

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

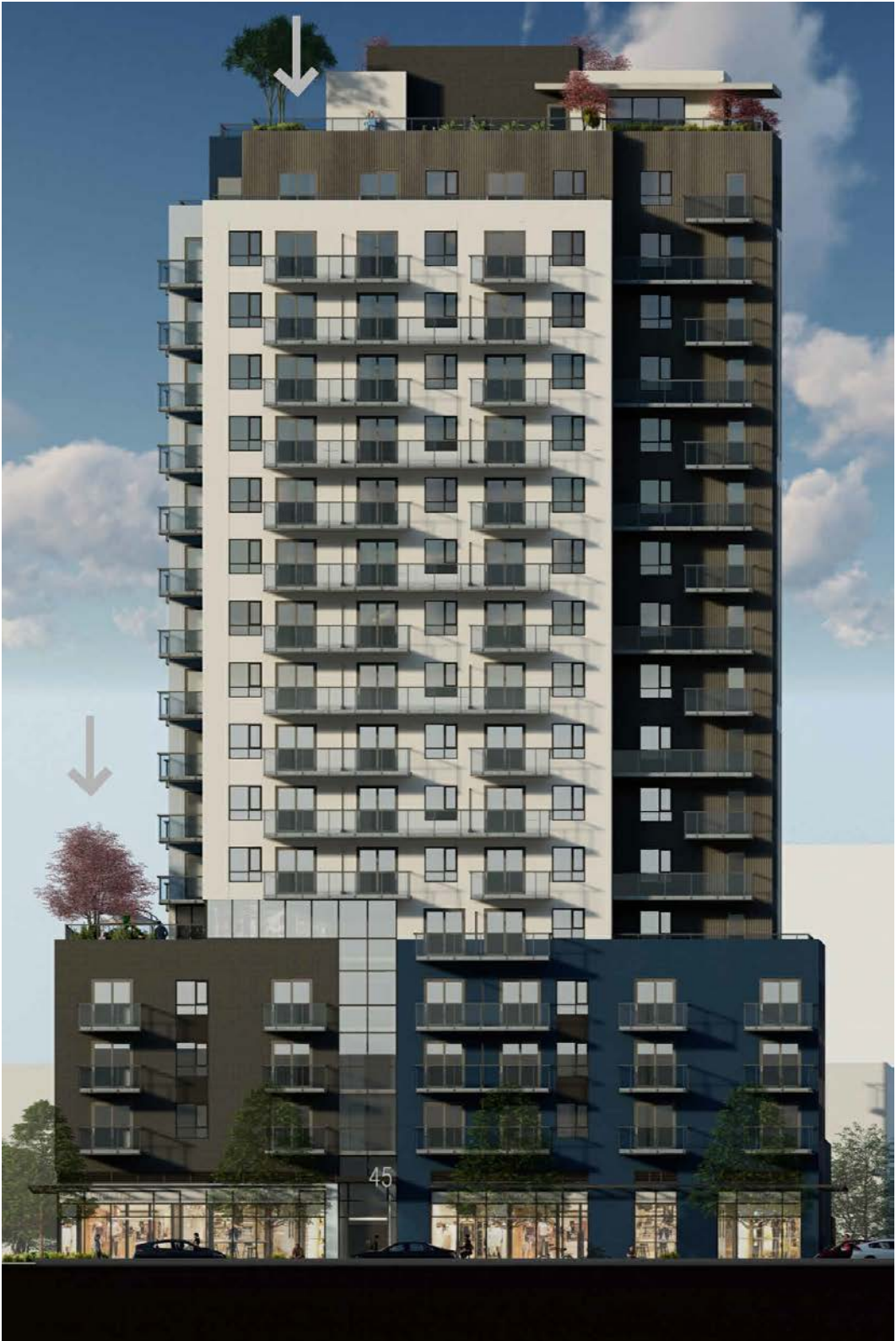
45 EAST 16TH AVENUE,
VANCOUVER, BC

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
T: 6 0 4 - 7 3 1 - 3 9 6 6
studioonearchitecture.ca

studioone
architecture inc.

Copyright Reserved. This drawing is the property of Studio One Architecture Inc. and may not be produced without the consent of Studio One Architecture Inc.

This drawing is the property of Studio One Architecture Inc. and may not be produced without the consent of Studio One Architecture Inc.

Professional Engineer has been reviewed by the BC Engineering Association for the purposes of the Professional Engineers Act. The Professional Engineer has been reviewed by the BC Engineering Association for the purposes of the Professional Engineers Act. The Professional Engineer has been reviewed by the BC Engineering Association for the purposes of the Professional Engineers Act.

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.
N

drawing no.:
A0.07

CORNER VIEW_ SOUTH WEST NTS



CORNER VIEW_ SOUTH EAST NTS



240 - 388 West 8th Ave.
Vancouver BC, V5Y 3X2
T: 6 0 4 - 73 1 - 3 9 6 6
studioonearchitecture.ca

studioone
architecture inc.

Copyright Reserved. This drawing is the property of Studio One Architecture Inc. and may not be produced without the consent of Studio One Architecture Inc.

This drawing has been digitally created and is not a physical drawing. It is intended for informational purposes only. It is not to be used for construction or other purposes without the written consent of Studio One Architecture Inc.

REGISTERED ARCHITECT
BRITISH COLUMBIA
2024-03-19

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:
3D RENDERING-
CORNER VIEWS

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

N.
N

drawing no.:
A5.02

PEDESTRIAN VIEW_ RESIDENTIAL
ENTRANCE & COMMERCIAL N7S



PEDESTRIAN VIEW_ LEVEL 5
OUTDOOR AMENITY N7S



240 - 388 West 8th Ave.
Vancouver BC, V5Y 3X2
T: 6 0 4 - 7 3 1 - 3 9 6 6
studioonearchitecture.ca

studioone
architecture inc.

Copyright Reserved. This drawing is the property of Studio One Architecture Inc. and may not be produced without the consent of Studio One Architecture Inc.

This drawing is a conceptual rendering only and is not to be used for construction purposes. It is intended to provide a visual representation of the proposed design and is not a guarantee of the final outcome. The design is subject to change without notice and is not to be used for any other purpose without the written consent of Studio One Architecture Inc.

REGISTERED ARCHITECT
BRITISH COLUMBIA
2024-03-19

BRITISH COLUMBIA
REGISTERED ARCHITECT
BRIGGING TUTUNJIAN
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:
3D RENDERING-
PEDESTRIAN VIEWS

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

N.
N

drawing no.:
A5.03



MOUNT PLEASANT PARK EXPOSURE NTS



MAIN STREET EXPOSURE NTS

240 - 388 West 8th Ave.
Vancouver BC, V5Y 3X2
T: 6 0 4 - 7 3 1 - 3 9 6 6
studioonearchitecture.ca

studioone
architecture inc.

Copyright Reserved. This drawing is the property of Studio One Architecture Inc. and may not be produced without the consent of Studio One Architecture Inc.

This drawing is the property of Studio One Architecture Inc. and may not be produced without the consent of Studio One Architecture Inc.

Information for the Architect: This drawing is the property of Studio One Architecture Inc. and may not be produced without the consent of Studio One Architecture Inc.

REGISTERED ARCHITECT
BRITISH COLUMBIA
2024-03-19

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:
3D RENDERING- MAIN
STREET & PARK
EXPOSURE

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

N.
↑

drawing no.:
A5.04



studio**one**
architecture inc.

project title: BROADWAY PLAN DEVELOPMENT 45 EAST 16TH AVENUE, VANCOUVER, BC	
drawing title: 3D RENDERING- BUILDING FRONTAGE	

drawing no.:
A5.05