

**EXISTING CONTEXT**

**Broadway-Semlin**

1961-1995 E Broadway and 2465 Semlin Dr

Context Aerial

2022.11.03

**POH-0.0**



Figure 1 - View From Broadway Looking North-West



Figure 2 - View from Broadway sidewalk looking NW



Figure 3 - View from Broadway sidewalk looking @ CRUs



Figure 4 - View from Broadway looking @ CRUs



Figure 5 - View From Semlin looking @ Entry



Figure 6 - View @ Amenity Roof looking South West



Figure 7 - View @ Amenity Roof looking North



Figure 8 - View looking South-West

## Project Statistics

**Address:** 1961 to 1995 E Broadway

**Legal Description:** SURVEY PLAN OF LOTS 32 TO 36 ALL OF LOT C BLOCK 152 DISTRICT LOT 264S GROUP 1 NEW WESTMINSTER DISTRICT PLANS 442 AND 1771

**Site Area:** 20,161 sf (1873.00 m<sup>2</sup>)

**Existing Zoning:** RT-5N

**Proposed Zoning:** CD-1

**Proposed Height:**

	(ft)	(m)
Top of Parapet:	75'-3"	22.94m
Top of Doghouse:	82'-6"	25.14m
Top of Elevator Penthouse:	87'-11"	26.80m

**Number of Storeys** 6 Storeys

### Setbacks

	Minimum Setback		Proposed Setback	
	(ft)	(m)	(ft)	(m)
South (Back of Curb)	18'-0"	5.5 m	Varies 18'-0" to 23'-8"	Varies 5.5 m to 7.2 m
South (from PL)	n/a	n/a	8'-9"	2.67 m
West (Side)	0'-0"	0.0 m	0'-0"	0.0 m
North (Rear)	0'-0" to First Floor/ 30'-0" to Upper Floors	0.0 m to First Floor/ 9.1 m to Upper Floors	10'-0" to First Floor/ 30'-0" to Upper Floor	3.04 m to First Floor/ 9.1 m to Upper Floors
East (Side)	0'-0"	0.0 m	1'-3"	0.4 m
Upper Floors (South)*	10'-0"	3.04 m	10'-0"	3.04 m

\*Shouldered from 1st Floor

### Building Area

Level	Gross Floor Area		Amenity (Excluded)		In-Suite Storage (Excluded)		Wall Thickness (Excluded)		Exterior Balconies	
	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>
Main Floor	11865	1102.3	1590	147.7	40	3.7	140	13		
Level 2	11230	1043.3			560	52.0	134	12.45		
Level 3	11230	1043.3			560	52.0	134	12.45		
Level 4	11163	1037.1			560	52.0	134	12.45		
Level 5	10576	982.6			560	52.0	127	11.8		
Level 6	9284	862.5	365	33.9	400	37.2	126	11.7		
Roof	618	57.4					41	3.8		

	(ft <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	65,966	6,128.4
Net Floor Area: (GFA - Exclusions)	60,495	5,620.0

**Proposed FSR:** 3.00

\*\*\* Amenity Exclusion includes Amenity Rooms, Bike Maintenance & Wash-Up

\*\*\* Exterior Balcony not included in GFA

## Parking/Loading Requirements:

### Parking Requirements:

Type	Required by Bylaw	Required
Residential: 4.2.1.4 - Units<50m <sup>2</sup>	0.5 per Unit	13
Residential: 4.2.1.4 - Units>50m <sup>2</sup>	0.6 per Unit + 1 space per 200m <sup>2</sup>	41
Residential: 4.2.1.16 - Visitors	0.05 per unit	4
Commercial: 4.5.5.1 - Retail Uses	1/100m <sup>2</sup> for first 300m <sup>2</sup> + 1 per extra 50m <sup>2</sup>	10
<b>Total Required</b>		<b>68</b>

**Accessibility Requirements:**

**Residential:** one accessible parking space for each building that contains at least 7 residential units and an additional 0.034 space for each additional dwelling unit

$1 + ((73 \text{ units} - 7) * 0.034) = 3.24 = 3 \text{ Residential Accessible stalls required}$

**Commercial:**  $1 + (693\text{m}^2/1000\text{m}^2) = 1.69 = 2 \text{ Commercial Accessible stalls required}$

**Loading Requirements:**

1 Class A Loading Stall Required (Residential)  
2 Class B Loading Stalls Required (Commercial)

### Parking Provided:

Type	Required Spaces	Proposed Spaces
Residential	54	73
Residential Visitor	4	4
<b>Total Residential</b>	<b>58</b>	<b>77</b>
Commercial	10	14

\*\*\* Represents the "effective" supply after taking into account that each Accessible space counts as two regular spaces.

### Parking/Loading Breakdown

Type	Required	Provided
Accessible	5	6
Accessible Relaxation		+6
Small Car	-	10
Standard	-	65
Visitor	4	4
Car Share	-	-
<b>Total</b>	<b>68</b>	<b>91</b>
Class A Loading	1	1
Class B Loading	2	1
<b>Total</b>	<b>3</b>	<b>2</b>

## Bicycle Requirements:

Residential: Unit Size	# of Units	Bylaw Rate		Bylaw Requirement		Proposed	
		Class A	Class B	Class A	Class B	Class A	Class B
Less than 65 m <sup>2</sup>	46	1.5 spaces/unit	2 spaces for first 20 units + 1 space for each additional 20 units	69	3		
In Between 65 m <sup>2</sup> and 105 m <sup>2</sup>	27	2.5 spaces/unit	2 spaces for first 20 units + 1 space for each additional 20 units	67.5	2		
<b>Total</b>	<b>73</b>			<b>136.5</b>	<b>5</b>	<b>143</b>	<b>5</b>
<b>Commercial:</b>							
	Area (m <sup>2</sup> )	Class A	Class B	Class A	Class B	Class A	Class B
Commercial Area	693	1 space/340m <sup>2</sup>	6 spaces for > 1,000m <sup>2</sup>	2	0	2	0

## Building Grades

## Unit Breakdown:

Level	1 Bed	2 Bed	3 Bed	Total
1			1	1
2	10	3	2	15
3	10	3	2	15
4	10	4	1	15
5	10	5		15
6	6	5	1	12
<b>Total</b>	<b>46</b>	<b>20</b>	<b>7</b>	<b>73</b>
<b>Total %</b>	<b>63%</b>	<b>27%</b>	<b>10%</b>	<b>100%</b>

Total Units: 73

**Legend**

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

Figure 6.47: CBSP Station Mixed-use and Employment Land Use

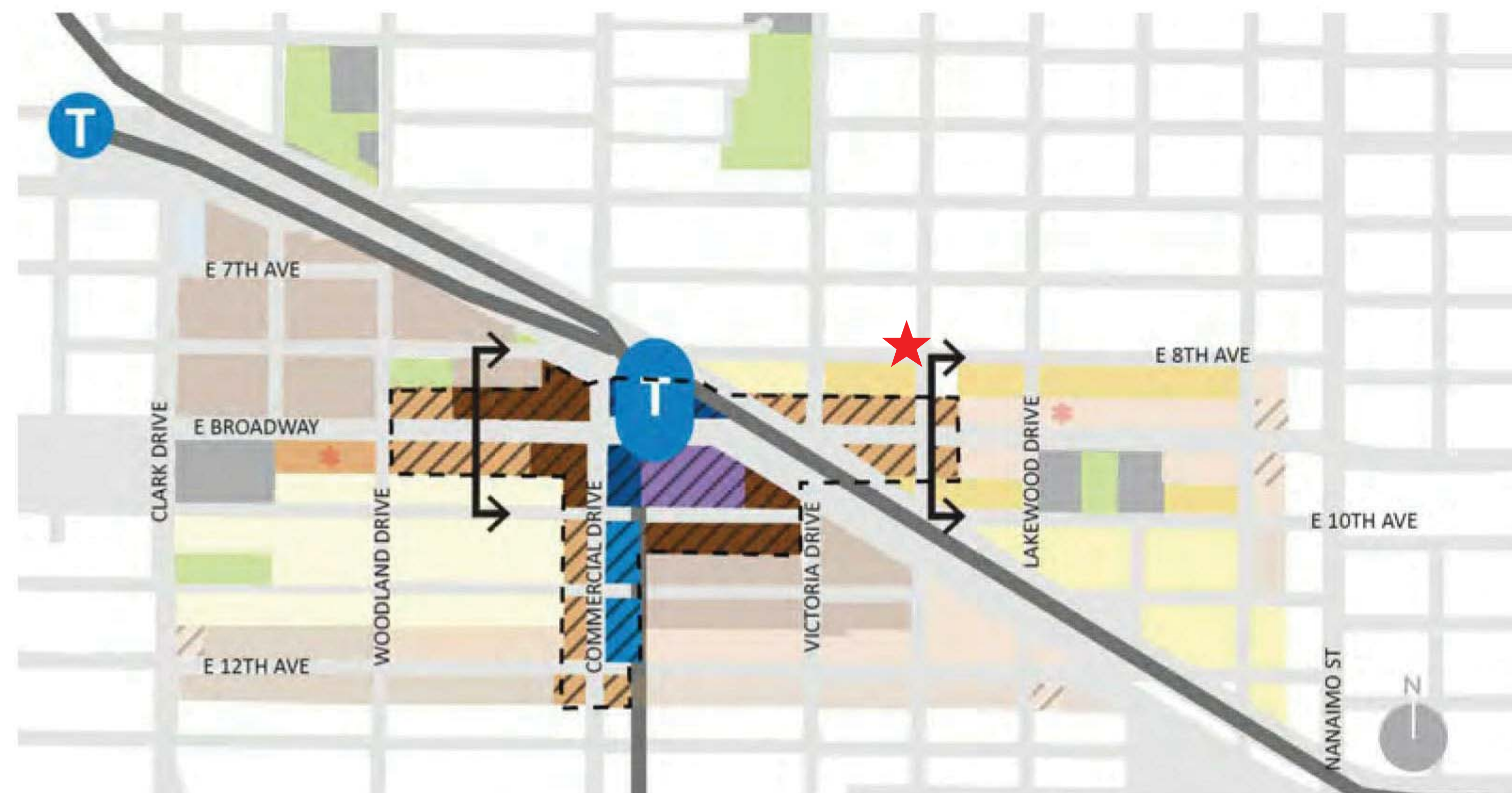


Fig. 1 - Land-use graphic from Grandview-Woodland Community Plan - Section 6.71

Broadway from Grandview Cut to Semlin Drive

- Office uses are encouraged on the second floor.
- Height: up to 6 storeys.
- Site frontage: 36.5m (120 ft.) (minimum).
- Density: up to 3.0 FSR.
- Setbacks: Front sufficient to achieve a minimum 5.5 m (18 ft.) sidewalk / Rear 9.1 m (30 ft.).
- Upper floor setbacks: 3.0 m (10 ft.) from the front above the second floor.

Fig. 3 - Policies from Grandview-Woodland Community Plan - Section 6.71

**1961-1995 E Broadway and 2465 Semlin Dr**

Figure 6.49: CBSP Grandview Cut to Semlin Drive Typical Section

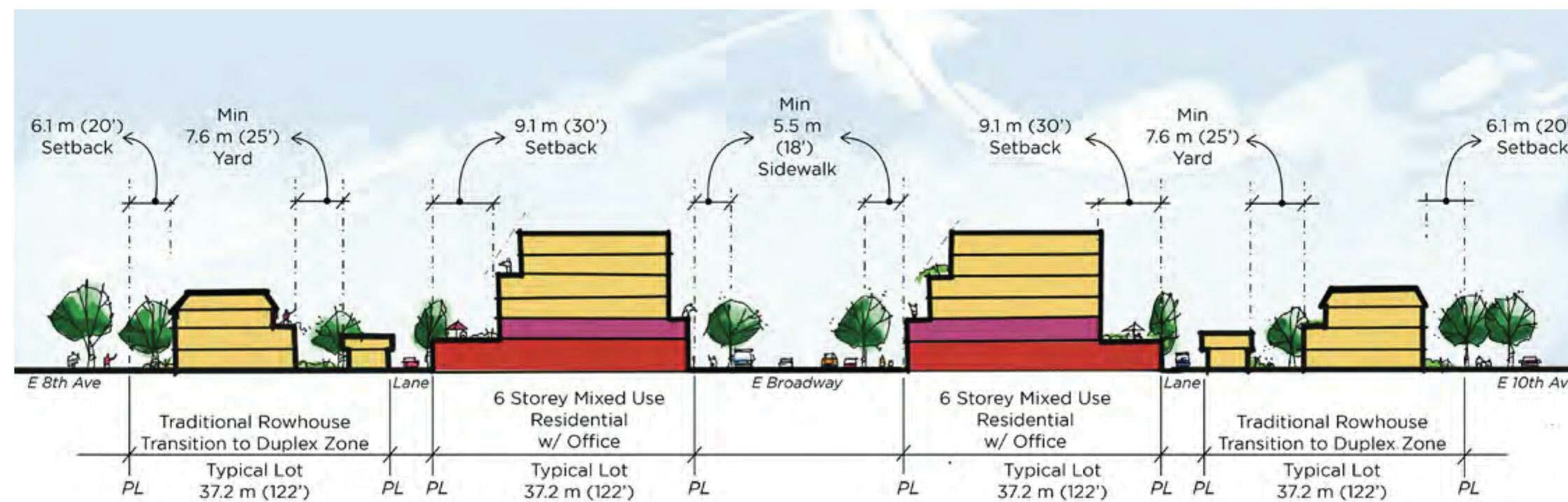


Fig. 2 - Grandview Cut to Semlin Drive Typical Section from Grandview-Woodland Community Plan - Section 6.71

- ✓ Co-Working Amenity (Main Floor) + Work from home (Floors 2-6)
- ✓ Height: 6 Storeys
- ✓ Site Frontage: 165 ft.
- ✓ Density: 3.0 FSR
- ✓ Front Setback: 18 ft. +
- ✓ Main Floor Rear Setback: 15'-7"
- ✓ Upper floor Rear Set: 30 ft.
- ✓ 2nd floor and above: 10 ft from the front

## Rezoning Intent

The rezoning application is to change the existing zoning from Residential Single Family/Multi-family (RT-5N) to Comprehensive Development (CD-1). The proposed rezoning would convert the existing 5 individual Single Family houses to be consolidated to accommodate a new 6-storey Strata Residential Building as prescribed under the Grandview Woodland's Plan - "Broadway from Grandview Cut to Semlin Drive" policy.

The addresses for this site consists of a site area of 20,161sf (1873m<sup>2</sup>) with overall dimensions of approx. 165ft x 122ft depth and consisting of 5 lots total:

- 1961 E. Broadway
- 1967/1969 E. Broadway
- 1973 E. Broadway
- 1985/1987 E. Broadway
- 1995 E. Broadway / 2465 Semlin Dr.

The intent with the development is to provide a total GFA of 60,495sf (5620m<sup>2</sup>) with a total FSR of 3.0 consisting of 7 street oriented CRUs and a total of 73 Units, which includes a mix of units consisting of: 46 One Bedroom Units, 20 Two Bedroom Units, and 7 Three Bedroom Units.

The ground floor includes the "At-grade Commercial" Units along E. Broadway, a 3-Bedrm Ground Floor oriented Residential Unit along Semlin Dr. and the lane, along with a highly visible "collaborative" social, and enterprising amenity space, consisting of: Children's play area and Social Amenity Room. At the 6<sup>th</sup> floor roof level, a shared outdoor roof amenity is provided for all residents of the building.

Parking includes 91 proposed spaces plus one Class A Loading. The 91 proposed spaces exceeds the required spaces of 70 and no TDMs are requested. The Project also provides for 147 Class A plus 7 Class B at-grade bike stalls, as per the CoV Parking Bylaw regulations.

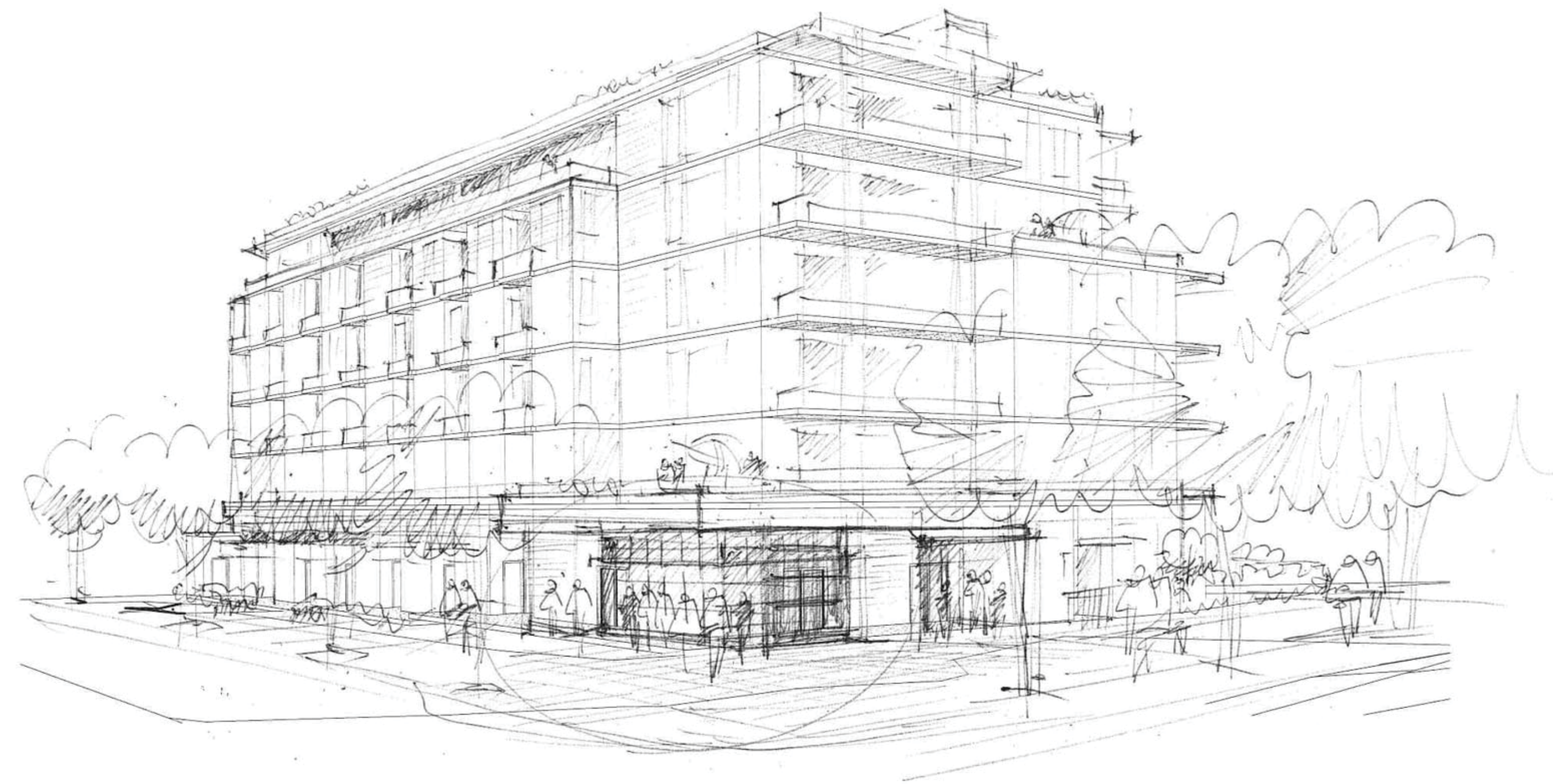
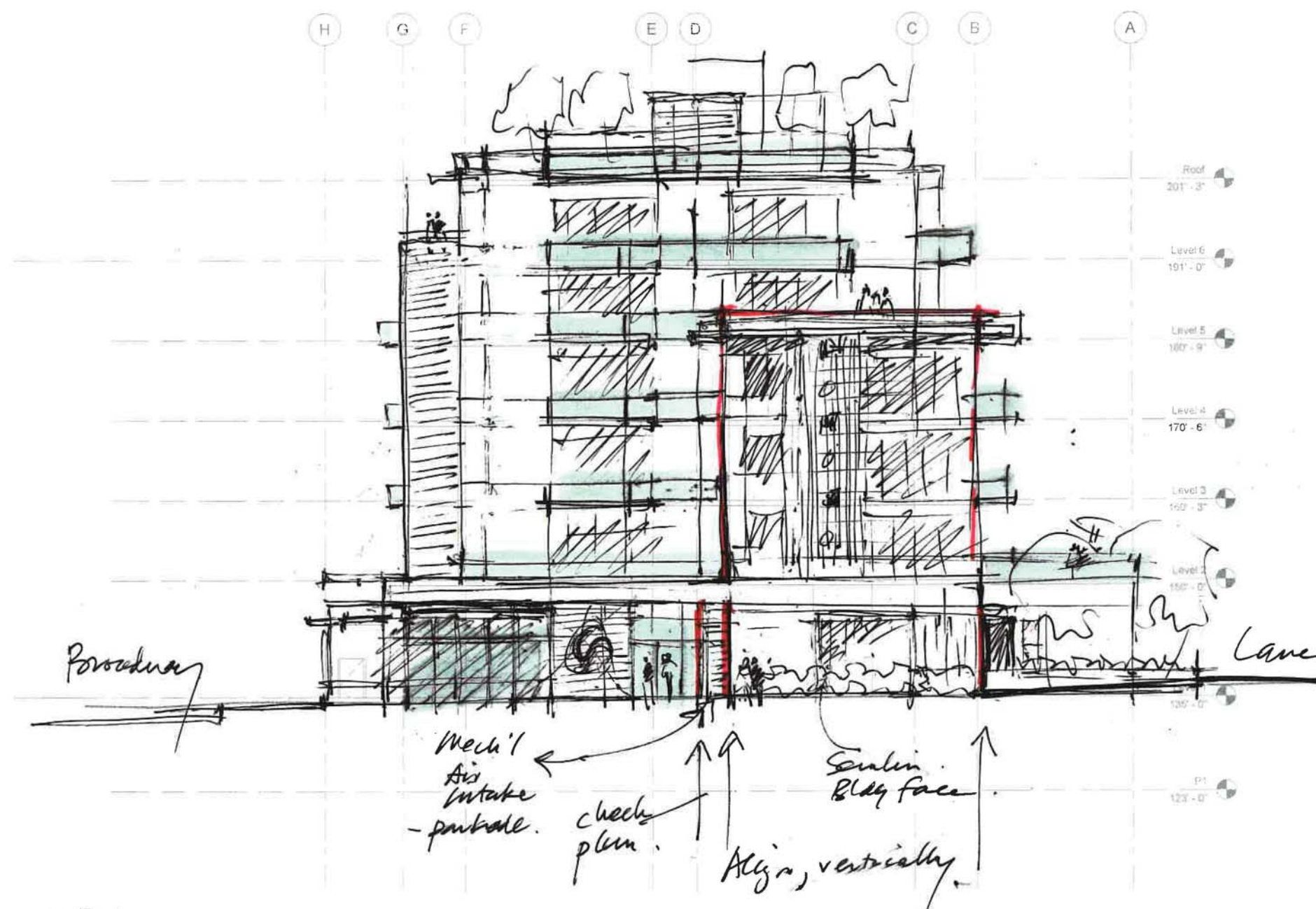
The Project provides one Class B Loading for the Commercial Units. We request permission for the allowance of one Class B to serve the Commercial needs as the occupancy mix is anticipated will contain a range of office uses and retail uses.

## Rezoning Rationale Statement

The proposed 6-storey building is to be a strata building under the Grandview Woodland's Plan - "Broadway from Grandview Cut to Semlin Drive" policy, and further aligns with other City policies which include:

- The overall Grandview Woodland's Plan (latest edition)
- Development Rezoning Enquiry Guidance Documents for Sewers - Sept 2018, and supporting documents:
- Rainwater Management Bulletin - July 2018,
- Groundwater Management Bulletin - July 2018,
- Green Building Policy for Rezoning Process and Requirements - amended January 14, 2016
- Family Room: Housing for Families with Children Guidelines (1992)
- Overall Zoning and Development Bylaw 3575,
- And Parking Bylaw 6069.

The proposed Project adheres to the policies, principles, and goals of the Grandview Woodland's Plan (GWP) - "Broadway from Grandview Cut to Semlin Drive" policy, neighbourhood form and character vision as articulated in section 6.49 and throughout GWP.



## Design Rationale

The proposed Project - alignment to policies includes responses to:

### Neighbourhood Context:

The site is located within the Grandview Woodland's Plan (GWP) - "Broadway from Grandview Cut to Semlin Drive" policy area. The site is composed of a mix of single-family/duplexes on 5 lots, ranges in age (approx. 1950 to 2000's). None of these houses/duplexes are listed on the heritage inventory. The entire block along E. Broadway is composed of 10 total lots with the furthest west lot being a 4-storey mixed-use building approx. 100ft frontage, with the remaining 9 lots being of equal size at 33 ft wide each, oriented north-south. The Subject Site's 5-lot consolidation is flanked by Semlin Dr. to the east. The remaining 4 lots west of the Subject Site are existing single-family residences with a total remaining frontage of approx. 132ft.

The context of the Subject Site is unique as the Grandview Woodland's Plan (GWP) - "Broadway from Grandview Cut to Semlin Drive" policy area envisions future densification consisting of 6-storey buildings along E. Broadway, with the exception of the Broadway & Commercial station precinct which envision Towers. The GWP envisions the 6-storey building form with prescribed setbacks along E. Broadway and from the lane. The Subject Site is 2 1/2 Blocks from Broadway & Commercial station precinct and on the north side of E. Broadway.

The proposed Project takes into consideration both the current existing context and the vision of the immediate future densification of the GWP.

### Urban Design:

The Enso Group (E Broadway) Limited Partnership is committed to a high standard of architecture and urban design. All parking and loading will be accessed from the lane, with parking located in U/G Levels. The Project complies to all Street and lane setbacks as prescribed by the GWP.

To align with the GWP, the ground-level (Level 1) is set back 18ft or greater from back of the existing curb. To further support the goals of an animated street, "At-grade Commercial" Units are provided along E. Broadway (and wrapping around the corner along Semlin Dr.), and expressed as a "high-bay" expression (18ft wide with an approx. 15ft floor to floor). A 3 bedroom unit facing the lane and Semlin Drive will activate the lane, provide direct outdoor space for families and provide a transition to the residential homes across the lane and across Semlin Drive. The ground-level (Level 1) of the building is articulated with columns to provide a rhythmic bay expression to define the Commercial Units, while providing animation to the street.

Along E. Broadway, from L2 to L5 the urban design articulates the residential units and balconies in a controlled and disciplined manner. The L2 to L5 Level is clearly distinct from the ground-level (L1)

Transitioning to the 6<sup>th</sup> floor, the building mass steps back and provides for a "shoulder" along E. Broadway, Semlin Dr., and the Lane. At the roof-level of the L6 units, the Project provides an landscaped accessible roof-deck as a common amenity along with individual decks which are individually accessible from the 6<sup>th</sup> floor units. The individual roof deck accesses are sloped inwards from the edges of the building mass to reduce their visual impacts.

### Site Plan Concept:

The Subject Site is located at the east-end of the block and has a frontage of 165ft along E. Broadway and a 165ft long lane frontage to the north. Along Semlin Dr., the frontage is approx. 122ft. E. Broadway is characterized as a transit-oriented urban street, while Semlin Dr., is a quieter "tree-lined" residential street. The lane is characterized as "transitioning" with single-family on the north-side of the lane and single-family / duplexes along the south side, with a mixed use residential at the west end of the lane.

The Project provides "At-grade Commercial" Units along E. Broadway, with a Residential Lobby at Semlin Ave. Along the Lane, a single 3-bedroom ground-oriented family-oriented unit is provided. Each urban edge/public realm is treated to reflect that character of each street/lane, with E. Broadway treated to support an animated street-edge, with an highly visible "At-Grade Ground Floor Commercial space" at the corner. The Semlin Dr. urban edge/public realm is treated to respect the residential character, and allows for a transition from E. Broadway, and hosts the main building lobby entrance. Along the lane, the Project provides Amenity rooms, and a children's play area, set back with private/secure patios as an interface to the existing single-family homes to the north.

All edges of the ground-level (Level 1) provide "doors and windows to the street" and respond to each distinct edge to enhance the public-realm experiences.

### Form of Development:

The 6-storey building form responds to the Grandview Woodland's Plan (GWP) - "Broadway from Grandview Cut to Semlin Drive" policy requirements.

### As prescribed:

- The Ground-Floor (level 1) is held back 18ft (and greater) from "back of curb" along E. Broadway,
- Along the lane, the Ground-Floor (level 1) is setback approx. 16ft and greater.
- Along E. Broadway Level 2 to 5, the building is setback to comply with the 18ft (back of curb) + additional 10ft setback.
- Along the lane, Level 2 to 4, the building is setback to comply with the 30ft setback, with a further setback of 4ft to 7ft along at the Levels L5 and L6.
- Along E. Broadway Level 6, steps back from Level L5, an additional 7ft to 9'-6".
- Along Semlin Dr., the Levels L5 and L6 are set back approx. 7'-7" from the property line.

The Building form is derived by the internal Unit layouts which is set up on a regular spatial planning module. Exterior balconies of the Units provide a regular exterior form and expression, with insets and projections.

Along E. Broadway, the 5<sup>th</sup> Level shoulder and 6<sup>th</sup> Level setback expresses a horizontal form, and reduces the scale in its appearance.

Along the Lane, the Building mass appears with multiple stepping within the form with a lower shoulder expression at the 4<sup>th</sup> Level and at the 2<sup>nd</sup> Level.

Along Semlin Dr., the Building provides a transition from the higher stepped form from E. Broadway to the Lane, responding to the neighbourhood context to the north.

At the Level 6-Roof, the individual patio accesses are provided. Integrated, sloped "dog-houses" are provided for the individual stair access points. To reduce visual appearances, the individual stair access points are sloped inwards and away from the roof edges.

### Architectural Character:

The character of the development expresses a contemporary style of contextual urbanism for proposed 6-storey building integrating with the vision of the architecture of the Grandview Woodland's Plan (GWP) - "Broadway from Grandview Cut to Semlin Drive".

The architectural character of the E. Broadway street-level incorporates elements to "ground" the building to its site and to provide a pedestrian scale to support the "animated street" character as desired by the GWP's vision. The Building provides an articulated high-bay rhythm and horizontally expressed transition to the residential units above. The contextual elements of the base include; Individualized Commercial Bays articulated with glazed canopies. From the E. Broadway elevation, the Project differentiates the ground-level base to its residential levels L2 to L5 through its form, window proportions, and balcony expressions, yet maintains its masonry material continuity throughout. The 6<sup>th</sup> Level provides for material change to permit a "lighter material expression", while capping off the roof-level of the Project. The materiality of the Building expression is maintained along the Semlin and Lane elevations, and is adjusted at the lowered shoulders at the Lane.

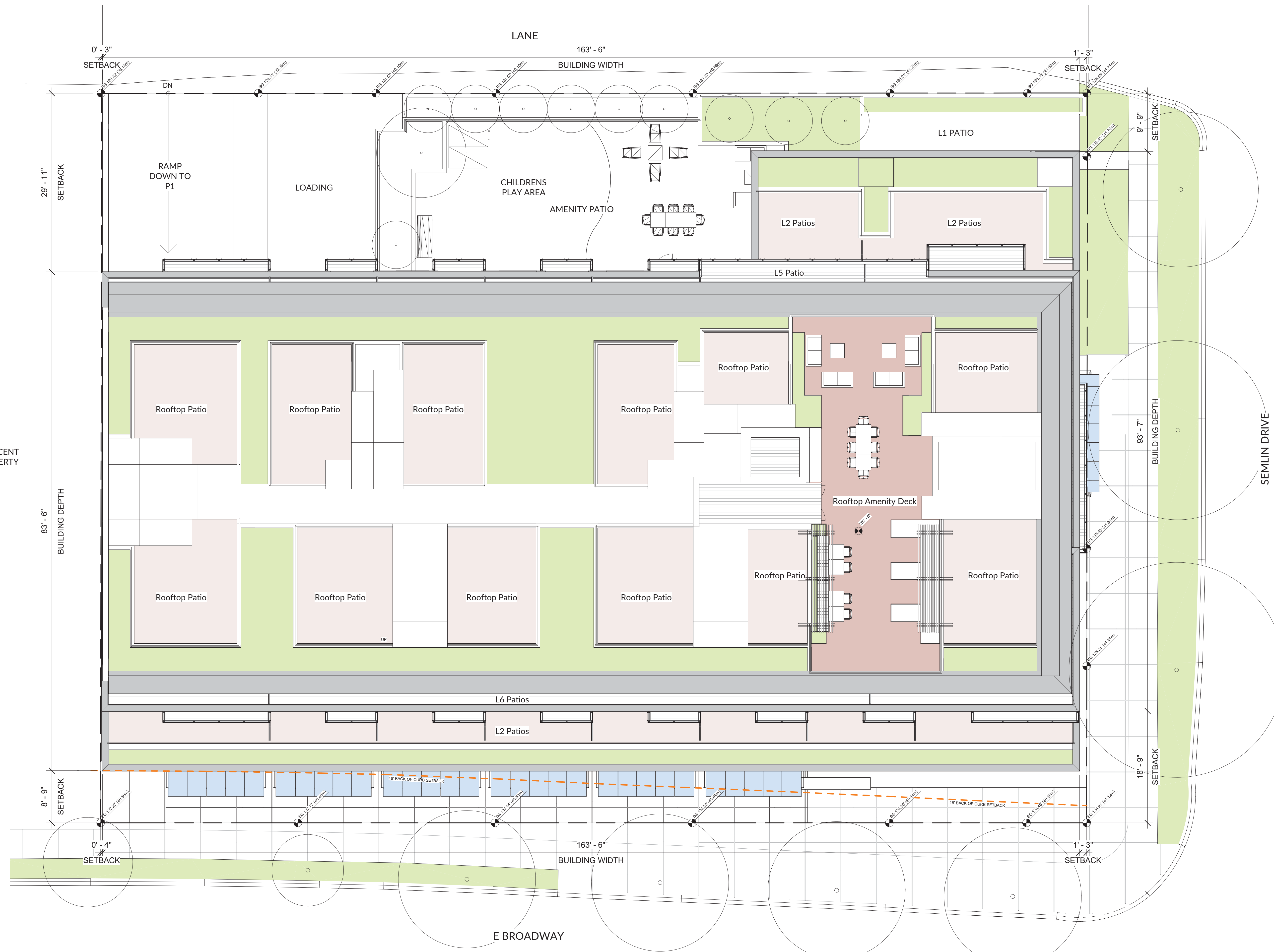
# Broadway-Semlin

1961-1995 E Broadway and 2465 Semlin Dr

Rezoning and Design Rationale

2022.11.03

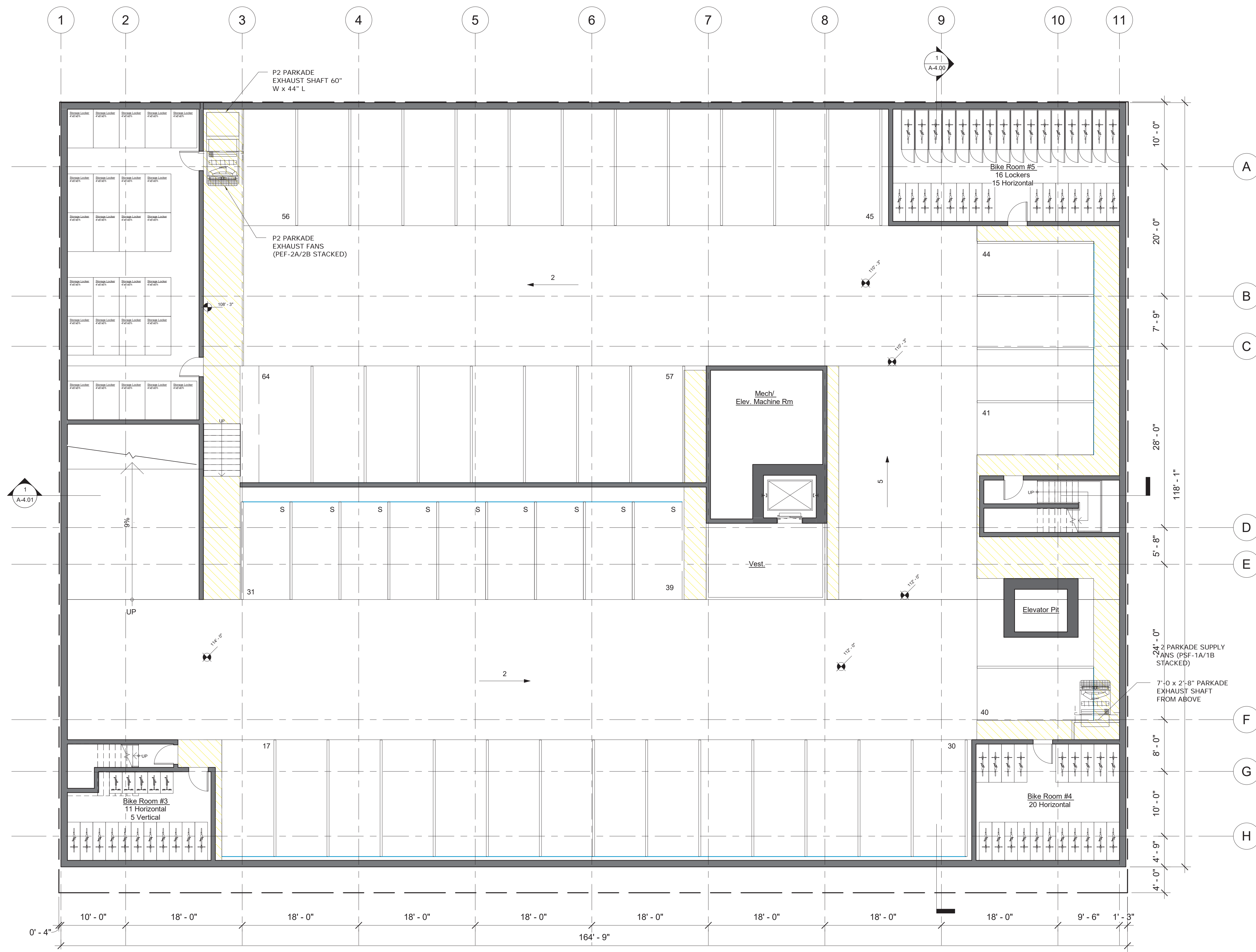
POH-1.1




ADJACENT PROPERTY

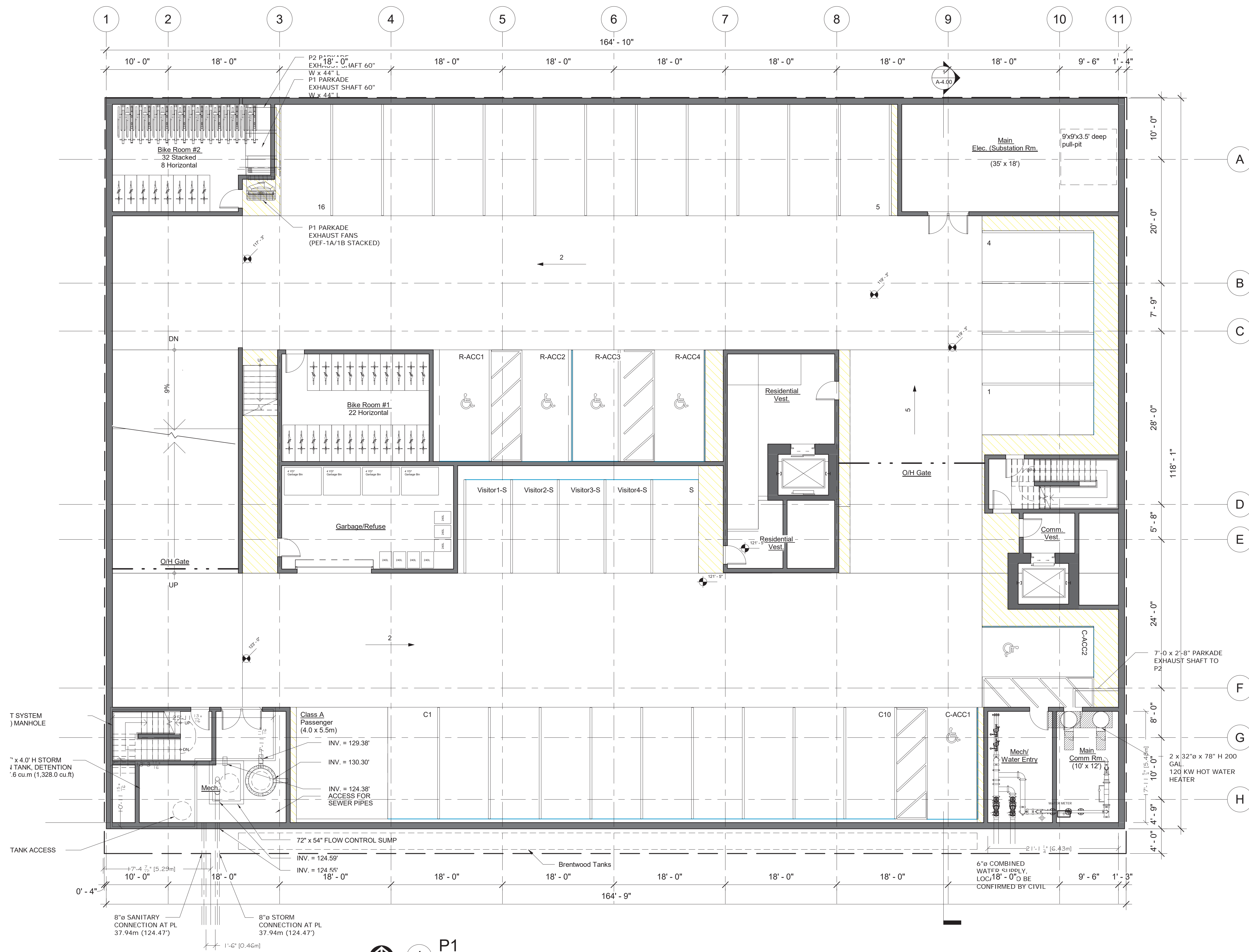


1 Site  
1/8" = 1'-0"

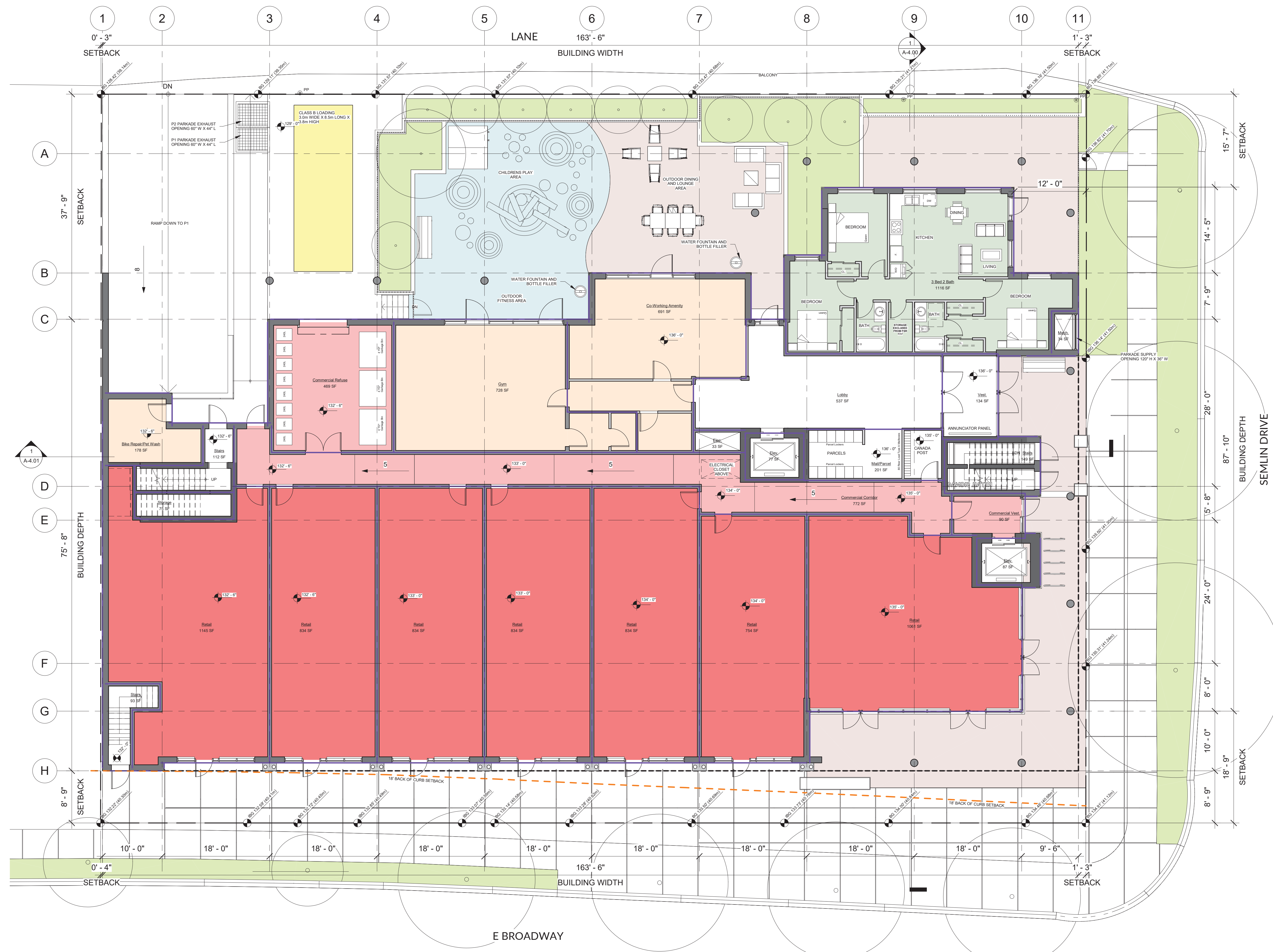



1 P2  
 1/8" = 1'-0"



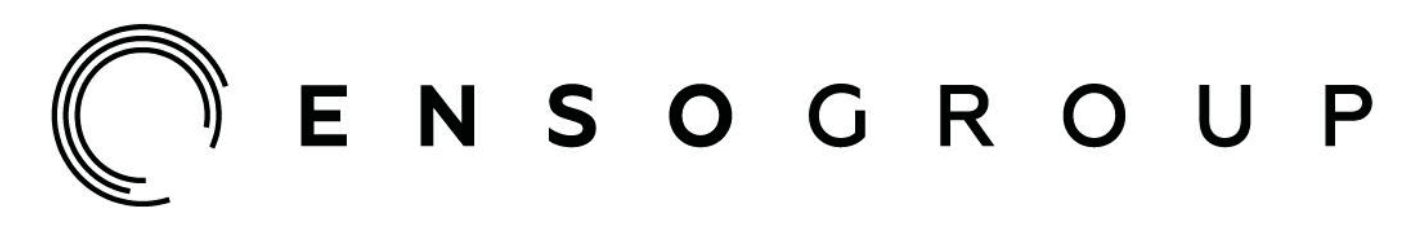


1 P1  
1/8" = 1'-0"



- Legend**
- 3 Bed 2 Bath
  - Amenity
  - Commercial
  - Commercial Corridor

1 Main Floor  
1/8" = 1'-0"



**Broadway-Semlin**  
1961-1995 E Broadway and 2465 Semlin Dr

First Floor Plan  
2022.11.03  
1/8" = 1'-0"

**POH-2.3**



- Legend**
- 1 Bed
  - 2 Bed 2 Bath
  - 3 Bed 2 Bath

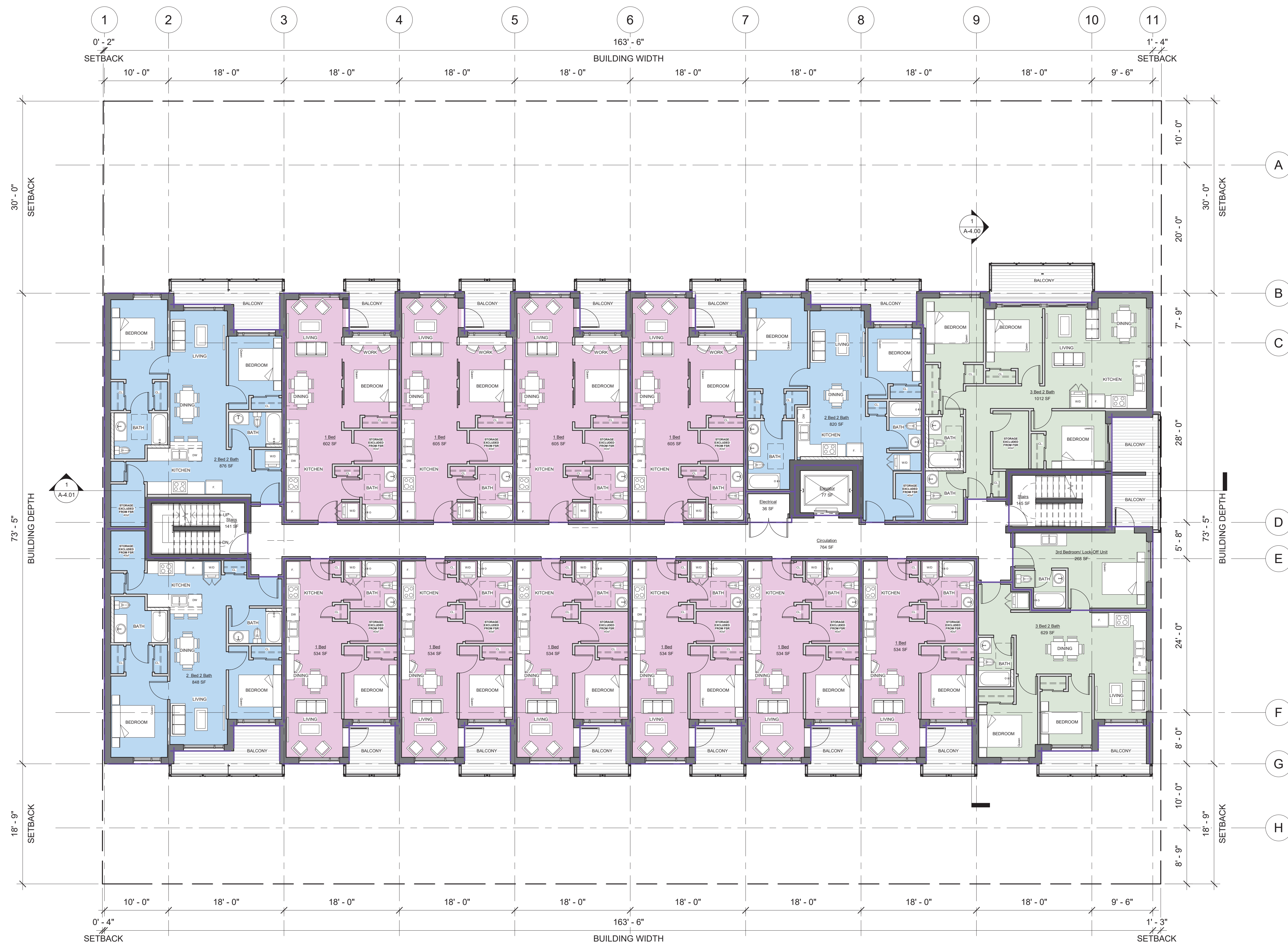
**1** Level 2  
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**Broadway-Semlin**  
1961-1995 E Broadway and 2465 Semlin Dr

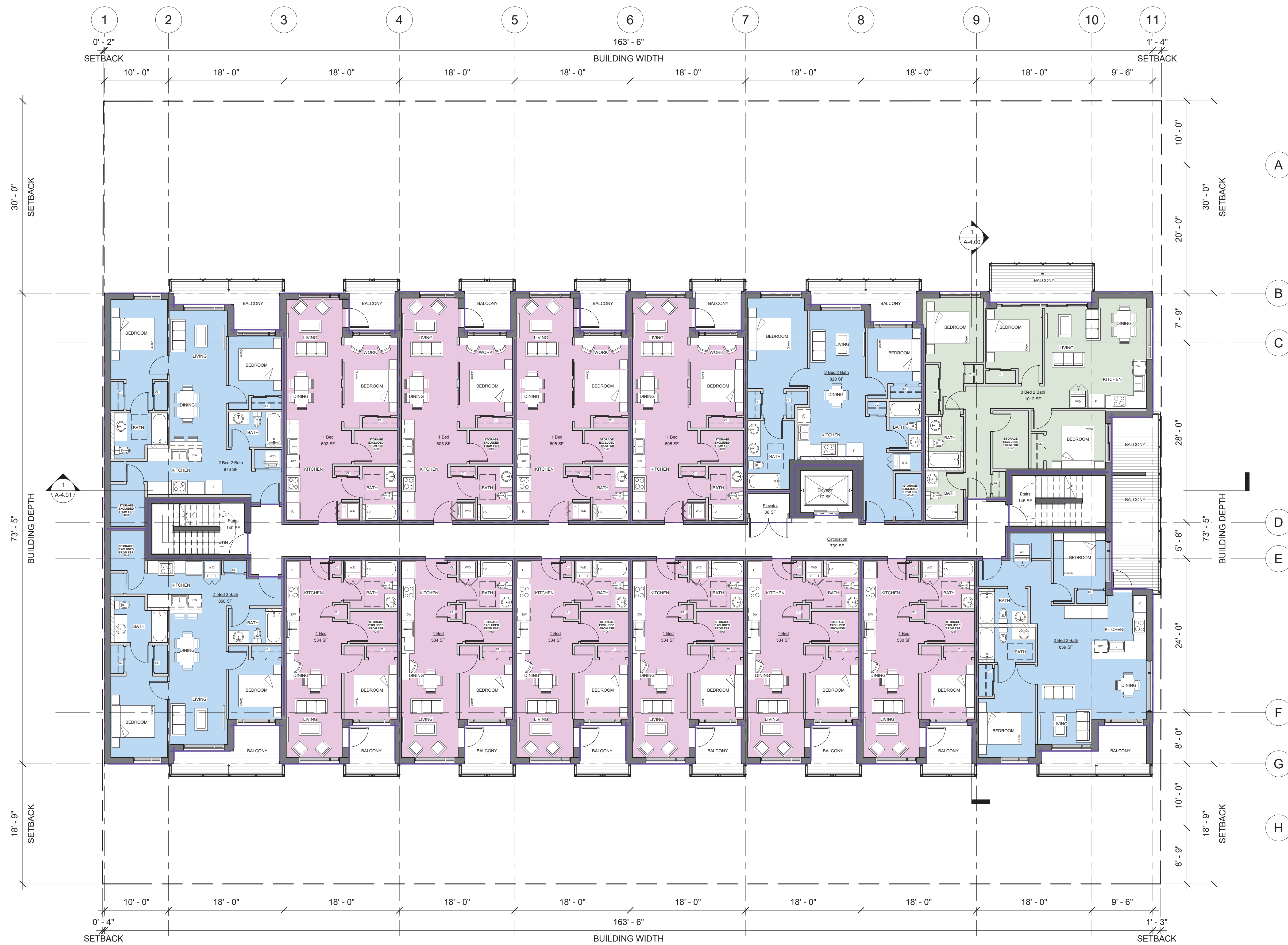
2nd Floor  
1/8" = 1'-0"  
2022.11.03

**POH-2.4**



- Legend**
- 1 Bed
  - 2 Bed 2 Bath
  - 3 Bed 2 Bath

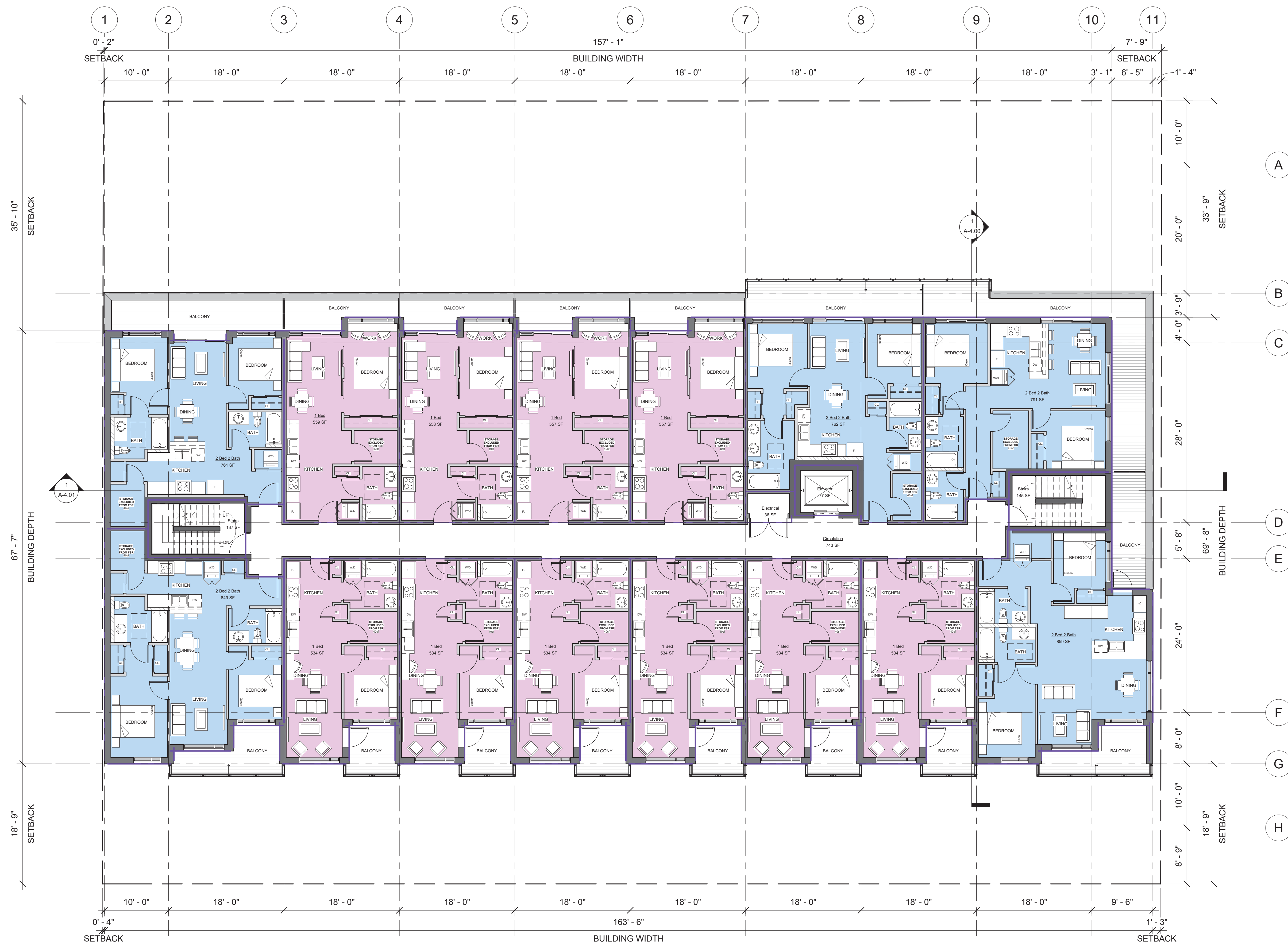
**1** Level 3  
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**Legend**

- 1 Bed
- 2 Bed 2 Bath
- 3 Bed 2 Bath

**1** Level 4  
1/8" = 1'-0"



**Legend**

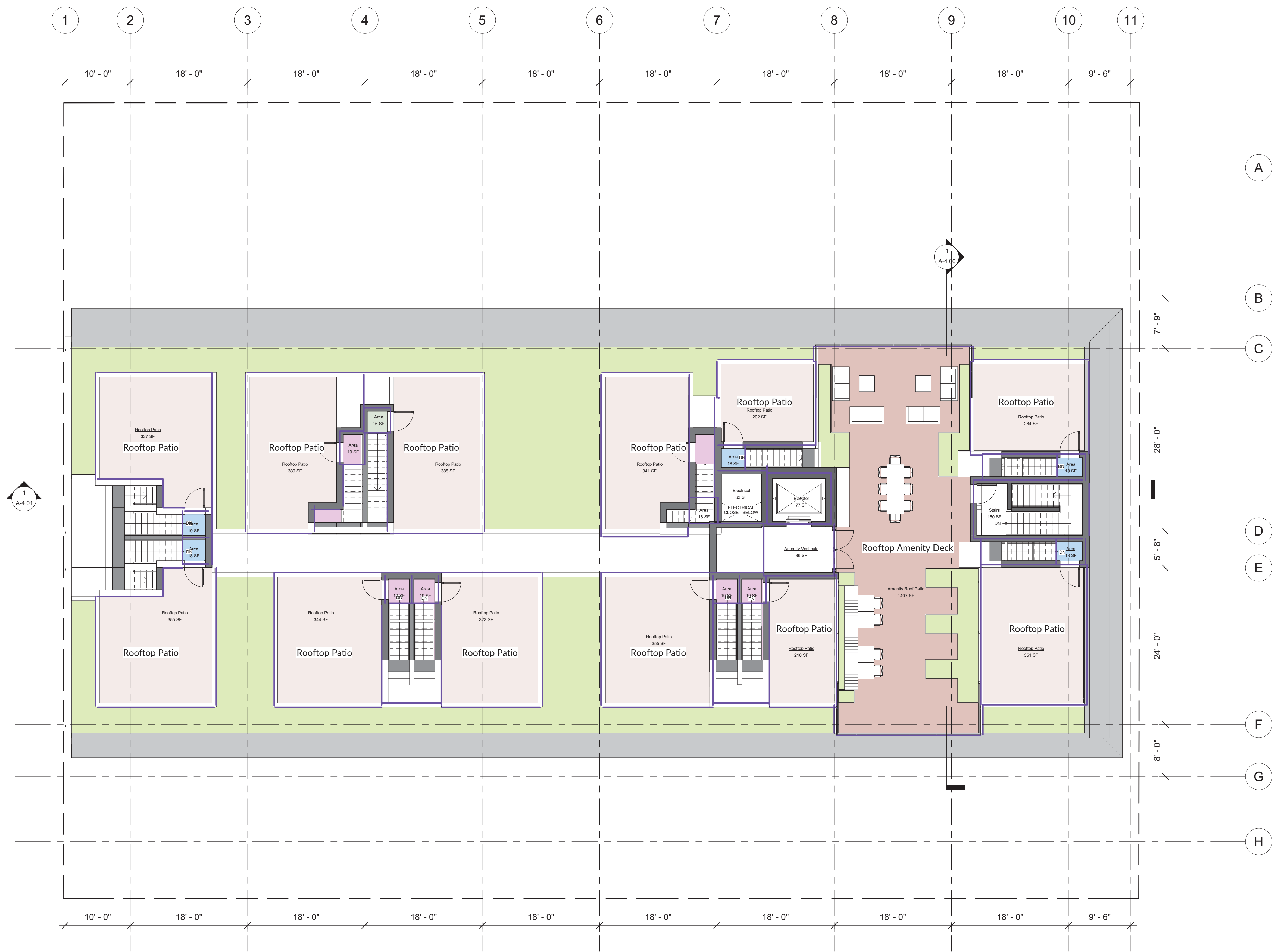
- 1 Bed
- 2 Bed 2 Bath


**1 Level 5**  
1/8" = 1'-0"



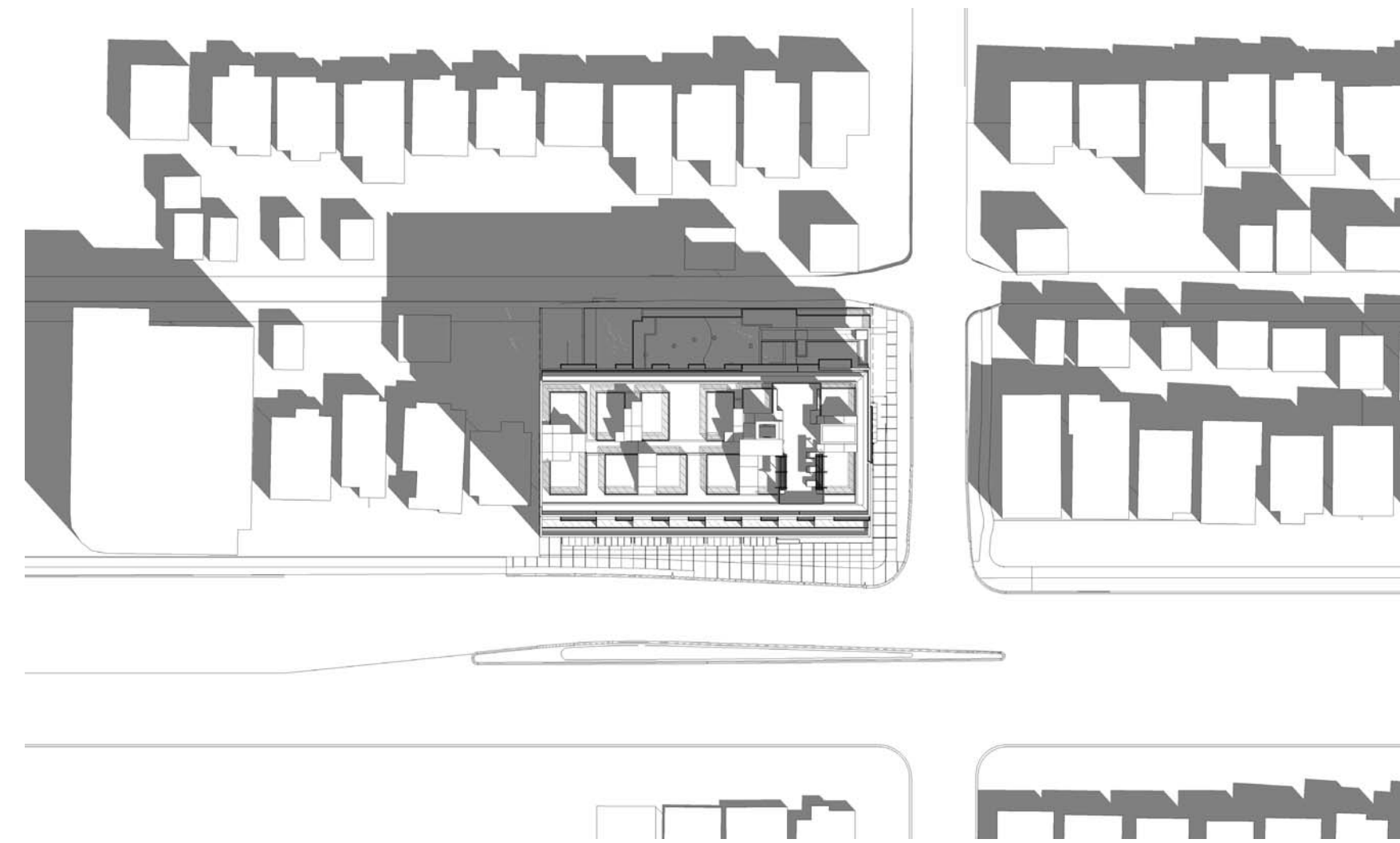
- Legend**
- 1 Bed
  - 2 Bed 2 Bath
  - 3 Bed 2 Bath

**1** Level 6  
1/8" = 1'-0"




1 Roof  
 1/8" = 1'-0"

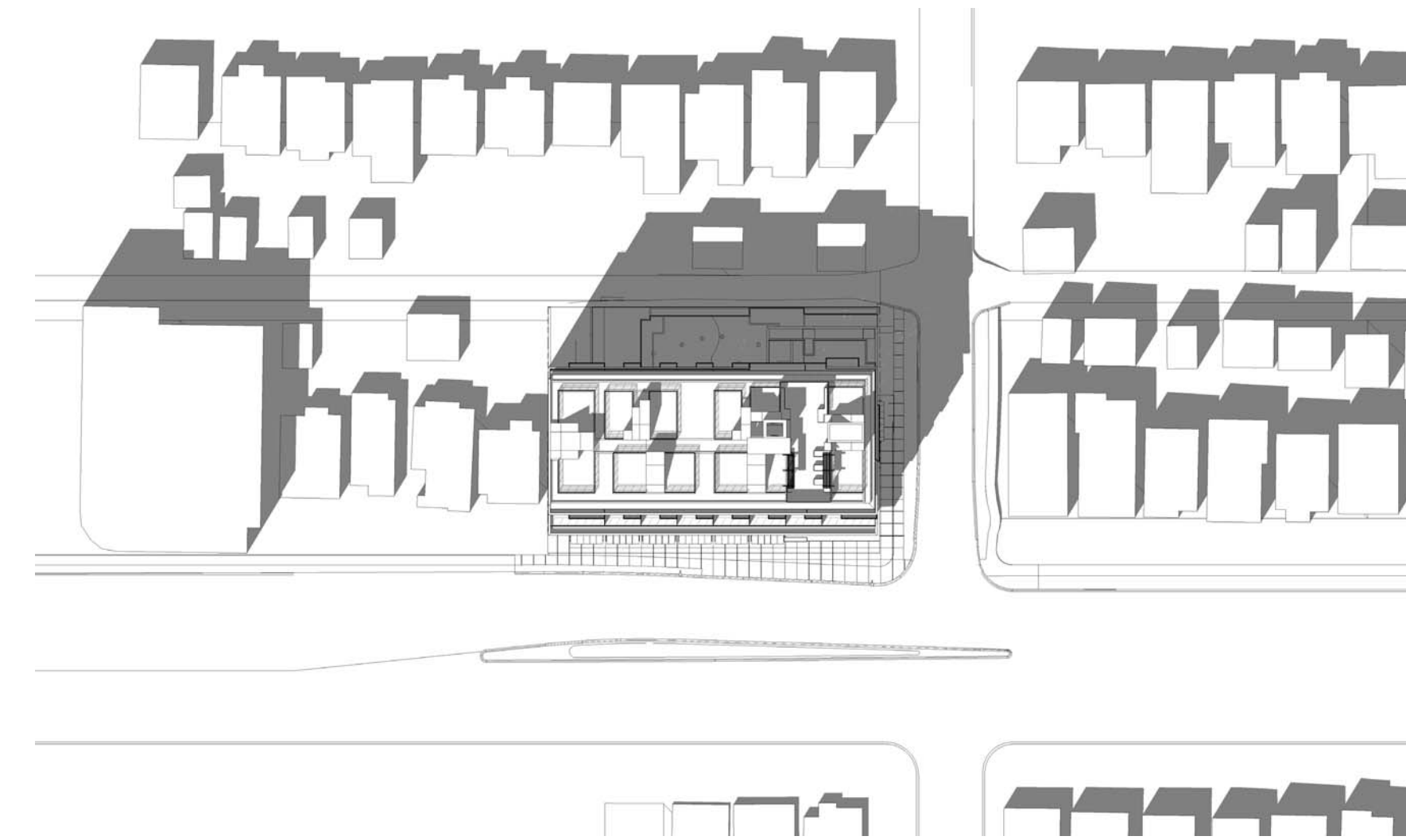




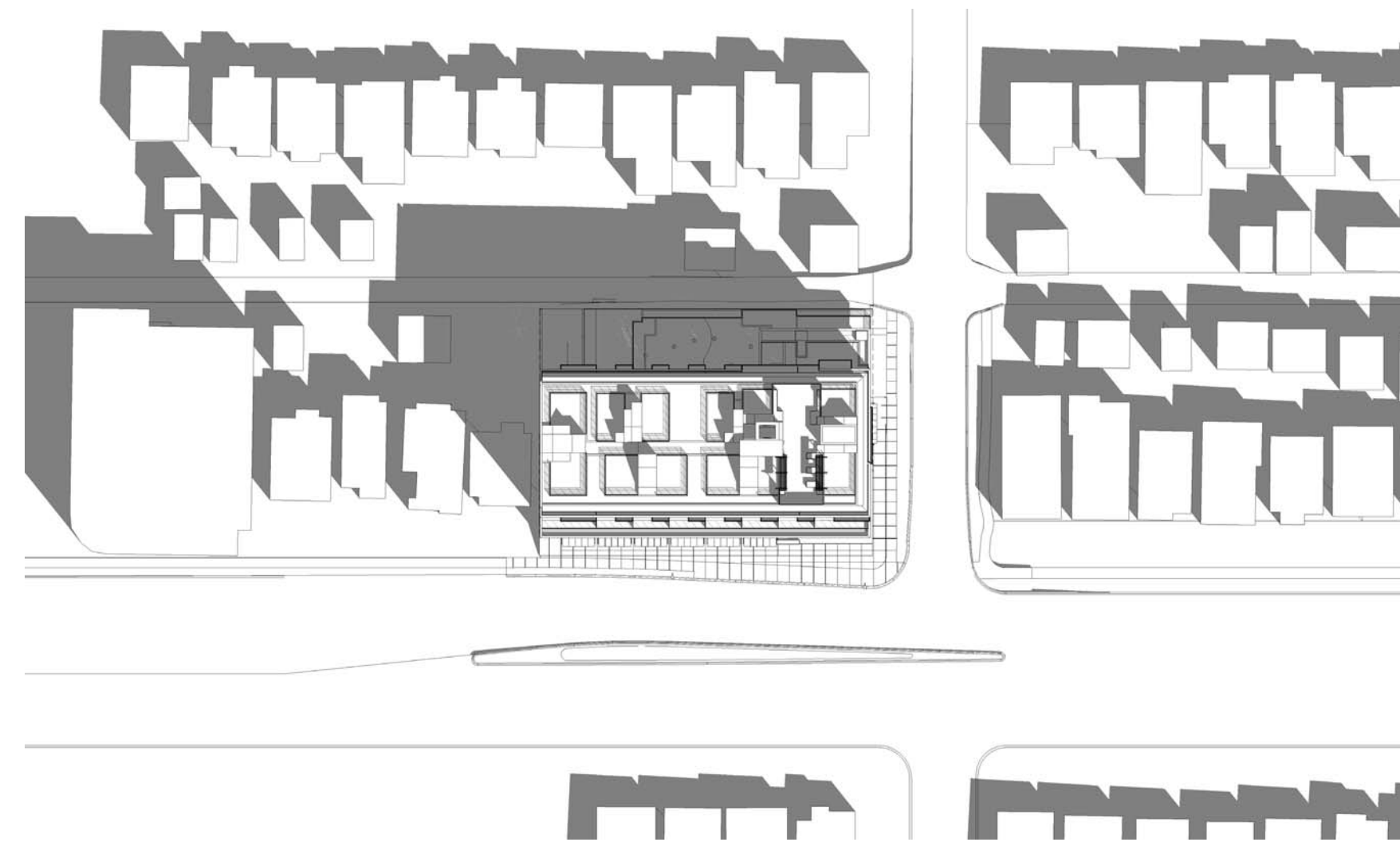
Spring Equinox - 10:00am



Spring Equinox - 12:00pm



Spring Equinox - 2:00pm



Fall Equinox - 10:00am



Fall Equinox - 12:00pm



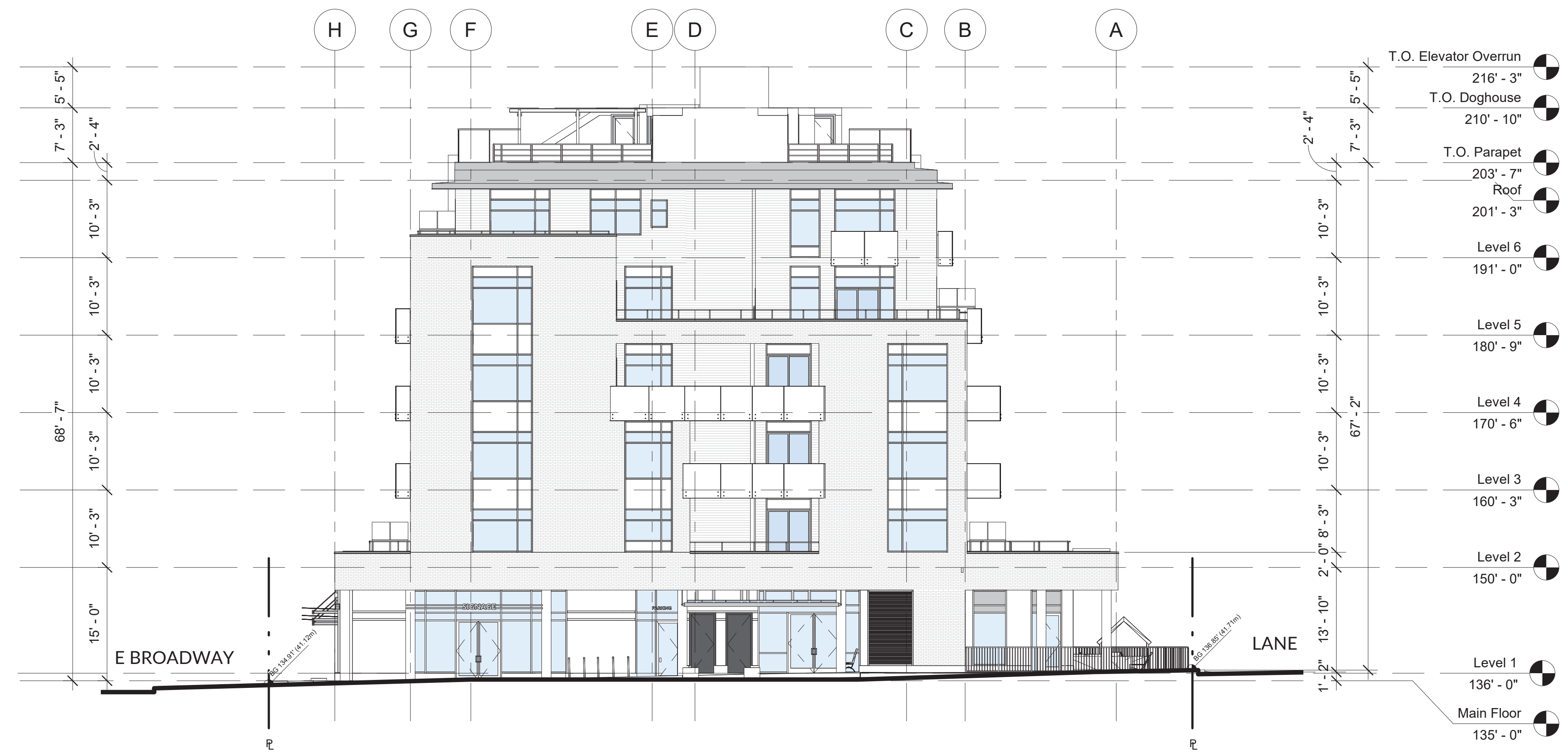
Fall Equinox - 2:00pm



1 South Elevation  
3/32" = 1'-0"



Rendered South Elevation



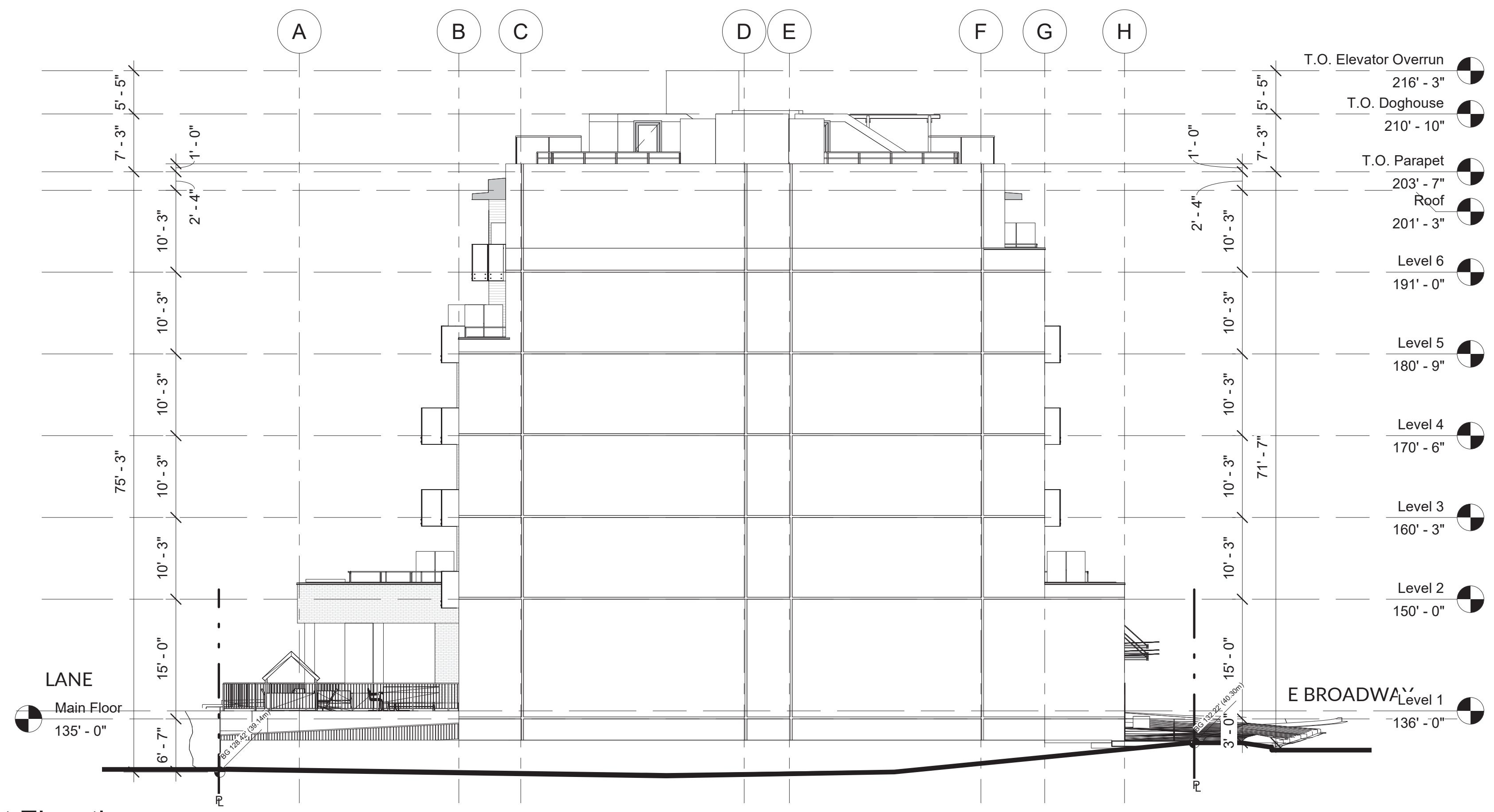
1 East Elevation  
3/32" = 1'-0"



Rendered East Elevation

**Broadway-Semlin**

1961-1995 E Broadway and 2465 Semlin Dr



1 West Elevation  
3/32" = 1'-0"



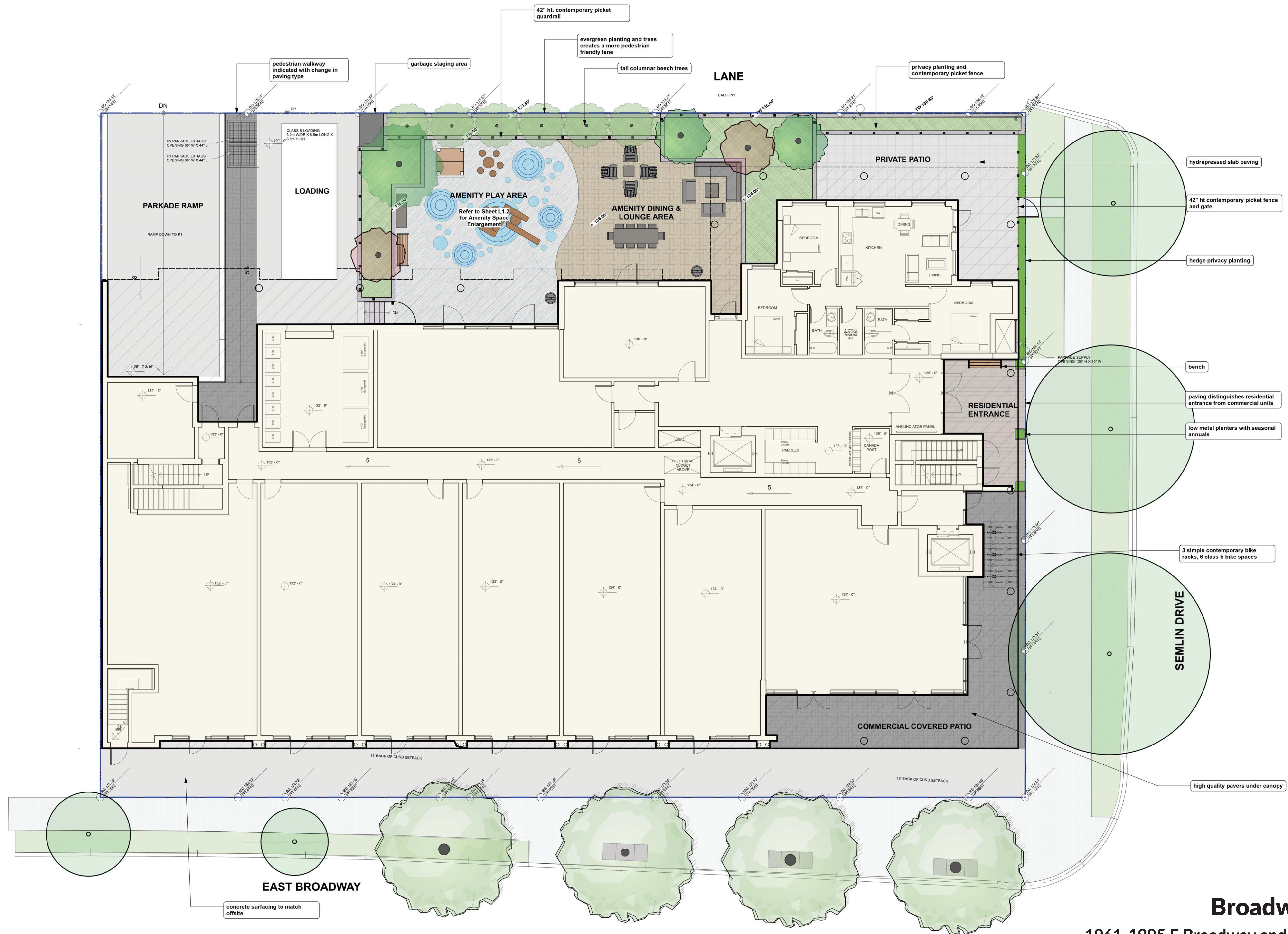
Rendered West Elevation

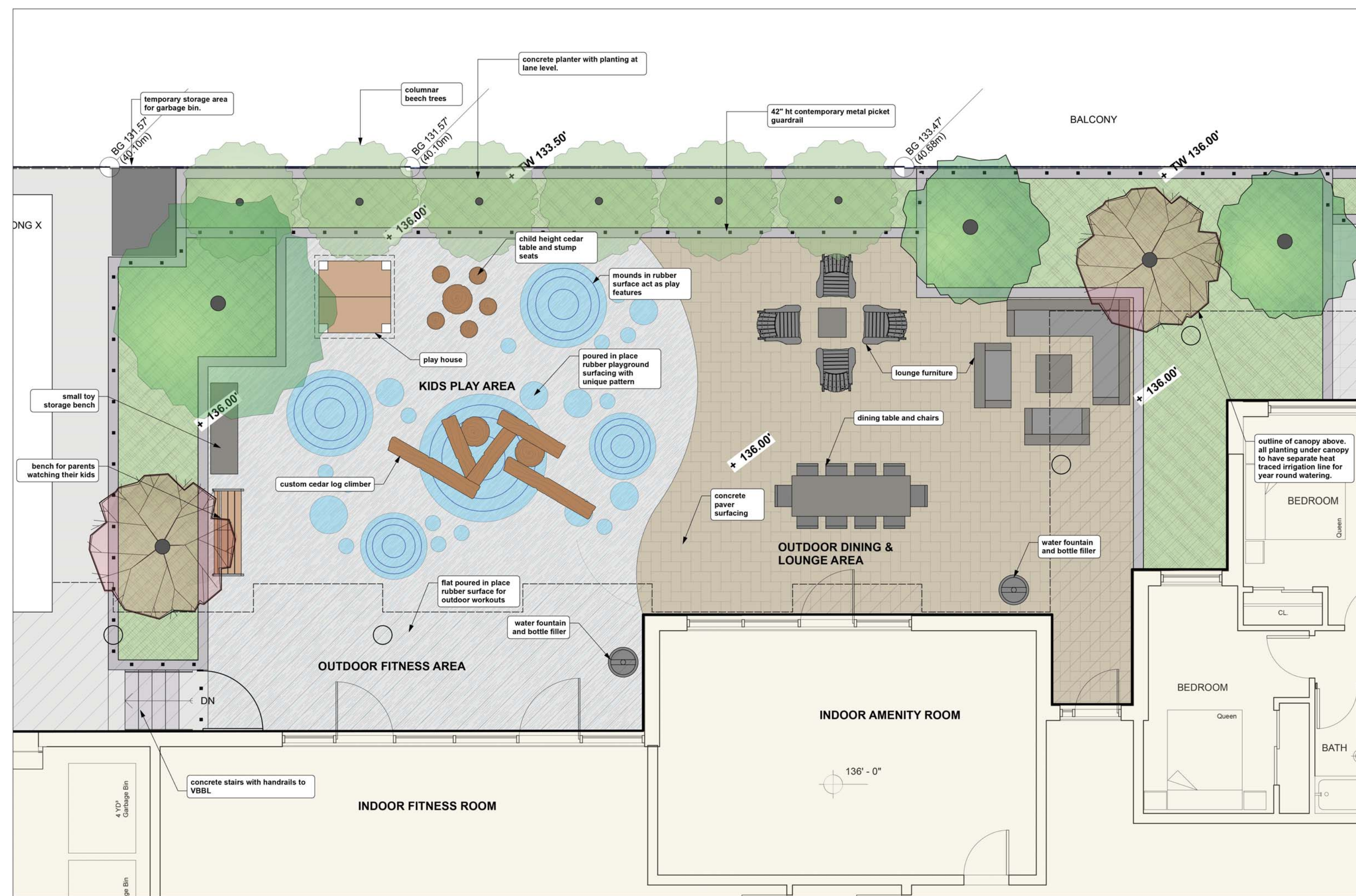


Rendered North Elevation

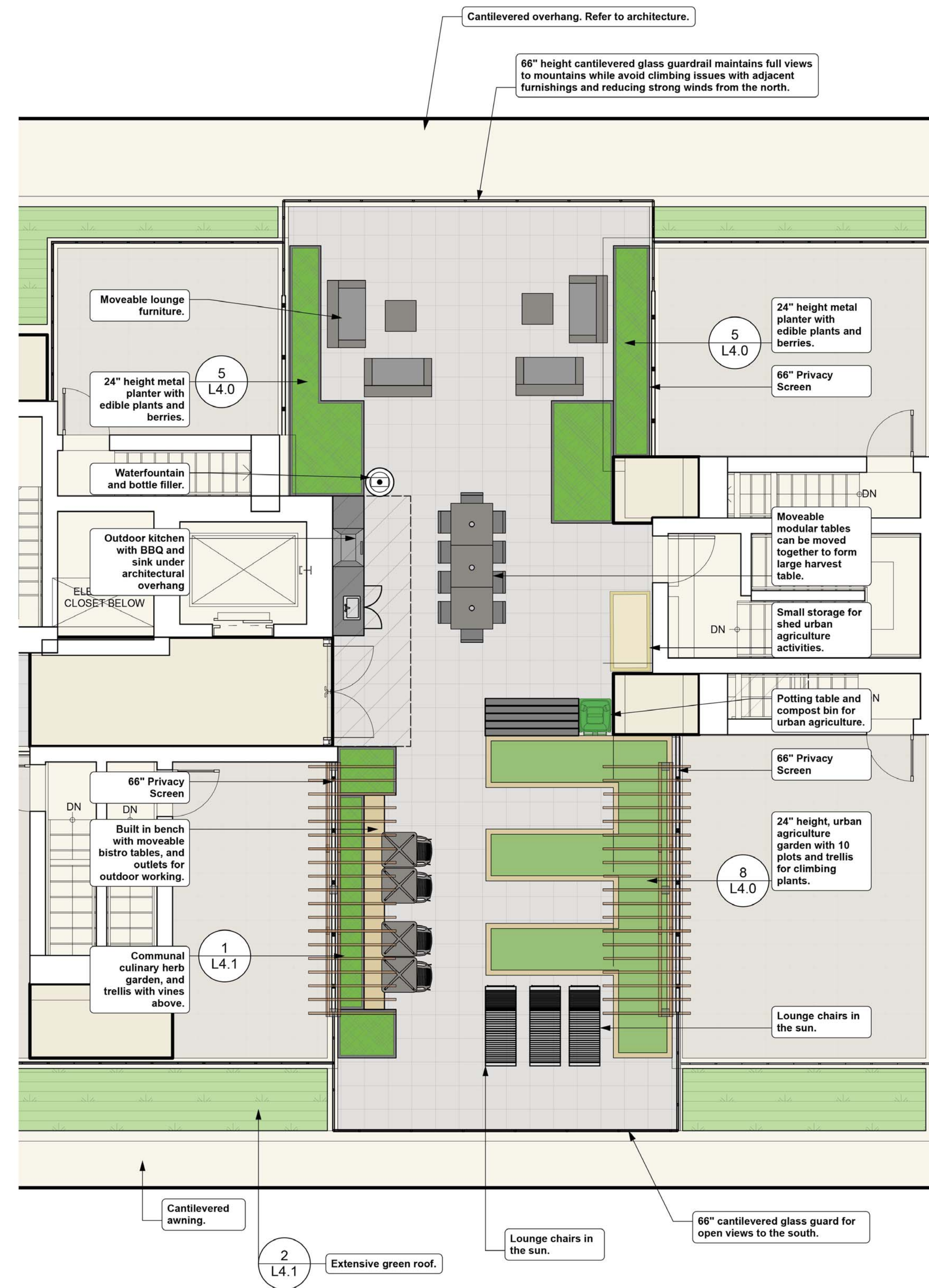
**Broadway-Semlin**

1961-1995 E Broadway and 2465 Semlin Dr





1 Ground Level Amenity  
Scale: 1/4" = 1'-0"



1 Rooftop Amenity Space  
Scale: 3/16" = 1'-0"