

BROADWAY PLAN DEVELOPMENT - 100% SECURED RENTAL INCLUDING 20% BELOW MARKET

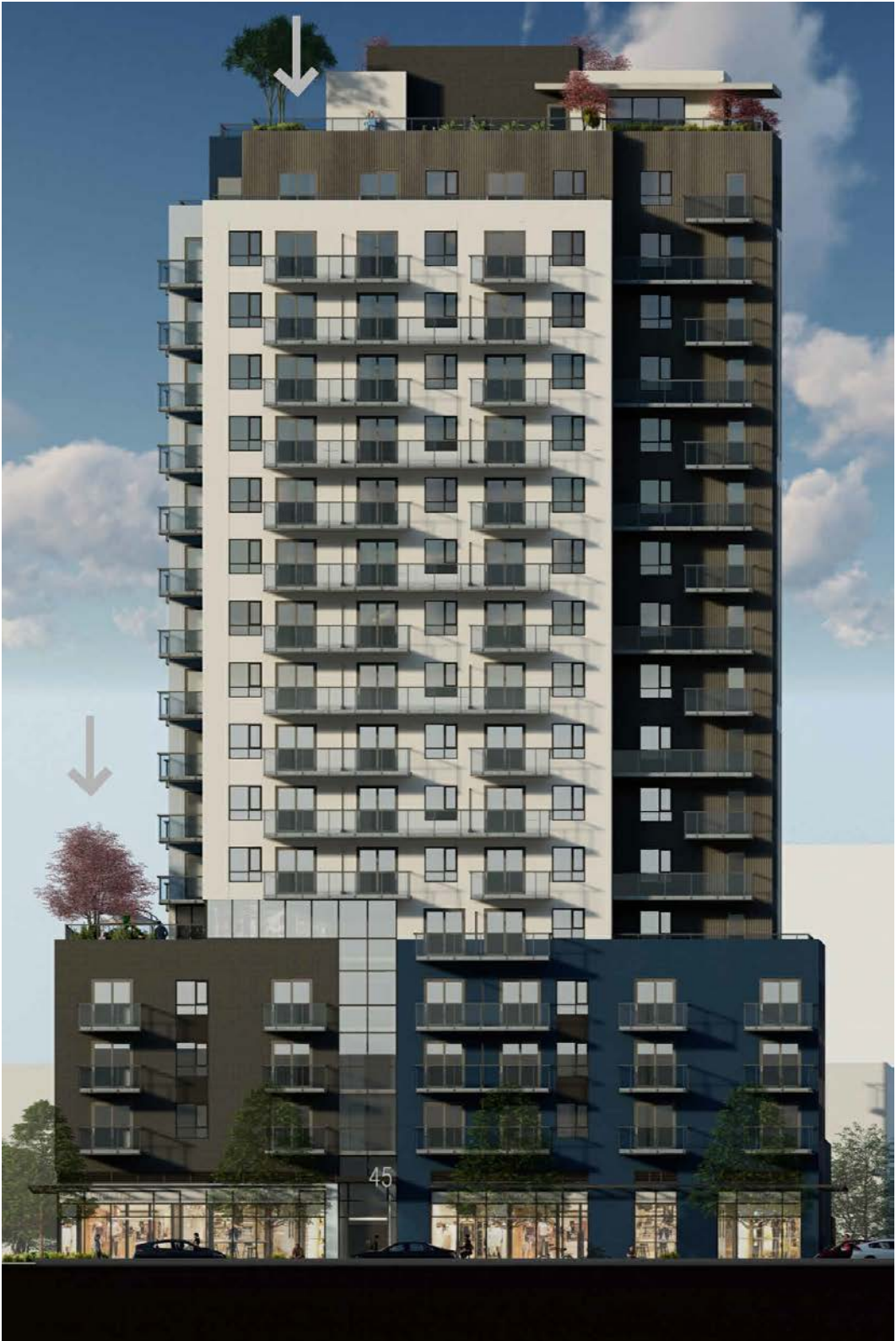
45 EAST 16TH AVENUE,
VANCOUVER, BC

ISSUED FOR REZONING
MAR 19, 2024

AMENITY

Indoor amenity areas are provided on two levels, on Level 5 and on the roof level. The th floor indoor amenity takes advantage of the roof of the podium for outdoor amenity use. Programmed for a quiet exercise room and a lounge that overlooks the kids play area outside.

The rooftop amenity is situated on the east side of the roof with views to the north shore and to the south. The amenity program here includes a gym and a lounge with a larger kitchen/dining area. The outdoor amenity provides spaces for gathering, dining and urban agriculture.



240 - 388 West 8th Ave.
Vancouver BC, V5Y 3X2
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Professional Engineer has been reviewed by the BC Engineering Association for the purposes of the Engineering Act. The professional seal and digital signature are provided by the engineer.

REGISTERED ARCHITECT
BRITISH COLUMBIA
2024-03-19

1 MAR 19, 2024 Issued for Rezoning

no date: description:

revisions

project title:
BROADWAY PLAN
DEVELOPMENT
45 EAST 16TH AVENUE,
VANCOUVER, BC

drawing title:
DESIGN RATIONALE-
AMENITY

project no.: 22022
drawn by: BK
checked by: ST
date: MAR 19, 2024
scale:

N.
↑

drawing no.:
A0.07

CORNER VIEW_ SOUTH WEST NTS



CORNER VIEW_ SOUTH EAST NTS



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BROADWAY PLAN
DEVELOPMENT
45 EAST 16TH AVENUE,
VANCOUVER, BC

drawing title:
3D RENDERING-
CORNER VIEWS

project no.: 22022
drawn by: BK
checked by: ST
date: MAR 19, 2024
scale:

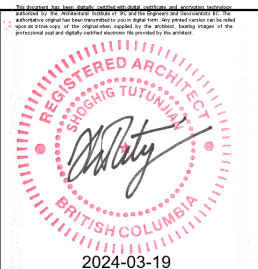
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A5.02

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project title:
BROADWAY PLAN
DEVELOPMENT
45 EAST 16TH AVENUE,
VANCOUVER, BC

drawing title:
3D RENDERING-
PEDESTRIAN VIEWS

project no.:	22022	
drawn by:	BK	
checked by:	ST	
date:	MAR 19, 2024	
scale:		

drawing no.:

A5.03



PEDESTRIAN VIEW_ RESIDENTIAL
ENTRANCE & COMMERCIAL NTS

PEDESTRIAN VIEW_ LEVEL 5
OUTDOOR AMENITY NTS



MOUNT PLEASANT PARK EXPOSURE NTS



MAIN STREET EXPOSURE NTS

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2024-03-19

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project title:
BROADWAY PLAN
DEVELOPMENT
45 EAST 16TH AVENUE,
VANCOUVER, BC

drawing title:
3D RENDERING- MAIN
STREET & PARK
EXPOSURE

project no.: 22022
drawn by: BK
checked by: ST
date: MAR 19, 2024
scale:

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drawing no.:
A5.04



BUILDING FRONTAGE NTS

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45 EAST 16TH AVENUE,
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3D RENDERING-
BUILDING FRONTAGE

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drawn by: BK
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drawing no.:
A5.05