

# 2096 WEST BROADWAY & 2560 ARBUTUS

**Project Address:**

2096 West Broadway &  
2560 Arbutus Street

**Current Zoning:**

C-3A & C-8

**Proposed Zoning:**

CD-1

**Gross Floor Area:**

261,812 sq.ft.

**Commercial Retail Area:**

7,610 sq.ft.

**Kollel Area:**

7,147 sq.ft.

**Residential Area:**

216,061 sq.ft.

**Suite Mix:**

56 - Studio	22%
110 - 1 BR	42%
68 - 2 BR	26%
26 - 3 BR	10%

Total Units: 260

**Site Area:**

20,250 sq.ft.  
(1,881.29 m<sup>2</sup>)

**Proposed Density:**

230,818 sq.ft.  
(20,068.45 m<sup>2</sup>)

**Proposed Building Height:**

30 Storeys

**Parking Provided:**

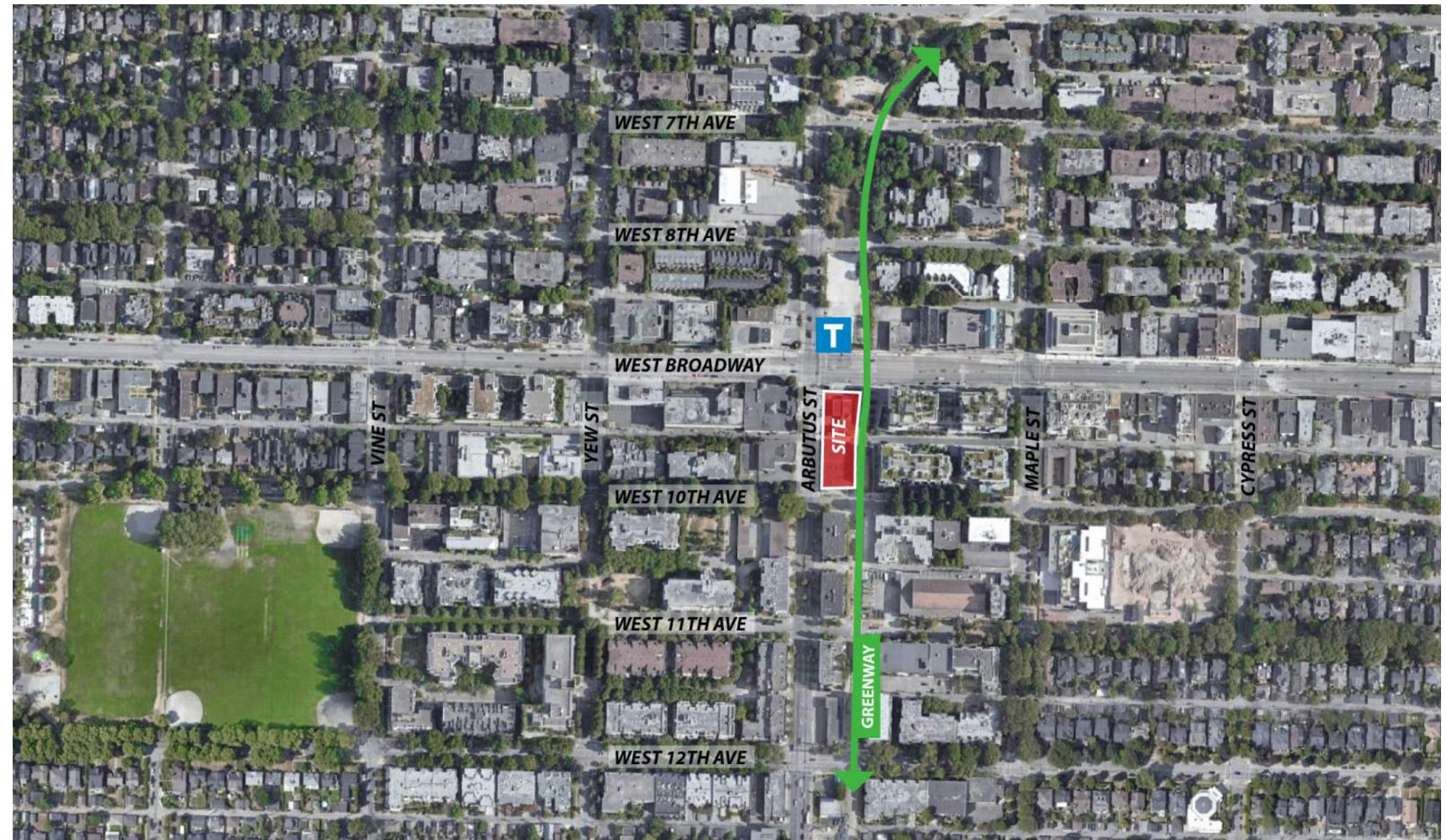
67 Parking Spots

**Bicycle Parking Provided:**

Class A - 489 Stalls  
Class B - 20 Stalls

**Loading Provided:**

Class A - 2 Stalls  
Class B - 2 Stalls



# SITE CONTEXT



The project is situated in a sustainable transportation hub at the corner of West Broadway and Arbutus Street. The future Arbutus Station is located immediately across the street to the north. The site is also bordered by the Arbutus Greenway, which is a prominent arterial walking and bicycling corridor. Current improvements consist of outdated commercial space in need of redevelopment.



1. View looking southeast towards the site



2. View looking southwest towards the site



1. View looking east from the site along West 10th Ave



2. View looking south from the site down Arbutus St



3. View looking northeast towards the site



4. View looking northwest towards the site



3. View looking west from the site along West Broadway

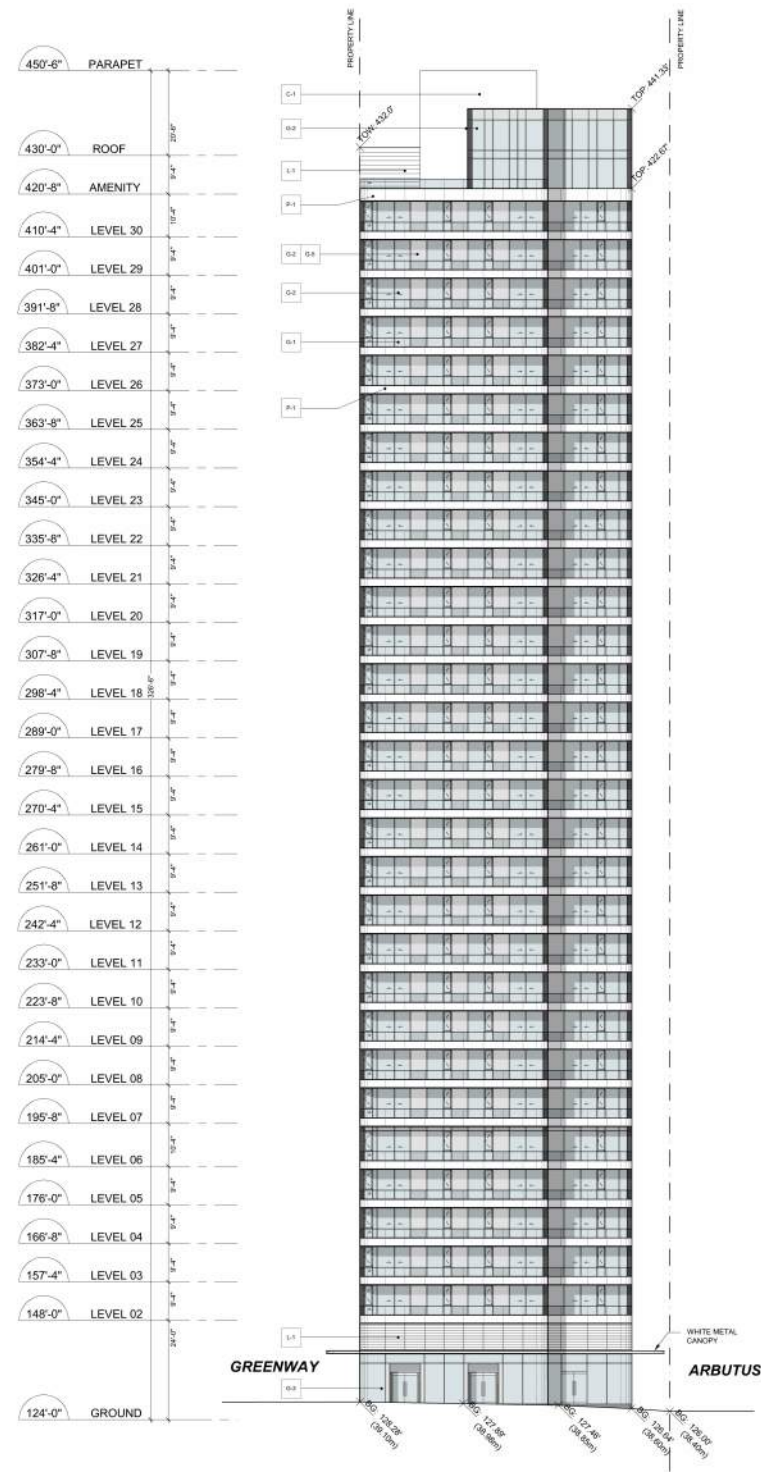


4. View looking east from the site along West Broadway

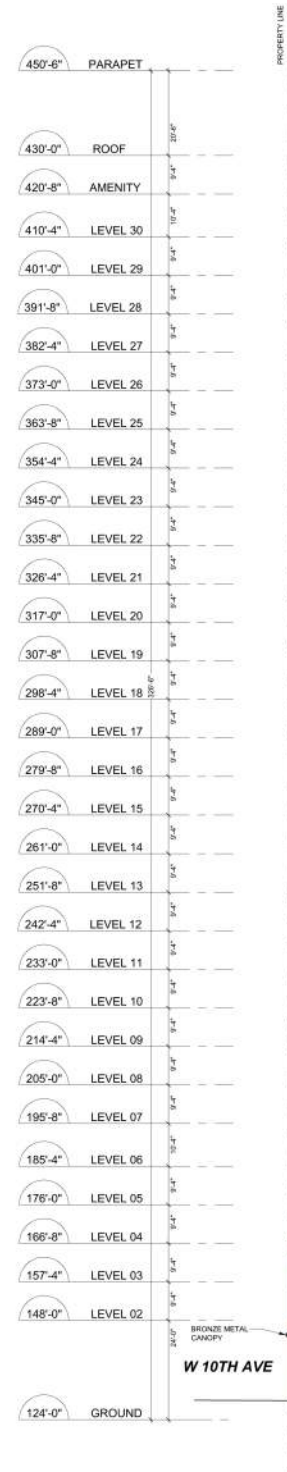
# STREETSCAPE ELEVATIONS



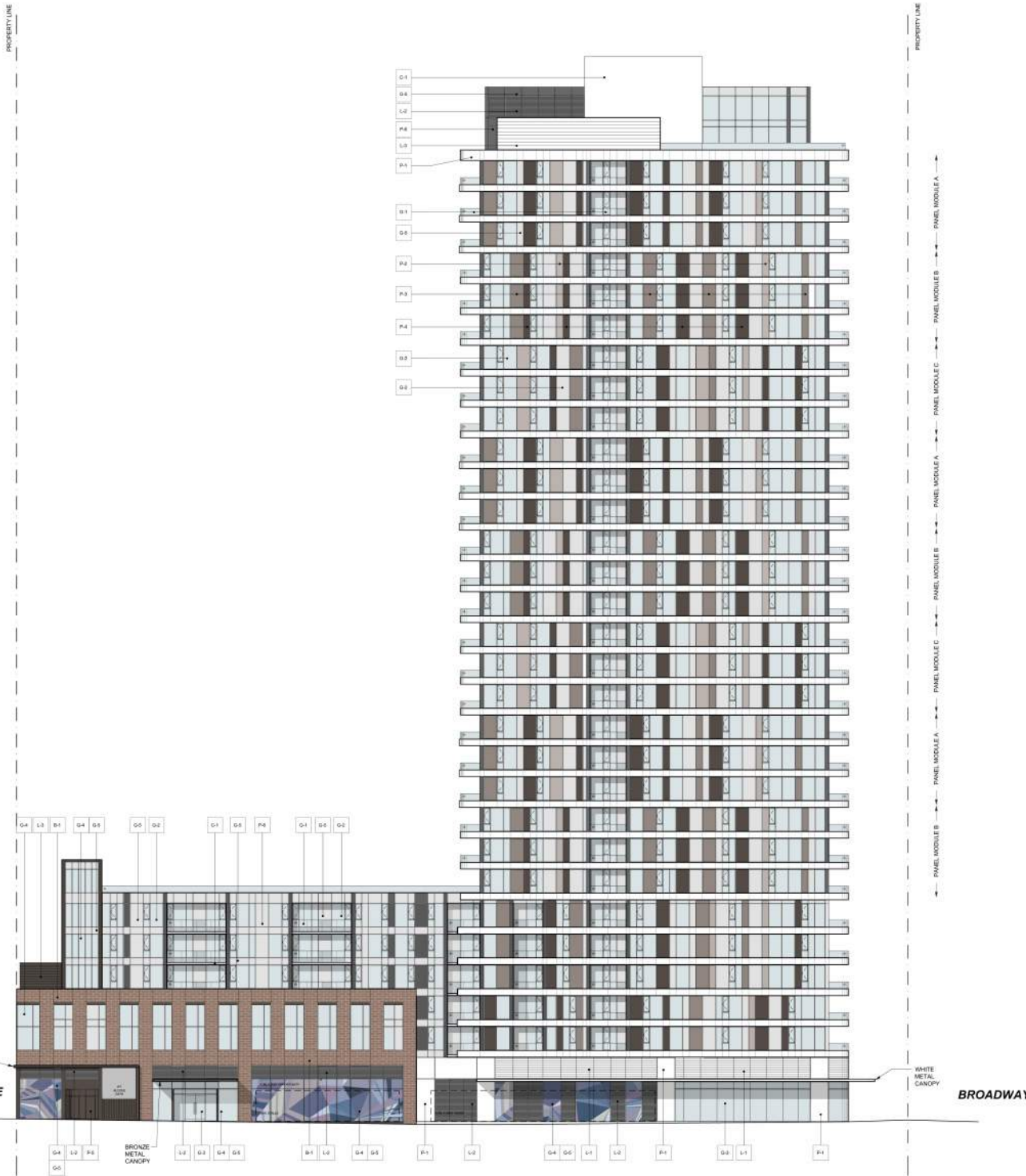
# NORTH AND EAST ELEVATIONS











North Elevation

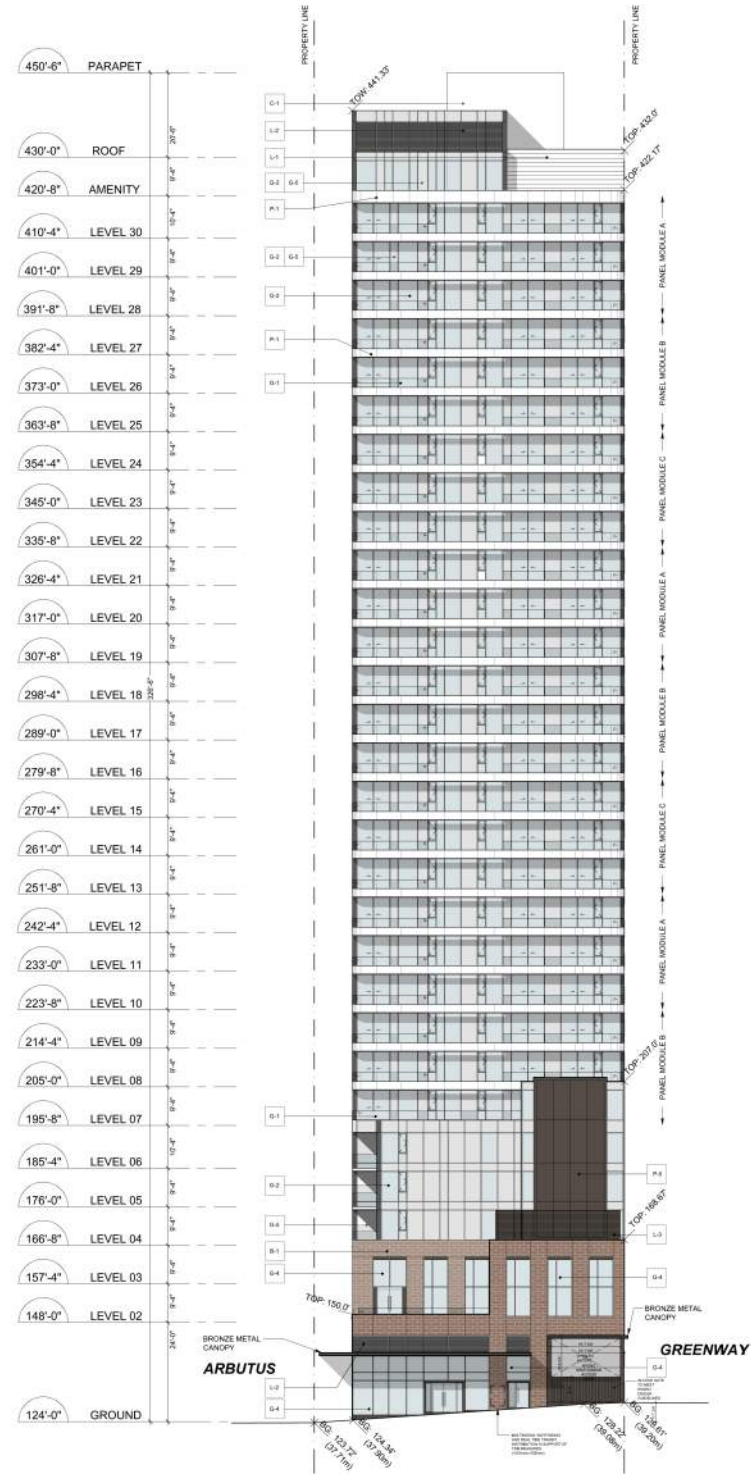


East Elevation



-  **B-1**  
Brick  
Medium Brown
-  **P-1**  
Raised Metal Panel  
White
-  **P-2, P-3, P-4**  
Metal Panel  
Lt., Med., Reg. Bronze
-  **P-5**  
Metal Panel  
Dark Bronze
-  **P-6**  
Metal Panel  
Charcoal
-  **C-1**  
Painted Concrete
-  **L-1, L-2, L-3**  
Louver  
White, Charcoal, Bronze
-  **G-1**  
Glass  
Guardrail
-  **G-2**  
Window Wall  
Black Mullions
-  **G-3**  
Storefront  
SSG
-  **G-4**  
Storefront  
Bronze Mullions
-  **G-5**  
Glass  
Spandrel






# SOUTH AND WEST ELEVATIONS



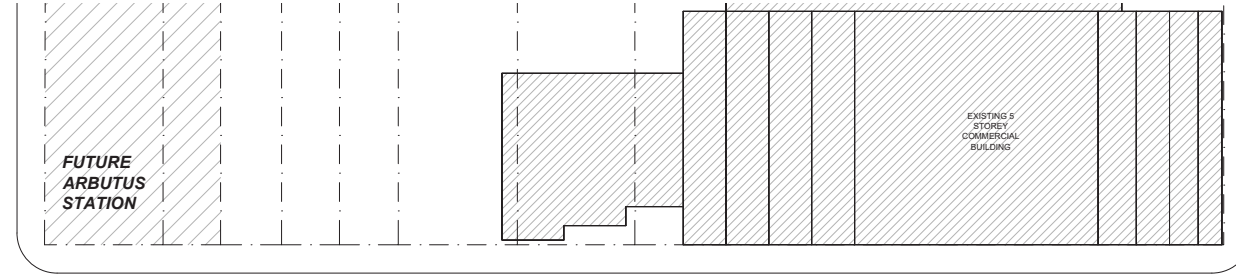
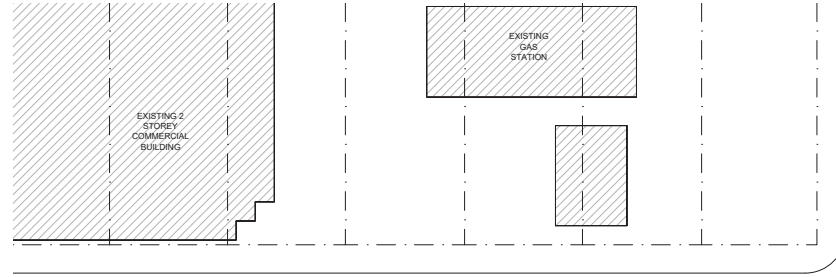
South Elevation



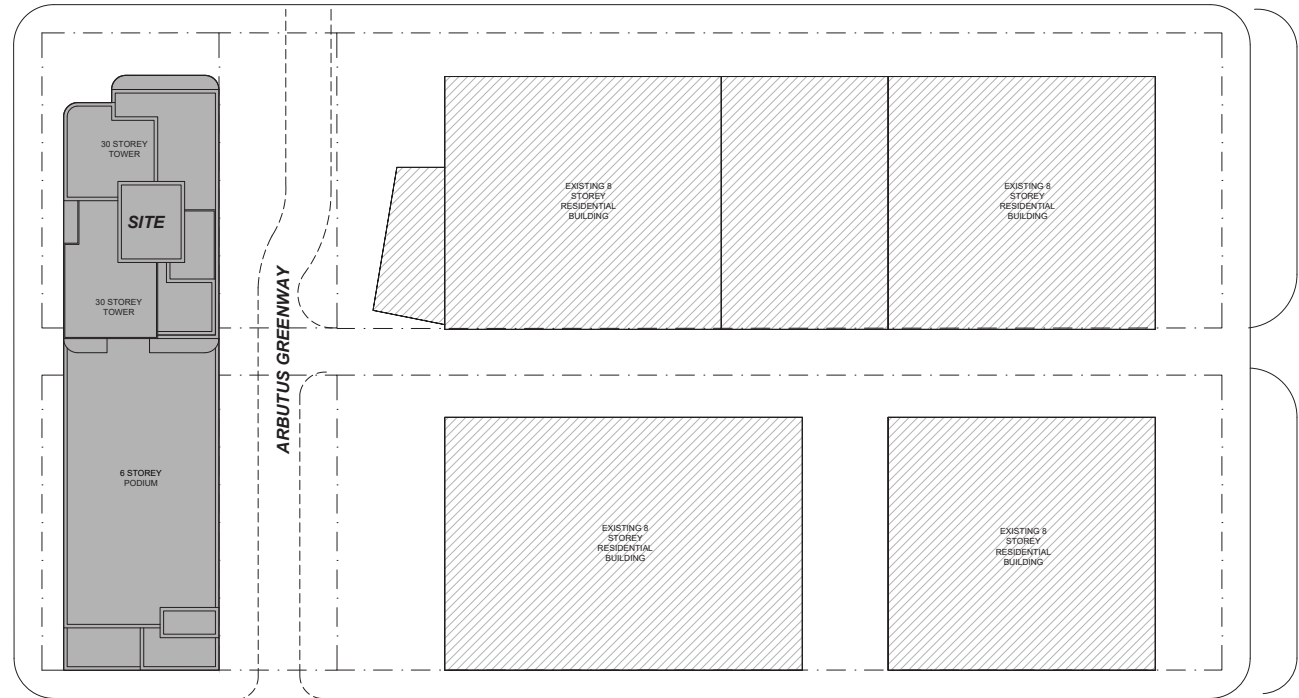
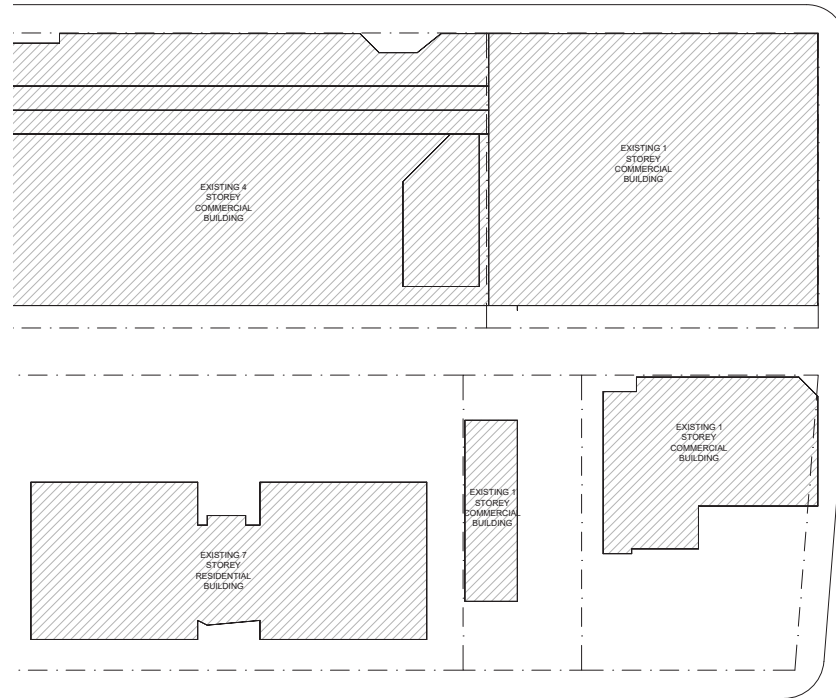
West Elevation

-  **B-1**  
Brick  
Medium Brown
-  **P-1**  
Raised Metal Panel  
White
-  **P-2, P-3, P-4**  
Metal Panel  
Lt., Med., Reg. Bronze
-  **P-5**  
Metal Panel  
Dark Bronze
-  **P-6**  
Metal Panel  
Charcoal
-  **C-1**  
Painted Concrete
-  **L-1, L-2, L-3**  
Louver  
White, Charcoal, Bronze
-  **G-1**  
Glass  
Guardrail
-  **G-2**  
Window Wall  
Black Mullions
-  **G-3**  
Storefront  
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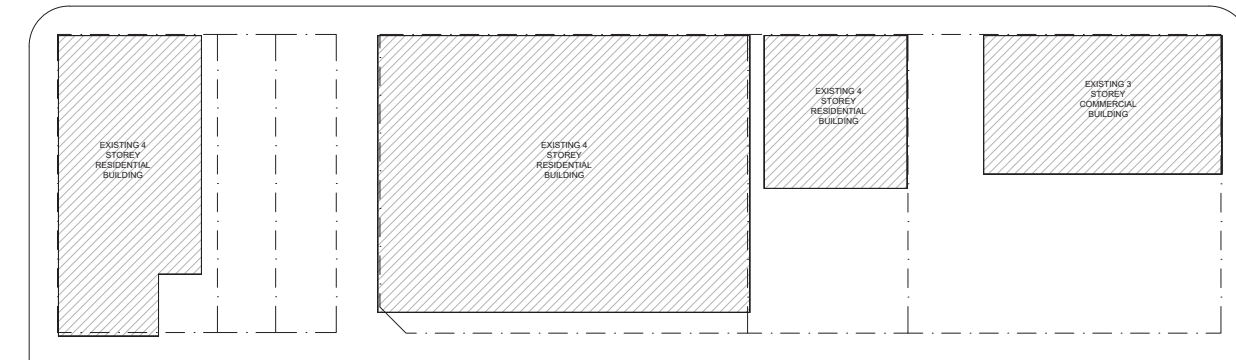
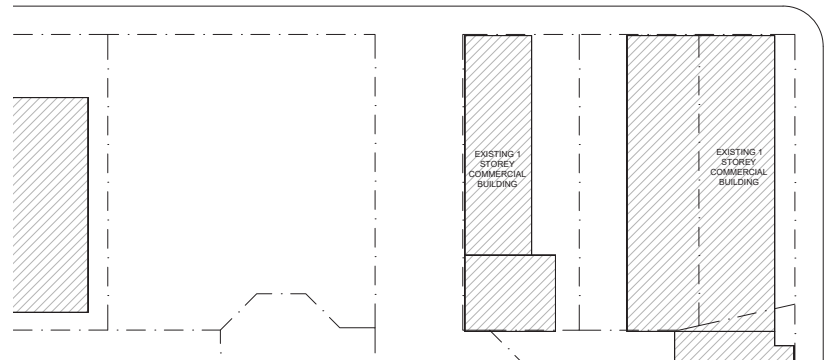
# SITE PLAN



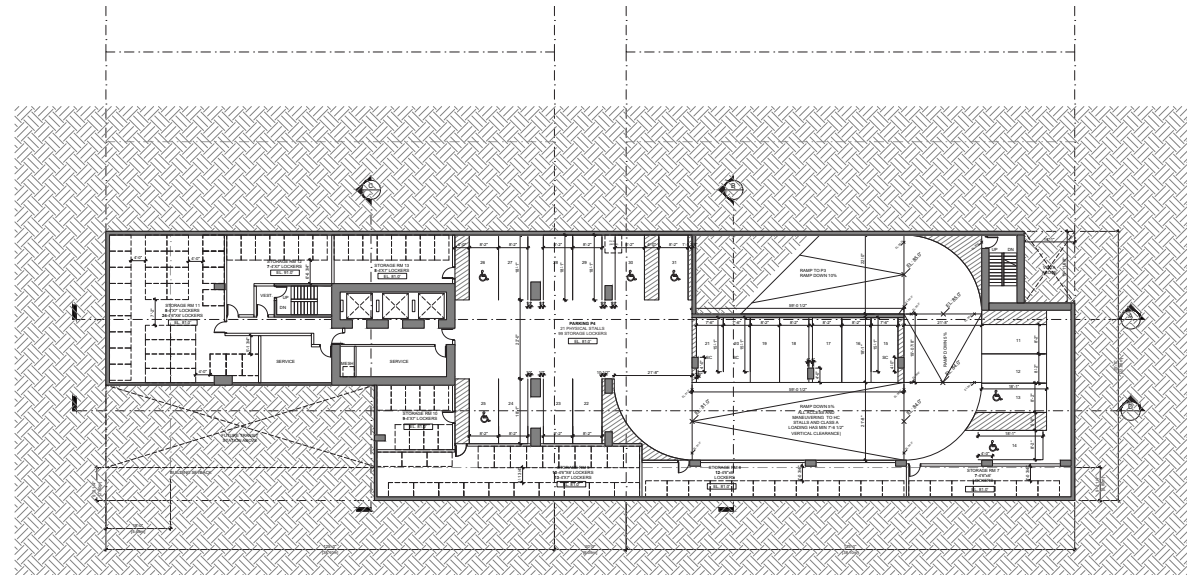
WEST BROADWAY



W 10TH AVE



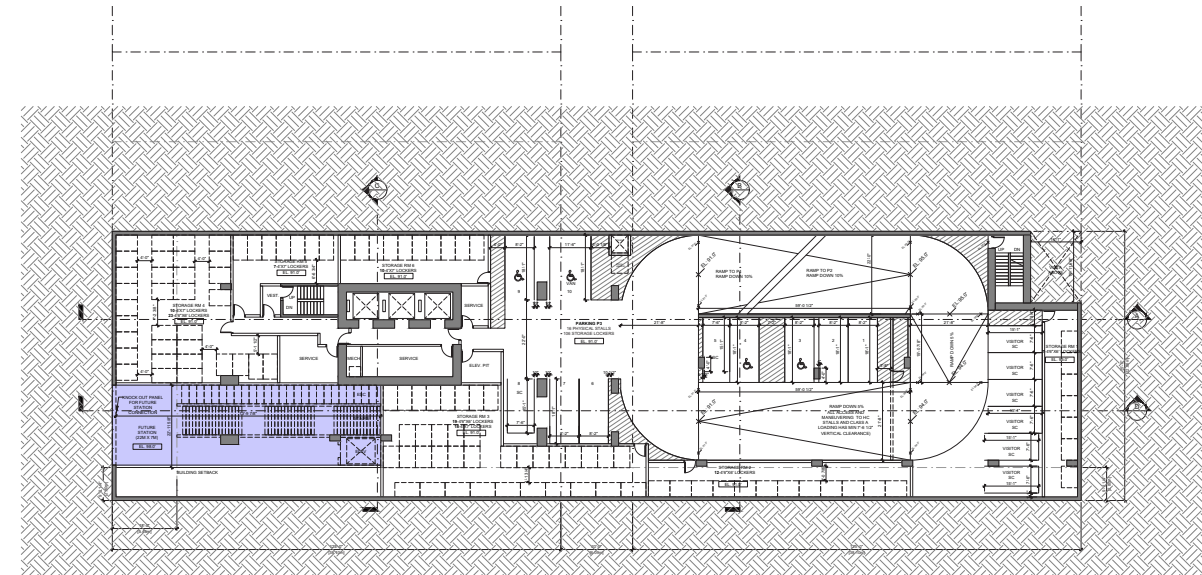
# FLOOR PLANS



PARKING SCHEDULE

	FC	SC	HC	STREET	STREET
P1	3	2	1	6	7
P2	5	6	1	12	13
P3	4	8	4	16	20
P4	12	3	6	21	27
	55			67	

THE OFFICIAL COUNTY AND CITY OF BRITISH COLUMBIA, THROUGH THE OFFICE OF TRANSPORTATION, HAS REVIEWED THIS PLAN AND APPROVES IT FOR THE PURPOSES OF THE TRANSIT ACT.

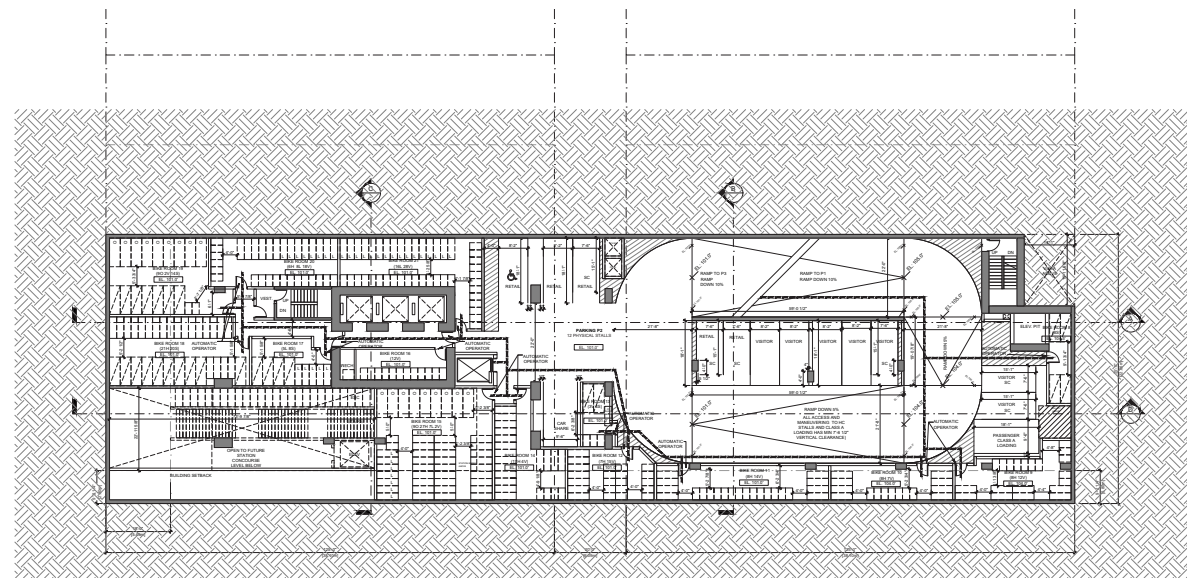


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	FC	SC	HC	STREET	STREET
P1	3	2	1	6	7
P2	5	6	1	12	13
P3	4	8	4	16	20
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	55			67	

LEGEND  
TRANSIT

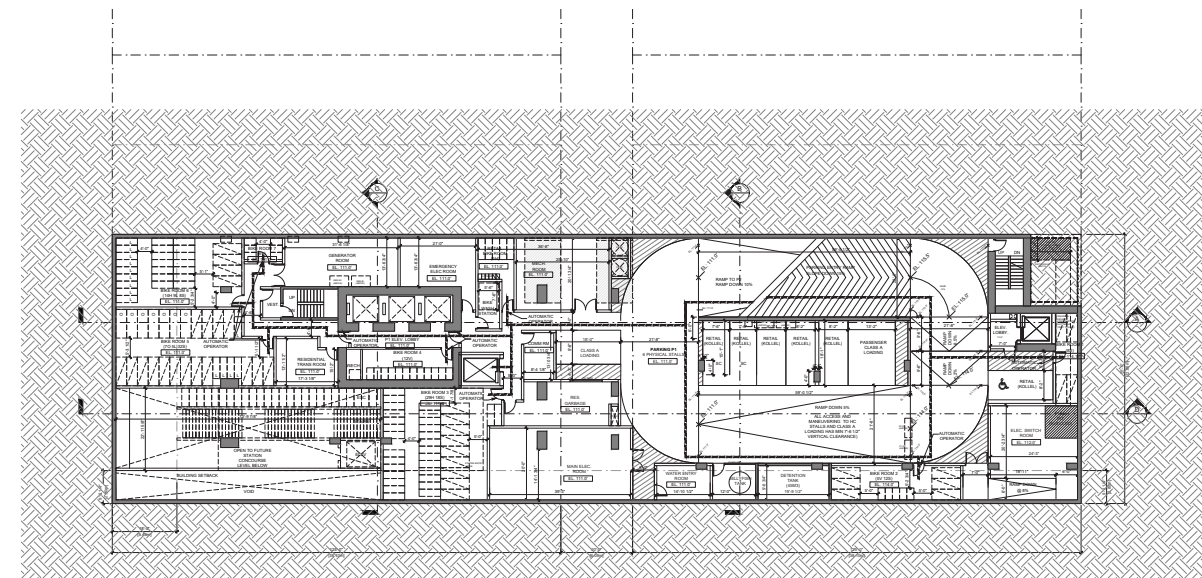
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PARKING SCHEDULE

	FC	SC	HC	STREET	STREET
P1	3	2	1	6	7
P2	5	6	1	12	13
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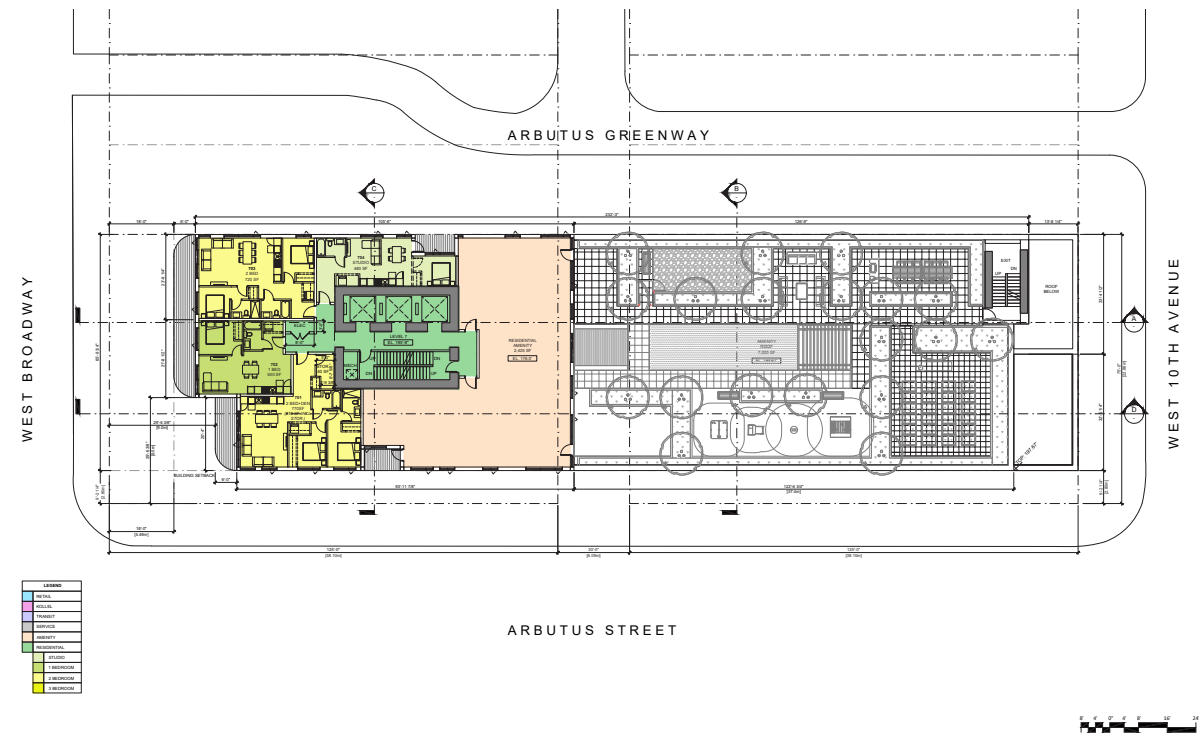
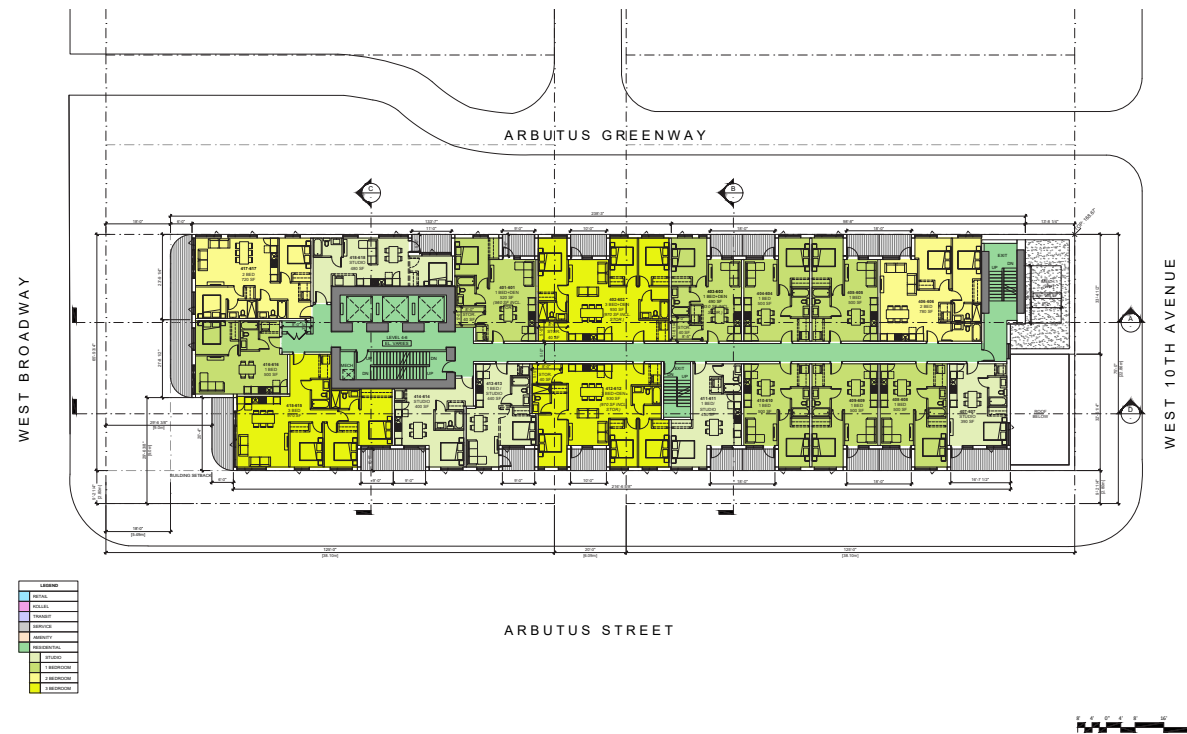
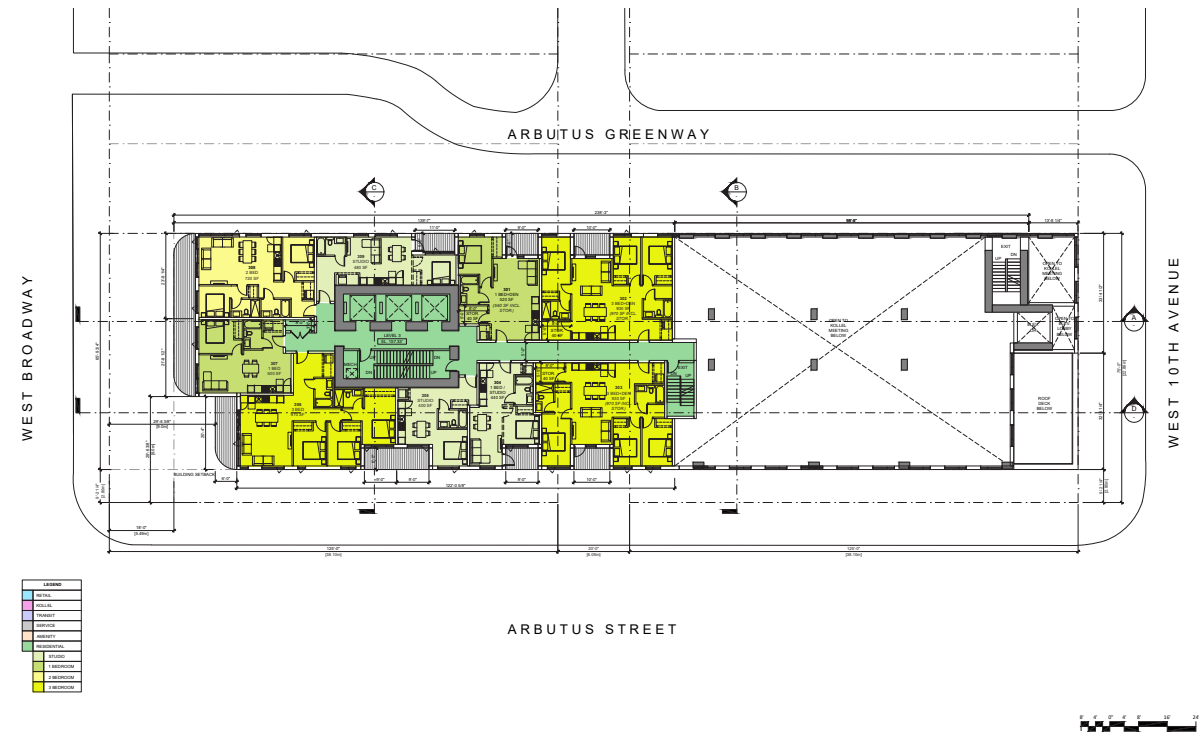
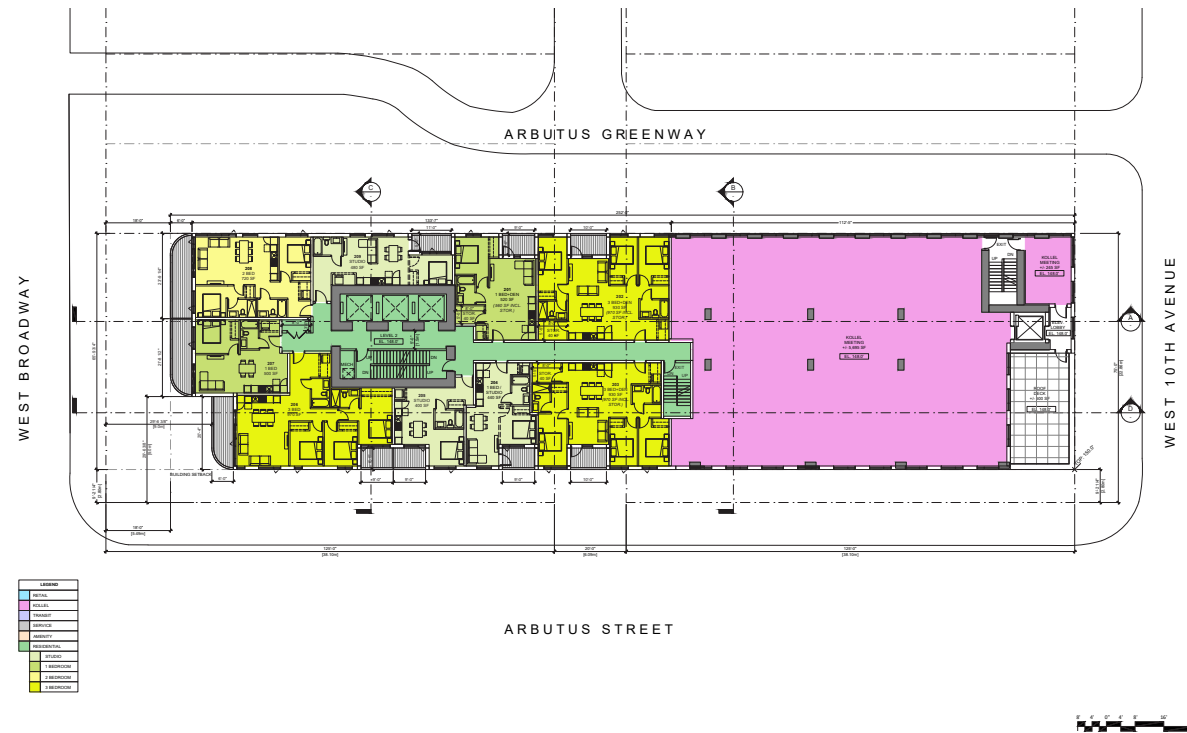
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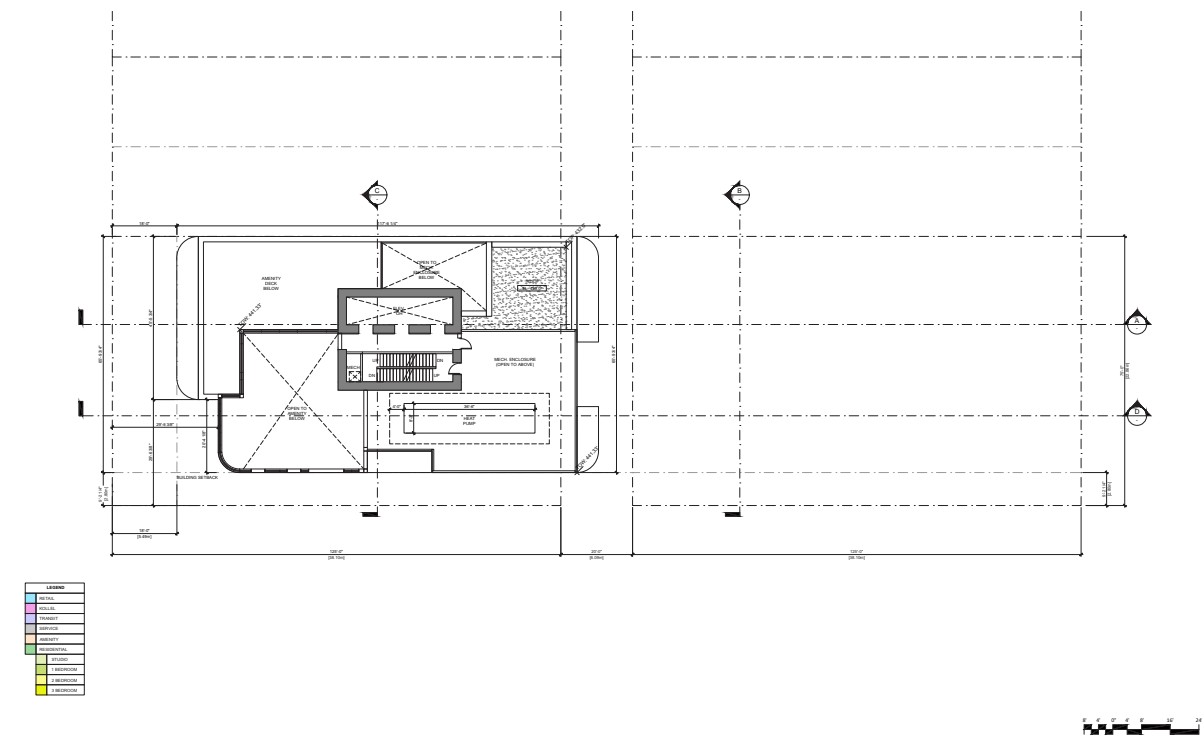
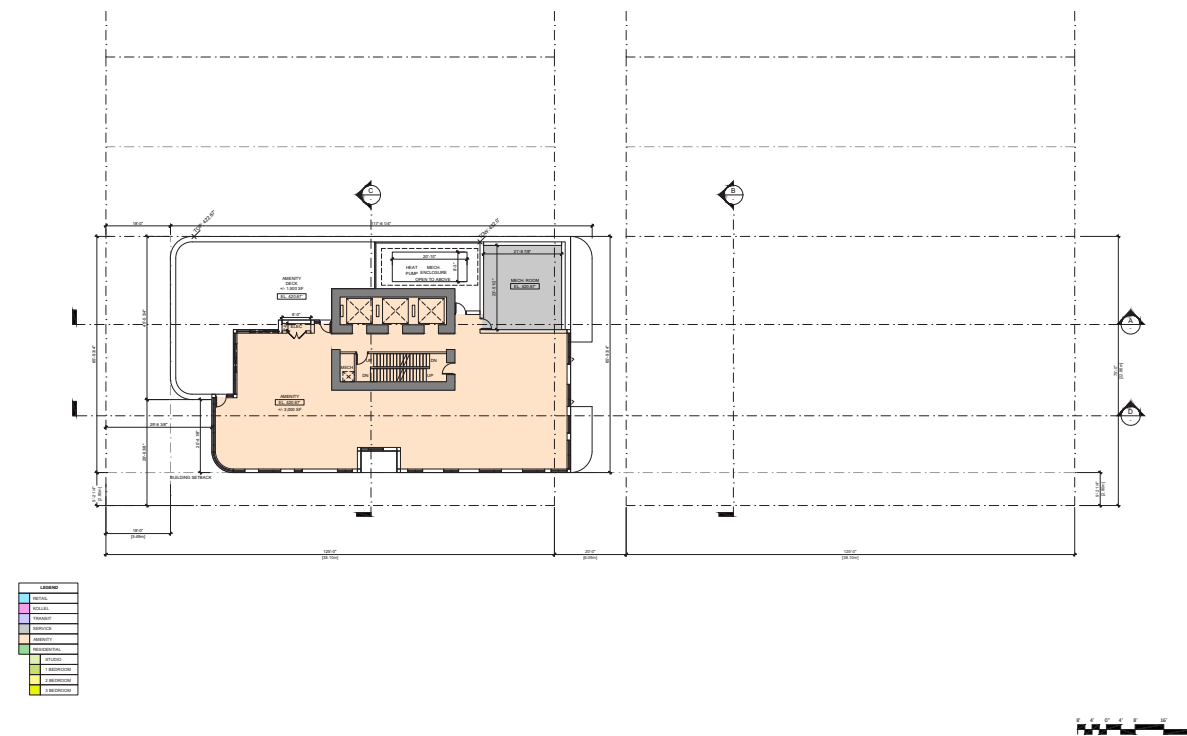
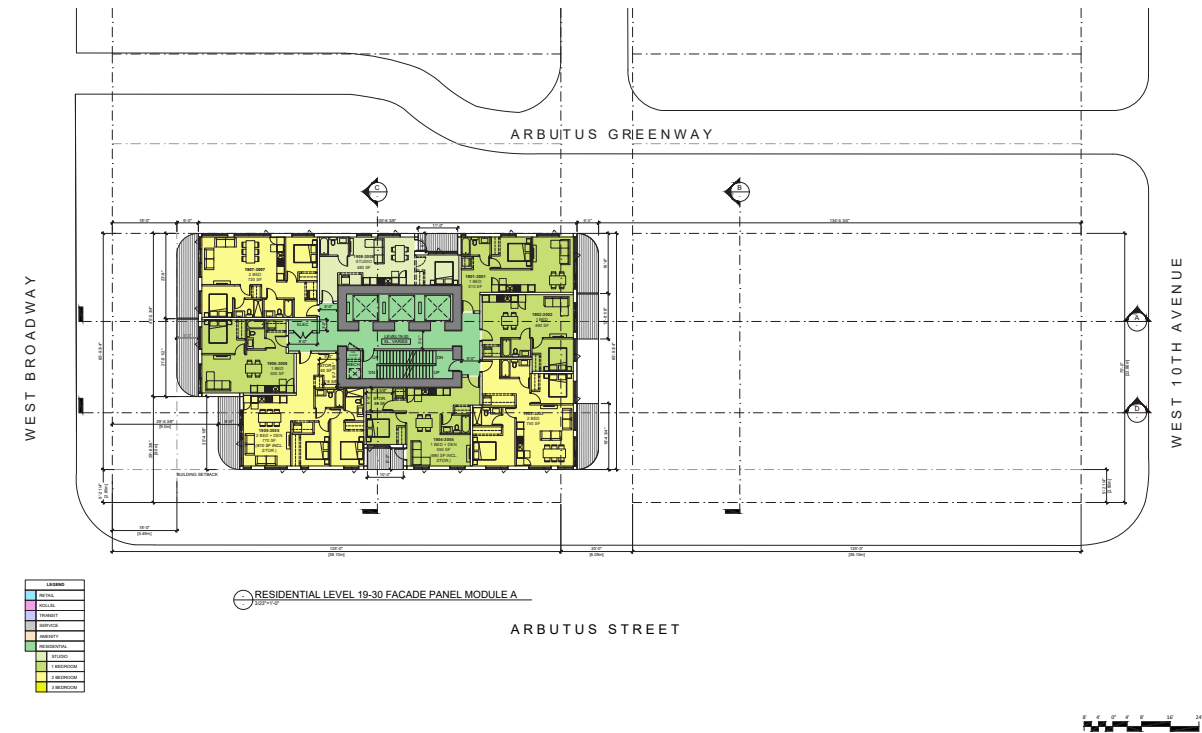
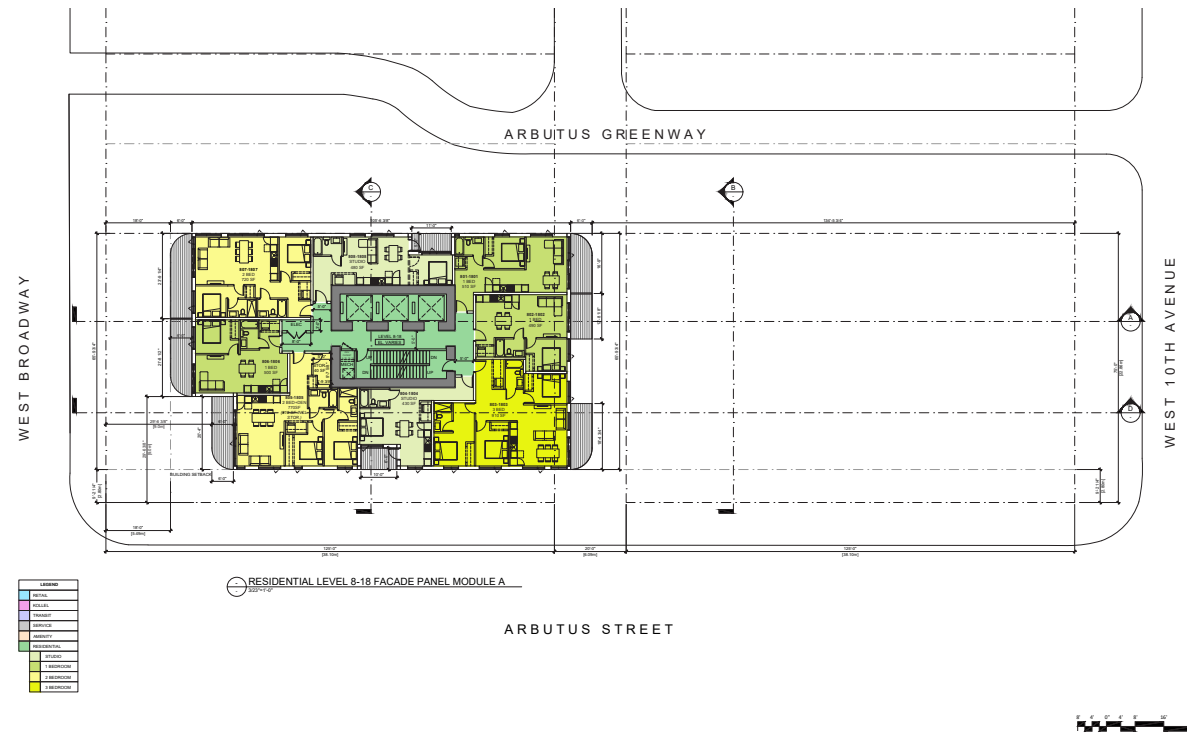




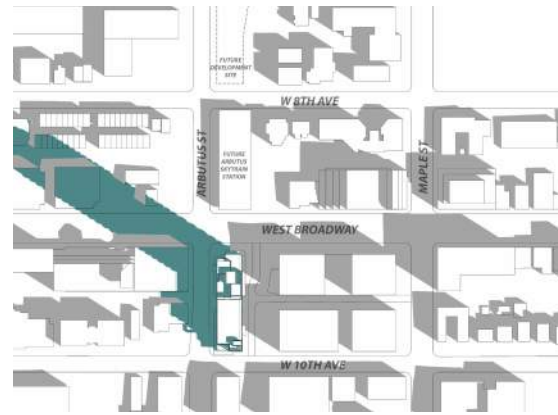
# FLOOR PLANS



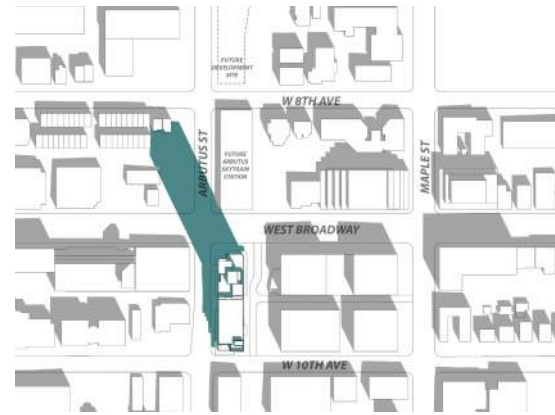
# FLOOR PLANS



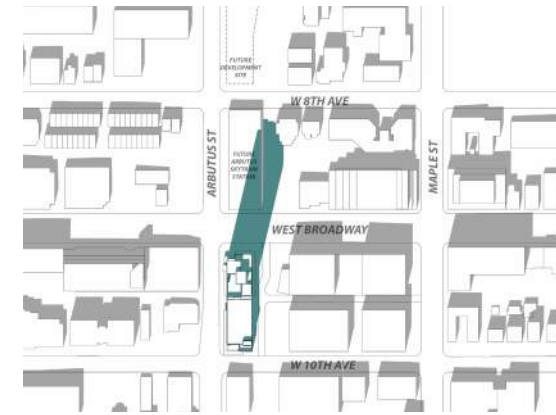
# SHADOW STUDIES



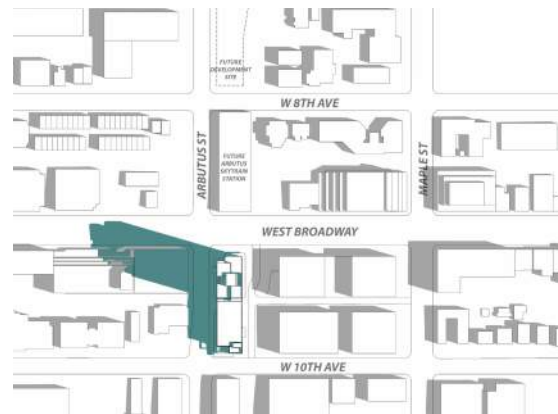
March 21 - 10:00 am



March 21 - 12:00 pm



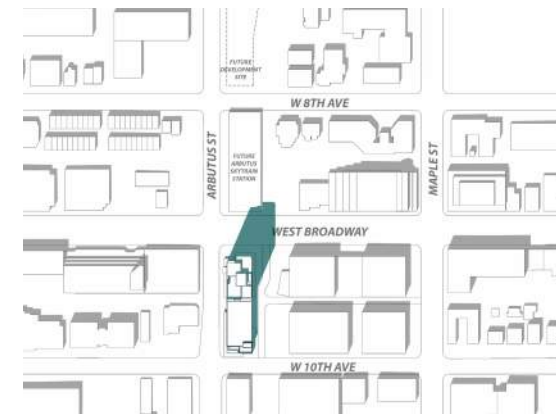
March 21 - 2:00 pm



June 21 - 10:00 am



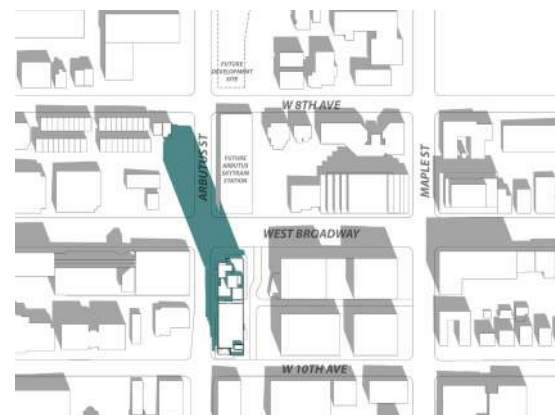
June 21 - 12:00 pm



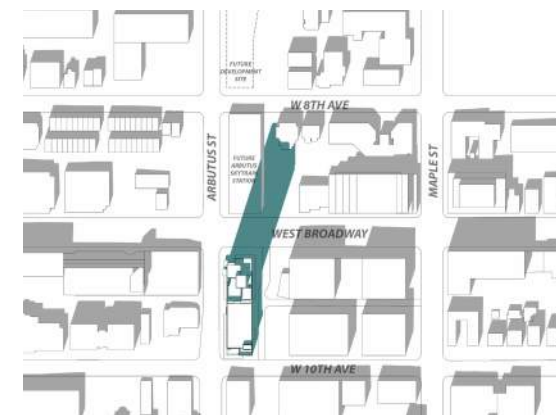
June - 2:00 pm



September 21 - 10:00 am

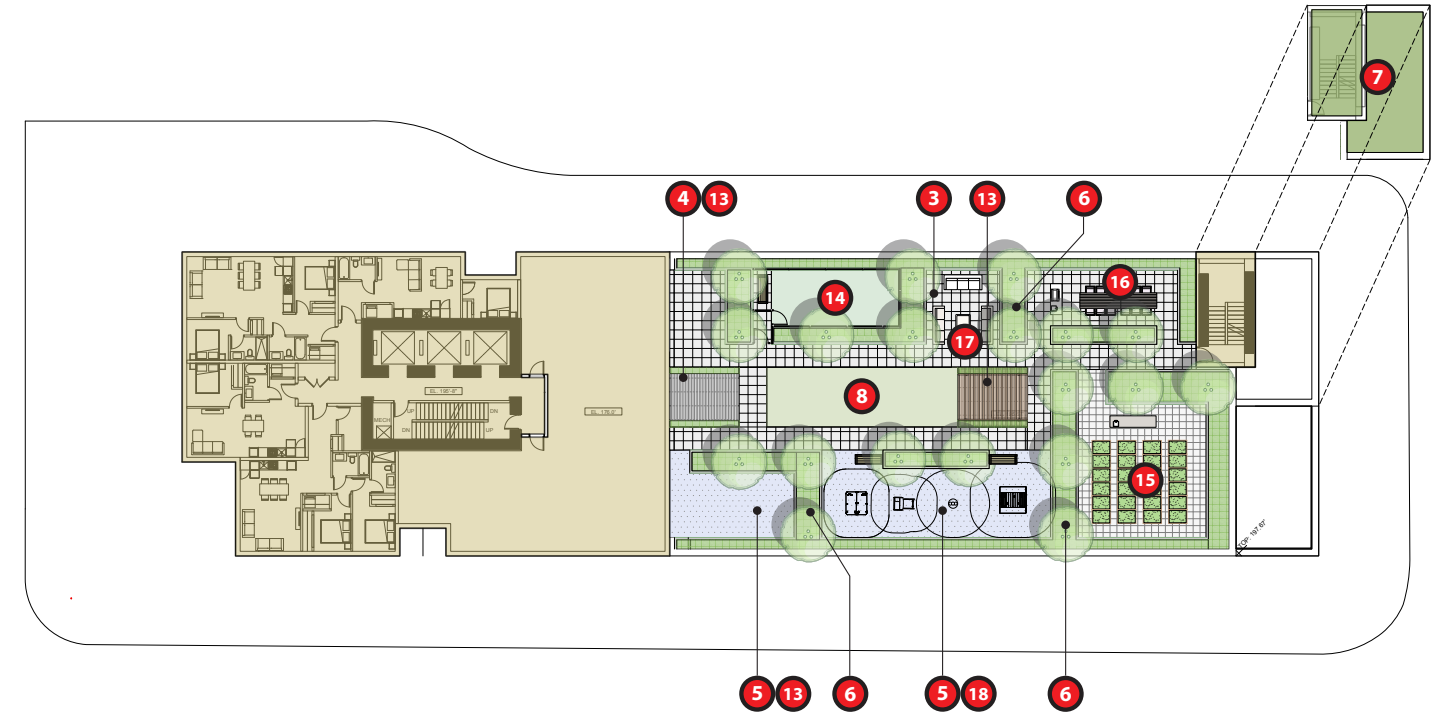
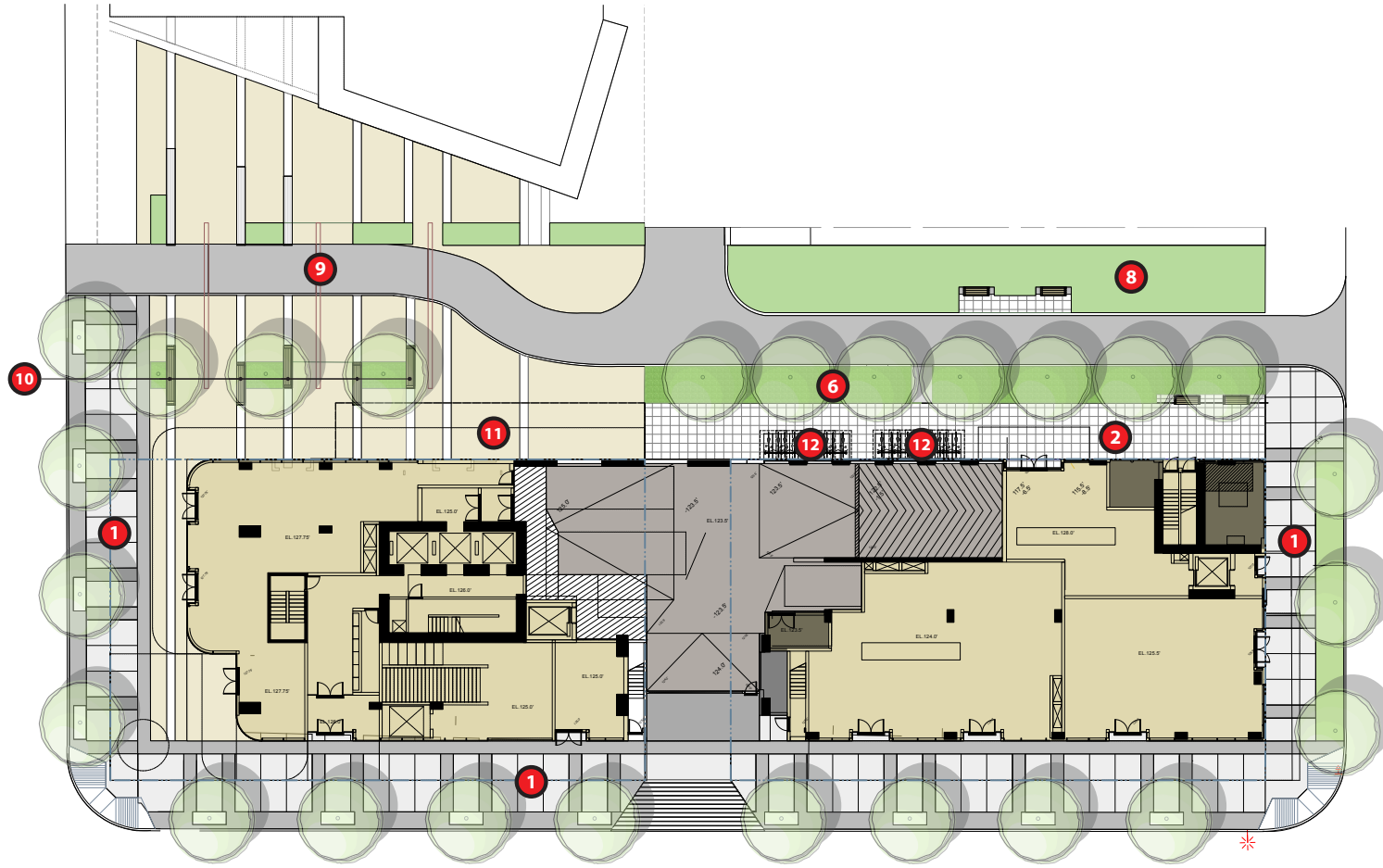


September 21 - 12:00 pm



September 21 - 2:00 pm

# LANDSCAPE



## Legend

- |                                   |                                  |                         |
|-----------------------------------|----------------------------------|-------------------------|
| 1. CIP Concrete Sidewalk          | 7. Green Roof                    | 13. Yoga/Fitness        |
| 2. Hydrapressed Slab Pavers       | 8. Lawn Area                     | 14. Pet Area            |
| 3. Granite Slab Pavers            | 9. Gateway Trellis with Lighting | 15. Urban Agriculture   |
| 4. Decking Material               | 10. Bench                        | 16. Outdoor Kitchen     |
| 5. Rubber Sport/Kids Play Surface | 11. Bike Share                   | 17. Outdoor Living Room |
| 6. Planting Area                  | 12. Class B Bicycles             | 18. Kids Play Area      |

# 3D VIEWS



Above - Aerial view looking at the west elevation

*Note: Translucent buildings represent potential future development outlines under the Broadway Plan.*



Above - View looking south at grade from the Arbutus Greenway

*Note: Translucent buildings represent potential future development outlines under the Broadway Plan.*



Left - Aerial view looking northeast at the corner of West 10th Avenue and Arbutus St.

*Note: Translucent buildings represent potential future development outlines under the Broadway Plan.*

# 3D VIEWS



Above - View looking northeast at grade from the corner of West 10th Avenue and Arbutus St.

*Note: Translucent buildings represent potential future development outlines under the Broadway Plan.*



Above - View looking southeast at grade from the corner of West Broadway and Arbutus St.

*Note: Translucent buildings represent potential future development outlines under the Broadway Plan.*



Left - View looking northwest at the corner of West 10th Avenue and the Arbutus Greenway.

*Note: Translucent buildings represent potential future development outlines under the Broadway Plan.*

# MATERIAL BOARD



- B-1**  
Brick  
Medium Brown
- P-1**  
Raised Metal Panel  
White
- P-2, P-3, P-4**  
Metal Panel  
Lt., Med, Reg. Bronze
- P-5**  
Metal Panel  
Dark Bronze
- P-6**  
Metal Panel  
Charcoal
- C-1**  
Painted Concrete



- L-1, L-2, L-3**  
Louver  
White, Charcoal, Bronze
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