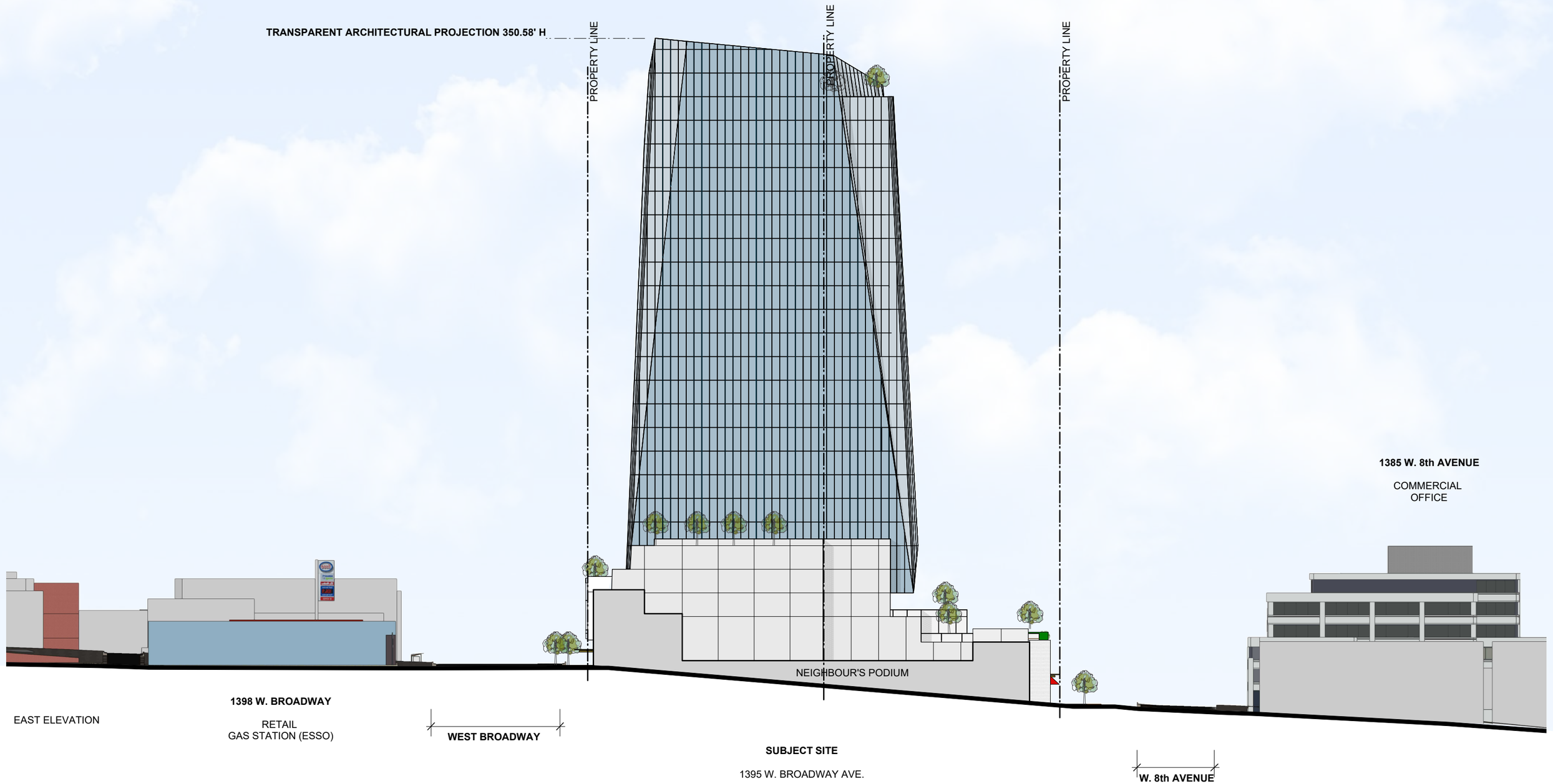
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STREETSCAPE ELEVATION 4 (8TH AVE.)

RZ 0.15



EAST ELEVATION

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STREETSCAPE ELEVATION 5 (EAST)

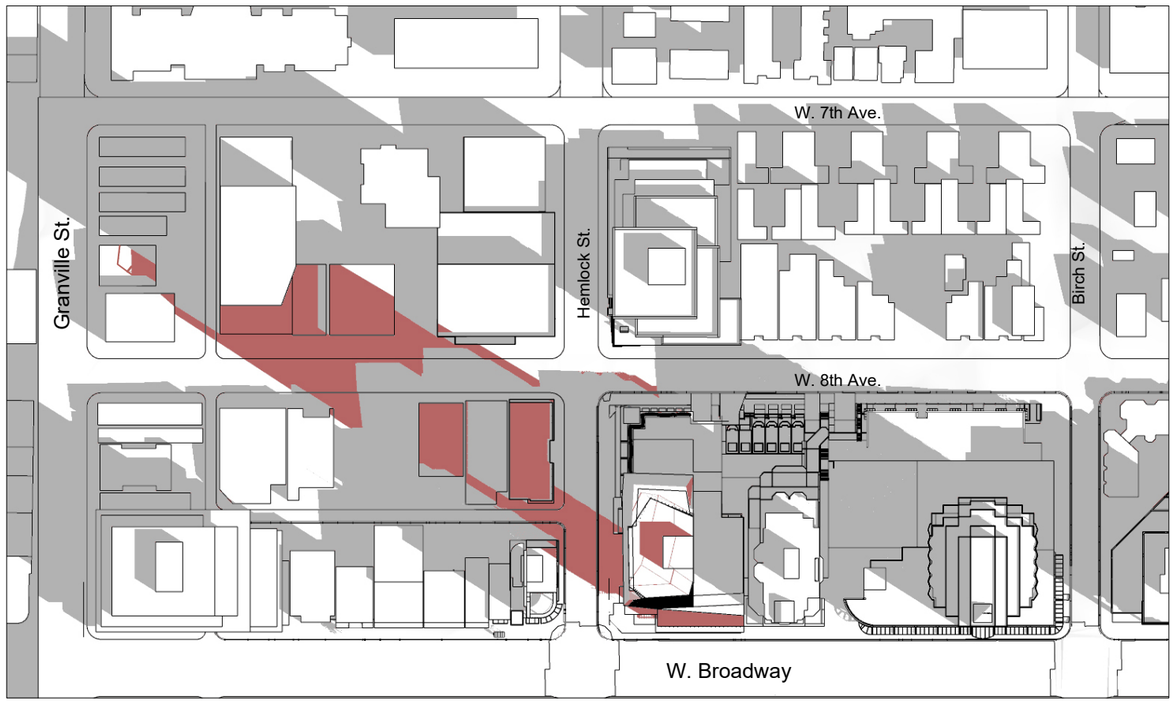
RZ 0.16

N

LEGEND:

Shadow of proposed tower at Building Max. height of 319.83' (97.48 M)

Shadow extent of glass transparent crown feature above building roof top



MARCH 21 10:00 AM



MARCH 21 12:00 PM

ANDREW CHEUNG ARCHITECTS INC.
ACAI
1525 W 8th Avenue #208
Vancouver, B.C. V6J 1T5
Tel (604) 685-2088
Fax (604) 685-1889

URBAN UNTIKLOR ARCHITECTURAL

REZONING APPLICATION

DATE: APR. 26TH, 2023

1395 WEST BROADWAY

PROJECT ADDRESS

SHADOW STUDIES - MARCH 1

DRAWING TITLE

RZ 0.17

N

LEGEND:

Shadow of proposed tower at Building Max. height of 319.83' (97.48 M)

Shadow extent of glass transparent crown feature above building roof top



MARCH 21 02:00 PM



MARCH 21 04:00 PM

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URBAN INTERIOR ARCHITECTURAL

REZONING APPLICATION

DATE: APR. 26TH, 2023

1395 WEST BROADWAY

PROJECT ADDRESS

SHADOW STUDIES - MARCH 2

DRAWING TITLE

RZ 0.18

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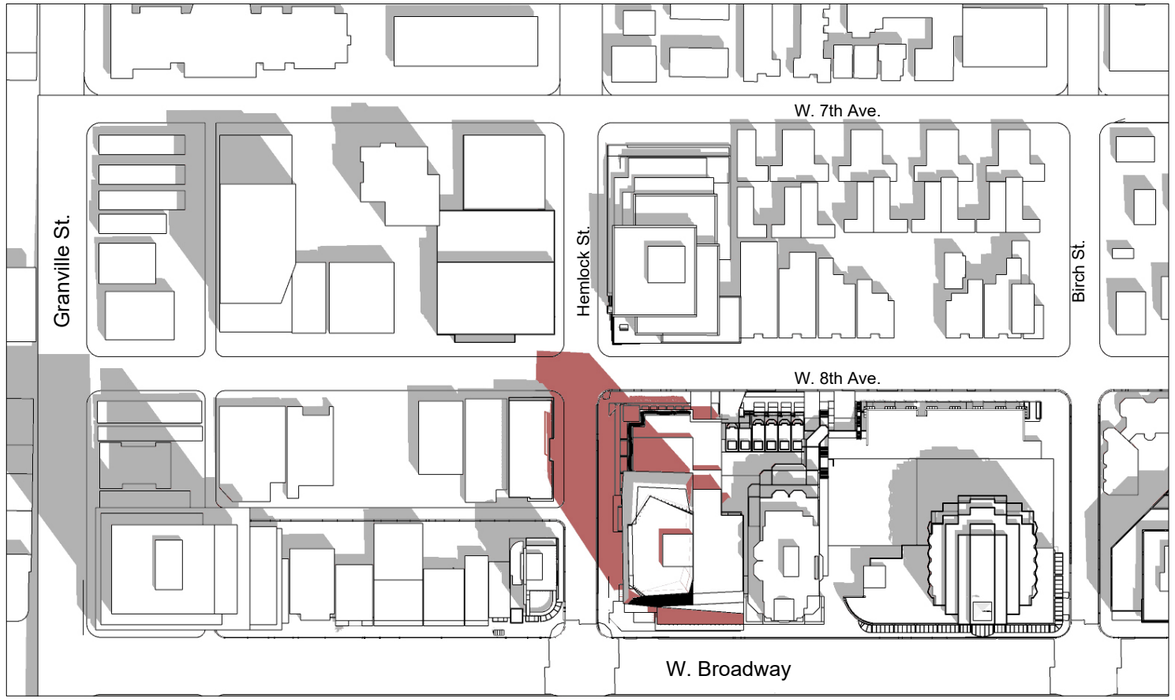
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JUNE 21 10:00 AM



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1395 WEST BROADWAY

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SHADOW STUDIES - JUNE 1

DRAWING TITLE

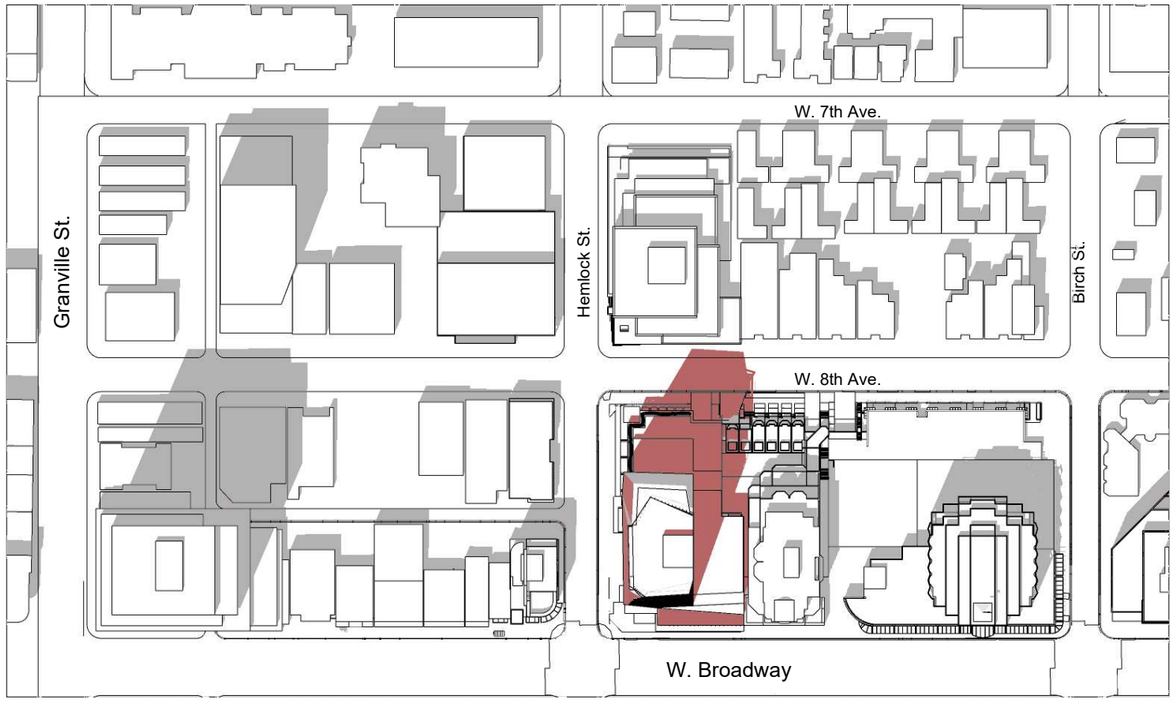
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LEGEND:

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JUNE 21 02:00 PM



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PROJECT ADDRESS

SHADOW STUDIES - JUNE 2

DRAWING TITLE

RZ 0.20

N

LEGEND:

Shadow of proposed tower at Building Max. height of 319.83' (97.48 M)

Shadow extent of glass transparent crown feature above building roof top



SEPT 22 10:00 AM



SEPT 22 12:00 PM

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PROJECT ADDRESS

SHADOW STUDIES - SEPTEMBER 1

DRAWING TITLE

RZ 0.21



SEPT 22 2:00 PM



SEPT 22 4:00 PM

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REZONING APPLICATION

DATE: APR. 26TH, 2023

1395 WEST BROADWAY

PROJECT ADDRESS

SHADOW STUDIES - SEPTEMBER 2

DRAWING TITLE

RZ 0.22

DESIGN RATIONALE

ARCHITECTURAL DESIGN RATIONALE

Design Objectives

The project is designed with the following key objectives and approaches in mind:

- *The design attempts to create a memorable landmark tower for the Fairview slope highpoint particularly viewed from the downtown area and driving along Granville Bridge.*

- *The steeply sloping land form inspired the tower's formal architectural expression.*

- *Base, middle, top - Building base responds to the level of the city, tower body assumes a strong geometric crystalline form with faceted planes. The geometry echoes the natural topography of the site. The facets help to articulate and sculpt the building elevations. The facet lines connect one's sightline from the slope of the land up towards the sky. The building glass skin mirrors the cityscape and the sky. Top of tower is crowned with a sloping angular form of transparent glazing.*

- *Design reinforces Broadway as a Great Street, welcoming corner plaza POPS at Broadway/ Hemlock and 8th Ave/ Hemlock Street.*

- *Responsed to the context: repeat the building base scale of neighboring buildings, responsed to the commercial/retail nature along Broadway by maximizing continuity retail frontage along Broadway, respect scale of W 8th Avenue.*

- *Enhance pedestrian experience along Hemlock Street. Introduction of patios, stairs and planting.*

- *Tower floor plan organization emphasizes maximum, clean office space with few column intrusions. Core is displaced to the eastern side due to the narrowness of the tower width. Tower angle towards the north to maximize view of the north shore mountain and water views.*

- *Continue a green landscape zone at podium level at the north end of the site. Multilevel of podium outdoor spaces are introduced, providing amenity to the tenants.*

Project Description

The proposed 24-storey office building rises to a height of 308.58' from Broadway to the tower roof with a transparent curtain wall "screens" that extends up from the building facade to a maximum height of 350.58 ft. at the southeast corner of Broadway.

The tower body keeps a very slender tapered profile as viewed from Broadway with a maximum width of 79.58 ft on Broadway elevation and is held away from neighboring tower to the east by a distance of 80 ft in accordance with tower spacing regulations for high buildings.

The floor plate at upper floors are kept to an average of 10,600 sq. ft. The bottom levels are slightly larger to accentuate the tapering appearance of the tower form. The upper most level is reduced to 8,958 sq. ft.

A large tenants' lounge is provided as an amenity for all tenants and their guests. It is located at the base of the tower on level 3 which opens out to an outdoor amenity terrace with 180degrees view of the North Shore mountains.

The retail CRU's fronting both Broadway and West 8th Avenue are directly accessed from the street. The autonomous restaurants on 1st and 2nd floor of the podium are accessible via its own dedicated elevators that extend from parking to 2nd floor. Further there is a freight elevator separately dedicated to the restaurant and tenant's lounge use. The main bank of 5 zoned high-speed elevators serve the office only.

The podium level on Broadway matches the scale of its neighboring building. Above the 3rd level podium, levels 4 and 5 terrace back away from Broadway with landscaped patios. Setback at the south and north property line are per latest Broadway Plan policies. The podium at 8th Ave. matches the neighbor's height, scale, and rhythm. Hemlock Street setback are per engineering requirements.

The design for the main office entry features increased setbacks on both frontage with a generously sized, double height main lobby. The additional recessing of the entry lobby help creating a large outdoor " plaza" space that is both inviting and assertive in marking the entry to this signature office building. Weather protection in the form of glass canopy are proposed along the Broadway frontage extending to portion of Hemlock Street.

A single driveway on the NE corner of the site provides access to below grade parking and service areas directly from West 8th Avenue lower ground level.

Parking spaces are provided in a 5-storey deep underground structure, and is served by 2 dedicated parking elevators. Separate parking areas are designated for office and retail uses. A loading bay area with ample space to accommodate trucks and garbage pickup are provided on the 8th Ave. street level of the parking structure. 28 bicycle spaces are also provided at this level and another 136 spaces at the P1 level. A total of 156 Class A spaces are required and 175 spaces are provided. Class B requires 12 and 12 are provided.

A traffic study is completed and the reports are provided separately.

ARCHITECTURAL DESIGN RATIONALE (CONT'D)

Sun shadow

Given the steep slopes in the north/south direction and considering the heights of some of the adjacent buildings, we have found that the shadows from the proposed tower do not adversely impact any of the neighboring residential open spaces as shown in our shadow studies. The architectural roof feature is of transparent glass curtain wall construction and has little effect on shadowing.

It is shown that at the worst case scenarios, being early morning or late afternoon of the winter months, the tower shadows do reach the courtyards of the residential townhouse complex across the NE side of West 8th Avenue, however, due to site slopes and height of the townhouses, the courtyards will already have been shaded by their own building's shadow at those times. Shadowing by our building at 4pm March and September has minimum impact. The courtyard space has sun penetration in most hours.

Views

Public views- The tower mass is kept to below 60%(proposed 53%) of the site width to allow for view and sunlight penetration. Consistent with the Broadway Plan policies building base opens up to emphasize the street corner and allow wider street end views.

Private views -The office floors enjoy a 180 degrees view from east to west of the North Shore mountains, Burrard Inlet, downtown, and False Creek. View to the south captures the greenery of the Shaughnessy area and the city beyond.

Materials

The building is of concrete construction. Exterior materials is primarily glass and stone cladding. The tower curtain wall utilizes SSG structural silicone triple glazed system that's tinted for improved solar control performance. Glass fins are used at the west, south, and east tower facede for aesthetic as well as solar shading purposes.

Access and security

Access to the office lobby can be reached from the main entrance at the corner of Broadway and Hemlock St. and via the parking elevators. The office floors can only be accessed via the 5 office elevators. There will be a security person station at the information counter at the office lobby.

Parking levels are secured by a parking gate located at the W. 8th Ave. entrance. The gate will be closed after business hours.

All floors are accessible by handicapped person. Each office level has a dedicated handicapped/ universal washroom.

Sustainability

Consistent with the City's Green Building Policy for rezoning initiative, the proposed building will be LEED Gold certified. A report for path B low emissions green building is prepared by Recollective Consulting Inc.

A range of green building measures has been studied and incorporated. Some key sustainability measures are as follows:

- *registration with the Canadian Green Building Council for LEED Gold certification*
- *LEED scorecard of 63 points out of a required 60.*
- *High density development, transit orientated, walking distance to neighborhood shops, restaurants and parks.*
- *Provide green space within the property for tenant amenity.*
- *Rainwater management evaluations.*
- *Tenant design guideline for energy saving measures.*
- *efficient office layout and access to view and daylight. Flexibility of floor plate for adaptability of tenant sizes.*
- *High quality and durable building materials.*
- *High performance triple glazed curtain wall glazing with low E coating. Minimal spandrel panels to maximize view and daylight. Use of ceramic frits, or silicone opacifier for improved solar control performance in the south west orientation. Use of glass fins to improve solar control.*
- *Integration of construction waste management plan and sourcing of local materials.*
- *Low flow plumbing fixtures and a HVAC system that minimize energy consumption.*
- *Further sustainability measures will include facilitating Car Share Program by providing dedicated parking spaces and by providing sufficient charging stations for electric vehicles. A large setback along the southern portion of Hemlock frontage adjacent to the main lobby will allow enough space for the " potential" future Public Bike Share Program (a 19m x 4m zone located on private property).*

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URBAN LINKED ARCHITECTURAL

LANDSCAPE DESIGN RATIONALE

The landscape design of 1395 Broadway augments the usable outdoor spaces of the office tower by maximizing amenity space and mimicking the aesthetic language to complement the architectural form. Lush year-round interest planting and trees will soften the outdoor spaces and frame views on all sides.

Public Realm

The commercial streetscape of Broadway will tie into the materials & patterning of the Broadway Plan engineering standards (to be coordinated with CoV), with large structural soil volumes provided below the commuting walks to foster mature growth of street trees. Wide sidewalks will allow commercial retail tenants to spill outwards towards the street creating a positive friction and engagement with pedestrians. Along the significant slope of the Hemlock sidewalk, we"ve made it more accessible for the typical user by introducing short runs of stairs. This addition allows an opportunity for terraced planters and seating, creating small nooks for individuals to pause or relax.

The South Plaza at Broadway allows accessible entry from Hemlock, with more social seating opportunity below the covered entry to the lobby. Punctuated by Public Art (to be developed by others) the mostly open plaza will allow some amount of congregation while still being quite free-flowing. The plazas will be accentuated with a change in paving material, a finer grain of unit pavers with contrasting colours and patterns to contrast the wider format application of cast-in-place concrete and exposed aggregate banding along the commuting walks.

The North corner at West 8th must resolve the important requirement of a parkade exhaust, as such, we"ve suggested mimicking the planter/seating elements in the South Plaza with a seating feature abutting the raised exhaust. This exhaust may have a kinetic or sculptural artistic feature applied later in the design process to elevate its functional use. This element also serves to separate and provide a waiting area for the restaurant patio –– which may be hoarded in future development.

Amenity Terraces

Angular & sloped concrete planters (see L2.0 for thematic images) are the main elements delineating space at the upper levels. On the North side of the building, outlooks have been created with the idea of long, linear, custom built-in smart-benches and laptop tables allow tenants to enjoy fantastic mountain views while still being productive. The South side of the building has smaller terraces and will largely be unprogrammed for flexibility for tenants. The East side of the building at Level 6 has several coniferous trees used to buffer views to adjacent building, creating a more comfortable enclosure for tenants.

Elements such as tables for group seating are indicated for illustrative purposes only, and may be provided by tenants. These spaces are designed with flexibility in mind. Attention will also be paid to comfort, as these spaces may still be used in winter well past dusk. A generous amount of step-lighting will be added along all 1.5m wide circulation paths to provide wayfinding at the paths, and accent lighting will be been provided within the planting to add animation to the various spaces and plantings.

The amenity gardens pay close attention to planting that will provide vibrant year-round interest, privacy screening where necessary, and shade from ornamental trees. On the mechanical roof we also suggest a mix of extensive & intensive green roof as a sustainable initiative to mitigate stormwater runoff and solar heat-gain issues.

ARCHITECTURAL DRAWINGS

PROJECT DATA

BUILDING ANALYSIS OF : 1395 W BROADWAY, VANCOUVER

ZONE :

EXISTING : C-3A
PROPOSED : CD-1

LEGAL DESCRIPTION : **LOTS 1, 2, THE WEST 1/2 OF 3,
LOTS 18, 19, AND 20,
ALL OF BLOCK 332, DISTRICT LOT 526,
NEW WESTMINSTER DISTRICT, PLAN 590**

SITE SIZE : **3187 SQ.M. (34,305 SQ.FT.)**

PROPOSED USE: OFFICE TOWER WITH COMMERICAL USES ON GROUND

HEIGHT :

PROPOSED : 97 M (319.83') HEIGHT (24 STOREYS)

PARKING LEVEL: 5

FRONT YARD :

MIN. REQUIRED : 5.5 M (18 FT) FROM CURB
PROPOSED : 5.5 M (18 FT) FROM CURB

REAR YARD :

MIN. REQUIRED : 5.5 M (18 FT) FROM CURB
PROPOSED : 5.5 M (18 FT) FROM CURB

SIDE YARD :	**EAST**	**WEST**
MIN. REQUIRED :	N/A	7.6 M (25 FT) FROM CURB TO ENGINEERING DEDICATION
PROPOSED :	N/A	7.6 M (25 FT) ON GROUND

FSR :

TOTAL FLOOR AREA (9 FSR) : 28,683 SQ.M. (308,745 SQ.FT.)

OPEN TO BELOW AREA EXCLUSION : 273 SQ.M. (2,935 SQ.FT.)

NET OFFICE AREA : *26,005 SQ.M. (279,920 SQ.FT.)*

NET COMMERICAL AREA : *2,678 SQ.M. (28,825 SQ.FT.)*

GROSS FLOOR AREA : 28,683 SQ.M.(308,745 SQ.FT.) - **9.00 FSR**

PARKING:

		REQUIRED	**PROPOSED**
TOTAL OFF-STREET PARKING SPACES 4.1.7 :		408	423
ACCESSIBLE SPACES 4.8.4. (b) *4.1.15*		12	13
SMALL CAR SPACES 4.1.8. (a)			
MAX. ALLOWABLE :	174 (40%)	-	136 (31%)
REGULAR SPACES		238	274
TOTAL OFF-STREET LOADING SPACES :			
CLASS A :		4	4
CLASS B :		5	5
TOTAL OFF-STREET BICYCLE SPACES :			
CLASS A :		156	175
CLASS B :		12	12

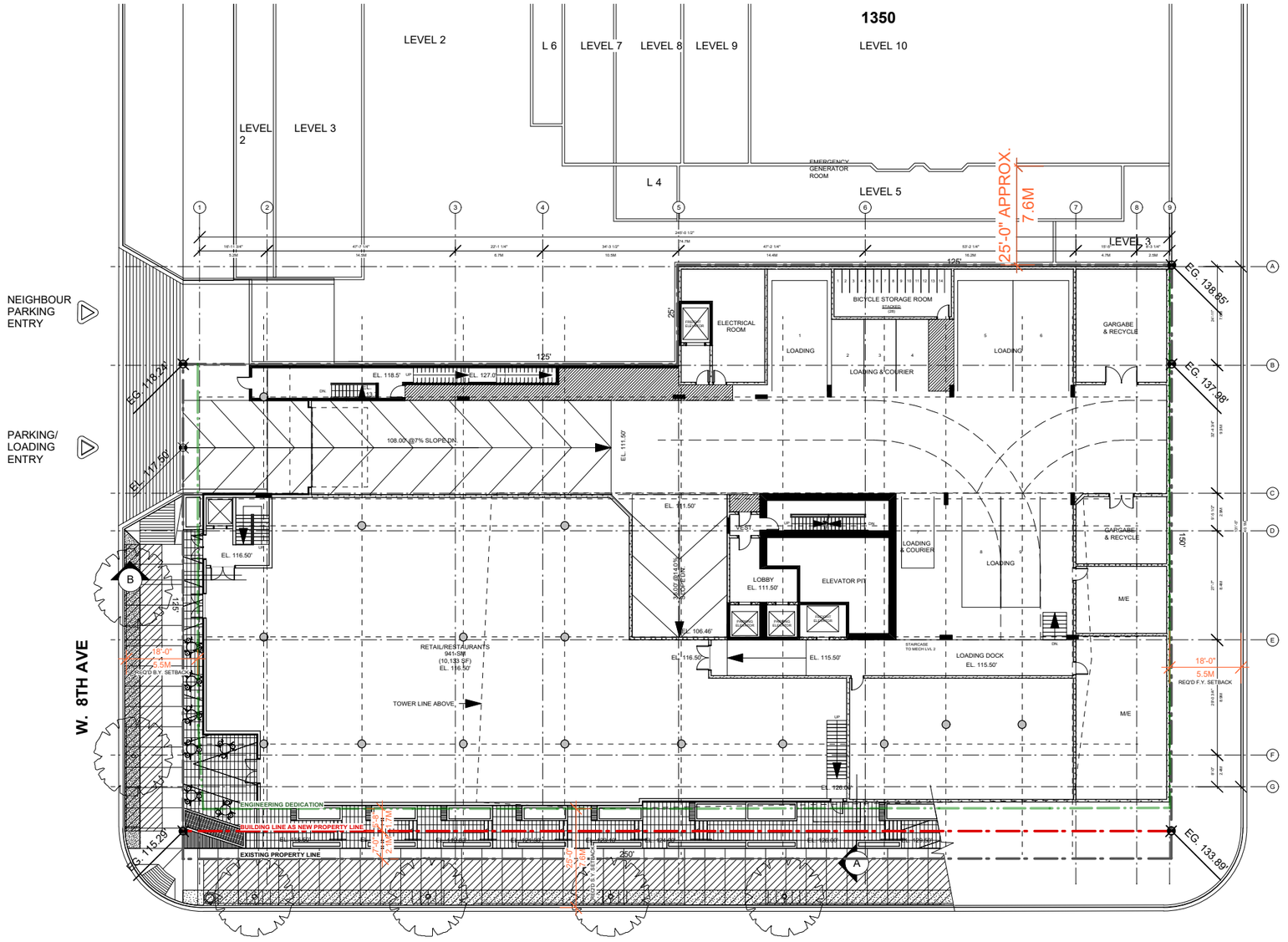
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URBAN INTERIOR ARCHITECTURAL

REZONING APPLICATION
DATE: APR. 26TH, 2023

1395 WEST BROADWAY
PROJECT ADDRESS

PROJECT DATA
DRAWING TITLE

RZ 1.00



SITE PLAN - LOWER GROUND LEVEL

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

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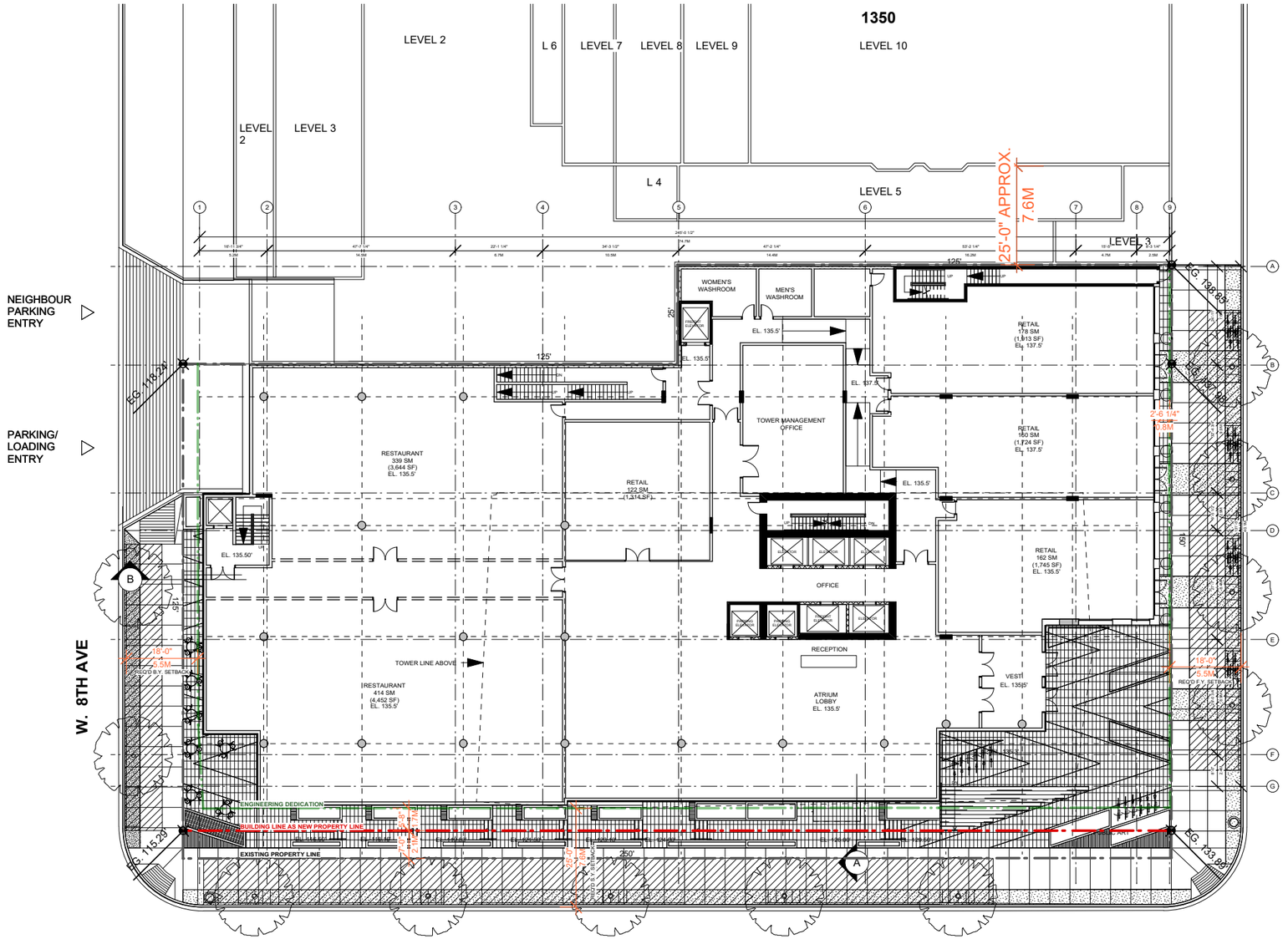
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SITE PLAN - LOWER GROUND LEVEL

RZ 1.01



SITE PLAN - GROUND LEVEL

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

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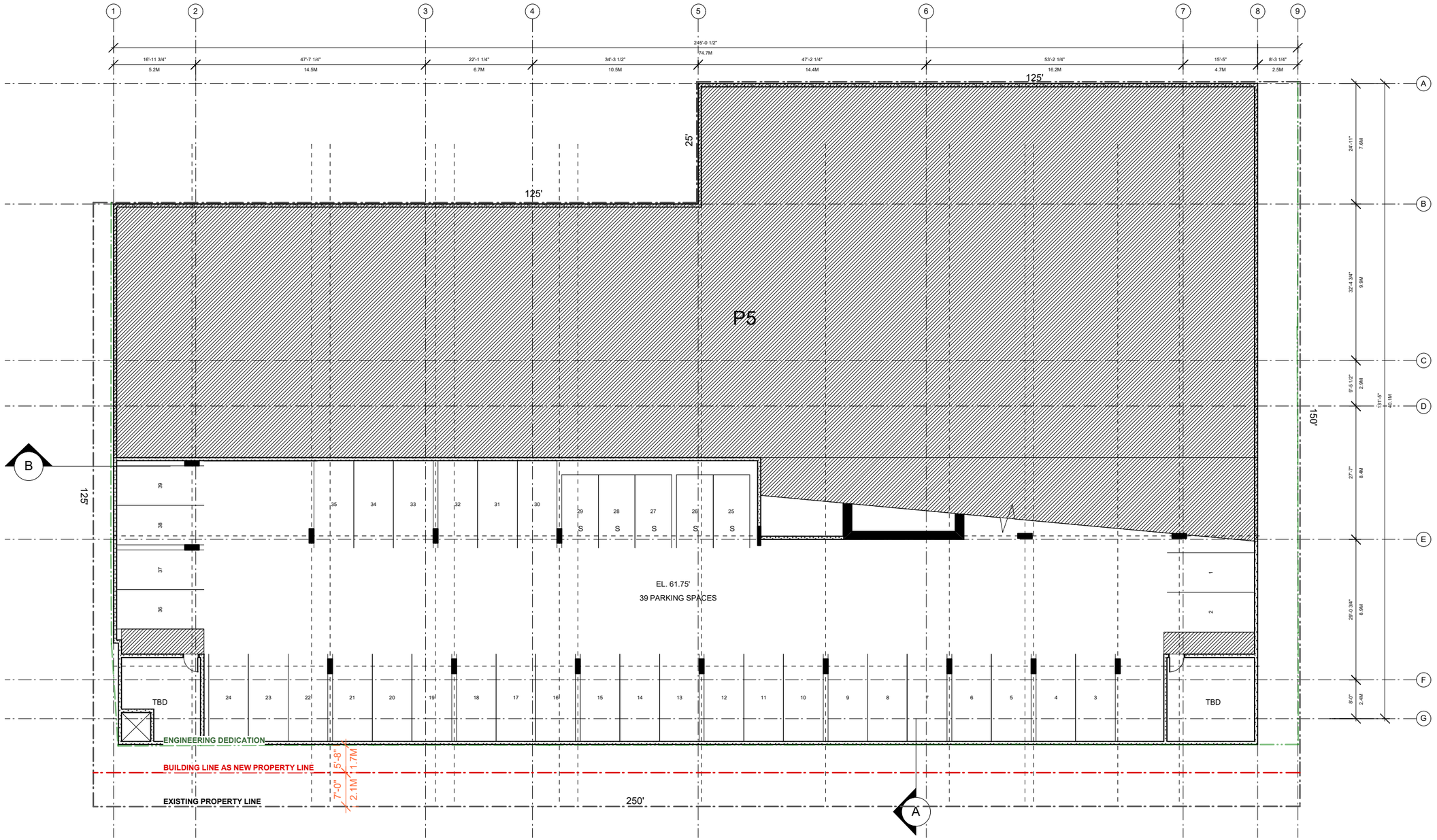
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SITE PLAN - GROUND LEVEL

DRAWING TITLE

RZ 1.02



PARKING PLAN P5a

SCALE : 3/64" = 1'-0"

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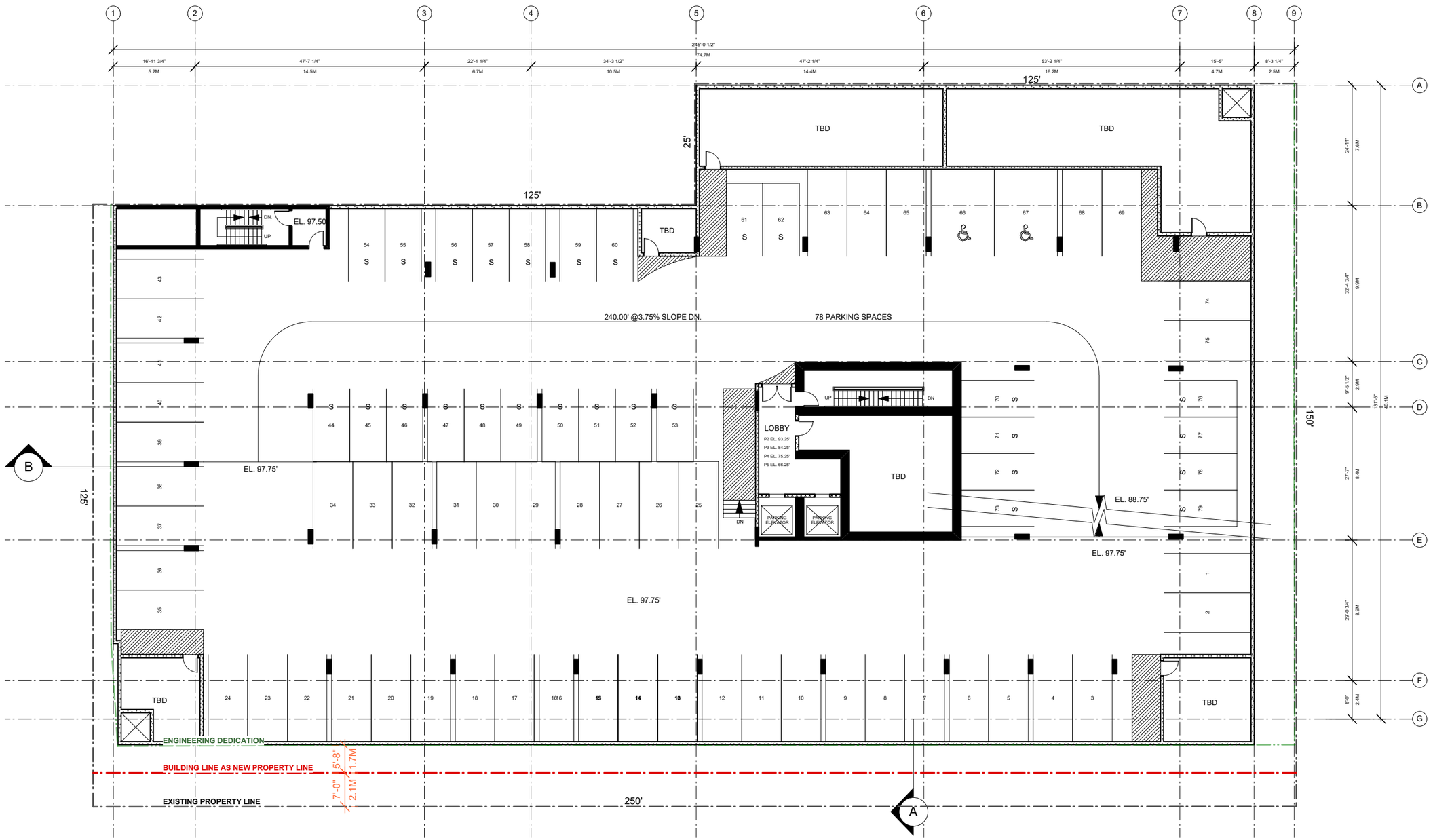
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PROJECT ADDRESS

PARKING PLAN P5a

DRAWING TITLE

RZ 2.01



PARKING PLAN P2-P5

SCALE : 3/64" = 1'-0"

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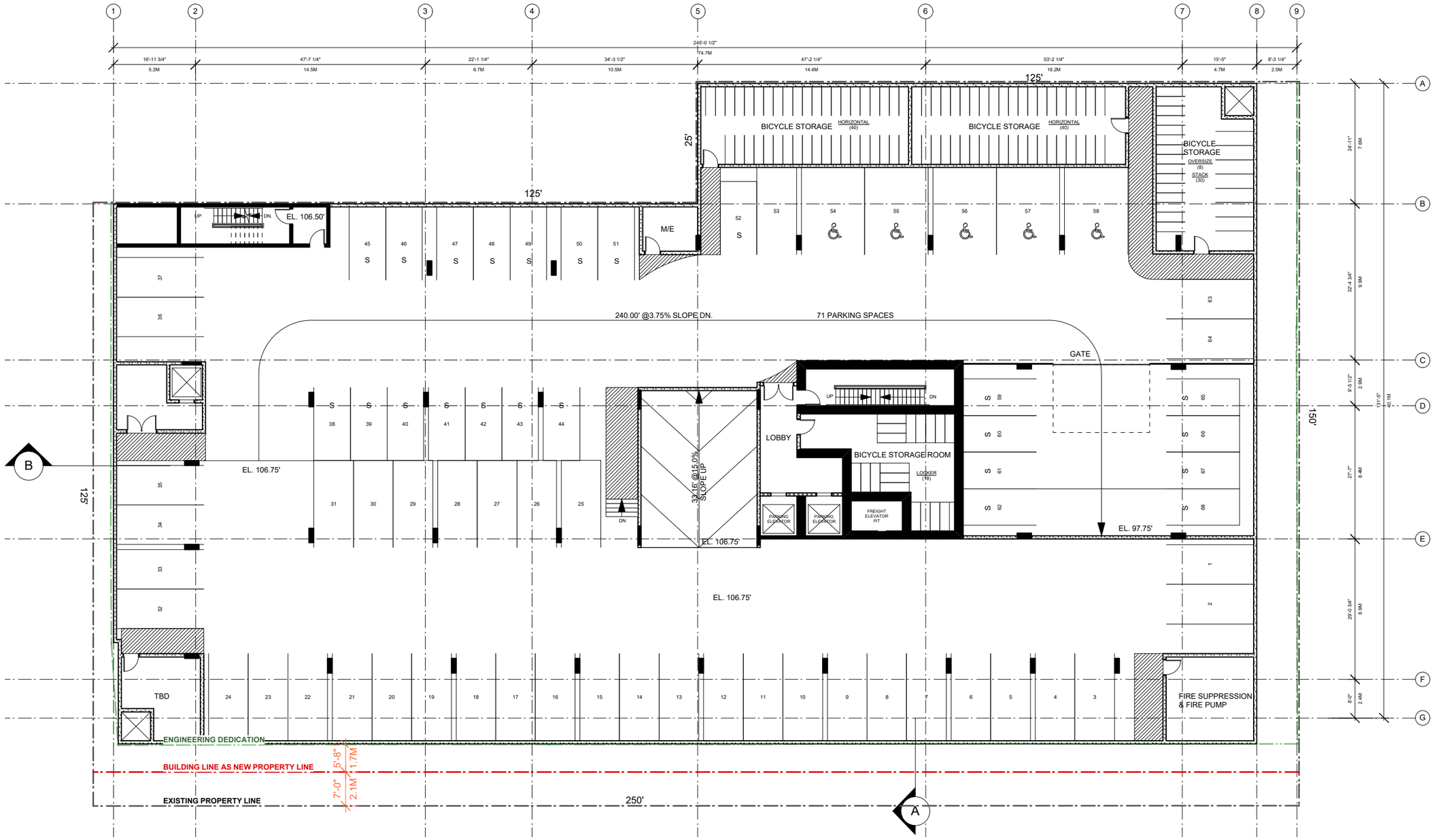
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PARKING PLAN P2-P5

DRAWING TITLE

RZ 2.02



PARKING PLAN P1

SCALE : 3/64" = 1'-0"

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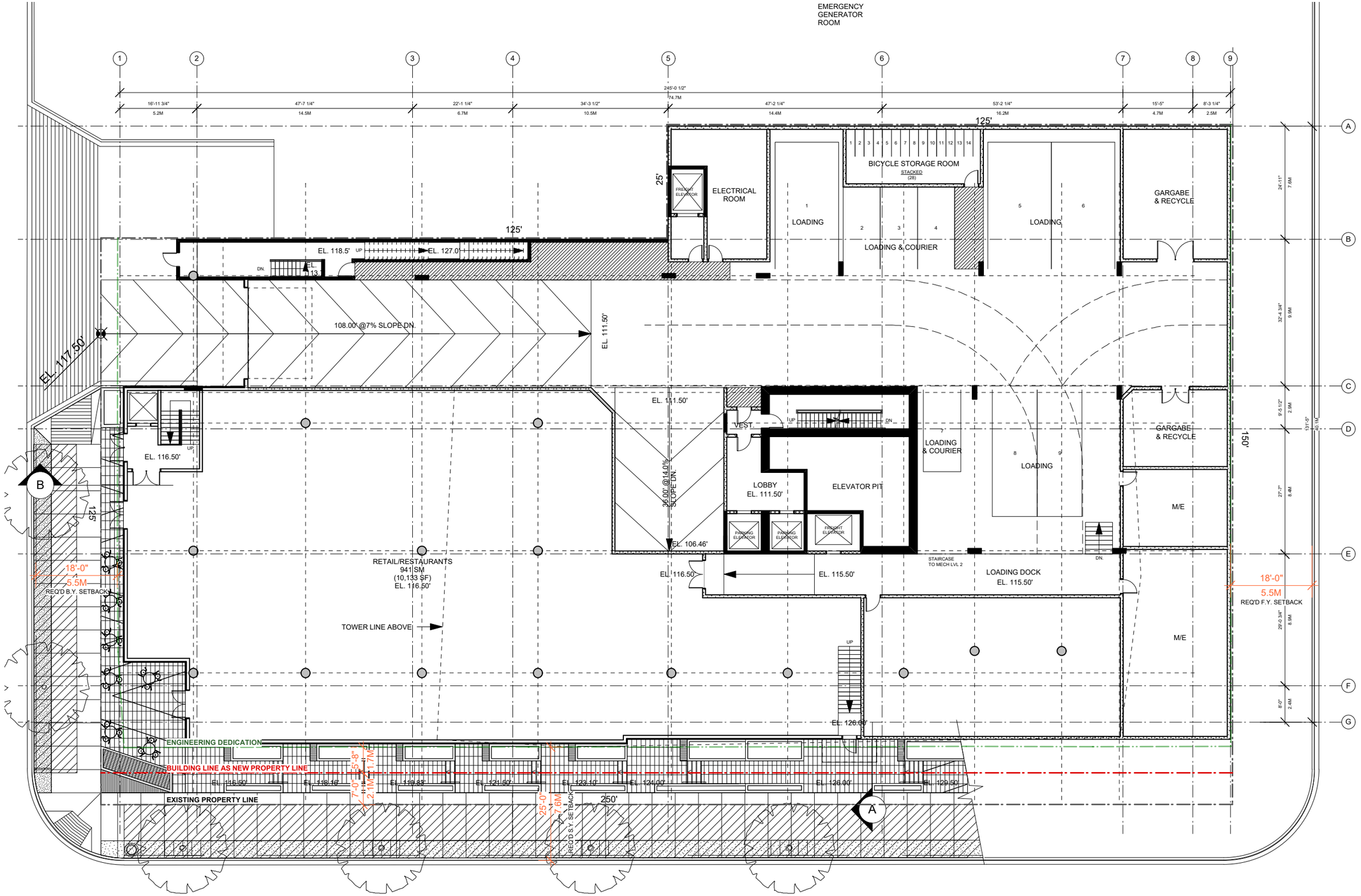
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PROJECT ADDRESS

PARKING PLAN P1

DRAWING TITLE

RZ 2.03



LOWER GROUND LEVEL PLAN

SCALE : 3/64" = 1'-0"

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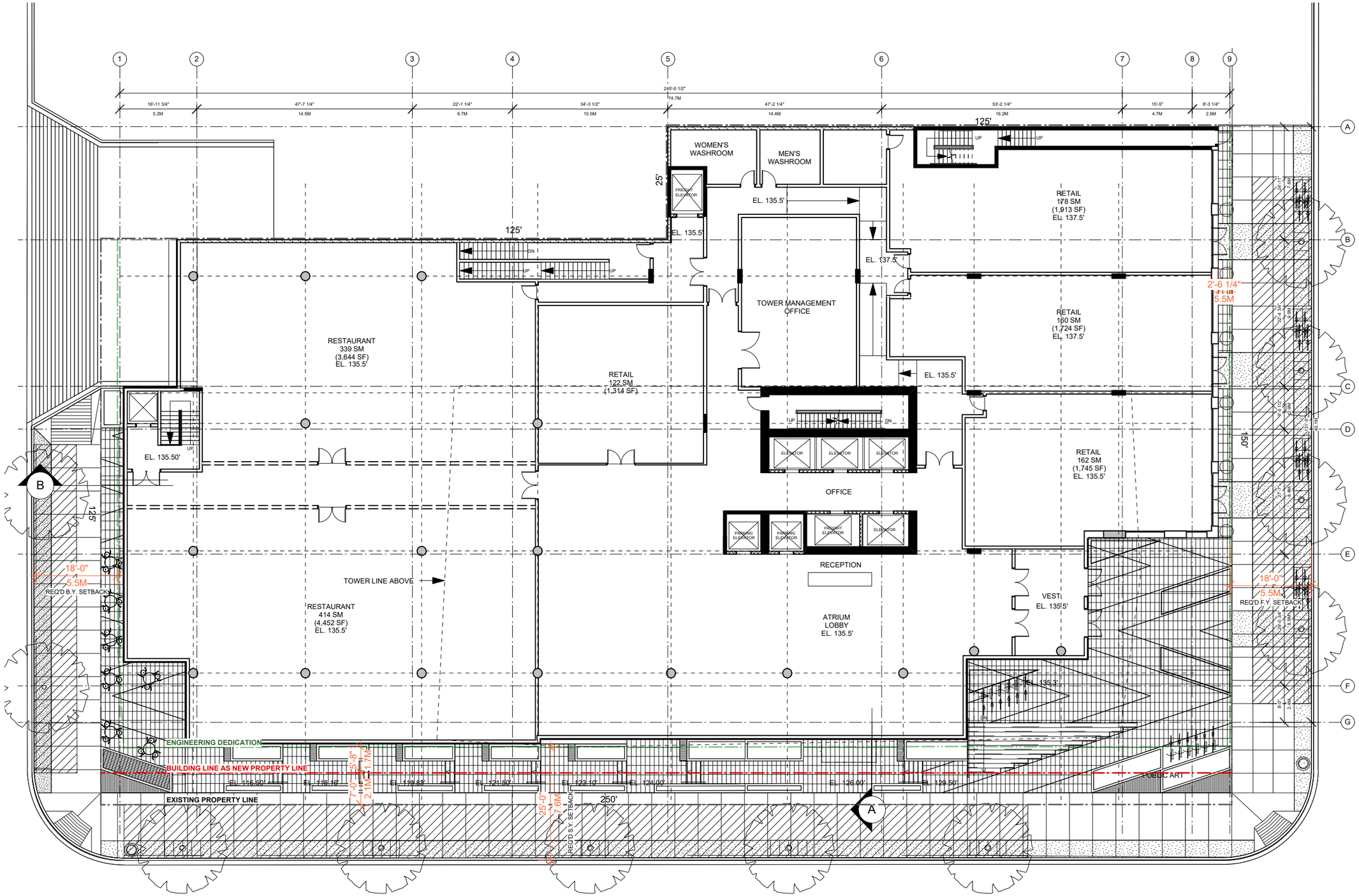
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LOWER GROUND LEVEL PLAN

DRAWING TITLE

RZ 2.04



GROUND LEVEL PLAN

SCALE : 3/64" = 1'-0"

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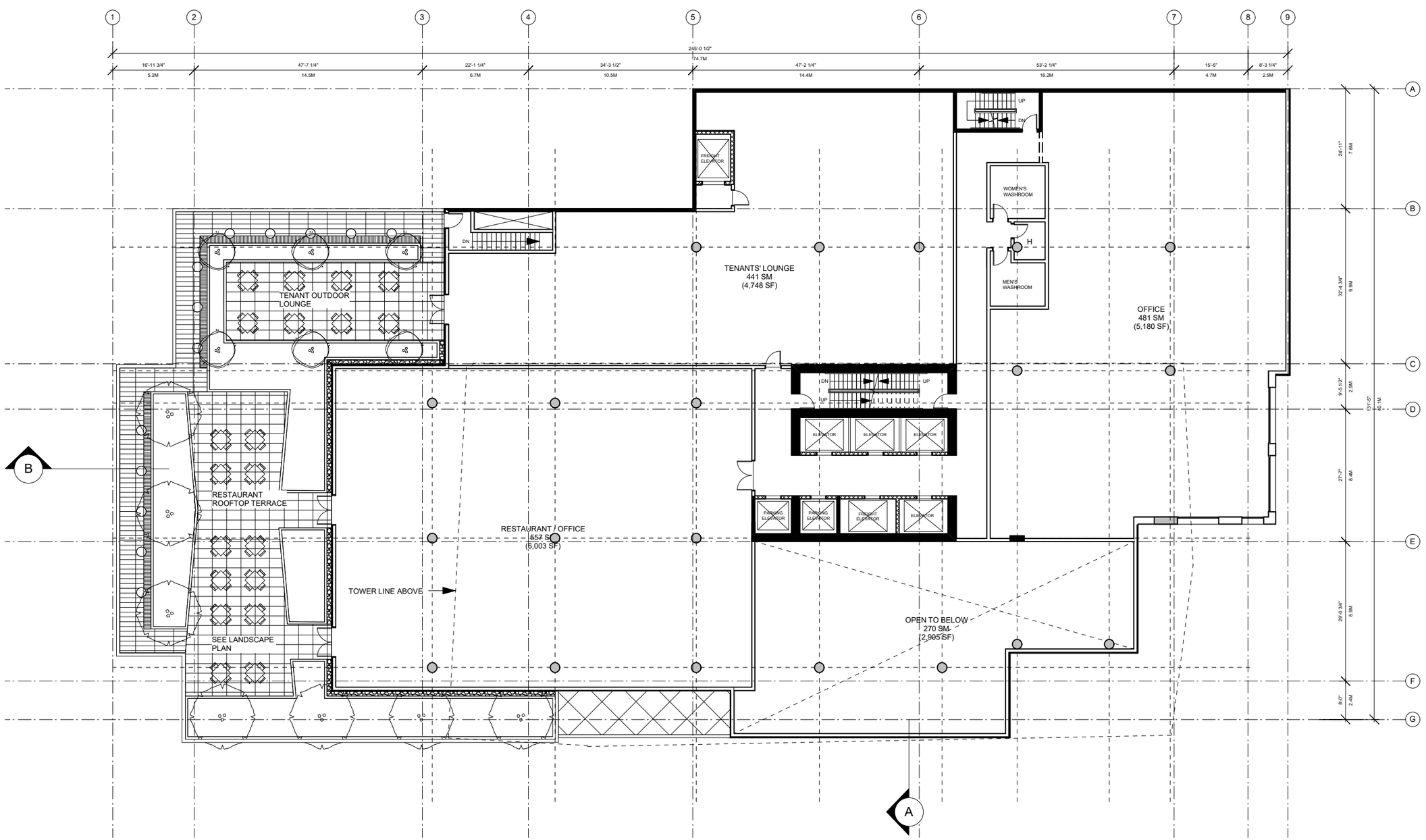
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GROUND LEVEL PLAN

RZ 2.05



LEVEL 2 PLAN

SCALE : 3/64" = 1'-0"

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URBAN LINEAR ARCHITECTURAL

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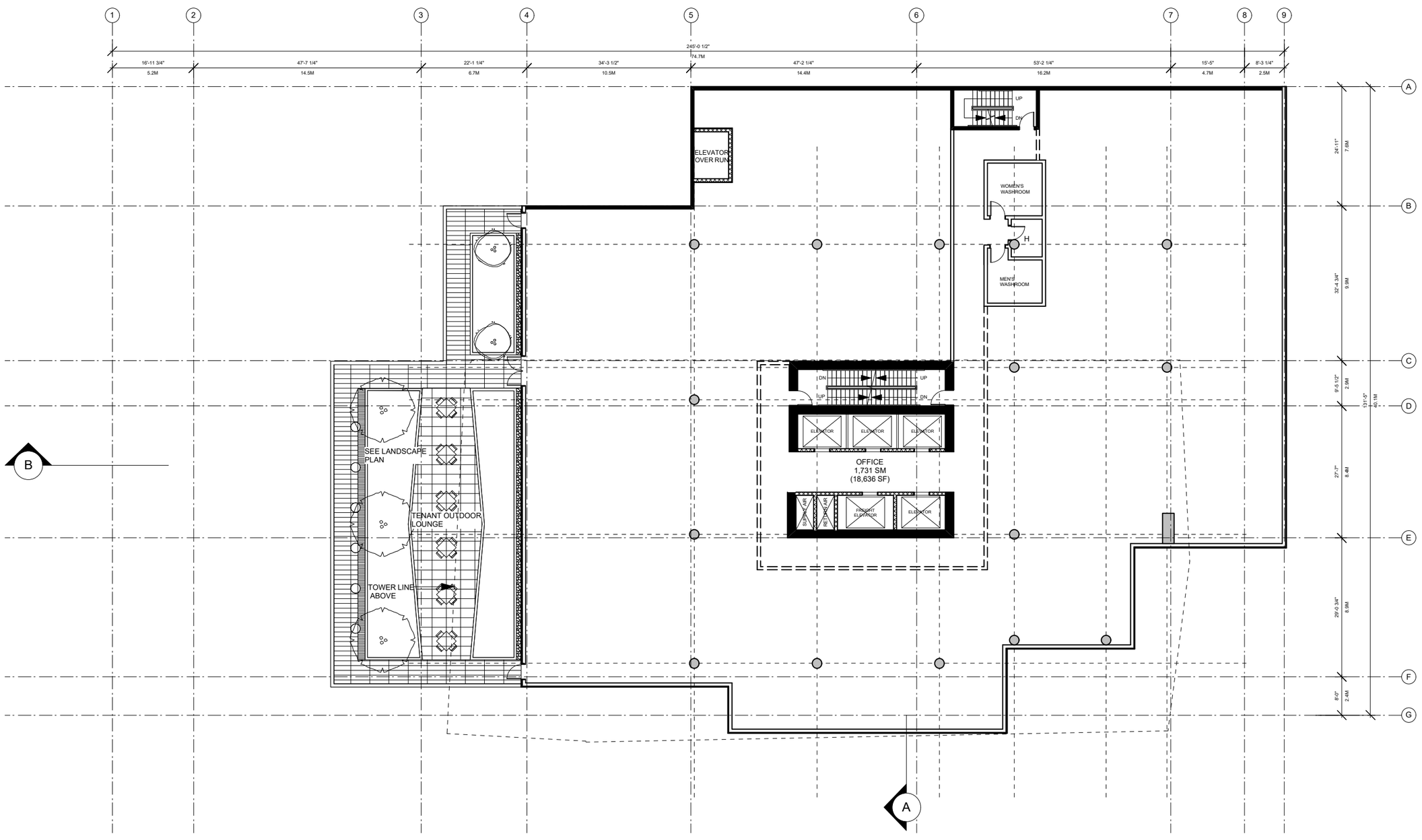
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LEVEL 2 PLAN

DRAWING TITLE

RZ 2.06



LEVEL 3 PLAN

SCALE : 3/64" = 1'-0"

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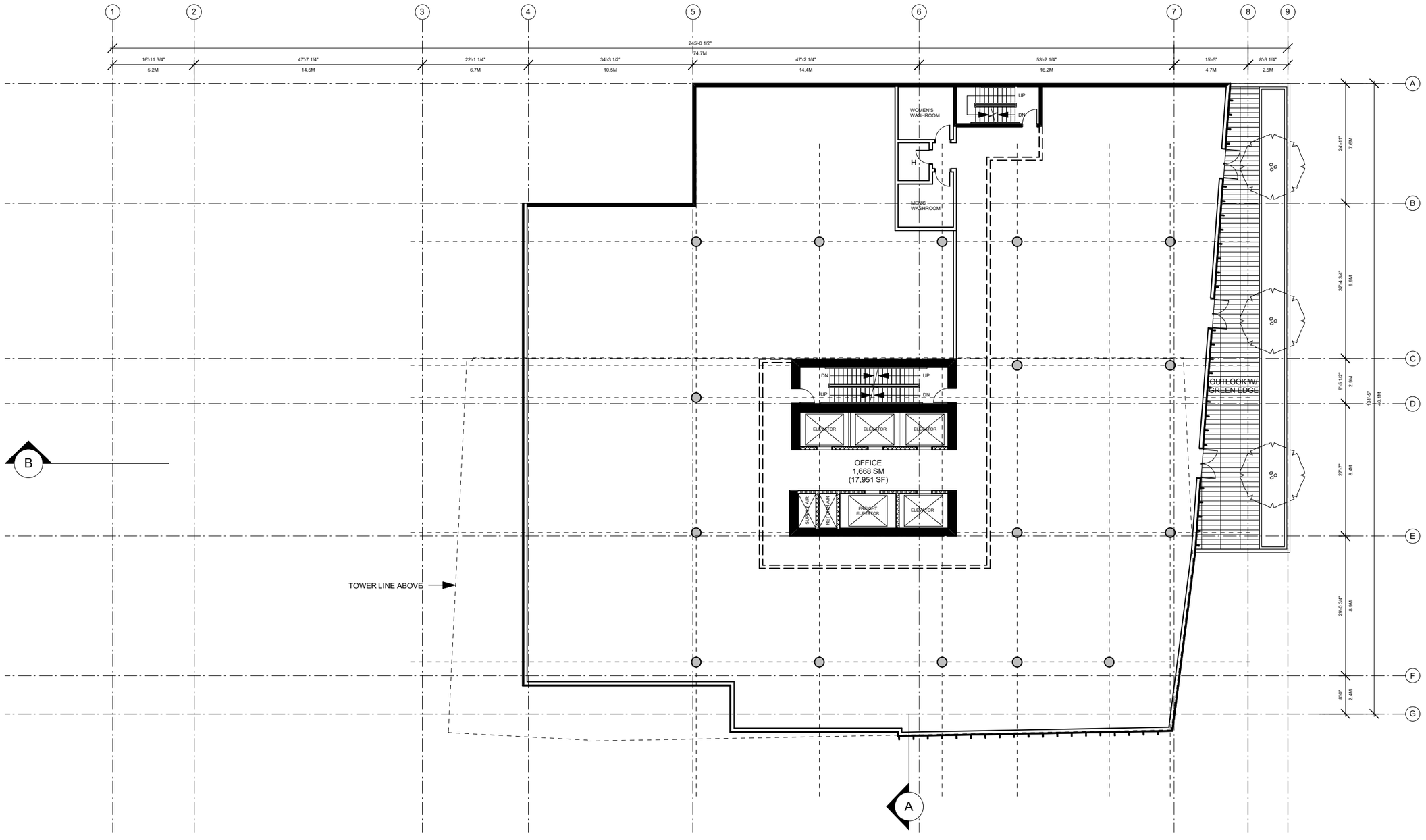
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LEVEL 3 PLAN

DRAWING TITLE

RZ 2.07



LEVEL 4 PLAN

SCALE : 3/64" = 1'-0"

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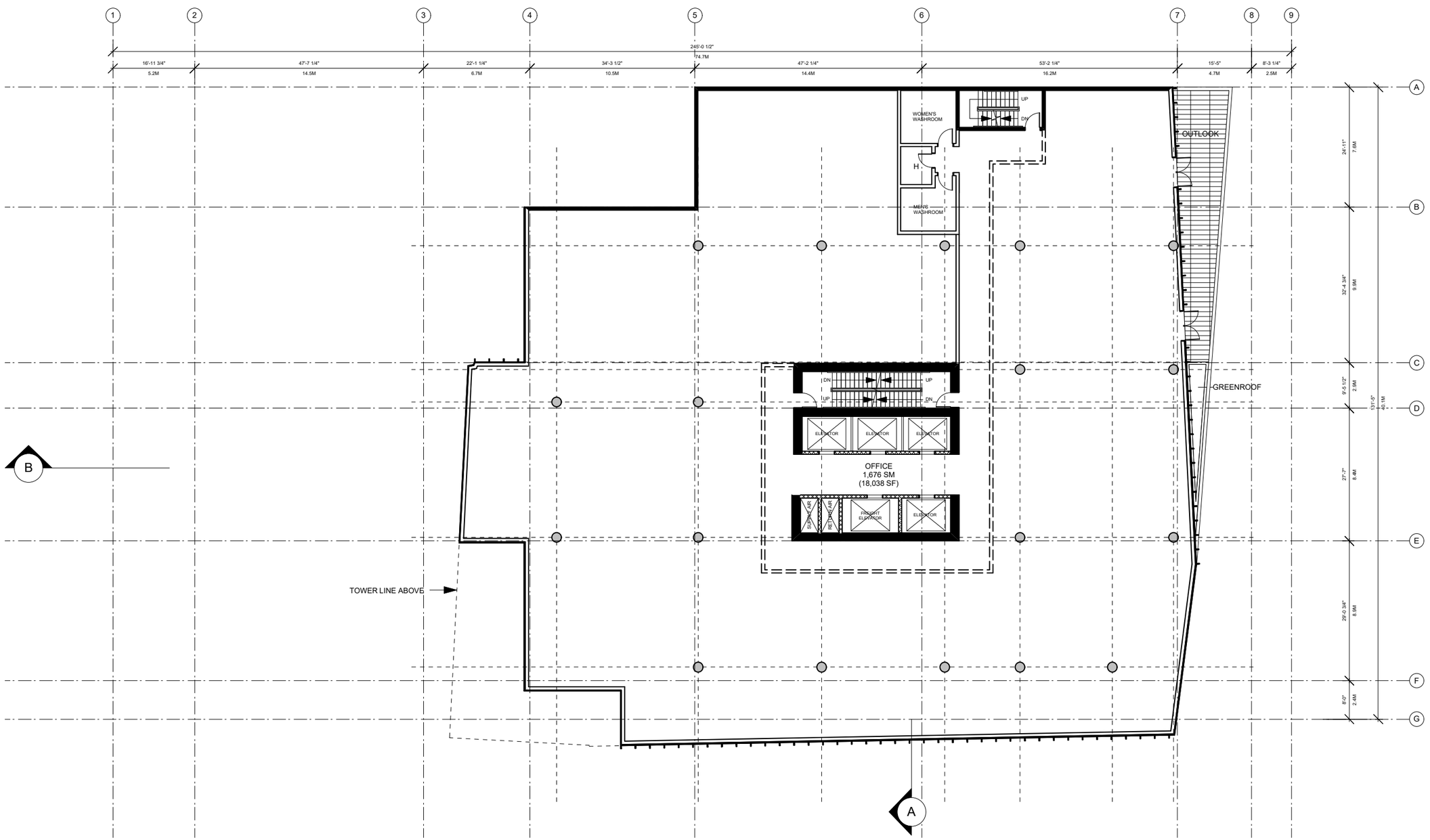
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PROJECT ADDRESS

LEVEL 4 PLAN

DRAWING TITLE

RZ 2.08



LEVEL 5 PLAN

SCALE : 3/64" = 1'-0"

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URBAN LITTLE BOOK ARCHITECTURAL

REZONING APPLICATION

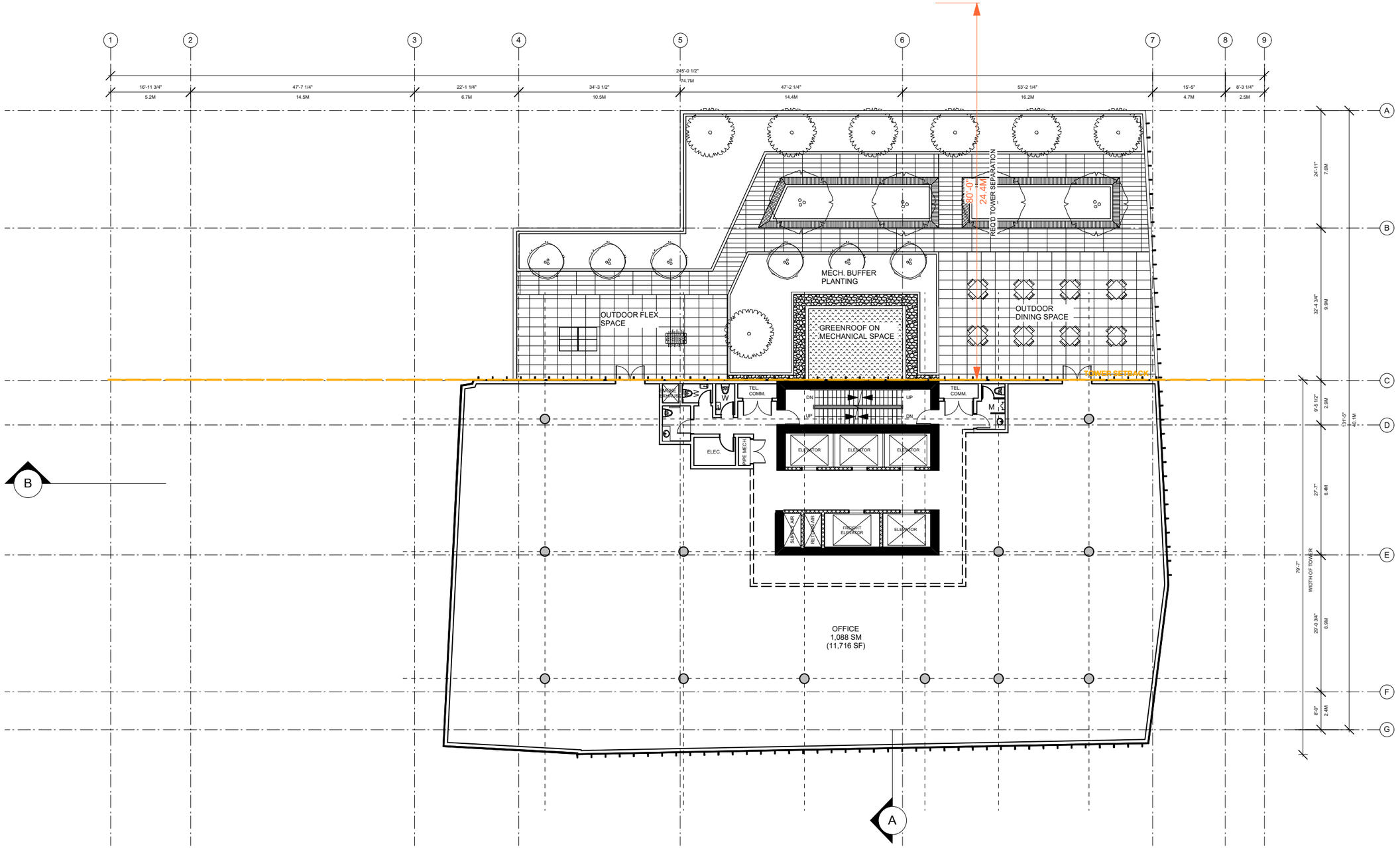
DATE: APR. 26TH, 2023

1395 WEST BROADWAY

PROJECT ADDRESS / DRAWING TITLE

LEVEL 5 PLAN

RZ 2.09



LEVEL 6 PLAN

SCALE : 3/64" = 1'-0"

ACAI
ANDREW CHEUNG ARCHITECTS INC.
URBAN INTERIOR ARCHITECTURAL
1525 W 8th Avenue #208
Vancouver, B.C. V6J 1T5
Tel (604) 685-2088
Fax (604) 685-1889

REZONING APPLICATION

DATE: APR. 26TH, 2023

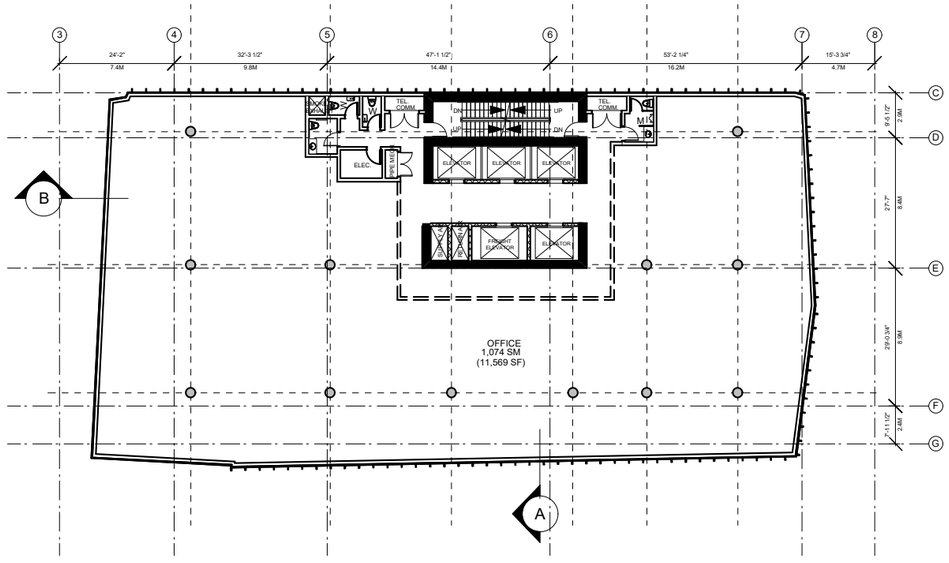
1395 WEST BROADWAY

PROJECT ADDRESS

LEVEL 6 PLAN

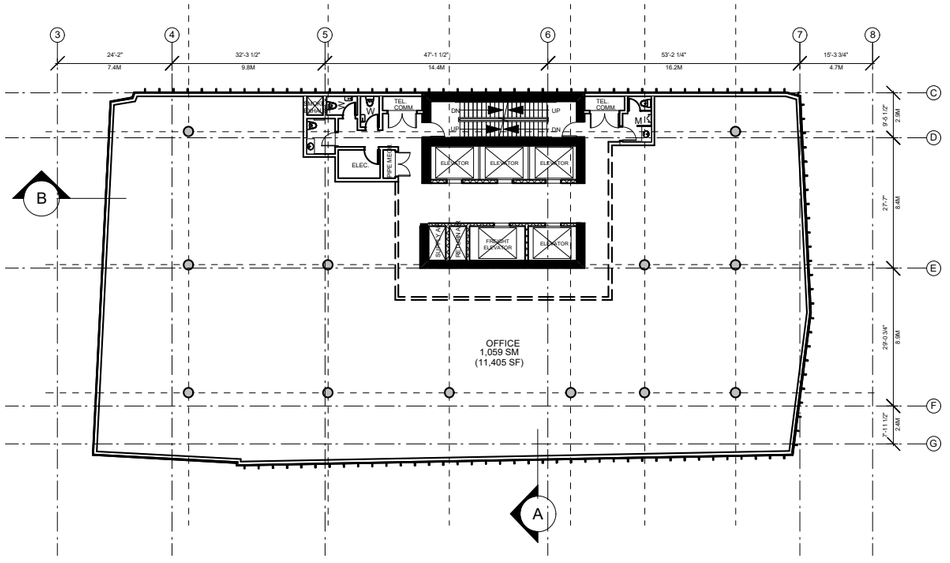
DRAWING TITLE

RZ 2.10



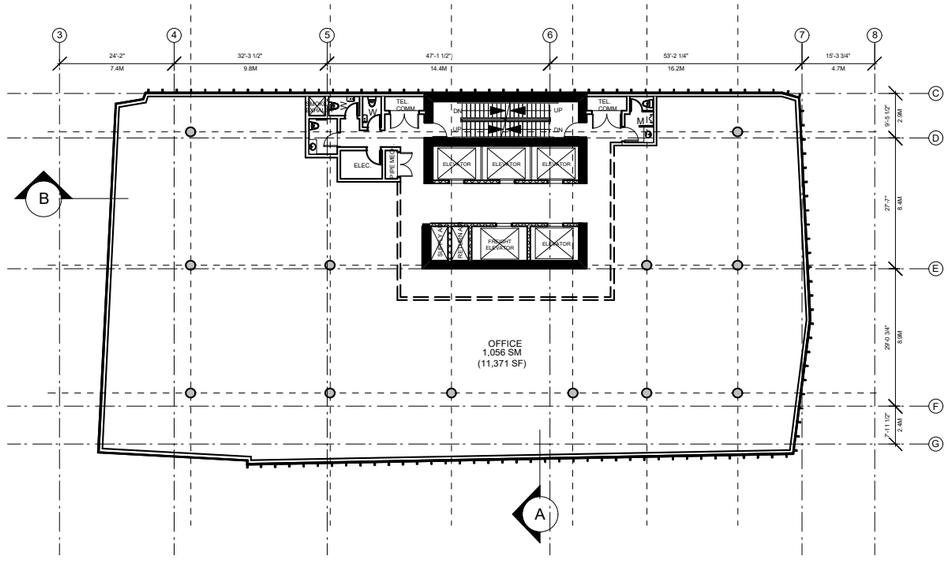
LEVEL 7 PLAN

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



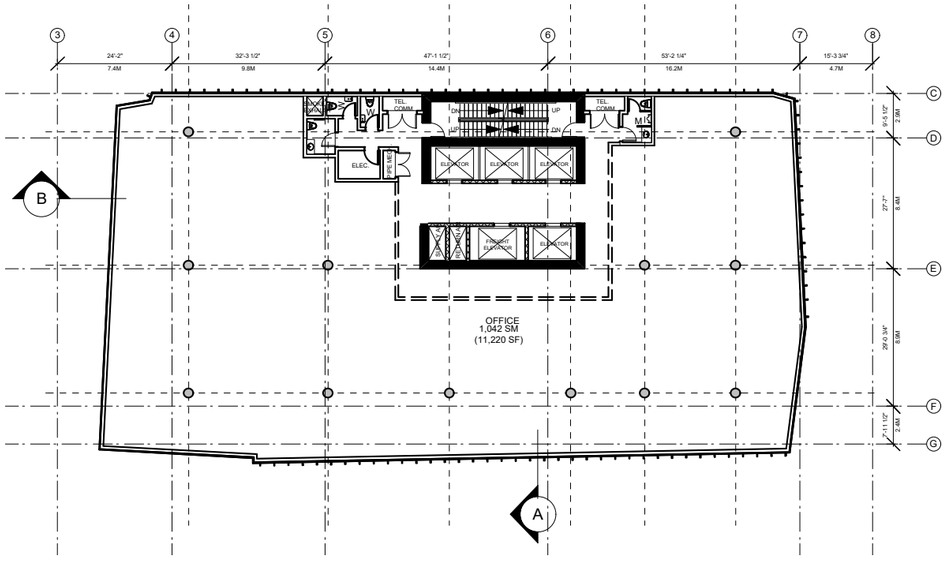
LEVEL 8 PLAN

2 SCALE : 1/32" = 1'-0"



LEVEL 9 PLAN

3 SCALE : 1/32" = 1'-0"



LEVEL 10 PLAN

4 SCALE : 1/32" = 1'-0"

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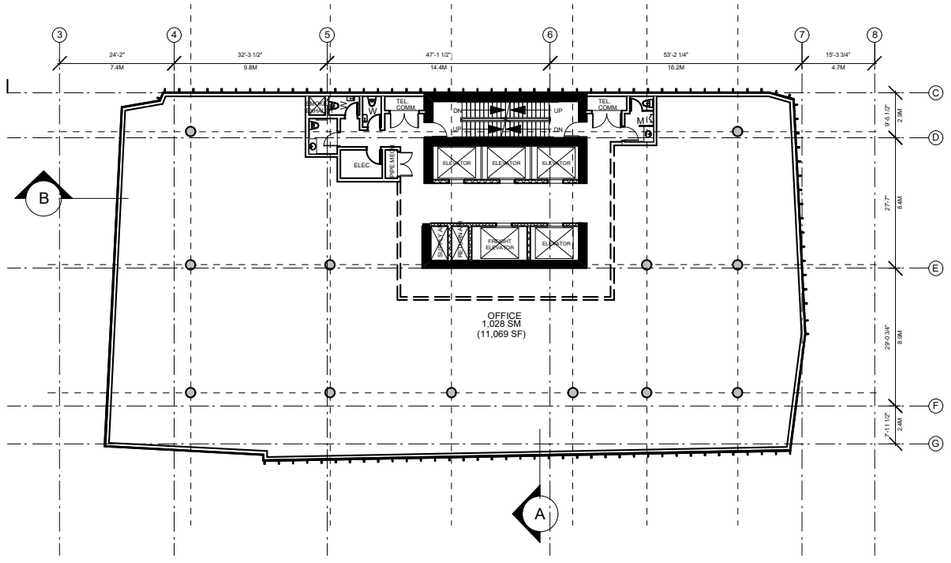
1395 WEST BROADWAY

PROJECT ADDRESS

LEVEL 7-10 PLAN

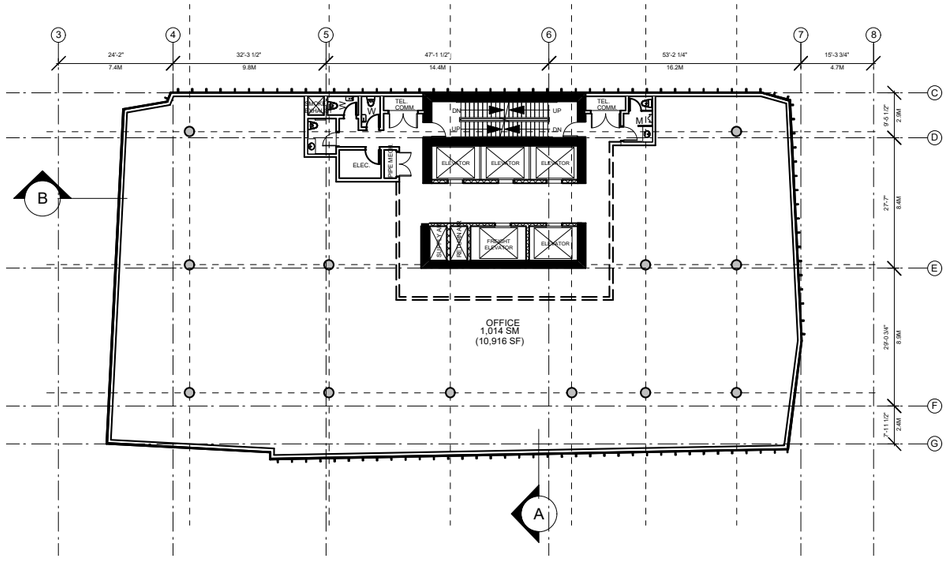
DRAWING TITLE

RZ 2.11



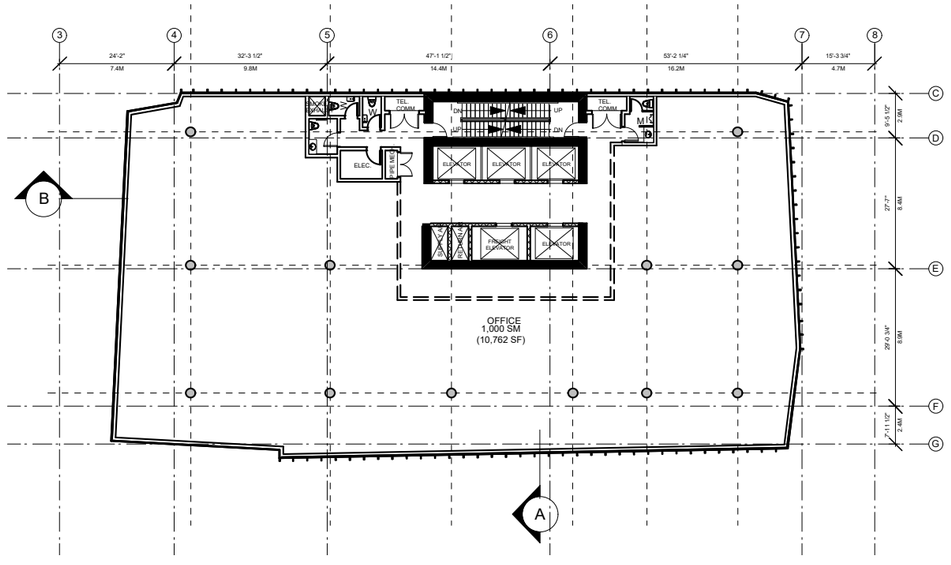
LEVEL 11 PLAN

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



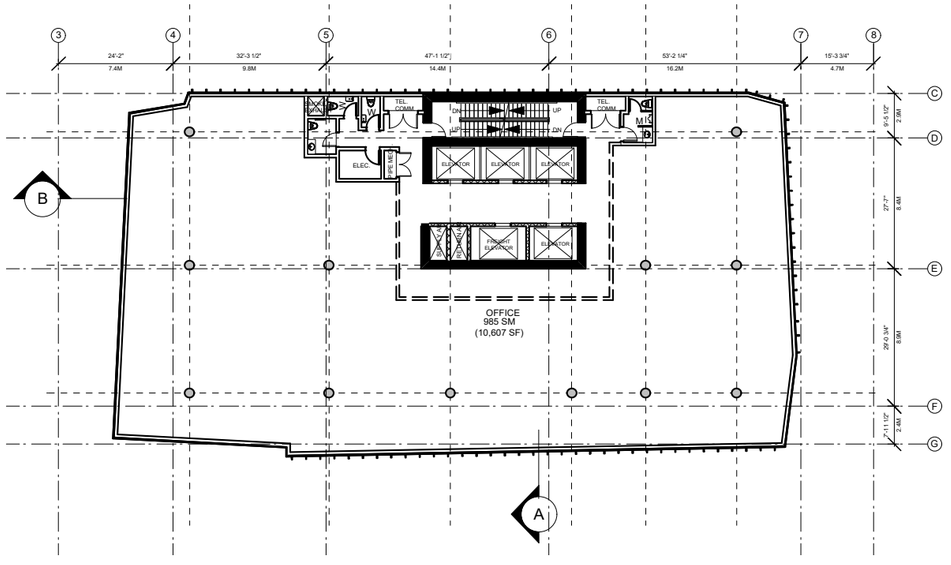
LEVEL 12 PLAN

2 SCALE : 1/32" = 1'-0"



LEVEL 13 PLAN

3 SCALE : 1/32" = 1'-0"



LEVEL 14 PLAN

4 SCALE : 1/32" = 1'-0"

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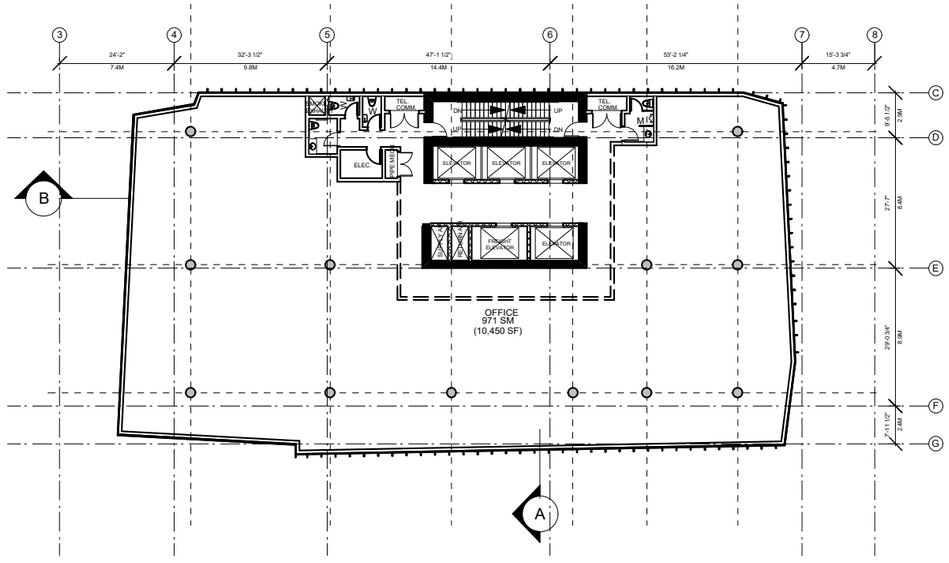
1395 WEST BROADWAY

PROJECT ADDRESS

LEVEL 11-14 PLAN

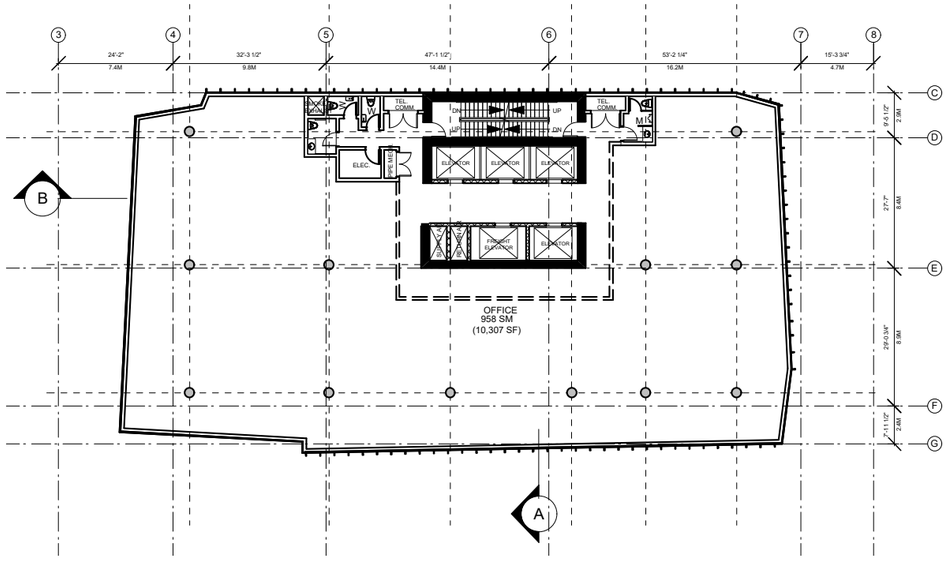
DRAWING TITLE

RZ 2.12



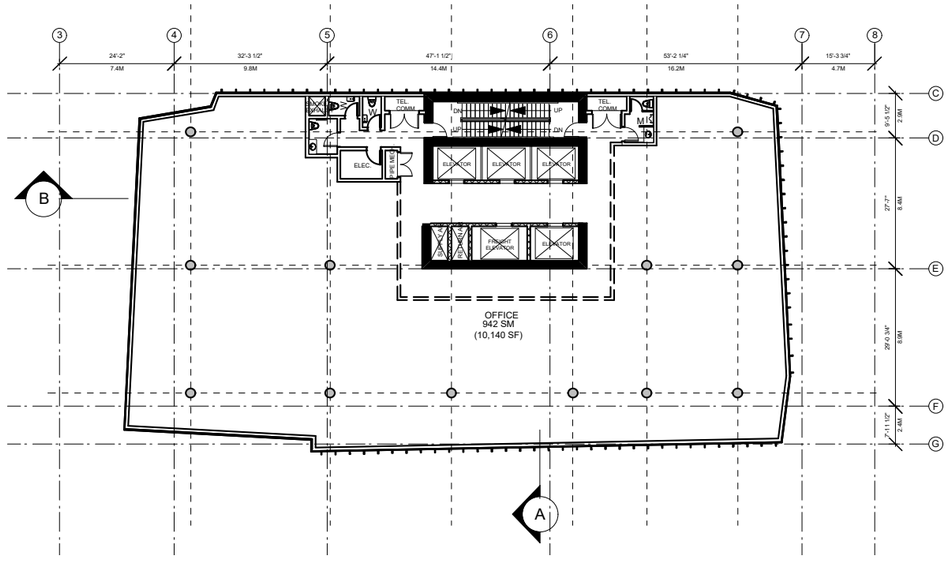
LEVEL 15 PLAN

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



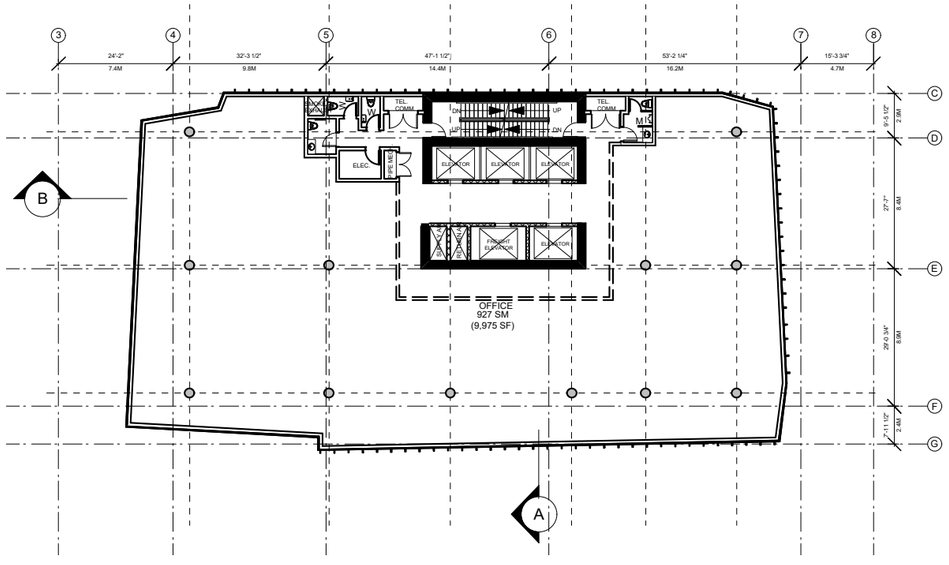
LEVEL 16 PLAN

2 SCALE : 1/32" = 1'-0"



LEVEL 17 PLAN

3 SCALE : 1/32" = 1'-0"



LEVEL 18 PLAN

4 SCALE : 1/32" = 1'-0"

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URBAN INTERFACE ARCHITECTURAL

REZONING APPLICATION

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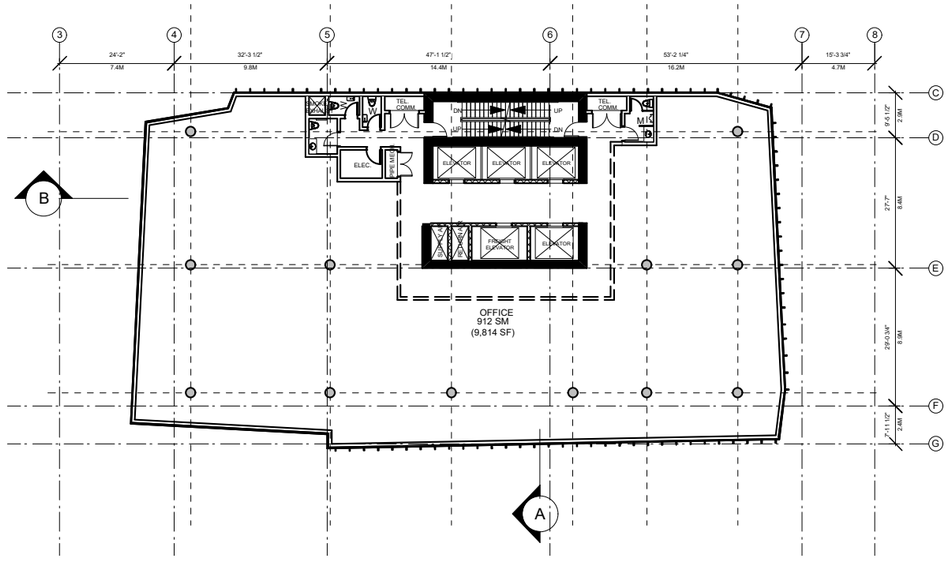
1395 WEST BROADWAY

PROJECT ADDRESS

LEVEL 15-18 PLAN

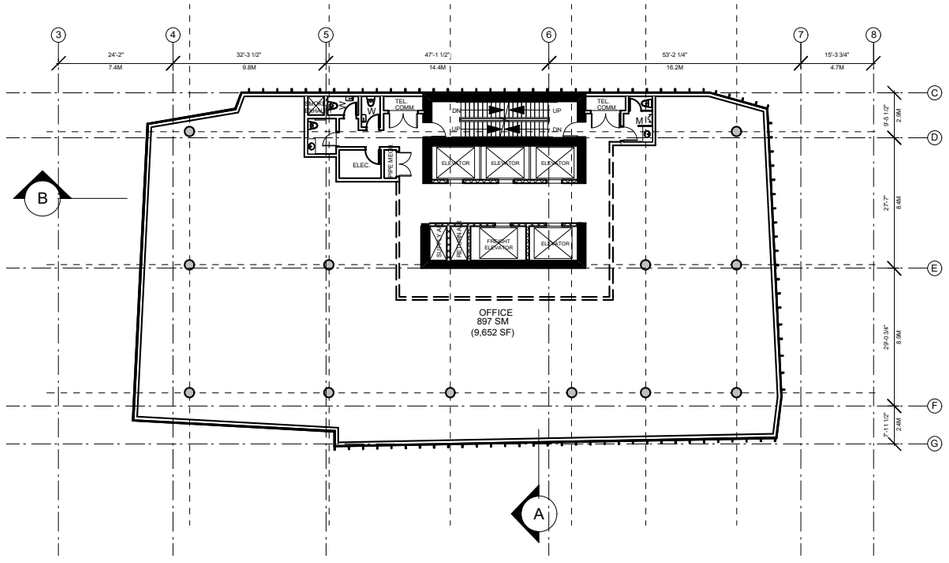
DRAWING TITLE

RZ 2.13



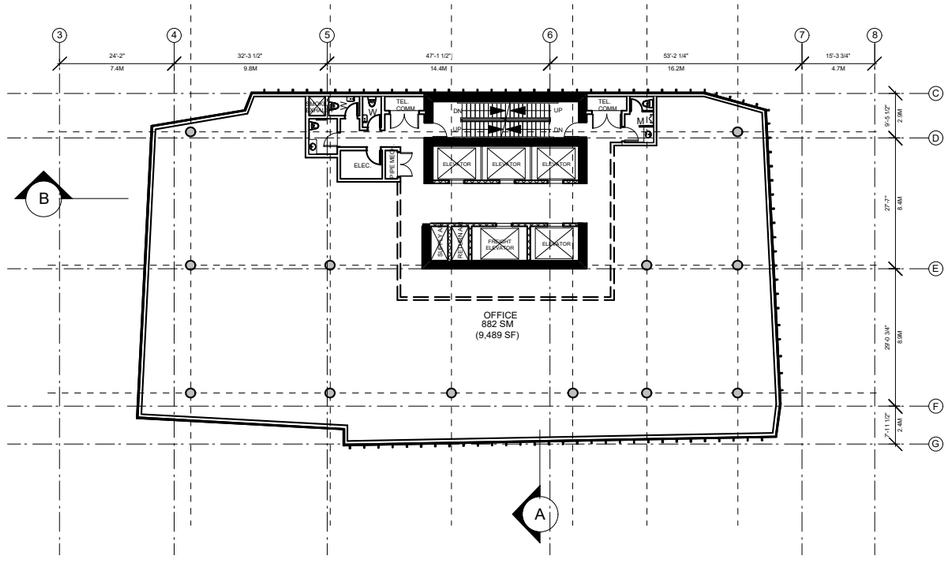
LEVEL 19 PLAN

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



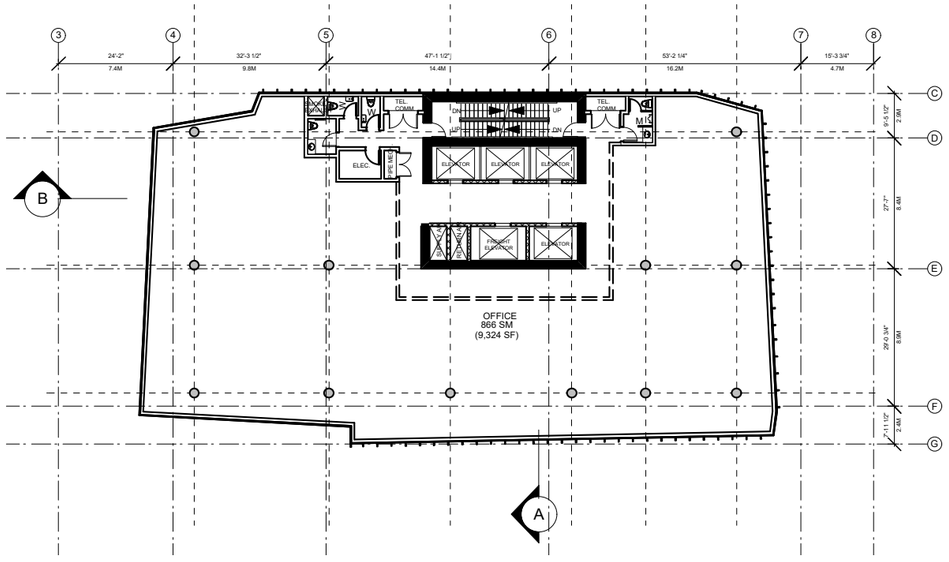
LEVEL 20 PLAN

2 SCALE : 1/32" = 1'-0"



LEVEL 21 PLAN

3 SCALE : 1/32" = 1'-0"



LEVEL 22 PLAN

4 SCALE : 1/32" = 1'-0"

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URBAN INTERIOR ARCHITECTURAL

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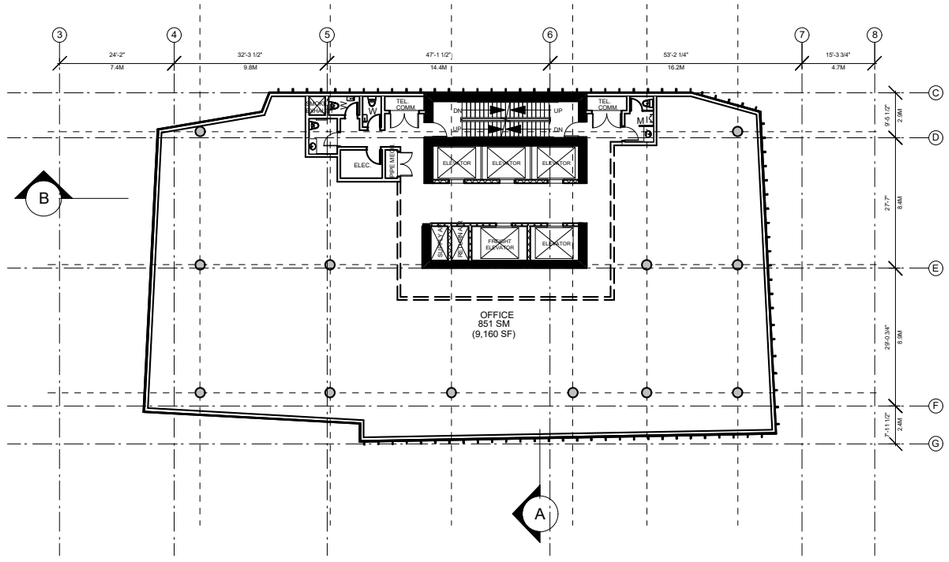
1395 WEST BROADWAY

PROJECT ADDRESS

LEVEL 19-22 PLAN

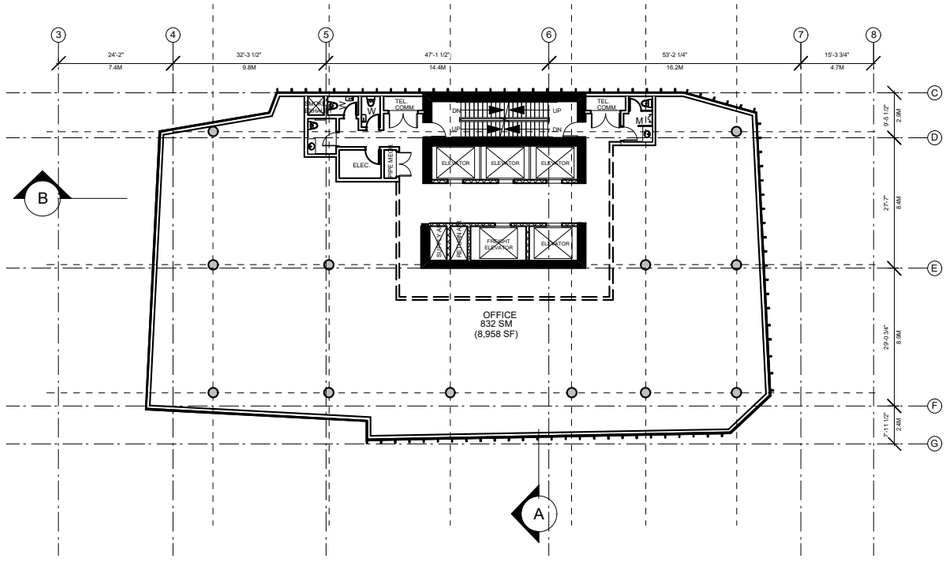
DRAWING TITLE

RZ 2.14



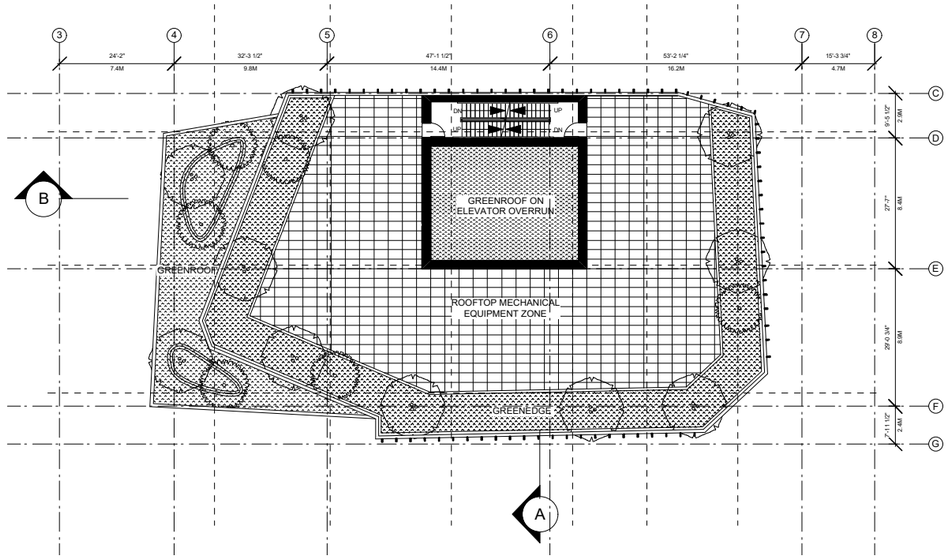
LEVEL 23 PLAN

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



LEVEL 24 PLAN

2 SCALE : 1/32" = 1'-0"



ROOF PLAN

3 SCALE : 1/32" = 1'-0"

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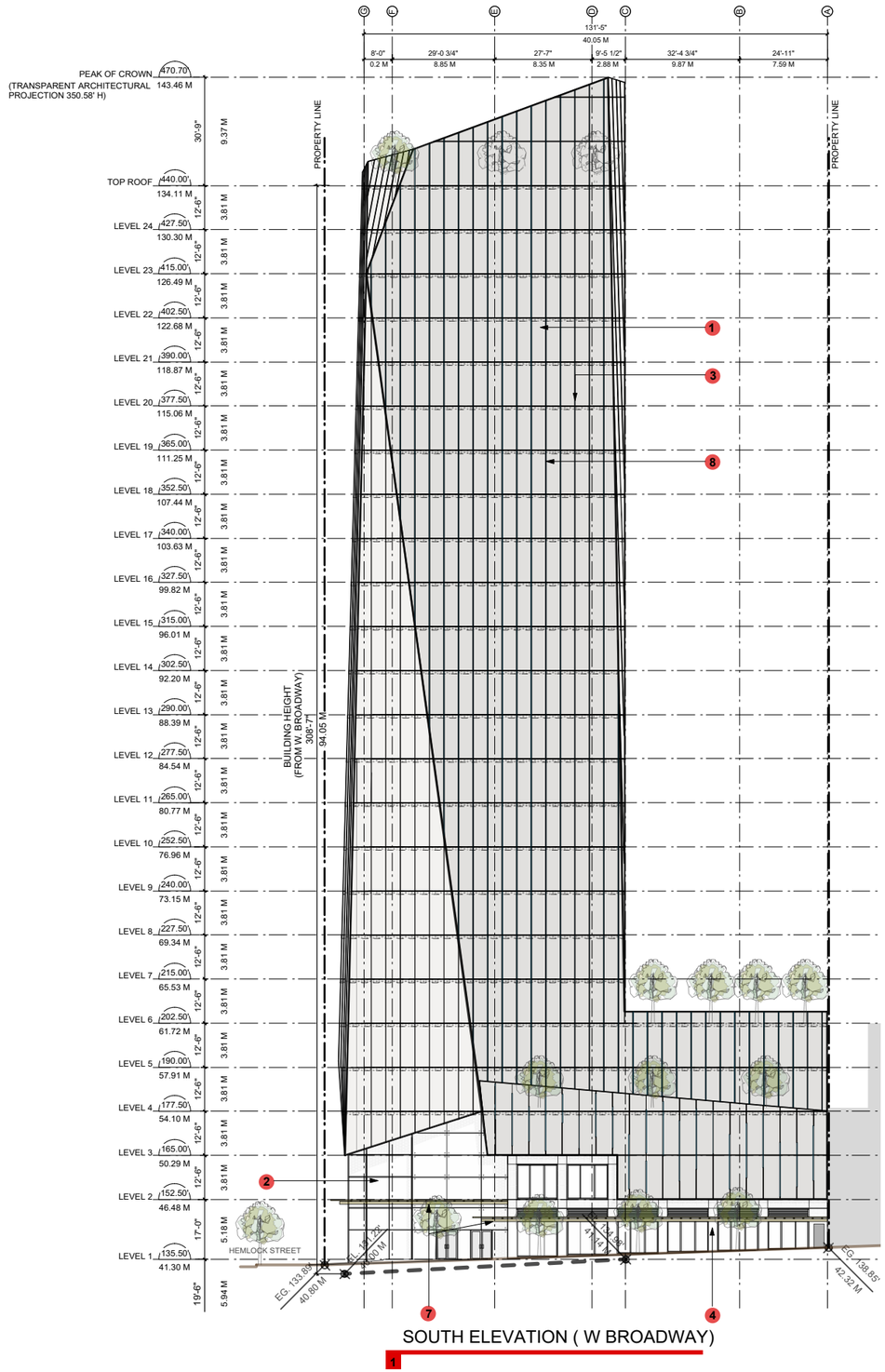
1395 WEST BROADWAY

PROJECT ADDRESS

LEVEL 23-ROOF PLAN

DRAWING TITLE

RZ 2.15



SOUTH ELEVATION (W BROADWAY)

1

NORTH ELEVATION (W 8TH AVE.)

2

MATERIAL LIST:

1. CURTAIN WALL GLAZING TYPE 1
2. CURTAIN WALL GLAZING TYPE 2
3. STRUCTURAL SILICONE
4. MARBLE
5. PAINTED CONCRETE
6. GRANITE
7. CANOPY
8. GLASS FIN

ANDREW CHEUNG ARCHITECTS INC.
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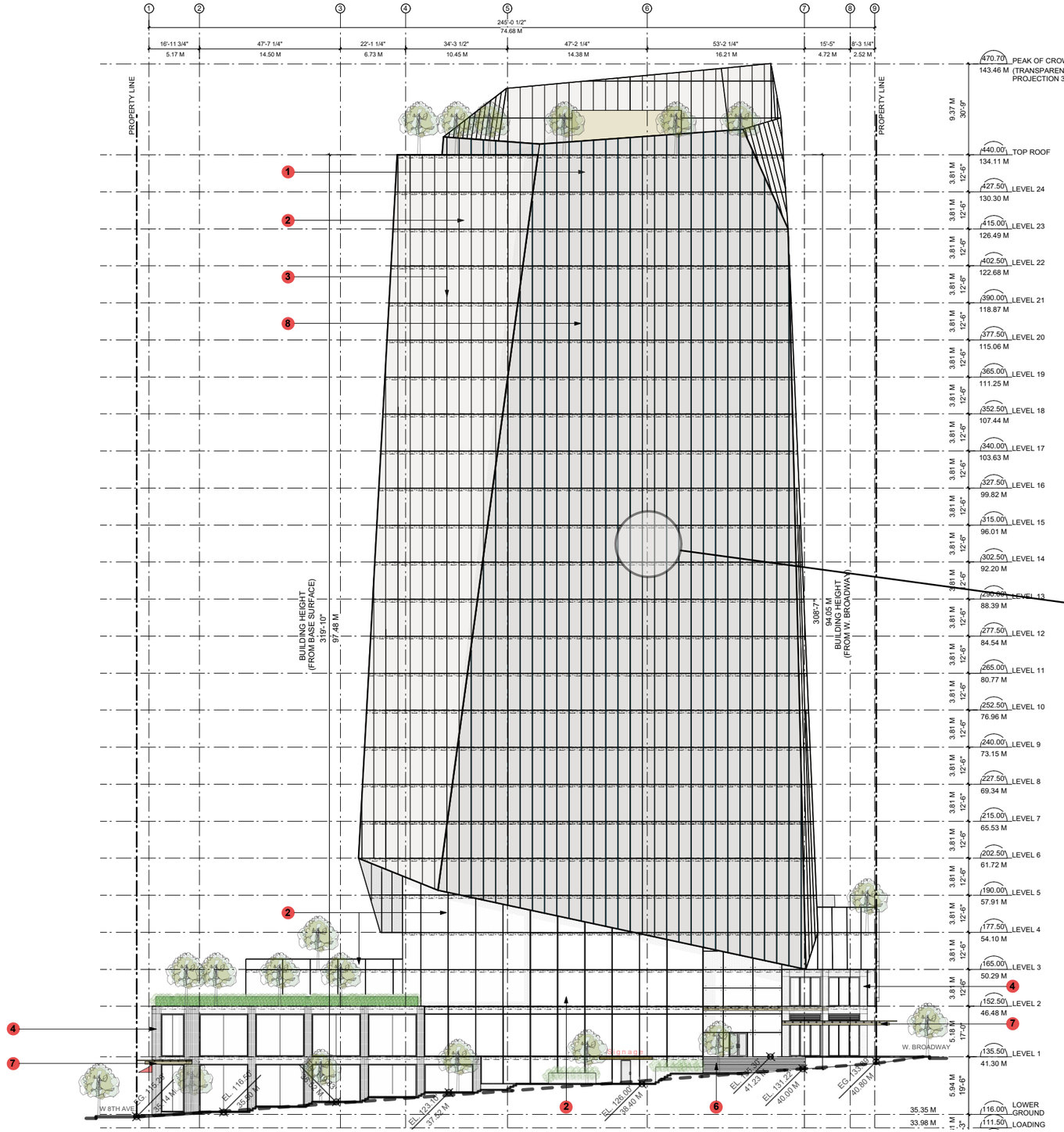
1395 WEST BROADWAY

PROJECT ADDRESS

SOUTH & NORTH ELEVATION

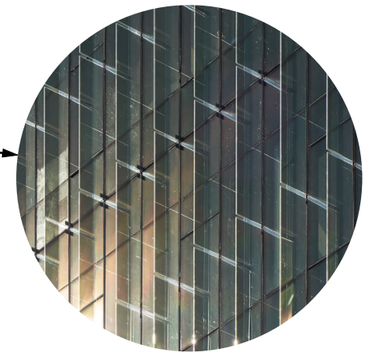
DRAWING TITLE

RZ 3.01



MATERIAL LIST:

1. CURTAIN WALL GLAZING TYPE 1
2. CURTAIN WALL GLAZING TYPE 2
3. STRUCTURAL SILICONE
4. MARBLE
5. PAINTED CONCRETE
6. GRANITE
7. CANOPY
8. GLASS FIN



WEST ELEVATION (HEMLOCK ST.)

ANDREW CHEUNG
ARCHITECTS INC.

ACAI

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URBAN INTERFACE ARCHITECTURAL

REZONING APPLICATION

DATE: APR. 26TH, 2023

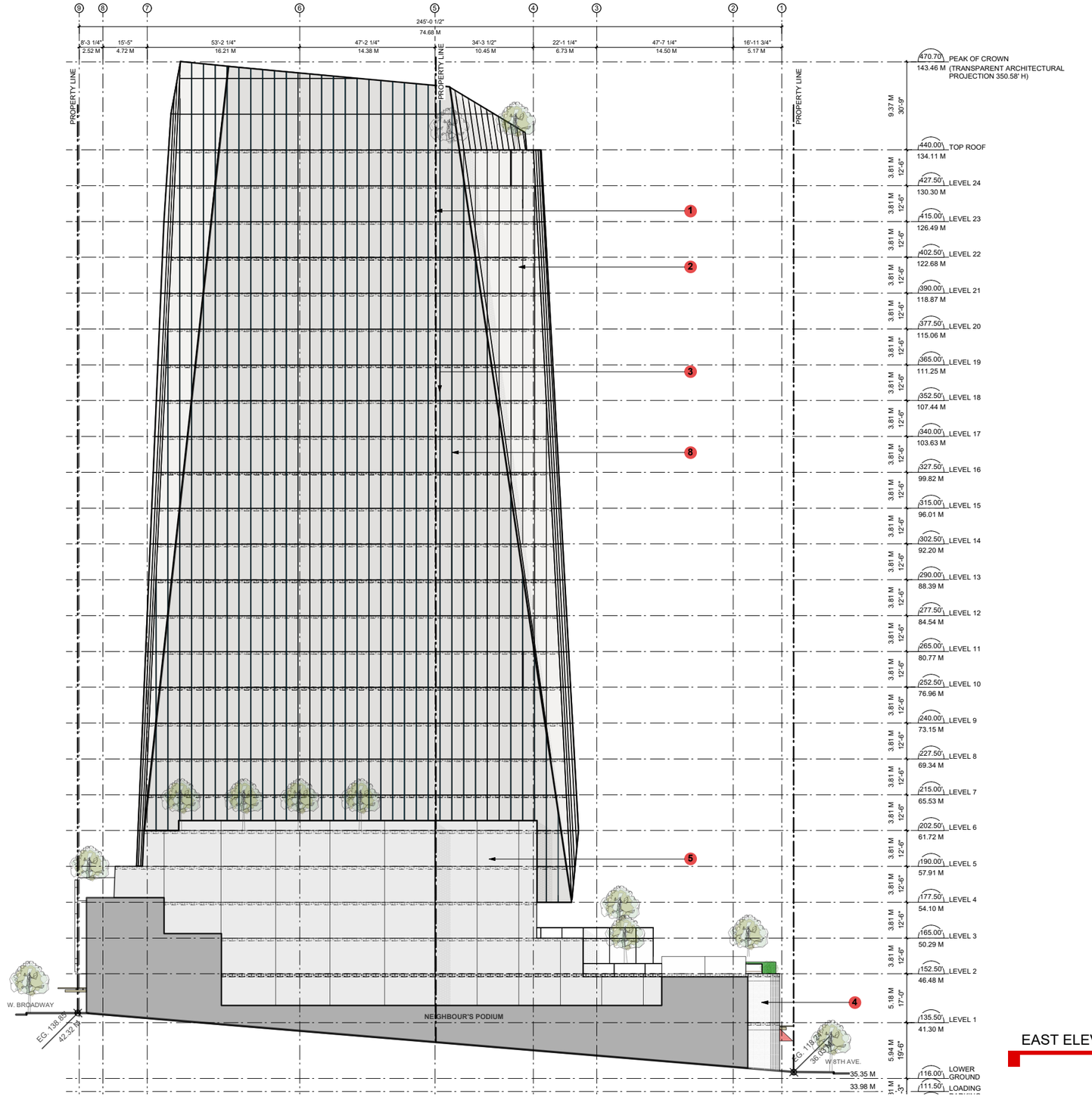
1395 WEST BROADWAY

PROJECT ADDRESS

WEST ELEVATION

DRAWING TITLE

RZ 3.02



MATERIAL LIST:

1. CURTAIN WALL GLAZING TYPE 1
2. CURTAIN WALL GLAZING TYPE 2
3. STRUCTURAL SILICONE
4. MARBLE
5. PAINTED CONCRETE
6. GRANITE
7. CANOPY
8. GLASS FIN

EAST ELEVATION (NEIGHBOUR)

ANDREW CHEUNG ARCHITECTS INC.
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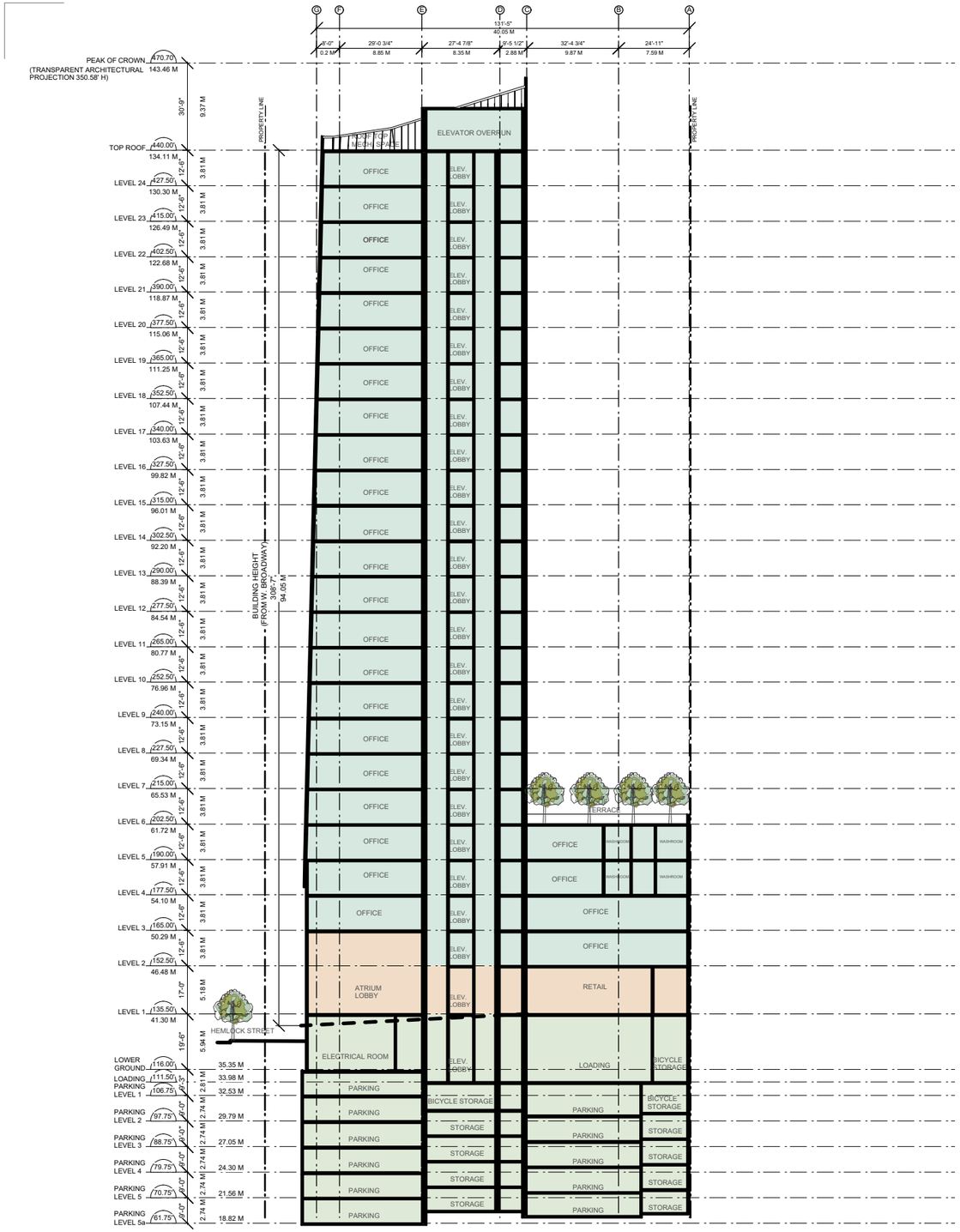
1395 WEST BROADWAY

PROJECT ADDRESS

EAST ELEVATION

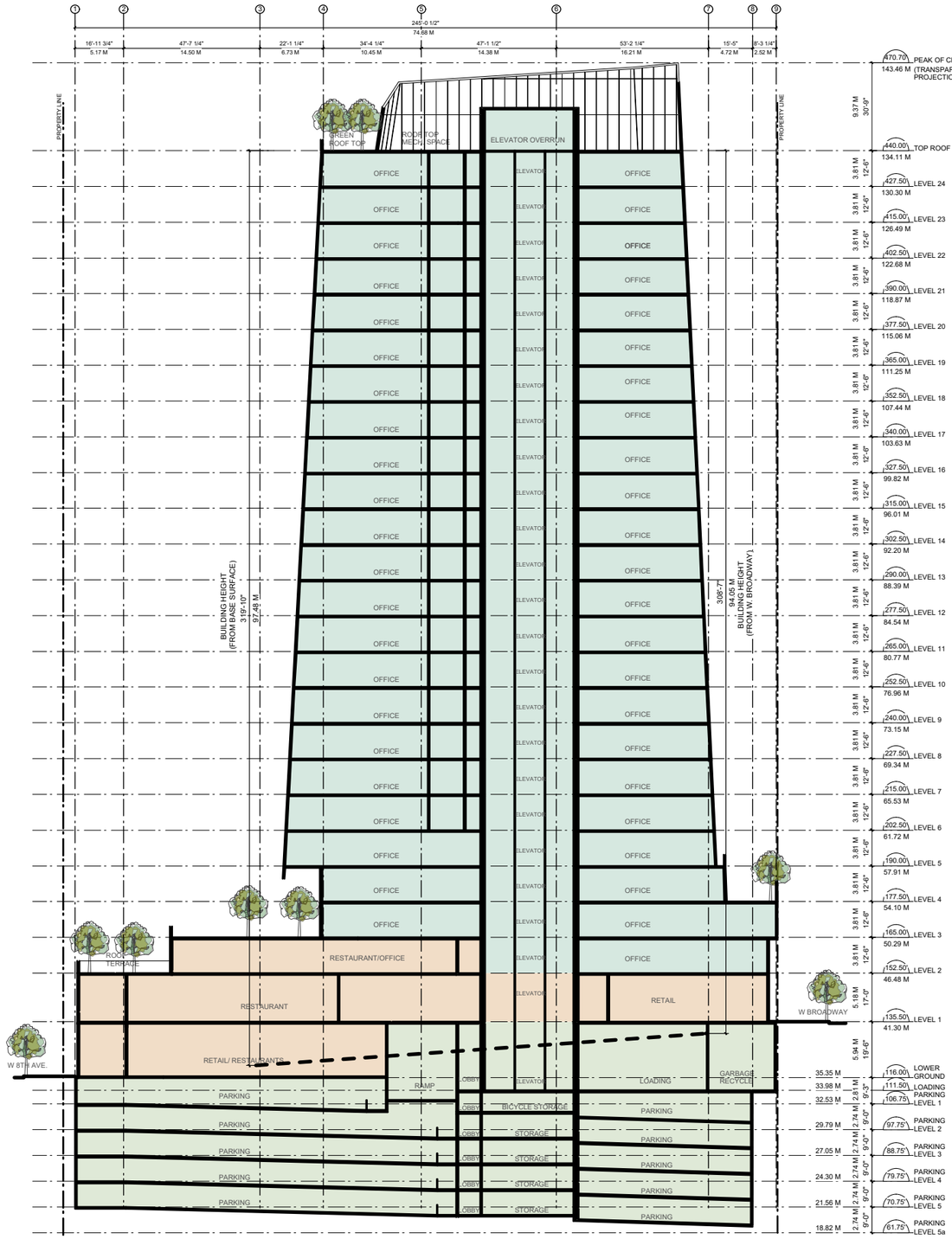
DRAWING TITLE

RZ 3.03



SECTION A

1



SECTION B

2

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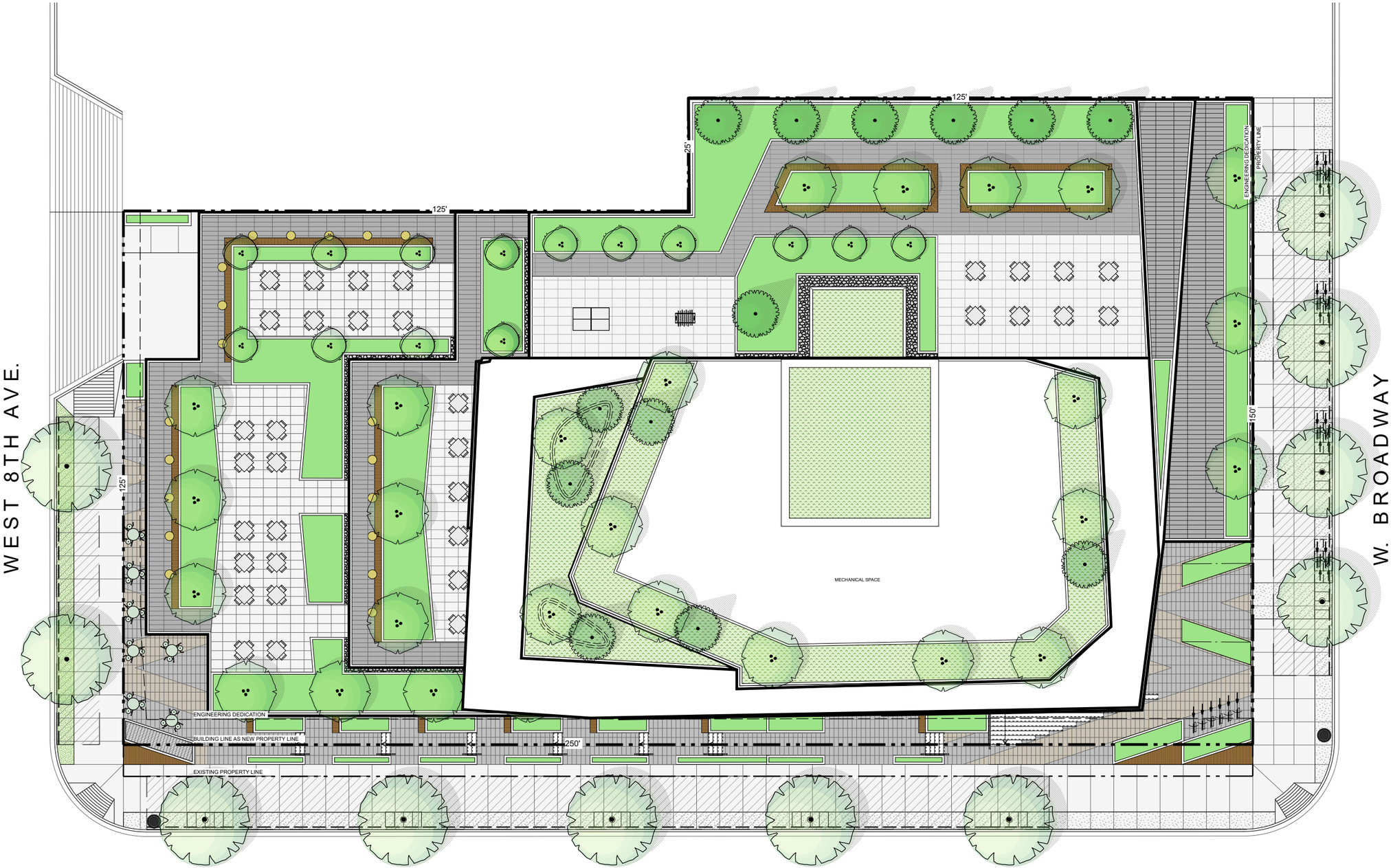
1395 WEST BROADWAY

DRAWING TITLE

SECTIONS

RZ 4.01

LANDSCAPE DRAWINGS



TRUE N.

MATERIAL LEGEND

KEY	MATERIAL	KEY	MATERIAL
1	CIP Concrete (Broom Finish) To COV Street restoration manual	A	Raised Planted Bed
2	CIP Concrete (Exposed Aggregate) Gooves to be filled in to make flush	B	Sodded Lawn / Extensive Green
3	Basalt Slabs (Ground Level Only) Black Tusk or other locally produced	C	Decorative River Rock
4	Porcelain Pavers (Upper Levels) 900mm x 600mm		Built-in Bench & Pre-Fab Bench
5	Porcelain Plank Pavers (Upper Levels) 1200mm x 300mm		Bike Racks
			Outdoor Furniture (By Tenants)

LANDSCAPE NOTES

1. All work shall meet or exceed the requirements as outlined in the Current Edition of the Canadian Landscape Standard.
2. Plant sizes and related container classes are specified according to the current edition of the Canadian Landscape Standard. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
3. All 'Soft Landscape Areas' are to be irrigated with a high efficiency design build irrigation system to IIABC Standards, c/w rain sensor.
4. All trees to be staked in accordance with BCNTA Standards.
5. ALL STREET TREES Install 8' x 18" Deep Root Barrier centred on each tree between tree pit and sidewalk (side of tree adjacent to sidewalk). Refer to Specification.
6. Soil depths to meet or exceed the Canadian Landscape Standard.
7. Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board.
8. New street trees to be confirmed prior to issuance of the building permit. Park Board to inspect and approve after tree planting completion.
9. For all offsite layout and grading information - REFER TO CIVIL
10. For zoning classifications and legal information - REFER TO ARCHITECTURAL
11. For the dimensioned Site Plan - REFER TO ARCHITECTURAL
12. Lighting to be at safety levels with accent lighting in key areas - REFER TO ELECTRICAL

1m 5m 10m 30m
0m 2m 20m

No.:	Date:	Submission:
10	--	--
09	--	--
08	--	--
07	--	--
06	--	--
05	Apr 26-2023	Issued for RZ (Broadway Plan)
04	May 27-2022	Internal Review
03	May 07-2021	Issued for Rezoning
02	Jan 15-2021	Issued for DP Draft
01	Sep 09-2020	Issued for Rezoning

Revisions:

durante kreuk
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:
1395 BROADWAY

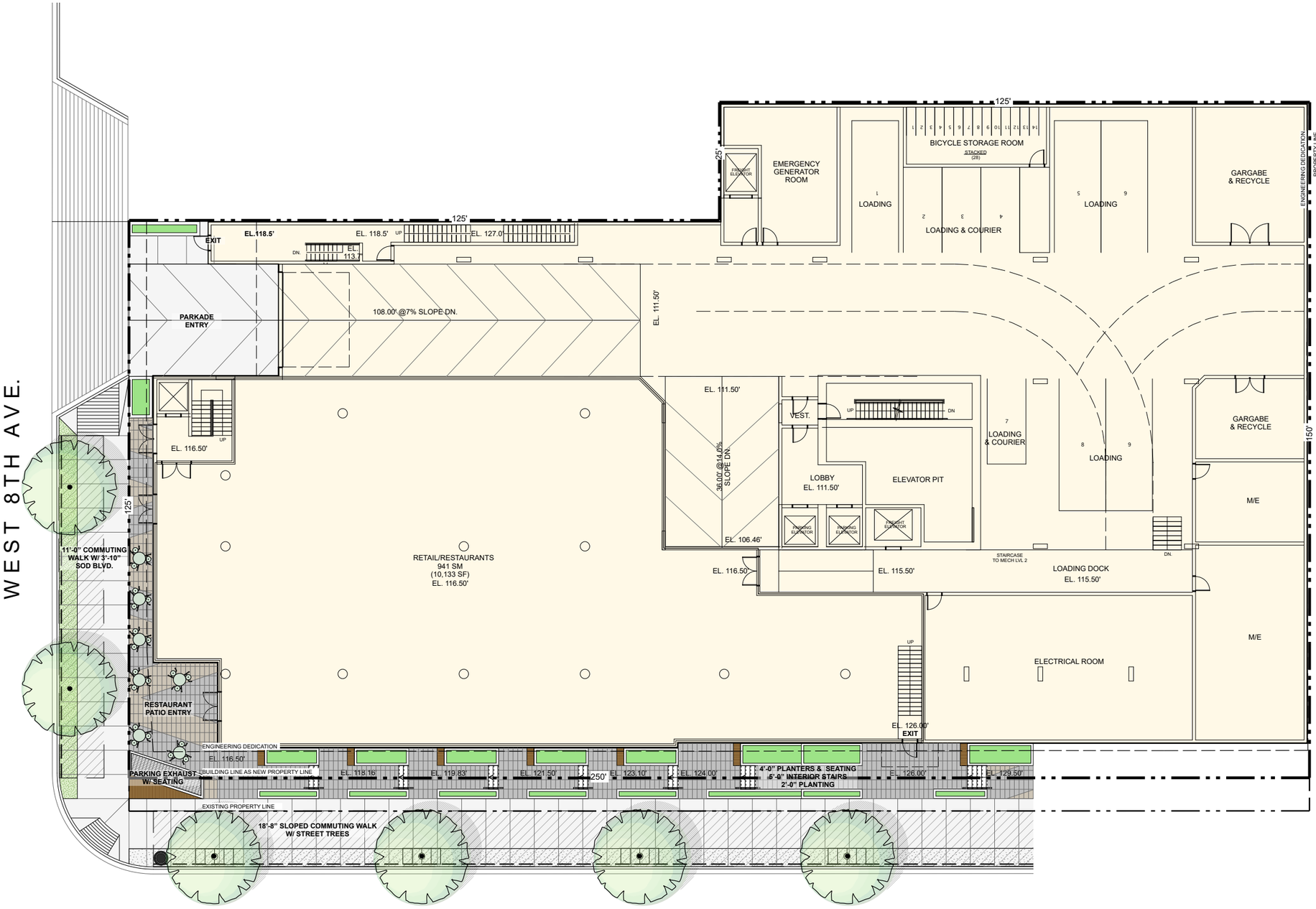
1395 West Broadway,
Vancouver, BC

Drawn by:	JBT
Checked by:	PK
Date:	Apr 20, 2023
Scale:	1:128 | 3/32"=1'-0"

Drawing Title:
Landscape Plan - Overall Site

DK Project No.:
20008

Sheet No.:
L-0.0



TRUE N.

No.	Date	Submission
10	--	--
09	--	--
08	--	--
07	--	--
06	--	--
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Revisions:

dk durante kreuk
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Project:
1395 BROADWAY

1395 West Broadway,
Vancouver, BC

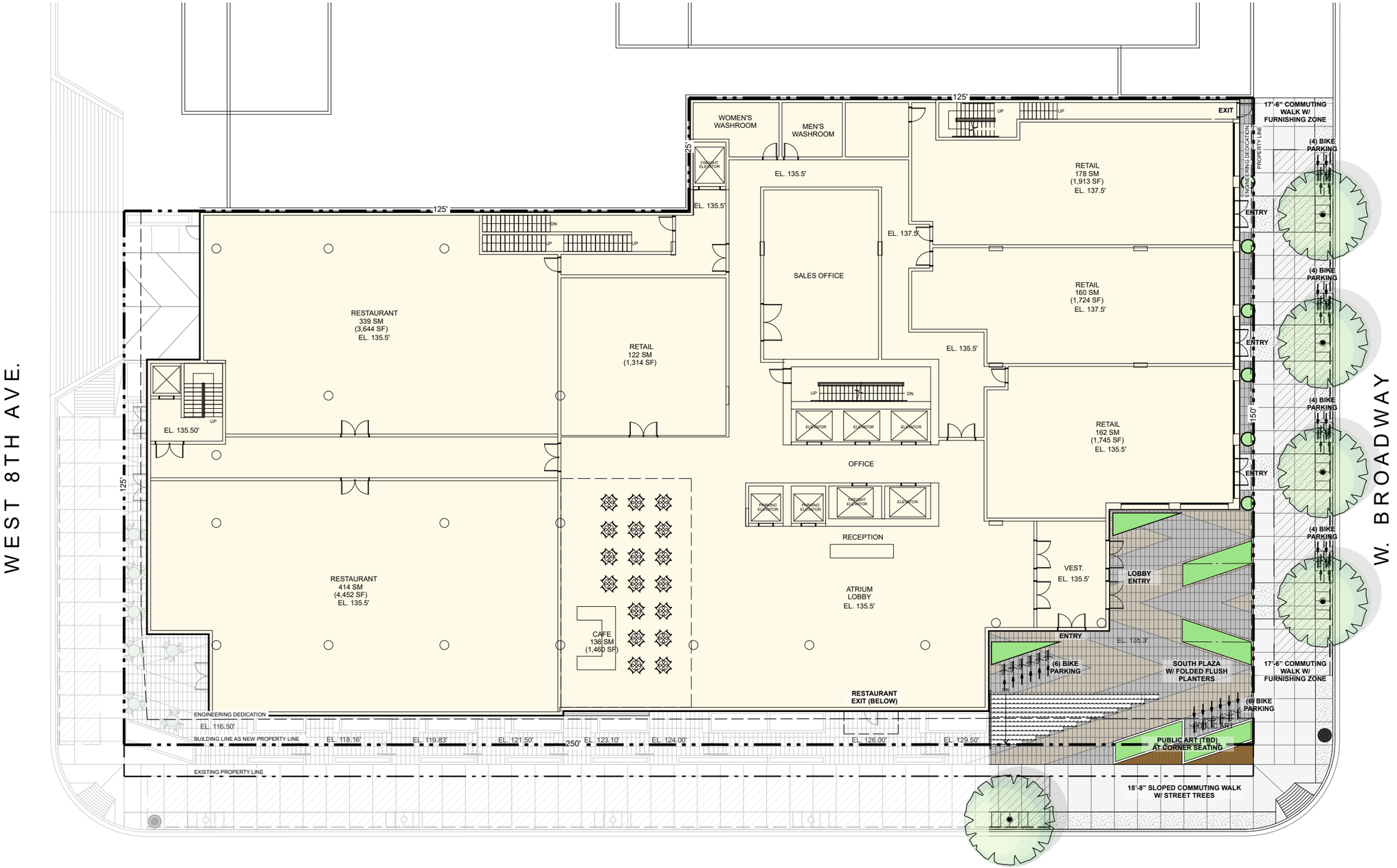
Drawn by:	JBT
Checked by:	PK
Date:	Apr 20, 2023
Scale:	1:128 | 3/32"=1'-0"

Drawing Title:
Landscape Materials - Level 0 Plan

DK Project No.:
20008

Sheet No.:
L-1.0

1m 5m 10m 30m
0m 2m 20m



TRUE N.

10	--	--
09	--	--
08	--	--
07	--	--
06	--	--
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01	Sep 09-2020	Issued for Rezoning

No.:	Date:	Submission:
Revisions:		

durante kreuk
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Project:
1395 BROADWAY

1395 West Broadway,
Vancouver, BC

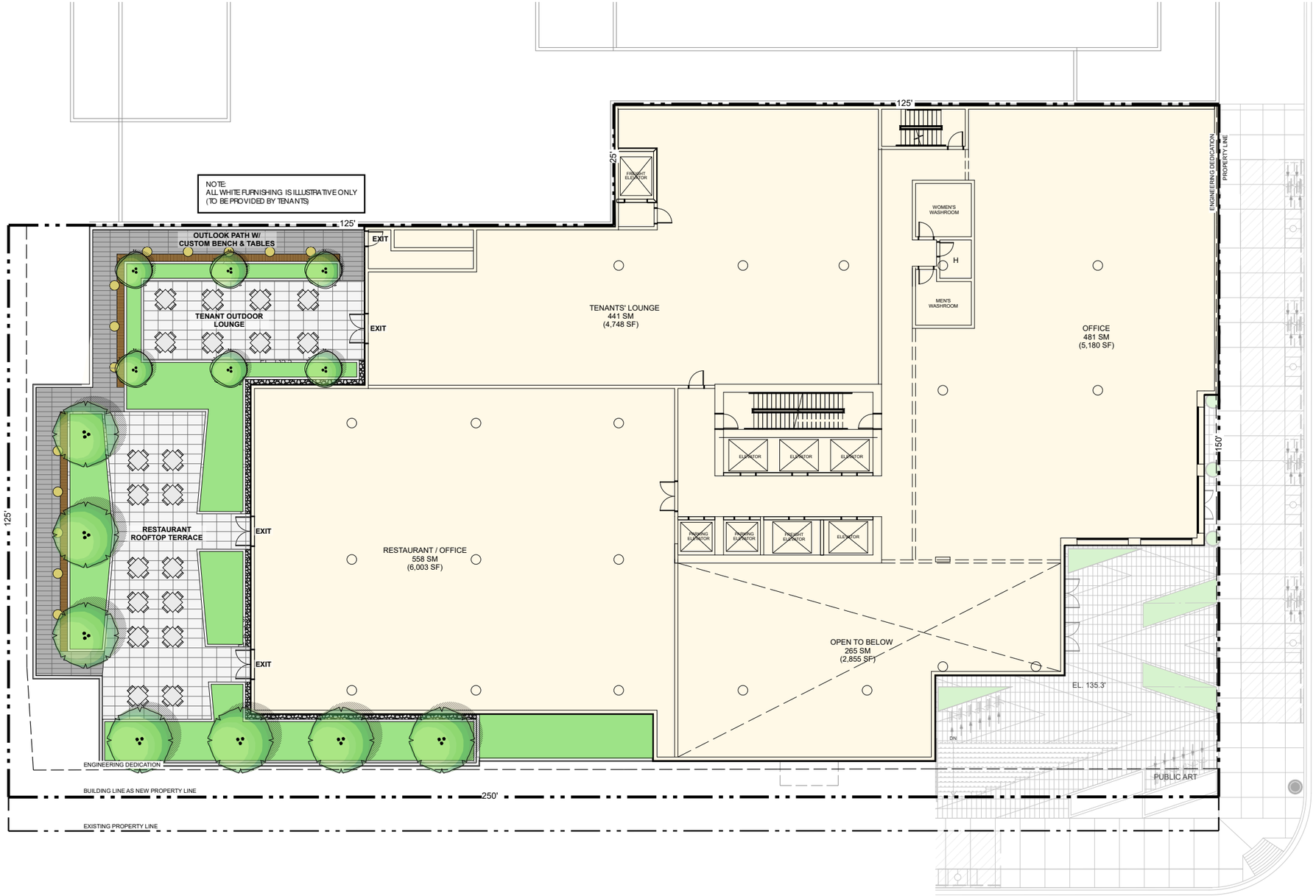
Drawn by:	JBT
Checked by:	PK
Date:	Apr 20, 2023
Scale:	1:128 | 3/32"=1'-0"

Drawing Title:
Landscape Materials - Ground Levels Combined Plan

DK Project No.:
20008

Sheet No.:
L-1.1

1m 5m 10m 30m
0m 2m 20m



W E S T 8TH AVE.

W. B R O A D W A Y

H E M L O C K S T.

TRUE N.

No.	Date	Submission:
10	--	--
09	--	--
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07	--	--
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Revisions:

durante kreuk
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f: 604 684 0577
www.dkl.bc.ca

Project:

1395 BROADWAY

1395 West Broadway,
Vancouver, BC

Drawn by:	JBT
Checked by:	PK
Date:	Apr 20, 2023
Scale:	1:128 | 3/32"=1'-0"

Drawing Title:

Landscape Materials - Level 2 Plan

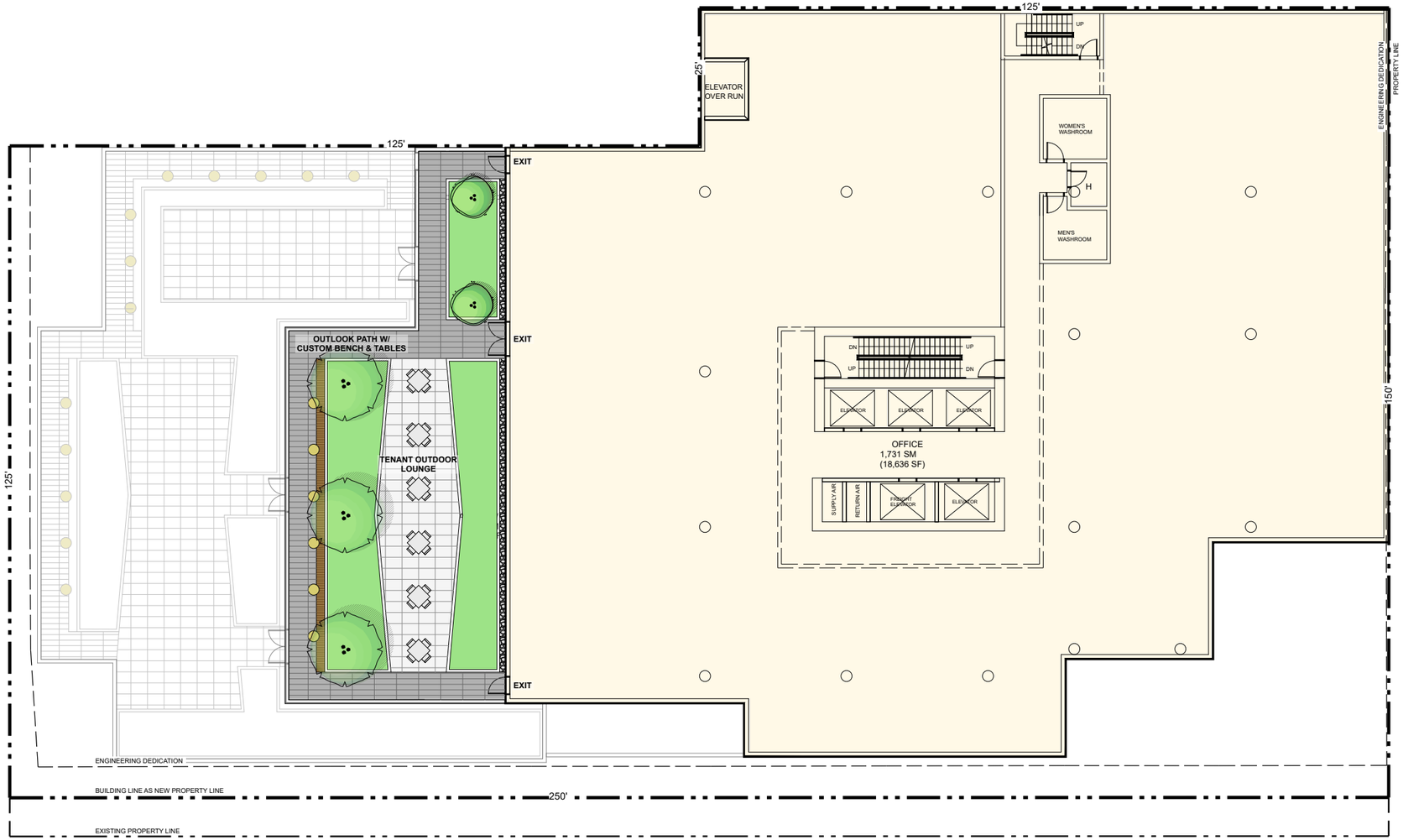
DK Project No.:

20008

Sheet No.:

L-1.2

1m 5m 10m 30m
0m 2m 20m



WEST 8TH AVE.

W. BROADWAY

HEMLOCK ST.

TRUE N.

10	--	--
09	--	--
08	--	--
07	--	--
06	--	--
05	Apr 26-2023	Issued for RZ (Broadway Plan)
04	May 27-2022	Internal Review
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01	Sep 09-2020	Issued for Rezoning

No.:	Date:	Submission:
Revisions:		

durante kreuk
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:
1395 BROADWAY

1395 West Broadway,
Vancouver, BC

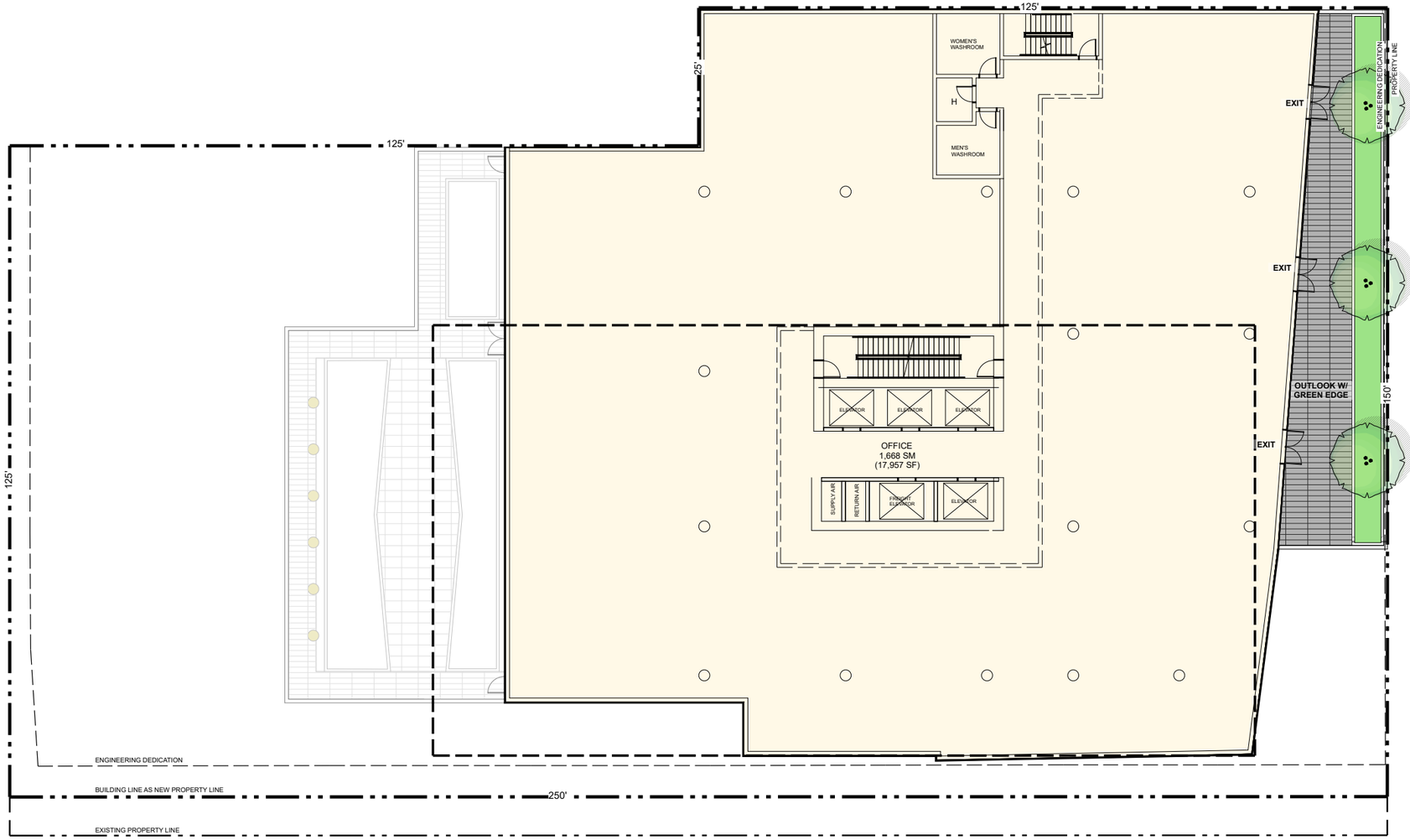
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Checked by:	PK
Date:	Apr 20, 2023
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Drawing Title:
Landscape Materials - Level 3 Plan

DK Project No.:
20008

Sheet No.:
L-1.3

1m 5m 10m 30m
0m 2m 20m



WEST 8TH AVE.

W. BROADWAY

HEMLOCK ST.

TRUE N.

10	--	--
09	--	--
08	--	--
07	--	--
06	--	--
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Project:
1395 BROADWAY

1395 West Broadway,
Vancouver, BC

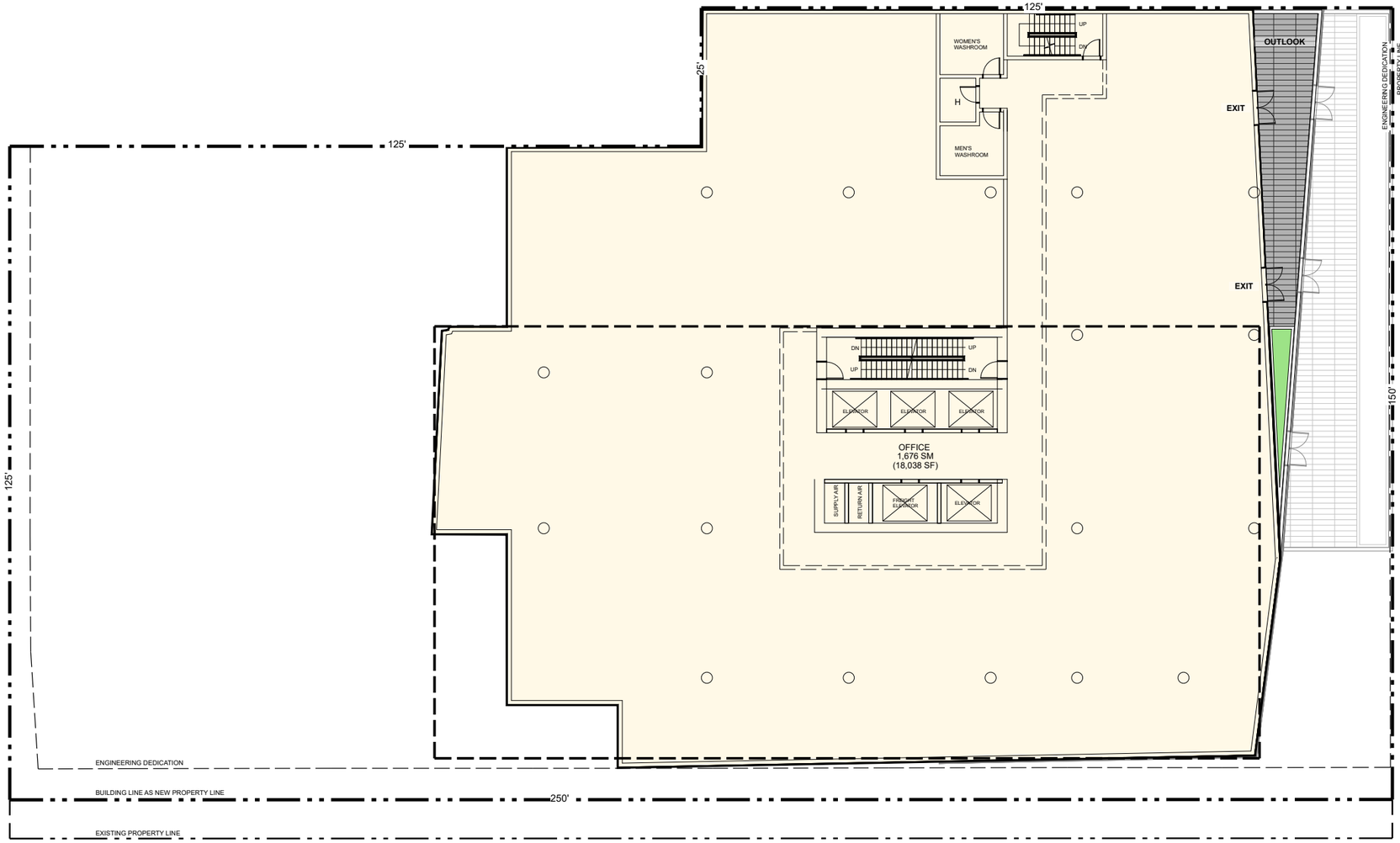
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Drawing Title:
Landscape Materials - Level 4 Plan

DK Project No.:
20008

Sheet No.:
L-1.4

1m 5m 10m 30m
0m 2m 20m



WEST 8TH AVE.

HEMLOCK ST.

W. BROADWAY

TRUE N.

10	--	--
09	--	--
08	--	--
07	--	--
06	--	--
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No.:	Date:	Submission:
Revisions:		

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102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
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1m 5m 10m 30m
0m 2m 20m

Project:
1395 BROADWAY

1395 West Broadway,
Vancouver, BC

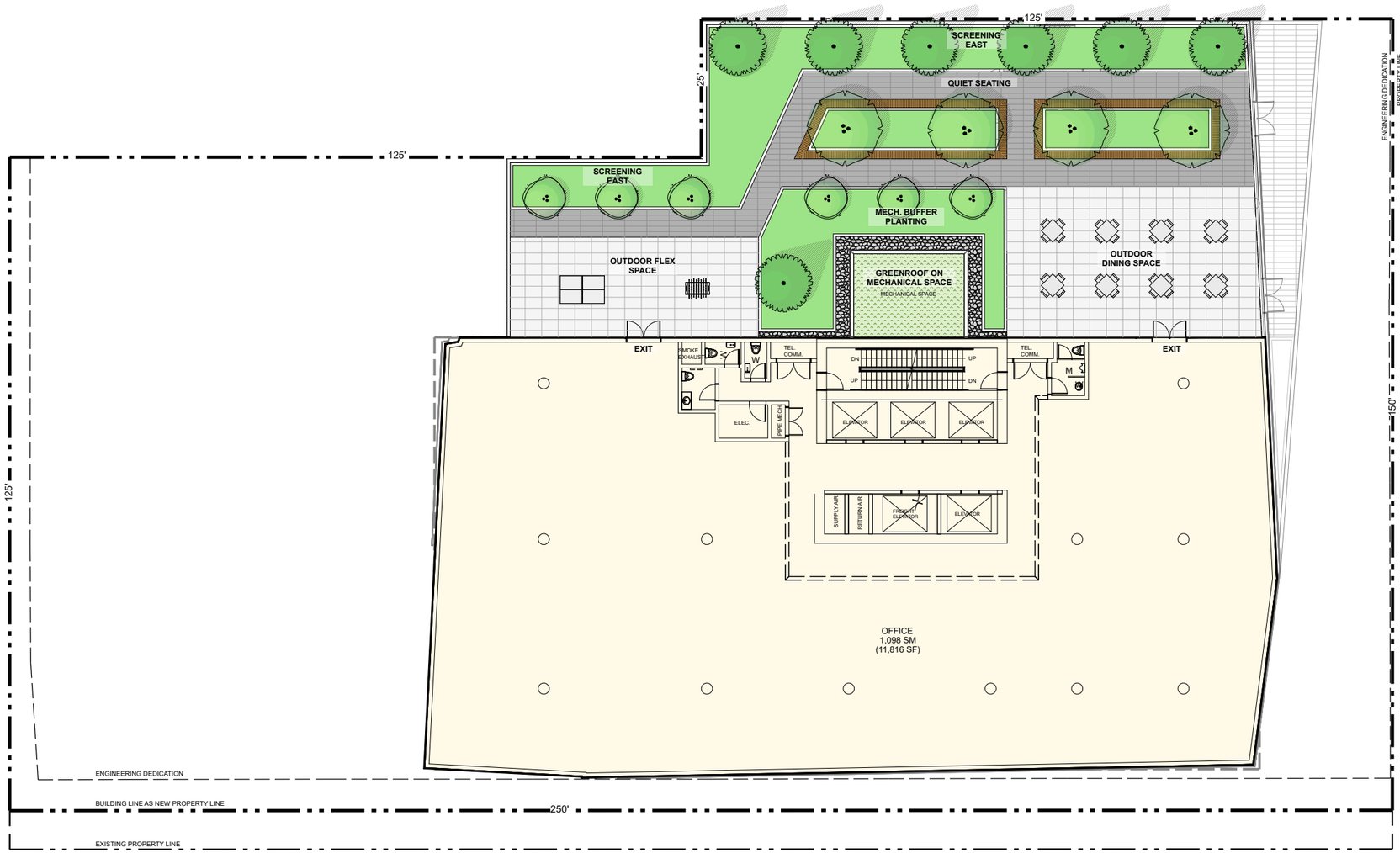
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Drawing Title:
Landscape Materials - Level 5 Plan

DK Project No.:
20008

Sheet No.:
L-1.5

NOTE:
ALL WHITE FURNISHING IS ILLUSTRATIVE ONLY
(TO BE PROVIDED BY TENANTS)



WEST 8TH AVE.

W. BROADWAY

HEMLOCK ST.

TRUE N.

10	--	--
09	--	--
08	--	--
07	--	--
06	--	--
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Revisions:		

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1m 5m 10m 30m
0m 2m 20m

Project:
1395 BROADWAY

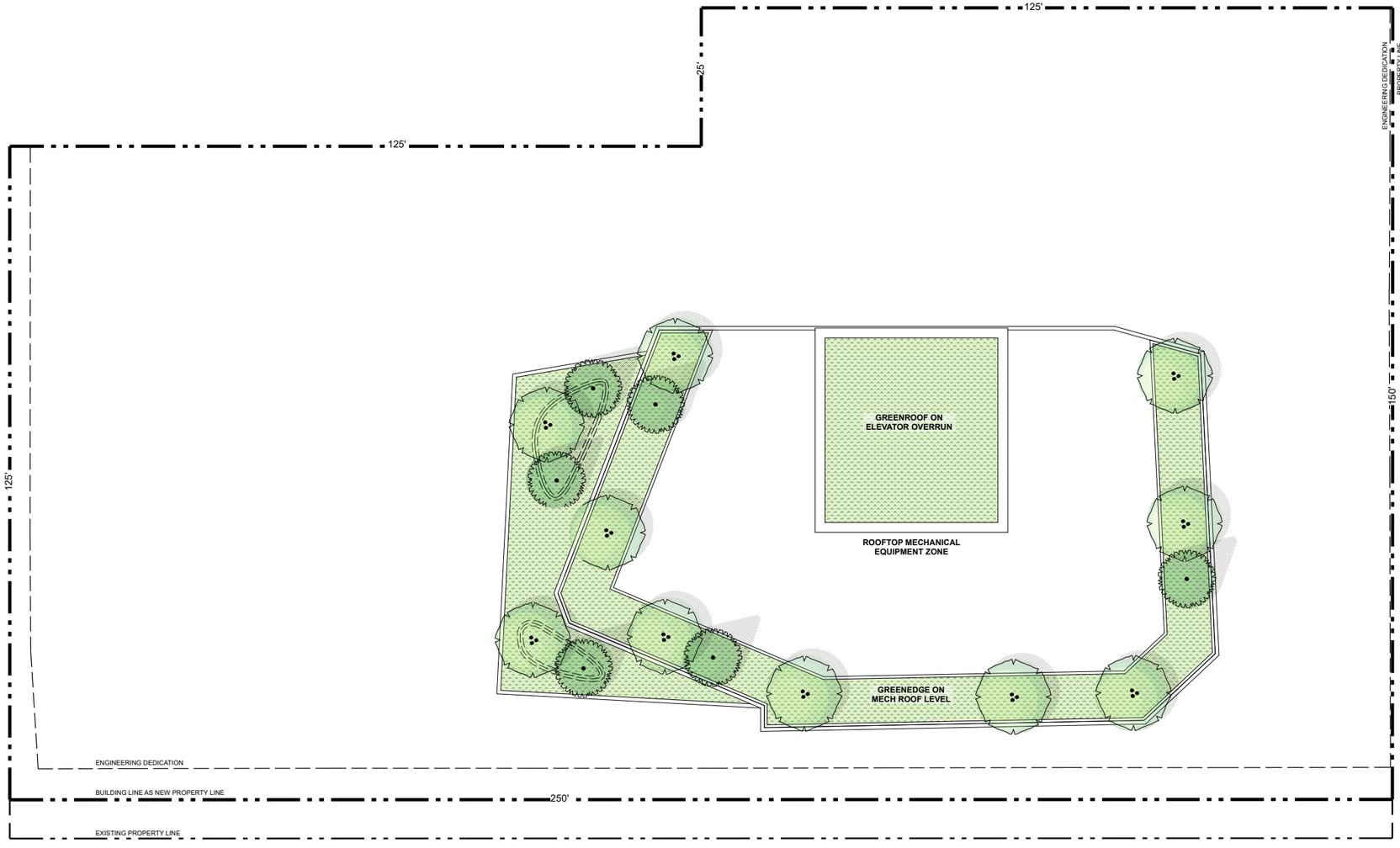
1395 West Broadway,
Vancouver, BC

Drawn by:	JBT
Checked by:	PK
Date:	Apr 20, 2023
Scale:	1:128 | 3/32"=1'-0"

Drawing Title:
Landscape Materials - Level 6 Plan

DK Project No.:
20008

Sheet No.:
L-1.6



WEST 8TH AVE.

W. BROADWAY

HEMLOCK ST.

TRUE N.

10	--	--
09	--	--
08	--	--
07	--	--
06	--	--
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No.:	Date:	Submission:

Revisions:

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Project:

1395 BROADWAY

1395 West Broadway,
Vancouver, BC

Drawn by:	JBT
Checked by:	PK
Date:	Apr 20, 2023
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Drawing Title:

Landscape Materials - Roof Levels Combined Plan

DK Project No.: 20008

Sheet No.: L-1.7

1m 5m 10m 30m
0m 2m 20m

SITE CONTEXT



W BROADWAY - LOOKING WEST



W BROADWAY & HEMLOCK



HEMLOCK & WEST 8TH



WEST 8TH - LOOKING WEST

PUBLIC REALM



SPECIAL PAVING



PLANTERS & BENCHES



ACCESSIBLE SLOPES



ACCESSIBLE SLOPES

OFFICE AMENITY



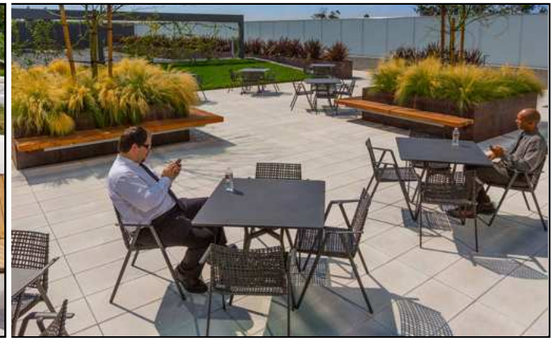
ROOFTOP CHARACTER



ANGLED PLANTERS



OUTLOOK BENCHES



FLEX SPACES

10	--	--
09	--	--
08	--	--
07	--	--
06	--	--
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Project:
1395 BROADWAY

1395 West Broadway,
Vancouver, BC

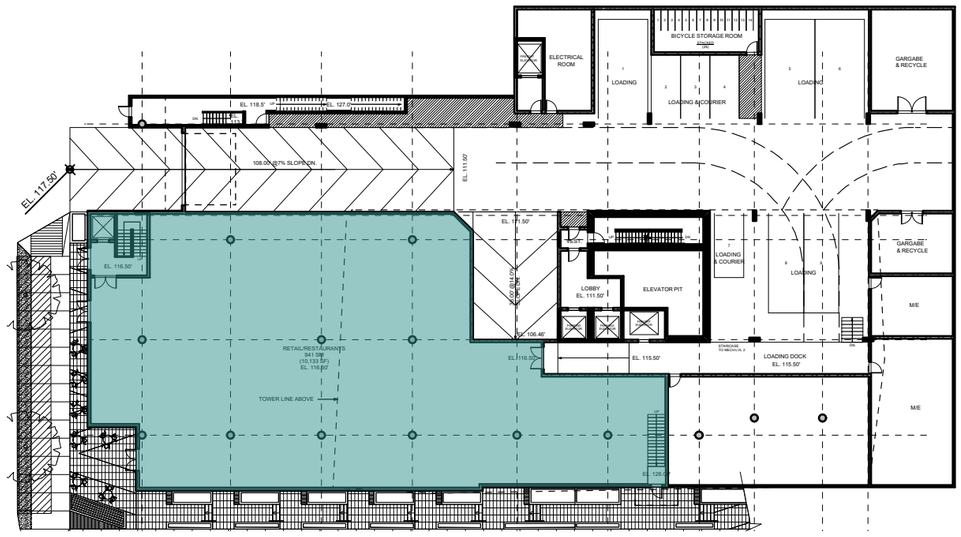
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Checked by:	PK
Date:	Apr 20, 2023
Scale:	1:128 | 3/32"=1'-0"

Drawing Title:
Landscape - Thematic Images

DK Project No.: 20008

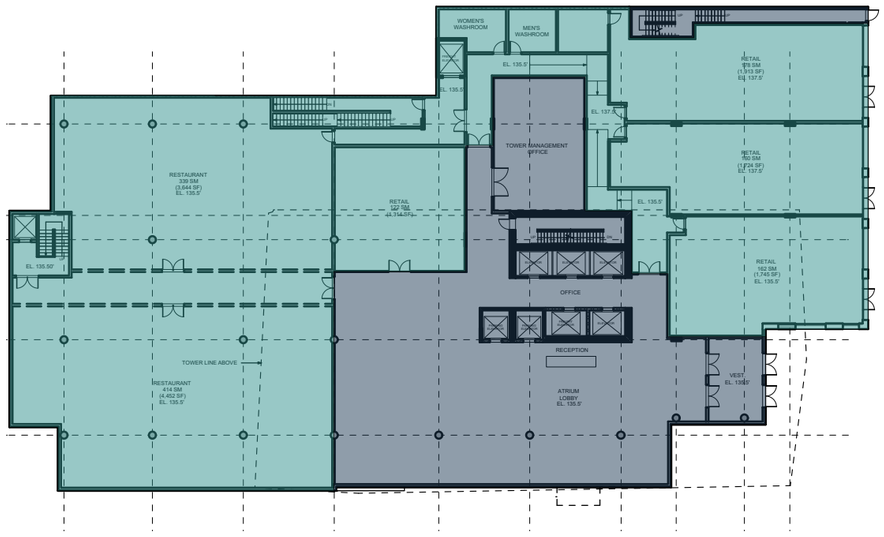
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FSR OVERLAYS



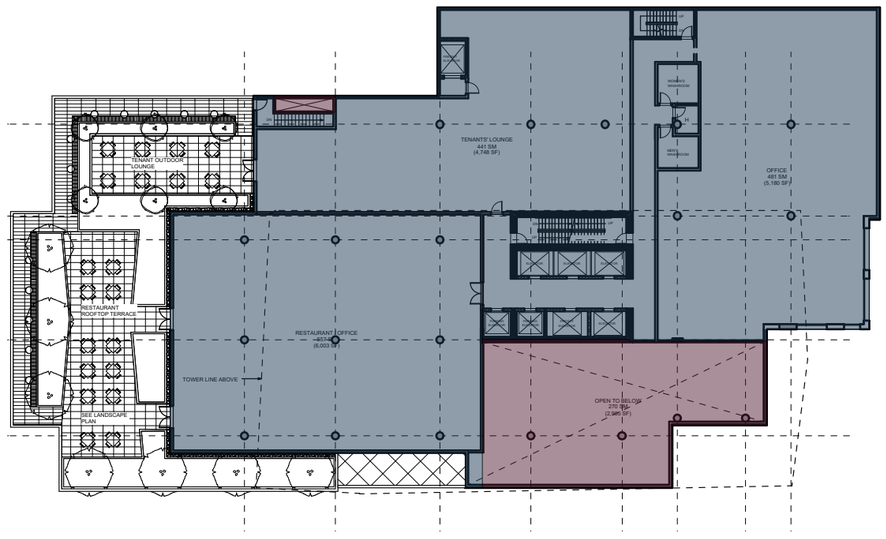
LOWER GROUND OVERLAY PLAN

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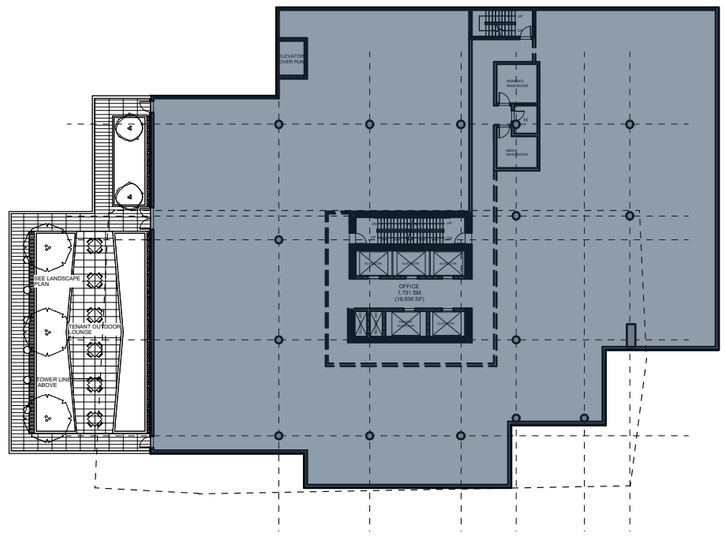
GROUND FLOOR OVERLAY PLAN

2 SCALE : 3/128" = 1'-0"



LEVEL 2 OVERLAY PLAN

3 SCALE : 3/128" = 1'-0"



LEVEL 3 OVERLAY PLAN

4 SCALE : 3/128" = 1'-0"

ACAI
ANDREW CHEUNG ARCHITECTS INC.
1525 W 8th Avenue #208
Vancouver, B.C. V6J 1T5
Tel (604) 685-2088
Fax (604) 685-1889
URBAN INTERIOR ARCHITECTURAL

REZONING APPLICATION

DATE: APR. 26TH, 2023

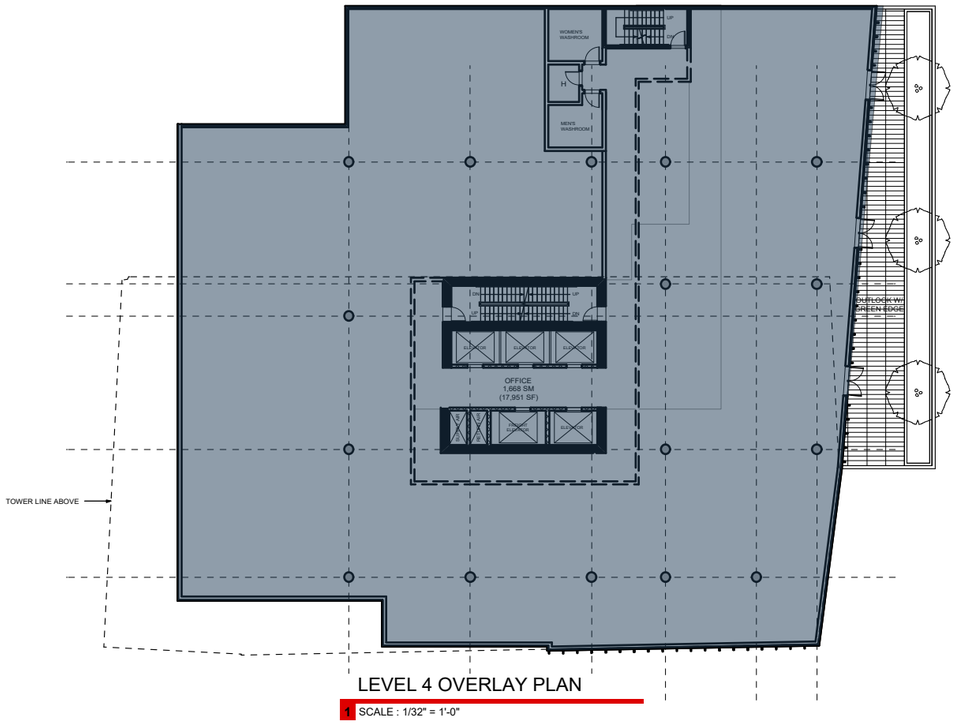
1395 WEST BROADWAY

PROJECT ADDRESS

FSR OVERLAY - 1

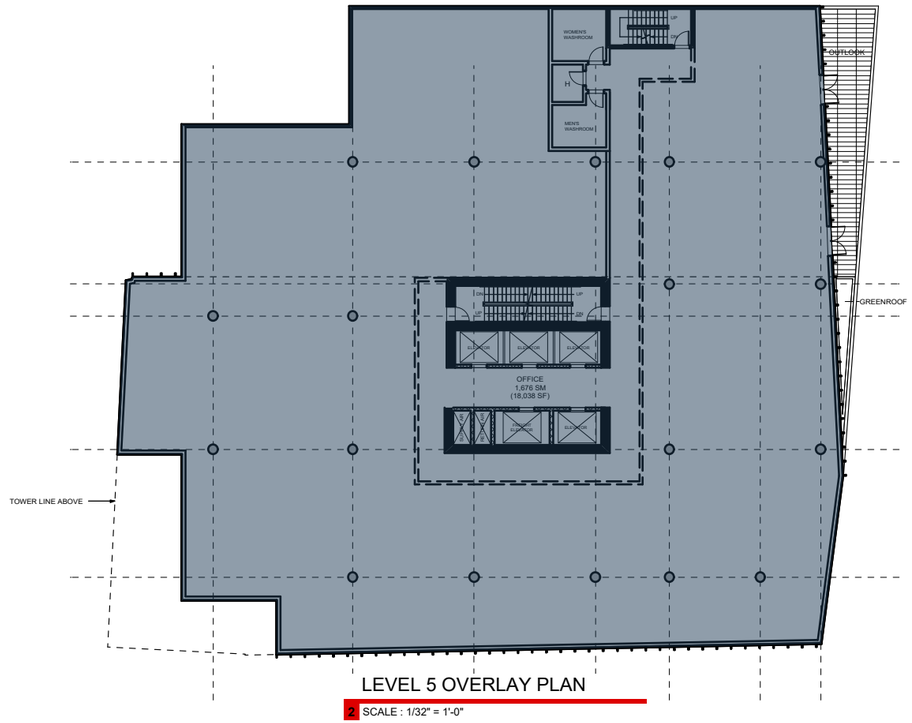
DRAWING TITLE

RZ 5.01



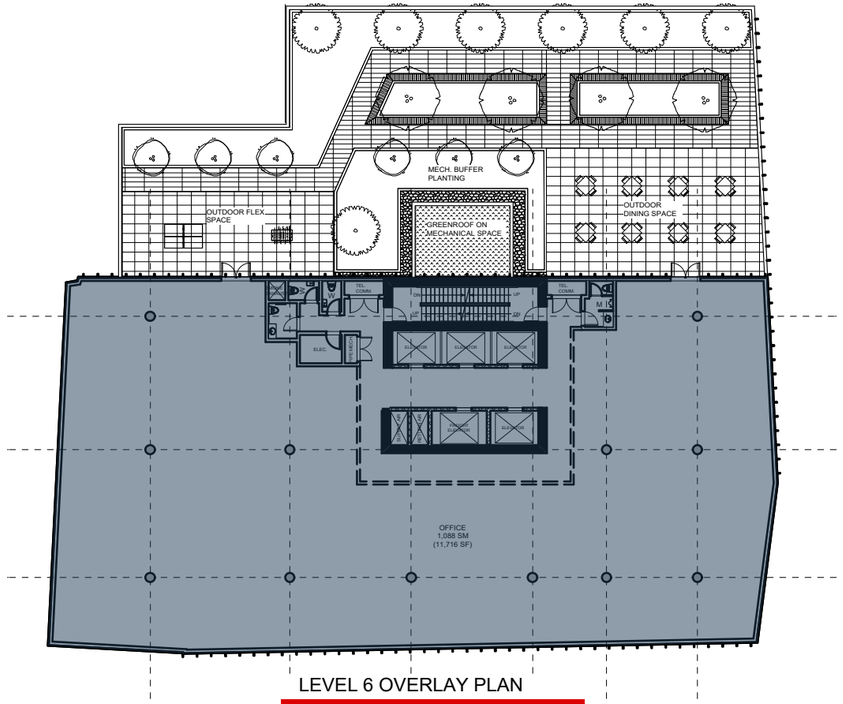
LEVEL 4 OVERLAY PLAN

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



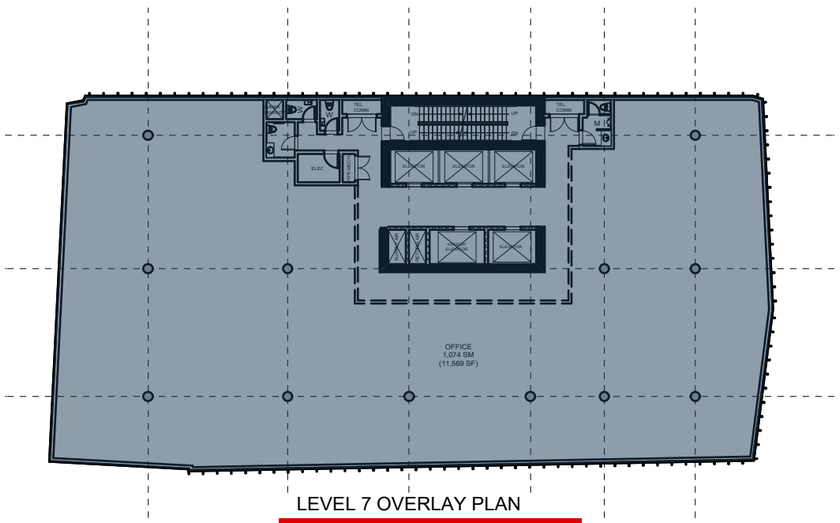
LEVEL 5 OVERLAY PLAN

2 SCALE : 1/32" = 1'-0"



LEVEL 6 OVERLAY PLAN

3 SCALE : 1/32" = 1'-0"



LEVEL 7 OVERLAY PLAN

4 SCALE : 1/32" = 1'-0"

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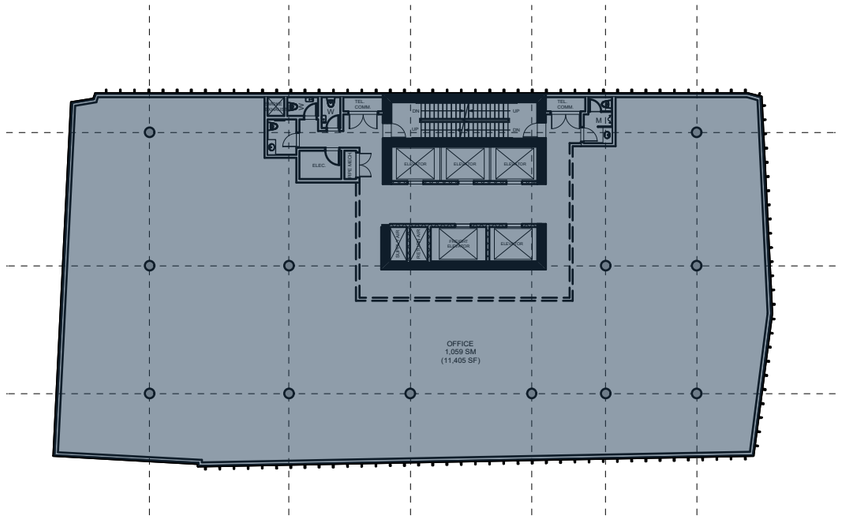
PROJECT ADDRESS

1395 WEST BROADWAY

DRAWING TITLE

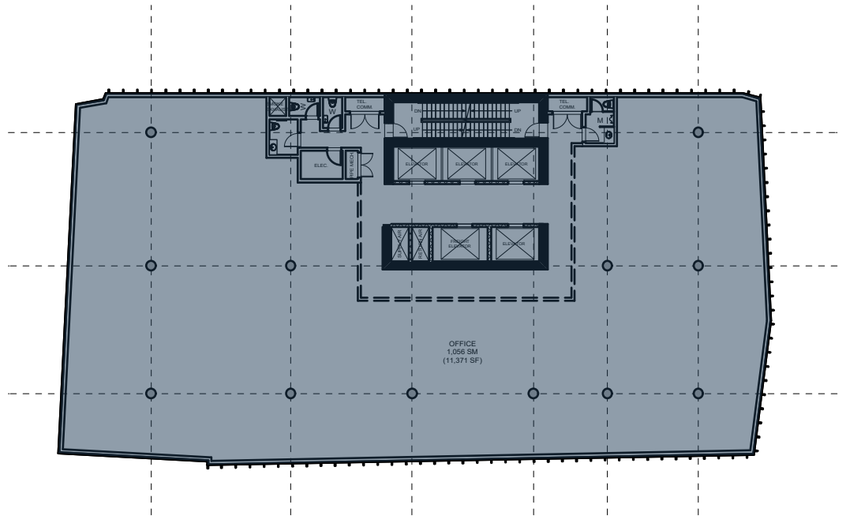
FSR OVERLAY - 2

RZ 5.02



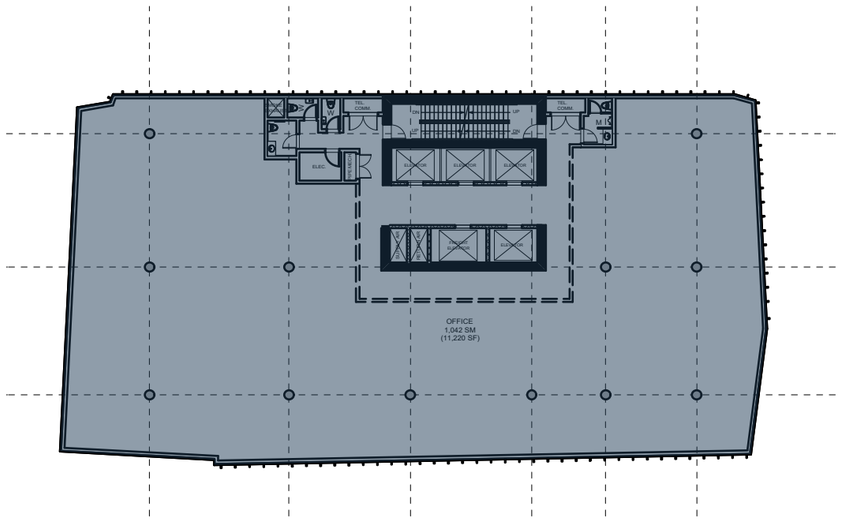
LEVEL 8 OVERLAY PLAN

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



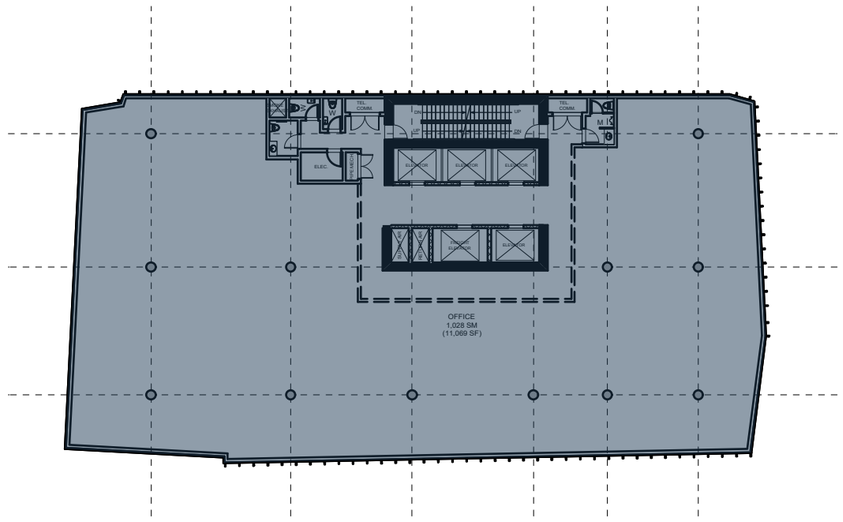
LEVEL 9 OVERLAY PLAN

2 SCALE : 1/32" = 1'-0"



LEVEL 10 OVERLAY PLAN

3 SCALE : 1/32" = 1'-0"



LEVEL 11 OVERLAY PLAN

4 SCALE : 1/32" = 1'-0"

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URBAN INTERFACE ARCHITECTURAL

REZONING APPLICATION

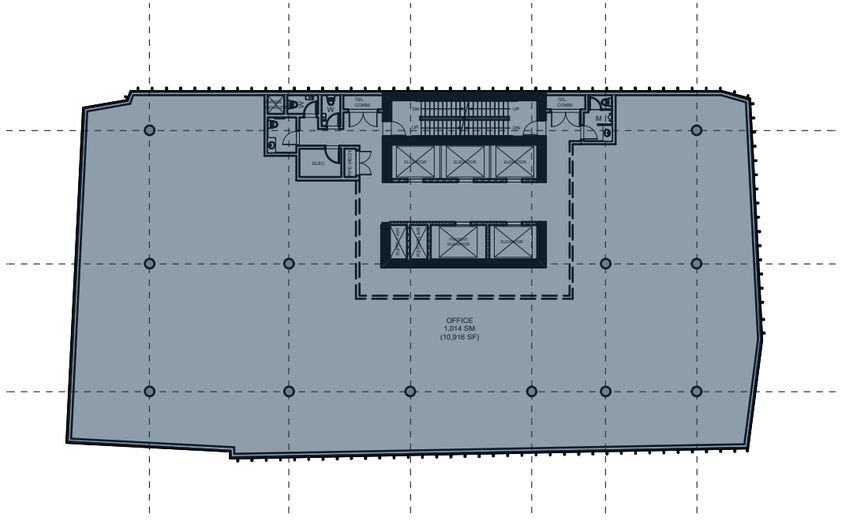
DATE: APR. 26TH, 2023

1395 WEST BROADWAY

PROJECT ADDRESS | DRAWING TITLE

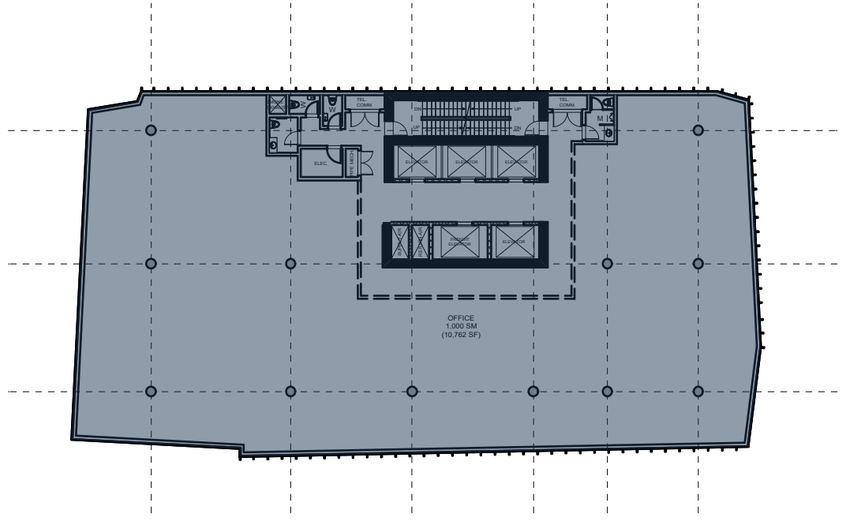
FSR OVERLAY - 3

RZ 5.03



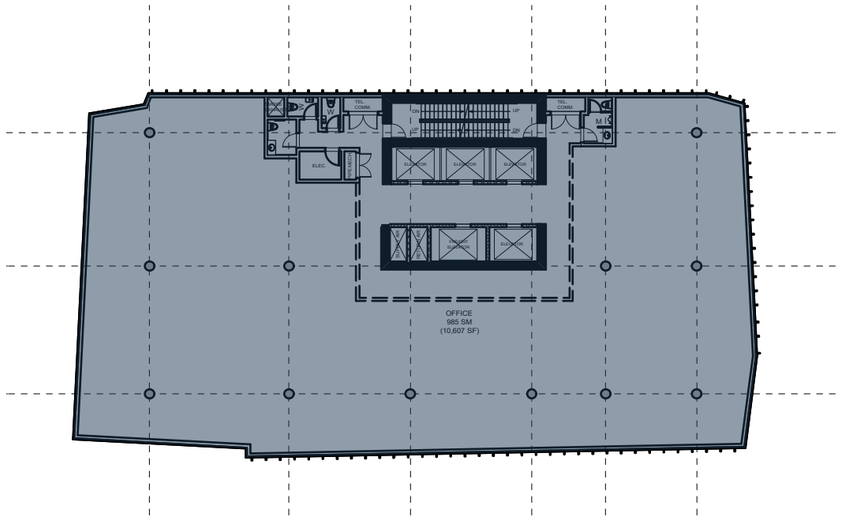
LEVEL 12 OVERLAY PLAN

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



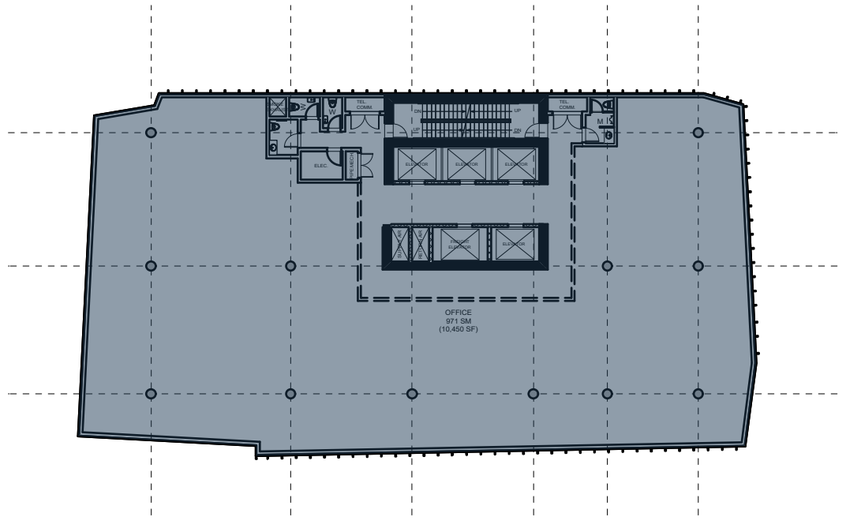
LEVEL 13 OVERLAY PLAN

2 SCALE : 1/32" = 1'-0"



LEVEL 14 OVERLAY PLAN

3 SCALE : 1/32" = 1'-0"



LEVEL 15 OVERLAY PLAN

4 SCALE : 1/32" = 1'-0"

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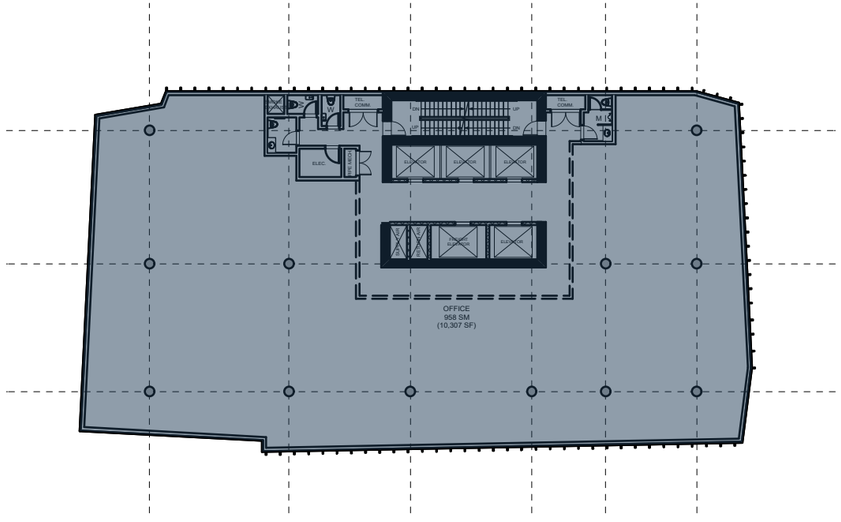
1395 WEST BROADWAY

PROJECT ADDRESS

FSR OVERLAY - 4

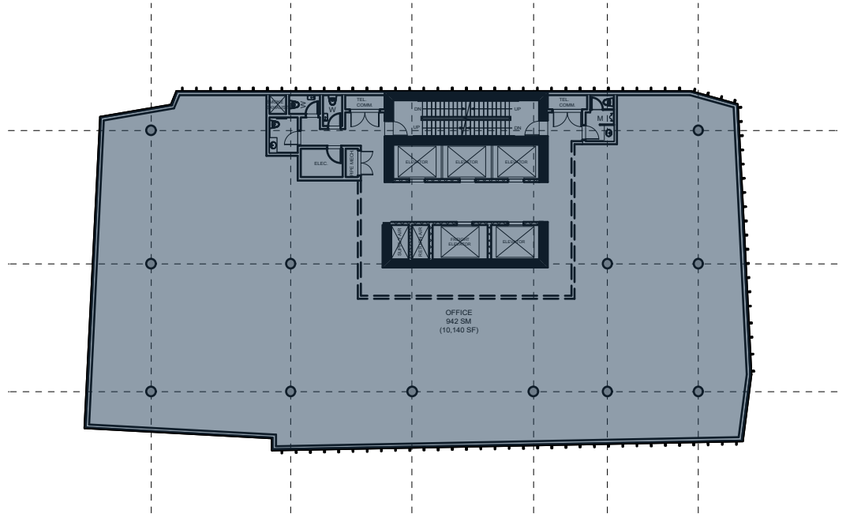
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RZ 5.04



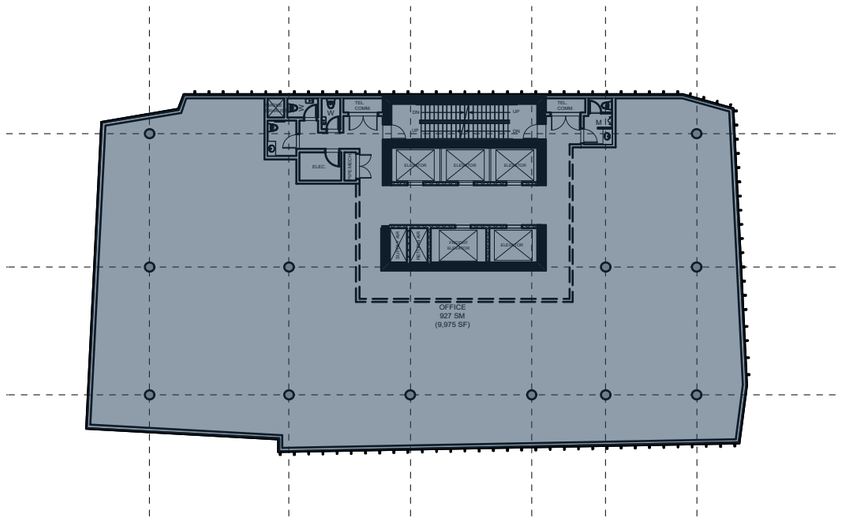
LEVEL 16 OVERLAY PLAN

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



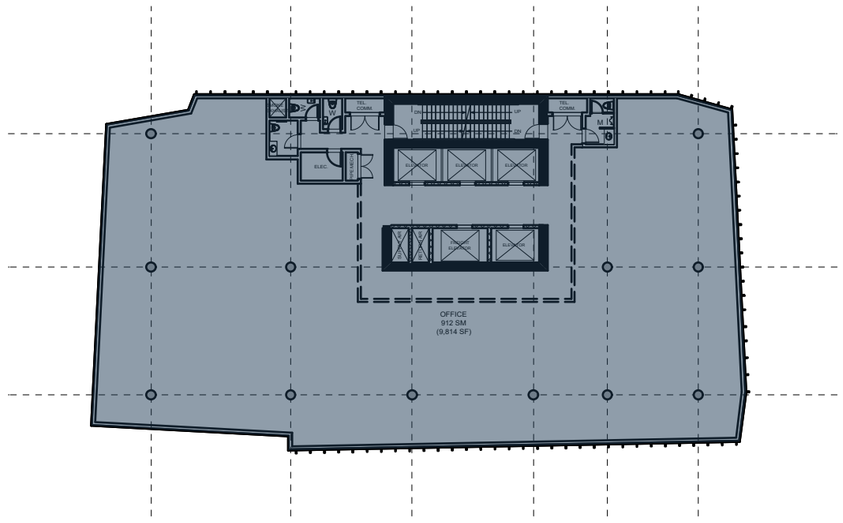
LEVEL 17 OVERLAY PLAN

2 SCALE : 1/32" = 1'-0"



LEVEL 18 OVERLAY PLAN

3 SCALE : 1/32" = 1'-0"



LEVEL 19 OVERLAY PLAN

4 SCALE : 1/32" = 1'-0"

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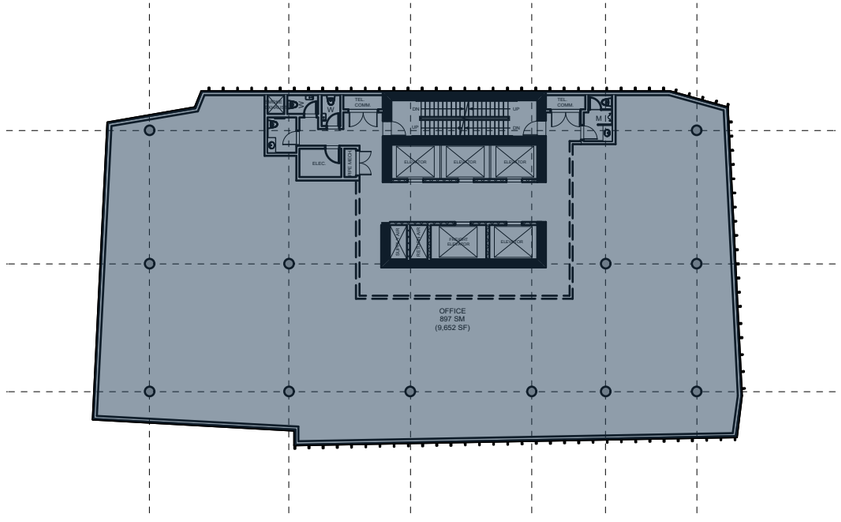
1395 WEST BROADWAY

PROJECT ADDRESS

FSR OVERLAY - 5

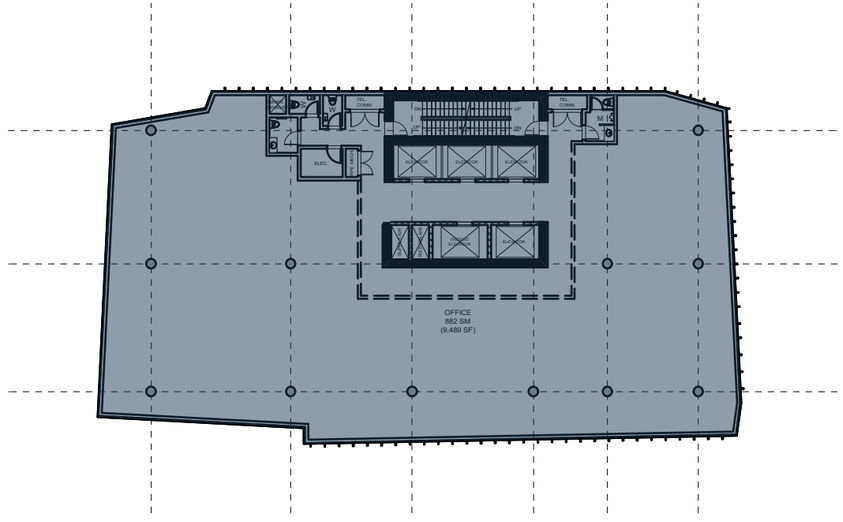
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RZ 5.05



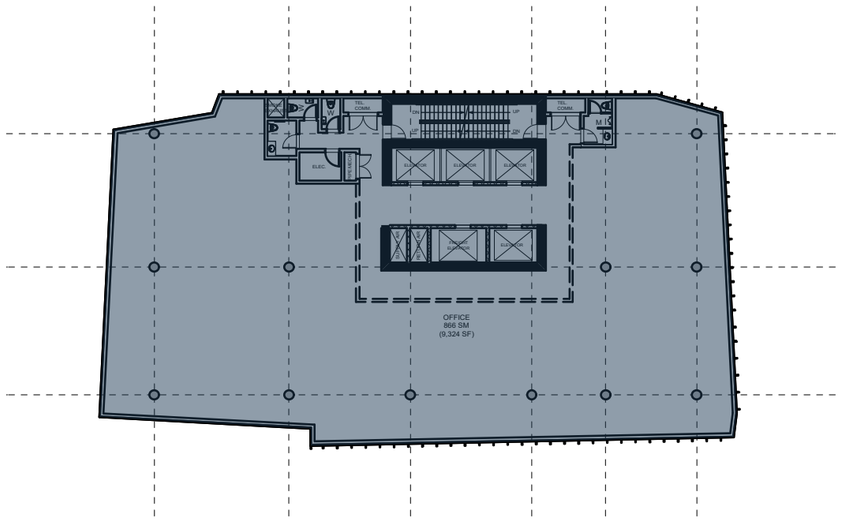
LEVEL 20 OVERLAY PLAN

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



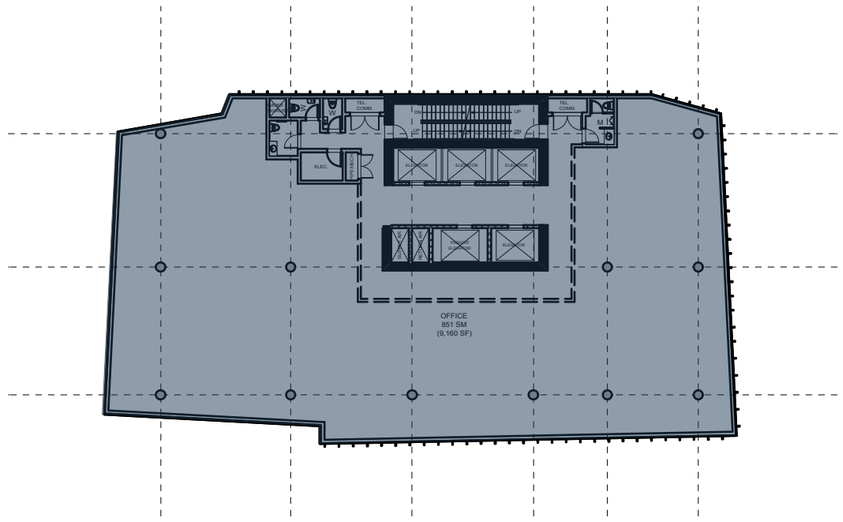
LEVEL 21 OVERLAY PLAN

2 SCALE : 1/32" = 1'-0"



LEVEL 22 OVERLAY PLAN

3 SCALE : 1/32" = 1'-0"



LEVEL 23 OVERLAY PLAN

4 SCALE : 1/32" = 1'-0"

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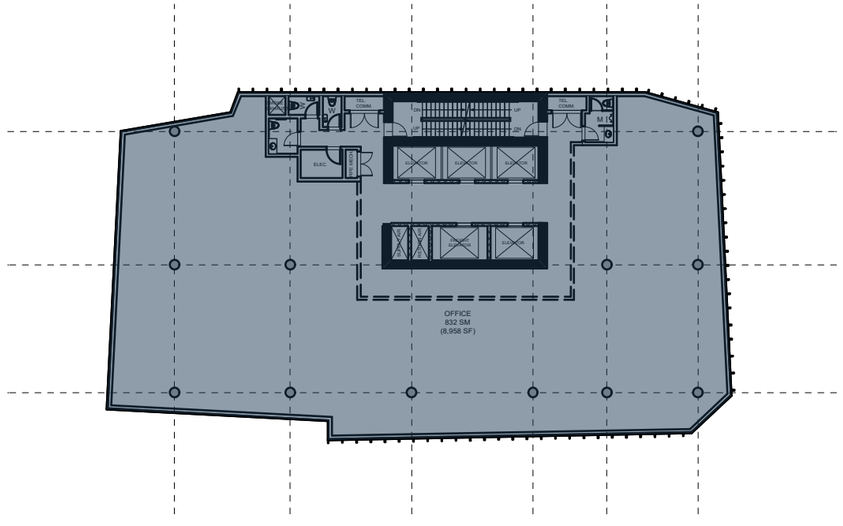
PROJECT ADDRESS

1395 WEST BROADWAY

DRAWING TITLE

FSR OVERLAY - 6

RZ 5.06



LEVEL 24 OVERLAY PLAN

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

FSR SUMMARY

	OFFICE (SQ.FT.)	COMMERICAL (SQ.FT.)	OPEN TO BELOW (SQ.FT.)	TOTAL (SQ.FT.)
LOWER GROUND FLOOR	0	10,133	0	10,133
GROUND FLOOR	8,722	18,692	0	27,414
LEVEL 2	18,678	0	2,935	18,678
LEVEL 3	18,636	0	0	18,636
LEVEL 4	17,957	0	0	17,951
LEVEL 5	18,038	0	0	18,038
LEVEL 6	11,716	0	0	11,716
LEVEL 7	11,569	0	0	11,569
LEVEL 8	11,405	0	0	11,405
LEVEL 9	11,371	0	0	11,371
LEVEL 10	11,220	0	0	11,220
LEVEL 11	11,069	0	0	11,069
LEVEL 12	10,916	0	0	10,916
LEVEL 13	10,762	0	0	10,762
LEVEL 14	10,607	0	0	10,607
LEVEL 15	10,450	0	0	10,450
LEVEL 16	10,307	0	0	10,307
LEVEL 17	10,140	0	0	10,140
LEVEL 18	9,975	0	0	9,975
LEVEL 19	9,814	0	0	9,814
LEVEL 20	9,652	0	0	9,652
LEVEL 21	9,489	0	0	9,489
LEVEL 22	9,324	0	0	9,324
LEVEL 23	9,160	0	0	9,160
LEVEL 24	8,958	0	0	8,958
			TOTAL	308,745

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URBAN INTERFACE ARCHITECTURAL

REZONING APPLICATION

DATE: APR. 26TH, 2023

1395 WEST BROADWAY

PROJECT ADDRESS / DRAWING TITLE

FSR OVERLAY - 7

RZ 5.07