



**2037-2061  
East Broadway**



PROJECT SIGNAGE

# Project Team



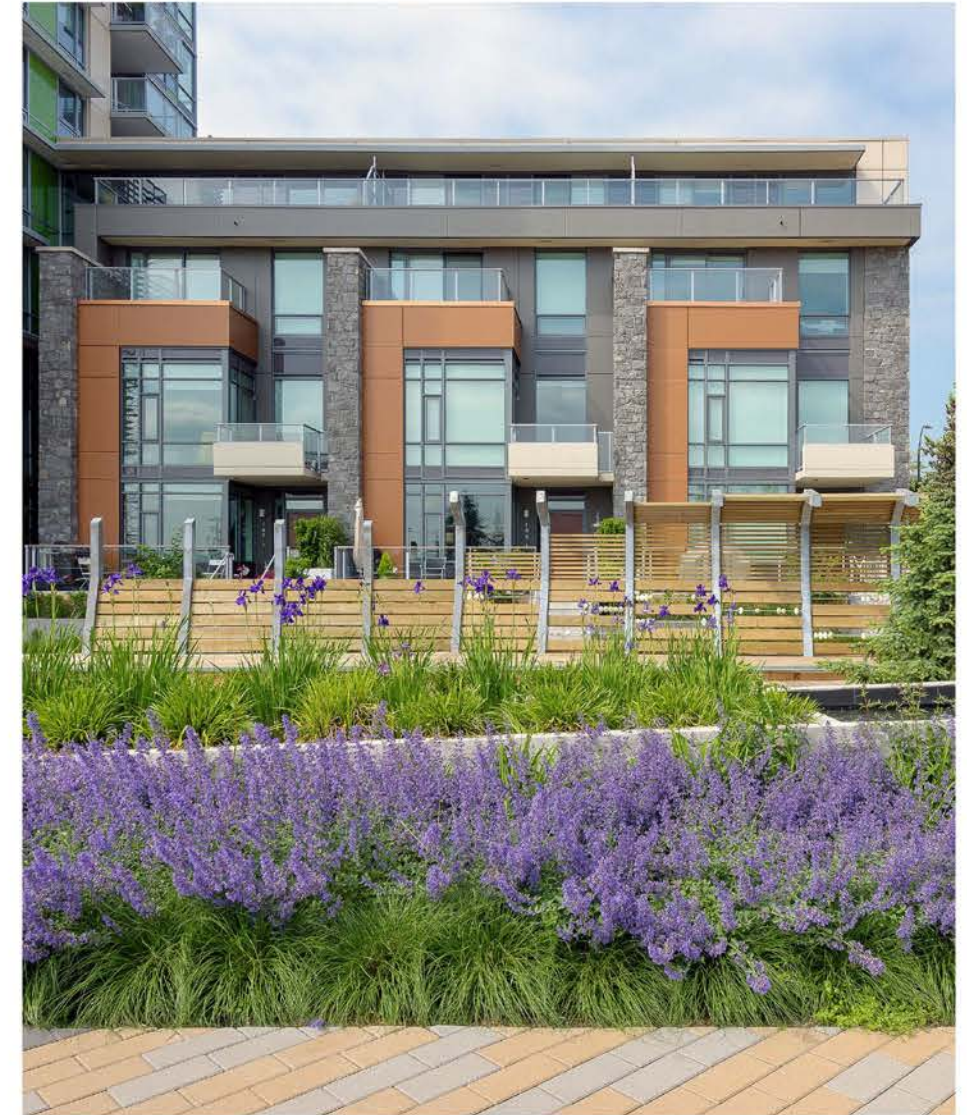
## Bucci Developments

At Bucci, we are defined not only by what we build, but for whom we build. Our projects attract sophisticated homebuyers who appreciate unique homes with a sense of community and interaction, as well as all the small details. Good design is what truly elevates us. We value enduring, proportioned architecture and contemporary interior design. We believe that a home should support the needs of its homeowner by elegantly falling to the background as the excitement and comforts of everyday life play out. We choose intelligent, modest additions, and our appreciation of those fine details will only grow as time in your home goes on.



## RH Architects

RH Architects Inc. is a Vancouver-based architectural firm that has been active for more than 30 years and consistently ranks among the top firms in the city. We strive to create successful developments with the understanding that we are building peoples homes and communities. Signature architecture is important, but more important is the creation of vibrant, rich and rewarding residential communities and commercial developments.



## ETA Landscape Architecture

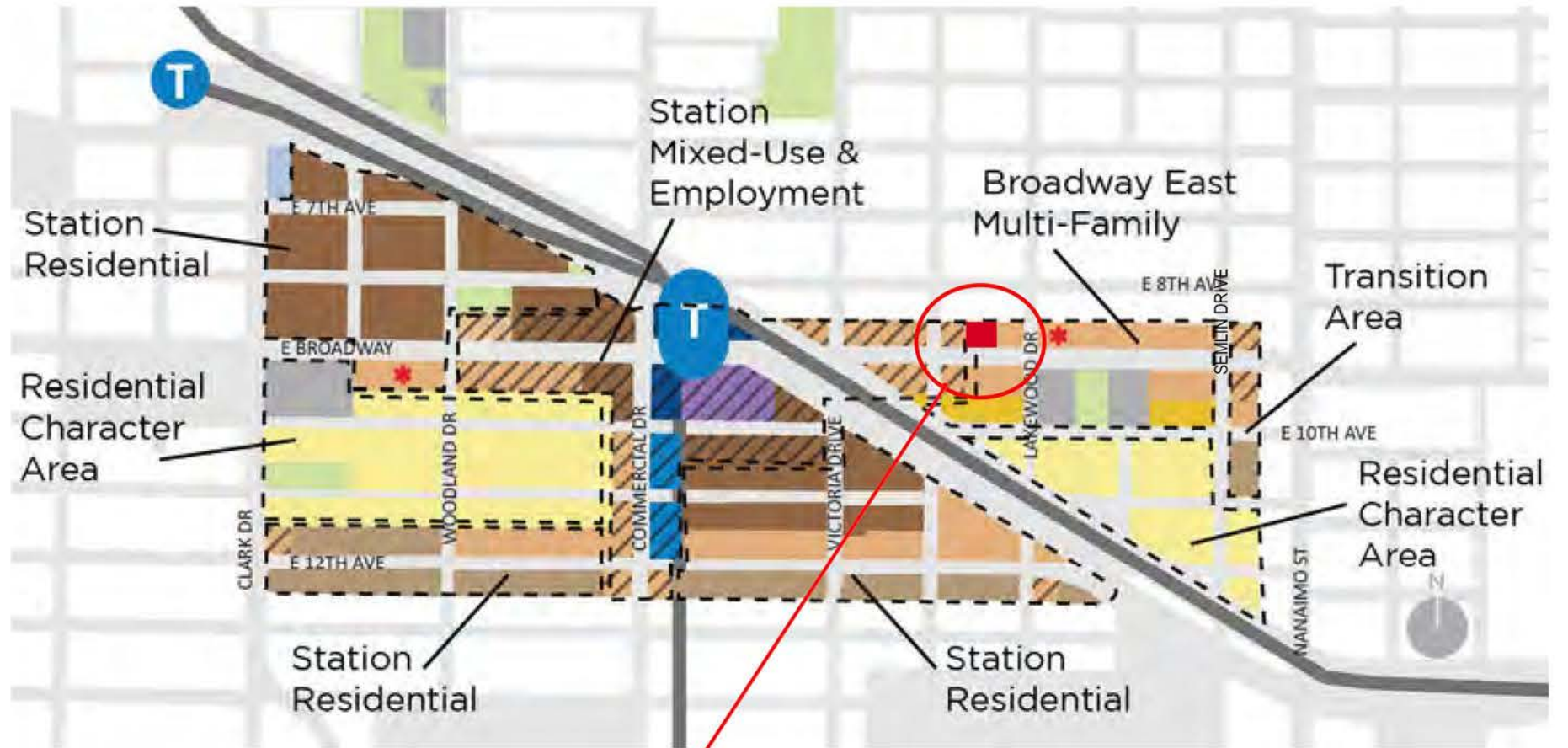
ETA Landscape Architecture is an award winning professional team whose strengths lie in offering the technical, graphic, written, and verbal communication skills necessary to guide our projects through all levels of the planning, design, approval, and construction process. Our team of skilled professionals provides creative solutions for a diverse range of projects including conceptual planning and urban design, park and open space design, multifamily housing, institutional facilities and commercial developments. We maintain a passionate commitment to a design process that integrates architecture with the land, creating site specific responses to the full range of human activities.

# Context Map



## Legend

- |  |   |   |   |
|--|---|---|---|
|  SkyTrain station       |  I - Light industrial    |  Apartment (10 storeys)                                  |  Duplex                    |
|  SkyTrain line          |  Office (10 storeys)     |  Apartment (6 storeys)                                   |  At-grade commercial       |
|  Park                   |  Office (6 storeys)      |  Apartment (4 storeys)                                   |  Local-serving retail site |
|  School / Institutional |  Apartment (10+ storeys) |  Courtyard rowhouse / traditional rowhouse (3.5 storeys) |   |



**Project Site Address**  
2037-2061 East Broadway  
**Community Plan Designation**  
Apartment (6 storeys)

**Sub-area of "Broadway East Multi-Family" under Grandview Woodlands Community Plan**

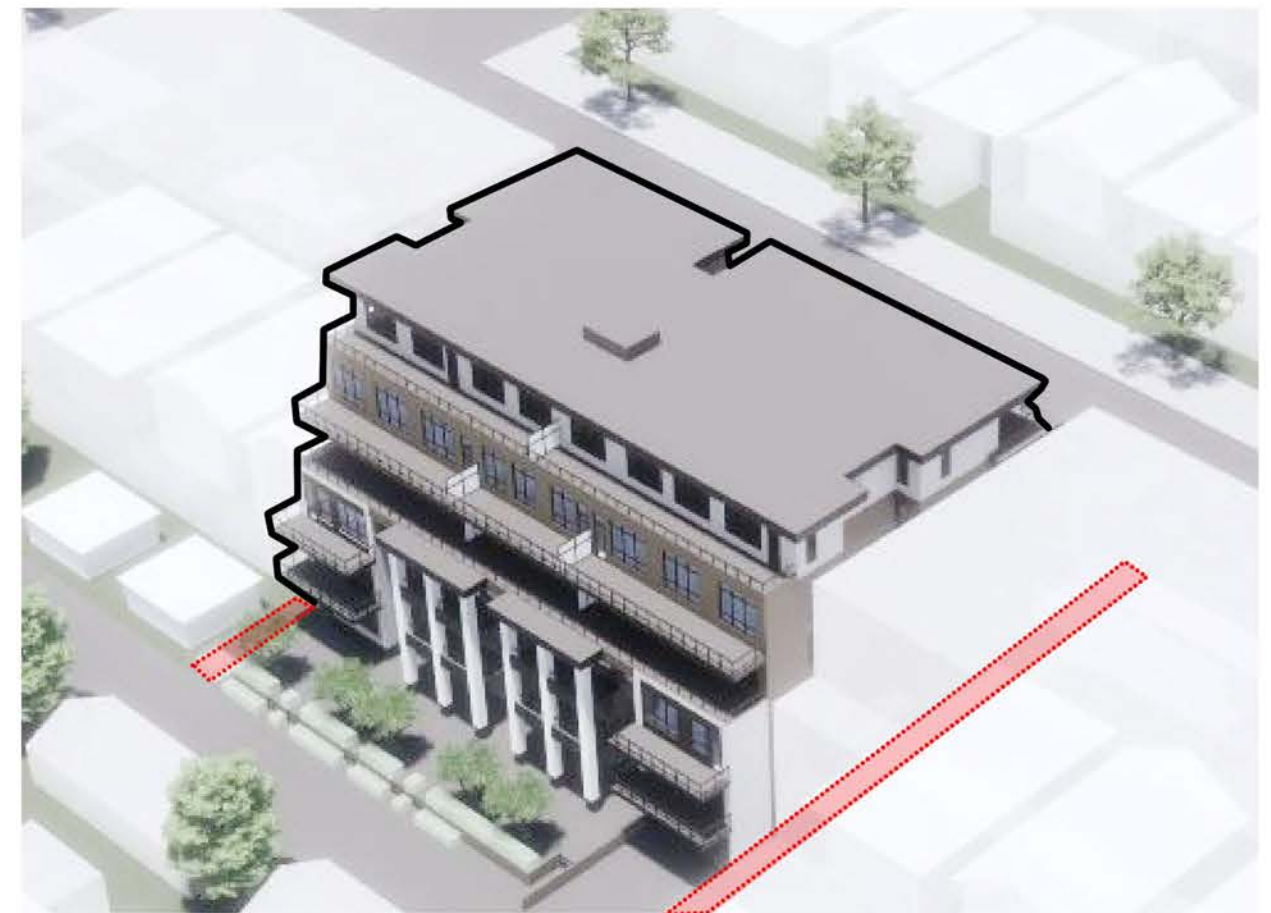
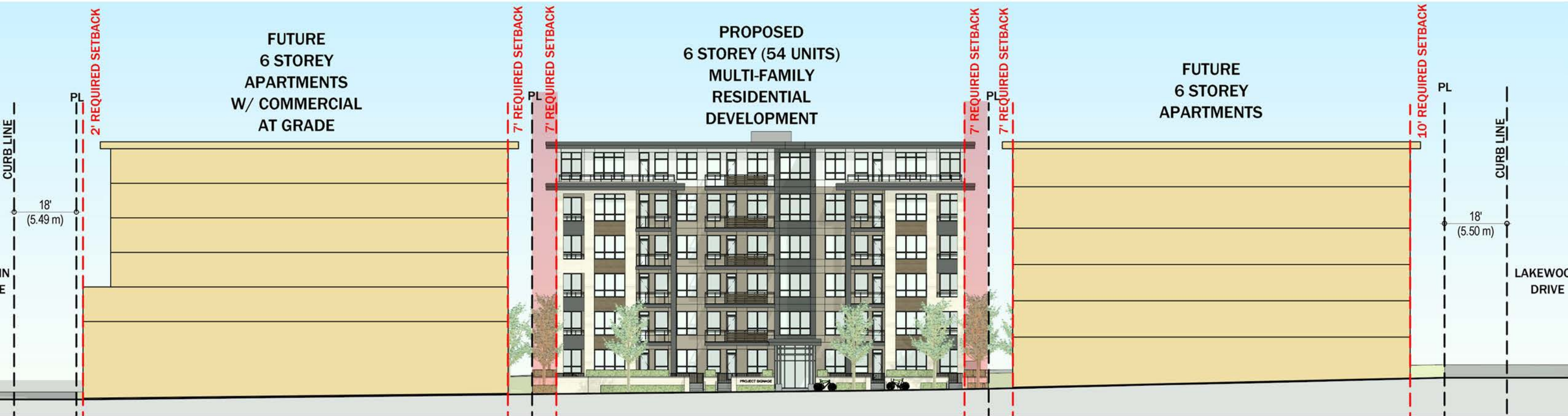
# Project Overview

- Lot area of 1,498 m<sup>2</sup> (16,128 sf)
- Proposed floor space ratio (FSR) of 2.65
- Gross floor area of 3,971m<sup>2</sup> (42,740 sf)
- Building height of 21m (69 ft) / 6 Storeys
- CD-1 proposed zoning
  
- 54 strata titled residential units  
(13% Studio, 37% 1 Bedroom,  
35% 2 Bedroom and 15% 3 Bedroom)
- 2 levels of underground parkade
- 47 underground parking spaces
- 108 underground bicycle storage spaces
- Indoor amenity (490 sf)
- Outdoor amenity (500 sf)



# General Form

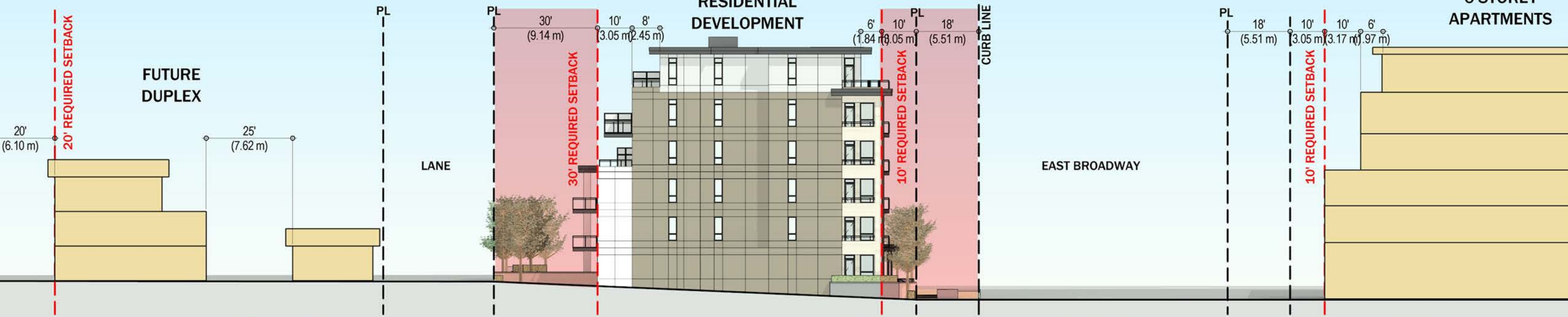
## 7 FT SIDE SETBACK



# General Form

**30 FT REAR  
SETBACK**

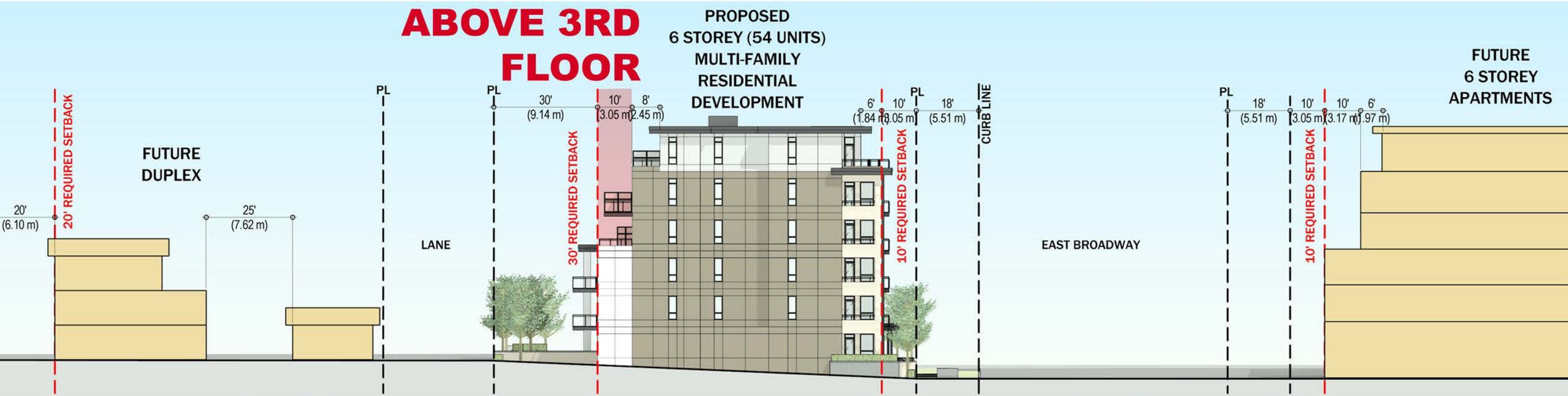
**10 FT FRONT  
SETBACK + 18  
FT SIDEWALK**



# General Form

## 10 FT SETBACK ABOVE 3RD FLOOR

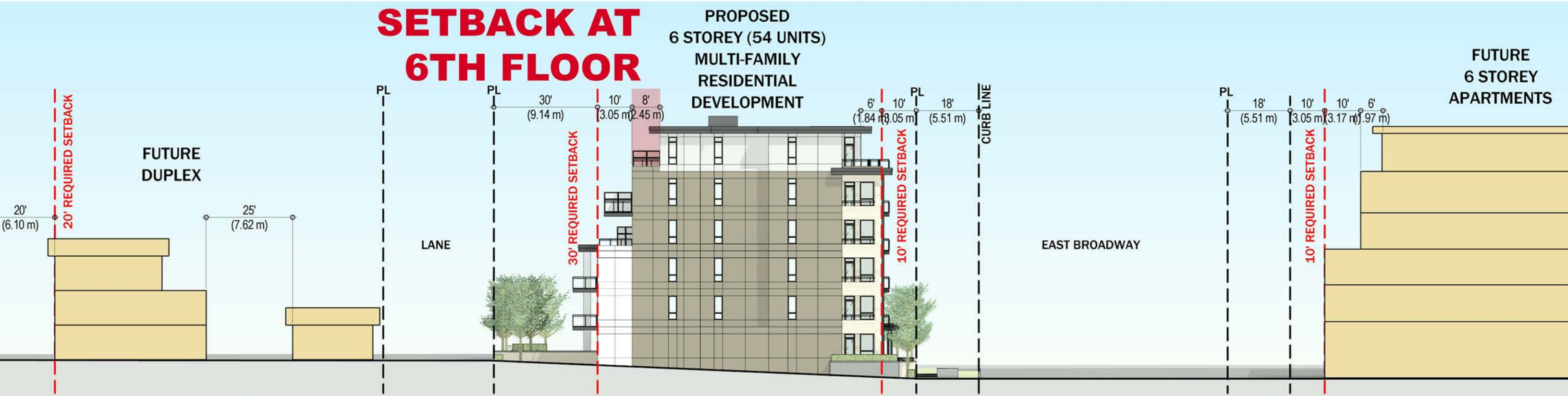
## UPPER FLOOR SETBACK



# General Form

## 8 FT FURTHER SETBACK AT 6TH FLOOR

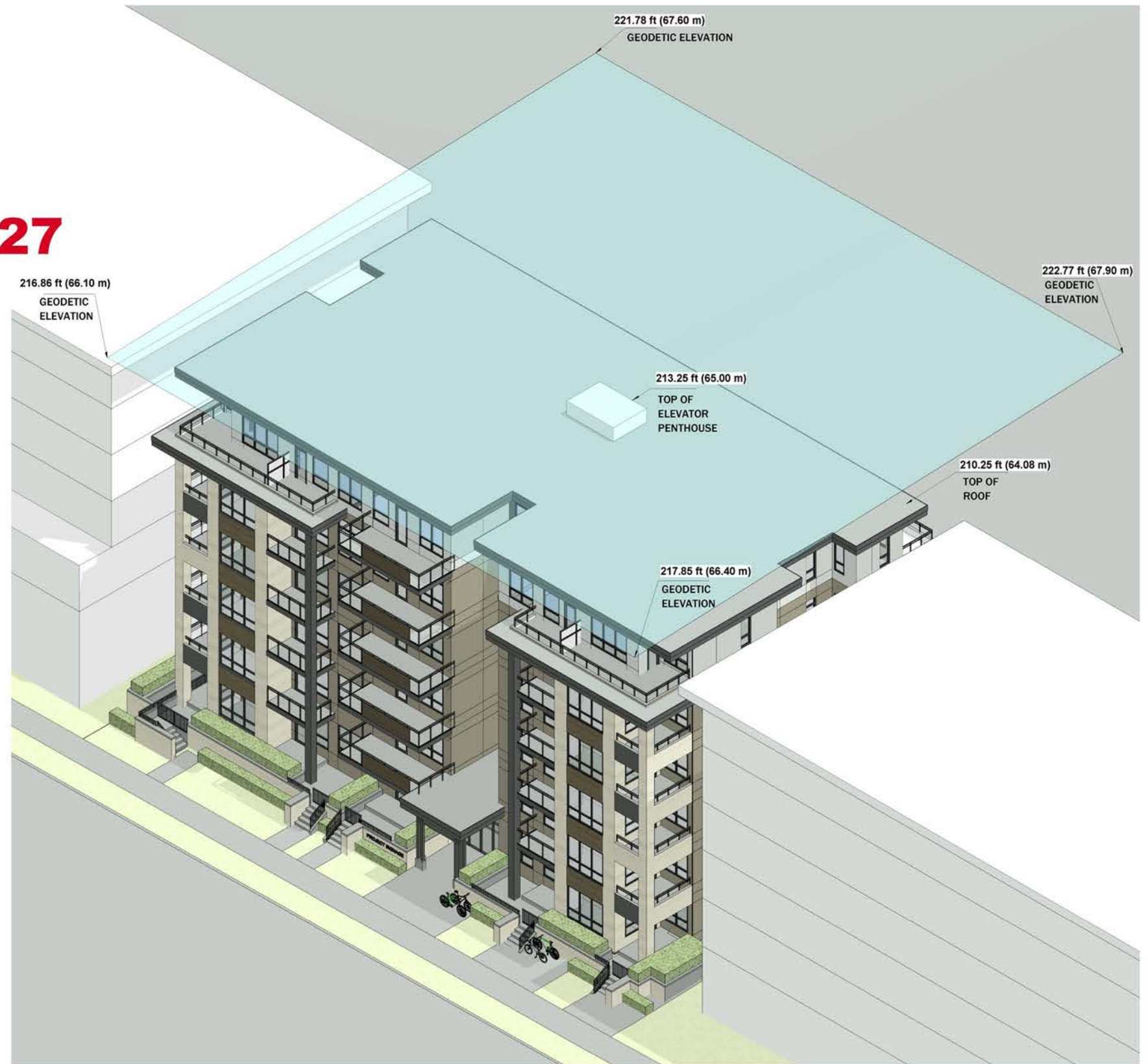
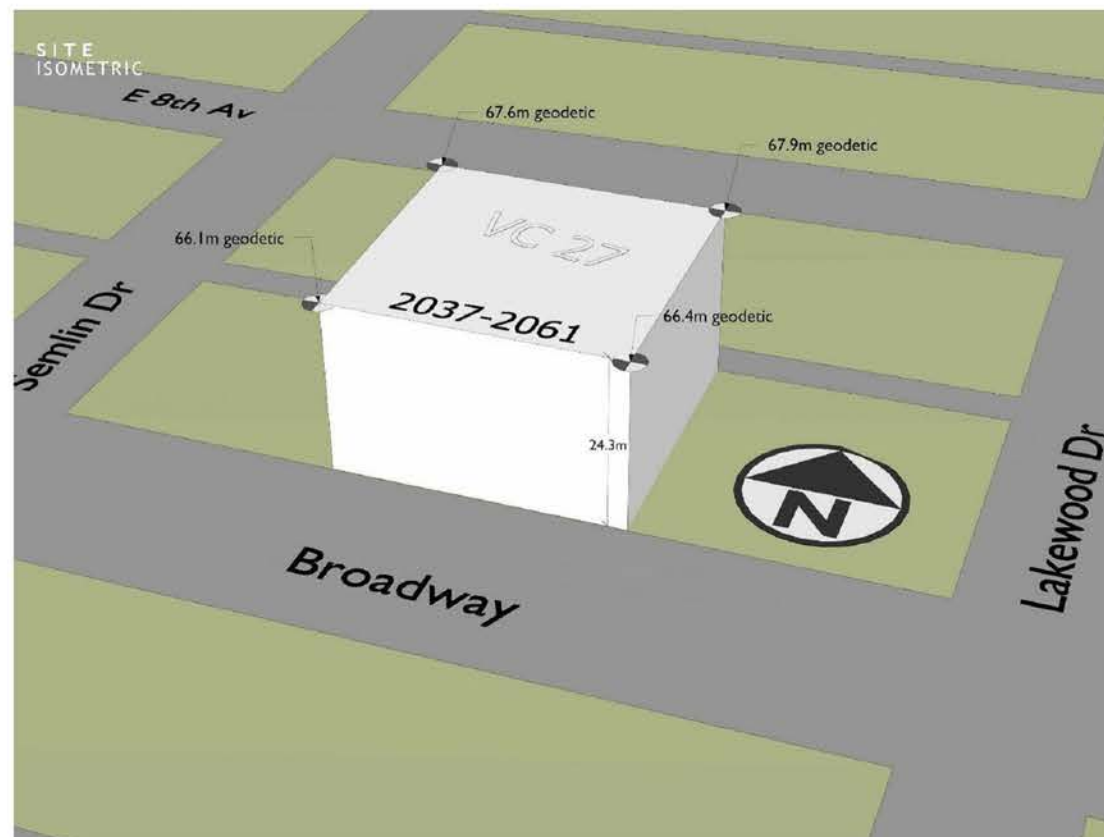
## UPPER FLOOR SETBACK





# Building Height

- **6 STOREY (69 FT)**
- **BELOW THE VIEW CONE 27 HEIGHT LIMIT**



<p>CITY OF VANCOUVER Planning, Urban Design &amp; Sustainability</p>	<p><b>BASIC VIEW CONE BUILDING HEIGHT LIMITS</b></p>	View Cones
	<p>Address: 2037-2061 E Broadway</p>	27
	<p>Requested by: Bucci Developments Limited</p>	

# Architectural Form and Style



*View along Lane*



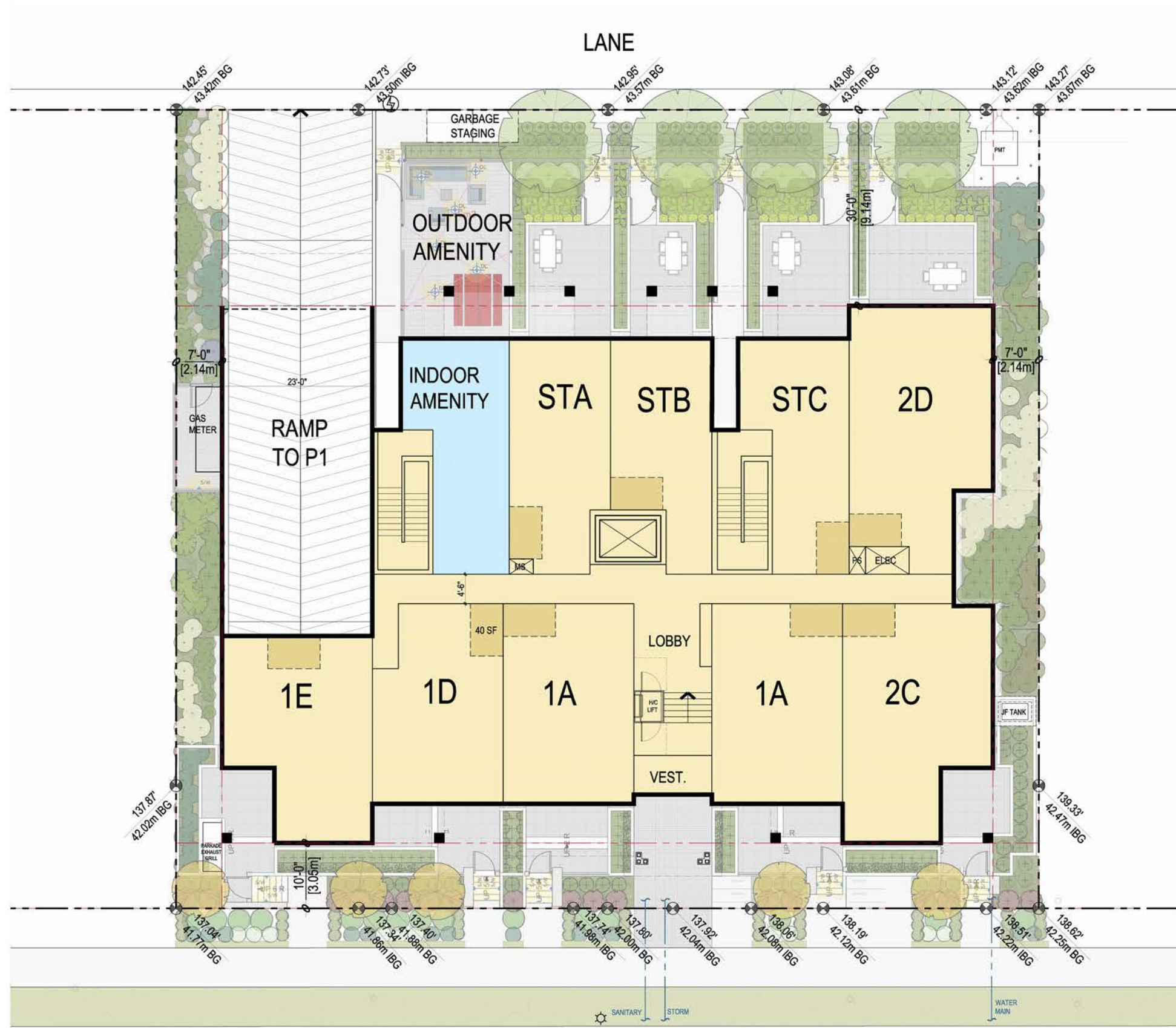
*View along East Broadway*

# Architectural Form and Style



*View along East Broadway*

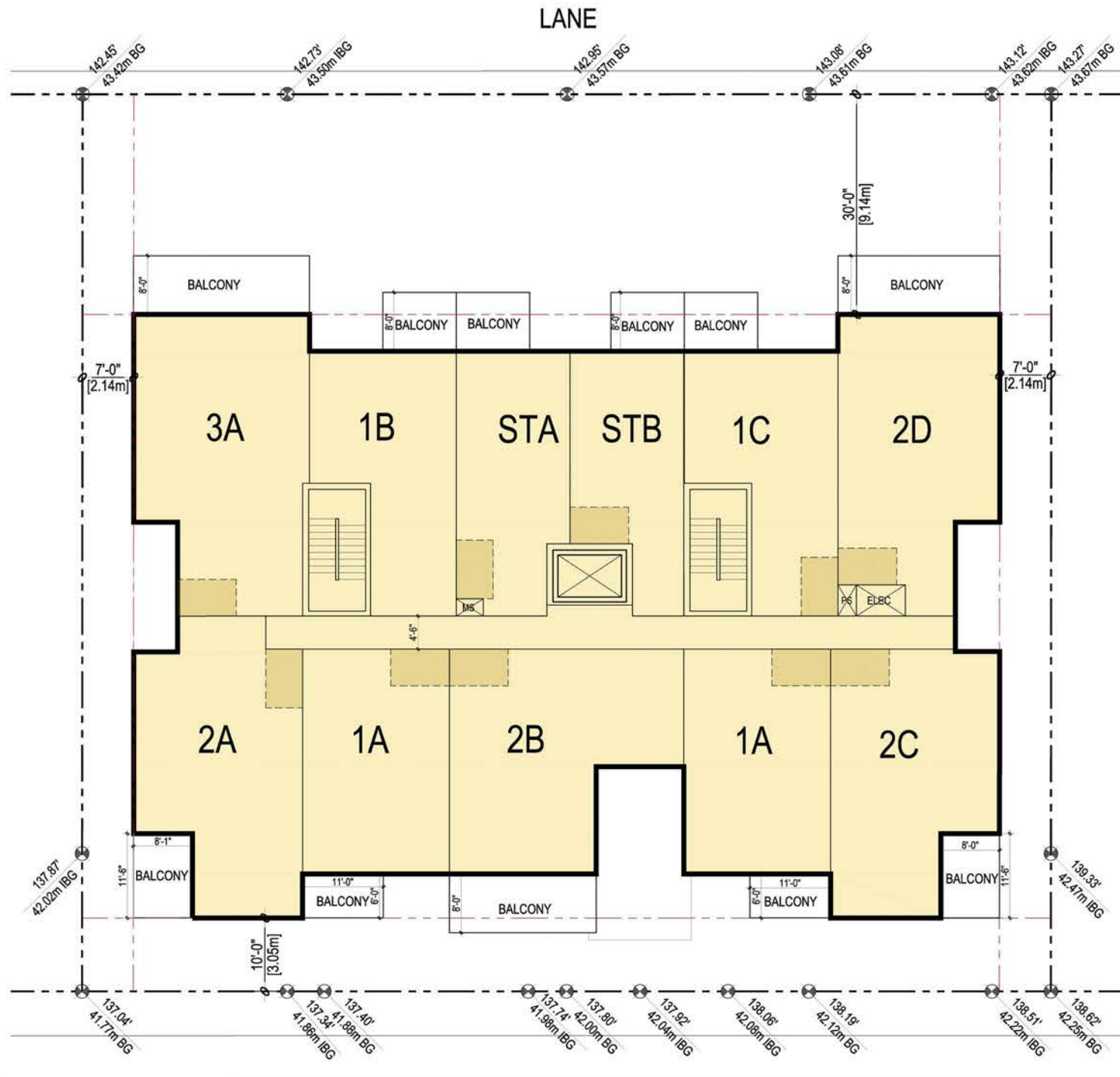
# Level 1 on Site Plan



EAST BROADWAY

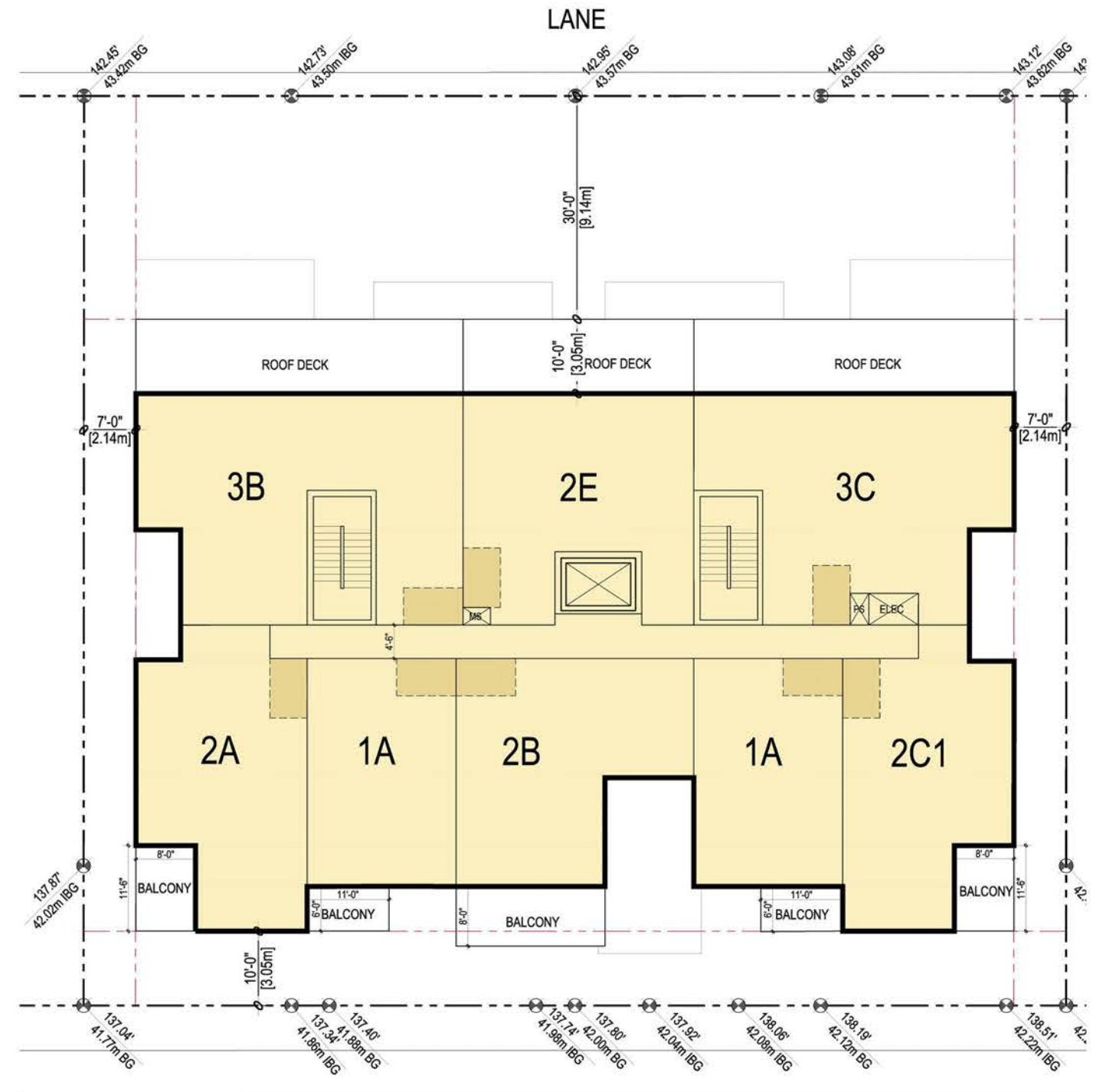


# Floor Plans



Level 2 & 3

EAST BROADWAY

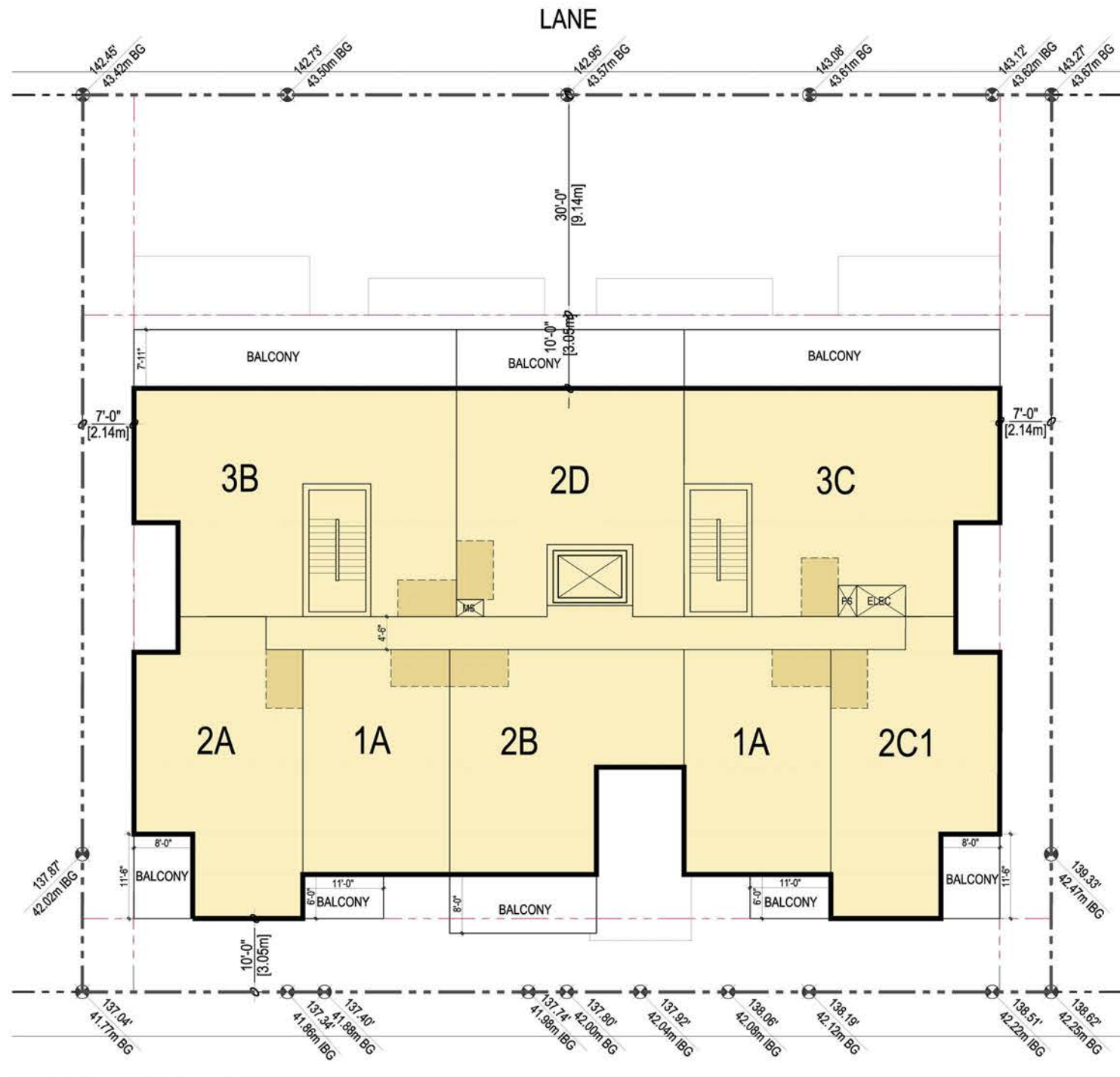


Level 4

EAST BROADWAY

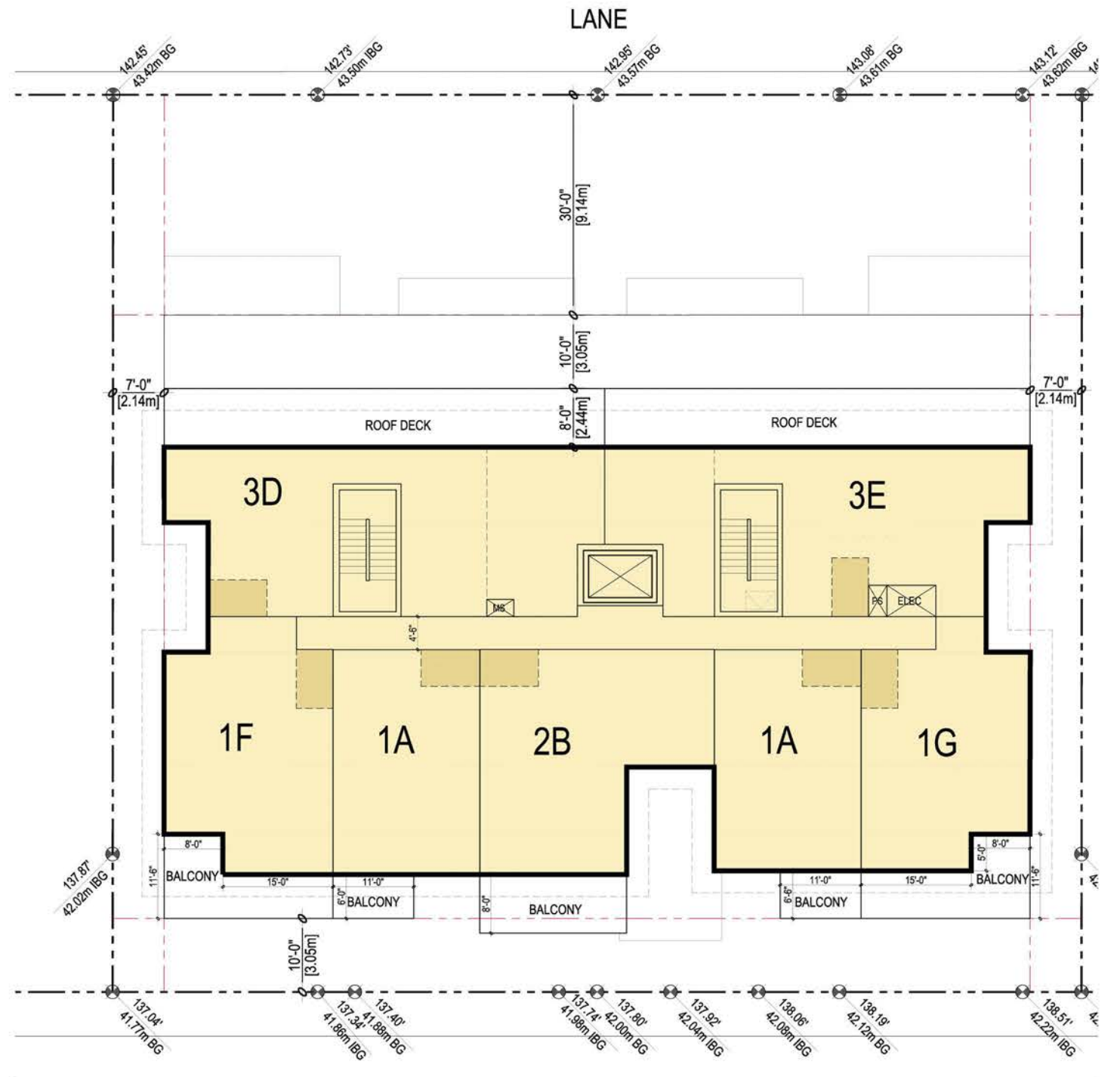


# Floor Plans



Level 5

EAST BROADWAY



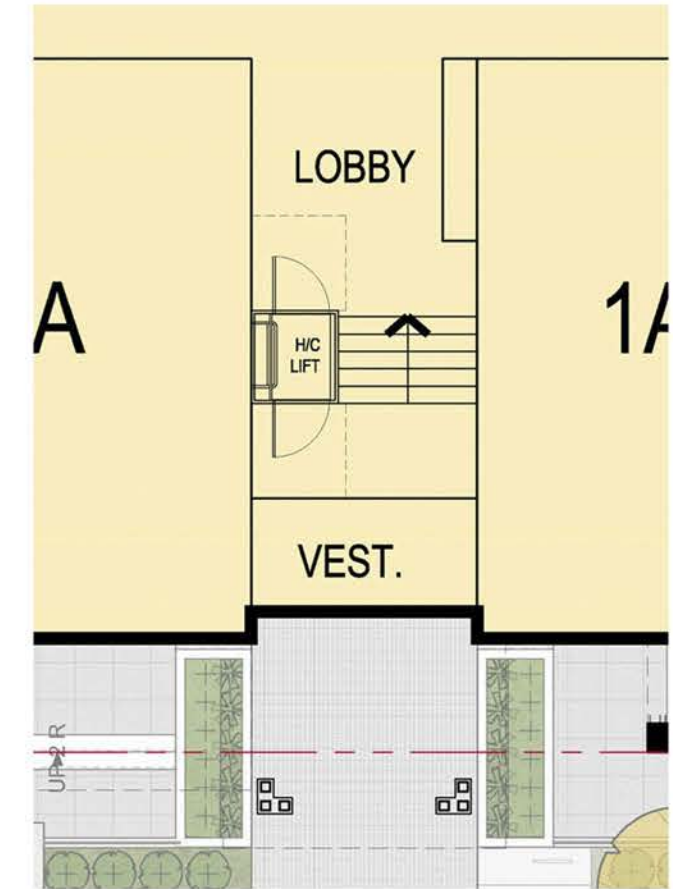
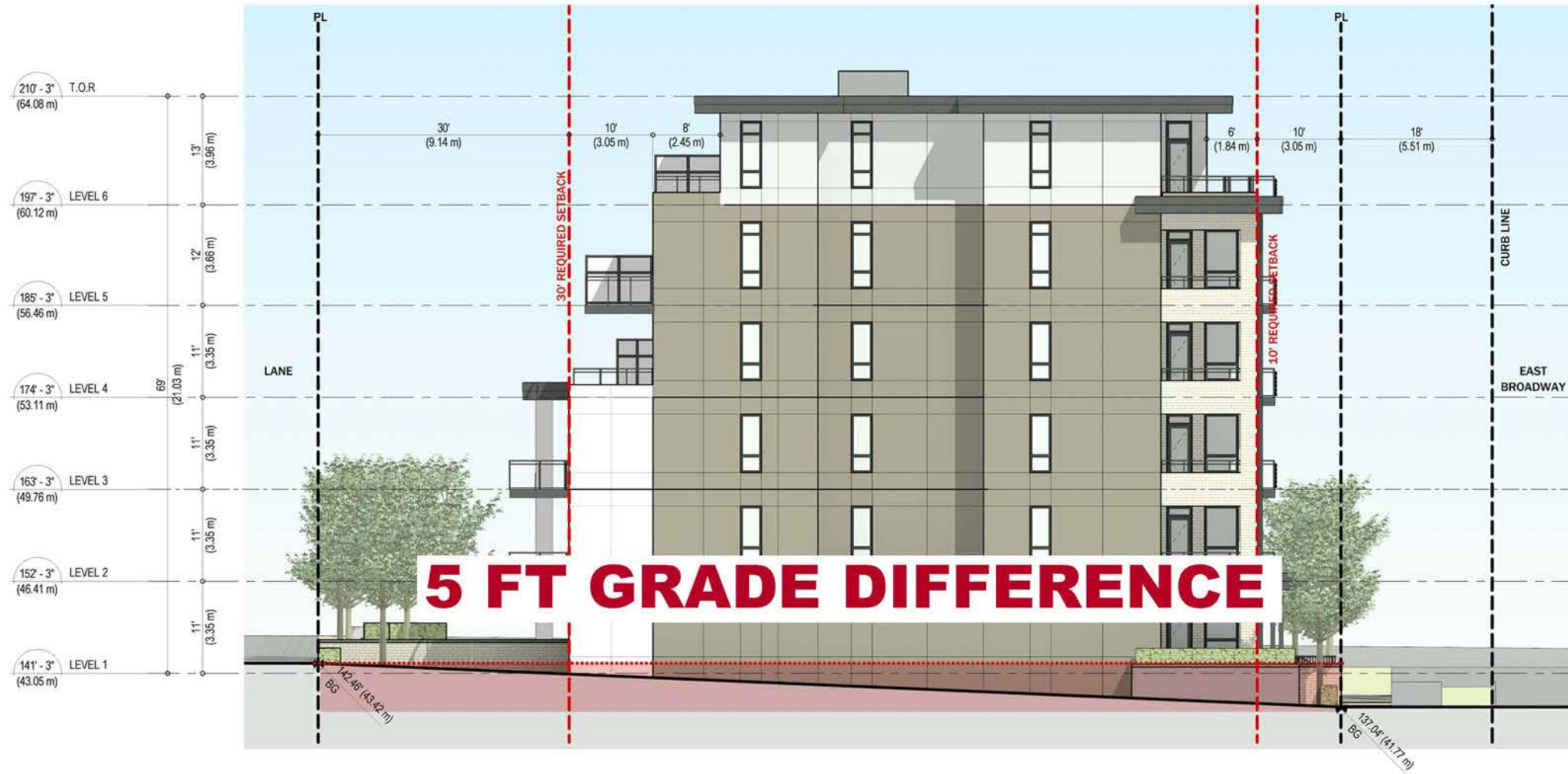
Level 6

EAST BROADWAY



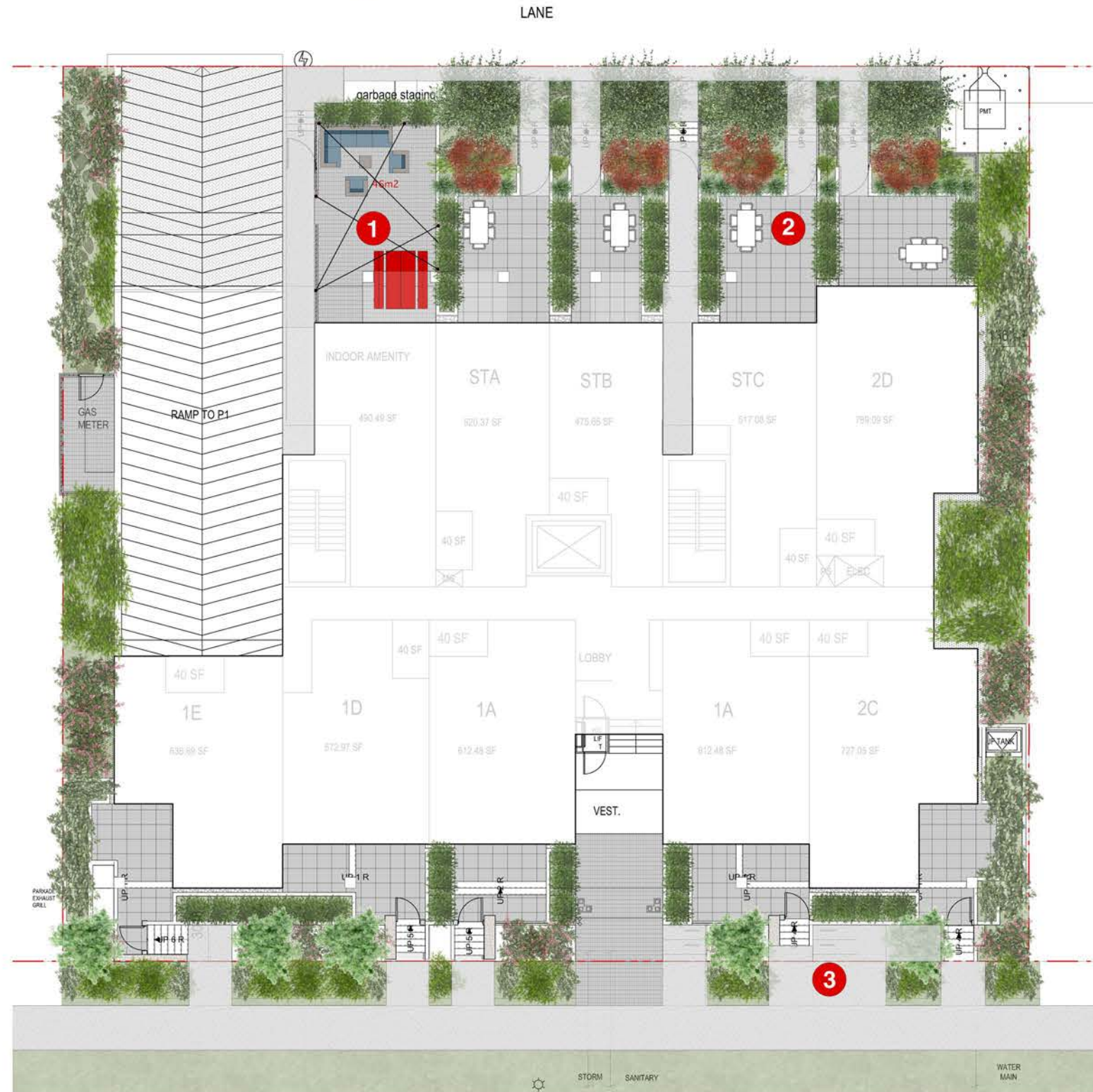
# Elevations

# SPLIT LEVEL ENTRY LOBBY



View along East Broadway

# Landscape - Illustrative Plan



**1** AMENITY AREA



**2** PRIVATE PATIOS



**3** BIKE RACKS





# Landscape - Plant Palette

## PLANT SCHEDULE - OFFSITE

QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	ATTRIBUTES
<b>SHRUBS</b>				
36	ROSMARINUS OFFICINALIS	ROSEMARY	#2 POT	E, ED
13	VACCINIUM ANGUSTIFOLIUM 'BURGUNDY'	BURGUNDY LOWBRUSH BLUEBERRY	#2 POT	B, P, ED
15	VACCINIUM ANGUSTIFOLIUM 'NORTH SKY'	NORTH SKY LOWBRUSH BLUEBERRY	#2 POT	B, P, ED
10	VACCINIUM X 'SUNSHINE BLUE'	SUNSHINE BLUE HIGHBRUSH BLUEBERRY	#2 POT	B, P, ED

## PLANT SCHEDULE - ONSITE

QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	ATTRIBUTES
<b>TREES</b>				
4	ACER PALMATUM 'SEIRYU'	SEIRYU JAPANESE MAPLE	5 CM CAL.	B
4	ACER TRUNCATUM 'PACIFIC SUNSET'	PACIFIC SUNSET MAPLE	5 CM CAL.	B
5	HEPTACODIUM MICONIODES	SEVEN-SON FLOWER	2.5 M HT	B, P
<b>SHRUBS / GROUNDCOVERS / PERENNIALS</b>				
18	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE GLOW JAPANESE BARBERRY	#2 POT	B, P
24	CAREX ELATA 'BOWLES GOLDEN'	BOWLES GOLDEN SEDGE	#1 POT	E
29	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	#2 POT	E, B, P
1	CEANOTHUS VELUTINUS	SNOWBRUSH	#5 POT	E, B, P
26	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	W
10	LIRIOPE SPICATA	CREEPING LILYTURF	#1 POT	E, B, P
45	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	#3 POT	N, E, B, P
79	MAHONIA REPENS	CREEPING OREGON GRAPE	#3 POT	N, E, B, P
26	POLYSTICHUM MUNITUM	SWORD FERN	#3 POT	N, E
31	ROSA GYMNOCARPA	DWARF ROSE	#2 POT	N, B, P
6	RUBUS SPECTABILIS	SALMONBERRY	#3 POT	N, B, P, ED
24	SARCOCOCCA HOOKERIANA	SWEET BOX	#2 POT	E, B, P
12	SYMPHORICARPOS ALBA	SNOWBERRY	#5 POT	N, B, P
145	TAXUS MEDIA 'HICKSII'	ANGLOJAP YEW	1.2 M HT	E
69	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT	N, E, B, P

NOTES: N = NATIVE / E = EVERGREEN / B = BIRD FRIENDLY / P = POLLINATOR / ED = EDIBLE / W = WINTER INTEREST

OFFSITE PLANTING



*Rosmarinus officinalis*



*Vaccinium angustifolium 'Burgundy'*



*Vaccinium angustifolium 'North Sky'*



*Vaccinium x 'Sunshine Blue'*

ONSITE TREES



*Acer palmatum 'Seiryu'*



*Acer truncatum 'Pacific Sunset'*



*Heptacodium miconioides*

ONSITE SHRUBS



*Berberis thunbergii 'Rose Glow'*



*Carex elata 'Bowles Golden'*



*Cotoneaster dammeri*



*Ceanothus velutinus*



*Hakonechloa macra*



*Liriope spicata*



*Mahonia aquifolium*



*Mahonia repens*



*Polystichum munitum*



*Rosa gymnocarpa*



*Rubus spectabilis*



*Sarcococca hookeriana*



*Symphoricarpos alba*



*Taxus media 'Hicksii'*



*Vaccinium ovatum*

# Sustainability Measures

- **Energy Efficiency Strategies**

- Wood frame walls with overall effective R15.1 h.ft<sup>2</sup>.oF/BTU
- High performance 2-pane fenestration system with overall effective R4.1 and SHGC 0.30
- Details at parapets, slab bands, balconies to achieve efficient overall assembly performance
- Heat recovery ventilation with 70% sensible recovery efficiency on residential and amenity ventilation air
- Mechanical systems and DHW plant that use electric heat pump technology
- Low flow fixtures with 30% savings in DHW demand
- LED lighting in common areas with power reductions over NECB 2011

- **Integrated rainwater Management and Green Infrastructure-** The project also includes a jellyfish and a detention tank which are proposed at the South east corner. The detention tank will include a flow control regulated outlet to meet the City's release rate requirements.

- **Low Emitting Materials-** the project meets the requirements for low emitting materials as listed in the 'Green Building Policy for Rezoning – Process and Requirements' document.