Perkins&Will

westbank

Crombie

BROADWAY + COMMERCIAL

1780 E BROADWAY, VANCOUVER, BC



2024-05-04

ISSUED FOR REZONING

06 MAY 2024

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SHEET LIST

NUMBER	SHEET NAME	ISSUED FOR REZONING 2024.05.06
G00-00	COVER PAGE AND DRAWING INDEX	•
G00-01	PROJECT STATISTICS	•
G00-03	SURVEY	•
G00-04	BASE SURFACE CALCULATION & BUILDING GRADES	•
G00-05	CONTEXT SITE PLAN	•
G00-06	CONTEXT PHOTOS	•
G05-01	SHADOW ANALYSIS	•
A01-01	SITE PLAN - GRADE	•
A01-02	STREET ELEVATIONS	•
A01-03	STREET ELEVATIONS	•
A10-01	OVERALL FLOOR PLAN - LEVEL P3	•
A10-02	OVERALL FLOOR PLAN - LEVEL P2	•
A10-03	OVERALL FLOOR PLAN - LEVEL P1	•
A10-04	OVERALL FLOOR PLAN - LEVEL 01 (GROUND FLOOR)	•
A10-05	OVERALL FLOOR PLAN - LEVEL 01M (LOADING, F&B)	•
A10-06	OVERALL FLOOR PLAN - LEVEL 02	•
A10-08	OVERALL FLOOR PLAN - LEVEL 03	•
A10-10	OVERALL FLOOR PLAN - TYPICAL TOWER PLAN	•
A10-15	OVERALL FLOOR PLAN - AMENITY & MECH LEVEL	•
A10-16	OVERALL FLOOR PLAN - ROOF PLAN	•
A11-01	FLOOR PLANS - TOWER A	•
A11-02	FLOOR PLANS - TOWER B	•
A11-03	FLOOR PLANS - TOWER C	•
A20-01	NORTH ELEVATION	•
A20-02	EAST ELEVATION	•
A20-03	SOUTH ELEVATION	•
A20-04	WEST ELEVATION	•
A21-01	EAST-WEST BUILDING SECTION - TOWER A & C	•
A21-03	NORTH-SOUTH BUILDING SECTION - TOWER A	•
A21-04	NORTH-SOUTH BUILDING SECTION - TOWER B	•
A21-05	LOADING AND ACCESS SECTION - TOWER C	•
A21-06	PARKADE ACCESS SECTIONS	•
A21-07	PARKADE ACCESS SECTIONS	•



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PROJECT INFORMATION

PROJECT INFORMATION		
PROJECT NAME	BROADWAY + COMMERCIAL	
PROJECT NUMBER	411812	
CIVIC ADDRESS	1780 E BROADWAY, VANCOUVER, BC	
LEGAL ADDRESS	LOT 1, Bk 162, DL 264A, G1, NWD, PLAN 20377, EXCEPT PART IN PLAN EPP35255	
COMMUNITY PLAN	GRANDVIEW-WOODLAND COMMUNITY PLAN	
ZONING BY-LAW	C3-A (EXISTING)	CD-1 (PROPOSED)
SITE AREA	9819.1 SM	105,692 SF
SITE DIMENSIONS	80.5m x 129.2m	264.1ft x 423.9ft
BUILDING HEIGHT		
	ALLOWABLE	PROPOSED
TOWER A	UP TO 24 STOREYS ABOVE RETAIL PLINTH	44 STOREYS
TOWER B		38 STOREYS
TOWER C		37 STOREYS
SETBACKS		
	REQUIRED	PROVIDED
NORTH (BROADWAY)	5.5m SIDEWALK	5.5m SIDEWALK
SIDE (WEST)	-	-
SIDE (EAST)	12.2m setback above 18.2m(60')	12.2m setback above 18.2m(60')
SOUTH (10TH AVENUE)	-	-
PUBLIC PLAZA		
	REQUIRED	PROVIDED
AT-GRADE PUBLIC PLAZA	20,000 SF PER GWCP	20,000 SF
PUBLIC ACCESS L2 / 10TH AVE	-	12,000 SF

PROJECT SUMMARY

NAME	GFA		FSR AREA		FSR
COMMERCIAL					
SAFEWAY	4672.0 m²	50288.8 SF	4672.0 m²	50288.8 SF	0.48
F&B	821.4 m²	8841.2 SF	821.4 m²	8841.2 SF	0.08
CRU	289.0 m²	3111.0 SF	289.0 m²	3111.0 SF	0.03
SUB-TOTAL	5782.4 m²	62241.0 SF	5782.4 m²	62241.0 SF	0.59
FITNESS	1125.0 m²	12109.7 SF	1125.0 m²	12109.7 SF	0.11
CHILDCARE	716.6 m²	7713.0 SF	716.6 m²	7713.0 SF	0.07
SUB-TOTAL	1841.6 m²	19822.7 SF	1841.6 m²	19822.7 SF	0.19
COMMERCIAL TOTAL	7624.0 m²	82063.7 SF	7624.0 m²	82063.7 SF	0.78
RESIDENTIAL					
MARKET RENTAL	68812.9 m²	740696.1 SF	67147.8 m²	722773.0 SF	6.84
BELOW-MARKET RENTAL	6424.7 m²	69154.6 SF	6386.0 m²	68738.0 SF	0.65
RESIDENTIAL TOTAL	75237.6 m²	809850.8 SF	73533.8 m²	791511.0 SF	7.49
LOADING / ACCESS	1586.2 m²	17073.4 SF	0.0 m²	0.0 SF	0.00
ABOVE GRADE TOTAL	84447.7 m²	908987.9 SF	81157.7 m²	873574.7 SF	8.27
BELOW GRADE TOTAL	28938.8 m²	311494.2 SF	0.0 m²	0.0 SF	0.00
PROJECT TOTAL	113386.5 m²	1220482.1 SF	81157.7 m²	873574.7 SF	8.27

BALCONY EXCLUSIONS				
TOWER	FSR	12% ALLOWABLE	BALC AREA	BALC %
A	26683.6 m²	3202.0 m²	5513.0 m²	20.7%
B	23630.2 m²	2835.6 m²	2752.8 m²	11.7%
C	23220.0 m²	2786.4 m²	2627.3 m²	11.8%
PROJECT TOTAL	73533.8 m²	8824.1 m²	10893.1 m²	14.9%

MARKET RENTAL UNIT MIX

	TOWER A MARKET		TOWER B MARKET		TOWER C MARKET		TOTAL MARKET	
UNIT TYPES	COUNT	% PROVIDED	COUNT	% PROVIDED	COUNT	% PROVIDED	COUNT	% PROVIDED
STUDIO	94	24	69	24	67	24	230	24
1BD	150	38	99	35	97	36	346	36
2BD	104	28	80	29	78	29	262	29
3BD	36	10	34	12	32	11	102	11
TOTAL	**384**	**100%**	**282**	**100%**	**274**	**100%**	**940**	**100%**

BELOW-MARKET RENTAL UNIT MIX

	TOWER A BELOW-MARKET		TOWER B BELOW-MARKET		TOWER C BELOW-MARKET		TOTAL BELOW-MARKET	
UNIT TYPES	COUNT	% PROVIDED	COUNT	% PROVIDED	COUNT	% PROVIDED	COUNT	% PROVIDED
STUDIO	-	-	13	25	13	25	26	25
1BD	-	-	29	56	29	56	58	56
2BD	-	-	10	19	10	19	20	19
3BD	-	-	-	-	-	-	-	-
TOTAL	**-**	**-**	**52**	**100%**	**52**	**100%**	**104**	**100%**

TOTAL RESIDENTIAL UNIT MIX

	TOTAL UNIT MIX	
UNIT TYPES	COUNT	% PROVIDED
STUDIO	256	23
1BD	404	39
2BD	282	27
3BD	102	10
TOTAL	**1044**	**100%**

NOTE: TOTAL NUMBER OF RESIDENTIAL UNITS IS APPROXIMATE AND IS SUBJECT TO ADJUSTMENT WITHIN ALLOWABLE DENSITY. BELOW MARKET RENTAL UNITS TO REMAIN AT 10% OF TOTAL NUMBER OF UNITS

SUMMARY

TOWER A				FSR EXCLUSIONS						
LEVEL	UNIT TYPE	GROSS FLOOR AREA		STORAGE	ENVELOPE	AMENITY	TOTAL		FSR AREA	
TOWER A_MECH_PH	MARKET RENTAL	90.6 m²	974.7 SF	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 SF	90.6 m²	974.7 SF
TOWER A ROOF	MARKET RENTAL	314.2 m²	3382.2 SF	0.0 m²	0.0 m²	170.1 m²	170.1 m²	1830.6 SF	144.1 m²	1551.6 SF
A44	MARKET RENTAL	644.4 m²	6936.1 SF	9.6 m²	0.0 m²	0.0 m²	9.6 m²	103.1 SF	634.8 m²	6833.0 SF
A43	MARKET RENTAL	644.4 m²	6936.1 SF	9.6 m²	0.0 m²	0.0 m²	9.6 m²	103.1 SF	634.8 m²	6833.0 SF
A42	MARKET RENTAL	644.4 m²	6936.1 SF	9.6 m²	0.0 m²	0.0 m²	9.6 m²	103.1 SF	634.8 m²	6833.0 SF
A41	MARKET RENTAL	644.4 m²	6936.1 SF	9.6 m²	0.0 m²	0.0 m²	9.6 m²	103.1 SF	634.8 m²	6833.0 SF
A40	MARKET RENTAL	644.4 m²	6936.1 SF	9.6 m²	0.0 m²	0.0 m²	9.6 m²	103.1 SF	634.8 m²	6833.0 SF
A39	MARKET RENTAL	644.4 m²	6936.1 SF	9.6 m²	0.0 m²	0.0 m²	9.6 m²	103.1 SF	634.8 m²	6833.0 SF
A38	MARKET RENTAL	644.4 m²	6936.1 SF	9.6 m²	0.0 m²	0.0 m²	9.6 m²	103.1 SF	634.8 m²	6833.0 SF
A37	MARKET RENTAL	644.4 m²	6936.1 SF	9.6 m²	0.0 m²	0.0 m²	9.6 m²	103.1 SF	634.8 m²	6833.0 SF
A36	MARKET RENTAL	644.4 m²	6936.1 SF	9.6 m²	0.0 m²	0.0 m²	9.6 m²	103.1 SF	634.8 m²	6833.0 SF
A35	MARKET RENTAL	644.4 m²	6936.1 SF	9.6 m²	0.0 m²	0.0 m²	9.6 m²	103.1 SF	634.8 m²	6833.0 SF
A34	MARKET RENTAL	644.4 m²	6936.1 SF	9.6 m²	0.0 m²	0.0 m²	9.6 m²	103.1 SF	634.8 m²	6833.0 SF
A33	MARKET RENTAL	644.4 m²	6936.1 SF	9.6 m²	0.0 m²	0.0 m²	9.6 m²	103.1 SF	634.8 m²	6833.0 SF
A32	MARKET RENTAL	644.4 m²	6936.1 SF	9.6 m²	0.0 m²	0.0 m²	9.6 m²	103.1 SF	634.8 m²	6833.0 SF
A31	MARKET RENTAL	644.4 m²	6936.1 SF	9.6 m²	0.0 m²	0.0 m²	9.6 m²	103.1 SF	634.8 m²	6833.0 SF
A30	MARKET RENTAL	644.4 m²	6936.1 SF	9.6 m²	0.0 m²	0.0 m²	9.6 m²	103.1 SF	634.8 m²	6833.0 SF
A29	MARKET RENTAL	644.4 m²	6936.1 SF	9.6 m²	0.0 m²	0.0 m²	9.6 m²	103.1 SF	634.8 m²	6833.0 SF
A28	MARKET RENTAL	644.4 m²	6936.1 SF	9.6 m²	0.0 m²	0.0 m²	9.6 m²	103.1 SF	634.8 m²	6833.0 SF
A27	MARKET RENTAL	644.4 m²	6936.1 SF	9.6 m²	0.0 m²	0.0 m²	9.6 m²	103.1 SF	634.8 m²	6833.0 SF
A26	MARKET RENTAL	644.4 m²	6936.0 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.7 SF
A25	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A24	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A23	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A22	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A21	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A20	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A19	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A18	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A17	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A16	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A15	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A14	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A13	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A12	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A11	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A10	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A09	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A08	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A07	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A06	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A05	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A04	MARKET RENTAL	644.4 m²	6936.1 SF	4.0 m²	0.0 m²	0.0 m²	4.0 m²	43.3 SF	640.4 m²	6892.8 SF
A03	MARKET RENTAL	61.5 m²	662.4 SF	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 SF	61.5 m²	662.4 SF
A02	MARKET RENTAL	307.4 m²	3309.0 SF	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 SF	73.3 m²	788.6 SF
A01	MARKET RENTAL	159.4 m²	1715.3 SF	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 SF	159.4 m²	1715.3 SF
TOTAL		27352.7 m²	294422.2 SF	264.9 m²	0.0 m²	170.1 m²	435.0 m²	4682.0 SF	26683.6 m²	287219.8 SF

BALCONY	
0.0 m²	0.0 SF
0.0 m²	0.0 SF
177.0 m²	1904.8 SF
118.9 m²	1279.6 SF
118.9 m²	1279.6 SF
118.9 m²	1279.6 SF
177.0 m²	1904.8 SF
118.9 m²	1279.6 SF
118.9 m²	1279.6 SF
118.9 m²	1279.6 SF
177.0 m²	1904.8 SF
118.9 m²	1279.6 SF
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118.9 m²	1279.6 SF
177.0 m²	1904.8 SF
118.9 m²	1279.6 SF
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177.0 m²	1904.8 SF
118.9 m²	1279.6 SF
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177.0 m²	1904.8 SF
118.9 m²	1279.6 SF
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118.9 m²	1279.6 SF
177.0 m²	1904.8 SF
118.9 m²	1279.6 SF
118.9 m²	1279.6 SF
118.9 m²	1279.6 SF
177.0 m²	1904.8 SF
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118.9 m²	1279.6 SF
177.0 m²	1904.8 SF
118.9 m²	1279.6 SF
118.9 m²	1279.6 SF
118.9 m²	1279.6 SF
177.0 m²	1904.8 SF
118.9 m²	1279.6 SF
118.9 m²	1279.6 SF
118.9 m²	1279.6 SF
177.0 m²	1904.8 SF
0.0 m²	0.0 SF
0.0 m²	0.0 SF
0.0 m²	0.0 SF
5513.0 m²	59341.1 SF

UNIT MIX					
LEVEL	STUDIO	1 BD	2 BD	3 BD	TOTAL
TOWER A_MECH_PH					
TOWER A ROOF					
A44	2	2	2	2	8
A43	2	2	2	2	8
A42	2	2	2	2	8
A41	2	2	2	2	8
A40	2	2	2	2	8
A39	2	2	2	2	8
A38	2	2	2	2	8
A37	2	2	2	2	8
A36	2	2	2	2	8
A35	2	2	2	2	8
A34	2	2	2	2	8
A33	2	2	2	2	8
A32	2	2	2	2	8
A31	2	2	2	2	8
A30	2	2	2	2	8
A29	2	2	2	2	8
A28	2	2	2	2	8
A27	2	2	2	2	8
A26	2	2	4		8
A25	2	4	4		10
A24	2	4	4		10
A23	2	4	4		10
A22	2	4	4		10
A21	2	4	4		10
A20	2	4	4		10
A19	2	4	4		10
A18	2	4	4		10
A17	2	4	4		10
A16	2	4	4		10
A15	3	6	2		11
A14	3	6	2		11
A13	3	6	2		11
A12	3	6	2		11
A11	3	6	2		11
A10	3	6	2		11
A09	3	6	2		11
A08	3	6	2		11
A07	3	6	2		11
A06	3	6	2		11
A05	3	6	2		11
A04	3	6	2		11
A03					
A02					
A01					
TOTAL	**94**	**150**	**104**	**36**	**384**

TOWER B				FSR EXCLUSIONS						
LEVEL	UNIT TYPE	GROSS FLOOR AREA		STORAGE	ENVELOPE	AMENITY	TOTAL		FSR AREA	
TOWER B_MECH_PH	MARKET RENTAL	91.1 m²	980.7 SF	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 SF	91.1 m²	980.7 SF
TOWER B ROOF	MARKET RENTAL	247.6 m²	2664.8 SF	0.0 m²	0.0 m²	127.2 m²	127.2 m²	1369.5 SF	120.3 m²	1295.4 SF
B38	MARKET RENTAL	642.5 m²	6915.4 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	101.8 SF	633.0 m²	6813.6 SF
B37	MARKET RENTAL	642.5 m²	6915.4 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	101.8 SF	633.0 m²	6813.6 SF
B36	MARKET RENTAL	642.5 m²	6915.4 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	101.8 SF	633.0 m²	6813.6 SF
B35	MARKET RENTAL	642.5 m²	6915.4 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	101.8 SF	633.0 m²	6813.6 SF
B34	MARKET RENTAL	642.5 m²	6915.4 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	101.8 SF	633.0 m²	6813.6 SF
B33	MARKET RENTAL	642.5 m²	6915.4 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	101.8 SF	633.0 m²	6813.6 SF
B32	MARKET RENTAL	642.5 m²	6915.4 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	101.8 SF	633.0 m²	6813.6 SF
B31	MARKET RENTAL	642.5 m²	6915.4 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	101.8 SF	633.0 m²	6813.6 SF
B30	MARKET RENTAL	642.5 m²	6915.4 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	101.8 SF	633.0 m²	6813.6 SF
B29	MARKET RENTAL	642.5 m²	6915.4 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	101.8 SF	633.0 m²	6813.6 SF
B28	MARKET RENTAL	642.5 m²	6915.4 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	101.8 SF	633.0 m²	6813.6 SF
B27	MARKET RENTAL	642.5 m²	6915.4 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	101.8 SF	633.0 m²	6813.6 SF
B26	MARKET RENTAL	642.5 m²	6915.4 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	101.8 SF	633.0 m²	6813.6 SF
B25	MARKET RENTAL	642.5 m²	6915.4 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	101.8 SF	633.0 m²	6813.6 SF
B24	MARKET RENTAL	642.5 m²	6915.4 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	101.8 SF	633.0 m²	6813.6 SF
B23	MARKET RENTAL	642.5 m²	6915.4 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	101.8 SF	633.0 m²	6813.6 SF
B22	MARKET RENTAL	642.5 m²	6915.4 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	101.8 SF	633.0 m²	6813.6 SF
B21	MARKET RENTAL	642.5 m²	6915.4 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
B20	MARKET RENTAL	642.5 m²	6915.4 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
B19	MARKET RENTAL	642.5 m²	6915.4 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
B18	MARKET RENTAL	642.5 m²	6915.4 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
B17	MARKET RENTAL	642.5 m²	6915.4 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
B16	MARKET RENTAL	642.5 m²	6915.4 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
B15	MARKET RENTAL	642.5 m²	6915.4 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
B14	MARKET RENTAL	642.5 m²	6915.4 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
B13	MARKET RENTAL	642.5 m²	6915.4 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
B12	MARKET RENTAL	642.5 m²	6915.4 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
B11	MARKET RENTAL	642.5 m²	6915.4 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
B10	MARKET RENTAL	642.5 m²	6915.4 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
B09	MARKET RENTAL	642.5 m²	6915.4 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
B08	MARKET RENTAL	642.5 m²	6915.4 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
B07	BELOW-MARKET RENTAL	642.5 m²	6915.4 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
B06	BELOW-MARKET RENTAL	642.5 m²	6915.4 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
B05	BELOW-MARKET RENTAL	642.5 m²	6915.4 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
B04	BELOW-MARKET RENTAL	642.5 m²	6915.4 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
B03	BELOW-MARKET RENTAL	642.5 m²	6915.4 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
B02	MARKET RENTAL	558.1 m²	6006.8 SF	0.0 m²	0.0 m²	223.0 m²	223.0 m²	2400.8 SF	335.0 m²	3606.1 SF
B01	MARKET RENTAL	189.4 m²	2038.5 SF	0.0 m²	0.0 m²	0.0m²	0.0 m²	0.0 SF	189.4 m²	2038.5 SF
TOTAL		24214.8 m²	260646.2 SF	234.4 m²	0.0 m²	350.3 m²	584.6 m²	6292.8 SF	23630.2 m²	254353.4 SF

BALCONY	
0.0 m²	0.0 SF
0.0 m²	0.0 SF
0.0 m²	0.0 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
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77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
154.6 m²	1663.7 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
62.6 m²	674.2 SF
62.6 m²	674.2 SF
0.0 m²	0.0 SF
0.0 m²	0.0 SF
2752.8 m²	29630.7 SF

UNIT MIX					
LEVEL	STUDIO	1 BD	2 BD	3 BD	TOTAL
TOWER B_MECH_PH					
TOWER B ROOF					
B38	2	2	2	2	8
B37	2	2	2	2	8
B36	2	2	2	2	8
B35	2	2	2	2	8
B34	2	2	2	2	8
B33	2	2	2	2	8
B32	2	2	2	2	8
B31	2	2	2	2	8
B30	2	2	2	2	8
B29	2	2	2	2	8
B28	2	2	2	2	8
B27	2	2	2	2	8
B26	2	2	2	2	8
B25	2	2	2	2	8
B24	2	2	2	2	8
B23	2	2	2	2	8
B22	2	2	2	2	8
B21	2	2	4		8
B20	2	4	4		10
B19	2	4	4		10
B18	2	4	4		10
B17	2	4	4		10
B16	2	4	4		10
B15	2	4	4		10
B14	2	4	4		10
B13	2	4	4		10
B12	3	6	2		11
B11	3	6	2		11
B10	3	6	2		11
B09	3	6	2		11
B08	3	6	2		11
B07	3	6	2		11
B06	3	6	2		11
B05	3	6	2		11
B04	3	6	2		11
B03	3	6	2		11
B02					
B01					
TOTAL	**82**	**128**	**90**	**34**	**334**

TOWER C				FSR EXCLUSIONS						
LEVEL	UNIT TYPE	GROSS FLOOR AREA		STORAGE	ENVELOPE	AMENITY	TOTAL		FSR AREA	
TOWER C_MECH_PH	MARKET RENTAL	93.2 m²	1003.5 SF	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 SF	93.2 m²	1003.5 SF
TOWER C ROOF	MARKET RENTAL	252.3 m²	2715.8 SF	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 SF	252.3 m²	2715.8 SF
C37	MARKET RENTAL	642.5 m²	6915.7 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	102.2 SF	633.0 m²	6813.5 SF
C36	MARKET RENTAL	642.5 m²	6915.7 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	102.2 SF	633.0 m²	6813.5 SF
C35	MARKET RENTAL	642.5 m²	6915.7 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	102.2 SF	633.0 m²	6813.5 SF
C34	MARKET RENTAL	642.5 m²	6915.7 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	102.2 SF	633.0 m²	6813.5 SF
C33	MARKET RENTAL	642.5 m²	6915.7 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	102.2 SF	633.0 m²	6813.5 SF
C32	MARKET RENTAL	642.5 m²	6915.7 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	102.2 SF	633.0 m²	6813.5 SF
C31	MARKET RENTAL	642.5 m²	6915.7 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	102.2 SF	633.0 m²	6813.5 SF
C30	MARKET RENTAL	642.5 m²	6915.7 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	102.2 SF	633.0 m²	6813.5 SF
C29	MARKET RENTAL	642.5 m²	6915.7 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	102.2 SF	633.0 m²	6813.5 SF
C28	MARKET RENTAL	642.5 m²	6915.7 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	102.2 SF	633.0 m²	6813.5 SF
C27	MARKET RENTAL	642.5 m²	6915.7 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	102.2 SF	633.0 m²	6813.5 SF
C26	MARKET RENTAL	642.5 m²	6915.7 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	102.2 SF	633.0 m²	6813.5 SF
C25	MARKET RENTAL	642.5 m²	6915.7 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	102.2 SF	633.0 m²	6813.5 SF
C24	MARKET RENTAL	642.5 m²	6915.7 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	102.2 SF	633.0 m²	6813.5 SF
C23	MARKET RENTAL	642.5 m²	6915.7 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	102.2 SF	633.0 m²	6813.5 SF
C22	MARKET RENTAL	642.5 m²	6915.7 SF	9.5 m²	0.0 m²	0.0 m²	9.5 m²	102.2 SF	633.0 m²	6813.5 SF
C21	MARKET RENTAL	642.5 m²	6915.6 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6874.0 SF
C20	MARKET RENTAL	642.5 m²	6915.7 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6874.0 SF
C19	MARKET RENTAL	642.5 m²	6915.6 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6874.0 SF
C18	MARKET RENTAL	642.5 m²	6915.7 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6874.0 SF
C17	MARKET RENTAL	642.5 m²	6915.5 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
C16	MARKET RENTAL	642.5 m²	6915.5 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
C15	MARKET RENTAL	642.5 m²	6915.7 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6874.0 SF
C14	MARKET RENTAL	642.5 m²	6915.7 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6874.0 SF
C13	MARKET RENTAL	642.4 m²	6915.0 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.6 SF	638.6 m²	6873.4 SF
C12	MARKET RENTAL	642.5 m²	6915.5 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
C11	MARKET RENTAL	642.5 m²	6915.5 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
C10	MARKET RENTAL	642.5 m²	6915.5 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
C09	MARKET RENTAL	642.5 m²	6915.5 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
C08	MARKET RENTAL	642.5 m²	6915.5 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
C07	BELOW-MARKET RENTAL	642.5 m²	6915.5 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
C06	BELOW-MARKET RENTAL	642.5 m²	6915.5 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
C05	BELOW-MARKET RENTAL	642.5 m²	6915.5 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
C04	BELOW-MARKET RENTAL	642.5 m²	6915.5 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
C03	BELOW-MARKET RENTAL	642.5 m²	6915.5 SF	3.9 m²	0.0 m²	0.0 m²	3.9 m²	41.7 SF	638.6 m²	6873.8 SF
C02	MARKET RENTAL	562.9 m²	6058.8 SF	0.0 m²	0.0 m²	224.7 m²	224.7 m²	2418.1 SF	338.2 m²	3640.6 SF
C01	MARKET RENTAL	274.9 m²	2959.0 SF	0.0 m²	0.0 m²	0.0m²	0.0 m²	0.0 SF	274.9 m²	2959.0 SF
TOTAL		23670.1 m²	254782.3 SF	225.4 m²	0.0 m²	224.7 m²	450.1 m²	4844.5 SF	23220.0 m²	249937.8 SF

BALCONY	
0.0 m²	0.0 SF
0.0 m²	0.0 SF
0.0 m²	0.0 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
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77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
77.3 m²	831.8 SF
0.0 m²	0.0 SF
0.0 m²	0.0 SF
2627.3 m²	28280.2 SF

UNIT MIX					
LEVEL	STUDIO	1 BD	2 BD	3 BD	TOTAL
TOWER C_MECH_PH					
TOWER C ROOF					
C37	2	2	2	2	8
C36	2	2	2	2	8
C35	2	2	2	2	8
C34	2	2	2	2	8
C33	2	2	2	2	8
C32	2	2	2	2	8
C31	2	2	2	2	8
C30	2	2	2	2	8
C29	2	2	2	2	8
C28	2	2	2	2	8
C27	2	2	2	2	8
C26	2	2	2	2	8
C25	2	2	2	2	8
C24	2	2	2	2	8
C23	2	2	2	2	8
C22	2	2	2	2	8
C21	2	2	4		8
C20	2	4	4		10
C19	2	4	4		10
C18	2	4	4		10
C17	2	4	4		10
C16	2	4	4		10
C15	2	4	4		10
C14	2	4	4		10
C13	2	4	4		10
C12	3	6	2		11
C11	3	6	2		11
C10	3	6	2		11
C09	3	6	2		11
C08	3	6	2		11
C07	3	6	2		11
C06	3	6	2		11
C05	3	6	2		11
C04	3	6	2		11
C03	3	6	2		11
C02					
C01					
TOTAL	**80**	**126**	**88**	**32**	**326**

COMMERCIAL PODIUM

LEVEL	SAFEWAY		CRU		F&B		FITNESS		CHILDCARE		COMMERCIAL FSR AREA		GROSS FLOOR AREA	
03	0.0 m²	0.0 SF	0.0 m²	0.0 SF	0.0 m²	0.0 SF	0.0 m²	0.0 SF	693.2 m²	7461.5 SF	**693.2 m²**	**7461.5 SF**	**693.2 m²**	**7461.5 SF**
02	0.0 m²	0.0 SF	0.0 m²	0.0 SF	118.4 m²	1274.7 SF	1050.8 m²	11310.7 SF	0.0 m²	0.0 SF	**1169.2 m²**	**12585.3 SF**	**1169.2 m²**	**12585.3 SF**
01M	557.7 m²	6003.0 SF	0.0 m²	0.0 SF	364.7 m²	3925.9 SF	0.0 m²	0.0 SF	23.4 m²	251.5 SF	**945.8 m²**	**10180.4 SF**	**945.8 m²**	**10180.4 SF**
01	4114.3 m²	44285.8 SF	289.0 m²	3111.0 SF	338.2 m²	3640.7 SF	74.2 m²	799.0 SF	0.0 m²	0.0 SF	**4815.8 m²**	**51836.5 SF**	**4815.8 m²**	**51836.5 SF**
TOTAL	4672.0 m²	50288.8 SF	289.0 m²	3111.0 SF	821.4 m²	8841.2 SF	1125.0 m²	12109.7 SF	716.6 m²	7713.0 SF	**7624.0 m²**	**82063.7 SF**	**7624.0 m²**	**82063.7 SF**

OUTDOOR AREAS

LEVEL	AREA	
TOWER C ROOF	292.8 m²	3152.2 SF
TOWER B ROOF	297.5 m²	3202.0 SF
TOWER A ROOF	250.2 m²	2692.7 SF
03	1090.8 m²	11741.1 SF
02	3746.4 m²	40325.6 SF
01M	391.7 m²	4216.4 SF
01	2452.5 m²	26398.9 SF
TOTAL	8521.9 m²	91728.8 SF

BELOW GRADE

LEVEL	AREA	
P3	9639.2 m²	103755.8 SF
P2	9639.3 m²	103757.0 SF
P1	9660.2 m²	103981.4 SF
TOTAL	28938.8 m²	311494.2 SF

LOADING / ACCESS

LEVEL	AREA	
01M	1160.7 m²	12493.31 SF
02	425.5 m²	4580.06 SF
TOTAL	1586.2 m²	17073.37 SF

VEHICLE PARKING

RESIDENTIAL PARKING SUMMARY				
TYPE	MIN. REQUIRED	BYLAW REFERENCE	STALLS PROVIDED	COV COUNT
STANDARD		COV PARKING BY-LAW SECTION 4.5B1 & 4.2.1.8 *	117	117
SMALL			2	2
ACCESSIBLE VAN			3	6
ACCESSIBLE			31	62
TOTAL	**584**		**153**	**187**

RESIDENTIAL VISITOR PARKING SUMMARY			
TYPE	MIN. REQUIRED	BYLAW REFERENCE	PROVIDED
SMALL		COV PARKING BY-LAW SECTION 4.1.16 *	12
STANDARD			37
ACCESSIBLE			0
TOTAL	**52**		**49**

NON RESIDENTIAL PARKING SUMMARY - SAFEWAY				
TYPE	MIN. REQUIRED	BYLAW REFERENCE	STALLS PROVIDED	COV COUNT
SMALL		COV PARKING BY-LAW SECTION 4.5.1 *	0	0
ACCESSIBLE			2	4
STANDARD			144	144
TOTAL	**66**		**146**	**148**

NON RESIDENTIAL PARKING SUMMARY - CRU, F&B, DAYCARE, FITNESS				
TYPE	MIN. REQUIRED	BYLAW REFERENCE	STALLS PROVIDED	COV COUNT
SMALL		COV PARKING BY-LAW SECTION 4.5.1,4.5.3 & COV CHILDCARE GUIDELINE (1993) *	0	0
STANDARD			64	64
ACCESSIBLE VAN			1	2
ACCESSIBLE			2	4
TOTAL	**65**		**67**	**70**

CAR SHARE PARKING SUMMARY			
TYPE	MIN. REQUIRED	BYLAW REFERENCE	PROVIDED
LEVEL P2 - CAR SHARE NO VEHICLE	6	COV TRANSPORTATION DEMAND MANAGEMENT PLAN	5
LEVEL P2 - CAR SHARE WITH VEHICLE	17		18
TOTAL	**23**		**23**

* NOTE : REFER TO BUNT TRANSPORTATION REPORTS FOR PARKING AND LOADING REQUIREMENTS

BIKE PARKING

RESIDENTIAL BIKE PARKING SUMMARY							
TYPE	REQUIRED		BYLAW REFERENCE	PROVIDED		% PROVIDED	
	CLASS A	CLASS B		CLASS A	CLASS B	ALLOWABLE	PROVIDED
HORIZONTAL STALL			COV BICYCLE PARKING BY-LAW SECTION 6.2	442	50		22.0%
HORIZONTAL STALL OVERSIZED				127		MIN. 5%	6.3%
LOCKERS				206		MIN. 10%	10.3%
STACKED				696		MAX 60%(STACKED & VERTICAL)	37.1%
VERTICAL STALL				438		MAX. 30%	21.8%
TOTAL	**2001**	**53**		**1909**	**50**		

NON RESIDENTIAL BIKE PARKING SUMMARY					
TYPE	REQUIRED		BY LAW REFERENCE	PROVIDED	
	CLASS A	CLASS B		CLASS A	CLASS B
HORIZONTAL STALL	**21**	**12**	COV BICYCLE PARKING BY-LAW SECTION 6.2	**38**	**14**

GRAND TOTAL	**1900**	**68**	COV BICYCLE PARKING BY-LAW SECTION 6.2	**1947**	**64**

NOTE: REFER TO BUNT TRANSPORTATION REPORTS FOR PARKING AND LOADING REQUIREMENTS

PASSENGER SPACES

PASSENGER SPACES SUMMARY - CLASS A			
TYPE	REQUIRED	BYLAW REFERENCE	PROVIDED
RESIDENTIAL	7	COV BY-LAW 7.2.1	7
NON RESIDENTIAL	2	COV BY-LAW 7.2.5.1	2
TOTAL	**9**		**9**

NOTE: REFER TO BUNT TRANSPORTATION REPORTS FOR PARKING AND LOADING REQUIREMENTS

LOADING SPACES

LOADING SPACES SUMMARY - CLASS A							
TYPE	REQUIRED			BYLAW REFERENCE	PROVIDED		
	CLASS A	CLASS B	CLASS C		CLASS A	CLASS B	CLASS C
CRU, F & B, FITNESS	1	2		REFER TO TRANSPORTATION BUNT REPORT COV OFF STREET LOADING BYLAW SECTION 5.2.5 & BUNT TRANSPORTATION REPORT	1	1	
RESIDENTIAL	5	5			5	5	
SAFEWAY		3	1			2	2
TOTAL	**5**	**10**	**1**		**6**	**8**	**2**
	16				**16**		

NOTE: REFER TO BUNT TRANSPORTATION REPORTS FOR PARKING AND LOADING REQUIREMENTS

RESIDENTIAL STORAGE

RESIDENTIAL STORAGE SUMMARY			
TYPE	REQUIRED	BYLAW REFERENCE	PROVIDED IN UNIT
TOWER A	384	1 PER DWELLING UNIT *(MINIMUM OF 5.7 M³)*	118
TOWER B	334		106
TOWER C	326		102
BELOW GRADE	-		109
TOTAL	**1044**		**435**

*UNIT STORAGE ALLOCATION PENDING RESOLUTION

Perkins&Will

Floor 22, 1075 West Georgia Street,
Vancouver, BC V6E 3C9
t 604.684.5446
www.perkinswill.com

PROJECT

BROADWAY + COMMERCIAL

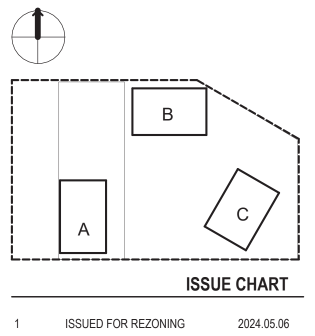
ISSUED FOR REZONING 06 MAY 2024

Crombie

westbank

Crombie REIT + Westbank Corp.

KEYPLAN



ISSUE CHART

1	ISSUED FOR REZONING	2024.05.06

ADRIAN THOMAS WATSON
2024-05-04

Job Number	411812.000
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

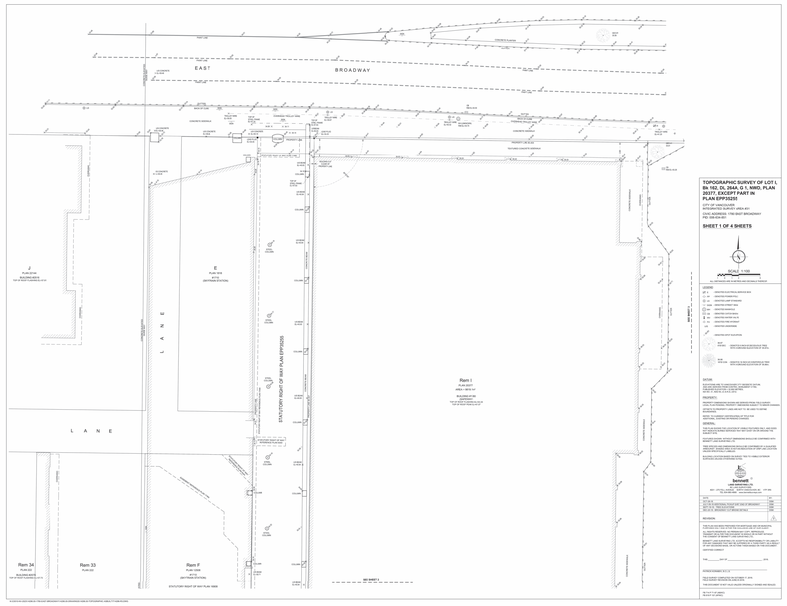
PROJECT STATISTICS

SHEET NUMBER

G00-01

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TOPOGRAPHIC SURVEY OF LOT 1, Bk 162, DL 264A, G 1, NWD, PLAN 20377, EXCEPT PART IN PLAN EPP33255

CITY OF VANCOUVER
NATIVE LAND TITLE SURVEY - AREA #31
CIVIC ADDRESS: 1780 EAST BROADWAY
PID: 008-634-851

SHEET 1 OF 4 SHEETS

SCALE 1:100

ALL BEARINGS ARE IN METRES AND DERIVED FROM REFERENCE PLAN 20377

LEGEND

⊞ E	DENOTES ELECTRICAL SERVICE BOX
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MAP 918.561	DENOTES IN INCH ØCONIFEROUS TREE WITH A DRIPLINE ELEVATION OF 18.561m

DATUM

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ADD 1.5m ADDITIONAL TO EAST SIDE OF BROADWAY	CHK
ADD TO TIE TREES TO EXISTING	CHK
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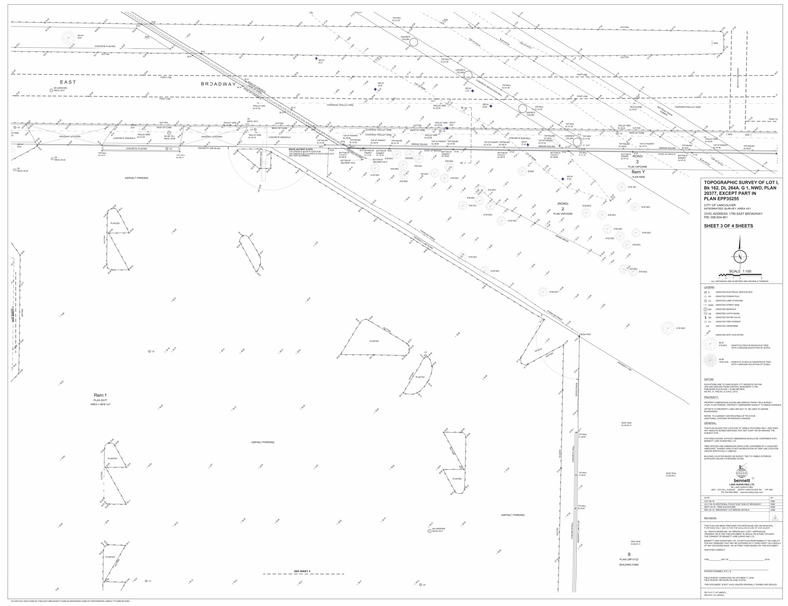
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(SEAL OF AUTHOR)



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SHEET 3 OF 4 SHEETS

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SHEET 2 OF 4 SHEETS

SCALE 1:100

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SHEET 4 OF 4 SHEETS

SCALE 1:100

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CITY OF VANCOUVER
NATIVE LAND TITLE SURVEY - AREA #31
CIVIC ADDRESS: 1780 EAST BROADWAY
PID: 008-634-851

BROADWAY CUT BRIDGE DETAIL

SCALE 1:100

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PROJECT

BROADWAY + COMMERCIAL

Crombie

westbank

Crombie REIT + Westbank Corp.

KEYPLAN

ISSUE CHART

ISSUED FOR REZONING 06 MAY 2024

Job Number	411812.000
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

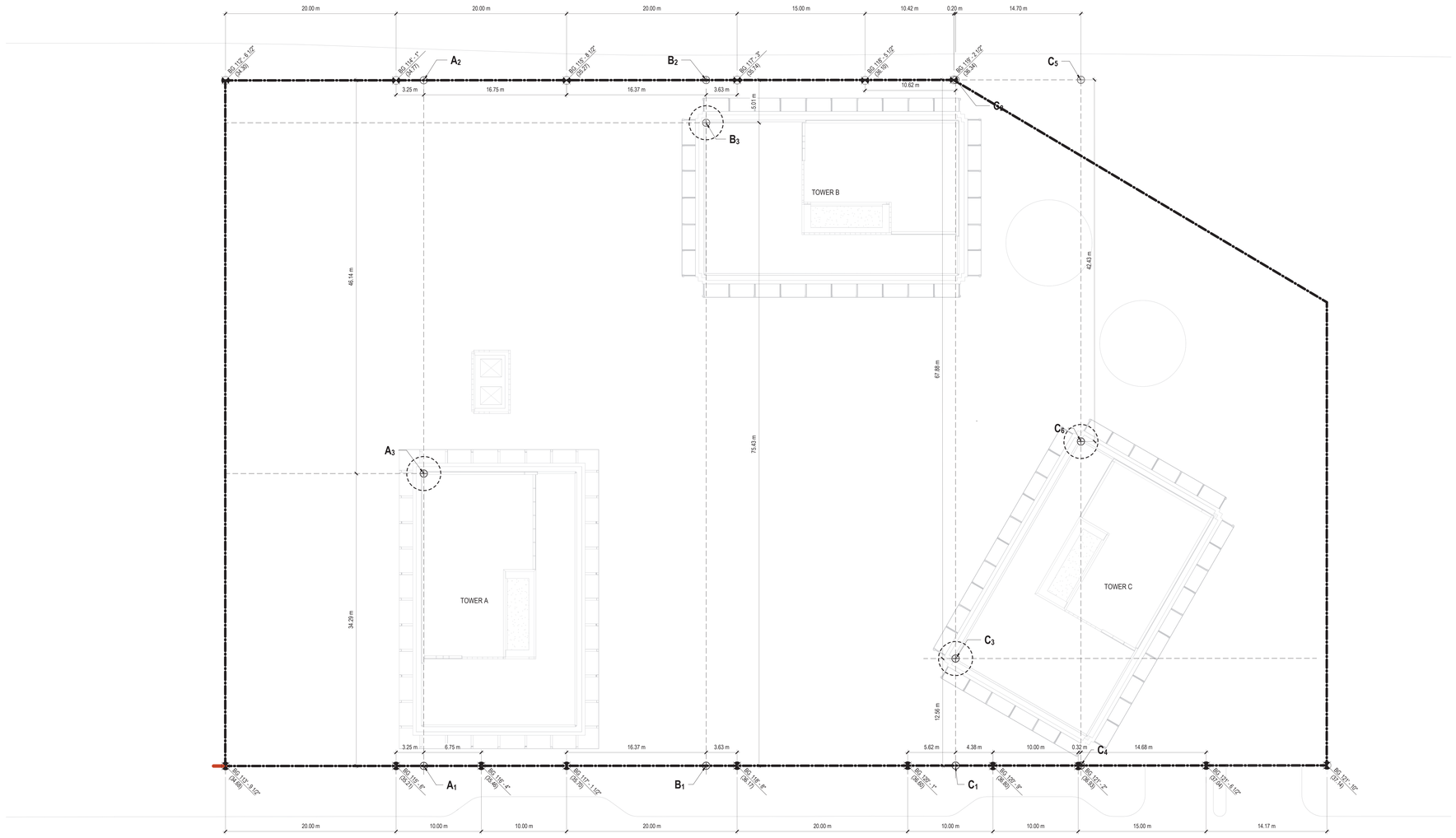
SURVEY

SHEET NUMBER

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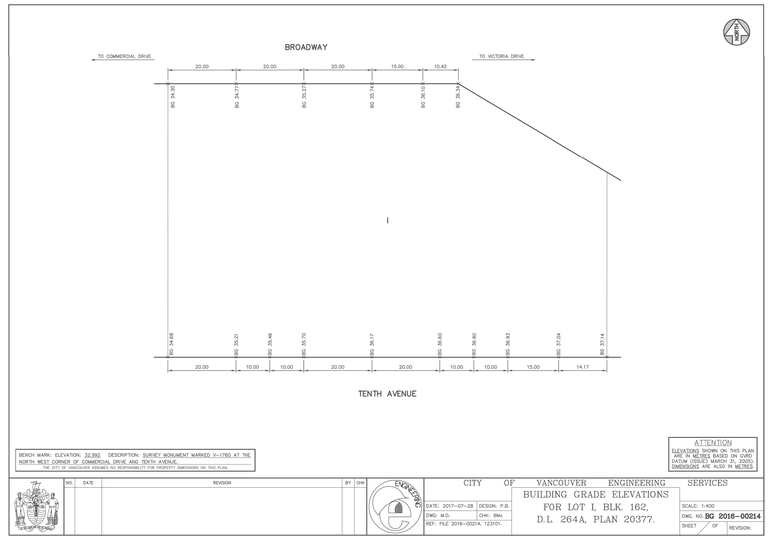


EAST 10 AVENUE

2 BASE SURFACE CALCULATION PLAN

1 : 200

BASE SURFACE CALCULATION - BASE SURFACE HEIGHT AT TOWERS			
TOWER A	**TOWER B**	**TOWER C**	
(35.46m - 35.21m) / (10m) = (A_1 - 35.21m) / (3.25m) 0.025m = (A_1 - 35.21m) / (3.25m) **A_1 = 35.29m**	(36.17m - 35.70m) / (20m) = (B_1 - 35.70m) / (16.37m) 0.023m = (B_1 - 35.70m) / (16.37m) **B_1 = 36.08m**	(36.80m - 36.60m) / (10m) =(C_1 - 36.60m) / (5.62m) 0.02m =(C_1 - 36.60m) / (5.62m) **C_1 = 36.71m**	(36.93m - 36.80m) / (10m) =(C_4 - 36.80m) / (10.32m) 0.013m =(C_4 - 36.80m) / (10.32m) **C_4 = 36.93m**
(35.29m - 34.77m) / (20m) = (A_2 - 34.77m) / (3.25m) 0.025 = (A_2 - 34.77m) / (3.25m) **A_2 = 34.85m**	(35.74m - 35.27m) / (20m) = (B_2 - 35.27m) / (16.37m) 0.023m = (B_2 - 35.27m) / (16.37m) **B_2 = 35.65m**	(C_2 - 36.10m) / (10.62m) = (36.34m - 36.10m) / (10.42m) 0.023m = (C_2 - 36.10m) / (10.42m) **C_2 = 36.34m**	(C_5 - 36.10m) / (25.32m) = (36.34m - 36.10m) / (10.42m) 0.023m = (C_5 - 36.10m) / (25.32m) **C_5 = 36.68m**
(35.29m - 34.85m) / (80.43m) = (A_3 - 34.85m) / (45.12m) 0.005 = (A_3 - 34.85m) / (45.12m) **A_3 = 35.10m**	(36.08m - 35.65m) / (80.43m) = (B_3 - 35.65m) / (3.99m) 0.005m = (B_3 - 35.65m) / (3.99m) **B_3 = 35.67m**	(36.71m - 36.34m) / (80.44m) =(C_3 - 36.34m) / (67.88m) 0.0046m =(C_3 - 36.34m) / (67.88m) **C_3 = 36.65m**	(36.93m - 36.68m) / (80.44m) =(C_6 - 36.68m) / (42.43m) 0.003m =(C_6 - 36.68m) / (42.43m) **C_6 = 36.81m**



1 CITY OF VANCOUVER - BUILDING GRADE ELEVATION

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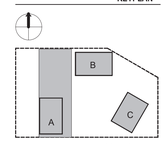
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KEYPLAN



ISSUE CHART

1	ISSUED FOR REZONING	2024.05.06

2024-05-04

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Checked	Checker
Approved	Approver

TITLE

BASE SURFACE CALCULATION & BUILDING GRADES

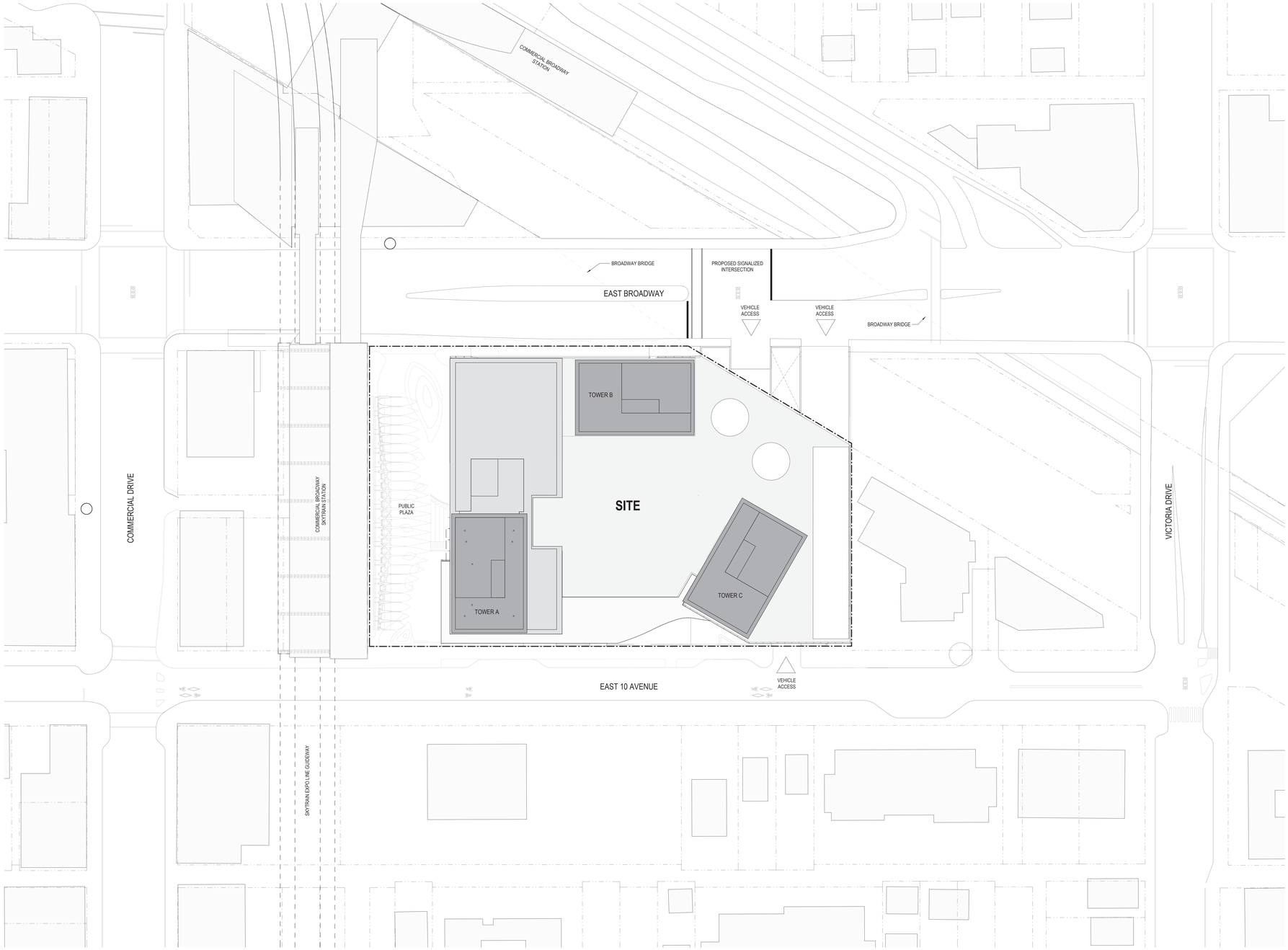
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1 CONTEXT PLAN
1 : 400

0 5 10 m

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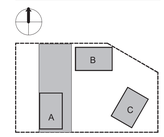
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ISSUE CHART

1	ISSUED FOR REZONING	2024.05.06

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2024-05-04

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Approved	Approver

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CONTEXT SITE PLAN

SHEET NUMBER

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1. SITE PHOTO: VIEW FROM NORTHEAST CORNER OF SITE



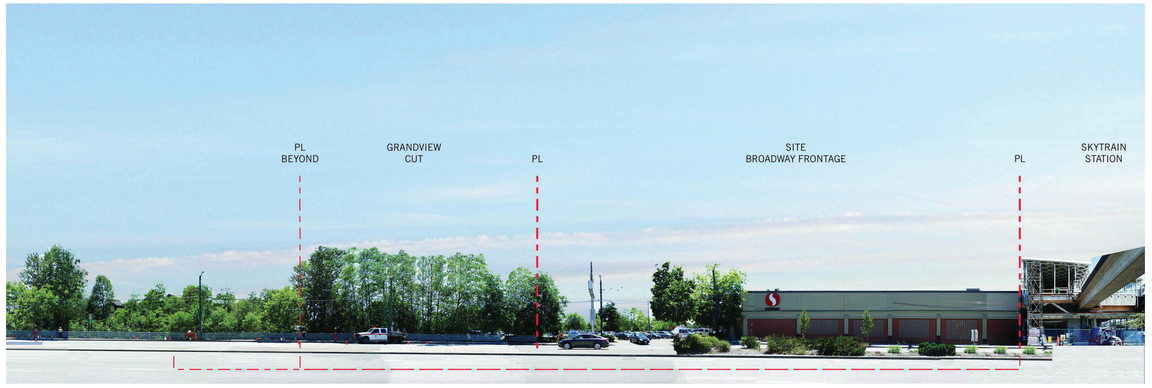
2. SITE PHOTO: VIEW FROM SOUTHWEST CORNER OF SITE



3. SITE PHOTO: VIEW FROM SOUTHEAST CORNER OF SITE



4. SITE PHOTO: VIEW FROM NORTHWEST CORNER OF SITE



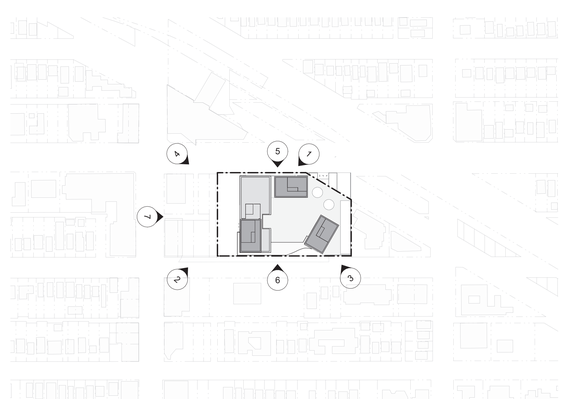
5. BROADWAY AVE



6. 10TH AVE



7. COMMERCIAL DRIVE



1 KEY PLAN - CONTEXT PHOTOS
1 : 2000

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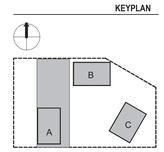
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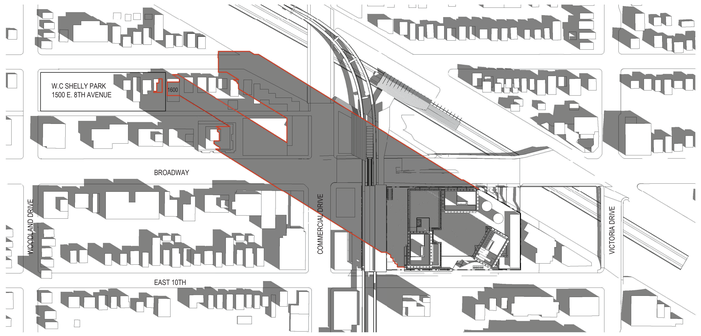
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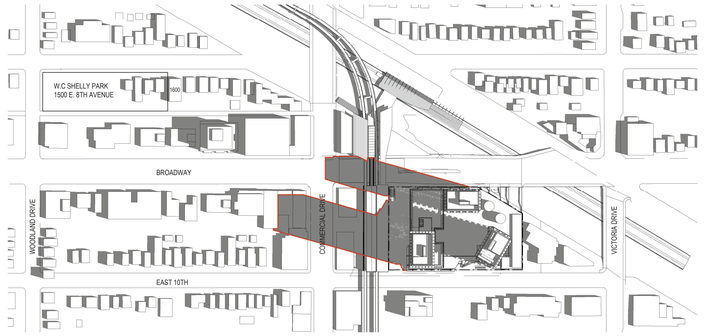
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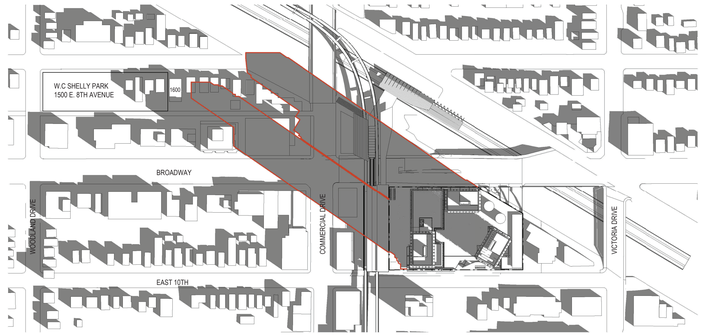
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1 : 2000



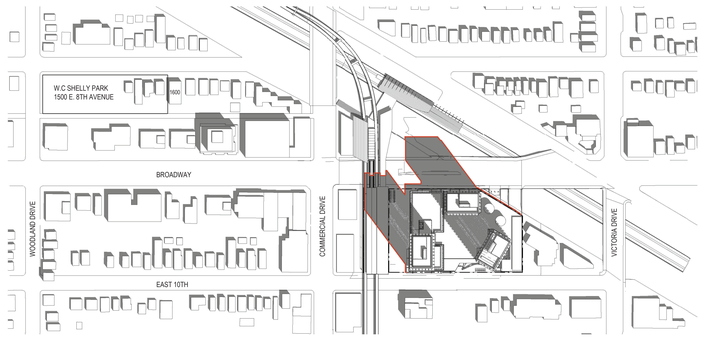
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1 : 2000



12 SEPT 21 - 10AM
1 : 2000



7 MARCH 21 - 12PM
1 : 2000



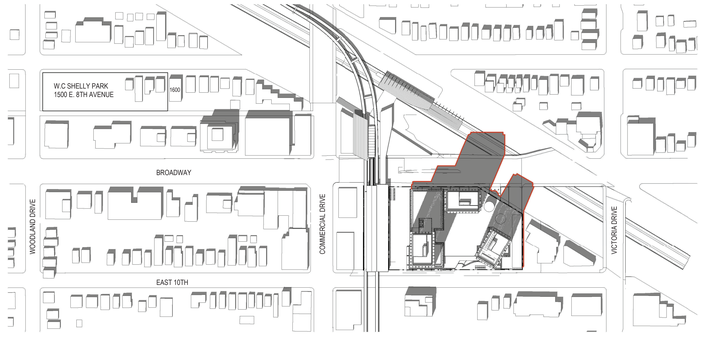
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1 : 2000



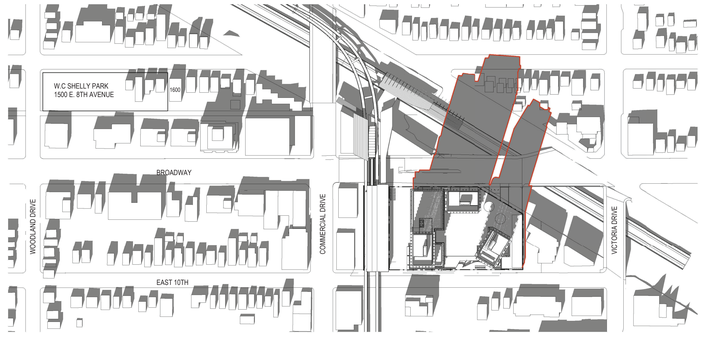
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1 : 2000



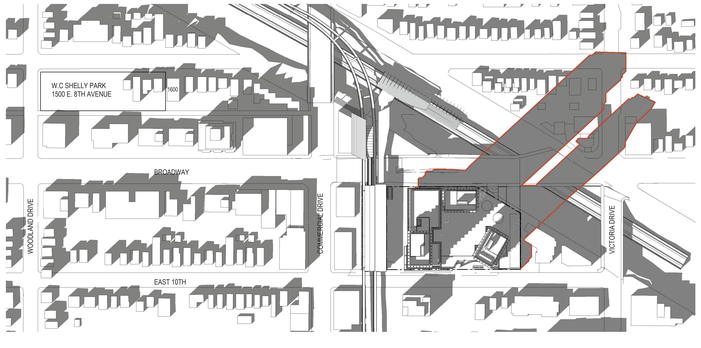
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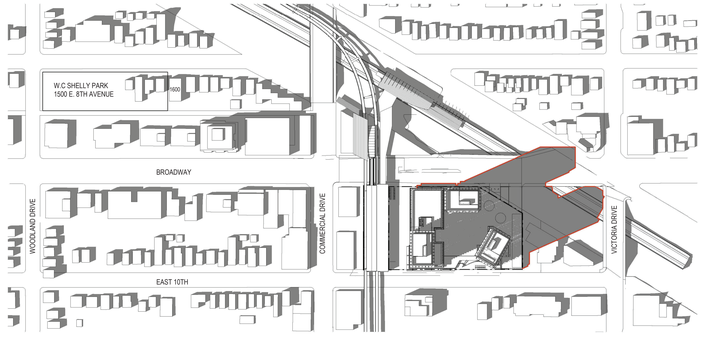
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1 : 2000



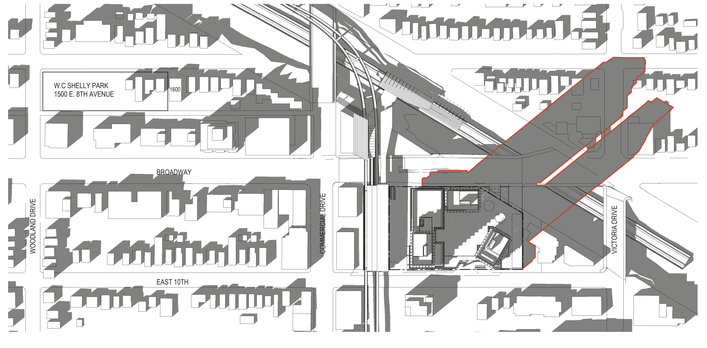
6 SEPT 21 - 2PM
1 : 2000



1 MARCH 21 - 4PM
1 : 2000



2 JUNE 21 - 4PM
1 : 2000



3 SEPT 21 - 4PM
1 : 2000

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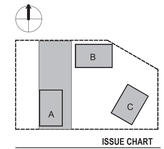
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KEYPLAN



ISSUE CHART

1	ISSUED FOR REZONING	2024.05.06

2024-05-04

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TITLE

SHADOW ANALYSIS

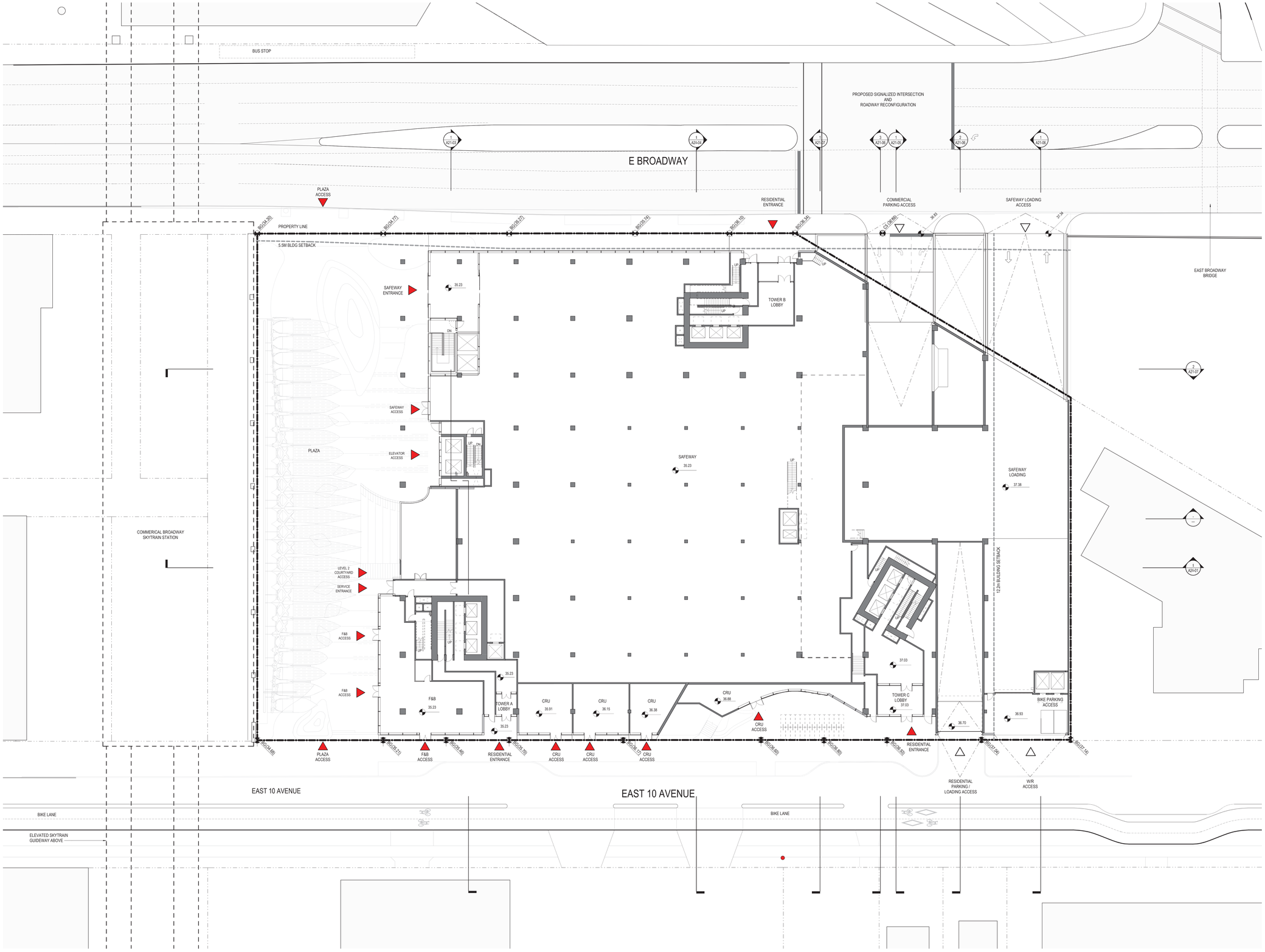
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1 SITE PLAN
1 : 200

LEGEND
- PROPERTY LINE
- SETBACKS
- LANE DEDICATION
- VEHICULAR ACCESS
- BUILDING ACCESS

0 5 10 m

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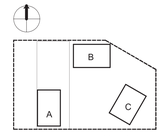
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ISSUE CHART

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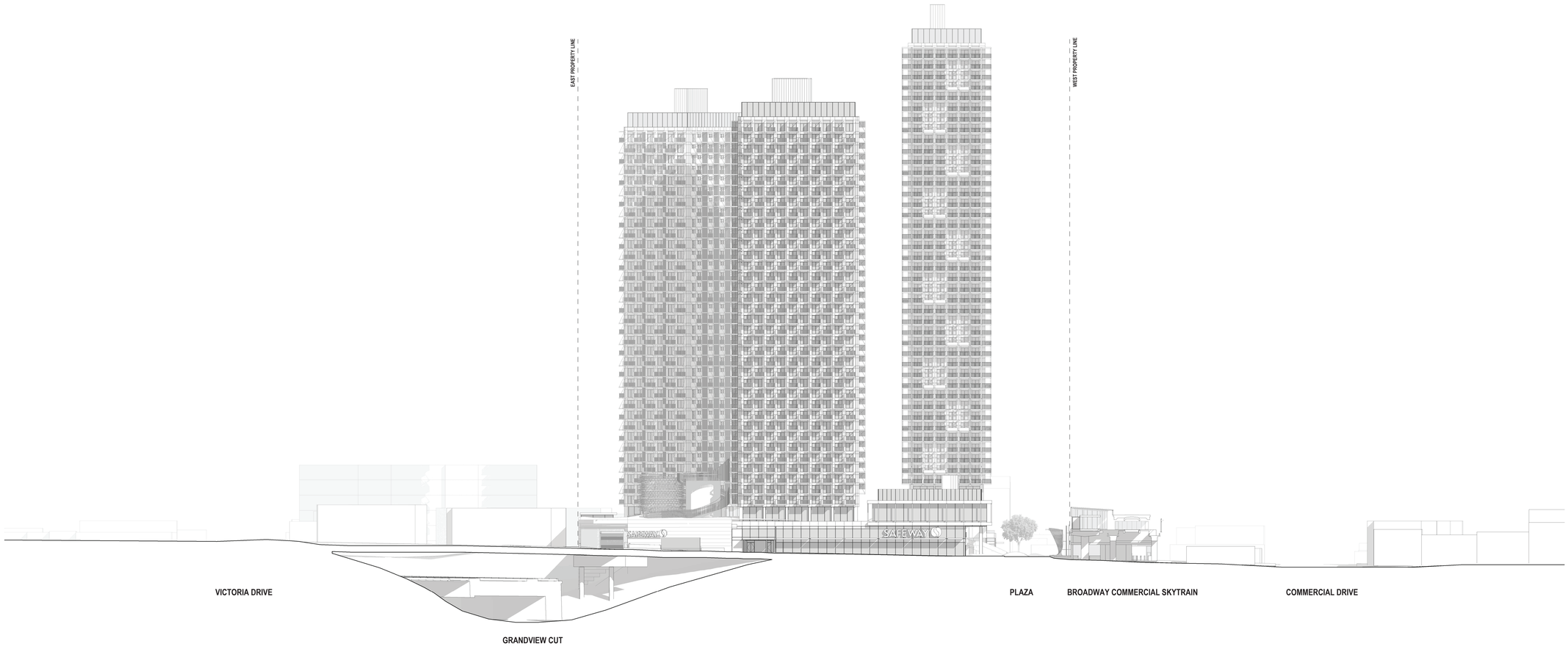
SITE PLAN - GRADE

SHEET NUMBER

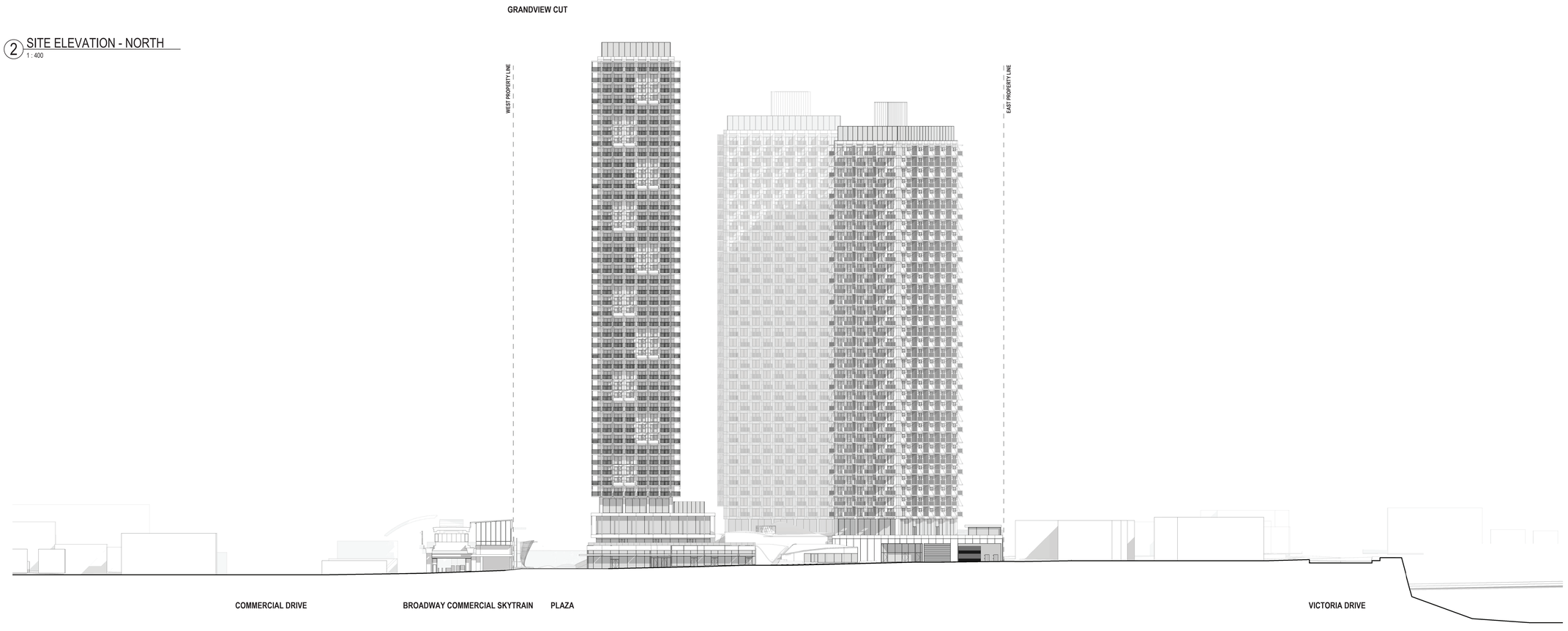
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2 SITE ELEVATION - NORTH
1 : 400



1 SITE ELEVATION - SOUTH
1 : 400

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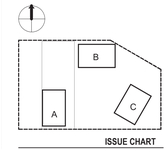
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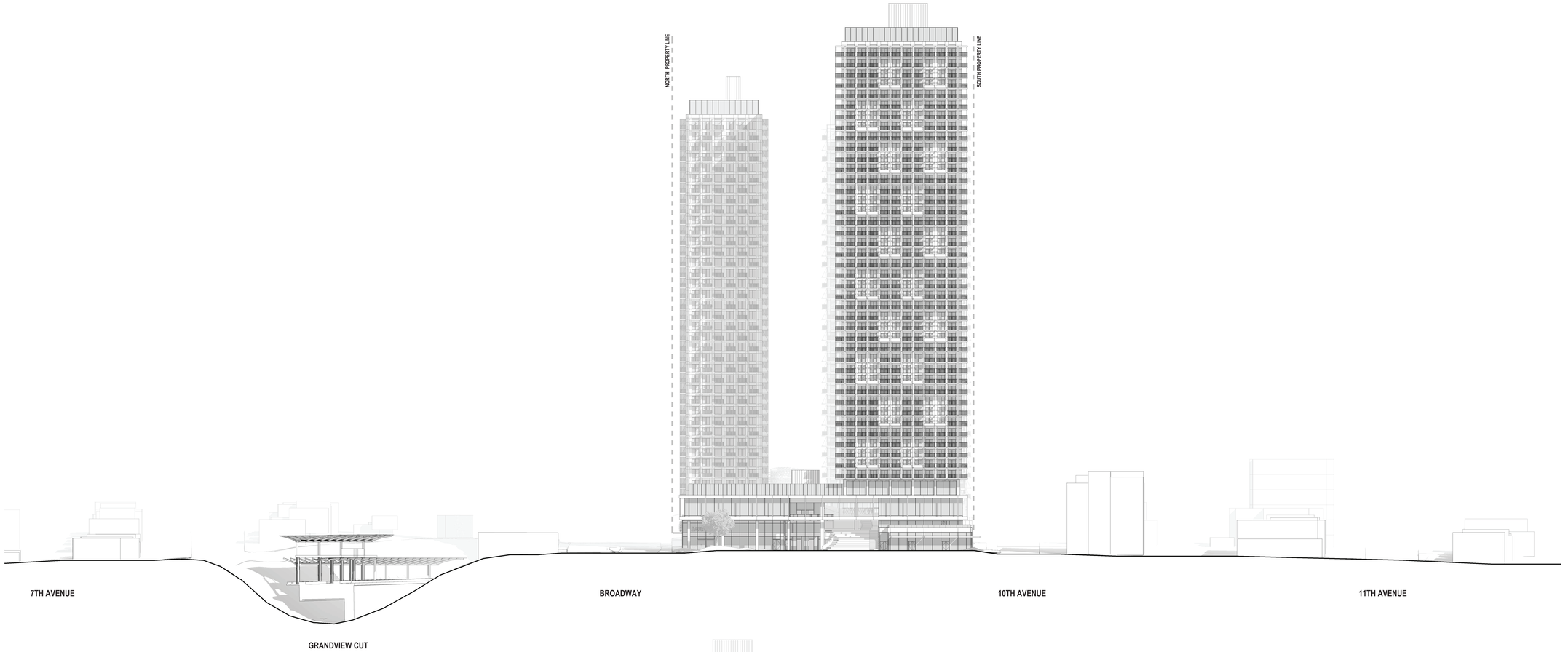
STREET ELEVATIONS

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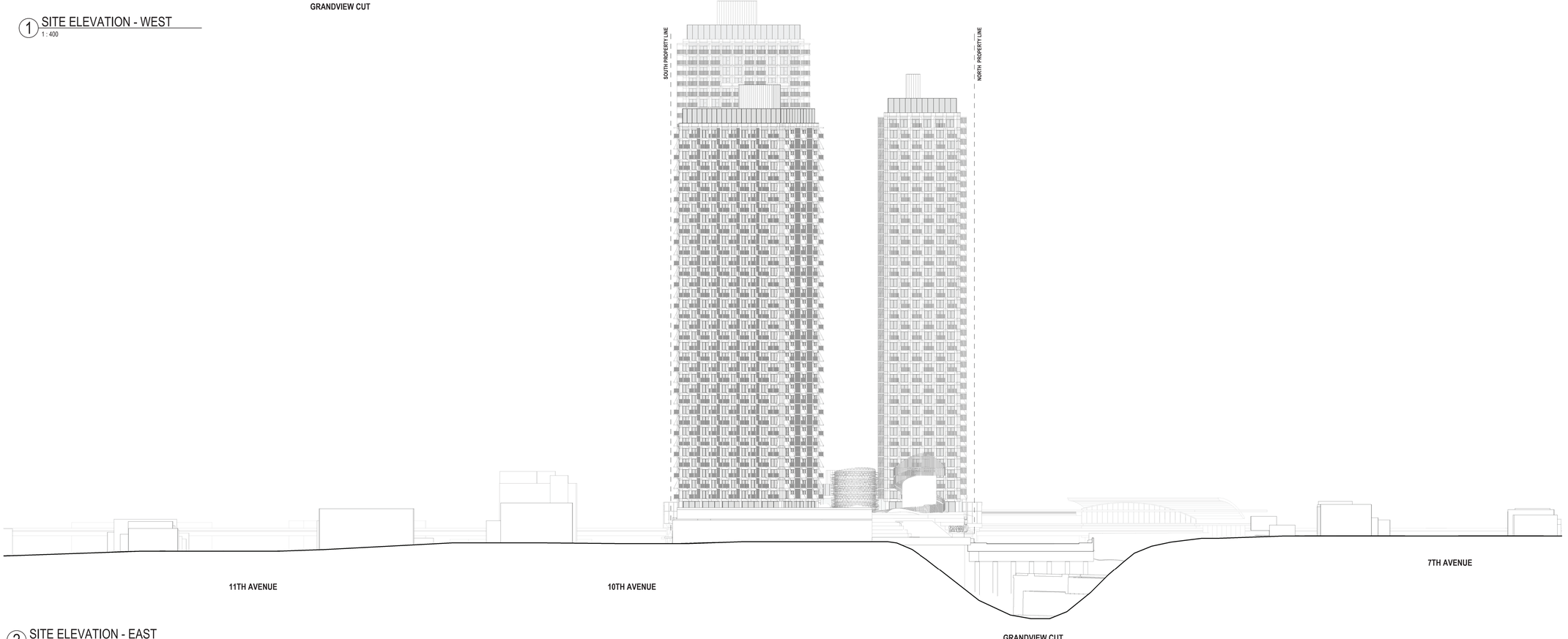
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1 SITE ELEVATION - WEST
1 : 400



2 SITE ELEVATION - EAST
1 : 400

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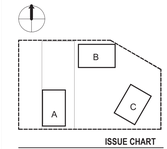
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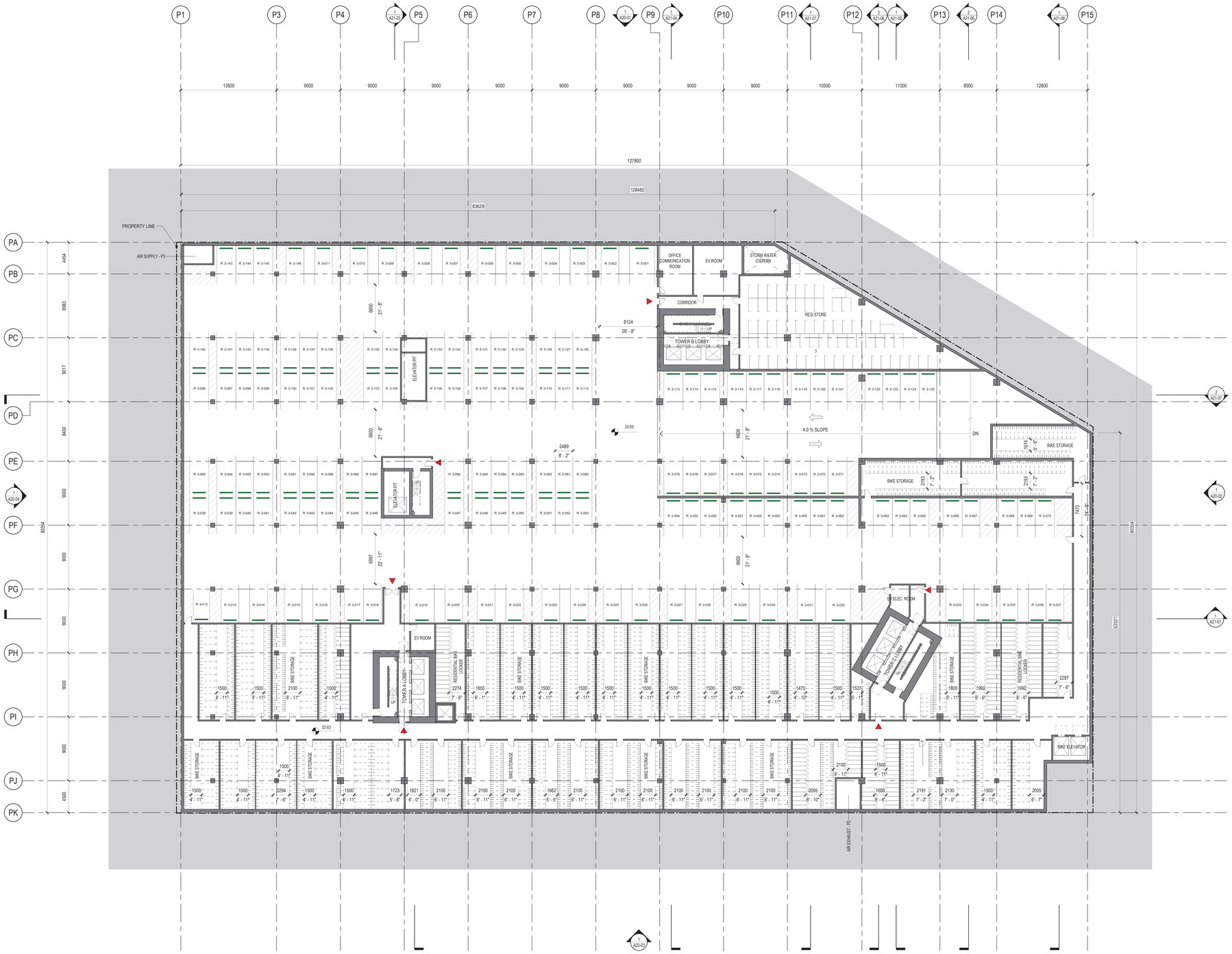
STREET ELEVATIONS

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1 LEVEL P3 FLOOR PLAN
1 : 200

PARKING STALL LEGEND

- SAFEWAY STALL
- COMMERCIAL STALL
- CAR SHARE STALL
- PASSENGER COMMERCIAL STALL
- RESIDENTIAL STALL
- RESIDENTIAL VISITOR STALL
- PASSENGER RESIDENTIAL STALL

PARKING SUMMARY

RESIDENTIAL PARKING.	
STANDARD	111
SMALL	1
ACCESSIBLE VAN	3
ACCESSIBLE	31
TOTAL	146

BICYCLE PARKING SUMMARY

BICYCLE PARKING	
HORIZONTAL STALL	544
HORIZONTAL STALL OVERSIZED	127
LOCKERS	206
STACKED	264
VERTICAL STALL	438
TOTAL	1579

PARKADE PLAN LEGEND

1 | 2 | 3
4 | 5

1. USE: COMMERCIAL (C)
   RESIDENTIAL (R)
2. SIZE: STANDARD (ST)
   SMALL (SM)
   ACCESIBLE (ACC)
3. TYPE: ELECTRIC VEHICLE (EV)
4. INFO: VISITOR
   LOADING
   PASSENGER LOADING
5. STALL NUMBER

LEGEND

- PROPERTY LINE
- SETBACKS
- LANE DEDICATION
- VEHICULAR ACCESS
- BUILDING ACCESS

0 5 10 m

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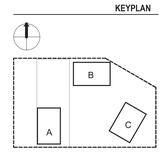
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KEYPLAN



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OVERALL FLOOR PLAN - LEVEL P3

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1 LEVEL P2 FLOOR PLAN
1 : 200

PARKING STALL LEGEND

- SAFEWAY STALL
- COMMERCIAL STALL
- CAR SHARE STALL
- PASSENGER COMMERCIAL STALL
- RESIDENTIAL STALL
- RESIDENTIAL VISITOR STALL
- PASSENGER RESIDENTIAL STALL

RESIDENTIAL STORAGE SCHEDULE - LEVEL P2

Name	Area
RESIDENTIAL STORAGE	79.3 m²

PARKING SUMMARY

NON-RESIDENTIAL PARKING	
SMALL	0
ACCESSIBLE	2
ACCESSIBLE VAN	1
STANDARD	64
TOTAL	67

CAR SHARE PARKING	
LEVEL P2 - CAR SHARE NO VEHICLE	5
LEVEL P2 - CAR SHARE WITH VEHICLE	18
TOTAL	23

RESIDENTIAL PARKING	
SMALL	0
ACCESSIBLE	0
STANDARD	6
TOTAL	6

VISITOR PARKING	
SMALL	0
ACCESSIBLE	1.2
STANDARD	37
TOTAL	37

PASSENGER PARKING	
SAFEWAY CRU RESTAURANT	2
RESIDENTIAL	7
TOTAL	9

LOADING SUMMARY

NON-RESIDENTIAL LOADING	
CLASS A LOADING	1
CLASS B LOADING	1
TOTAL	2

RESIDENTIAL LOADING	
CLASS A LOADING	5
CLASS B LOADING	5
TOTAL	10

PARKADE PLAN LEGEND

1 2 3 4 5

1. USE: COMMERCIAL (C) RESIDENTIAL (R)
2. SIZE: STANDARD (ST) SMALL (SM) ACCESIBLE (ACC)
3. TYPE: ELECTRIC VEHICLE (EV)
4. INFO: VISITOR LOADING PASSENGER LOADING
5. STALL NUMBER

LEGEND

- PROPERTY LINE
- SETBACKS
- LANE DEDICATION
- VEHICULAR ACCESS
- BUILDING ACCESS

0 5 10 m

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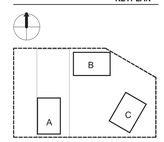
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ISSUE CHART

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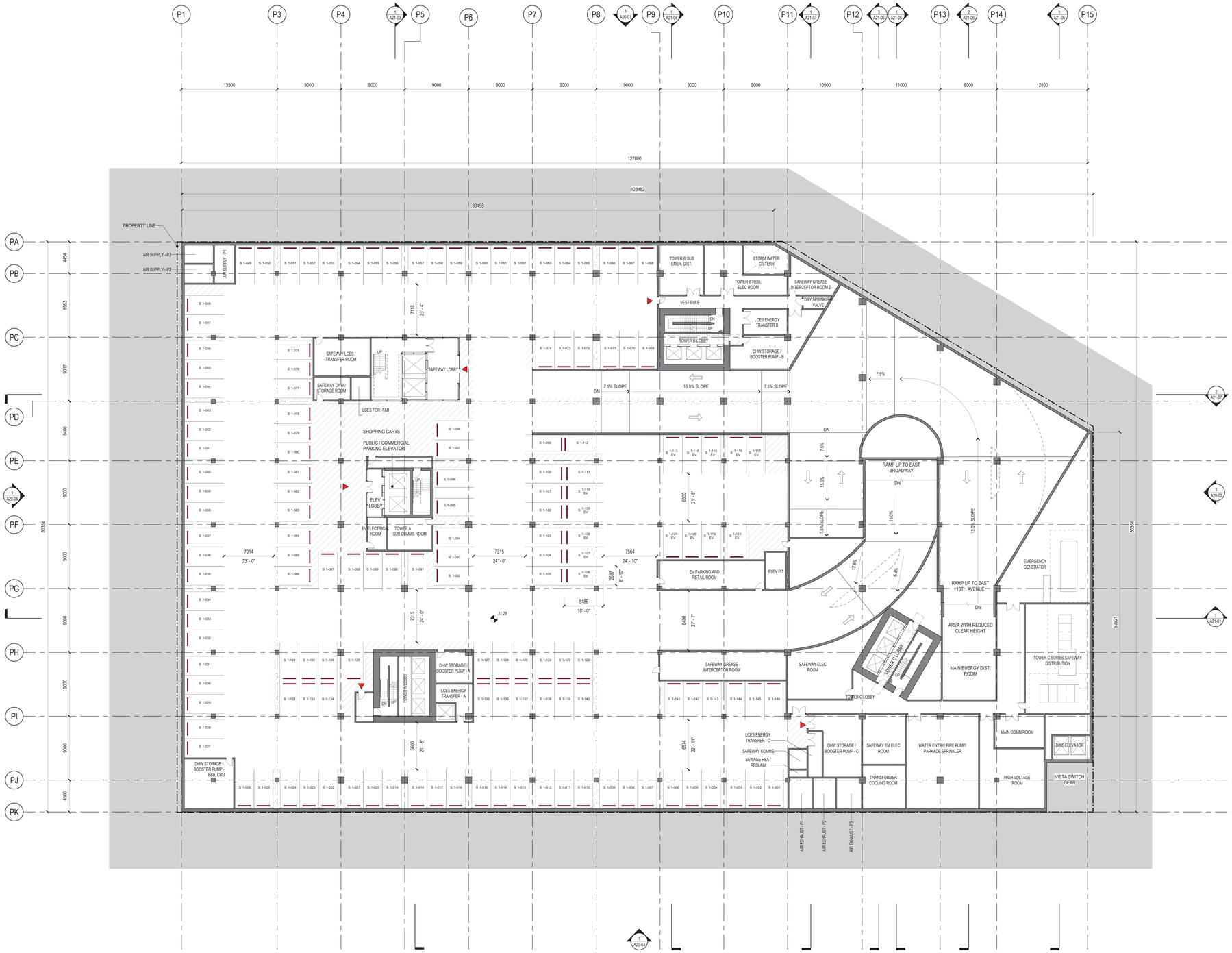
OVERALL FLOOR PLAN - LEVEL P2

SHEET NUMBER

A10-02

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1 LEVEL P1 FLOOR PLAN
1 : 200

PARKING STALL LEGEND

- SAFEWAY STALL
- COMMERCIAL STALL
- CAR SHARE STALL
- PASSENGER COMMERCIAL STALL
- RESIDENTIAL STALL
- RESIDENTIAL VISITOR STALL
- PASSENGER RESIDENTIAL STALL

PARKING SUMMARY

SAFEWAY PARKING	
SMALL	0
ACCESSIBLE	2
STANDARD	144
TOTAL	146

PARKADE PLAN LEGEND

1	2	3	
4	5		

1. USE: COMMERCIAL (C)
RESIDENTIAL (R)
2. SIZE: STANDARD (ST)
SMALL (SM)
ACCESIBLE (ACC)
3. TYPE: ELECTRIC VEHICLE (EV)
4. INFO: VISITOR
LOADING
PASSENGER LOADING
5. STALL NUMBER

LEGEND

- PROPERTY LINE
- SETBACKS
- LANE DEDICATION
- VEHICULAR ACCESS
- BUILDING ACCESS

0 5 10 m

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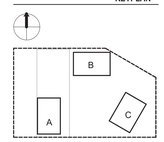
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KEYPLAN



ISSUE CHART

1	ISSUED FOR REZONING	2024.05.06

2024-05-04

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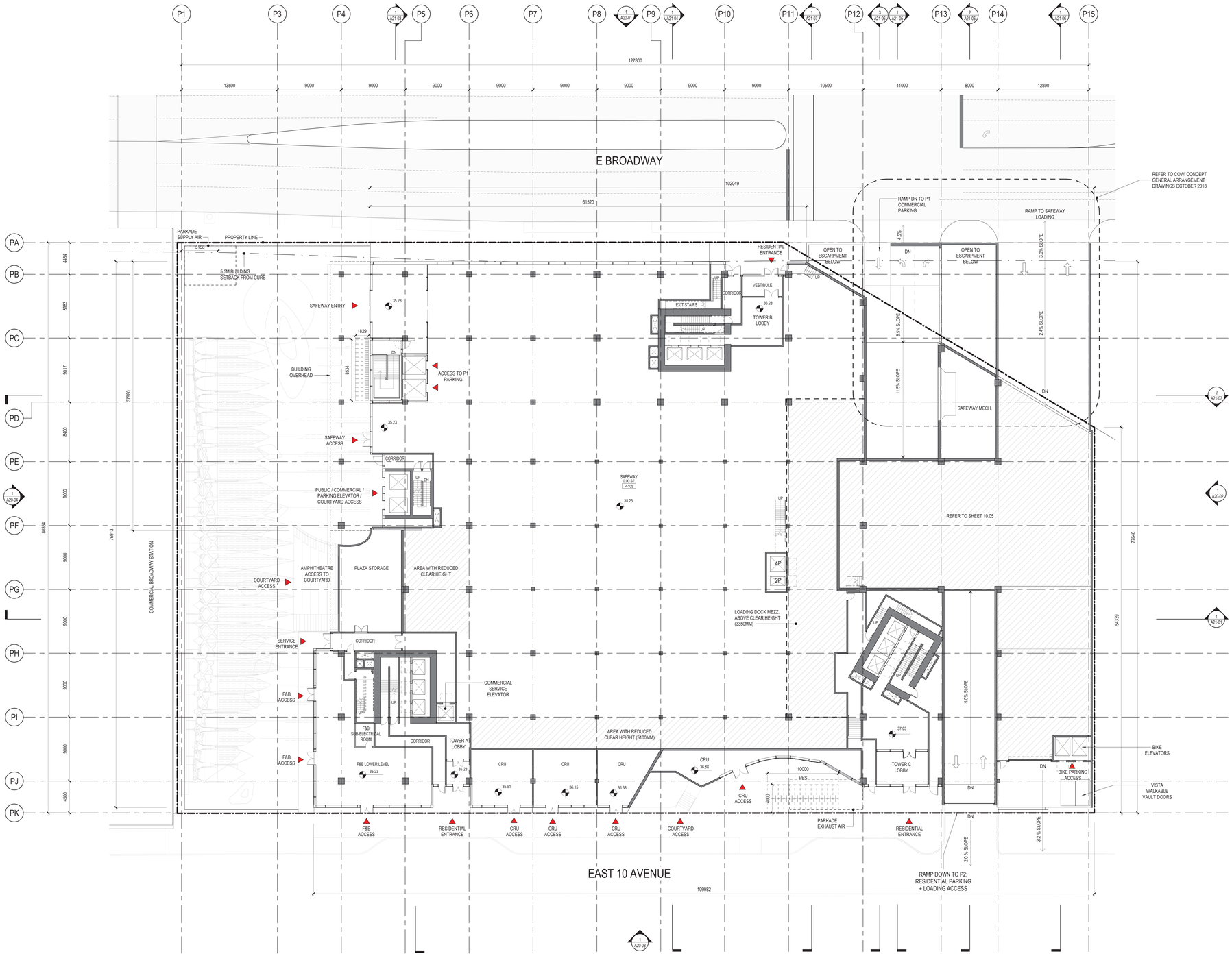
OVERALL FLOOR PLAN - LEVEL P1

SHEET NUMBER

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1 LEVEL 01 FLOOR PLAN
1 : 200

Note: Non residential Class A & B bike stall locations to be determined.

BICYCLE PARKING SUMMARY

BICYCLE PARKING	
HORIZONTAL STALL	0
OVERSIZED	
LOCKERS	0
VERTICAL	0
STACKED	0
HORIZONTAL STALL	78
TOTAL	78

LOADING SUMMARY

LOADING SUMMARY	
CLASS B LOADING	2
CLASS C LOADING	2
TOTAL	4

LEGEND

- PROPERTY LINE
- SETBACKS
- LANE DEDICATION
- VEHICULAR ACCESS
- BUILDING ACCESS

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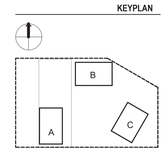
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KEYPLAN



ISSUE CHART

1	ISSUED FOR REZONING	2024.05.06

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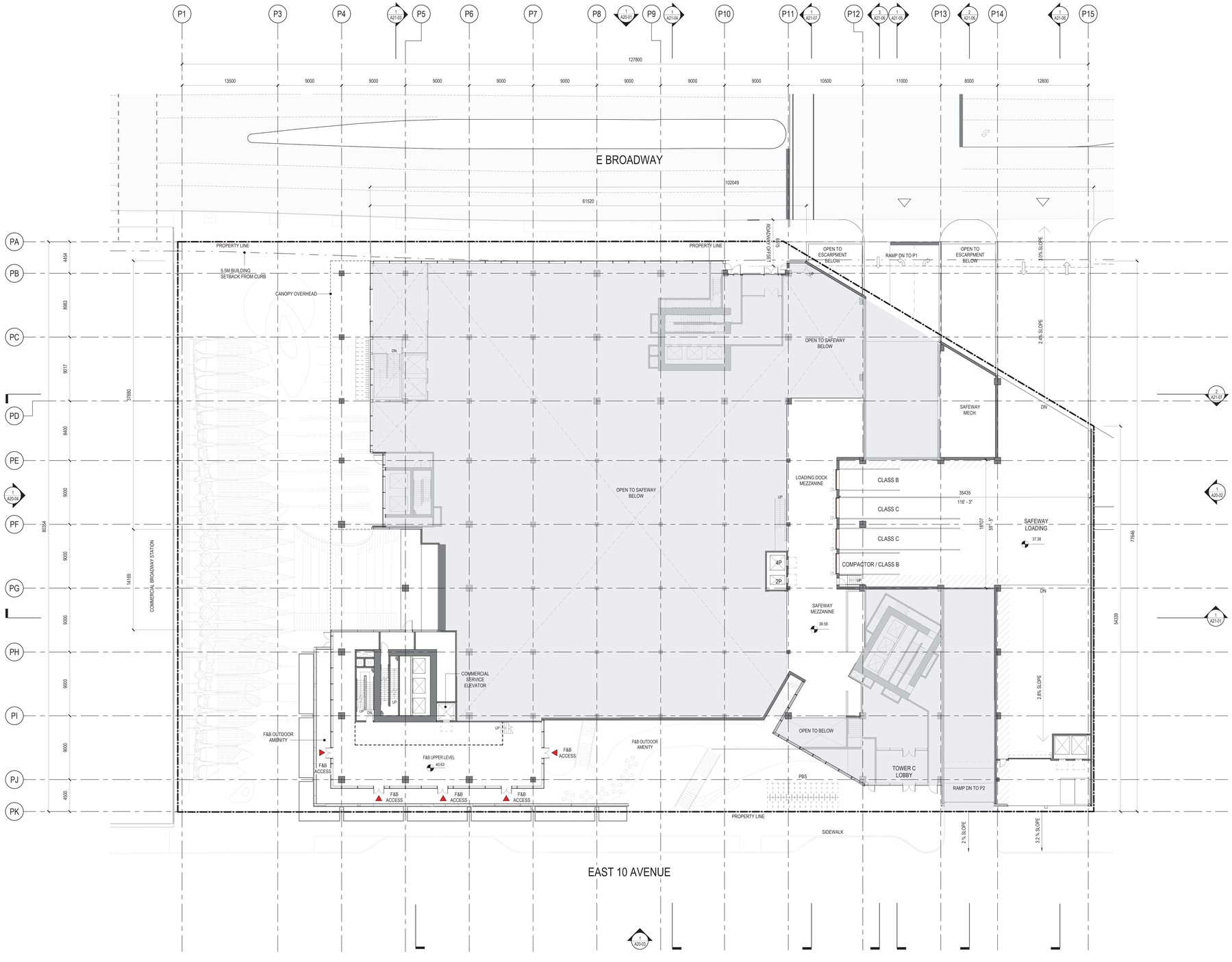
OVERALL FLOOR PLAN - LEVEL 01 (GROUND FLOOR)

SHEET NUMBER

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1 LEVEL 01M FLOOR PLAN - SAFEWAY LOADING, CRU / F&B
1 : 200

LOADING SUMMARY

NON- RESIDENTIAL LOADING		
CLASS B LOADING	(SAFEWAY)	2
CLASS C LOADING	(SAFEWAY)	2
TOTAL		4

LEGEND

- PROPERTY LINE
- SETBACKS
- LANE DEDICATION
- VEHICULAR ACCESS
- BUILDING ACCESS

0 5 10 m

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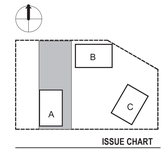
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ISSUE CHART

1	ISSUED FOR REZONING	2024.05.06

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TITLE

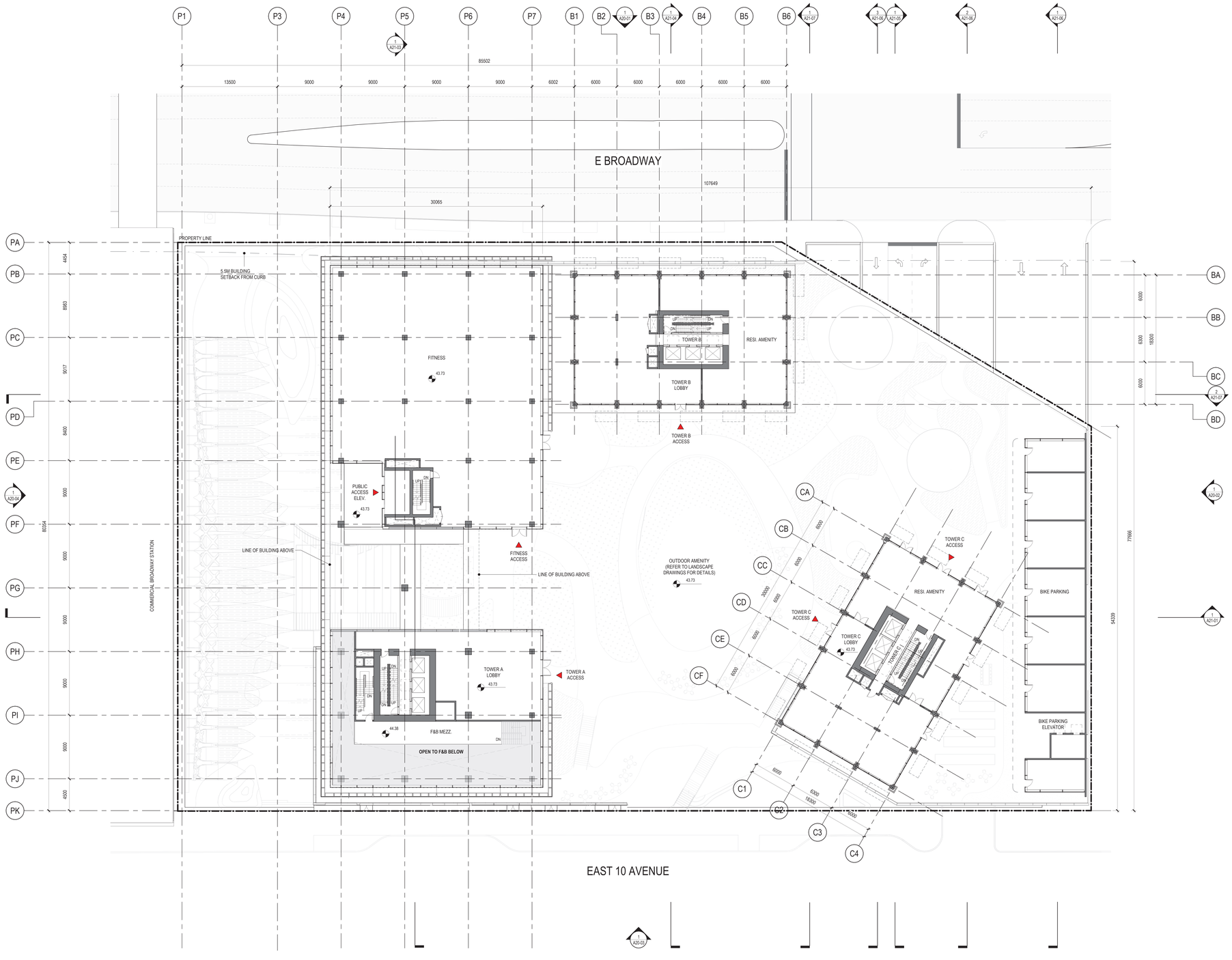
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1 LEVEL 02 FLOOR PLAN
1 : 200

BICYCLE PARKING SUMMARY

BICYCLE PARKING	
HORIZONTAL STALL	0
HORIZONTAL STALL OVERSIZED	0
LOCKERS	0
VERTICAL	0
STACKED	432
TOTAL	432

LEGEND

- PROPERTY LINE
- SETBACKS
- LANE DEDICATION
- VEHICULAR ACCESS
- BUILDING ACCESS

0 5 10 m

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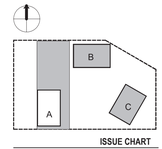
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KEYPLAN



ISSUE CHART

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TITLE

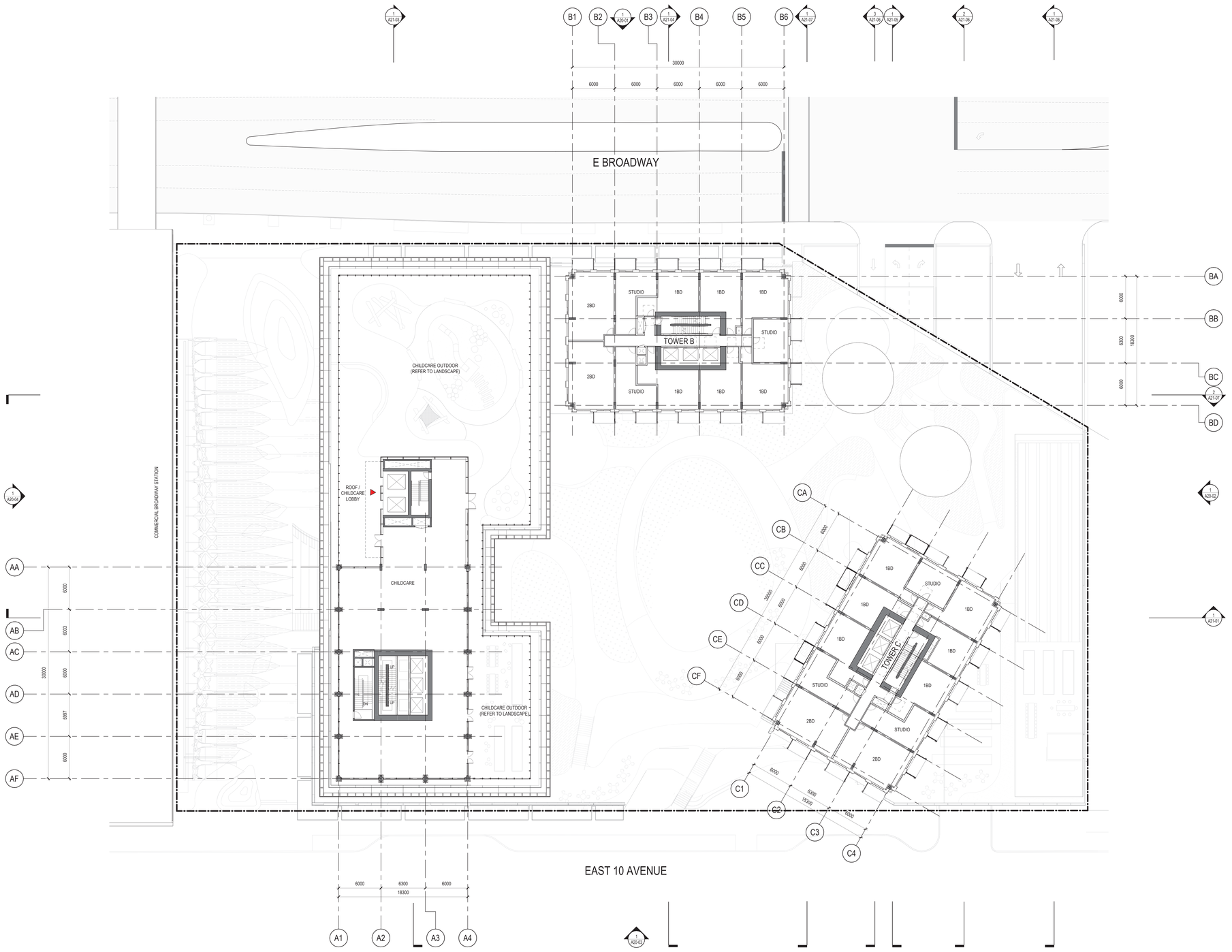
OVERALL FLOOR PLAN - LEVEL 02

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1 LEVEL 03 FLOOR PLAN
1 : 200

LEGEND

- PROPERTY LINE
- SETBACKS
- LANE DEDICATION
- VEHICULAR ACCESS
- BUILDING ACCESS

0 5 10 m

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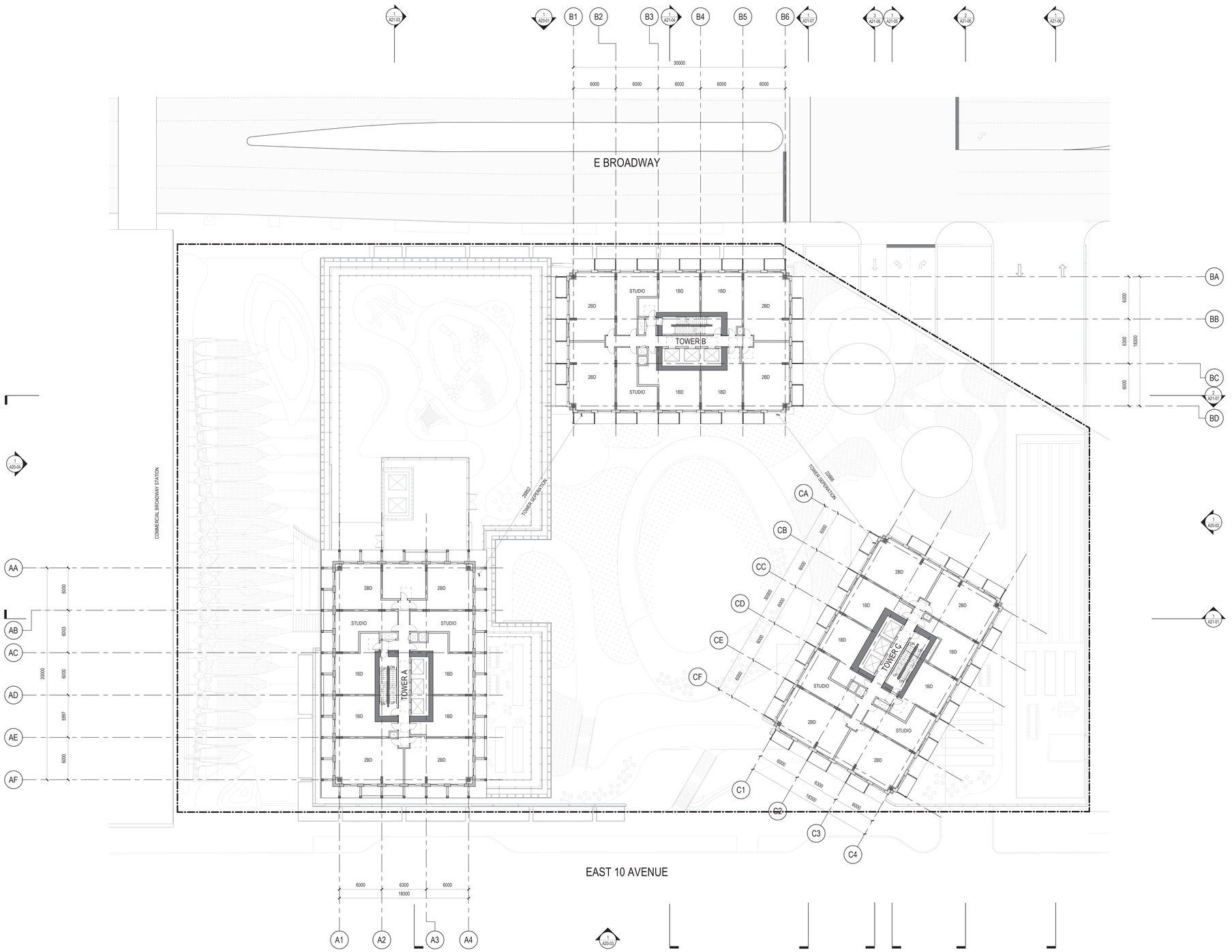
OVERALL FLOOR PLAN - LEVEL 03

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1 TYPICAL TOWER FLOOR PLAN

1 : 200

LEGEND

- PROPERTY LINE
- SETBACKS
- LANE DEDICATION
- VEHICULAR ACCESS
- BUILDING ACCESS

0 5 10 m

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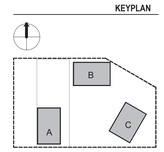
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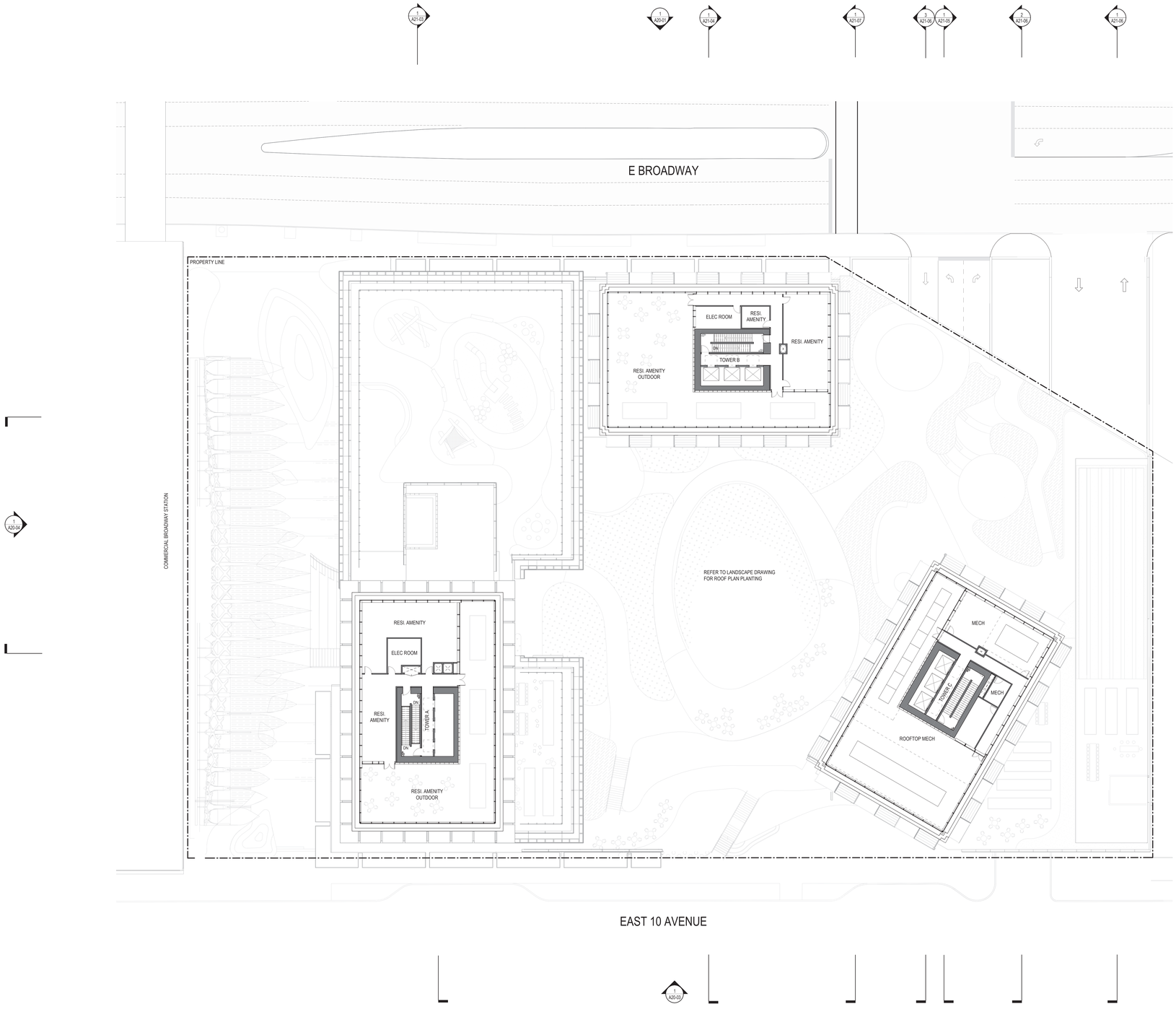
OVERALL FLOOR PLAN - TYPICAL TOWER PLAN

SHEET NUMBER

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1 ROOF PLAN
1 : 200

LEGEND

- PROPERTY LINE
- SETBACKS
- LANE DEDICATION
- VEHICULAR ACCESS
- BUILDING ACCESS

0 5 10 m

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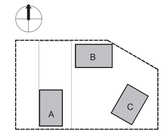
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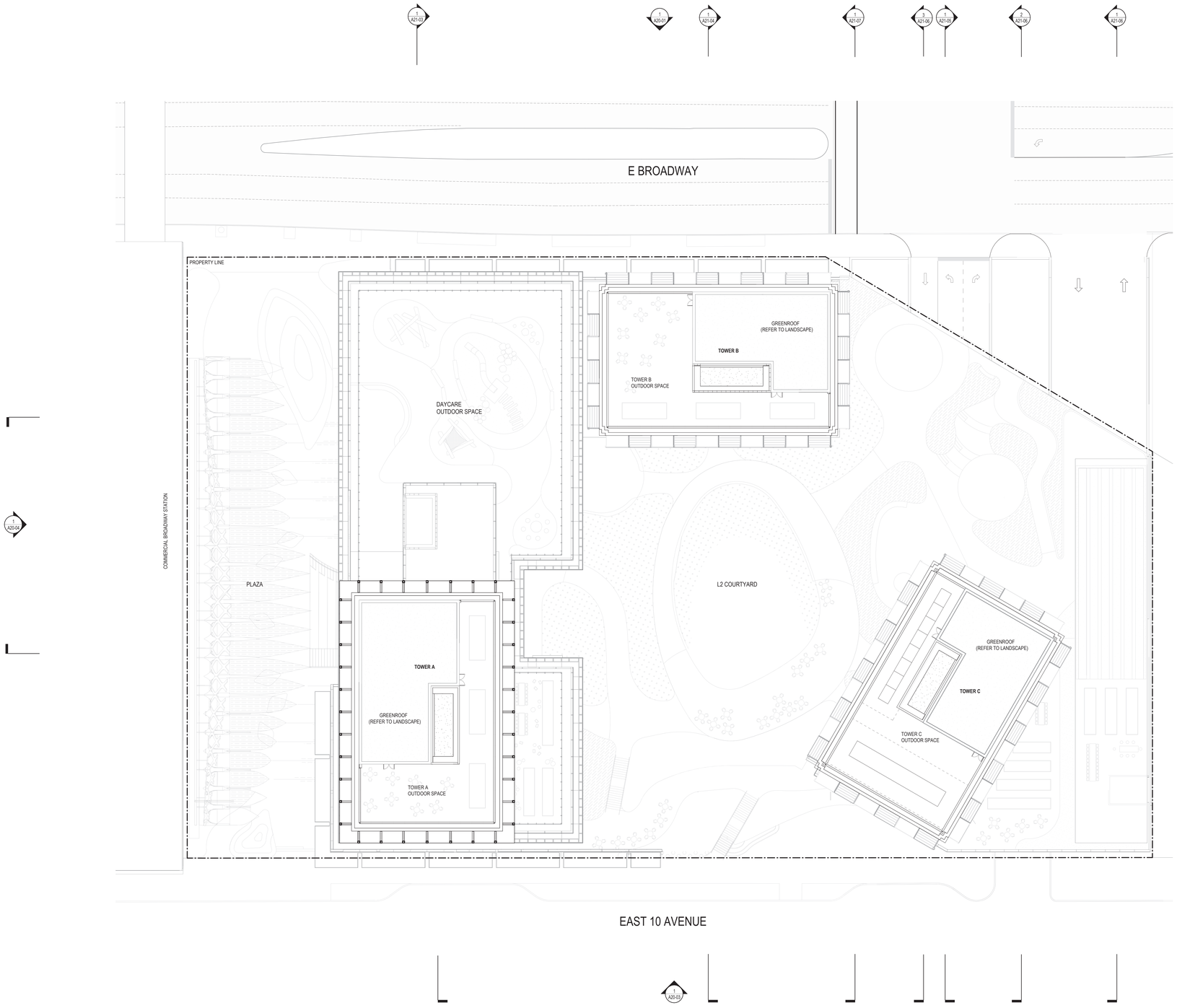
OVERALL FLOOR PLAN - AMENITY & MECH LEVEL

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1 OVERALL ROOF PLAN
1 : 200

LEGEND

- PROPERTY LINE
- SETBACKS
- LANE DEDICATION
- VEHICULAR ACCESS
- BUILDING ACCESS

0 5 10 m

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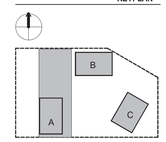
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OVERALL FLOOR PLAN - ROOF PLAN

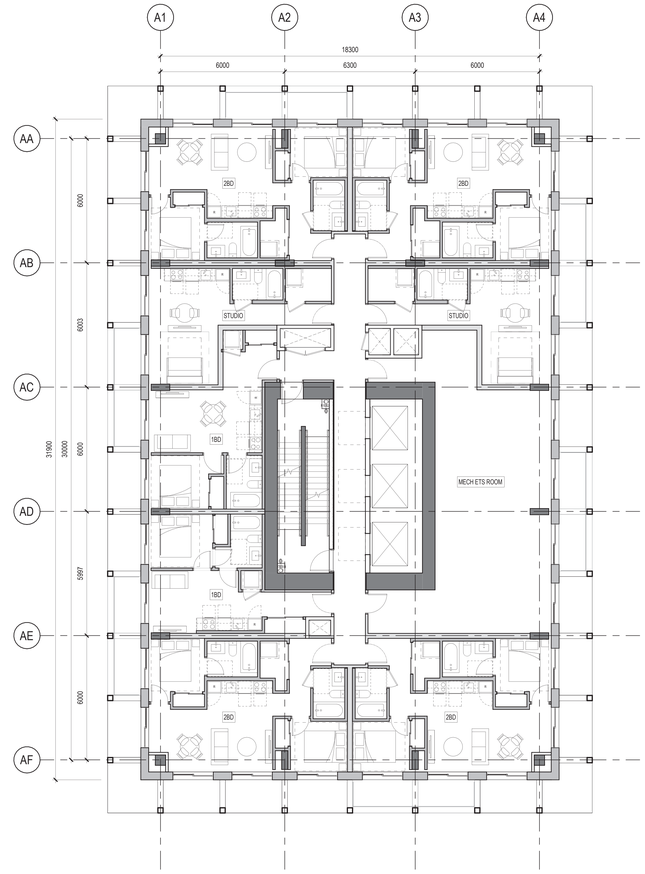
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A10-16

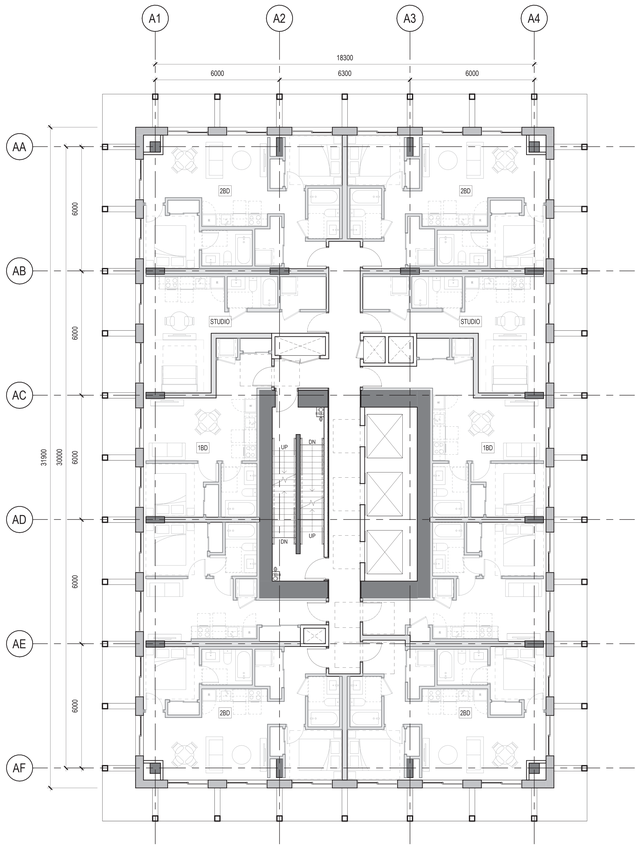
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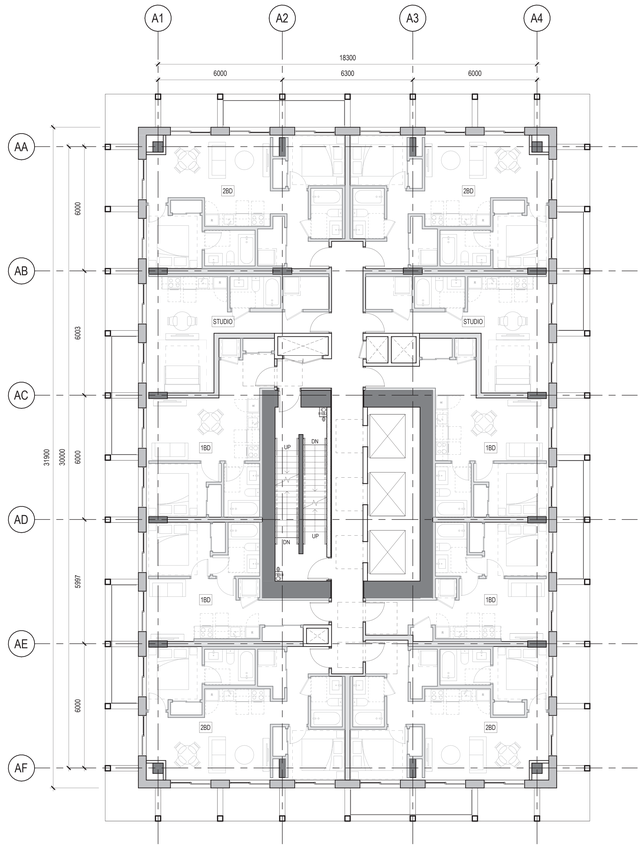
BALCONY LAYOUT VARIES BY FLOOR. EXACT LAYOUT TBD.



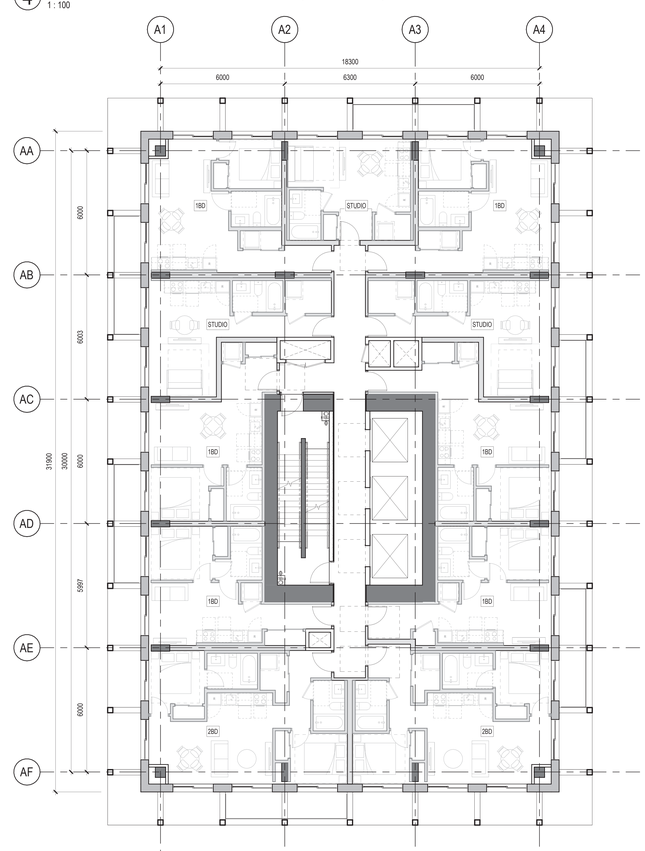
4 FLOOR PLAN TOWER A - LEVEL 26 (MECH ETS)
1 : 100



3 TYPICAL UPPER TOWER FLOOR PLAN TOWER A - LEVEL A26 - A44
1 : 100



2 TYPICAL MID TOWER FLOOR PLAN TOWER A - LEVEL A16 - A25
1 : 100



1 TYPICAL LOWER TOWER FLOOR PLAN TOWER A - LEVEL A04 - A15
1 : 100

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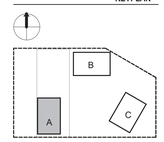
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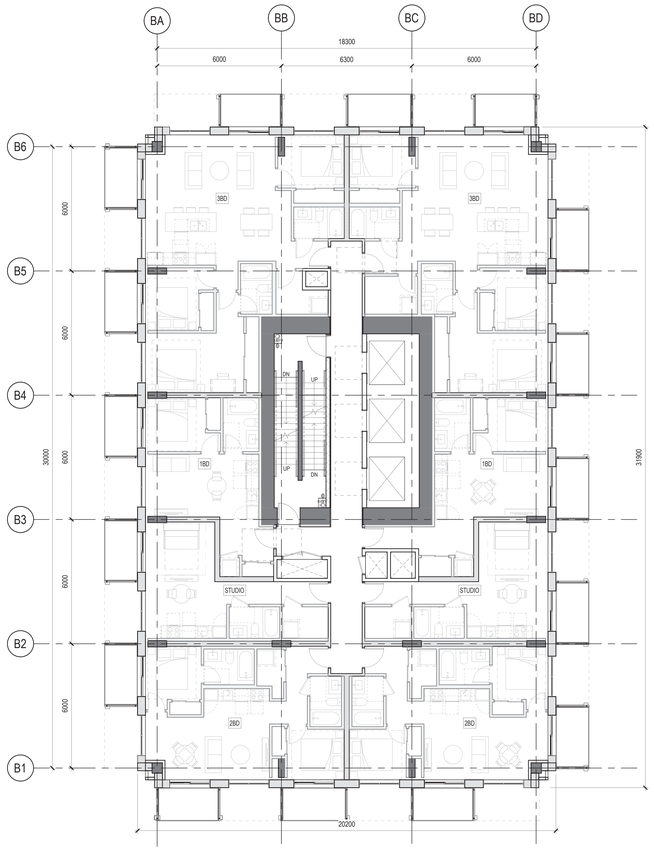
FLOOR PLANS - TOWER A

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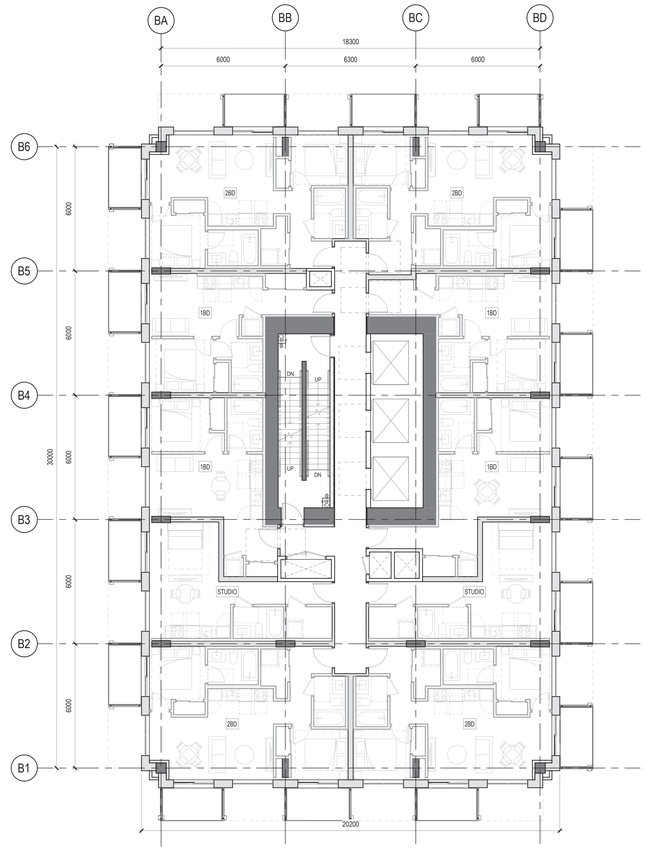
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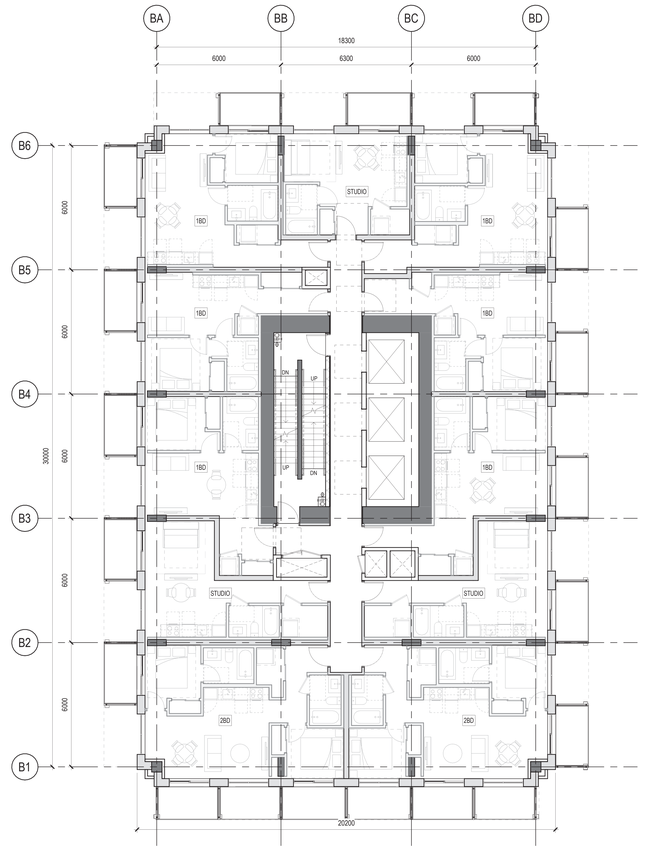
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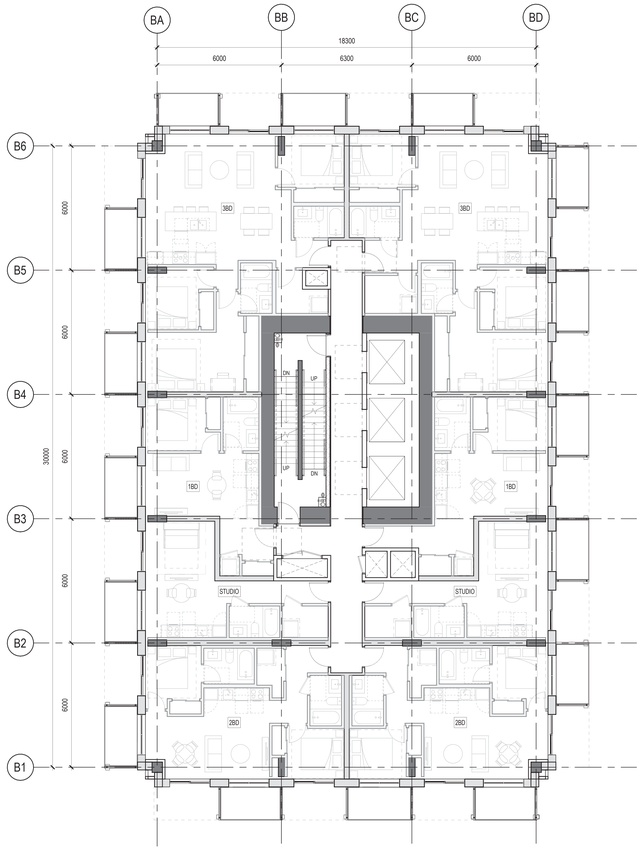
4 TYPICAL UPPER FLOOR PLAN TOWER B - LEVEL B22 - B38 (EVEN)
1 : 100



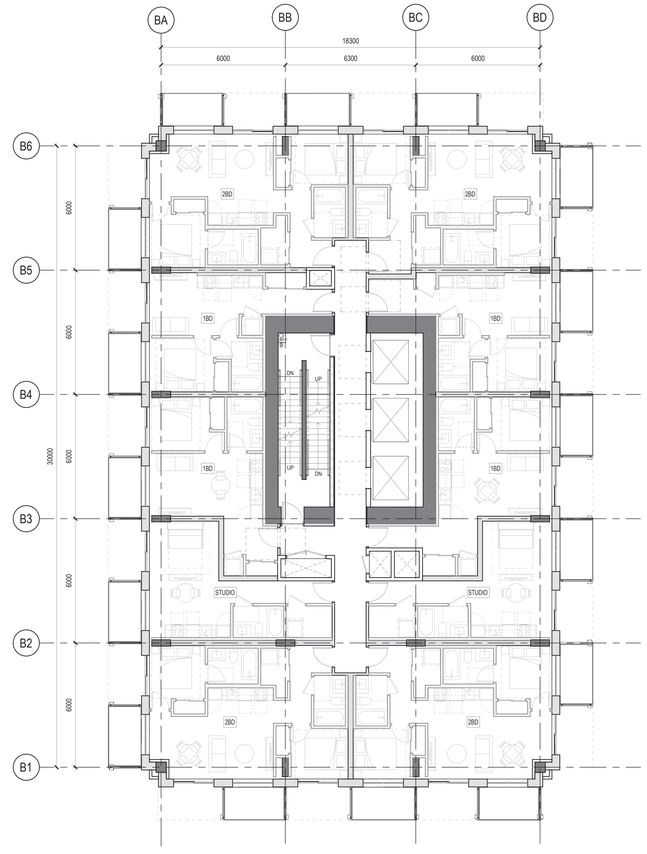
5 TYPICAL MID TOWER FLOOR PLAN TOWER B - LEVEL B13 - B21 (EVEN)
1 : 100



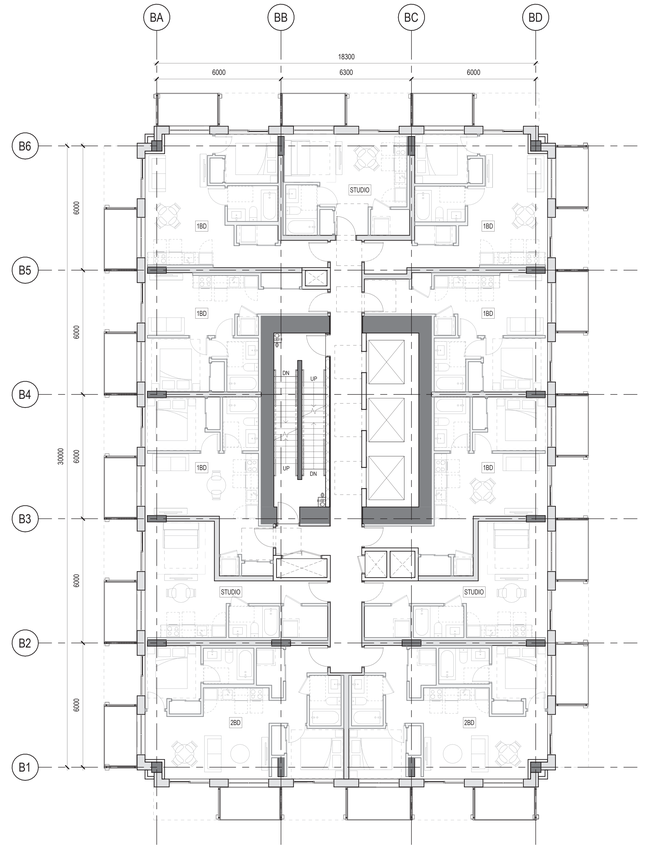
6 TYPICAL LOWER FLOOR PLAN TOWER B LEVEL B03 - B12 (EVEN)
1 : 100



3 TYPICAL UPPER FLOOR PLAN TOWER B - LEVEL B22 - B38 (ODD)
1 : 100



2 TYPICAL MID TOWER FLOOR PLAN TOWER B - LEVEL B13 - B21 (ODD)
1 : 100



1 TYPICAL LOWER FLOOR PLAN TOWER B LEVEL B03 - B12 (ODD)
1 : 100

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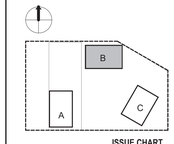
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KEYPLAN



ISSUE CHART

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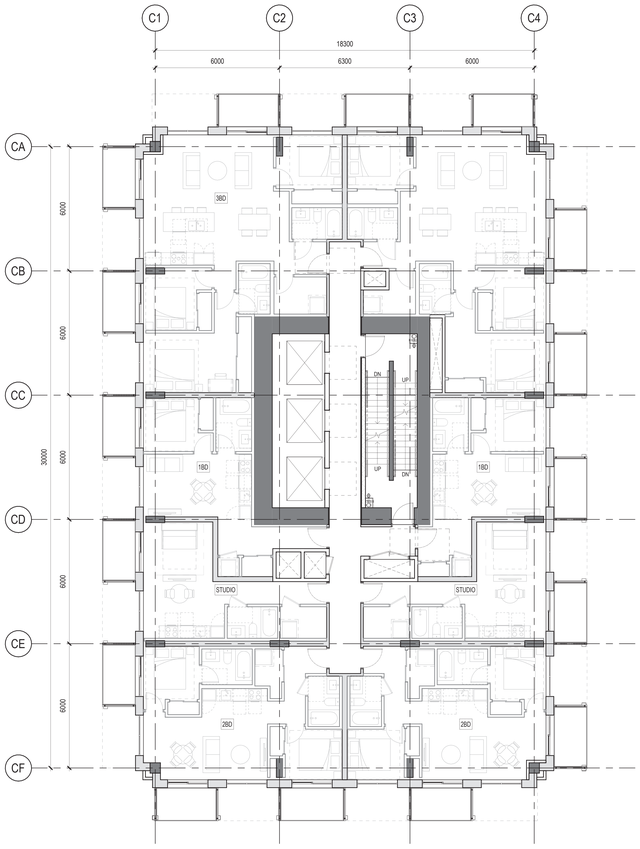
FLOOR PLANS - TOWER B

SHEET NUMBER

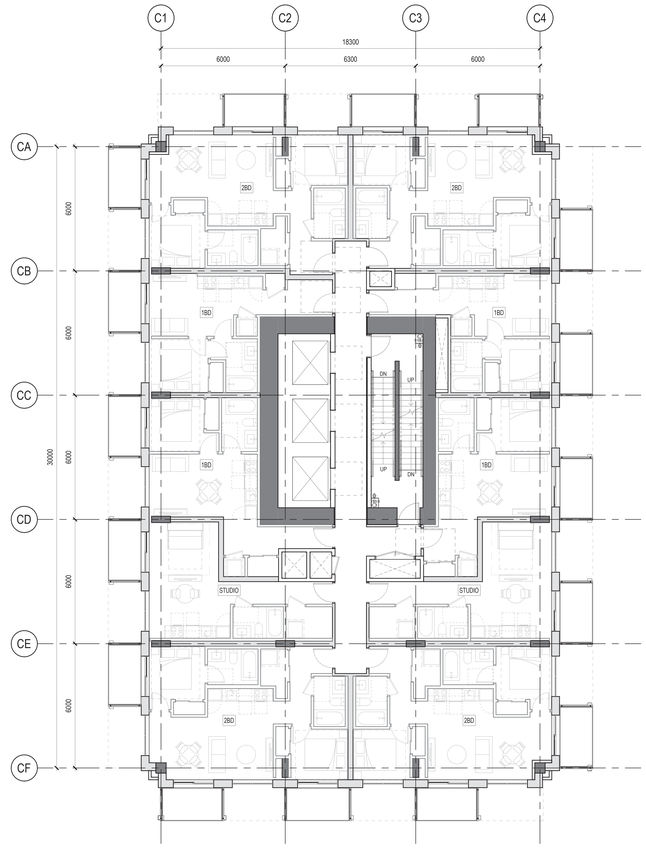
A11-02

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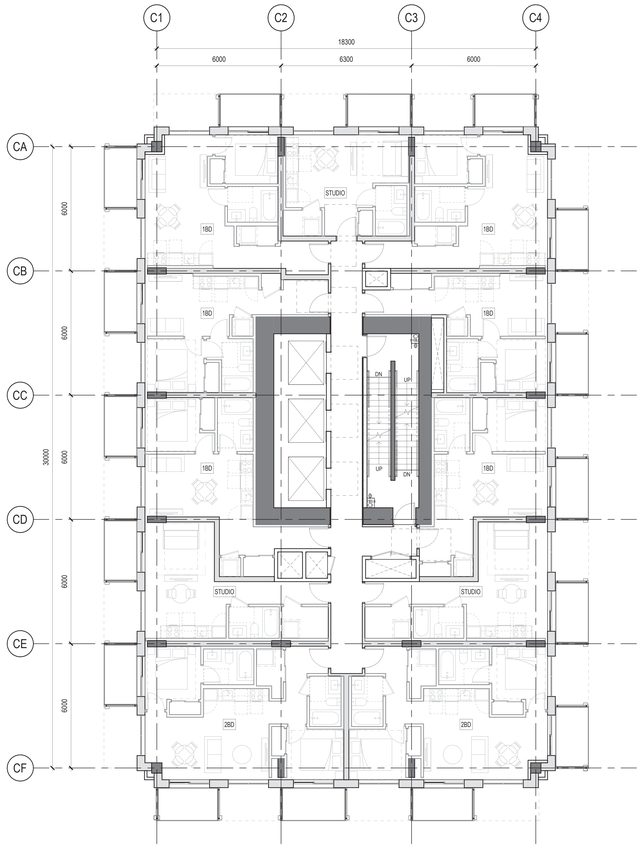
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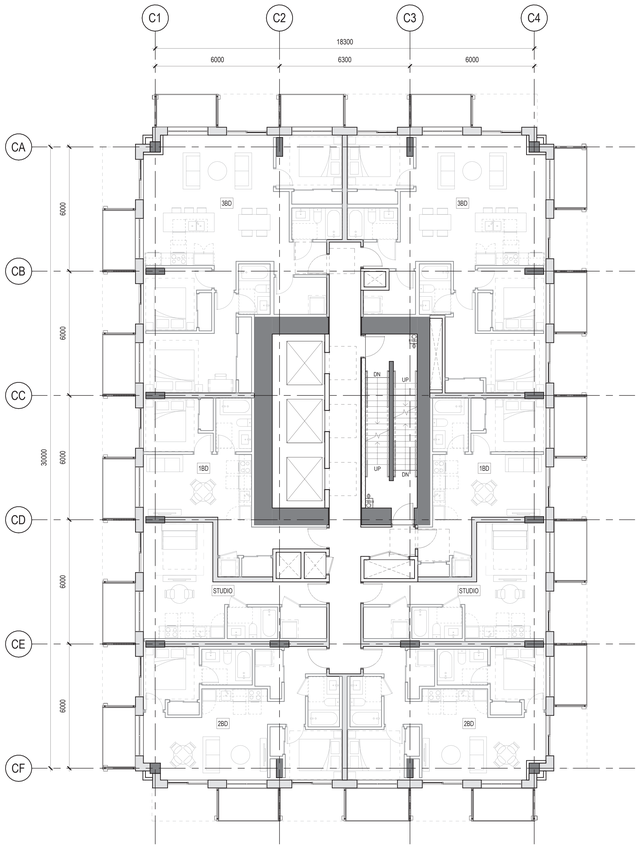
4 TYPICAL UPPER FLOOR PLAN TOWER C - LEVEL C22 - C37 (EVEN)
1 : 100



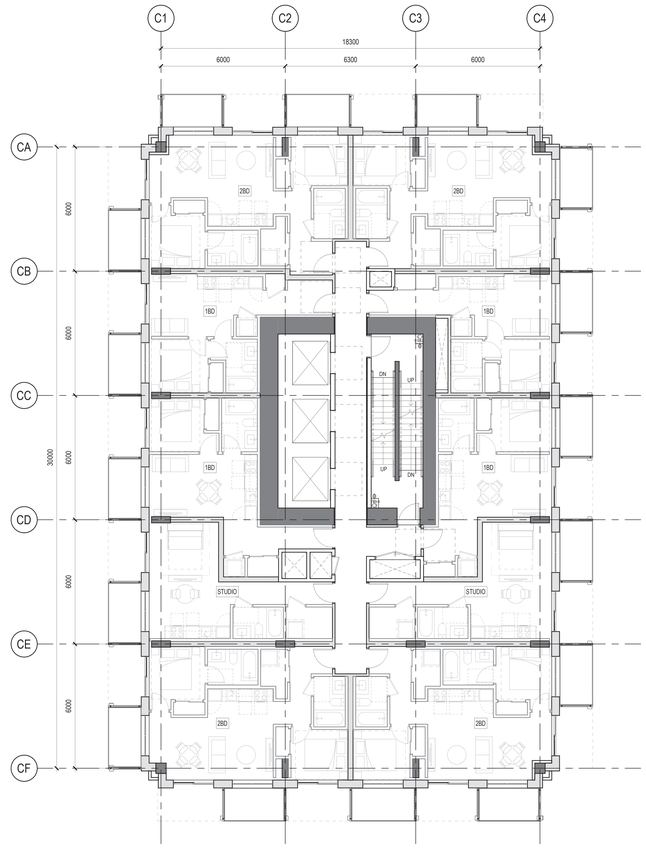
5 TYPICAL MID TOWER FLOOR PLAN TOWER C - LEVEL C13 - C21 (EVEN)
1 : 100



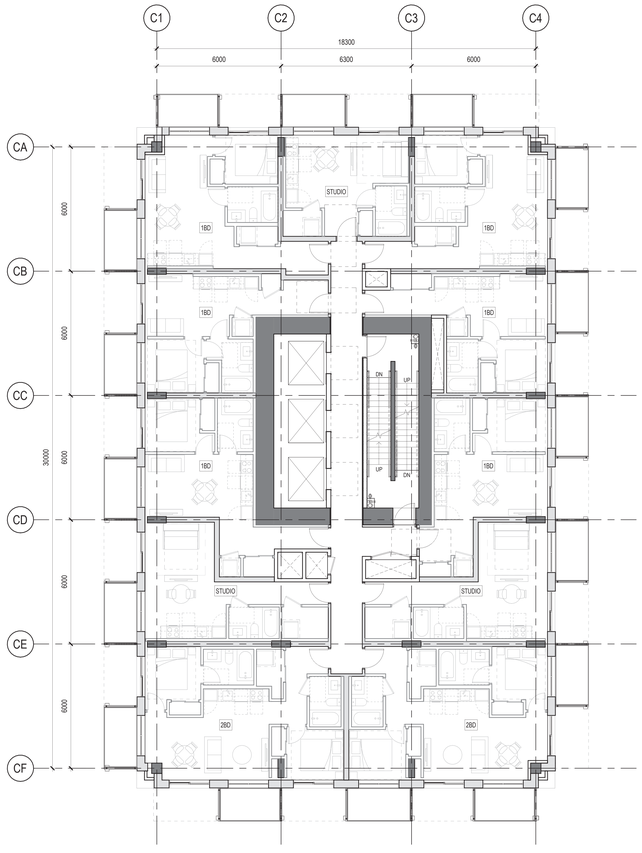
6 TYPICAL LOWER FLOOR PLAN TOWER C - LEVEL C03 - C12 (EVEN)
1 : 100



3 TYPICAL UPPER FLOOR PLAN TOWER C - LEVEL C22 - C37 (ODD)
1 : 100



2 TYPICAL MID TOWER FLOOR PLAN TOWER C - LEVEL C13 - C21 (ODD)
1 : 100



1 TYPICAL LOWER FLOOR PLAN TOWER C - LEVEL C03 - C12 (ODD)
1 : 100

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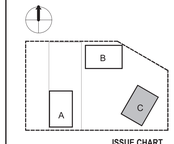
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FLOOR PLANS - TOWER C

SHEET NUMBER

A11-03

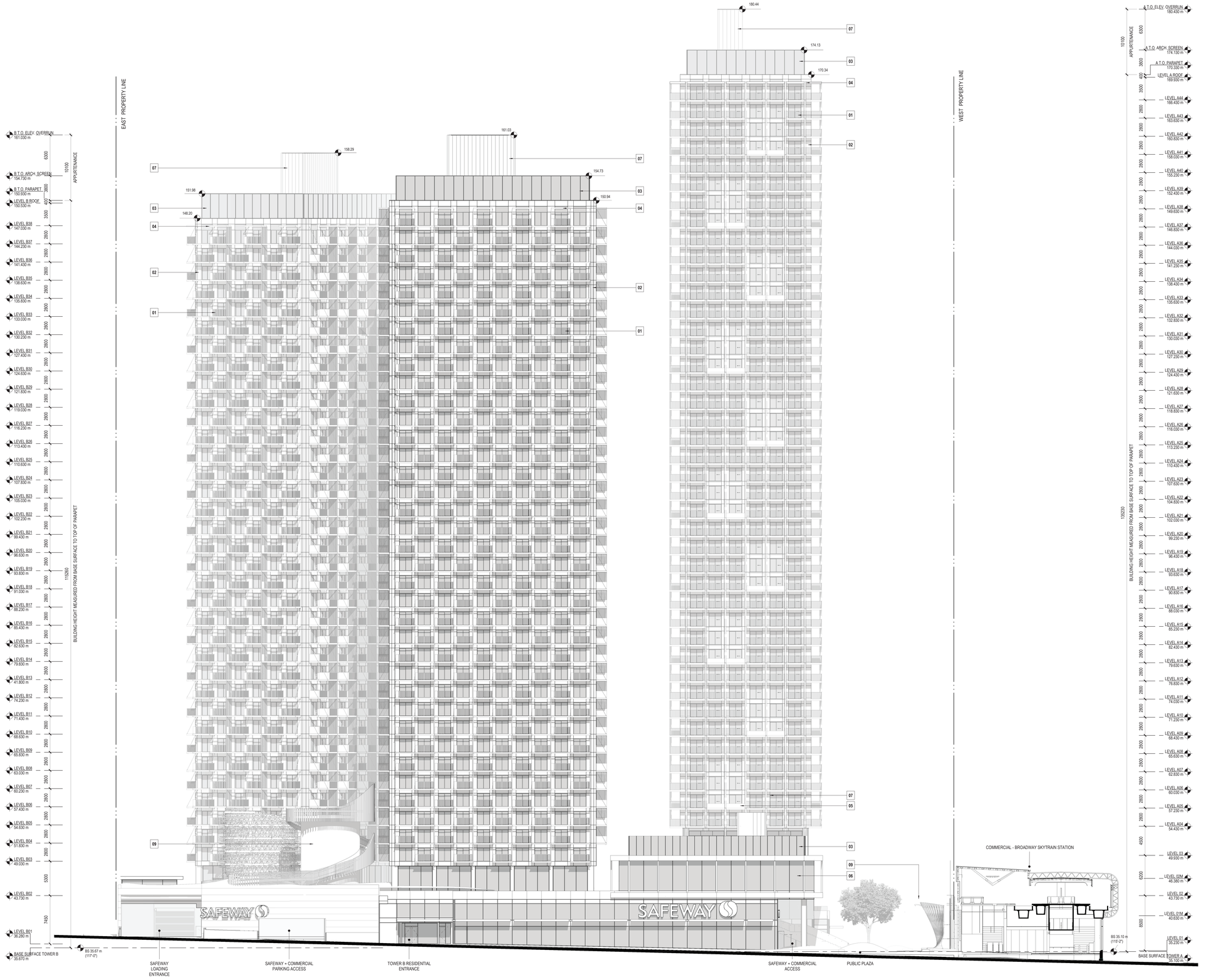
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TOWER C

TOWER B

TOWER A



1 NORT ELEVATION
1 : 200

MATERIAL LEGEND

1. THERMALLY BROKEN METAL BALCONY SYSTEM WITH PICKET GUARD AND PRIVACY SCREEN
2. HIGH PERFORMANCE UNITIZED FACADE SYSTEM WITH METAL PANEL CLADDING
3. GLAZED GUARD
4. THERMALLY BROKEN METAL CANOPY
5. THERMALLY BROKEN METAL PLANTER
6. CURTAINWALL GLAZING
7. METAL PANEL CLADDING
8. WOOD CLADDING
9. REFER TO LANDSCAPE PACKAGE FOR MATERIAL FINISH

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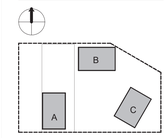
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NORTH ELEVATION

SHEET NUMBER

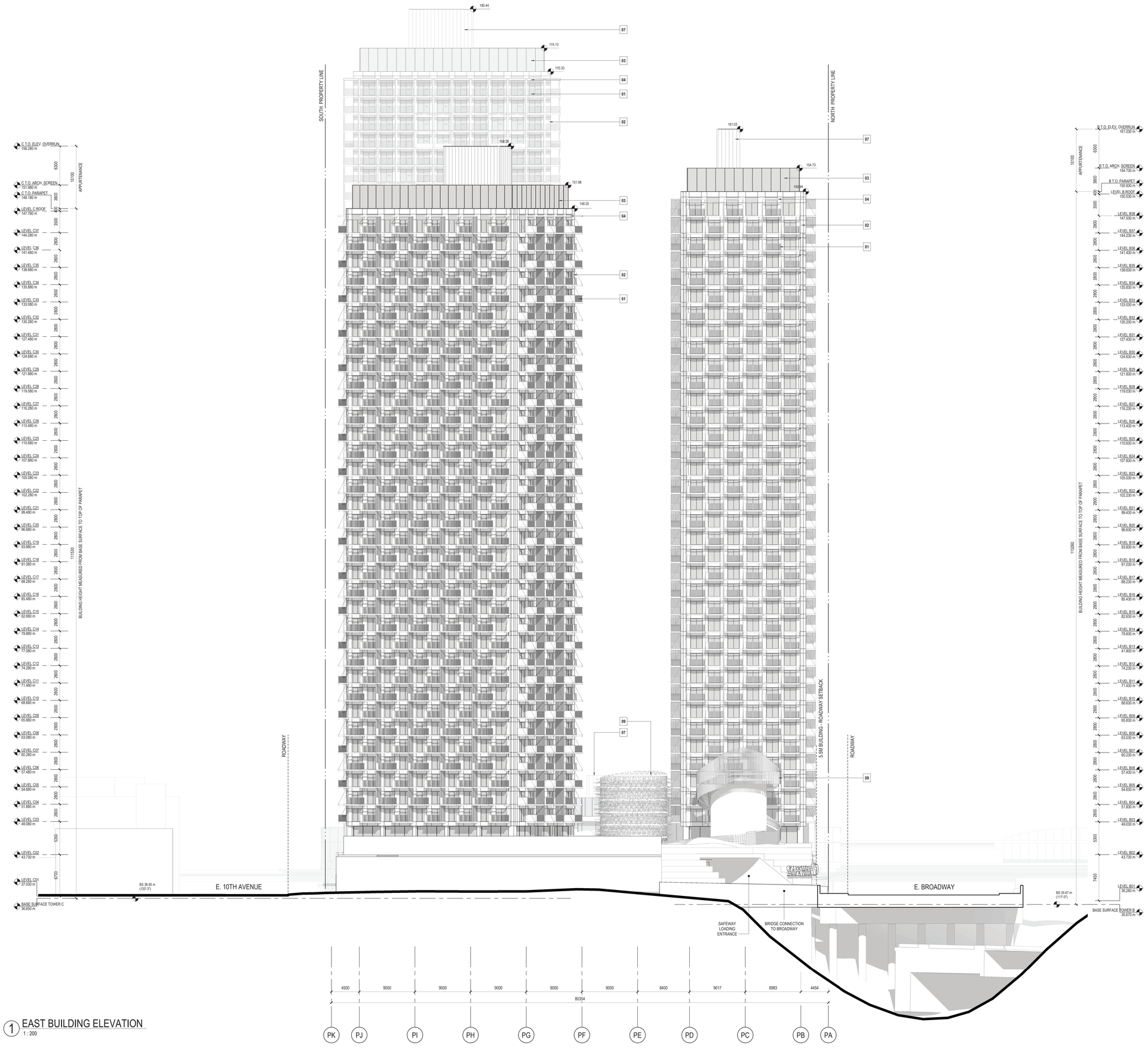
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TOWER A AND C

TOWER B



1 EAST BUILDING ELEVATION
1 : 200

MATERIAL LEGEND

1. THERMALLY BROKEN METAL BALCONY SYSTEM WITH PICKET GUARD AND PRIVACY SCREEN
2. HIGH PERFORMANCE UNITIZED FACADE SYSTEM WITH METAL PANEL CLADDING
3. GLAZED GUARD
4. THERMALLY BROKEN METAL CANOPY
5. THERMALLY BROKEN METAL PLANTER
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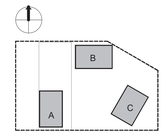
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EAST ELEVATION

SHEET NUMBER

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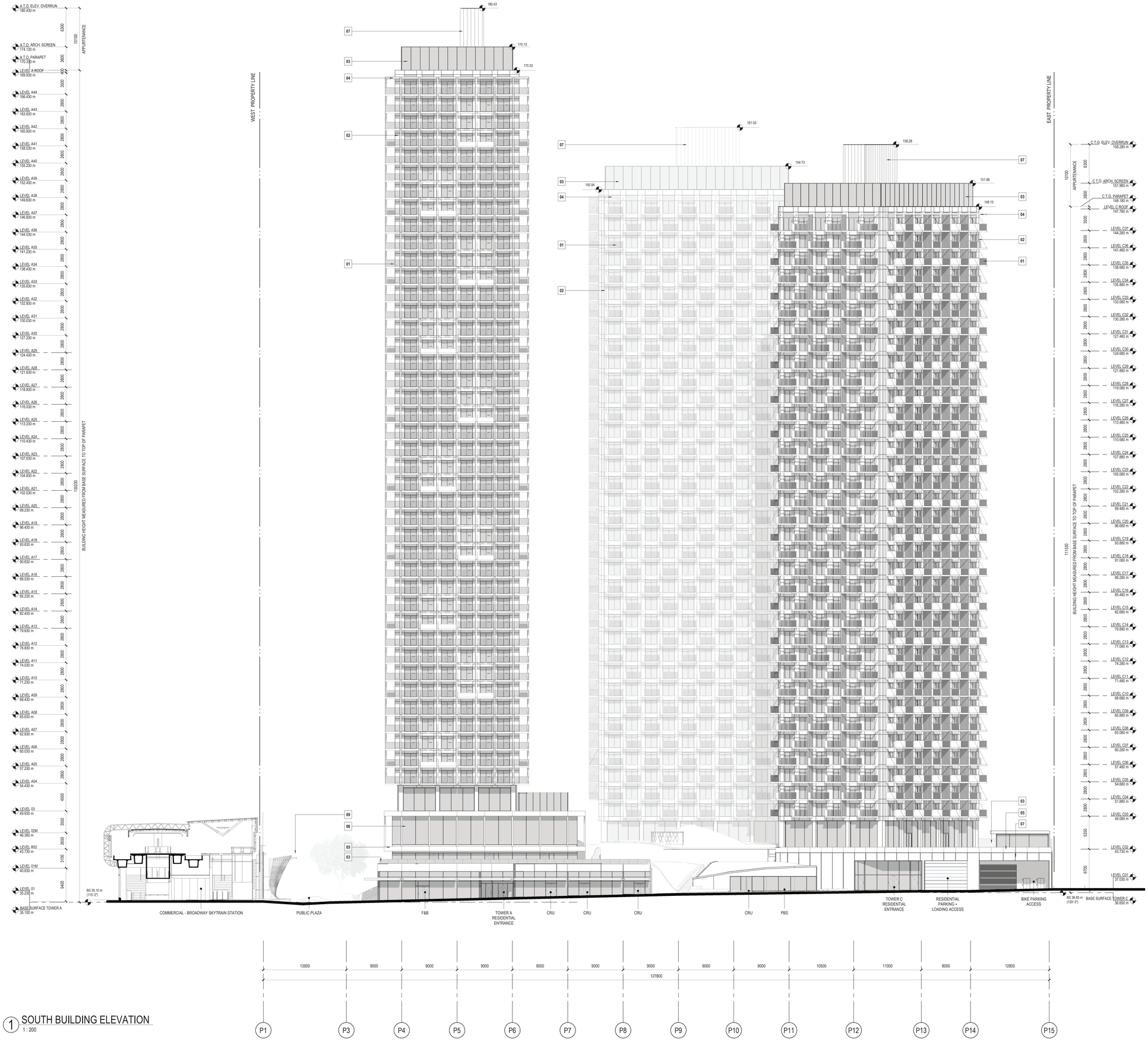
TOWER A

TOWER B

TOWER C

WEST PROPERTY LINE

EAST PROPERTY LINE



1 SOUTH BUILDING ELEVATION
1 : 200

MATERIAL LEGEND

1. THERMALLY BROKEN METAL BALCONY SYSTEM WITH PICKET GUARD AND PRIVACY SCREEN
2. HIGH PERFORMANCE UNITIZED FACADE SYSTEM WITH METAL PANEL CLADDING
3. GLAZED GUARD
4. THERMALLY BROKEN METAL CANOPY
5. THERMALLY BROKEN METAL PLANTER
6. CURTAINWALL GLAZING
7. METAL PANEL CLADDING
8. WOOD CLADDING
9. REFER TO LANDSCAPE PACKAGE FOR MATERIAL FINISH

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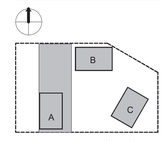
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SOUTH ELEVATION

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1 WEST BUILDING ELEVATION
1 : 200

MATERIAL LEGEND

1. THERMALLY BROKEN METAL BALCONY SYSTEM WITH PICKET GUARD AND PRIVACY SCREEN
2. HIGH PERFORMANCE UNITIZED FACADE SYSTEM WITH METAL PANEL CLADDING
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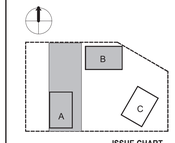
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WEST ELEVATION

SHEET NUMBER

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TOWER A

TOWER B

TOWER C

WEST PROPERTY LINE

EAST PROPERTY LINE

A.T.O. ELEV. OVERRUN 180.430 m
A.T.O. ARCH. SCREEN 174.130 m
A.T.O. PARAPET 170.330 m
LEVEL A ROOF 169.930 m
LEVEL A44 166.430 m
LEVEL A43 163.630 m
LEVEL A42 160.830 m
LEVEL A41 158.030 m
LEVEL A40 155.230 m
LEVEL A39 152.430 m
LEVEL A38 149.630 m
LEVEL A37 146.830 m
LEVEL A36 144.030 m
LEVEL A35 141.230 m
LEVEL A34 138.430 m
LEVEL A33 135.630 m
LEVEL A32 132.830 m
LEVEL A31 130.030 m
LEVEL A30 127.230 m
LEVEL A29 124.430 m
LEVEL A28 121.630 m
LEVEL A27 118.830 m
LEVEL A26 116.030 m
LEVEL A25 113.230 m
LEVEL A24 110.430 m
LEVEL A23 107.630 m
LEVEL A22 104.830 m
LEVEL A21 102.030 m
LEVEL A20 99.230 m
LEVEL A19 96.430 m
LEVEL A18 93.630 m
LEVEL A17 90.830 m
LEVEL A16 88.030 m
LEVEL A15 85.230 m
LEVEL A14 82.430 m
LEVEL A13 79.630 m
LEVEL A12 76.830 m
LEVEL A11 74.030 m
LEVEL A10 71.230 m
LEVEL A09 68.430 m
LEVEL A08 65.630 m
LEVEL A07 62.830 m
LEVEL A06 60.030 m
LEVEL A05 57.230 m
LEVEL A04 54.430 m
LEVEL 03 49.930 m
LEVEL 02 43.730 m
LEVEL 01M 40.630 m
LEVEL 01 35.230 m
BASE SURFACE TOWER A 35.100 m
LEVEL P1 31.285 m
LEVEL P2 26.285 m
LEVEL P3 22.630 m

6300 3800 600 3500 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 4500 6200 3100 5400 3940 5000 3655

174.11
170.33
AMENITY
RES
ETS / RES
CHILDCARE
65

161.03
154.73
150.94
07
03
04
02
01

158.24
151.98
148.18
MECH

C.T.O. ELEV. OVERRUN 156.280 m
C.T.O. ARCH. SCREEN 151.980 m
C.T.O. PARAPET 148.180 m
LEVEL C ROOF 147.780 m
LEVEL C37 144.280 m
LEVEL C36 141.480 m
LEVEL C35 138.680 m
LEVEL C34 135.880 m
LEVEL C33 133.080 m
LEVEL C32 130.280 m
LEVEL C31 127.480 m
LEVEL C30 124.680 m
LEVEL C29 121.880 m
LEVEL C28 119.080 m
LEVEL C27 116.280 m
LEVEL C26 113.480 m
LEVEL C25 110.680 m
LEVEL C24 107.880 m
LEVEL C23 105.080 m
LEVEL C22 102.280 m
LEVEL C21 99.480 m
LEVEL C20 96.680 m
LEVEL C19 93.880 m
LEVEL C18 91.080 m
LEVEL C17 88.280 m
LEVEL C16 85.480 m
LEVEL C15 82.680 m
LEVEL C14 79.880 m
LEVEL C13 77.080 m
LEVEL C12 74.280 m
LEVEL C11 71.480 m
LEVEL C10 68.680 m
LEVEL C09 65.880 m
LEVEL C08 63.080 m
LEVEL C07 60.280 m
LEVEL C06 57.480 m
LEVEL C05 54.680 m
LEVEL C04 51.880 m
LEVEL C03 49.080 m
BASE SURFACE TOWER C 36.650 m

6300 3800 3500 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 2800 12420

EXISTING SKYTRAIN STATION
PLAZA
AMPHITHEATRE
L2 COURTYARD
SAFEWAY
SAFEWAY PARKING
COMMERCIAL PARKING
RESIDENTIAL PARKING
SAFEWAY LOADING
RAMP FROM E. 10TH AVE.
MECH

3945 12' - 11"
3050 10' - 0"
3295 22' - 11"
3645 12' - 0"
4450 14' - 11"
3205 10' - 6"

13500 9000 9000 9000 9000 9000 9000 9000 9000 10500 11000 8000 12800
127800

P1 P3 P4 P5 P6 P7 P8 P9 P10 P11 P12 P13 P14 P15

1 EAST-WEST BUILDING SECTION - TOWER A
1 : 200

MATERIAL LEGEND

1. THERMALLY BROKEN METAL BALCONY SYSTEM WITH PICKET GUARD AND PRIVACY SCREEN
2. HIGH PERFORMANCE UNITIZED FACADE SYSTEM WITH METAL PANEL CLADDING
3. GLAZED GUARD
4. THERMALLY BROKEN METAL CANOPY
5. THERMALLY BROKEN METAL PLANTER
6. CURTAINWALL GLAZING
7. METAL PANEL CLADDING
8. WOOD CLADDING
9. REFER TO LANDSCAPE PACKAGE FOR MATERIAL FINISH

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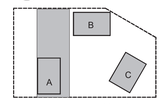
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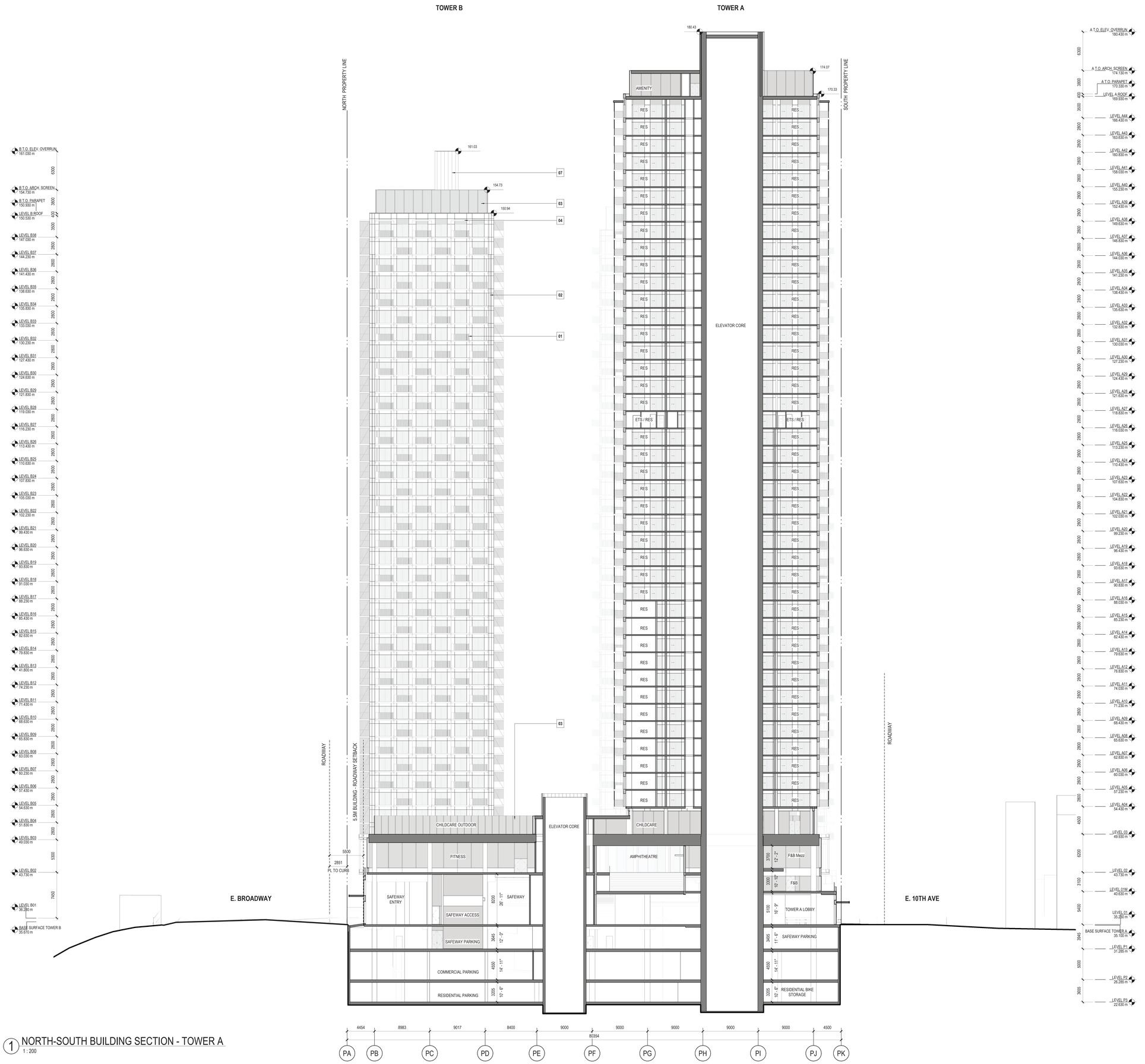
EAST-WEST BUILDING SECTION - TOWER A & C

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1 NORTH-SOUTH BUILDING SECTION - TOWER A
1 : 200

MATERIAL LEGEND

1. THERMALLY BROKEN METAL BALCONY SYSTEM WITH PICKET GUARD AND PRIVACY SCREEN
2. HIGH PERFORMANCE UNITIZED FACADE SYSTEM WITH METAL PANEL CLADDING
3. GLAZED GUARD
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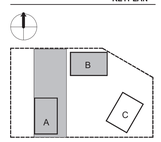
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NORTH-SOUTH BUILDING SECTION - TOWER A

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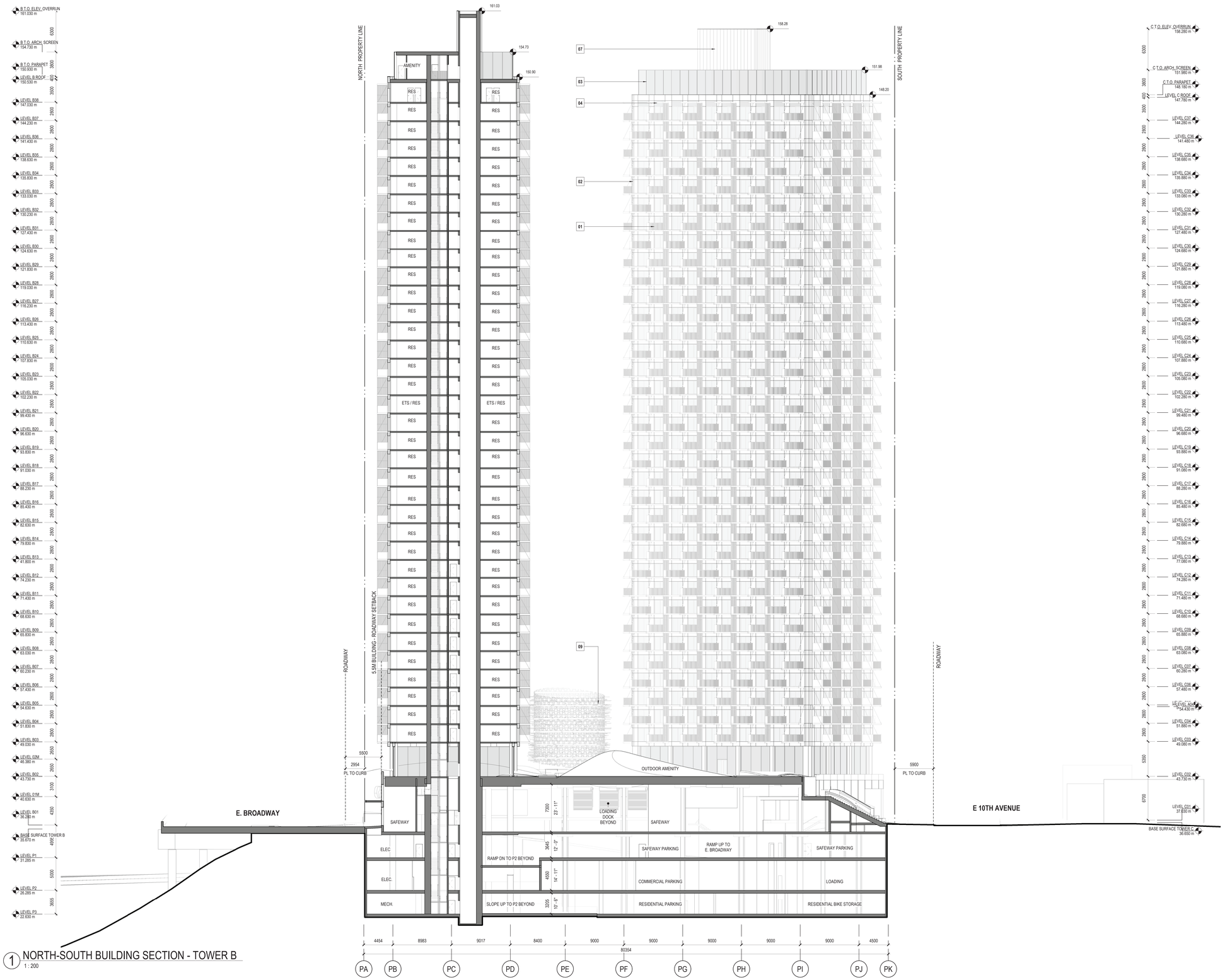
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TOWER B

TOWER C



1 NORTH-SOUTH BUILDING SECTION - TOWER B
1 : 200

MATERIAL LEGEND

1. THERMALLY BROKEN METAL BALCONY SYSTEM WITH PICKET GUARD AND PRIVACY SCREEN
2. HIGH PERFORMANCE UNITIZED FACADE SYSTEM WITH METAL PANEL CLADDING
3. GLAZED GUARD
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5. THERMALLY BROKEN METAL PLANTER
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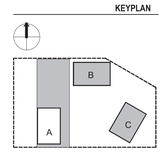
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NORTH-SOUTH BUILDING SECTION - TOWER B

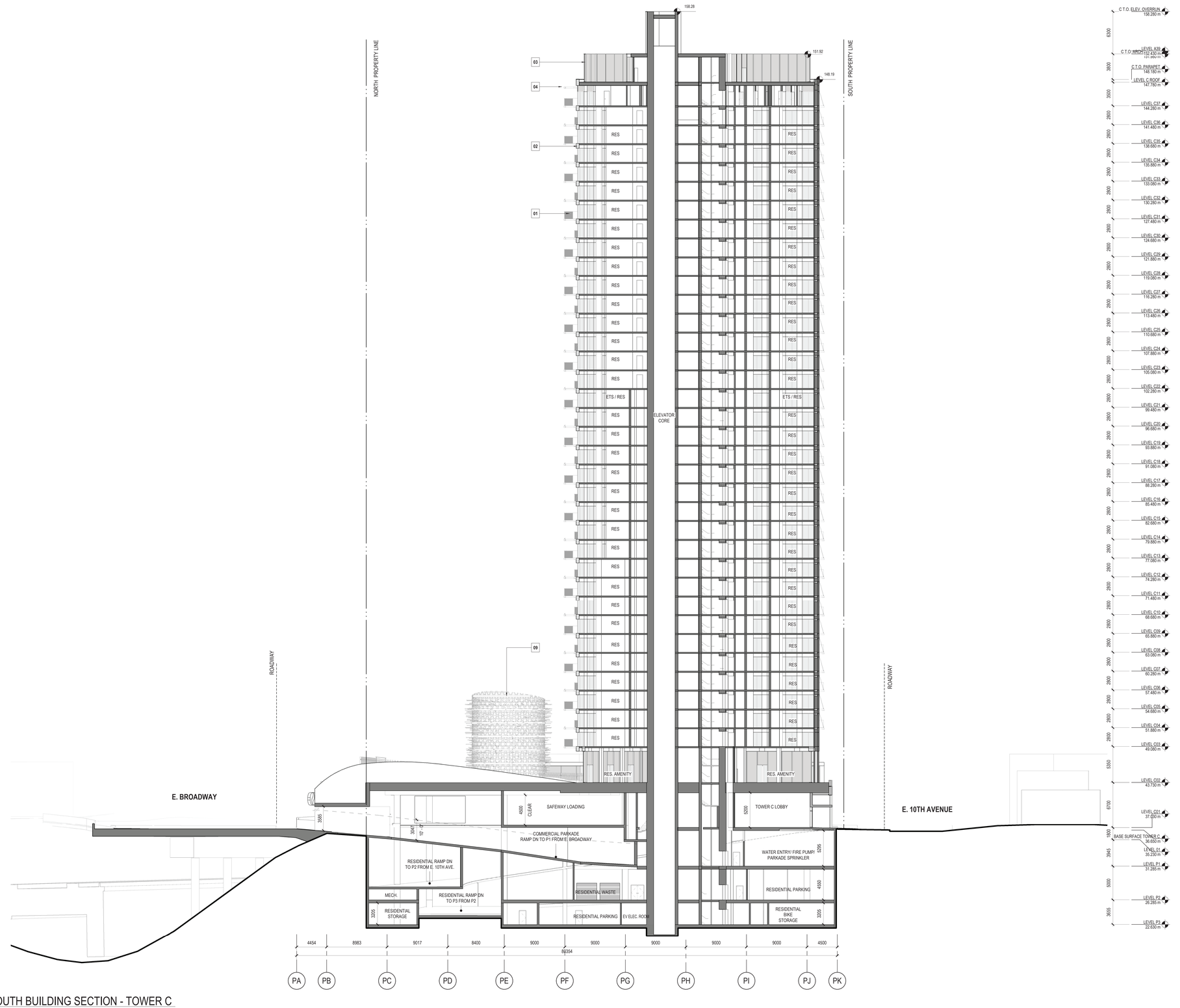
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TOWER C



1 NORTH-SOUTH BUILDING SECTION - TOWER C
1 : 200

MATERIAL LEGEND

1. THERMALLY BROKEN METAL BALCONY SYSTEM WITH PICKET GUARD AND PRIVACY SCREEN
2. HIGH PERFORMANCE UNITIZED FACADE SYSTEM WITH METAL PANEL CLADDING
3. GLAZED GUARD
4. THERMALLY BROKEN METAL CANOPY
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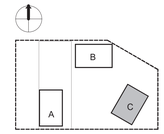
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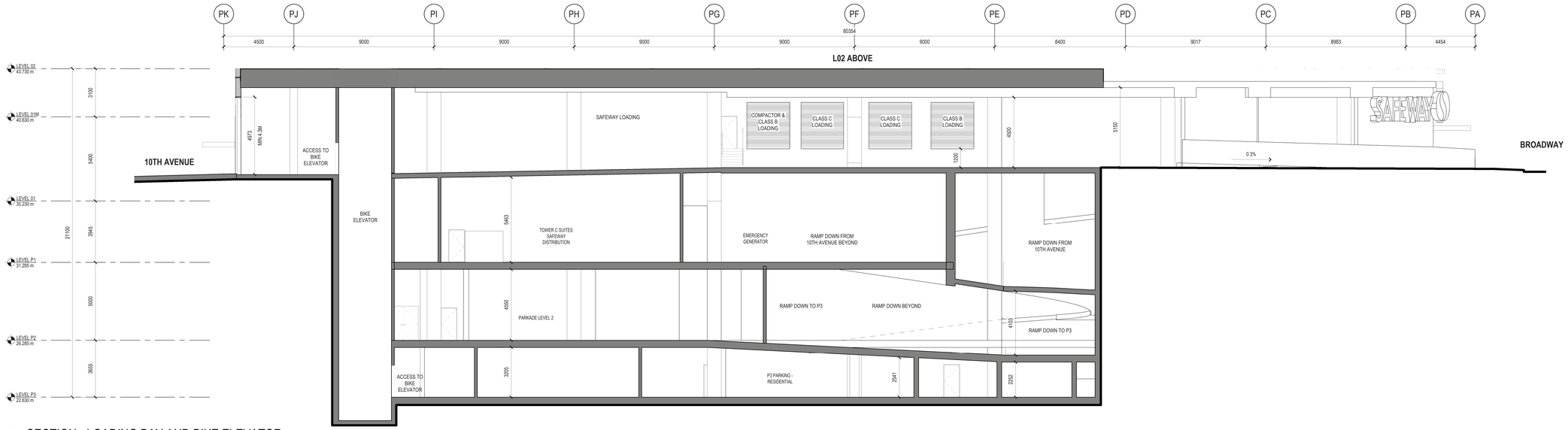
LOADING AND ACCESS SECTION - TOWER C

SHEET NUMBER

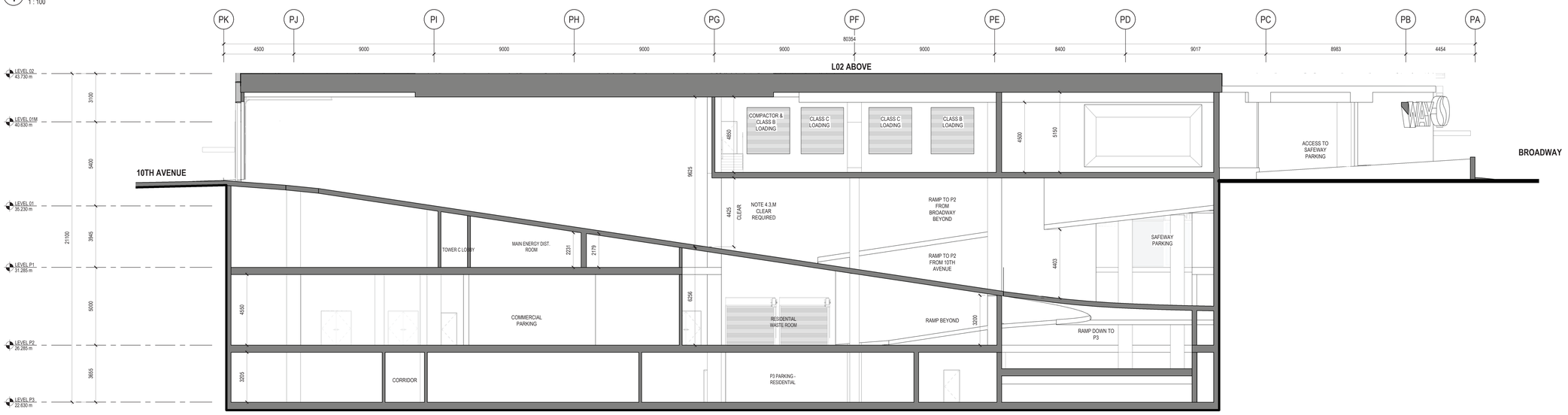
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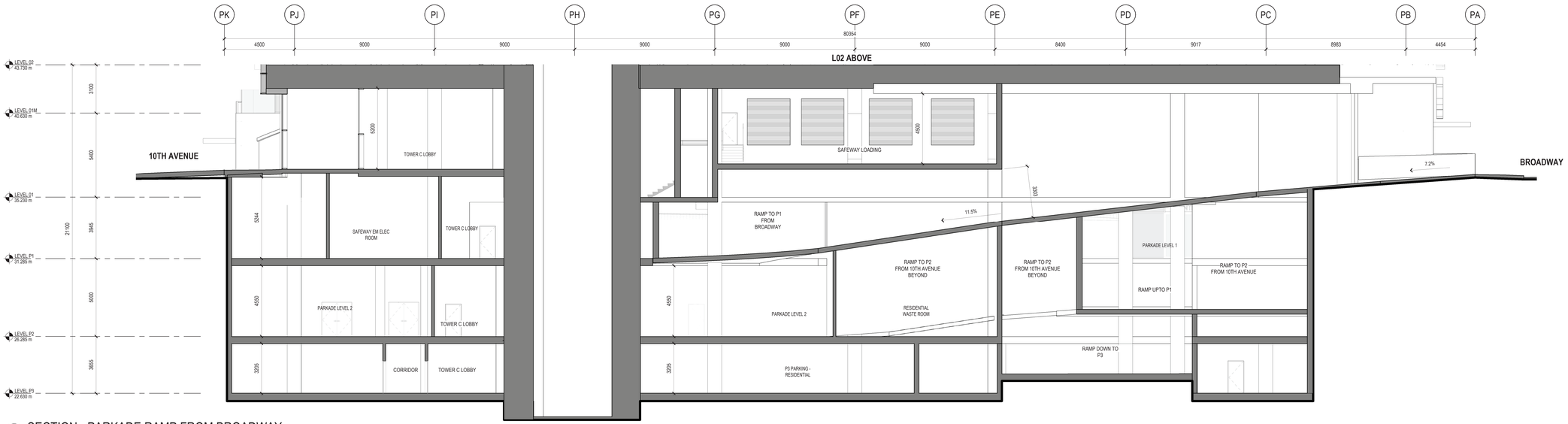
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1 SECTION - LOADING BAY AND BIKE ELEVATOR
1 : 100



2 SECTION - PARKADE RAMP FROM 10TH AVENUE
1 : 100



3 SECTION - PARKADE RAMP FROM BROADWAY
1 : 100

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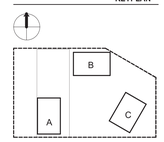
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TITLE

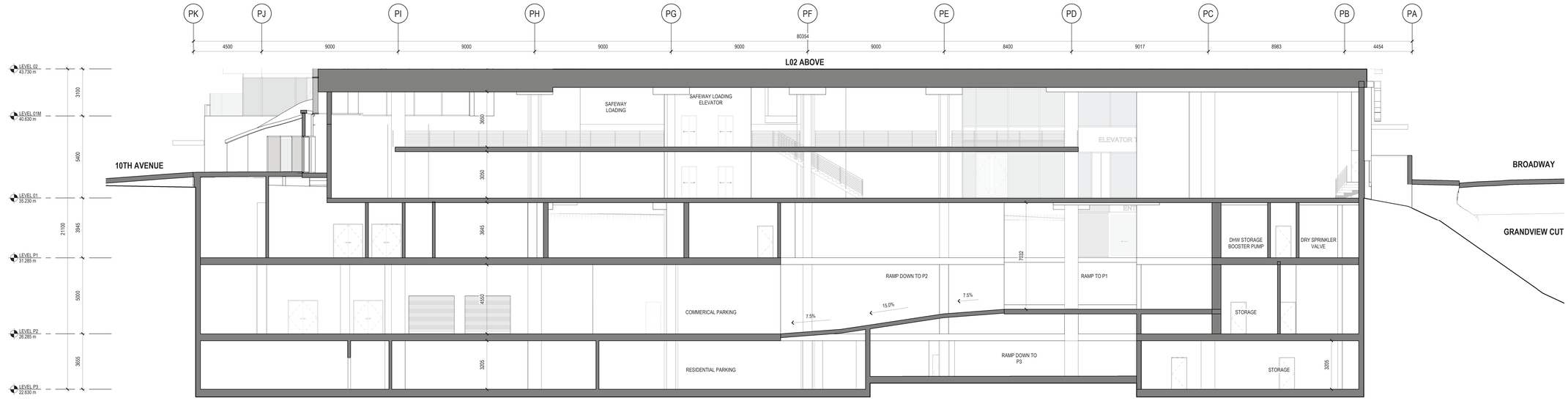
PARKADE ACCESS SECTIONS

SHEET NUMBER

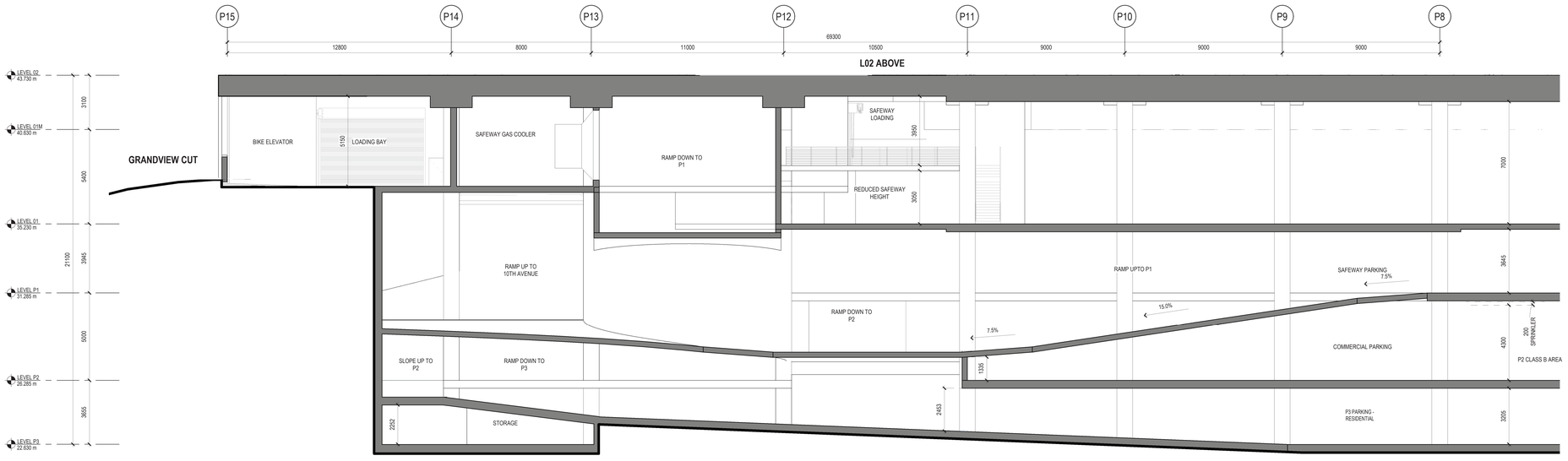
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1 SECTION - NORTH SOUTH PARKADE RAMP
1 : 100



2 SECTION - EAST/WEST - PARKADE RAMP
1 : 100

Perkins&Will

Floor 22, 1075 West Georgia Street,
Vancouver, BC V6E 3C9
t 604.684.5446
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PROJECT

BROADWAY + COMMERCIAL

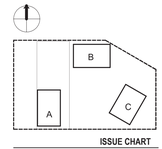
Crombie

westbank

Crombie REIT + Westbank Corp.

ISSUED FOR REZONING 06 MAY 2024

KEYPLAN



ISSUE CHART

1	ISSUED FOR REZONING	2024.05.06

2024-05-04

Job Number	411812.000
Drawn	Author
Checked	Checker
Approved	Approver

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