Proposal Summary

This application proposes a mixed-use residential development at 2120 West 10th Avenue, supporting the objectives of the Broadway Plan through the delivery of rental housing, active commercial uses, and a transit-supportive urban form. The project introduces new housing opportunities and active commercial uses within the Arbutus South Policy Area. Informed by the City of Vancouver's rezoning guidance, the site is subject to the approved rezoning and applicable CD-1 provisions. This Development Permit application advances the approved form of development and addresses the applicable rezoning conditions.

Located within the established Arbutus Walk community, the project presents a unique opportunity to create a development that contributes positively to the evolving built form envisioned for the Arbutus South Policy Area. The proposal helps mediate the transition between the higher-density development anticipated near rapid transit and the surrounding scale and character of Arbutus Village. As one of the last remaining automobile-oriented retail sites in the area, the project also represents a significant step toward a more transit-oriented, low-carbon future. Through the delivery of diverse housing options, active at-grade uses, and an enhanced public realm, the development will contribute to a vibrant, complete, and sustainable neighbourhood.

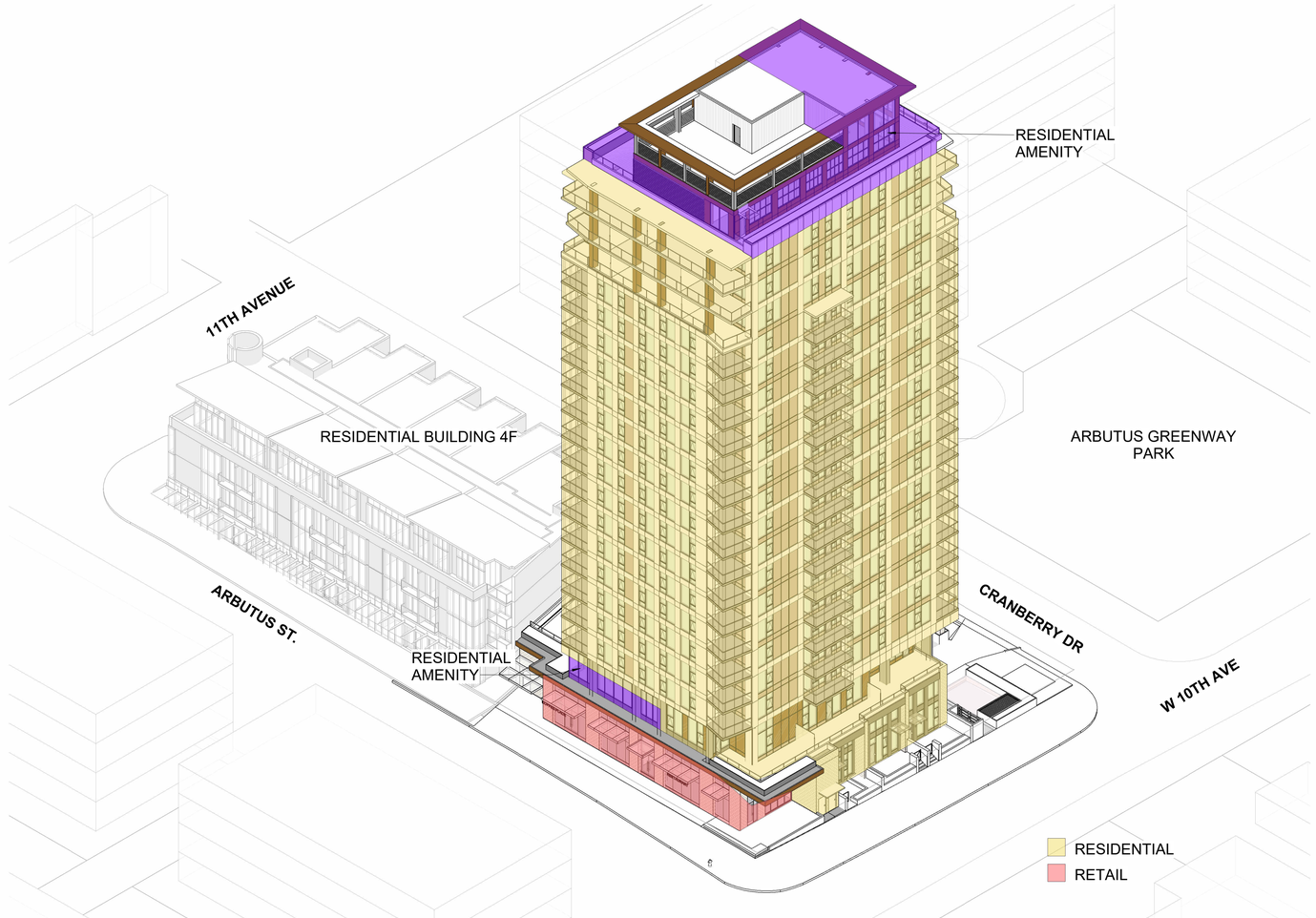
Key Proposal Details

- One residential tower on 2 Level podium (2 Level Town house and 1 Level Commercial)
- 141,239.31 sq.ft Total GFA of Residential Area
- 4,675.93 sq.ft. GFA of Commercial Retail at grade
- 145,915.24 sq.ft. Total proposed GFA
- 125 Residential Units
- 4,597 sq.ft net area of Indoor Residential Amenity (36.8 sq.ft/ unit) (3.42 sq.m/unit)
- 4,763 sq.ft net area of Outdoor Residential Amenity (38.1 sq.ft/ unit) (3.54 sq.m/unit)

- High street community contribution
- Population growth
- Broadway Plan & Vancouver Plan visions
- Climate adaptation & resilience
- Residential adjacent to park
- Local-serving retail & service uses
- City staff comments & direction
- Climate targets & action plan

Policy Alignment & Variances

Item	Rezoning Approved	DP Proposed
Use	Retail/service, residential	Retail/service, residential
Option/Tenure	Rental	Residential Housing
Max. Height	20 Storeys (70.0m)	20 Storeys (+ 68.1 m from base point to Top of parapet)
Retail	Require continuous active ground floor retail/service uses along Arbutus Street.	Continuous active ground floor retail/service uses along Arbutus Street
Total Units	120 Units	125 Units
Market Rental Units	14 one-bedroom units (15%), 77 two-bedroom units (82%), and 3 three-bedroom units (3%)	17 one-bedroom units (17%), 76 two-bedroom units (77%), and 6 three-bedroom units (6.06%)
Below-Market Rental Units	15 two-bedroom units (58%), and 11 three-bedroom units (42%)	15 two-bedroom units (58%), and 11 three-bedroom units (42%)
Setbacks	Arbutus Street: 5.5 m (18') from back of curb on commercial streets (SRW) Cranberry Drive: 3.4m from back of curb (SRW).	Arbutus Street : 5.79 m (19') from back of curb on Arbutus Street Cranberry Drive: 12.4 m (40 8") from back side of curb along Cranberry Drive West 10th Avenue: 0.91m (3') from property line along West 10th Avenue
Tower	622.72 sqm (6,703 sq.ft) floorplates	630.9 sqm (6,792 sq.ft) floorplates
FSR	7.74	7.68
FSR Area	133,499.52 SF	132,546 SF



Land Use Strategy Summary

	Residential	Retail	Total
Proportion	97.01 %	2.99 %	100 %
FSR (sq. ft.)	128,589	3,957	132,546
FAR	7.46	0.23	7.68

Housing Program
- 125 residential units
- 86.4% Family Size Units

Non-Residential Program
- Retail/restaurant at grade

CLIENT

BASTION DEVELOPMENT CORPORATION

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Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-06-25
2	REZONING APPLICATION #2	2025-11-28
3	DEVELOPMENT PERMIT APPLICATION	2026-09-02

CONSULTANTS

SEAL

REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA
2026-09-08

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PROJECT
2120-2130 West 10th Avenue
Vancouver, B.C.

PROJECT NO: 135357

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE
ARCHITECTURAL DESIGN RATIONALE

SHEET NUMBER A0.04
ISSUE 3

SCALE CHECK 10mm 1 in

Autodesk Docs://ACA-0013537-2103_WBroadway_B2026/2120W-10th-Ave_Gordon Building-A-2026.rvt

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