



2062-2092

East Broadway

Rezoning Application - September 2021



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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 people's 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

Broadway East Multi-Family

Located south of Broadway and east Victoria Drive, this area is physically separated from the transit hub by the Grandview Cut. Laura Secord Elementary School is a focal point in this neighbourhood. This area is also in close proximity to the transit interchange and offers strategic opportunities to accommodate renewed and additional housing within the Commercial-Broadway Station Precinct.

Under the Grandview-Woodland Community Plan, this area will incrementally evolve with new apartment and ground-oriented housing, creating opportunities for ownership and rental housing. Traditional rowhouses will be introduced on the north side of East 10th Avenue to transition to detached housing areas providing ownership opportunities, as well as secondary rental in the form of lock-off suites.

Location and Site Description

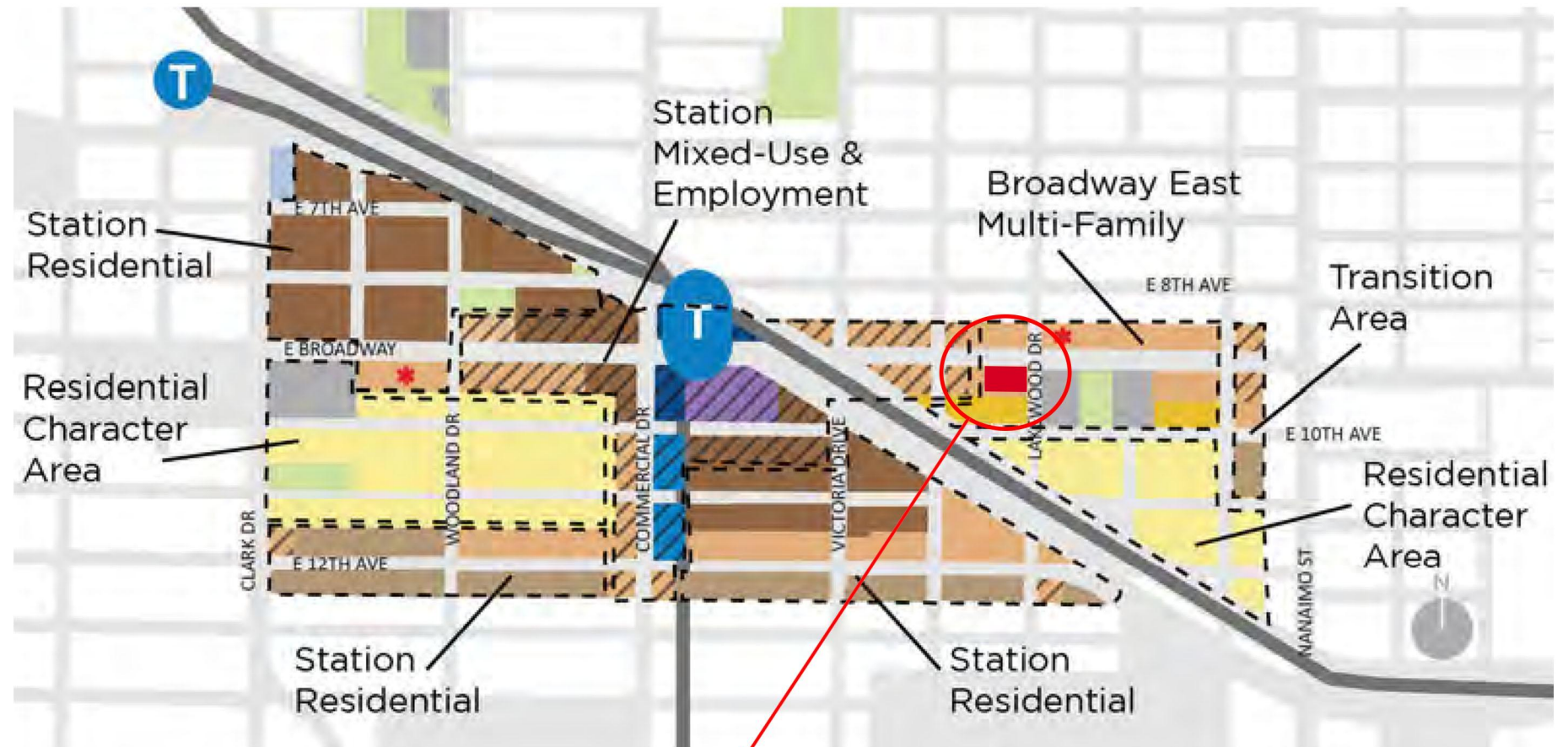
The site is located in the GW Community Plan Area and within the sub-area of "Broadway East-Multi-Family". Our site is located on the south side of East Broadway, between Semlin Drive and Lakewood Drive. Our consolidated site will be in the east of the block surrounded by seven remaining (undeveloped) single-family properties on either side of our proposed development / consolidation. The site is two blocks east of Commercial Drive, which is a transit and commercial hub for the community. The site is also within easy walking distance (approximately 10 minutes) to Trout Lake, and in close proximity to four bikeways: Lakewood bikeway (along Lakewood Drive), Central Valley Bikeway (along Grandview Highway North), 10th Avenue Bikeway, and Sunrise Bikeway (along Slocan Street). It is also important to note that the GW Plan allows for 6-storey mixed use apartments directly to the west, 6 storey apartments directly to the west, 3 storey townhouses to the south and 6 storey apartments to the north.



View along East Broadway

Legend

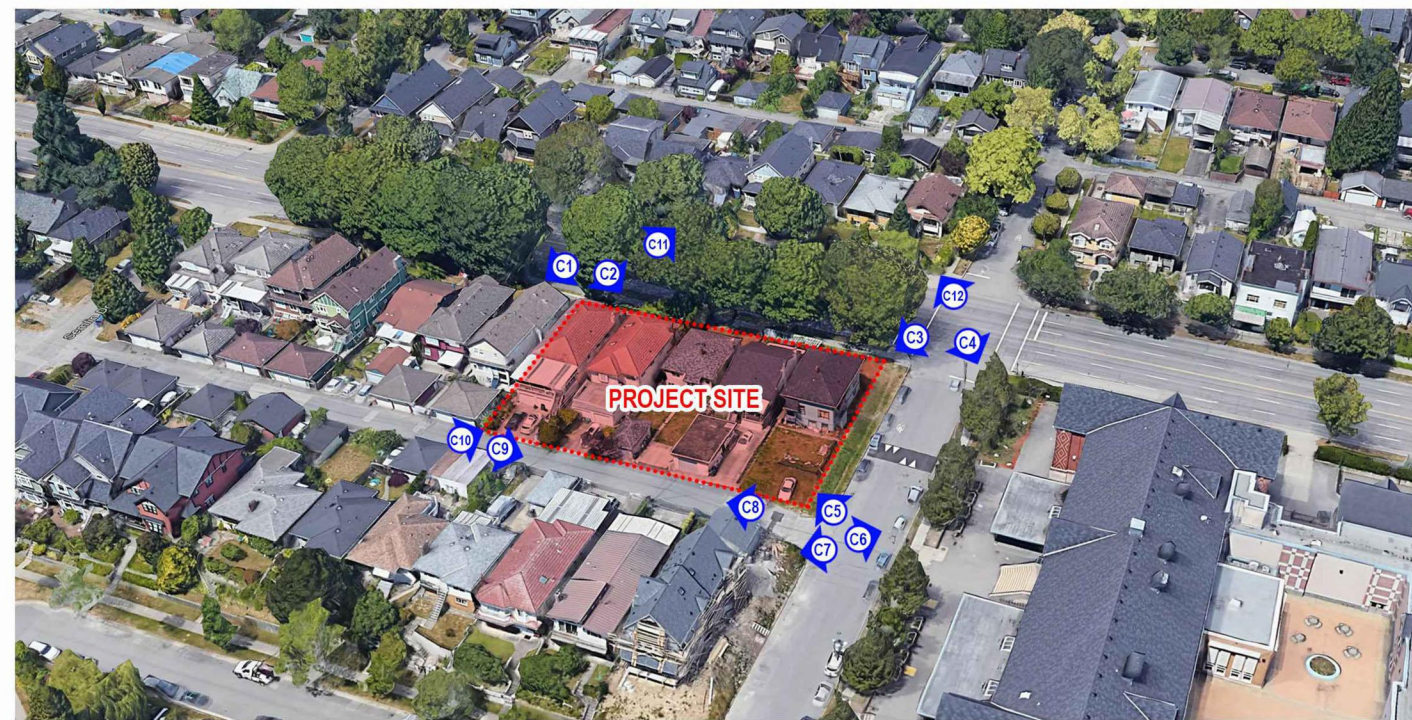
SkyTrain station	I - Light industrial	Apartment (10 storeys)	Duplex
SkyTrain line	Office (10 storeys)	Apartment (6 storeys)	At-grade commercial
Park	Office (6 storeys)	Apartment (4 storeys)	Local-serving retail site
School / Institutional	Apartment (10+ storeys)	Courtyard rowhouse / traditional rowhouse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



Project Site Address
2062-2092 East Broadway

Community Plan Designation
Apartment (6 storeys)

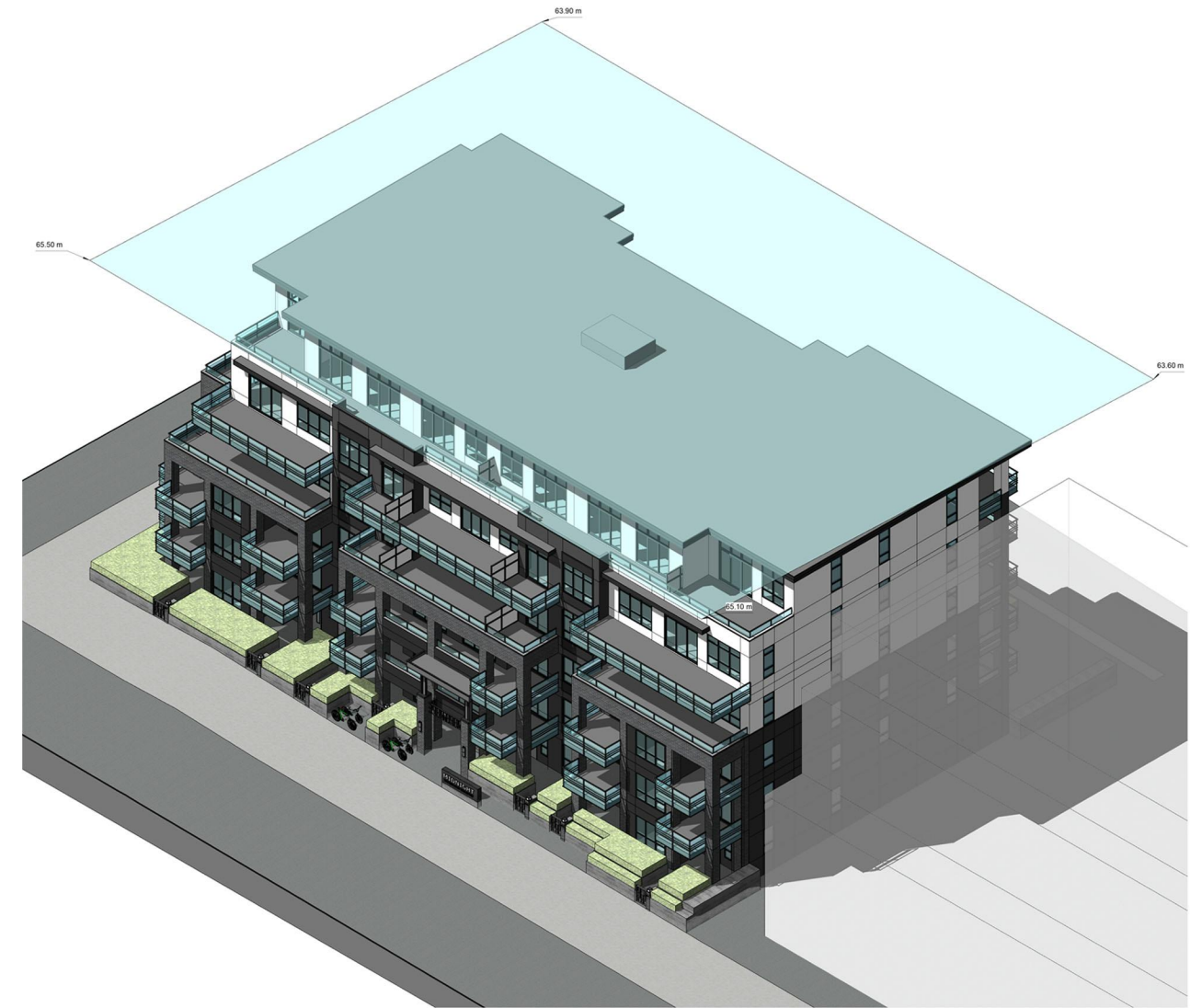
Context Photos



Project Overview

- Lot area of 1,870 m² (20,129 sf)
- Proposed floor space ratio (FSR) of 2.65
- Gross floor area of 4,956m² (53,342 sf)
- Building height of 20.12m (66 ft) / 6 Storeys
- CD-1 proposed zoning

- 71 strata titled residential units
(31% Studio, 31% 1 Bedroom, 25% 2 Bedroom and 13% 3 Bedroom)
- 71 underground parking spaces
- 135 underground bicycle storages
- Indoor amenity (621 sf)
- Outdoor amenity (600 sf)



View cone analysis



Streetscape facing East Broadway

Architectural Form and Style

The architectural style is modern west-coast and consists of an extensive use of brick, fiber cement panel and glazing. These materials will provide a rich urban experience while respecting the residential character of the evolving context of Grandview-Woodland. The brick podium will reflect the massing and character of the surrounding single family homes while providing a strong durable base for the upper massing of the proposed building. The strength of the massing and design ensures contextual sensitivity to the surrounding built forms and will maintain a timeless aesthetic for years to come. The landscape treatments at grade will reinforce the residential street experience by promoting a front yard look.



View along Lane



View along East Broadway



Streetscape

Shadow Studies



MARCH 21 - 10AM



MARCH 21 - 12PM



MARCH 21 - 2PM



MARCH 21 - 4PM



JUNE 21 - 10AM



JUNE 21 - 12PM



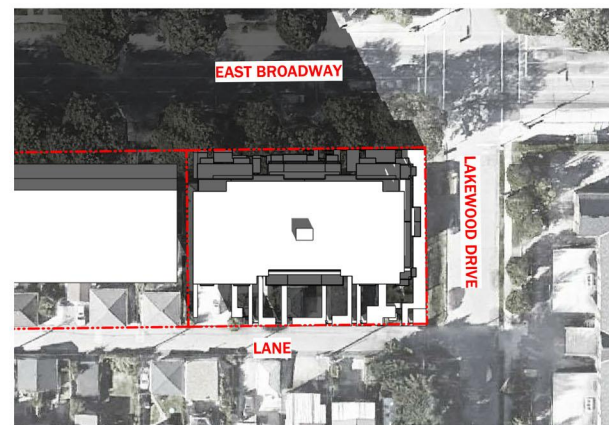
JUNE 21 - 2PM



JUNE 21 - 4PM



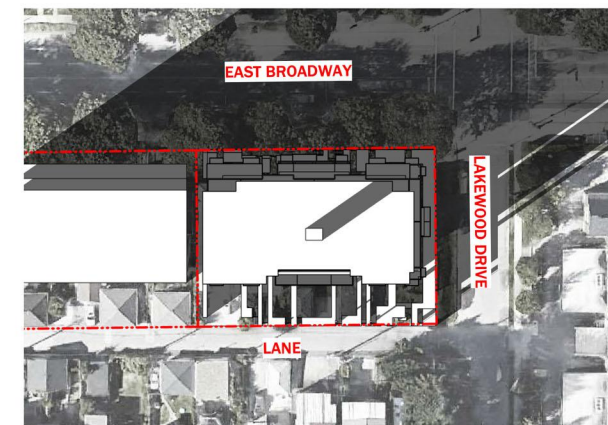
DECEMBER 21 - 10AM



DECEMBER 21 - 12PM

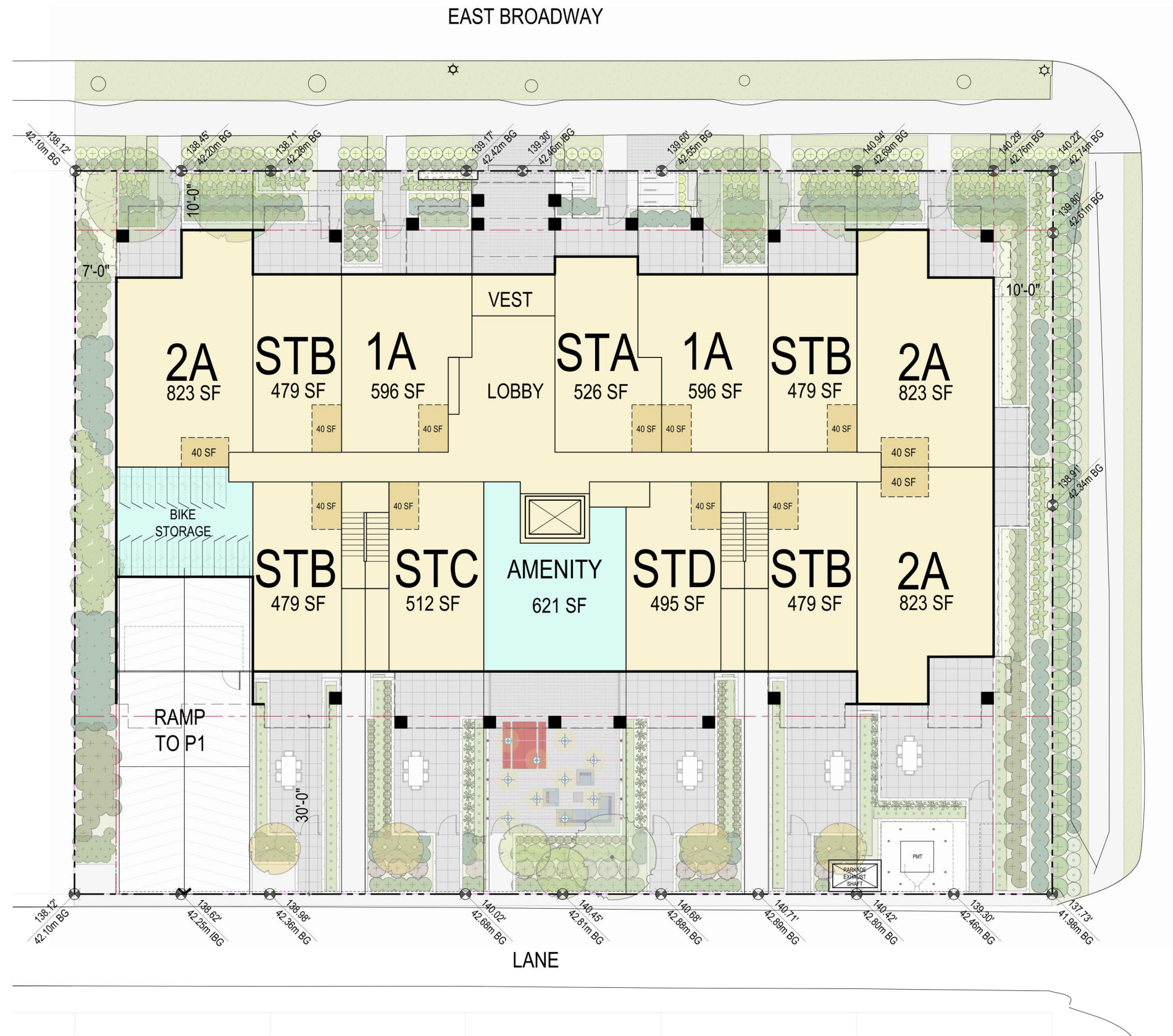


DECEMBER 21 - 2PM



DECEMBER 21 - 4PM

Level 1 on Site Plan

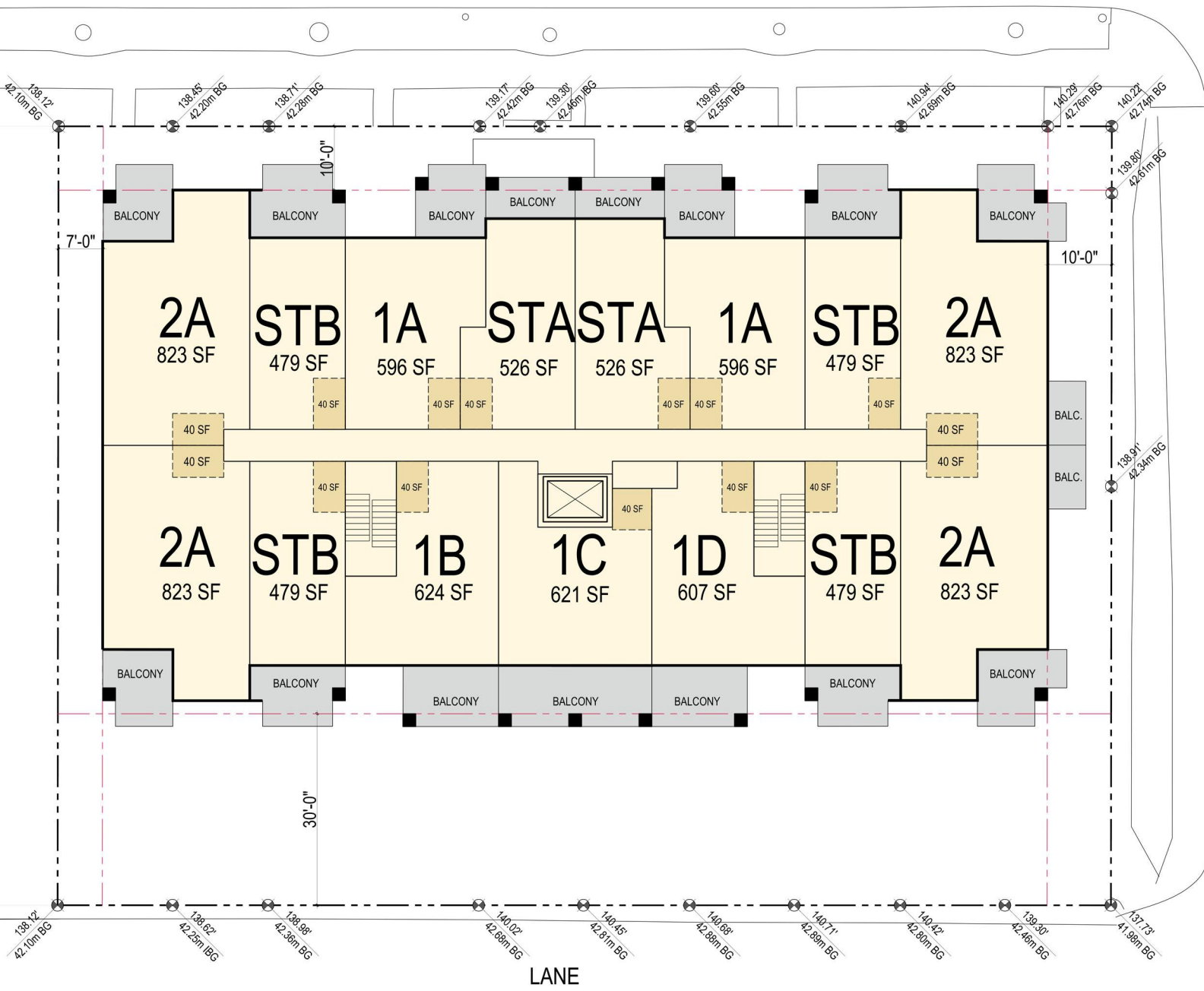


LAKWOOD DRIVE



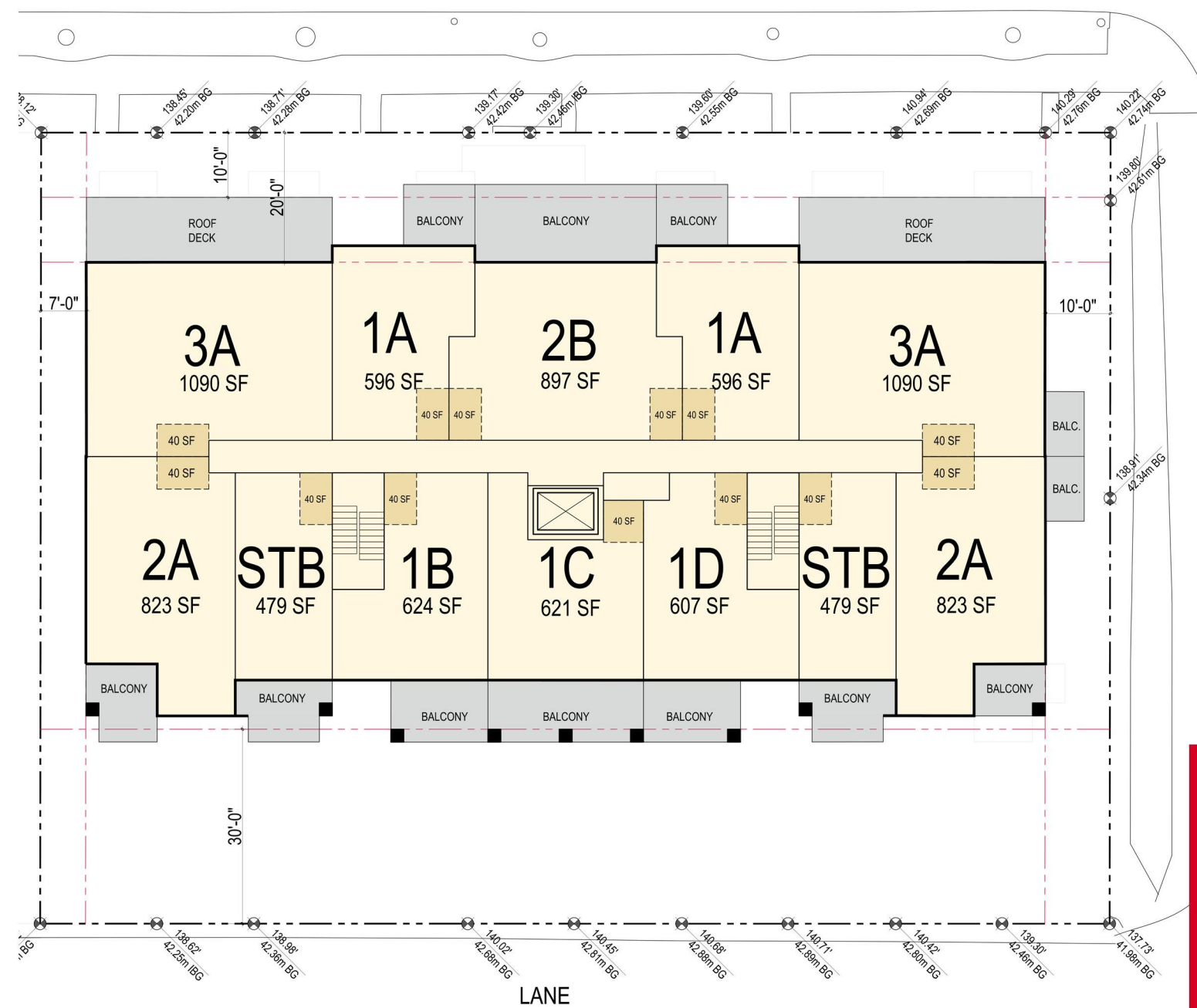
Floor Plans

EAST BROADWAY



Level 2 & 3

EAST BROADWAY

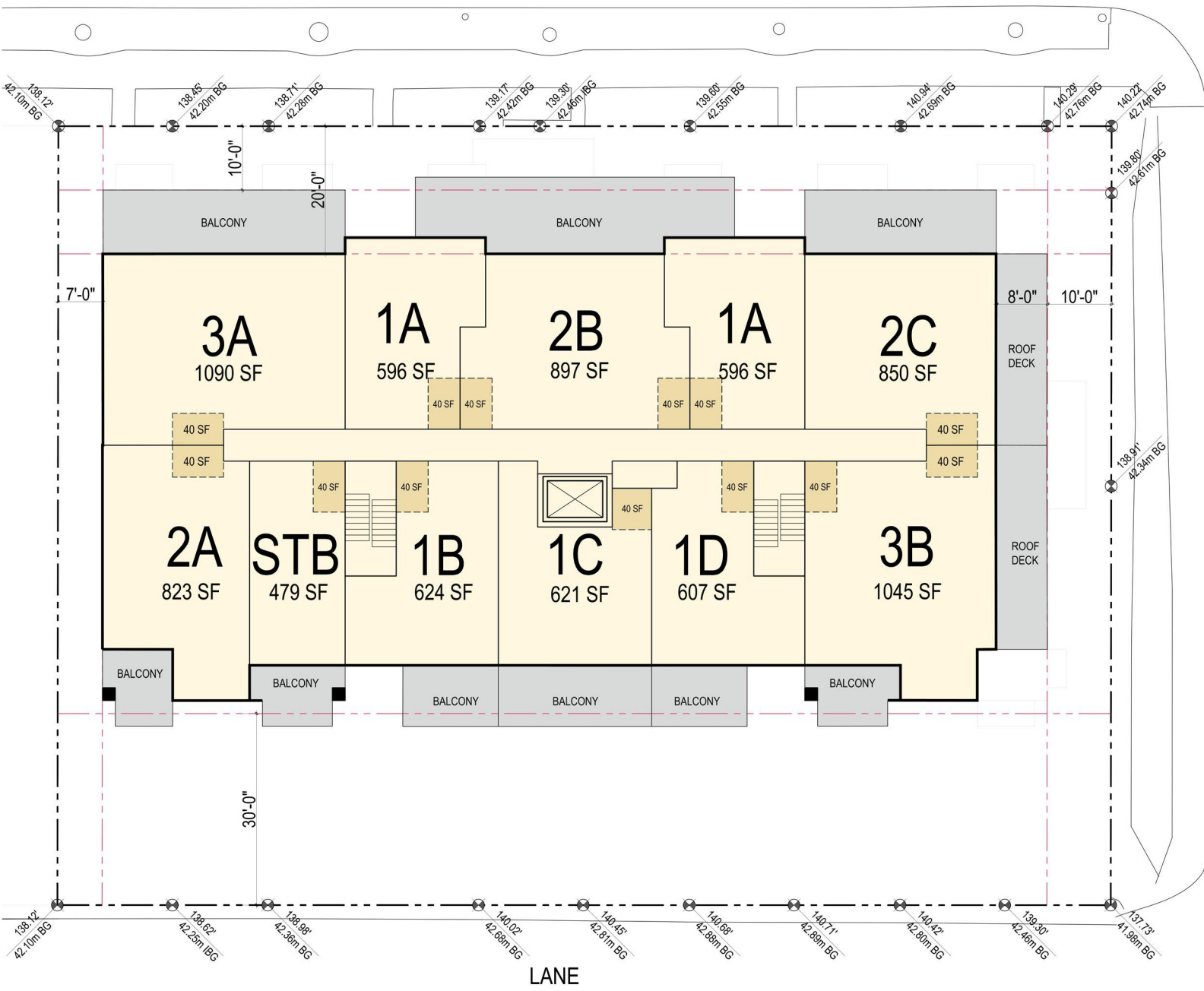


Level 4



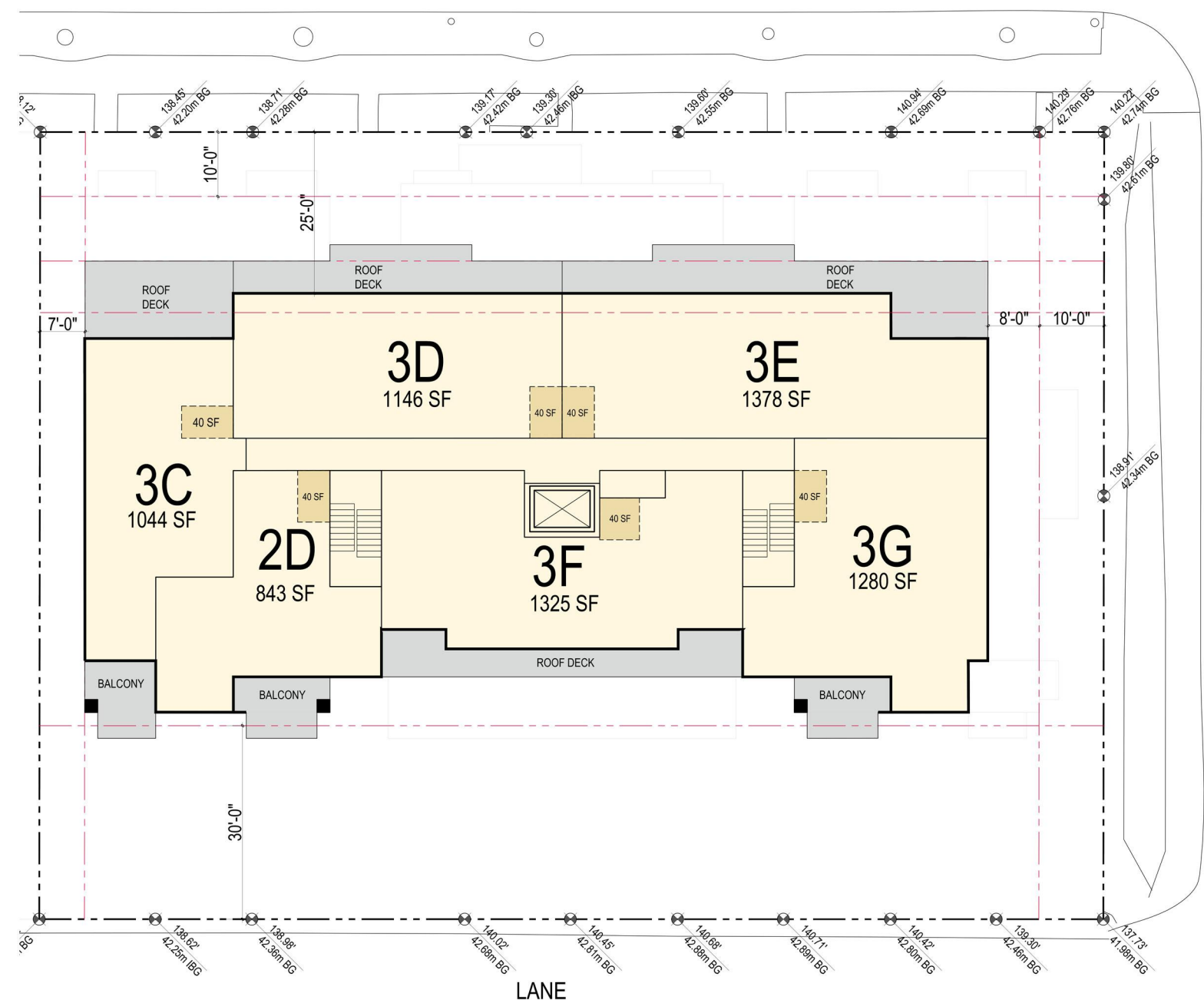
Floor Plans

EAST BROADWAY



Level 5

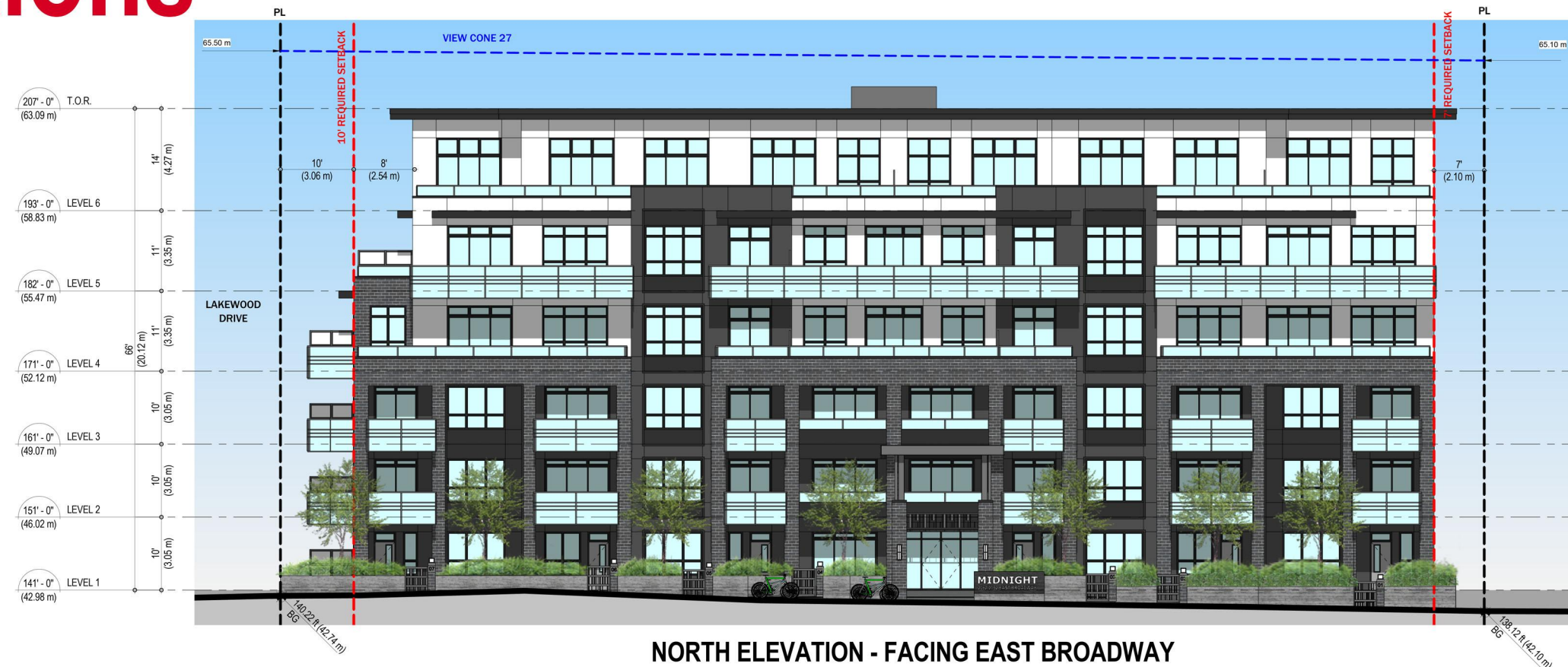
EAST BROADWAY



Level 6



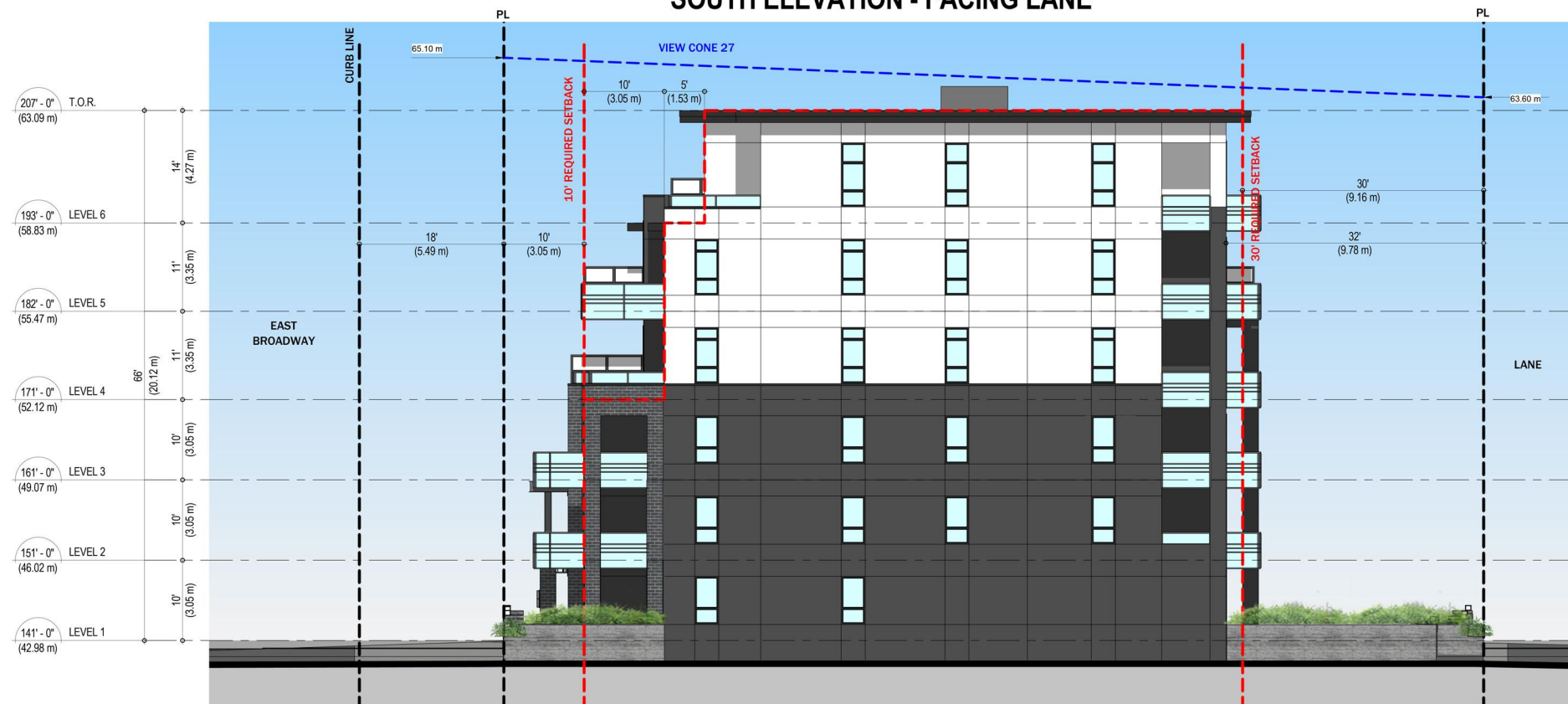
Elevations



Elevations

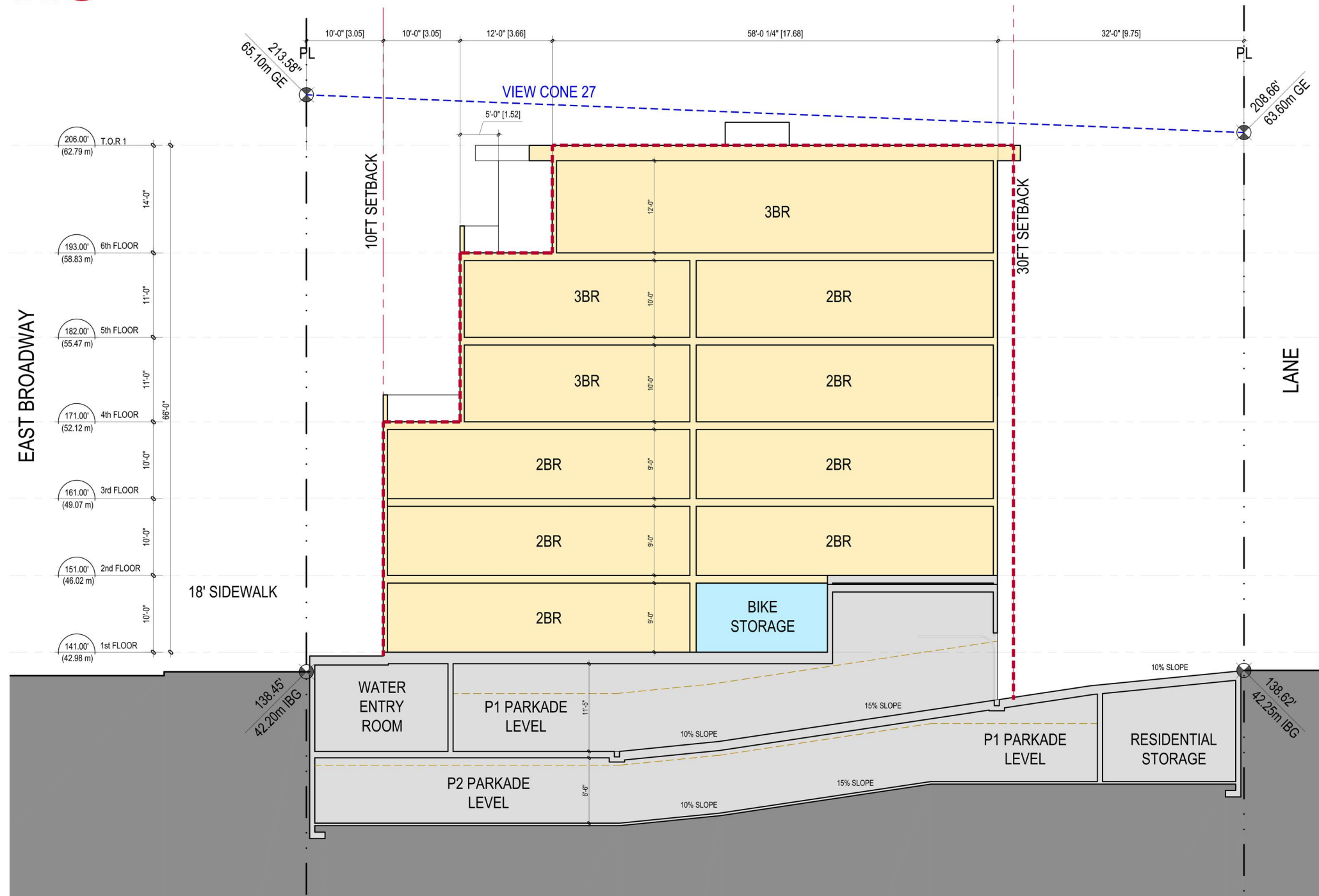


SOUTH ELEVATION - FACING LANE



WEST ELEVATION - FACING ADJACENT BUILDING

Sections



CROSS SECTION

Landscape - Plant Palette

OFFSITE PLANTING



Carex elata 'Bowles Golden'
golden sedge



Sarcococca hookeriana
sweet box



Vaccinium angustifolium 'Burgundy'
blueberry



Vaccinium angustifolium 'North Sky'
blueberry



Vaccinium x 'Sunshine Blue'
blueberry

ONSITE TREES



Acer palmatum 'Seiryu'
Japanese maple



Acer truncatum 'Pacific Sunset'
purpleblow maple



Heptacodium miconioides
seven sons tree



Styrax japonicus
Japanese snowbell

ONSITE SHRUBS



Berberis thunbergii 'Rose Glow'
barberry



Cotoneaster dammeri
bearberry



Cornus sericea 'Kelsey'
dwarf dogwood



Hakonechloa macra
Japanese forest grass



Liriope spicata
lilyturf



Mahonia aquifolium
tall Oregon grape



Mahonia repens
creeping Oregon grape



Miscanthus sinensis 'Gracillimus'
maiden grass



Polystichum munitum
sword fern



Rosa gymnocarpa
baldhip rose



Rubus spectabilis
salmonberry



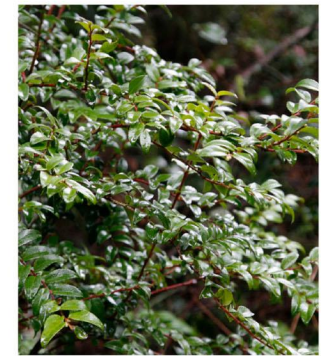
Sarcococca hookeriana
sweet box



Symphoricarpos alba
snowberry



Taxus media 'Hicksii'
yew



Vaccinium ovatum
evergreen huckleberry

Landscape - Illustrative Plan



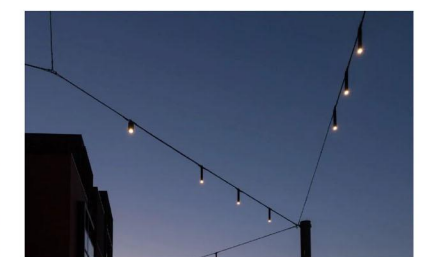
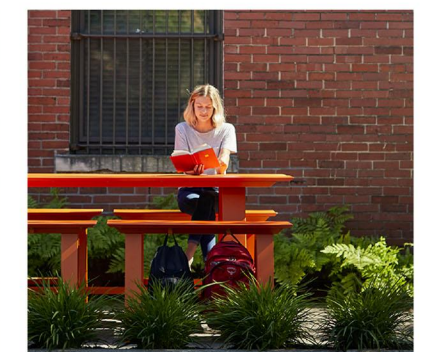
1 PRIVATE PATIOS



2 BIKE RACKS



3 AMENITY AREA



LAKWOOD DRIVE