Perkins&Will

THIRD.SPACE™

THIRD SPACE PROPERTIES: BROADWAY AND VICTORIA

APPLICATION FOR REZONING

JUNE 19, 2025

CLIENT

THIRD SPACE PROPERTIES INC.
177 W. 7TH AVE #200
VANCOUVER, BC V5Y 1L8

NATHAN SHUTTLEWORTH
604.495.0604

ARCHITECTURAL

PERKINS&WILL CANADA ARCHITECTS CO.
1075 WEST GEORGIA, SUITE 2200
VANCOUVER, BC V6E 3C9

NAOMI TREMBLAY
604.484.1070

LANDSCAPE

JUDY STOYKO LANDSCAPE ARCHITECTURE
2686 E 6TH AVENUE
VANCOUVER, BC V5M 1R3

JUDY STOYKO
778.838.6310

STRUCTURAL

GLOTMAN SIMPSON
1661 W 5TH AVENUE
VANCOUVER, BC V6J 1N5

HARRISON GLOTMAN
604.630.4422

MECHANICAL

ROCKY POINT ENGINEERING LTD.
502-211 E. GEORGIA STREET
VANCOUVER, BC V6A 1Z6

RICHIE LUO
604.559.8809

ELECTRICAL

NEMETZ & ASSOCIATES LTD.
2009 W 4TH AVE W.
VANCOUVER, BC V6J 1N3

RON DE JESUS
604.736.6562

CIVIL

CREUS ENGINEERING
SUITE 601-EAST TOWER, 221 ESPLANADE W.
NORTH VANCOUVER, BC V7M 3J3

MADDY POS
604.987.9070

GEOTECHNICAL

GEOPACIFIC CONSULTANTS LTD.
1779 W. 75TH AVE.
VANCOUVER, BC V6P 6P2

KEVIN BODNAR
604.439.0922

SUSTAINABILITY

PERKINS&WILL CANADA ARCHITECTS CO.
1075 WEST GEORGIA, SUITE 2200
VANCOUVER, BC V6E 3C9

AMY BRANDER
604.484.1582

ARBORIST

FROGGERS CREEK TREE CONSULTANTS LTD.
7763 MCGREGOR AVENUE
BURNABY, BC V5J 4H4

GLENN MURRAY
604-721-6002

SURVEYOR

UNDERHILL GEOMATICS LTD.
301-8337 EASTLAKE DRIVE
BURNABY, BC V5A 4W2

MARK CROCKETT
604.732.3384

WASTE / RECYCLING

URBAN IMPACT RECYCLING LTD.
5 CAPILANO WAY
NEW WESTMINSTER, BC V3L 5G3

REBECCA MOYNAHAN
604.273.0089

TRAFFIC

STEP ONE MOBILITY

JOHN TURECKI
778.888.0387



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PROJECT INFORMATION

PROJECT NAME	Broadway and Victoria	
CIVIC ADDRESS	1926-1978 EAST BROADWAY, VANCOUVER, BC	
LEGAL DESCRIPTION		028-909-259 LOT A, BLOCK 163, DISTRICT LOT 264A, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP 23602 015-328-821 LOT 9, EXCEPT THE SOUTH 10 FEET NOW LANE, OF LOT A, BLOCK 163, DISTICT LOT 264A, PLANS 384 AND 1771 012-712-345 LOT 10, EXCEPT THE SOUTH 10 FEET NOW LANE, OF LOT A, BLOCK 163, DISTRICT LOT 264A, PLANS 384 AND 1771
ZONING	C-1, RT-5 (CD-1 PROPOSED)	
SITE DIMENSIONS	78 m (256') Broadway x 37 m (122') Semlin	
SITE AREA	20,597.06 SF (1,913.5 SM)	
SITE COVERAGE	77.0%	

SETBACK		**MIN REQUIRED (C-1)**	**PROVIDED**
TOWER	EAST BROADWAY	0' (0 m)	11'-10" (3.61 m)
	EAST PROPERTY LINE	0' (0 m)	14'-8" (4.5 m)
	LANE	25' (7.6 m)	26'-4" (8.0 m)
	CENTRAL VALLEY GREENWAY	25' (7.6 m)	156' (47.6 m)
BASE	EAST BROADWAY	0' (0 m)	9'1" (2.77 m)
	EAST PROPERTY LINE	0' (0 m)	0' (0 m)
	LANE	(3') 0.9 m FROM C.L. OF LANE	6'-8" (2.0 m)*from P.L.
	CENTRAL VALLEY GREENWAY	0' (0 m)	0' (0 m)
		MAXIMUM ALLOWED (C3-A)	**PROVIDED**
	BUILDING HEIGHT	30.2 ft (9.2 m)	348'-6" (106.22 m)*
	FSR	3.0	13.29
	USES	RESIDENTIAL/ COMMERCIAL	RESIDENTIAL/ COMMERCIAL

UNIT MIX AND COUNTS

	Podium				Tower				Total			
	#/ Floor	**# Floors**	**Total**	**% of Mix**	**#/ Floor**	**# Floors**	**Total**	**% of Mix**	**Grand Total**	**% of Mix**		**Family Mix**
Studio	1	5	5	1%	2	24	48	14%	**53**	15%	21%	
Jr 1 Bed	4	5	20	6%	0	24	0	0%	**20**	6%		
1 Bed	7	5	35	10%	5	24	120	34%	**155**	44%	44%	
2 Bed/1Bath	0	5	0	0%	0	24	0	0%	**0**	0%	25%	Min. 35%
2 Bed/2Bath	3	5	15	4%	3	24	72	20%	**87**	25%		Prov. **35%**
3 Bed	2	5	10	3%	1	24	24	7%	**34**	10%	10%	
2 Bed Townhouse	3	1	3	1%	0	24	0	0%	**3**	1%	1%	
Units per Floor			**88**		**11**		**264**		**352**		100%	

All units are secured rental: 80% market rental and 20% below market rental

GROSS FLOOR AREA SUMMARY

RETAIL

RETAIL GFA CRU

CRU	5,261 SF
SUBTOTAL	5,261 SF

RETAIL GFA SERVICE/CIRCULATION

CORE	1,094 SF
LOADING	2,002 SF
LOADING CORRIDOR	679 SF
	3,774 SF

RESIDENTIAL

RESIDENTIAL GFA UNITS

	AREA	AVERAGE AREA
STUDIO	20,389 SF	385 SF
JR 1 BED	9,537 SF	477 SF
1 BED	82,274 SF	531 SF
2 BED 2 BATH	68,707 SF	790 SF
3 BED	32,642 SF	960 SF
2 BED TOWNHOUSE	3,221 SF	1,074 SF
SUBTOTAL	216,770 SF	

RESIDENTIAL GFA INDOOR AMENITY

AMENITY	8,286 SF
SUBTOTAL	8,286 SF

RESIDENTIAL GFA SERVICE/CIRCULATION

CORE	30,031 SF
ELEC.	1,232 SF
EXIT CORRIDOR	772 SF
GARBAGE ROOM	754 SF
HALLWAY	15,750 SF
LEASING	61 SF
MAIL	188 SF
MECH.	5,050 SF
PARCEL	73 SF
RESIDENTIAL LOBBY	1,443 SF
SHARED ELEVATOR	769 SF
SHARED LOBBY	63 SF
SHARED VESTIBULE	49 SF
STORAGE	3,029 SF
SUBTOTAL	59,265 SF

TOTAL RETAIL GFA

9,035 SF

TOTAL RESIDENTIAL GFA

285,490 SF

TOTAL GFA

294,525 SF

NET AREA SUMMARY

RETAIL

RETAIL CRU NET AREA

CRU	4,956 SF
SUBTOTAL	4,956 SF

RESIDENTIAL

RESIDENTIAL NET AREA UNITS

	AREA	AVERAGE AREA
STUDIO	17,767 SF	335 SF
JR 1 BED	8,379 SF	419 SF
1 BED	74,800 SF	483 SF
2 BED 2 BATH	62,920 SF	723 SF
3 BED	29,930 SF	880 SF
2 BED TOWNHOUSE	2,820 SF	940 SF
SUBTOTAL	210,819 SF	

RESIDENTIAL NET AREA INDOOR AMENITY

AMENITY	7,621 SF
SUBTOTAL	7,621 SF

REZONING PROJECT INDEX

RZ	SHEET NUMBER	SHEET NAME	ISSUED FOR REZONING
01_GENERAL			
RZ	RZ-000	COVER SHEET	●
RZ	RZ-001	DRAWING INDEX	●
RZ	RZ-002	PROJECT STATISTICS	●
RZ	RZ-011	SITE CONTEXT	●
RZ	RZ-012	SITE SURVEY	●
RZ	RZ-013	BUILDING GRADES	●
RZ	RZ-051	SITE PLAN	●
RZ	RZ-052	SITE SECTIONS/ELEVATIONS	●
RZ	RZ-055	SHADOW STUDIES	●
RZ	RZ-G000	COVER SHEET	●
RZ	RZ-G001	DRAWING INDEX,PROJECT INFO AND STATS	●
RZ	RZ-G002	PARKING STATS	●
RZ	RZ-G003	SITE SURVEY	●
RZ	RZ-G004	BUILDING GRADES	●
RZ	RZ-G006	SHADING ANALYSIS	●
02_ARCH			
RZ	RZ-A001	CONTEXT PLAN	●
RZ	RZ-A002	SITE CONTEXT PHOTOS	●
RZ	RZ-A003	STREET ELEVATIONS	●
RZ	RZ-A004	STREET ELEVATIONS	●
RZ	RZ-A005	SITE PLAN - GRADE	●
RZ	RZ-A101	PLAN (OVERALL) - LEVEL P4	●
RZ	RZ-A102	PLAN (OVERALL) - LEVEL P3	●
RZ	RZ-A103	PLAN (OVERALL) - LEVEL P2	●
RZ	RZ-A104	PLAN (OVERALL) - LEVEL P1	●
RZ	RZ-A105	PLAN (OVERALL) - LEVEL 01	●
RZ	RZ-A106	PLAN (OVERALL) - LEVEL 01M	●
RZ	RZ-A107	PLAN (OVERALL) - LEVEL 02-06	●
RZ	RZ-A108	PLAN (OVERALL) - LEVEL 07	●
RZ	RZ-A109	PLAN (OVERALL) - LEVEL 08-31	●
RZ	RZ-A110	PLAN (OVERALL) - LEVEL 32 AMENITY	●
RZ	RZ-A111	PLAN (OVERALL) - LEVEL 33 MECHANICAL	●
RZ	RZ-A112	PLAN (OVERALL) - ROOF LEVEL	●
RZ	RZ-A201	EXTERIOR ELEVATIONS - NORTH	●
RZ	RZ-A202	EXTERIOR ELEVATIONS - SOUTH	●
RZ	RZ-A203	EXTERIOR ELEVATIONS - EAST/WEST	●
RZ	RZ-A301	OVERALL BUILDING SECTIONS - NORTH / SOUTH	●
RZ	RZ-A302	OVERALL BUILDING SECTIONS - EAST / WEST	●
03_FSR			
RZ	RZ-FSR001	FSR AREA SUMMARY	●
RZ	RZ-FSR002	FSR PLAN (OVERALL) - LEVEL P4	●
RZ	RZ-FSR003	FSR PLAN (OVERALL) - LEVEL P3	●
RZ	RZ-FSR004	FSR PLAN (OVERALL) - LEVEL P2	●
RZ	RZ-FSR005	FSR PLAN (OVERALL) - LEVEL P1	●
RZ	RZ-FSR006	FSR PLAN (OVERALL) - LEVEL 01	●
RZ	RZ-FSR007	FSR PLAN (OVERALL) - LEVEL 01M	●
RZ	RZ-FSR008	FSR PLAN (OVERALL) - LEVEL 02-06	●
RZ	RZ-FSR009	FSR PLAN (OVERALL) - LEVEL 07	●
RZ	RZ-FSR010	FSR PLAN (OVERALL) - LEVEL 08-31	●
RZ	RZ-FSR011	FSR PLAN (OVERALL) - LEVEL 32 AMENITY	●
RZ	RZ-FSR012	FSR PLAN (OVERALL) - LEVEL 33 MECH	●

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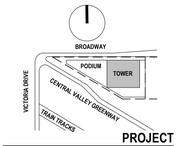
THIRD.SPACE™

APPLICATION FOR REZONING
JUNE 19, 2025

ISSUED

ISSUED FOR REZONING	2025/06/19

KEYPLAN



PROJECT

THIRD SPACE PROPERTIES: BROADWAY AND VICTORIA
1926-1978 E BROADWAY

PROJECT NUMBER
412422.000

REVISIONS

TITLE

DRAWING INDEX,PROJECT INFO AND STATS

SHEET NUMBER

RZ-G001

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PARKING

REQUIRED						
RESIDENTIAL PARKING	BYLAW REFERENCE Vancouver Off-Street Parking Space Regulations June 2024	UNITS	GFA (ft²)	GFA (m²)	MAX	MIN
REQUIRED PARKING (4.1.1)	No parking spaces are required for the off-street parking of motor vehicles accessory to any development in the City, except for the following….					
	(a) visitor parking spaces, in accordance with section 4.1.3; and….					
	(b) accessible parking spaces, in accordance with section 4.1.4….					
VISITOR PARKING (4.1.3)	(a) for dwelling uses, including live-work use, a minimum of 0.05 spaces and a maximum of 0.1 spaces per dwelling unit	352			35	18
RES ACCESSIBLE (4.1.4)	For each multiple dwelling or live-work use, there must be at least one accessible parking space for each building that contains at least seven residential units…..	352				1
	…..and an additional 0.034 space for each additional dwelling unit	345				12
RETAIL PARKING	BYLAW REFERENCE Vancouver Off-Street Parking Space Regulations June 2024	UNITS	GFA (ft²)	GFA (m²)	MAX	MIN
PERMITTED RETAIL PARKING (4.2.3)	1 space for each 46.5 m² of gross floor area.		8233	765	16	
RETAIL ACCESSIBLE (4.1.4)	(b) for non-residential uses in buildings that contain at least 500 m² of gross floor area, a minimum of 1.0 spaces…		8233	765		1
	…plus an additional 0.4 spaces for each 1,000 m² of gross floor area,					0

PROVIDED*	
PARKING SPACE	
RESIDENTIAL TOTAL	95
VISITOR	18
ACCESSIBLE (RESIDENTIAL)	13
RESIDENTIAL TOTAL	**126**
RETAIL PARKING	10
ACCESSIBLE (RETAIL)	1
RETAIL TOTAL	**11**
TOTAL	**137**

LOADING

REQUIRED					
CLASS A	BYLAW REFERENCE Vancouver Off-Street Loading Space Regulations June 2024	UNITS	GFA (ft²)	GFA (m²)	MIN
RESIDENTIAL (5.2.1)	Class A: At least one space for 50 to 299 dwelling units, and at least one additional space for any portion of each additional 200 dwelling units.	352			1
RETAIL (5.2.6)	Class A: No requirement		8233	765	0
	CLASS A TOTAL				1
CLASS B	BYLAW REFERENCE Vancouver Off-Street Loading Space Regulations June 2024	UNITS	GFA (ft²)	GFA (m²)	MIN
RESIDENTIAL (5.2.1)	Class B: At least one space for 100 to 299 dwelling units; a minimum of one additional space for 300 to 499 dwelling units.	352			2
RETAIL (5.2.6)	Class B: A minimum of one space for the first 2325 m² of gross floor area plus one space for any portion of the next 2325 m²		8233	765	1
	CLASS B TOTAL				3

PROVIDED*	
CLASS A SPACES	
RESIDENTIAL	2
RETAIL	0
TOTAL	**2**
CLASS B SPACES	
RESIDENTIAL	*1
RETAIL	1
TOTAL	**2**

*reduced residential Class B loading provided due to constraints at lane. Additional Class A Loading Space is provided to offset loading requirements.

PASSENGER SPACES

REQUIRED					
CLASS A	BYLAW REFERENCE Vancouver Off-street Passenger Space Regulations June 2024	UNITS	GFA (ft²)	GFA (m²)	MIN
RESIDENTIAL (7.2.1)	A minimum of 1 space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units.	352			2
RETAIL (7.2.5.1)	A minimum of one space for each 4000 m² of gross floor area		8,233	765	0
	CLASS A TOTAL				2
CLASS B	BYLAW REFERENCE Vancouver Off-street Passenger Space Regulations June 2024				MIN
RESIDENTIAL (7.2.1)	No requirement.				0
RETAIL (7.2.5.1)	No requirement.				0
	CLASS B TOTAL				0
CLASS C	BYLAW REFERENCE Vancouver Off-street Passenger Space Regulations June 2024				MIN
RESIDENTIAL (7.2.1)	No requirement.				0
RETAIL (7.2.5.1)	No requirement.				0
	CLASS C TOTAL				0

PROVIDED*	
CLASS A PASSENGER SPACES	
RESIDENTIAL	2
RETAIL	0
TOTAL	**2**
CLASS B PASSENGER SPACES	
RESIDENTIAL	0
RETAIL	0
TOTAL	**0**
CLASS C PASSENGER SPACES	
RESIDENTIAL	0
RETAIL	0
TOTAL	**0**

BICYCLE PARKING

REQUIRED						
CLASS A	BYLAW REFERENCE Vancouver Off-street Bicycle Space Regulations June 2024	UNITS	GFA (sqft)	GFA (m²)	MIN	MAX
RESIDENTIAL (6.2.1.2)	A minimum of 1.5 spaces for every dwelling unit under 65 m²	228			342	
	A minimum of 2.5 spaces for every dwelling unit over 65 m² and under 105 m²	123			308	
	A minimum of 3 spaces for every dwelling unit over 105 m²	1			3	
RETAIL (6.2.5.1)	A minimum of one space for each 340 m² of gross floor area		8,233	765	3	
	CLASS A TOTAL				**656**	
CLASS A BIKE PARKING ALLOCATION	BYLAW REFERENCE Vancouver Off-street Bicycle Space Regulations June 2024	CLASS A SPACES			MIN	MAX
HORIZONAL OVERSIZED (6.3.9)(5.3.3)	Min 5% of provided spaces	656			33	
HORIZONTAL STACKED (6.3.13)	Max 60% of provided spaces in combination with vertical stalls					197
VERTICAL (6.3.13)	Max 30% of provided spaces					197
LOCKERS (6.3.13A)	Min 10% of provided spaces				131	
CLASS B	BYLAW REFERENCE Vancouver Off-street Bicycle Space Regulations June 2024	UNITS	GFA (sqft)	GFA (sqm)	MIN	MAX
RESIDENTIAL (6.2.1.2)	A minimum of 2 spaces for any development containing at least 20 dwelling units	352			2	
	one additional space for every additional 20 dwelling units	332			17	
RETAIL (6.2.5.1)	A minimum of 6 spaces for any development containing a minimum of 1,000 m² of gross floor area		8,233	765	0	
	CLASS B TOTAL				**19**	

PROVIDED	
CLASS A BICYCLE PARKING	
HORIZONAL OVERSIZED	33
HORIZONTAL STACKED	154
VERTICAL	200
LOCKERS	54
CLASS A BICYCLE PARKING	215
SUB TOTAL	**656**
CLASS B BICYCLE PARKING	
HORIZONTAL - RACK	0
SUB TOTAL	**19**
CLASS A AND CLASS B TOTAL	**675**

END OF TRIP FACILITIES

REQUIRED				
CLOTHING LOCKERS	BYLAW REFERENCE Vancouver Off-street Bicycle Space Regulations June 2024	CLASS A SPACES	MIN	MAX
CLOTHING LOCKERS (6.5.1)	A minimum number of clothing lockers equal to 1.4 times the minimum number of required Class A spaces (Non-dwelling use)	3	4	
	CLOTHING LOCKER ALLOCATION			
HALF HEIGHT (6.5.1)	No more than 50% of lockers			2
FULL HEIGHT (6.5.1)	At least 50% of lockers		2	
WATER CLOSETS	Vancouver Off-street Bicycle Space Regulations June 2024	CLASS A SPACES	MIN	MAX
RETAIL (6.5A)	1 water closet for every 10 Class A bicycle spaces up to 50 spaces	3	0	
	and one for every 20 spaces above 50	0	0	
	WATER CLOSET TOTAL		**0**	
WASH BASINS	Vancouver Off-street Bicycle Space Regulations June 2024	CLASS A SPACES	MIN	MAX
RETAIL (6.5A)	1 wash basin for any development requiring between 5 and 10 Class A bicycle parking spaces….	3	0	
	….plus one for every additional 20 spaces up to 50 spaces….	0	0	
	….and one for every 40 spaces above 50	0	0	
	WASH BASIN TOTAL		**0**	
SHOWERS	Vancouver Off-street Bicycle Space Regulations June 2024	CLASS A SPACES	MIN	MAX
RETAIL (6.5A)	1 shower for any development requiring between 5 and 10 Class A bicylce spaces….	3	0	
	….plus one for every 40 spaces above 10	0	0	
	SHOWER TOTAL		**0**	
GROOMING STATIONS	Vancouver Off-street Bicycle Space Regulations June 2024		MIN	MAX
GROOMING STATIONS (6.5.5)	There shall be no less than 1 grooming station for each shower provided, and each station shall be separate from the wash basin		0	
	GROOMING STATION TOTAL		**0**	

PROVIDED	
END OF TRIP FACILITIES	
CLOTHING LOCKERS	4
WATER CLOSETS	0
WASH BASINS	0
GROOMING STATION	0

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KEYPLAN



PROJECT

THIRD SPACE PROPERTIES: BROADWAY AND VICTORIA
1926-1978 E BROADWAY

PROJECT NUMBER
412422.000

REVISIONS

TITLE

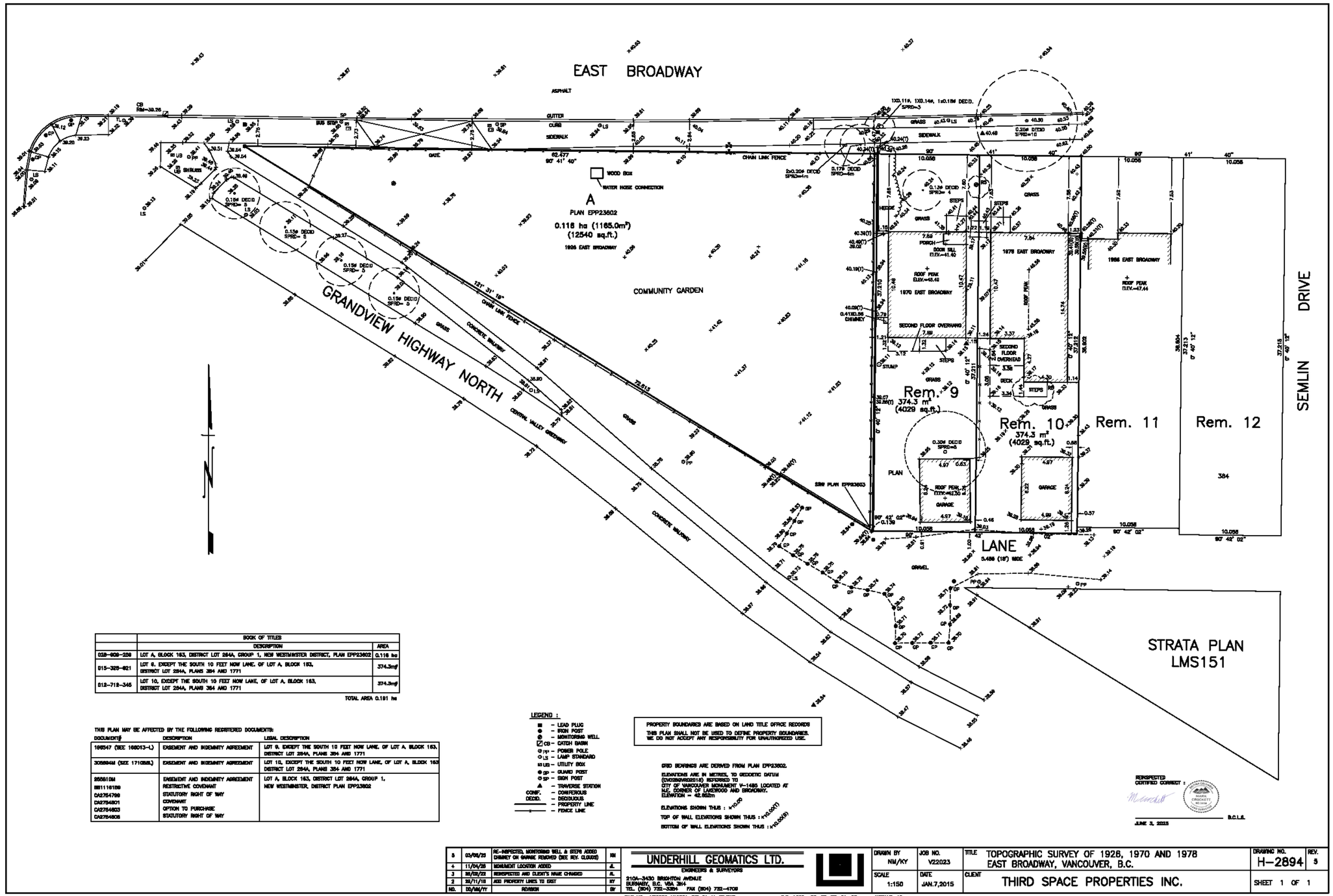
PARKING STATS

SHEET NUMBER

RZ-G002

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BOOK OF TITLES		
	DESCRIPTION	AREA
028-909-259	LOT A, BLOCK 163, DISTRICT LOT 264A, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP23602	0.118 ha
015-328-821	LOT 9, EXCEPT THE SOUTH 10 FEET NOW LANE, OF LOT A, BLOCK 163, DISTRICT LOT 264A, PLANS 384 AND 1771	374.3m²
012-718-345	LOT 10, EXCEPT THE SOUTH 10 FEET NOW LANE, OF LOT A, BLOCK 163, DISTRICT LOT 264A, PLANS 384 AND 1771	374.3m²

TOTAL AREA 0.191 ha

THIS PLAN MAY BE AFFECTED BY THE FOLLOWING REGISTERED DOCUMENTS:

DOCUMENT#	DESCRIPTION	LEGAL DESCRIPTION
198547 (SEE 168013-L)	EASEMENT AND INDEMNITY AGREEMENT	LOT 9, EXCEPT THE SOUTH 10 FEET NOW LANE, OF LOT A, BLOCK 163, DISTRICT LOT 264A, PLANS 384 AND 1771
305894M (SEE 171638L)	EASEMENT AND INDEMNITY AGREEMENT	LOT 10, EXCEPT THE SOUTH 10 FEET NOW LANE, OF LOT A, BLOCK 163 DISTRICT LOT 264A, PLANS 384 AND 1771
255610M BB1116199 CA2754799 CA2754801 CA2754803 CA2754805	EASEMENT AND INDEMNITY AGREEMENT RESTRICTIVE COVENANT STATUTORY RIGHT OF WAY COVENANT OPTION TO PURCHASE STATUTORY RIGHT OF WAY	LOT A, BLOCK 163, DISTRICT LOT 264A, GROUP 1, NEW WESTMINSTER, DISTRICT PLAN EPP23602

LEGEND :
- ■ – LEAD PLUG
- ● – IRON POST
- ◎ – MONITORING WELL
- ☑ CB – CATCH BASIN
- PP – POWER POLE
- LS – LAMP STANDARD
- UB UB – UTILITY BOX
- GP – GUARD POST
- SP – SIGN POST
- ▲ – TRAVERSE STATION
- CONIF. – CONIFEROUS
- DECID. – DECIDUOUS
- ——— – PROPERTY LINE
- —x—x— – FENCE LINE

PROPERTY BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS
THIS PLAN SHALL NOT BE USED TO DEFINE PROPERTY BOUNDARIES.
WE DO NOT ACCEPT ANY RESPONSIBILITY FOR UNAUTHORIZED USE.

GRID BEARINGS ARE DERIVED FROM PLAN EPP23602.
ELEVATIONS ARE IN METRES, TO GEODETIC DATUM (CVD2013GVRD2018) REFERRED TO CITY OF VANCOUVER MONUMENT V-1485 LOCATED AT N.E. CORNER OF LANE/WOOD AND BROADWAY. ELEVATION = 42.652m
ELEVATIONS SHOWN THUS : x.xx.xx
TOP OF WALL ELEVATIONS SHOWN THUS : x(xx.xx(T))
BOTTOM OF WALL ELEVATIONS SHOWN THUS : x(xx.xx(B))

REINSPECTED
CERTIFIED CORRECT :
MARK CROCKETT
B.C.L.S.
JUNE 3, 2025

NO.	DD/MM/YY	REVISION	BY
5	03/06/25	RE-INSPECTED, MONITORING WELL & STEPS ADDED CHIMNEY ON GARAGE REMOVED (SEE REV. CLOUDS)	NM
4	11/04/25	MONUMENT LOCATION ADDED	JL
3	05/03/25	REINSPECTED AND CLIENT'S NAME CHANGED	JL
2	23/11/15	ADD PROPERTY LINES TO EAST	KY

UNDERHILL GEOMATICS LTD.
ENGINEERS & SURVEYORS
210A-3430 BRIGHTON AVENUE
BURNABY, B.C. V5A 3H4
TEL. (604) 732-3384 FAX (604) 732-4708
FILE NO. V22023_V15001-SIT-01-M-RS.DWG F.B. 1639 PG. 72-77, 91, 92 INITIALS: JC

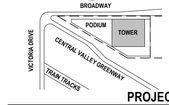
DRAWN BY: NM/KY	JOB NO.: V22023	TITLE: TOPOGRAPHIC SURVEY OF 1926, 1970 AND 1978 EAST BROADWAY, VANCOUVER, B.C.	DRAWING NO.: H-2894 REV.: 5
SCALE: 1:150	DATE: JAN.7,2015	CLIENT: THIRD SPACE PROPERTIES INC.	SHEET 1 OF 1

THIRD.SPACE

APPLICATION FOR REZONING
JUNE 19, 2025

ISSUED
ISSUED FOR REZONING 2025/06/19

KEYPLAN



PROJECT

THIRD SPACE PROPERTIES: BROADWAY AND VICTORIA
1926-1978 E BROADWAY

PROJECT NUMBER
412422.000

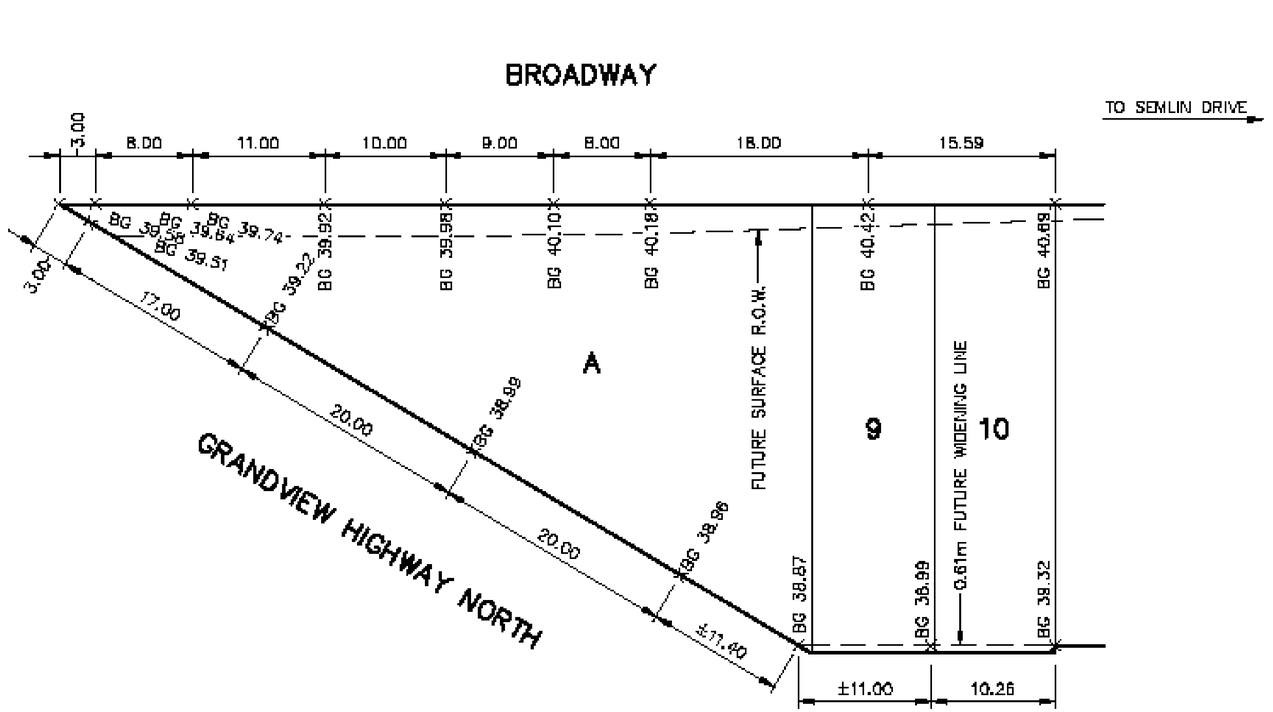
REVISIONS

TITLE
SITE SURVEY

SHEET NUMBER
RZ-G003

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7/7/2025 11:35:18 AM Autodesk Docs://THIRD SPACE - Broadway & Victoria/A-THIRDSPACE-Broadway and Victoria-Building.rvt



BENCH MARK: ELEVATION: 38.355 DESCRIPTION: SURVEY MONUMENT MARKED V-4152 AT THE NORTH EAST CORNER OF BROADWAY AND VICTORIA DRIVE.
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.
BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED MARCH 31, 2005). DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK

CITY OF VANCOUVER ENGINEERING SERVICES

BUILDING GRADE ELEVATIONS FOR LOTS A, 9 & 10, BLK. 163, D.L. 264A, PLANS EPP23602, 384 & 1771.

DATE: 2020-10-23 | DESIGN: M.P.
DWG: B.F.G. | CHK: J.D.H.
REF: FILE 2020-00159.

SCALE: 1:400
DWG. NO. **BG-2020-00159**
SHEET / OF | REVISION:

Perkins&Will

THIRD.SPACE

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PROJECT

THIRD SPACE PROPERTIES: BROADWAY AND VICTORIA
1926-1978 E BROADWAY

PROJECT NUMBER
412422.000

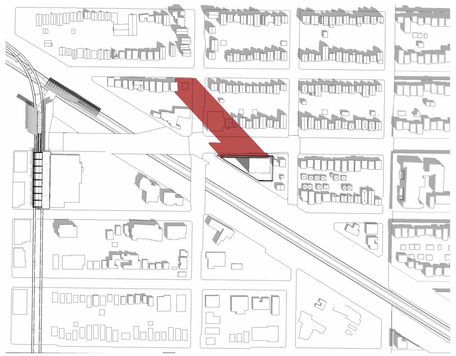
REVISIONS

TITLE
BUILDING GRADES

SHEET NUMBER
RZ-G004

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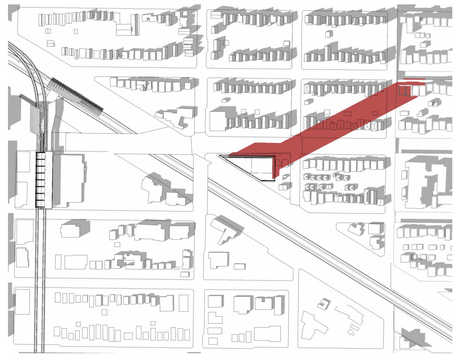
EQUINOX 10 AM



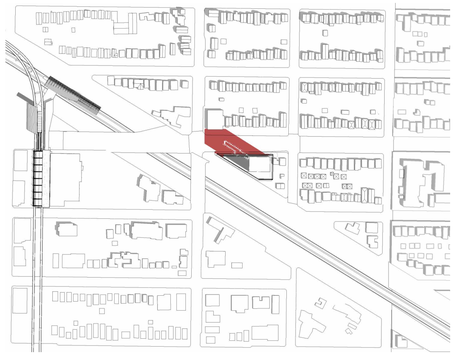
EQUINOX 12 PM



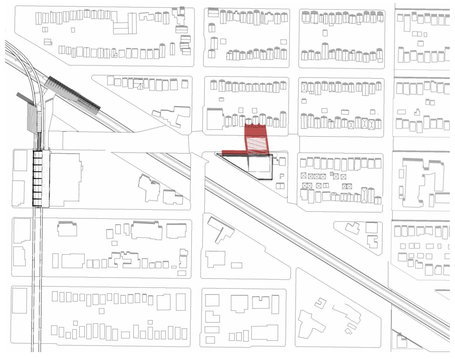
EQUINOX 2 PM



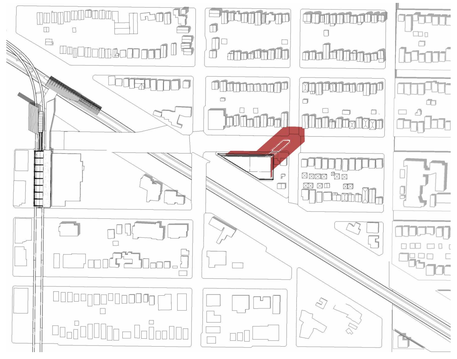
EQUINOX 4 PM



SUMMER SOLSTICE 10 AM



SUMMER SOLSTICE 12 PM



SUMMER SOLSTICE 2 PM



SUMMER SOLSTICE 4 PM

Perkins&Will

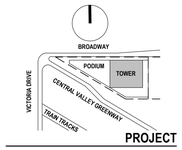
THIRD.SPACE™

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KEYPLAN



PROJECT

THIRD SPACE PROPERTIES: BROADWAY AND VICTORIA
1926-1978 E BROADWAY

PROJECT NUMBER
412422.000

REVISIONS

TITLE

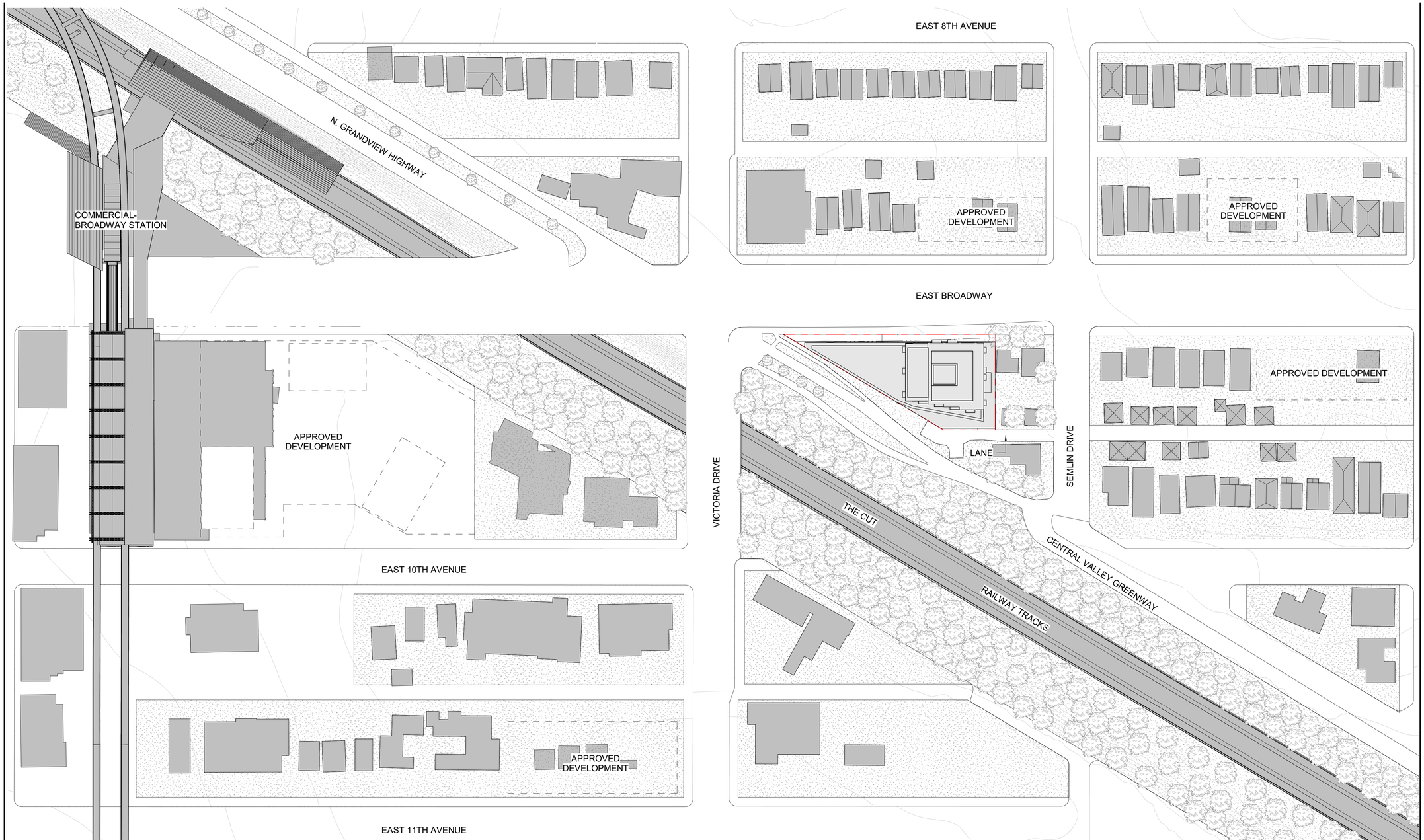
SHADING ANALYSIS

SHEET NUMBER

RZ-G006

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1 CONTEXT PLAN
1/64" = 1'-0"

10/23/2025 1:05:03 PM Autodesk Docs://THIRD SPACE - Broadway & Victoria/A-THIRDSPACE-Broadway and Victoria-Building.rvt

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KEYPLAN



PROJECT

THIRD SPACE PROPERTIES: BROADWAY AND VICTORIA
1926-1978 E BROADWAY

PROJECT NUMBER
412422.000

REVISIONS

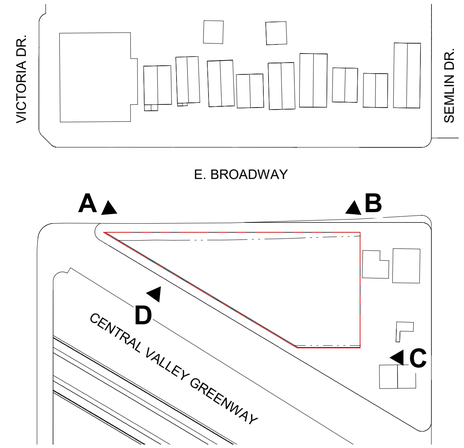
TITLE

CONTEXT PLAN

SHEET NUMBER

RZ-A001

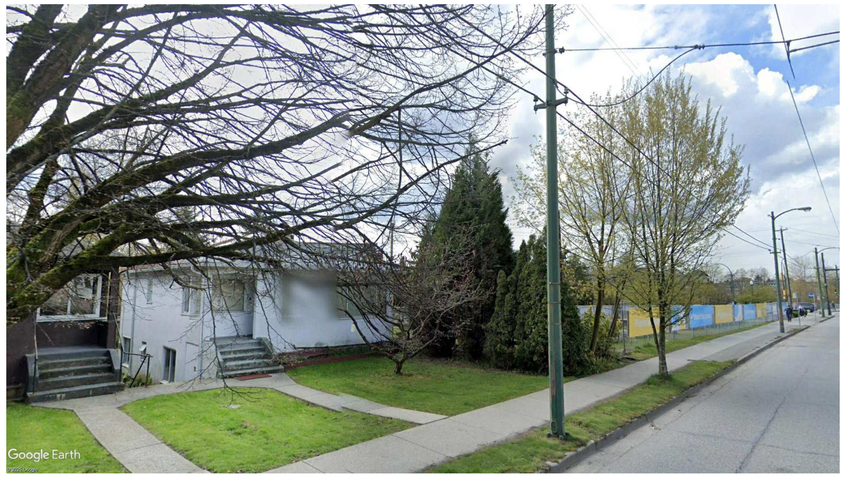
© 2025 Perkins&Will



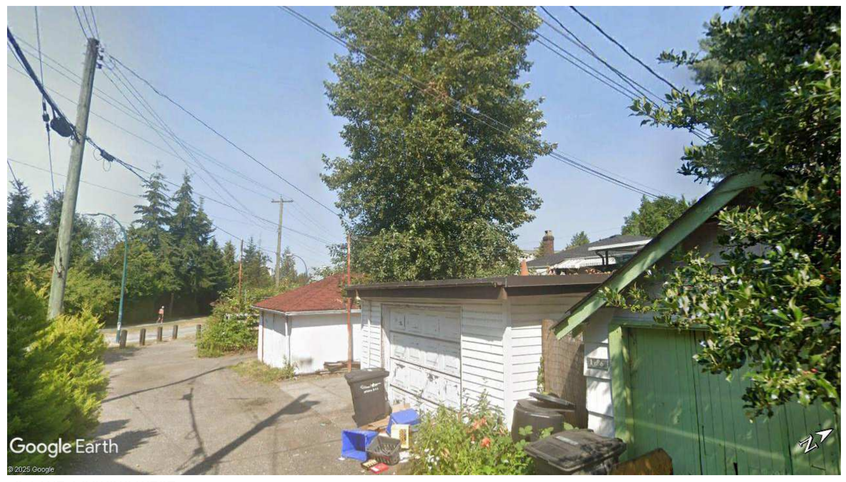
1 SITE PHOTOS KEY PLAN
1" = 80'-0"



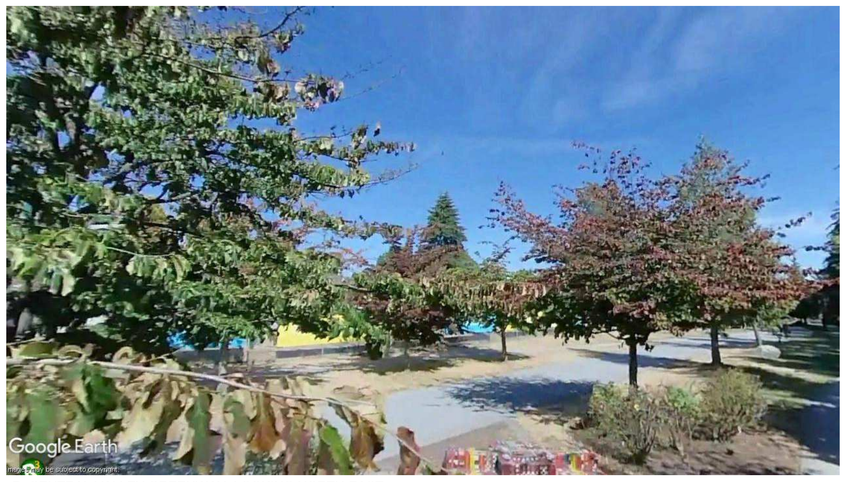
A. EAST BROADWAY, LOOKING SOUTH-EAST



B. BROADWAY, LOOKING SOUTH-WEST



C. LANE, LOOKING WEST



D. CENTRAL VALLEY GREENWAY, LOOKING NORTH-EAST

Perkins&Will

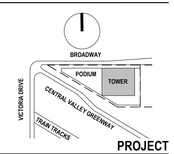
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KEYPLAN



PROJECT

THIRD SPACE PROPERTIES: BROADWAY AND VICTORIA
1926-1978 E BROADWAY

PROJECT NUMBER
412422.000

REVISIONS

TITLE

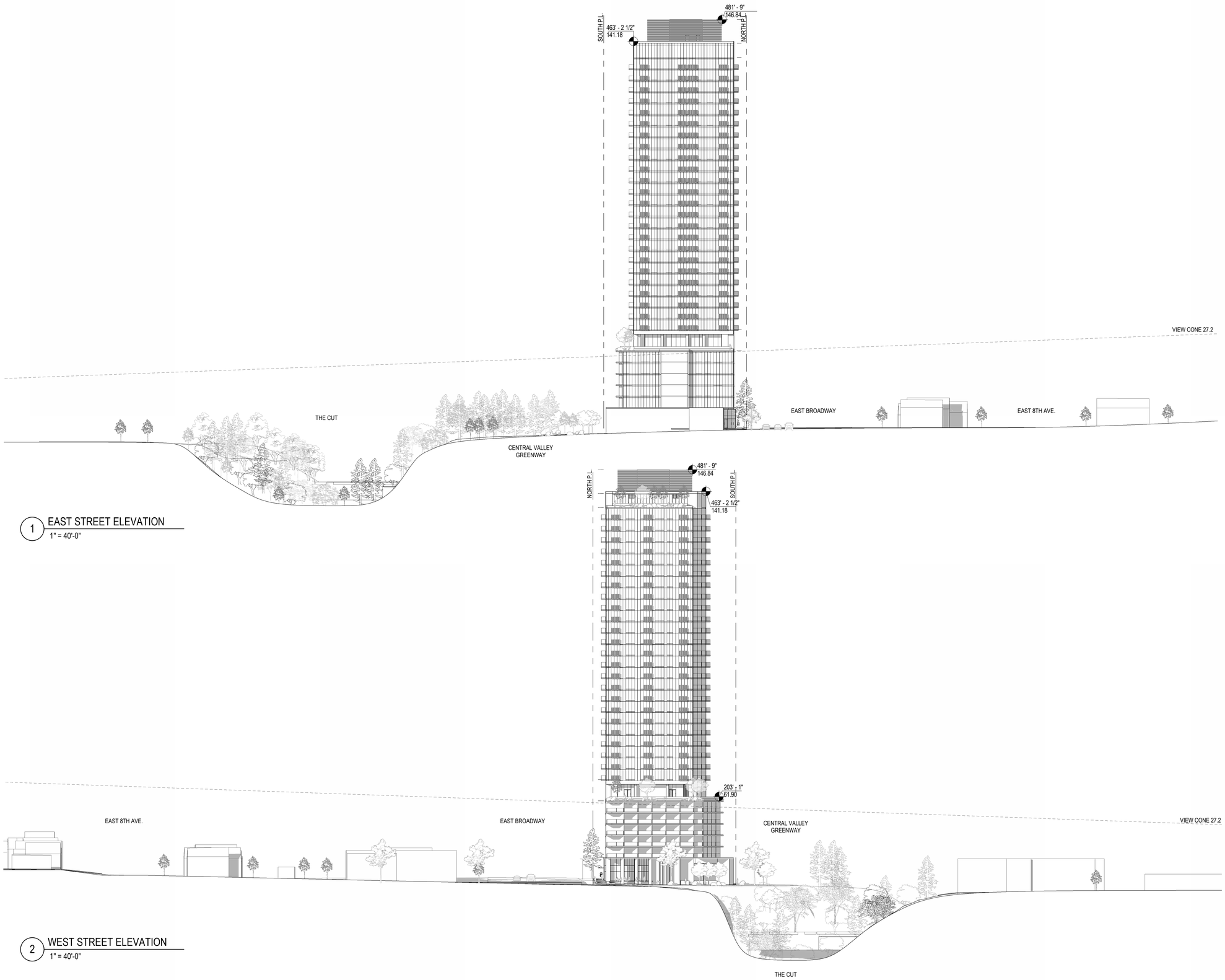
SITE CONTEXT PHOTOS

SHEET NUMBER

RZ-A002

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1 EAST STREET ELEVATION
1" = 40'-0"

2 WEST STREET ELEVATION
1" = 40'-0"

Perkins&Will

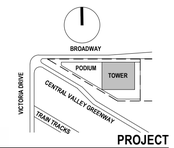
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PROJECT

THIRD SPACE PROPERTIES: BROADWAY AND VICTORIA
1926-1978 E BROADWAY

PROJECT NUMBER
412422.000

REVISIONS

TITLE

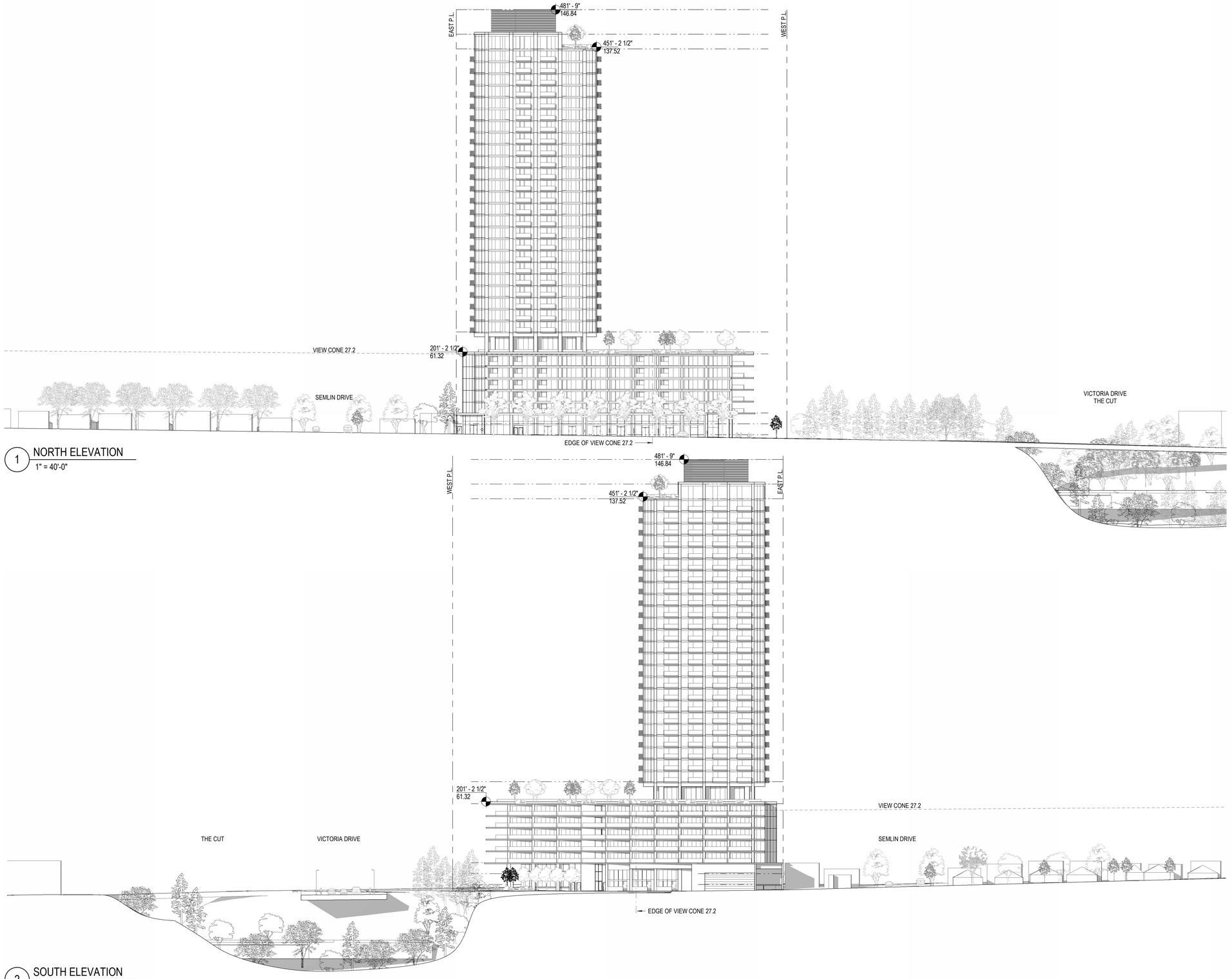
STREET ELEVATIONS

SHEET NUMBER

RZ-A003

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1 NORTH ELEVATION
1" = 40'-0"

2 SOUTH ELEVATION
1" = 40'-0"

Perkins&Will

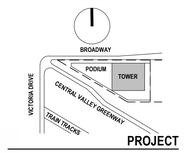
THIRD.SPACE™

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KEYPLAN



PROJECT

THIRD SPACE PROPERTIES: BROADWAY AND VICTORIA
1926-1978 E BROADWAY

PROJECT NUMBER
412422.000

REVISIONS

TITLE

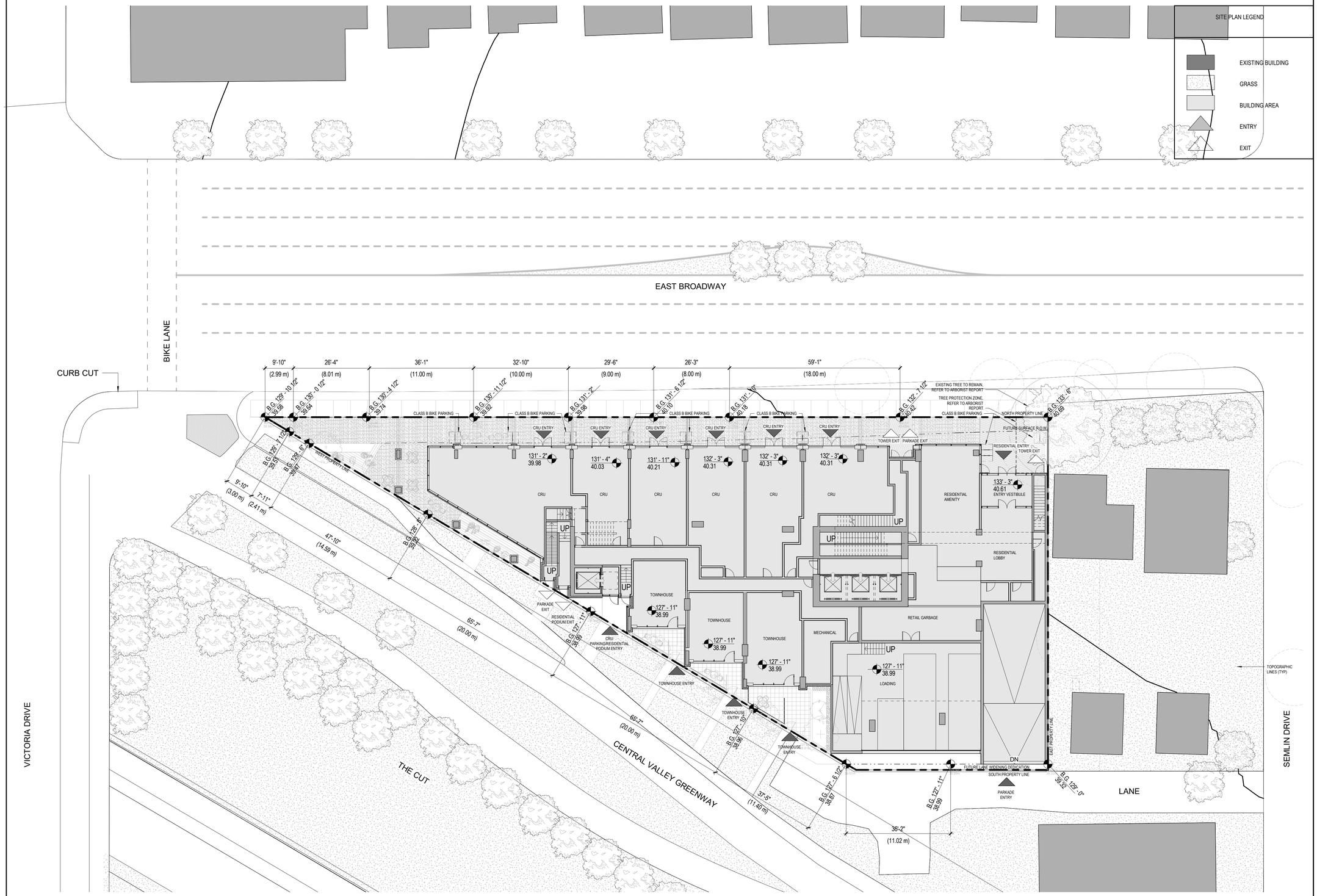
STREET ELEVATIONS

SHEET NUMBER

RZ-A004

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1 SITE PLAN AT GRADE
1/16" = 1'-0"

Perkins&Will

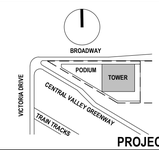
THIRD.SPACE™

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PROJECT

THIRD SPACE PROPERTIES: BROADWAY AND VICTORIA
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412422.000

REVISIONS

TITLE

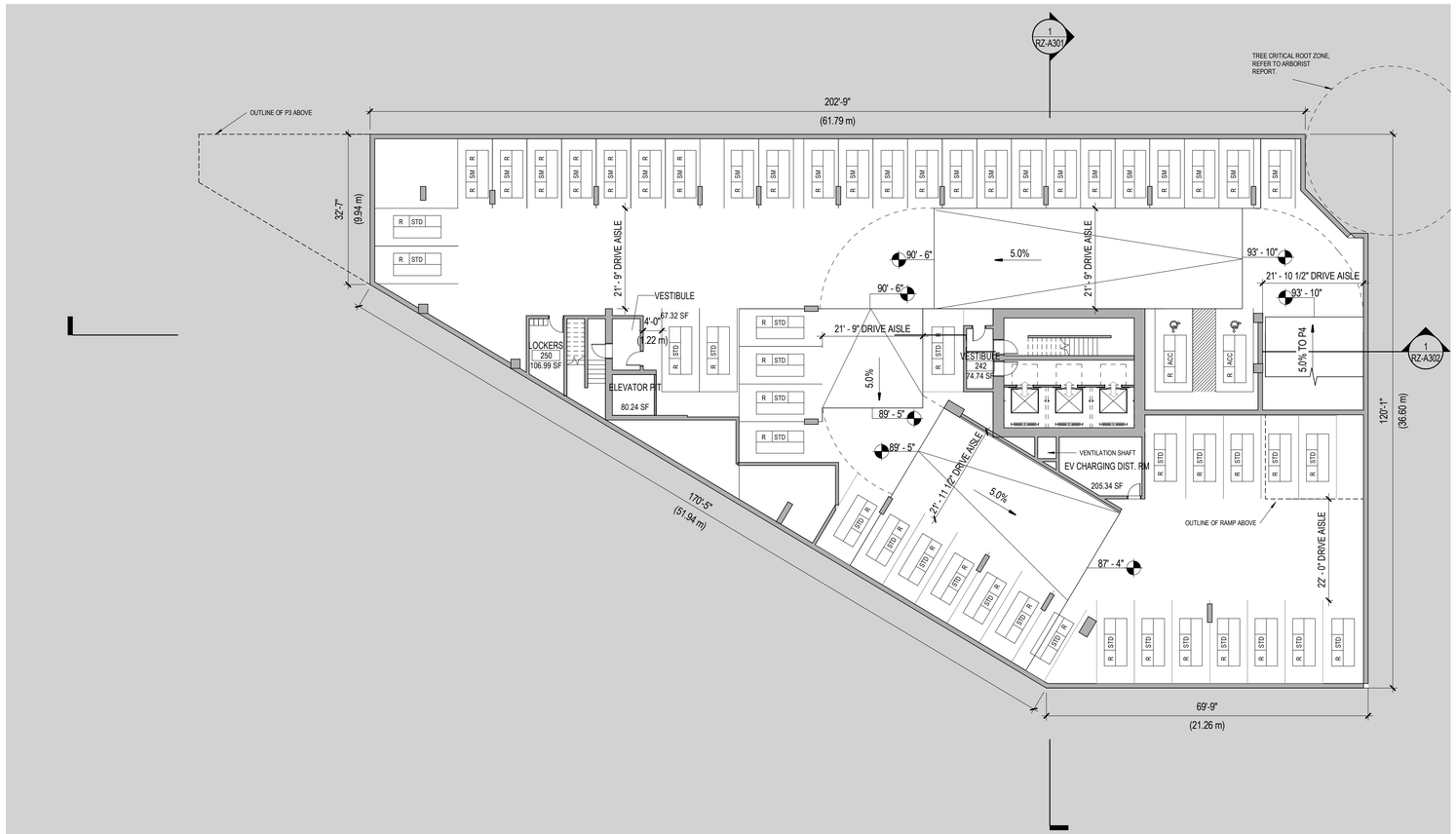
SITE PLAN - GRADE

SHEET NUMBER

RZ-A005

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1 LEVEL P4
1/16" = 1'-0"

PARKING TAG

1	2	3

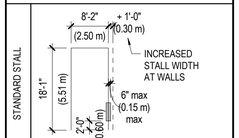
1. TYPE: RESIDENTIAL (R)
RESIDENTIAL VISITOR (V)
RETAIL (RT)
PASSENGER LOADING (PL)
LOADING (L)

2. SIZE: STANDARD (STD)
SMALL (SM)
ACCESSIBLE (ACC)
LOADING CLASS A (CL A)
LOADING CLASS B (CL B)

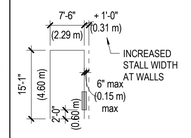
3. ELECTRIC VEHICLE CHARGING (EV)

VANCOUVER PARKING BYLAW
PARKING STALL REQUIREMENTS

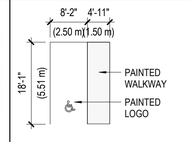
STANDARD STALL



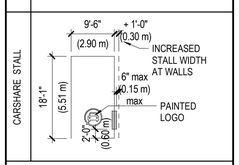
SMALL STALL



ACCESSIBLE STALL



CARSHARE STALL



1. NOTE: 10% OF ASSIGNED PARKING STALLS TO BE EV

PARKING SCHEDULE - P4

Parking Use	Parking Size	Count
R	ACC	2
R	SM	23
R	STD	28
TOTAL: 53		

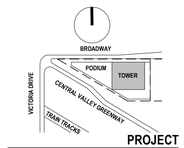
Perkins&Will

THIRD.SPACE™

APPLICATION FOR REZONING
JUNE 19, 2025

ISSUED

KEYPLAN



PROJECT

THIRD SPACE PROPERTIES: BROADWAY AND VICTORIA
1926-1978 E BROADWAY

PROJECT NUMBER
412422.000

REVISIONS

TITLE

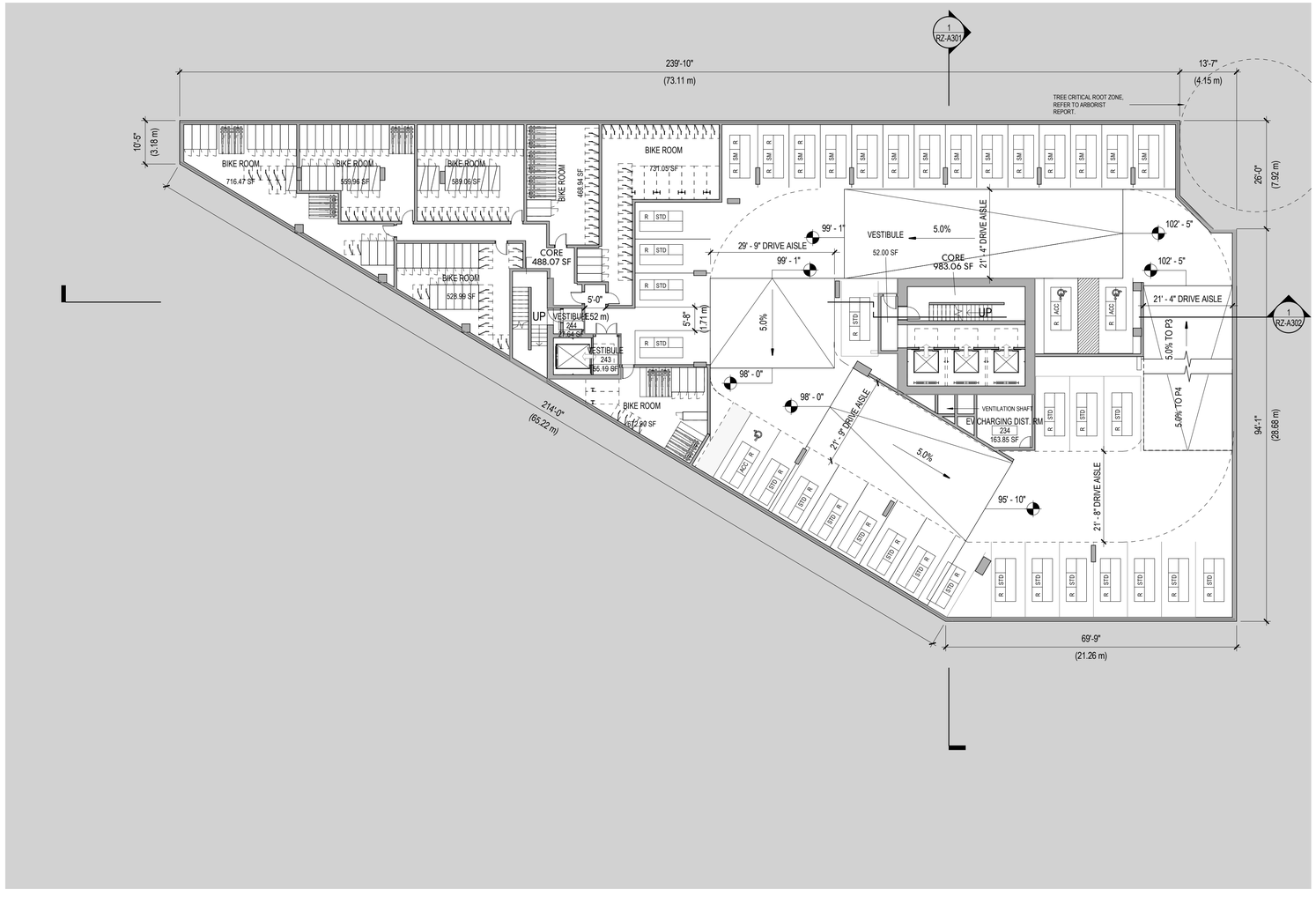
PLAN (OVERALL) - LEVEL P4

SHEET NUMBER

RZ-A101

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1 LEVEL P3
1/16" = 1'-0"

PARKING TAG

1	2	3

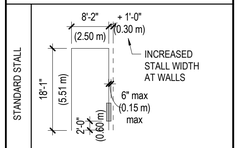
1. TYPE: RESIDENTIAL (R)
RESIDENTIAL VISITOR (V)
RETAIL (RT)
PASSENGER LOADING (PL)
LOADING (L)

2. SIZE: STANDARD (STD)
SMALL (SM)
ACCESSIBLE (ACC)
LOADING CLASS A (CL A)
LOADING CLASS B (CL B)

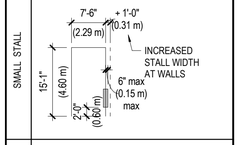
3. ELECTRIC VEHICLE CHARGING (EV)

VANCOUVER PARKING BYLAW
PARKING STALL REQUIREMENTS

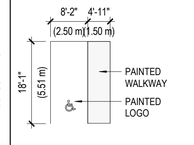
STANDARD STALL



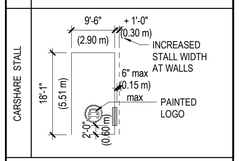
SMALL STALL



ACCESSIBLE STALL



CARSHARE STALL



1. NOTE: 10% OF ASSIGNED PARKING STALLS TO BE EV

PARKING SCHEDULE - P3

Parking Use	Parking Size	Count
R	ACC	3
R	SM	14
R	STD	23

TOTAL: 40

BIKE PARKING SCHEDULE - P3

Count
227

TOTAL: 227

Perkins&Will

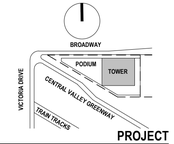
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PROJECT

THIRD SPACE PROPERTIES: BROADWAY AND VICTORIA
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PROJECT NUMBER
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REVISIONS

TITLE

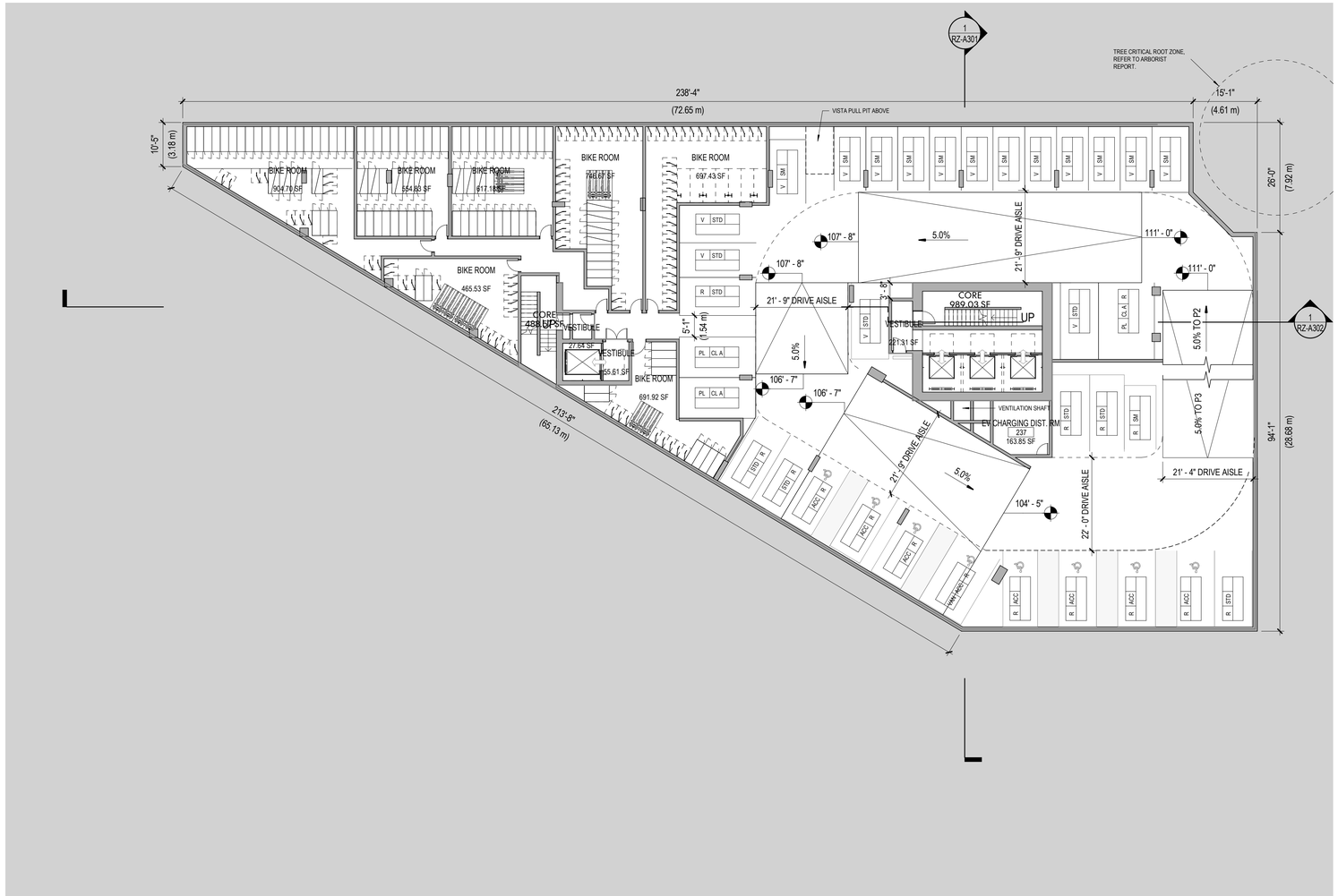
PLAN (OVERALL) - LEVEL P3

SHEET NUMBER

RZ-A102

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2 LEVEL P2
1/16" = 1'-0"

PARKING TAG

1	2	3

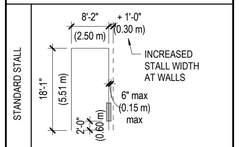
1. TYPE: RESIDENTIAL (R)
RESIDENTIAL VISITOR (V)
RETAIL (RT)
PASSENGER LOADING (PL)
LOADING (L)

2. SIZE: STANDARD (STD)
SMALL (SM)
ACCESSIBLE (ACC)
LOADING CLASS A (CL A)
LOADING CLASS B (CL B)

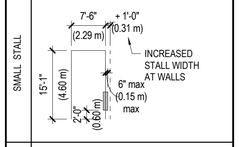
3. ELECTRIC VEHICLE CHARGING (EV)

VANCOUVER PARKING BYLAW
PARKING STALL REQUIREMENTS

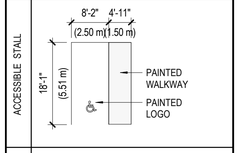
STANDARD STALL



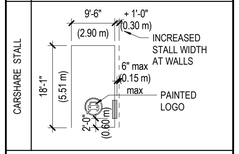
SMALL STALL



ACCESSIBLE STALL



CARSHARE STALL



1. NOTE: 10% OF ASSIGNED PARKING STALLS TO BE EV

PARKING SCHEDULE - P2

Parking Use	Parking Size	Count
PL	CL A	3
R	ACC	8
R	SM	1
R	STD	6
V	SM	11
V	STD	4
TOTAL: 33		

BIKE PARKING SCHEDULE - P2

Count
235
TOTAL: 235

Perkins&Will

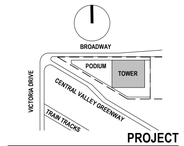
THIRD.SPACE™

APPLICATION FOR REZONING
JUNE 19, 2025

ISSUED

ISSUED FOR REZONING	2025/06/19

KEYPLAN



PROJECT

THIRD SPACE PROPERTIES: BROADWAY AND VICTORIA
1926-1978 E BROADWAY

PROJECT NUMBER
412422.000

REVISIONS

TITLE

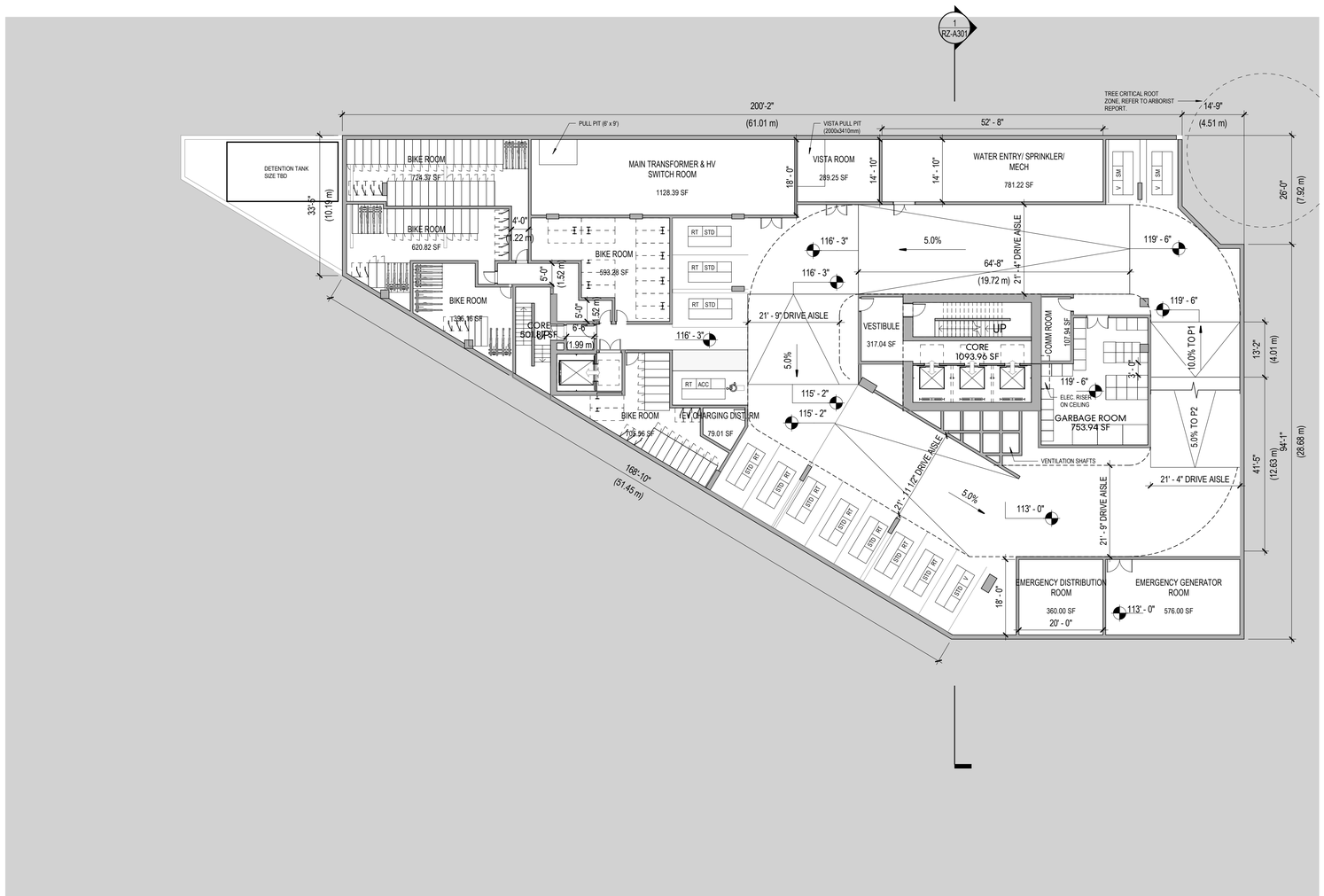
PLAN (OVERALL) - LEVEL P2

SHEET NUMBER

RZ-A103

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1 LEVEL P1
1/16" = 1'-0"

PARKING TAG

1	2	3

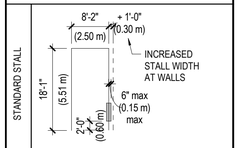
1. TYPE: RESIDENTIAL (R)
RESIDENTIAL VISITOR (V)
RETAIL (RT)
PASSENGER LOADING (PL)
LOADING (L)

2. SIZE: STANDARD (STD)
SMALL (SM)
ACCESSIBLE (ACC)
LOADING CLASS A (CL A)
LOADING CLASS B (CL B)

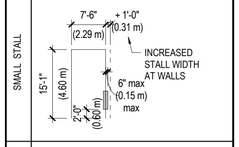
3. ELECTRIC VEHICLE CHARGING (EV)

VANCOUVER PARKING BYLAW
PARKING STALL REQUIREMENTS

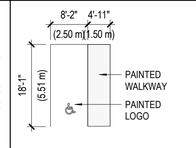
STANDARD STALL



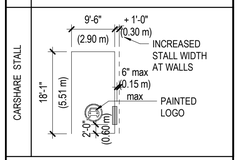
SMALL STALL



ACCESSIBLE STALL



CARSHARE STALL



1. NOTE: 10% OF ASSIGNED PARKING STALLS TO BE EV

PARKING SCHEDULE - P1

Parking Use	Parking Size	Count
RT	ACC	1
RT	STD	10
V	SM	2
V	STD	1
TOTAL: 14		

BIKE PARKING SCHEDULE - P1

Count
119
TOTAL: 119

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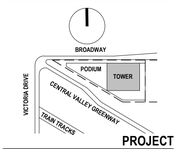
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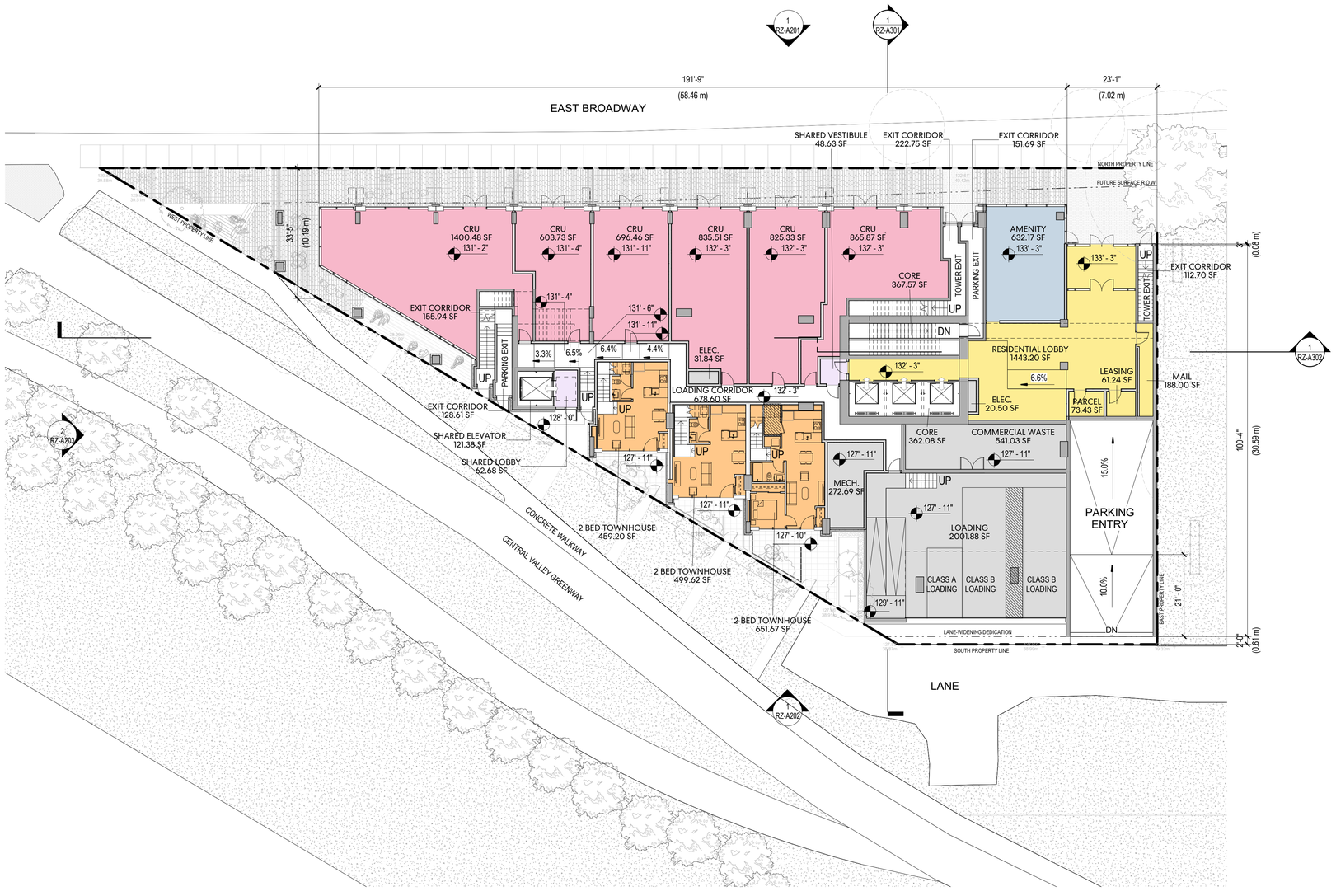
PLAN (OVERALL) - LEVEL P1

SHEET NUMBER

RZ-A104

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1 LEVEL 01
1/16" = 1'-0"

PLAN LEGEND

- SOFTSCAPE
- LANDSCAPING PAVERS, REFER TO LANDSCAPE DRAWINGS
- LANDSCAPING PAVERS, REFER TO LANDSCAPE DRAWINGS
- RESIDENTIAL
- JR 1 BED AND STUDIO
- 1 BED
- 2 BED
- 3 BED
- RETAIL
- BACK OF HOUSE
- AMENITY
- OUTDOOR AMENITY
- STORAGE

Perkins&Will

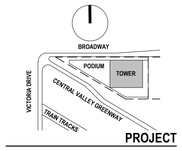
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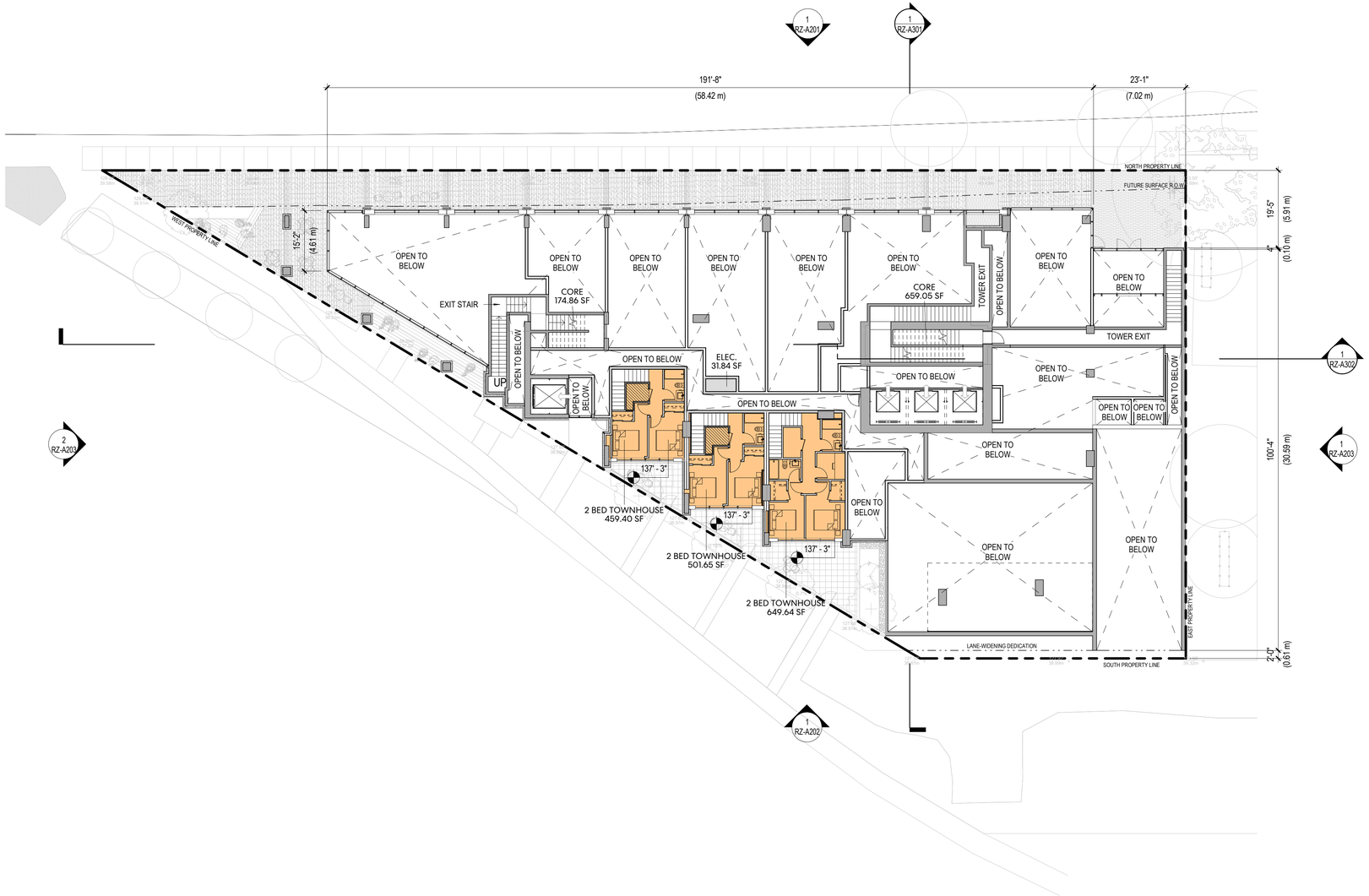
PLAN (OVERALL) - LEVEL 01

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RZ-A105

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1 LEVEL 01M
1/16" = 1'-0"

PLAN LEGEND

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- OUTDOOR AMENITY
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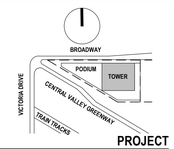
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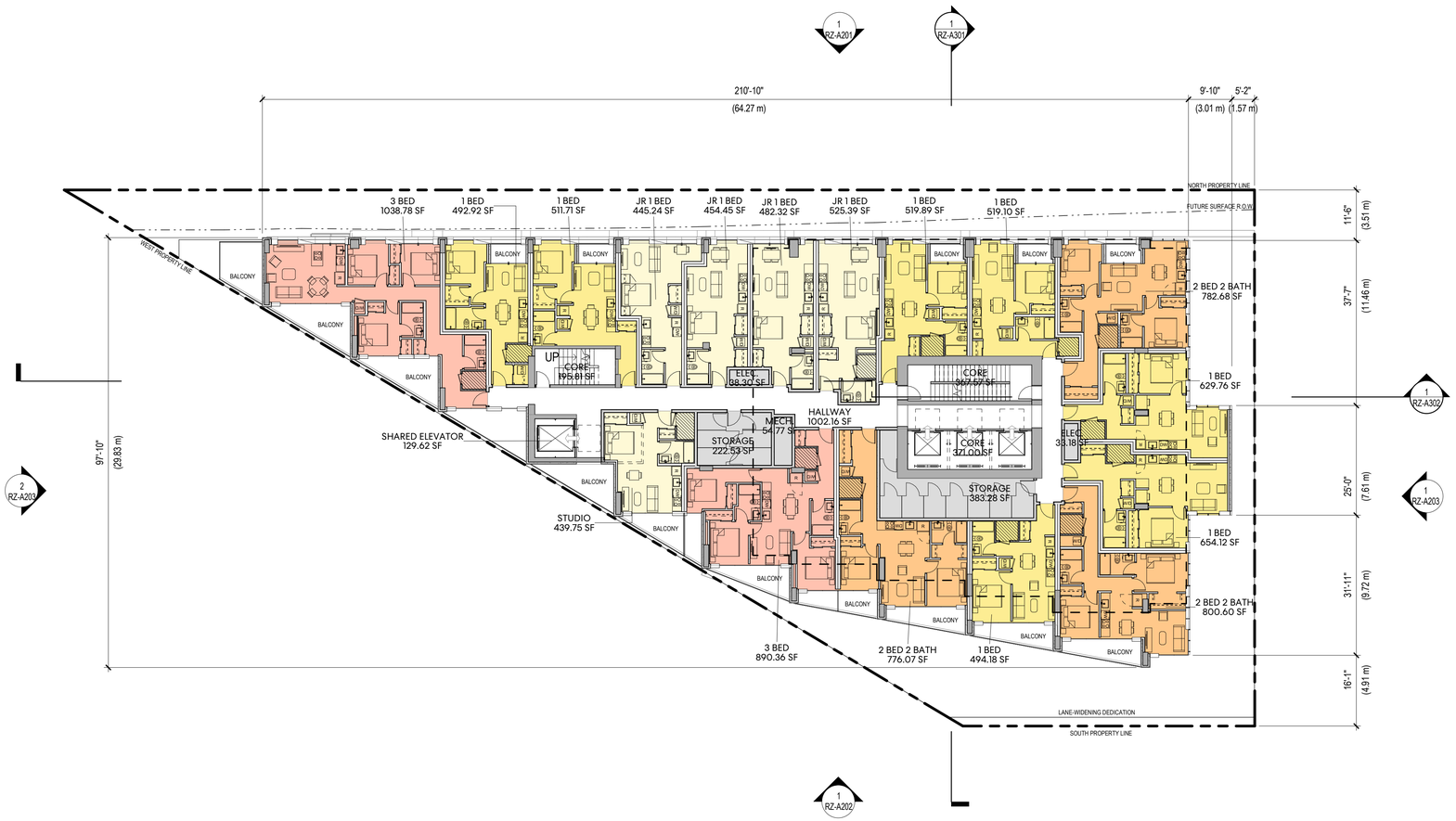
PLAN (OVERALL) - LEVEL 01M

SHEET NUMBER

RZ-A106

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1 LEVEL 02
1/16" = 1'-0"

PLAN LEGEND

- SOFTSCAPE
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- 2 BED
- 3 BED
- RETAIL
- BACK OF HOUSE
- AMENITY
- OUTDOOR AMENITY
- STORAGE

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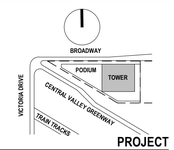
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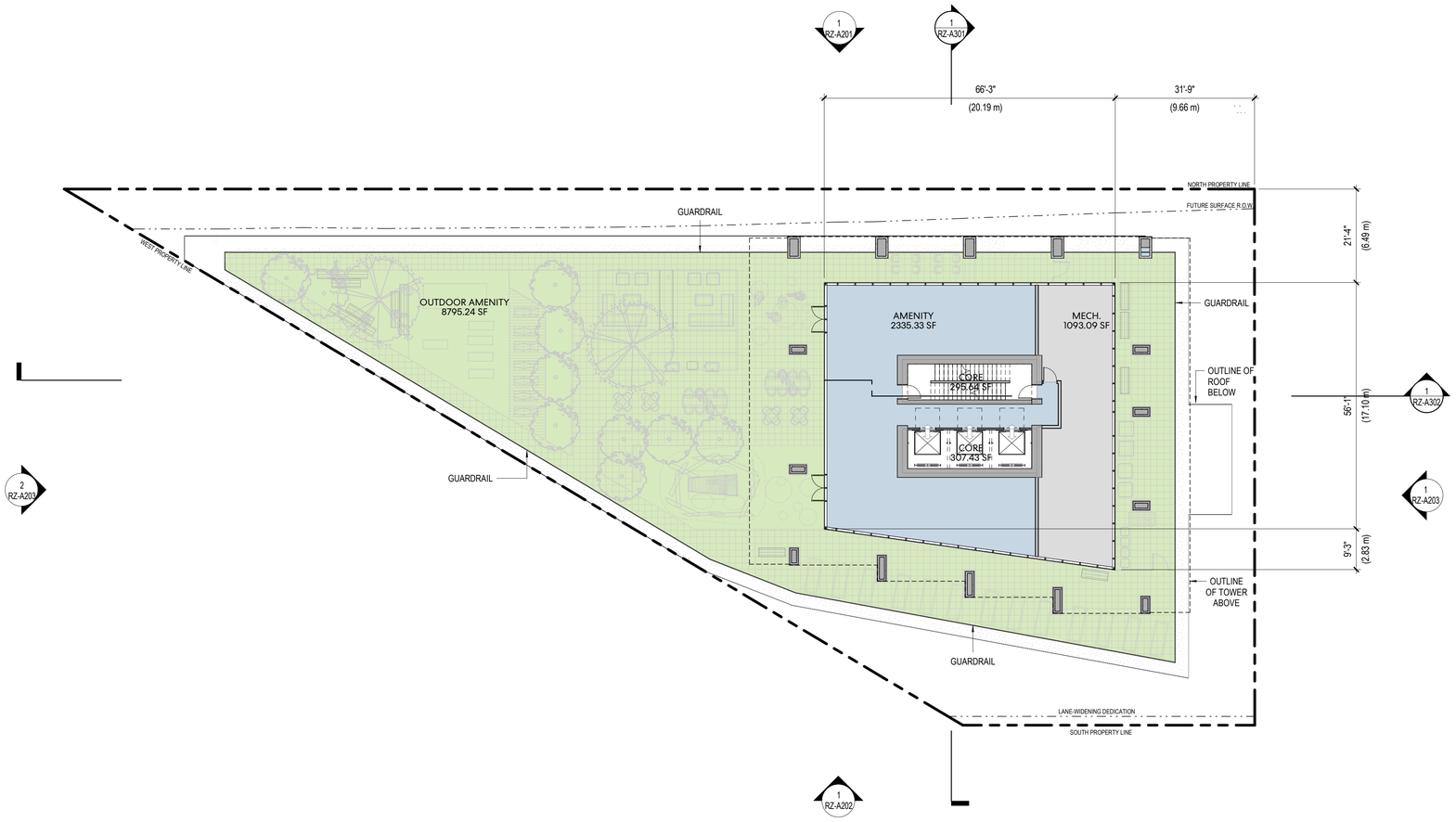
PLAN (OVERALL) - LEVEL 02-06

SHEET NUMBER

RZ-A107

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1 LEVEL 07
1/16" = 1'-0"

PLAN LEGEND

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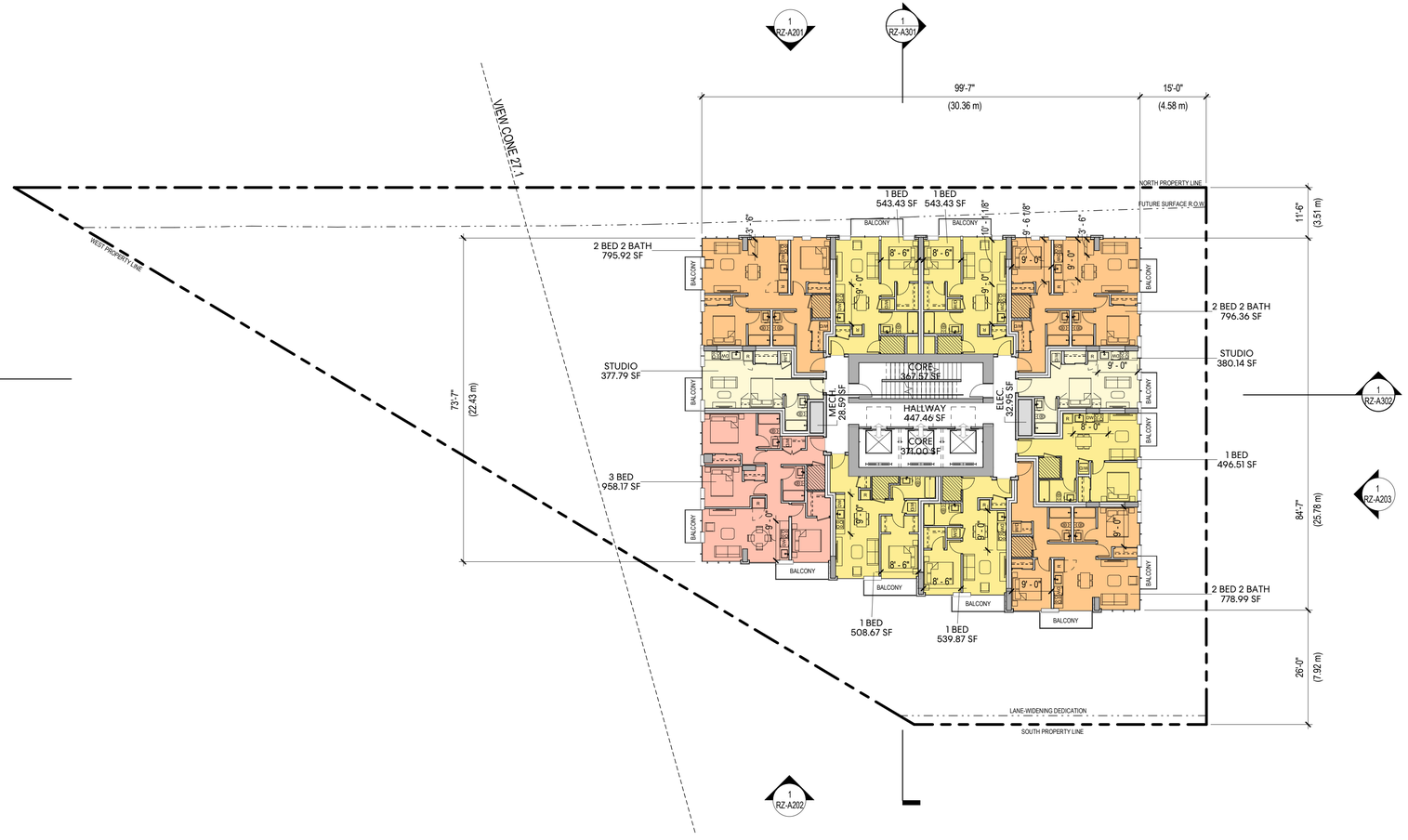
PLAN (OVERALL) - LEVEL 07

SHEET NUMBER

RZ-A108

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2 LEVEL 08 - 31
1/16" = 1'-0"

PLAN LEGEND

- SOFTSCAPE
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- 1 BED
- 2 BED
- 3 BED
- RETAIL
- BACK OF HOUSE
- AMENITY
- OUTDOOR AMENITY
- STORAGE

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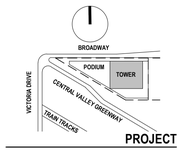
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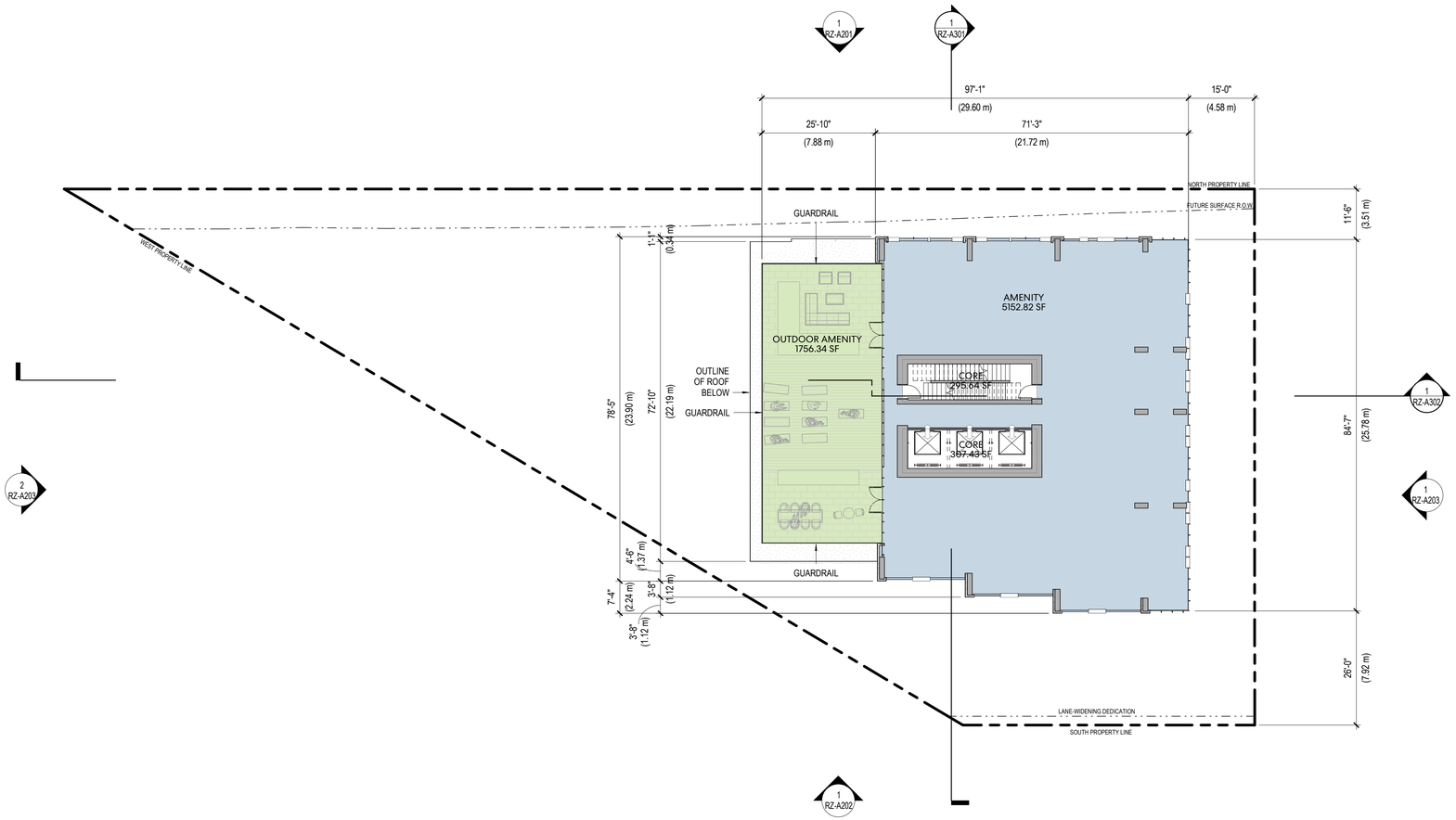
PLAN (OVERALL) - LEVEL 08-31

SHEET NUMBER

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1 LEVEL 32 AMENITY
1/16" = 1'-0"

PLAN LEGEND

- SOFTSCAPE
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- 1 BED
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- 3 BED
- RETAIL
- BACK OF HOUSE
- AMENITY
- OUTDOOR AMENITY
- STORAGE

Perkins&Will

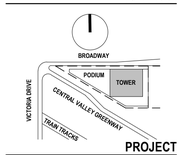
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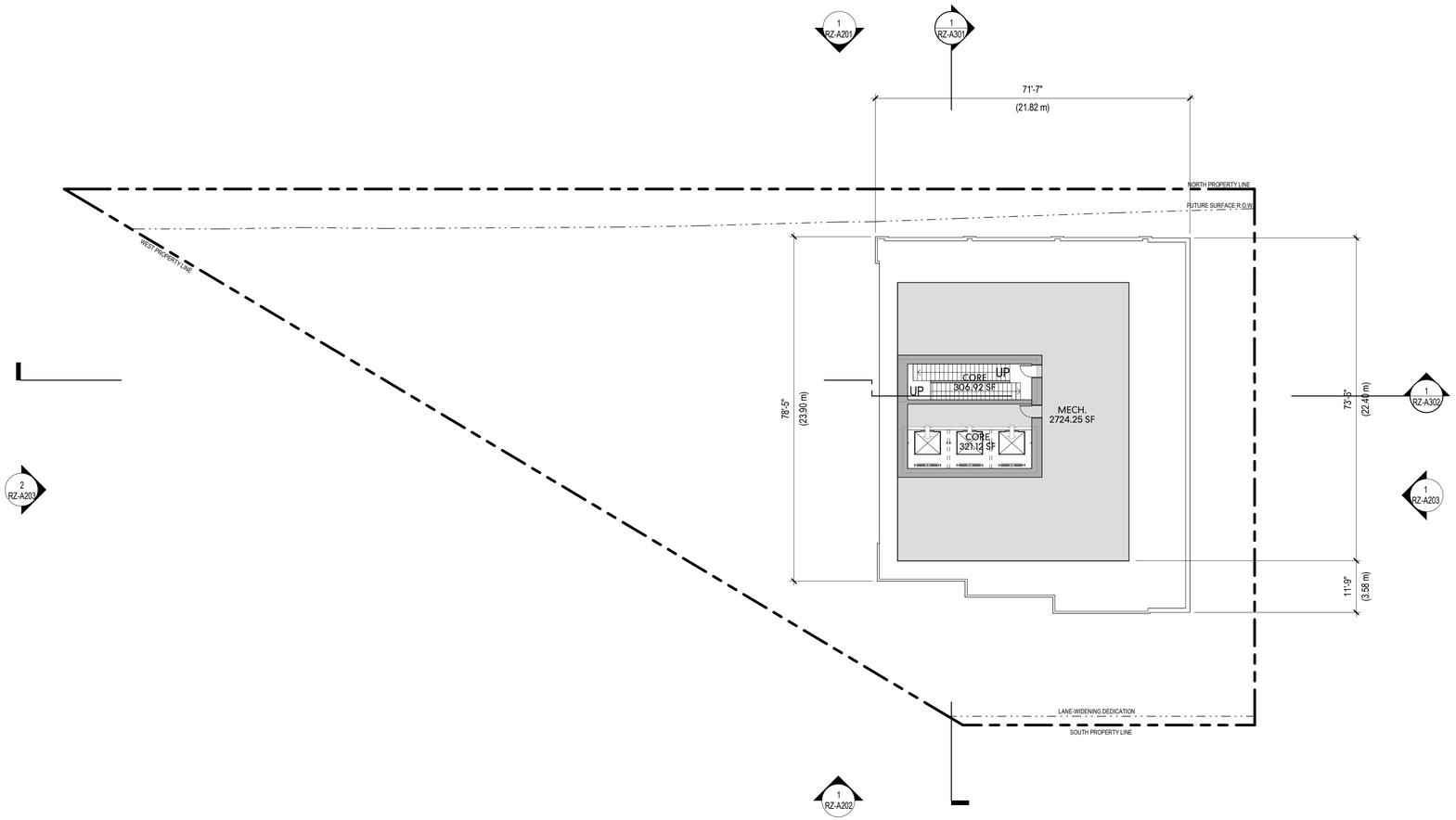
PLAN (OVERALL) - LEVEL 32 AMENITY

SHEET NUMBER

RZ-A110

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2 LEVEL 33 MECH

1/16" = 1'-0"

PLAN LEGEND

- SOFTSCAPE
- LANDSCAPING PAVERS, REFER TO LANDSCAPE DRAWINGS
- LANDSCAPING PAVERS, REFER TO LANDSCAPE DRAWINGS
- RESIDENTIAL
- JR 1 BED AND STUDIO
- 1 BED
- 2 BED
- 3 BED
- RETAIL
- BACK OF HOUSE
- AMENITY
- OUTDOOR AMENITY
- STORAGE

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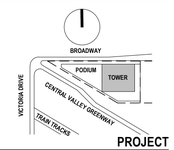
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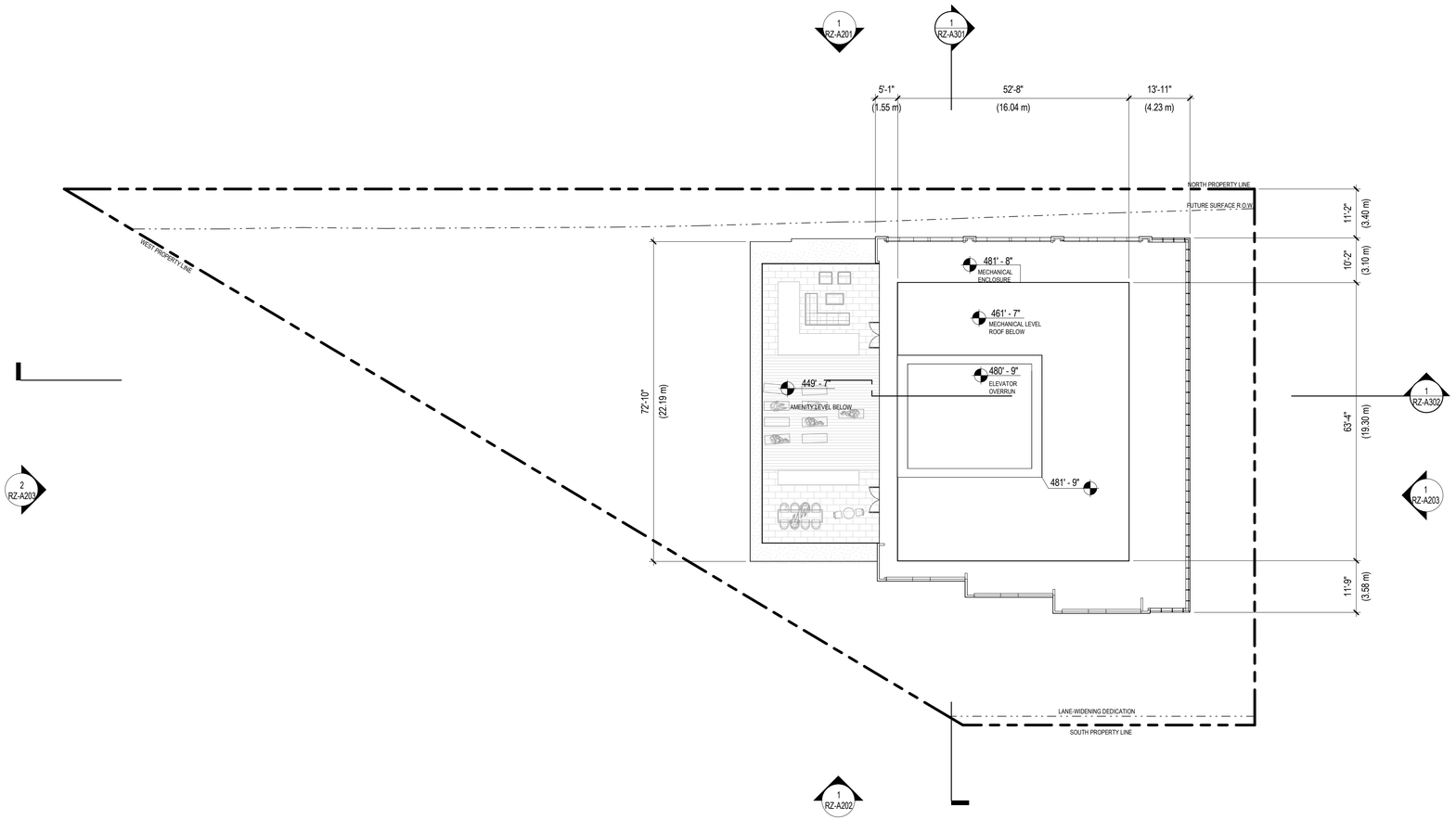
PLAN (OVERALL) - LEVEL 33 MECHANICAL

SHEET NUMBER

RZ-A111

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1 LEVEL ROOF
1/16" = 1'-0"

PLAN LEGEND

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- 2 BED
- 3 BED
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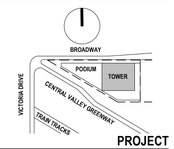
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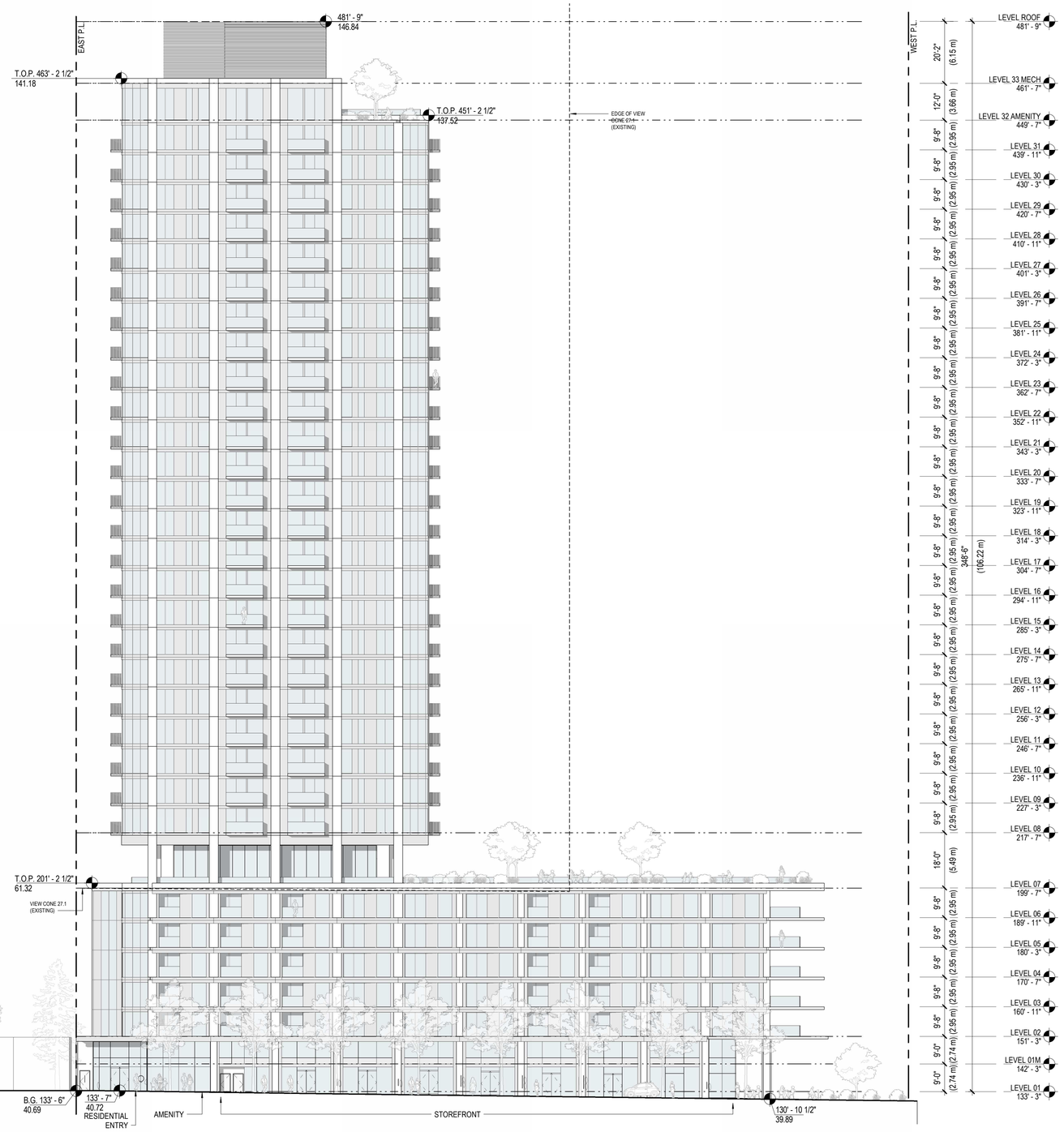
PLAN (OVERALL) - ROOF LEVEL

SHEET NUMBER

RZ-A112

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1 NORTH ELEVATION
1" = 20'-0"

ELEVATION LEGEND

- GLASS
- EXTERIOR SOLID CLADDING, MATERIAL TBD.
- EXTERIOR SOLID CLADDING, MATERIAL TBD.
- OVERHEAD DOOR
- MECHANICAL LOUVRES

Perkins&Will

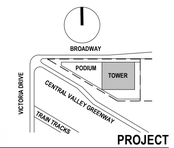
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REVISIONS

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EXTERIOR ELEVATIONS - NORTH

SHEET NUMBER

RZ-A201

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1 SOUTH ELEVATION
1" = 20'-0"

ELEVATION LEGEND

- GLASS
- EXTERIOR SOLID CLADDING, MATERIAL TBD.
- EXTERIOR SOLID CLADDING, MATERIAL TBD.
- OVERHEAD DOOR
- MECHANICAL LOUVRES

Perkins&Will

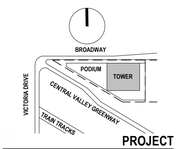
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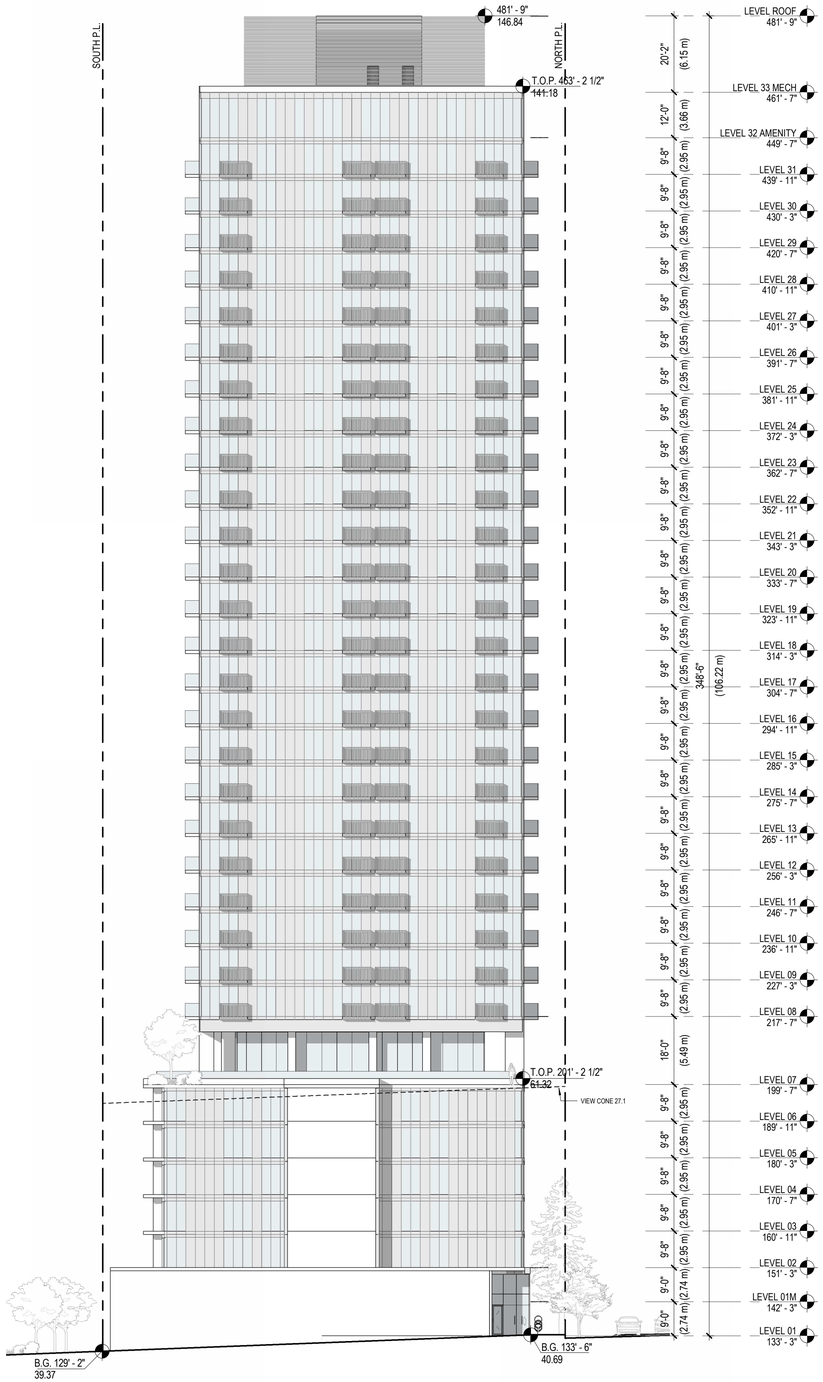
EXTERIOR ELEVATIONS - SOUTH

SHEET NUMBER

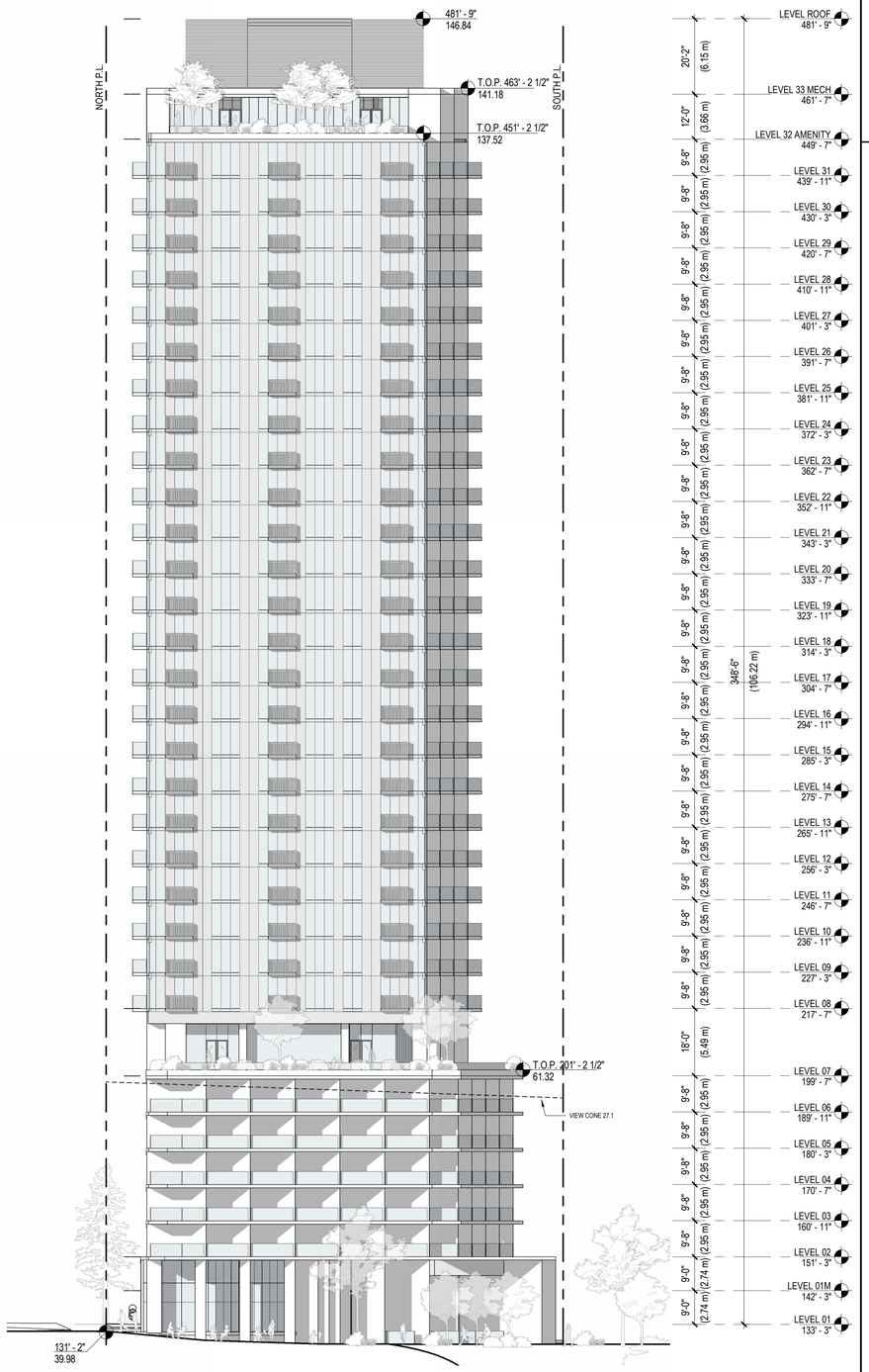
RZ-A202

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1 EAST ELEVATION
1" = 20'-0"



2 WEST ELEVATION
1" = 20'-0"

ELEVATION LEGEND

- GLASS
- EXTERIOR SOLID CLADDING, MATERIAL TBD.
- EXTERIOR SOLID CLADDING, MATERIAL TBD.
- OVERHEAD DOOR
- MECHANICAL LOUVRES

Perkins&Will

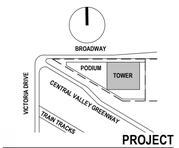
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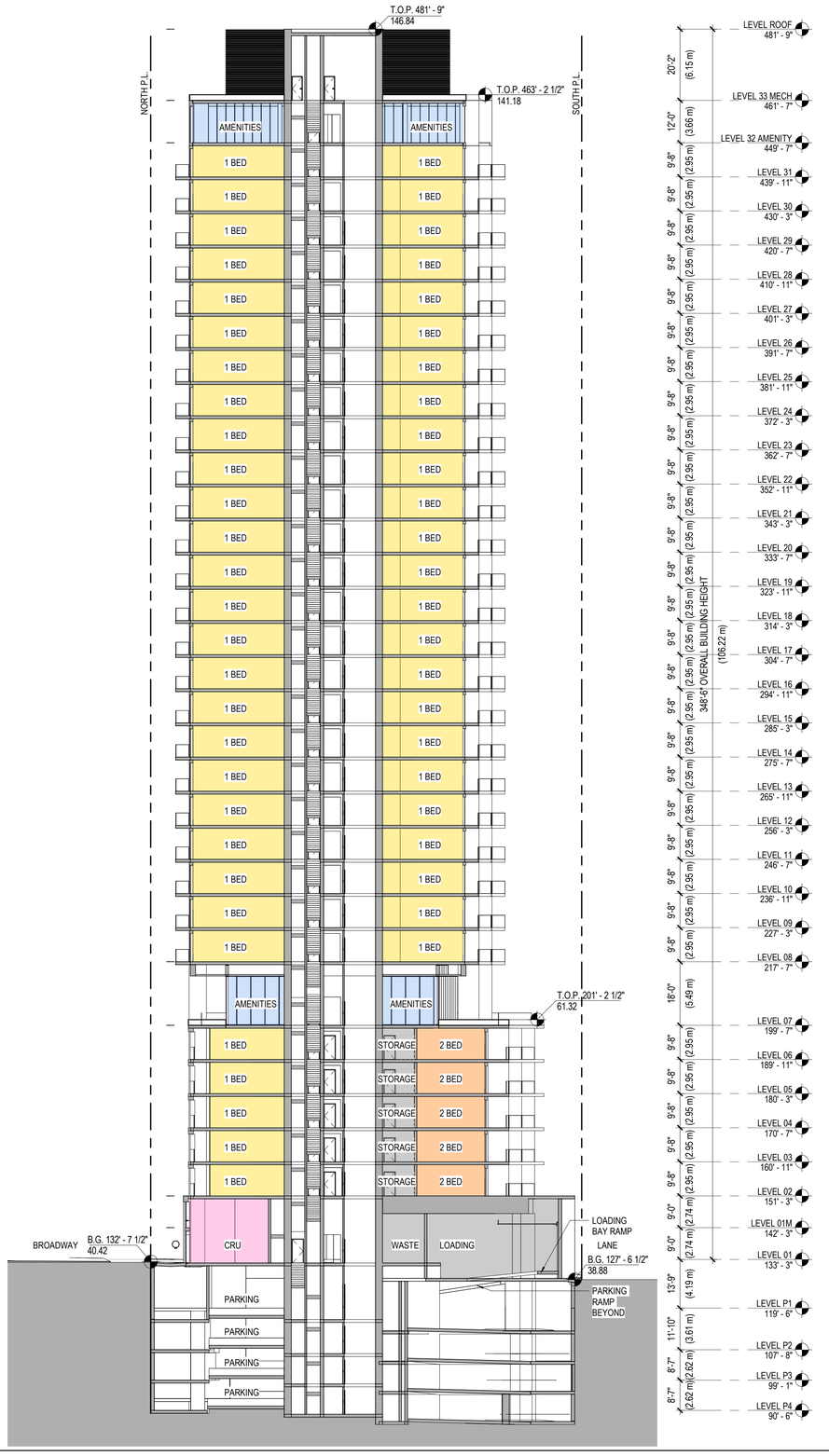
EXTERIOR ELEVATIONS - EAST/WEST

SHEET NUMBER

RZ-A203

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1 N-S SECTION
1" = 20'-0"

SECTION LEGEND

- RETAIL
- STUDIO/ JUNIOR 1 BED
- 1 BED/ RESIDENTIAL LOBBY
- 2 BED
- 3 BED
- AMENITY

Perkins&Will

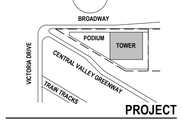
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PROJECT

THIRD SPACE PROPERTIES: BROADWAY AND VICTORIA
1926-1978 E BROADWAY

PROJECT NUMBER
412422.000

REVISIONS

TITLE

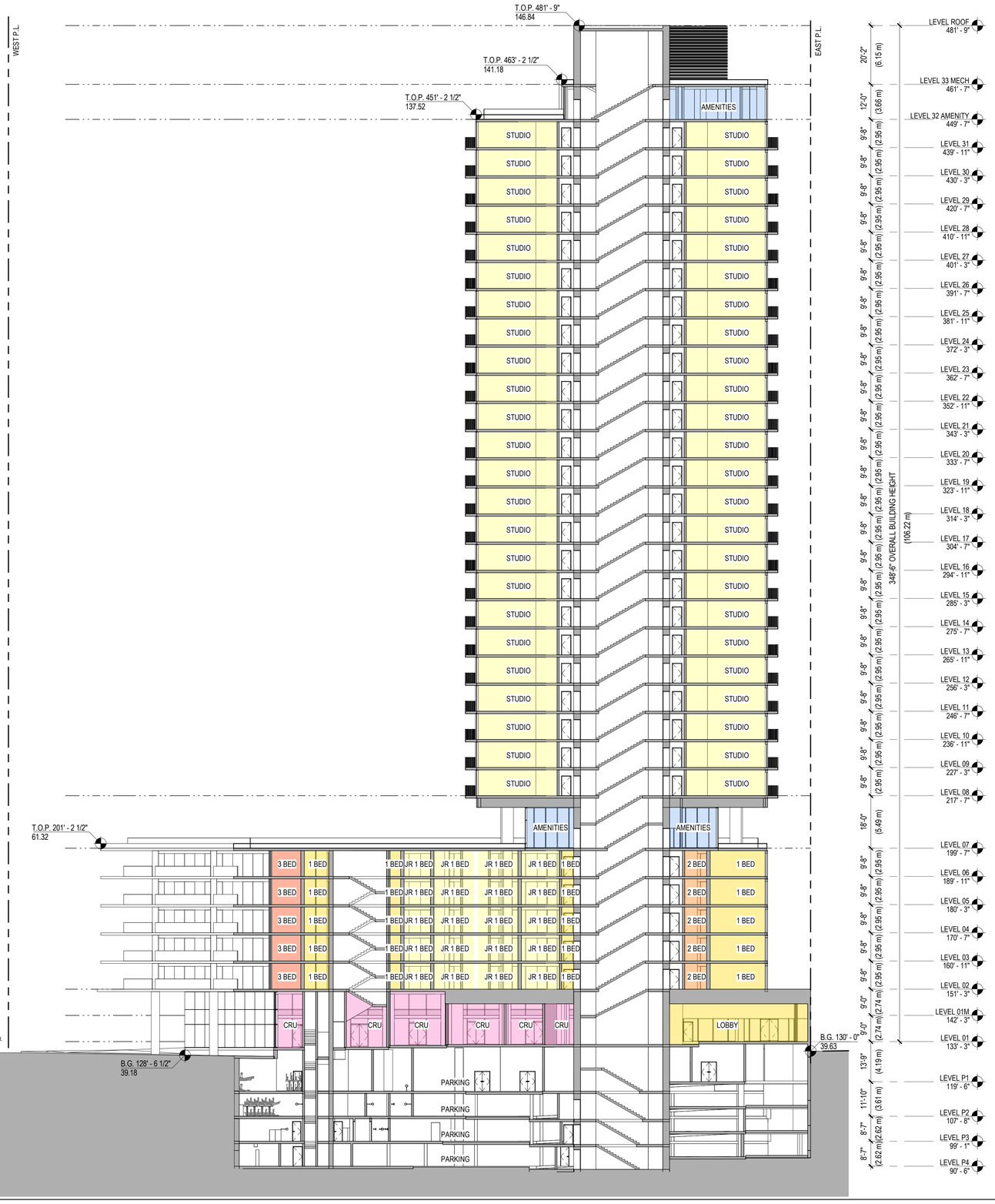
OVERALL BUILDING SECTIONS - NORTH / SOUTH

SHEET NUMBER

RZ-A301

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1 E-W SECTION
1" = 20'-0"

SECTION LEGEND

- RETAIL
- STUDIO/ JUNIOR 1 BED
- 1 BED/ RESIDENTIAL LOBBY
- 2 BED
- 3 BED
- AMENITY

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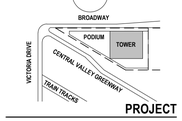
THIRD.SPACE™

APPLICATION FOR REZONING
JUNE 19, 2025

ISSUED

ISSUED FOR REZONING	2025/06/19

KEYPLAN



PROJECT

THIRD SPACE PROPERTIES: BROADWAY AND VICTORIA
1926-1978 E BROADWAY

PROJECT NUMBER
412422.000

REVISIONS

TITLE

OVERALL BUILDING SECTIONS - EAST / WEST

SHEET NUMBER

RZ-A302

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FSR SUMMARY

LEVEL	TOTAL GFA		RETAIL				RESIDENTIAL													
							GFA		EXCLUSIONS						FSR					
			RETAIL GFA		RETAIL FSR		RESIDENTIAL GFA		AMENITY R EXCLUSION		OPEN BALCONY		STORAGE R EXCLUSION		RESIDENTIAL FSR		MECHANICAL FSR		TOTAL FSR	
LEVEL ROOF	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 33 MECH	3,352 ft²	311 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	3,352 ft²	311 m²	3,352 ft²	311 m²
LEVEL 32 AMENITY	5,756 ft²	535 m²	0 ft²	0 m²	0 ft²	0 m²	5,756 ft²	535 m²	5,756 ft²	535 m²	1,756 ft²	163 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 31	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 30	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 29	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 28	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 27	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 26	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 25	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 24	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 23	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 22	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 21	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 20	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 19	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 18	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 17	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 16	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 15	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 14	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 13	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 12	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 11	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 10	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 09	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 08	7,967 ft²	740 m²	0 ft²	0 m²	0 ft²	0 m²	7,967 ft²	740 m²	0 ft²	0 m²	481 ft²	45 m²	234 ft²	22 m²	7,733 ft²	718 m²	0 ft²	0 m²	7,733 ft²	718 m²
LEVEL 07	4,197 ft²	390 m²	0 ft²	0 m²	0 ft²	0 m²	3,051 ft²	283 m²	3,051 ft²	283 m²	8,795 ft²	817 m²	0 ft²	0 m²	0 ft²	0 m²	1,146 ft²	106 m²	1,146 ft²	106 m²
LEVEL 06	13,256 ft²	1,231 m²	0 ft²	0 m²	0 ft²	0 m²	13,256 ft²	1,231 m²	0 ft²	0 m²	996 ft²	93 m²	989 ft²	92 m²	12,267 ft²	1,140 m²	0 ft²	0 m²	12,267 ft²	1,140 m²
LEVEL 05	13,256 ft²	1,231 m²	0 ft²	0 m²	0 ft²	0 m²	13,256 ft²	1,231 m²	0 ft²	0 m²	996 ft²	93 m²	989 ft²	92 m²	12,267 ft²	1,140 m²	0 ft²	0 m²	12,267 ft²	1,140 m²
LEVEL 04	13,256 ft²	1,231 m²	0 ft²	0 m²	0 ft²	0 m²	13,256 ft²	1,231 m²	0 ft²	0 m²	996 ft²	93 m²	989 ft²	92 m²	12,267 ft²	1,140 m²	0 ft²	0 m²	12,267 ft²	1,140 m²
LEVEL 03	13,256 ft²	1,231 m²	0 ft²	0 m²	0 ft²	0 m²	13,256 ft²	1,231 m²	0 ft²	0 m²	996 ft²	93 m²	989 ft²	92 m²	12,267 ft²	1,140 m²	0 ft²	0 m²	12,267 ft²	1,140 m²
LEVEL 02	13,255 ft²	1,231 m²	0 ft²	0 m²	0 ft²	0 m²	13,255 ft²	1,231 m²	0 ft²	0 m²	996 ft²	93 m²	989 ft²	92 m²	12,266 ft²	1,140 m²	0 ft²	0 m²	12,266 ft²	1,140 m²
LEVEL 01M	2,476 ft²	230 m²	0 ft²	0 m²	0 ft²	0 m²	2,476 ft²	230 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	2,476 ft²	230 m²	0 ft²	0 m²	2,476 ft²	230 m²
LEVEL 01	14,550 ft²	1,352 m²	8,039 ft²	747 m²	8,039 ft²	747 m²	6,511 ft²	605 m²	627 ft²	58 m²	501 ft²	47 m²	0 ft²	0 m²	5,883 ft²	547 m²	0 ft²	0 m²	13,922 ft²	1,293 m²
LEVEL P1	2,350 ft²	218 m²	1,094 ft²	102 m²	1,094 ft²	102 m²	1,256 ft²	117 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	1,256 ft²	117 m²	0 ft²	0 m²	2,350 ft²	218 m²
LEVEL P2	1,478 ft²	137 m²	0 ft²	0 m²	0 ft²	0 m²	1,478 ft²	137 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	1,478 ft²	137 m²	0 ft²	0 m²	1,478 ft²	137 m²
LEVEL P3	1,471 ft²	137 m²	0 ft²	0 m²	0 ft²	0 m²	1,471 ft²	137 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	1,471 ft²	137 m²	0 ft²	0 m²	1,471 ft²	137 m²
LEVEL P4	1,414 ft²	131 m²	0 ft²	0 m²	0 ft²	0 m²	1,414 ft²	131 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	1,414 ft²	131 m²	0 ft²	0 m²	1,414 ft²	131 m²
TOTAL	294,525 ft²	27,362 m²	9,133 ft²	849 m²	9,133 ft²	849 m²	280,893 ft²	26,096 m²	9,435 ft²	877 m²	27,572 ft²	2,562 m²	10,549 ft²	980 m²	260,910 ft²	24,239 m²	4,498 ft²	418 m²	274,542 ft²	25,506 m²

FSR CALCULATION

PERMITTED			PROVIDED		
FSR AREA			FSR AREA		
MECHANICAL	N/A	N/A	4,498 ft²	FSR M AREA	418 m²
RESIDENTIAL	N/A	N/A	260,910 ft²	FSR R AREA	24,239 m²
RETAIL	N/A	N/A	9,133 ft²	FSR RT AREA	845 m²
TOTAL	61,791.18 ft²	5,740.59 m²	274,542 ft²		25,503 m²
SITE AREA	20,597.06 ft²	1,913.52 m²			
FSR			FSR		
MECHANICAL	N/A		MECHANICAL	0.22	
RESIDENTIAL	N/A		RESIDENTIAL	12.67	
RETAIL	N/A		RETAIL	0.44	
TOTAL	3.0		TOTAL	13.33	
OPEN BALCONY			OPEN BALCONY		
AREA	33,918 ft²	3,151 m²		27,572 ft²	2,562 m²
13% OF ALLOWABLE FSR AREA					

DRAWING INDEX

SHEET NUMBER	SHEET NAME	ISSUED FOR REZONING
RZ-FSR001	FSR AREA SUMMARY	●
RZ-FSR002	FSR PLAN (OVERALL) - LEVEL P4	●
RZ-FSR003	FSR PLAN (OVERALL) - LEVEL P3	●
RZ-FSR004	FSR PLAN (OVERALL) - LEVEL P2	●
RZ-FSR005	FSR PLAN (OVERALL) - LEVEL P1	●
RZ-FSR006	FSR PLAN (OVERALL) - LEVEL 01	●
RZ-FSR007	FSR PLAN (OVERALL) - LEVEL 01M	●
RZ-FSR008	FSR PLAN (OVERALL) - LEVEL 02-06	●
RZ-FSR009	FSR PLAN (OVERALL) - LEVEL 07	●
RZ-FSR010	FSR PLAN (OVERALL) - LEVEL 08-31	●
RZ-FSR011	FSR PLAN (OVERALL) - LEVEL 32 AMENITY	●
RZ-FSR012	FSR PLAN (OVERALL) - LEVEL 33 MECH	●

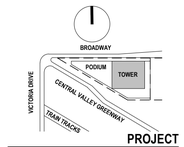
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APPLICATION FOR REZONING
JUNE 19, 2025

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ISSUED FOR REZONING 2025/06/19

KEYPLAN



PROJECT

THIRD SPACE PROPERTIES: BROADWAY AND VICTORIA
1926-1978 E BROADWAY

PROJECT NUMBER
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REVISIONS

TITLE

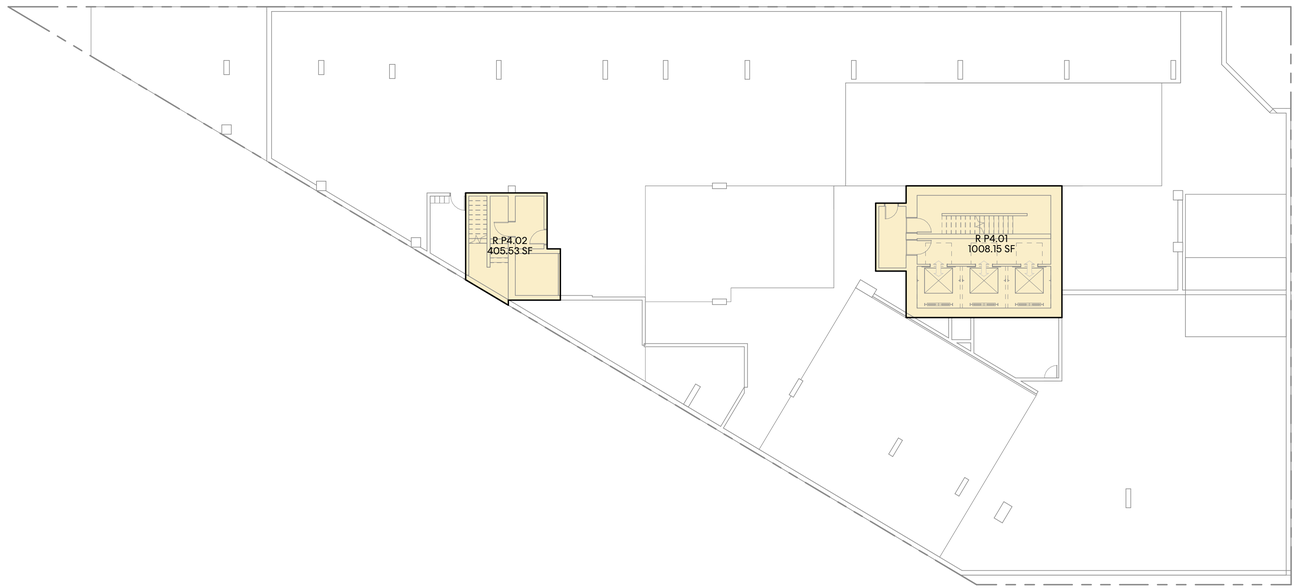
FSR AREA SUMMARY

SHEET NUMBER

RZ-FSR001

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1 LEVEL P4
1/16" = 1'-0"

LEGEND

R	RESIDENTIAL
RA	RESIDENTIAL AMENITY
RS	RESIDENTIAL STORAGE
RT	RETAIL
OB	OPEN BALCONY
M	MECHANICAL

AREA SUMMARY - LEVEL P4 FSR

RESIDENTIAL	1,414 SF
FSR AREA	1,414 SF

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PROJECT

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TITLE

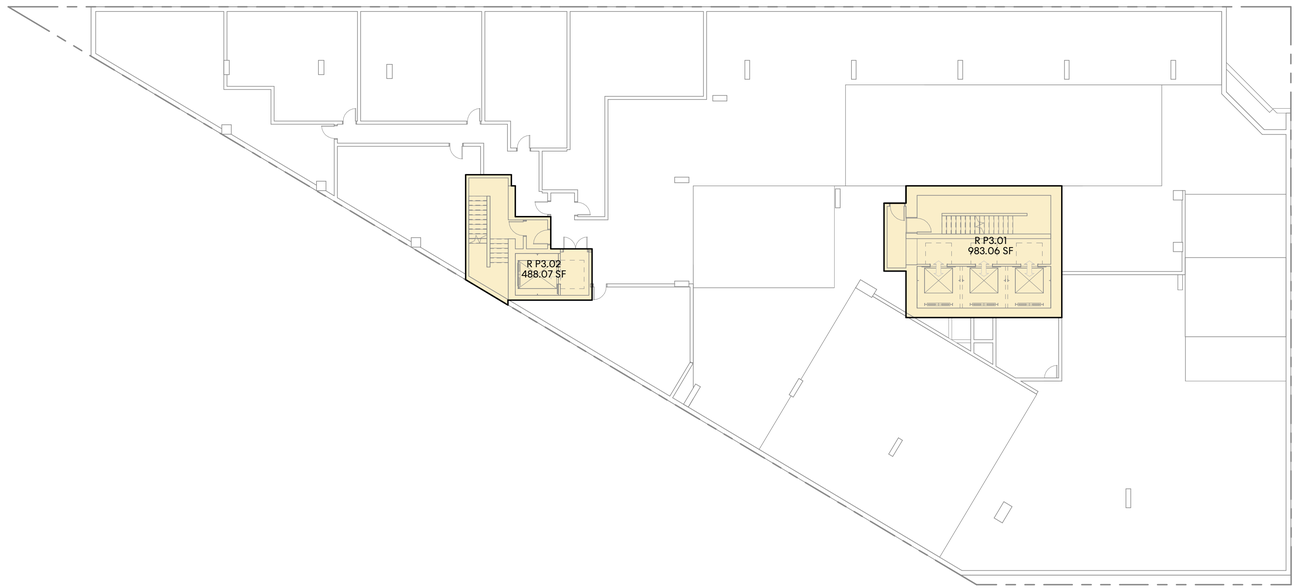
FSR PLAN (OVERALL) - LEVEL P4

SHEET NUMBER

RZ-FSR002

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1 LEVEL P3
1/16" = 1'-0"

LEGEND

R	RESIDENTIAL
RA	RESIDENTIAL AMENITY
RS	RESIDENTIAL STORAGE
RT	RETAIL
OB	OPEN BALCONY
M	MECHANICAL

AREA SUMMARY - LEVEL P3 FSR

RESIDENTIAL	1,471 SF
FSR AREA	1,471 SF

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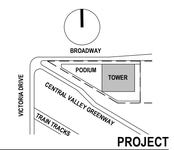
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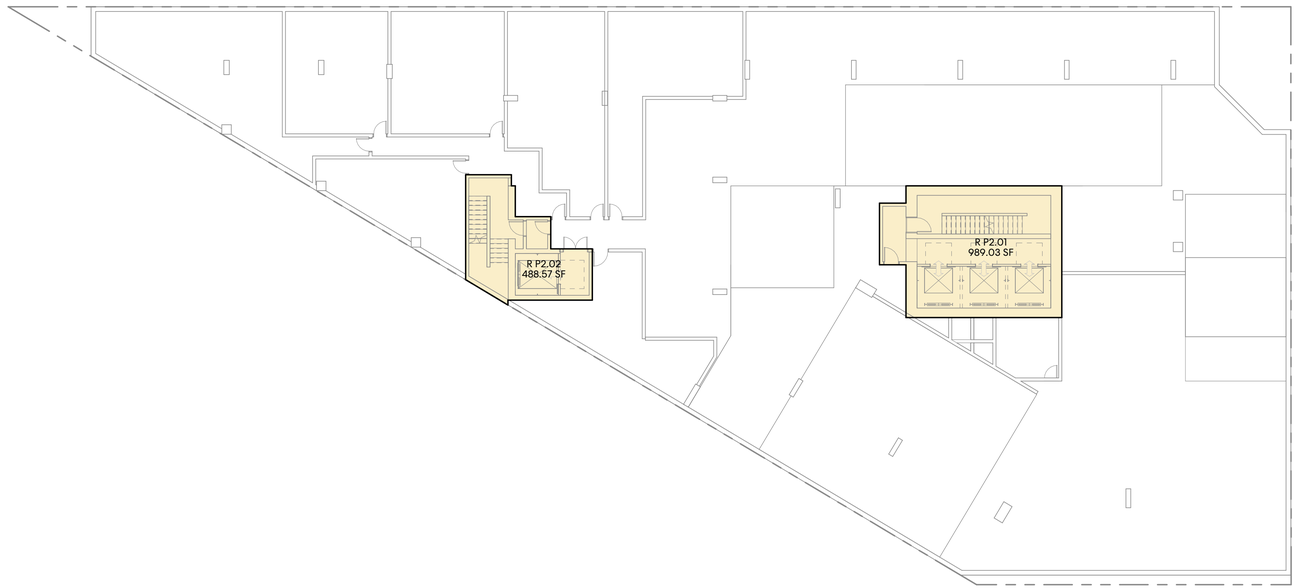
FSR PLAN (OVERALL) - LEVEL P3

SHEET NUMBER

RZ-FSR003

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1 LEVEL P2
1/16" = 1'-0"

LEGEND

R	RESIDENTIAL
RA	RESIDENTIAL AMENITY
RS	RESIDENTIAL STORAGE
RT	RETAIL
OB	OPEN BALCONY
M	MECHANICAL

AREA SUMMARY - LEVEL P2 FSR

RESIDENTIAL	1,478 SF
FSR AREA	1,478 SF

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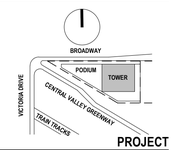
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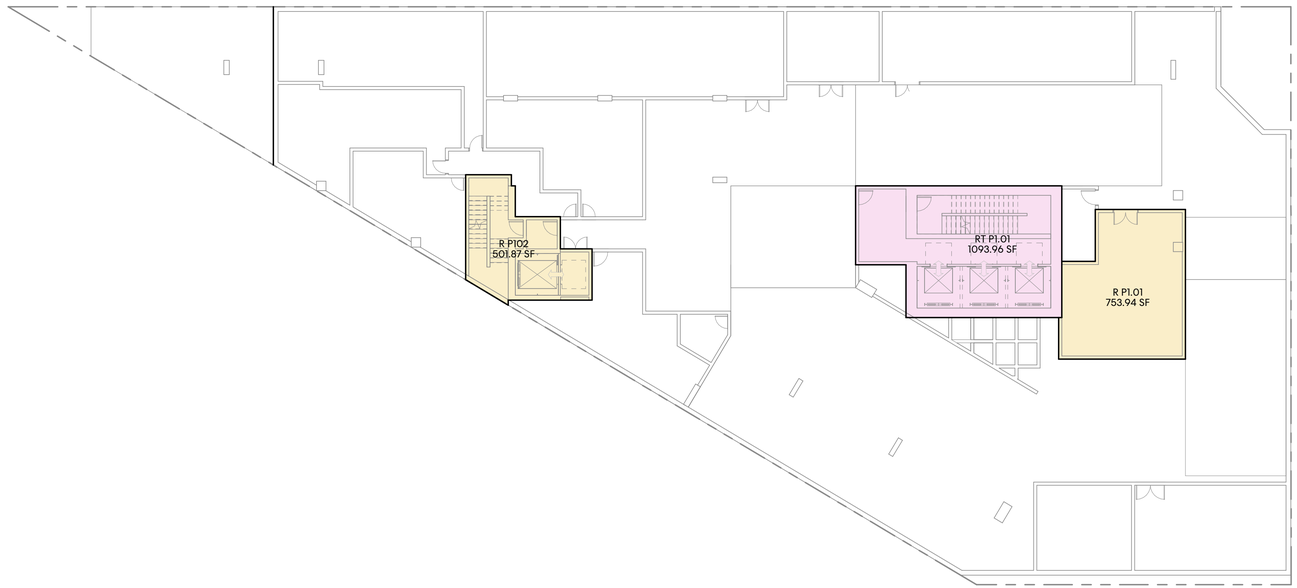
FSR PLAN (OVERALL) - LEVEL P2

SHEET NUMBER

RZ-FSR004

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1 LEVEL P1
1/16" = 1'-0"

LEGEND

R	RESIDENTIAL
RA	RESIDENTIAL AMENITY
RS	RESIDENTIAL STORAGE
RT	RETAIL
OB	OPEN BALCONY
M	MECHANICAL

AREA SUMMARY - LEVEL P1 RETAIL FSR

RETAIL	1,094 SF
FSR AREA	1,094 SF

AREA SUMMARY - LEVEL P1 RESIDENTIAL FSR

RESIDENTIAL	1,256 SF
FSR AREA	1,256 SF

AREA SUMMARY - LEVEL P1 FSR

RESIDENTIAL	1,256 SF
RETAIL	1,094 SF
FSR AREA	2,350 SF

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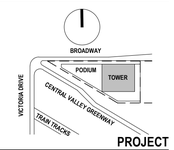
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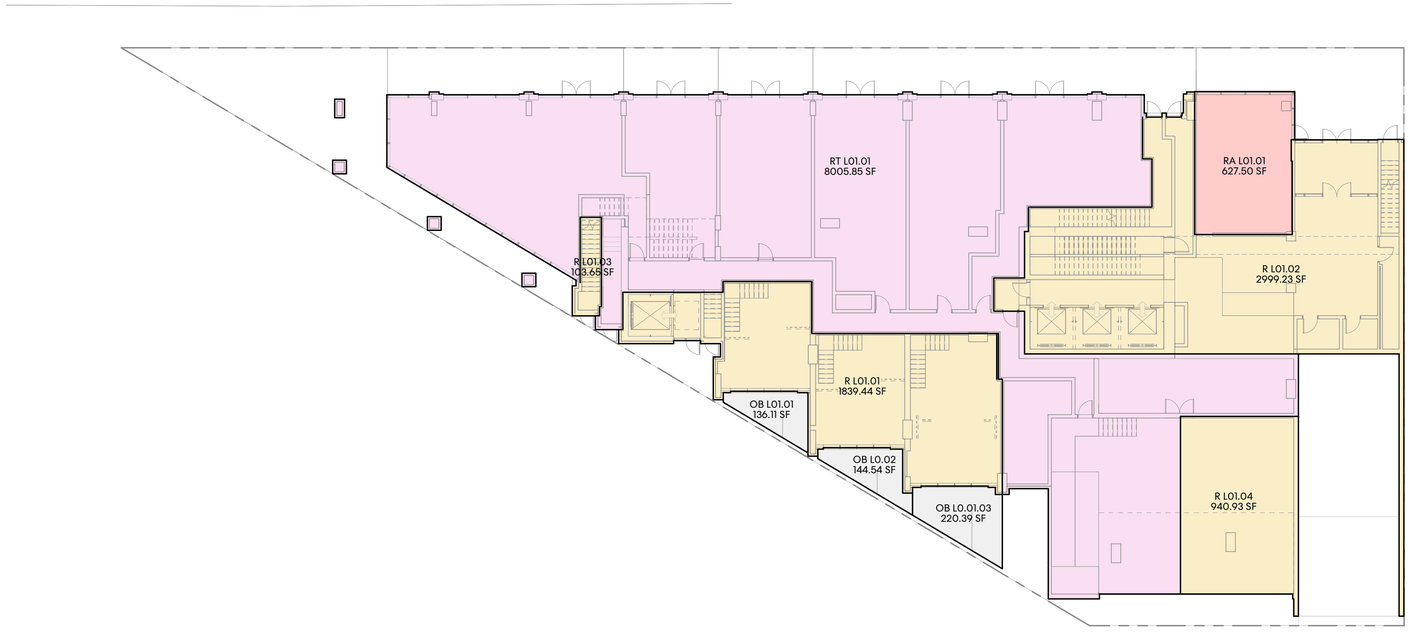
FSR PLAN (OVERALL) - LEVEL P1

SHEET NUMBER

RZ-FSR005

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1 LEVEL 01
1/16" = 1'-0"

LEGEND

R	RESIDENTIAL
RA	RESIDENTIAL AMENITY
RS	RESIDENTIAL STORAGE
RT	RETAIL
OB	OPEN BALCONY
M	MECHANICAL

AREA SUMMARY - LEVEL 01

RESIDENTIAL	5,883 SF
AMENITY	627 SF
RETAIL	8,039 SF
TOTAL GFA	14,550 SF

AREA SUMMARY - LEVEL 01 RESIDENTIAL FSR

RESIDENTIAL	R L01.01	1,839 SF
RESIDENTIAL	R L01.02	2,999 SF
RESIDENTIAL	R L01.03	104 SF
RESIDENTIAL	R L01.04	941 SF
FSR R AREA		5,883 SF

AREA SUMMARY - LEVEL 01 RETAIL FSR

RETAIL	RT L01.01	8,039 SF
FSR RT AREA		8,039 SF

AREA SUMMARY - LEVEL 01 FSR

RESIDENTIAL	R L01.01	1,839 SF
RESIDENTIAL	R L01.02	2,999 SF
RESIDENTIAL	R L01.03	104 SF
RESIDENTIAL	R L01.04	941 SF
RETAIL	RT L01.01	8,039 SF
FSR AREA		13,922 SF

RESIDENTIAL AMENITY EXCLUSION - LEVEL 01

AMENITY	RA L01.01	627 SF
FSR R EXCLUSION		627 SF

OPEN BALCONY EXCLUSION - LEVEL 01

OPEN BALCONY	OB L01.01	136 SF
OPEN BALCONY	OB L0.02	145 SF
OPEN BALCONY	OB L0.01.03	220 SF
NON GFA		501 SF

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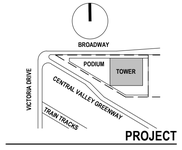
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APPLICATION FOR REZONING
JUNE 19, 2025

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KEYPLAN



PROJECT

THIRD SPACE PROPERTIES: BROADWAY AND VICTORIA
1926-1978 E BROADWAY

PROJECT NUMBER
412422.000

REVISIONS

TITLE

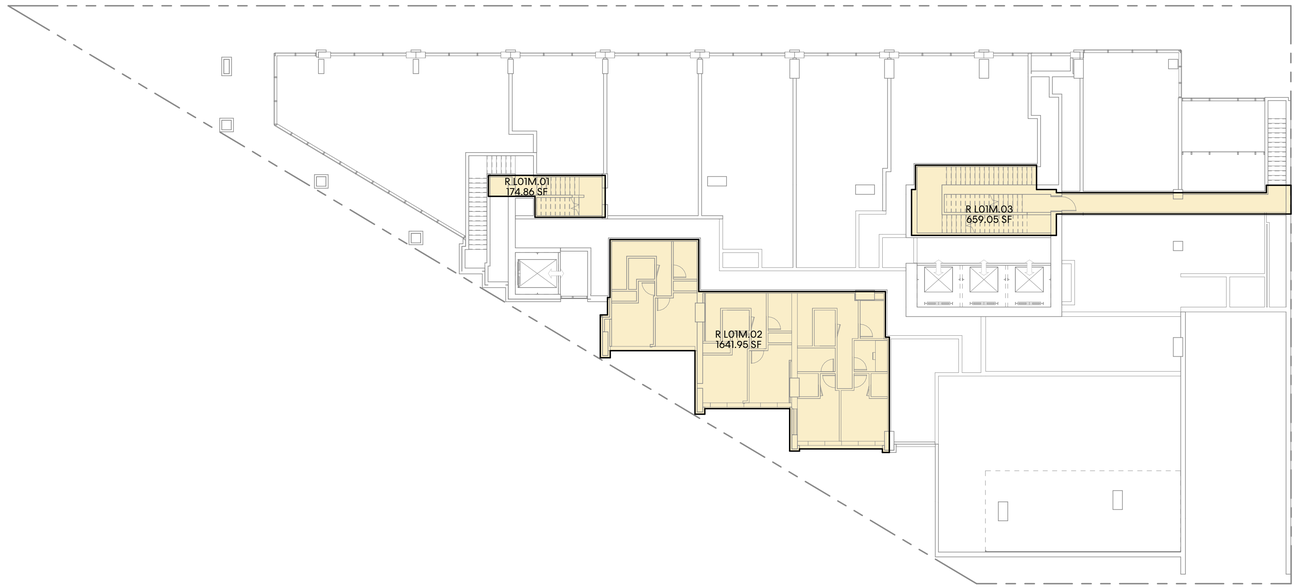
FSR PLAN (OVERALL) - LEVEL 01

SHEET NUMBER

RZ-FSR006

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1 LEVEL 01M
1/16" = 1'-0"

LEGEND

R	RESIDENTIAL
RA	RESIDENTIAL AMENITY
RS	RESIDENTIAL STORAGE
RT	RETAIL
OB	OPEN BALCONY
M	MECHANICAL

AREA SUMMARY - LEVEL 01M GFA

RESIDENTIAL	2,476 SF
TOTAL GFA	2,476 SF

AREA SUMMARY - LEVEL 01M FSR

RESIDENTIAL	R L01M.01	175 SF
RESIDENTIAL	R L01M.02	1,642 SF
RESIDENTIAL	R L01M.03	659 SF
FSR R AREA		2,476 SF

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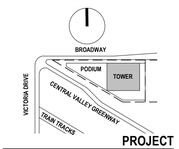
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TITLE

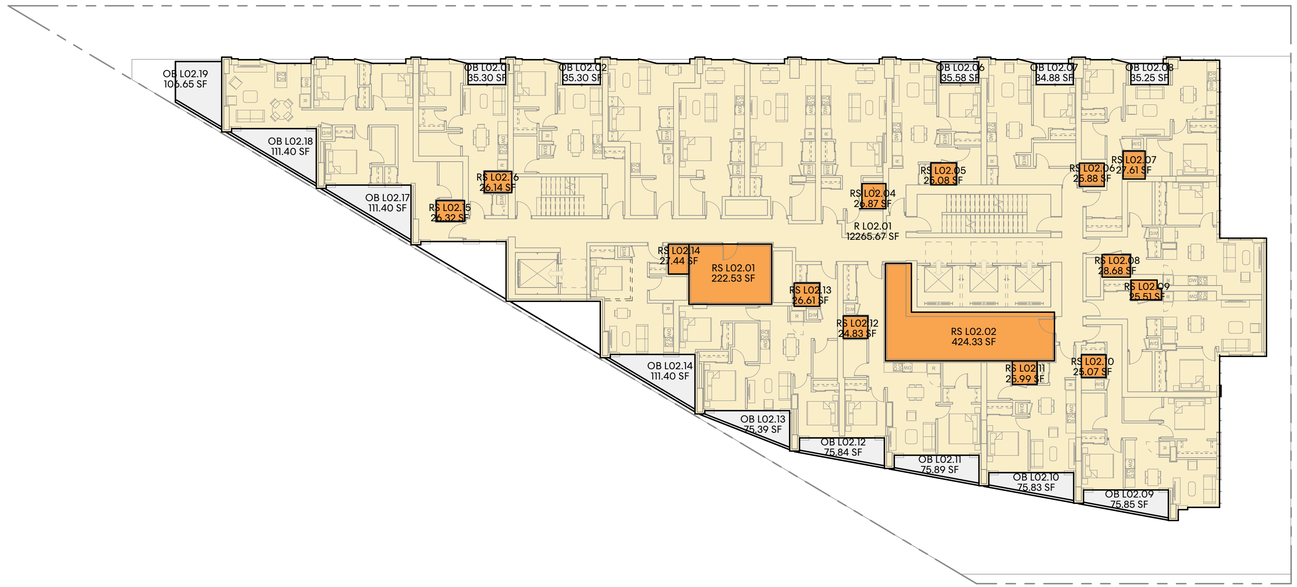
FSR PLAN (OVERALL) - LEVEL 01M

SHEET NUMBER

RZ-FSR007

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1 LEVEL 02
1/16" = 1'-0"

LEGEND

R	RESIDENTIAL
RA	RESIDENTIAL AMENITY
RS	RESIDENTIAL STORAGE
RT	RETAIL
OB	OPEN BALCONY
M	MECHANICAL

AREA SUMMARY - LEVEL 02-06 GFA

RESIDENTIAL	12,266 SF
STORAGE	989 SF
TOTAL GFA	13,255 SF

AREA SUMMARY - LEVEL 02-06 FSR

RESIDENTIAL	R L02.01	12,266 SF
FSR R AREA		12,266 SF

STORAGE EXCLUSION - LEVEL 02-06

STORAGE	RS L02.01	223 SF
STORAGE	RS L02.02	424 SF
STORAGE	RS L02.04	27 SF
STORAGE	RS L02.05	25 SF
STORAGE	RS L02.06	26 SF
STORAGE	RS L02.07	28 SF
STORAGE	RS L02.08	29 SF
STORAGE	RS L02.09	26 SF
STORAGE	RS L02.10	25 SF
STORAGE	RS L02.11	26 SF
STORAGE	RS L02.12	25 SF
STORAGE	RS L02.13	27 SF
STORAGE	RS L02.14	27 SF
STORAGE	RS L02.15	26 SF
STORAGE	RS L02.16	26 SF
FSR R EXCLUSION		989 SF

OPEN BALCONY EXCLUSION - LEVEL 02-06

OPEN BALCONY	OB L02.01	35 SF
OPEN BALCONY	OB L02.02	35 SF
OPEN BALCONY	OB L02.06	36 SF
OPEN BALCONY	OB L02.07	35 SF
OPEN BALCONY	OB L02.08	35 SF
OPEN BALCONY	OB L02.09	76 SF
OPEN BALCONY	OB L02.10	76 SF
OPEN BALCONY	OB L02.11	76 SF
OPEN BALCONY	OB L02.12	76 SF
OPEN BALCONY	OB L02.13	75 SF
OPEN BALCONY	OB L02.14	111 SF
OPEN BALCONY	OB L02.17	111 SF
OPEN BALCONY	OB L02.18	111 SF
OPEN BALCONY	OB L02.19	107 SF
NON GFA		996 SF

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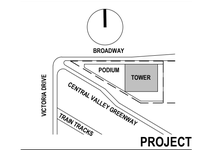
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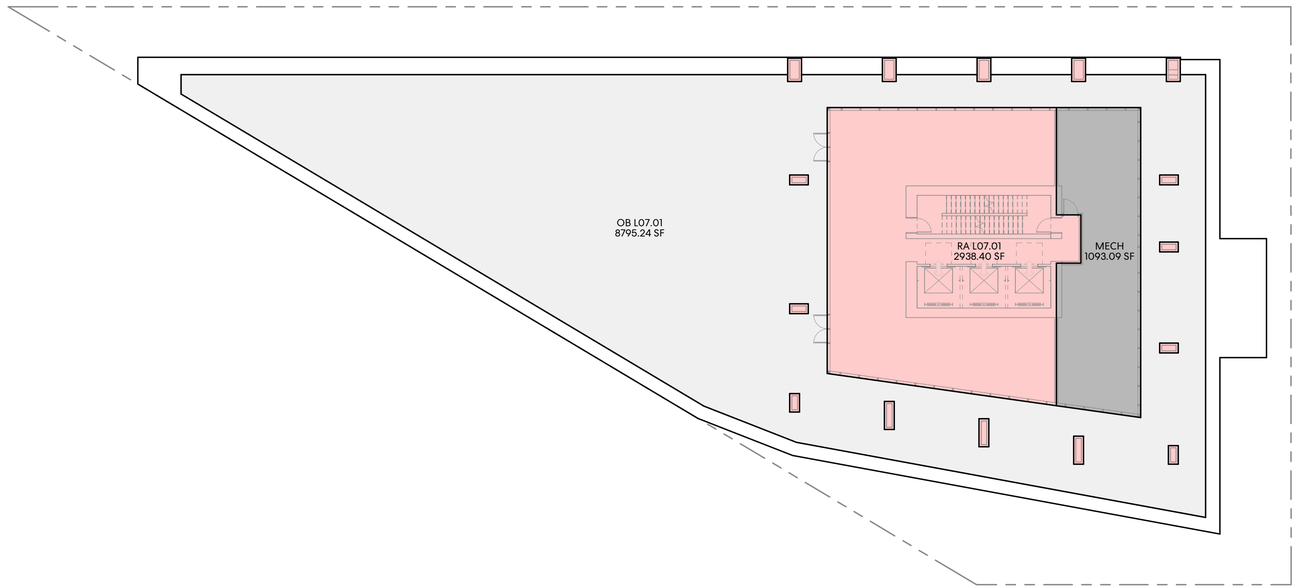
FSR PLAN (OVERALL) - LEVEL 02-06

SHEET NUMBER

RZ-FSR008

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1 LEVEL 07
1/16" = 1'-0"

LEGEND

R	RESIDENTIAL
RA	RESIDENTIAL AMENITY
RS	RESIDENTIAL STORAGE
RT	RETAIL
OB	OPEN BALCONY
M	MECHANICAL

AREA SUMMARY - LEVEL 07

MECHANICAL	1,093 SF
AMENITY	3,104 SF
TOTAL GFA	4,197 SF

AMENITY EXCLUSION - LEVEL 07

AMENITY	RA L07.01	3,104 SF
FSR R EXCLUSION		3,104 SF

OPEN BALCONY EXCLUSION - LEVEL 07

OPEN BALCONY	OB L07.01	8,795 SF
NON GFA		8,795 SF

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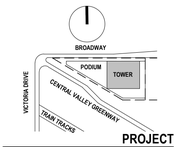
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TITLE

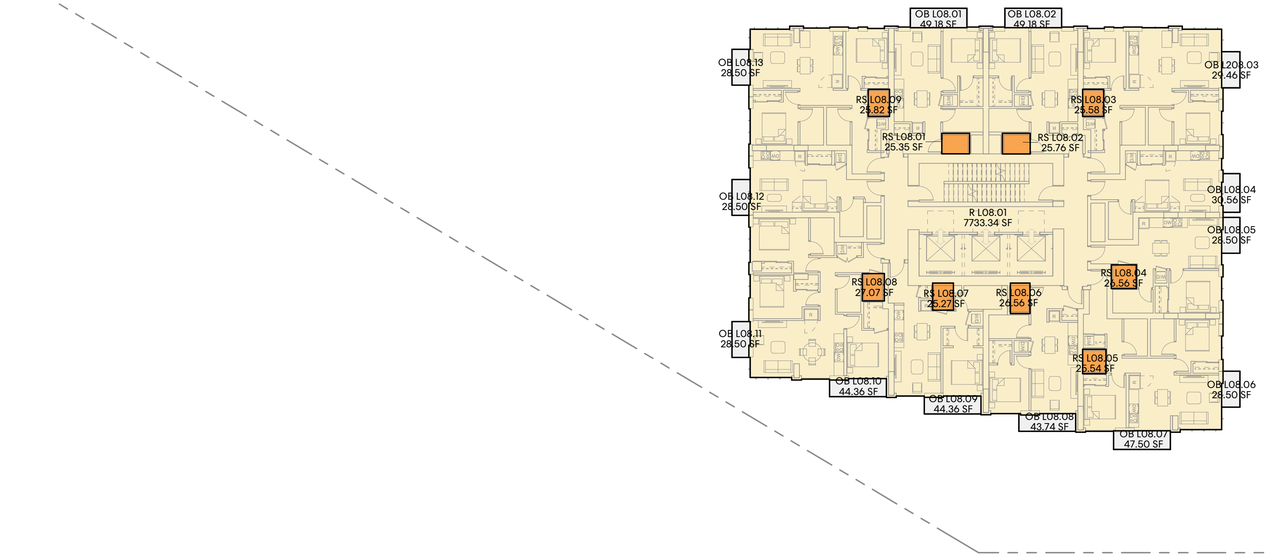
FSR PLAN (OVERALL) - LEVEL 07

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RZ-FSR009

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1 LEVEL 08
1/16" = 1'-0"

LEGEND

R	RESIDENTIAL
RA	RESIDENTIAL AMENITY
RS	RESIDENTIAL STORAGE
RT	RETAIL
OB	OPEN BALCONY
M	MECHANICAL

AREA SUMMARY - LEVEL 08-31 GFA

RESIDENTIAL	7,733 SF
STORAGE	233 SF
TOTAL GFA	7,967 SF

AREA SUMMARY - LEVEL 08-31 FSR

RESIDENTIAL	R L08.01	7,733 SF
FSR R AREA		7,733 SF

STORAGE EXCLUSION - LEVEL 08-31

STORAGE	RS L08.01	25 SF
STORAGE	RS L08.02	26 SF
STORAGE	RS L08.03	26 SF
STORAGE	RS L08.09	26 SF
STORAGE	RS L08.04	27 SF
STORAGE	RS L08.05	26 SF
STORAGE	RS L08.06	27 SF
STORAGE	RS L08.07	25 SF
STORAGE	RS L08.08	27 SF
FSR EXCLUSION		233 SF

OPEN BALCONY EXCLUSION - LEVEL 08-31

OPEN BALCONY	OB L08.01	49 SF
OPEN BALCONY	OB L08.02	49 SF
OPEN BALCONY	OB L208.03	29 SF
OPEN BALCONY	OB L08.04	31 SF
OPEN BALCONY	OB L08.05	28 SF
OPEN BALCONY	OB L08.06	28 SF
OPEN BALCONY	OB L08.07	48 SF
OPEN BALCONY	OB L08.08	44 SF
OPEN BALCONY	OB L08.09	44 SF
OPEN BALCONY	OB L08.10	44 SF
OPEN BALCONY	OB L08.11	28 SF
OPEN BALCONY	OB L08.12	28 SF
OPEN BALCONY	OB L08.13	28 SF
NON GFA		481 SF

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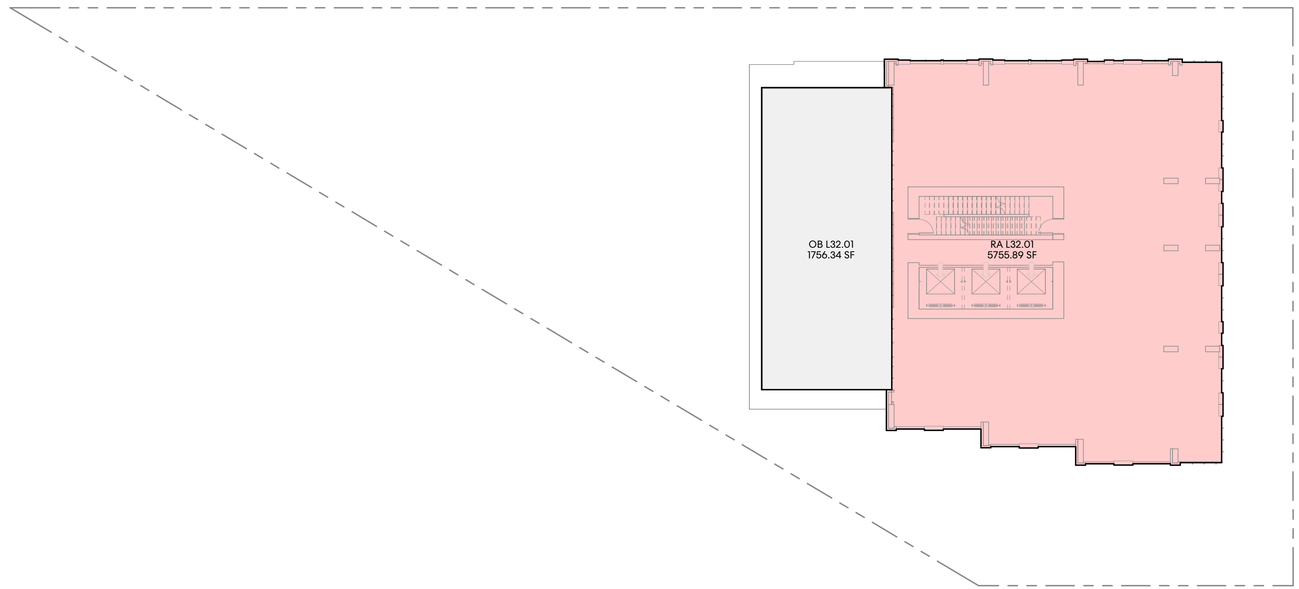
FSR PLAN (OVERALL) - LEVEL 08-31

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1 LEVEL 32 AMENITY
1/16" = 1'-0"

LEGEND

R	RESIDENTIAL
RA	RESIDENTIAL AMENITY
RS	RESIDENTIAL STORAGE
RT	RETAIL
OB	OPEN BALCONY
M	MECHANICAL

AREA SUMMARY - LEVEL 32 GFA

AMENITY	5,756 SF
TOTAL GFA	5,756 SF

AREA SUMMARY - LEVEL 32 FSR

AMENITY	RA L32.01	5,756 SF
FSR R EXCLUSION		5,756 SF

OPEN BALCONY EXCLUSION - LEVEL 32

OPEN BALCONY	OB L32.01	1,756 SF
NON GFA		1,756 SF

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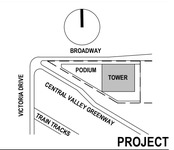
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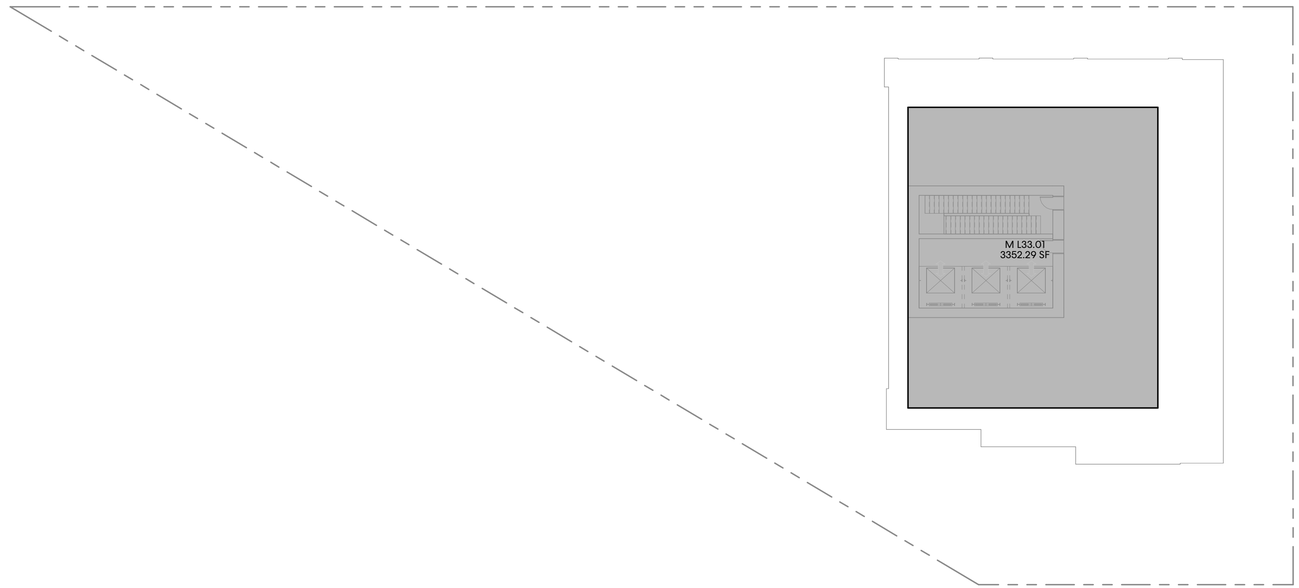
FSR PLAN (OVERALL) - LEVEL 32 AMENITY

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1 LEVEL 33 MECH
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LEGEND

R	RESIDENTIAL
RA	RESIDENTIAL AMENITY
RS	RESIDENTIAL STORAGE
RT	RETAIL
OB	OPEN BALCONY
M	MECHANICAL

AREA SUMMARY - LEVEL 33 GFA

MECHANICAL	3,352 SF
TOTAL GFA	3,352 SF

AREA SUMMARY - LEVEL 33 FSR

MECHANICAL	M L33.01	3,352 SF
FSR M AREA		3,352 SF

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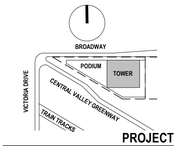
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TITLE

FSR PLAN (OVERALL) - LEVEL 33 MECH

SHEET NUMBER

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