

More apartments joining The Waterfront Vancouver

Latest building will add 178 units with parking garage

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Construction is underway at Block 17 at The Waterfront Vancouver for Broadstone Claro, set to be a seven-story apartment building with garage parking. (Contributed by Alliance Residential Company)



The Columbian

A new seven-story apartment building with garage parking is under construction at The Waterfront Vancouver's Block 17.

Renderings of the building, called Broadstone Claro, at 1000 W. Columbia Way, show large glass windows with white, blue, gray and black accents. It will hold 178 apartment units and 184 parking spots. It also has a 2,000-square-foot space marked for retail on the ground floor – with floor-to-ceiling windows.

The developer, Alliance Residential Company, based in Scottsdale, Ariz., hired Urbal Architecture for the project.

Workers will erect a tower crane later this month to support the construction of the seven-story building (five levels of apartments over two levels of above-grade parking), with construction completion targeted for spring 2023, according to a statement from Alliance Residential Company.

The second story of the complex has a courtyard in the middle of the building, reflecting the styles of nearby RiverWest and The Columbia apartment complexes. It also has a public plaza on the ground floor near the retail space, according to the renderings.

Broadstone Claro will have a view of the water, but once the adjacent Block 18 is developed, the units will likely lose the water view. The project documents note that possibility.

The building will contain a mix of studios, one-, and two-bedroom units and feature an expansive residential lobby with a concierge desk and resident lounge, a conference room, co-working space, a cater-ready hospitality station and a 1,500-square-foot fitness center, according to a statement by Alliance Residential.

“Residents will also be able to relax at the private exterior courtyard adjacent to the third-level club room, featuring ample outdoor flexible seating, barbecue grills, turf game lawns and lush vegetated planters,” the statement reads.

The landscape architect is Fazio Associates, the interior designer is Vida Design and the civil engineer for the project is Humber Design Group.

With the addition of Broadstone Claro’s apartment units, it will bring The Waterfront Vancouver’s count to 635 units: 63 in Rediviva, 206 in RiverWest and 248 at The Columbia building on Block 20, once it opens in November.

“That’s a lot of units coming online at any one time,” said Chad Eiken, the city’s director of community and economic development. “From what I’ve heard, people aren’t having trouble filling them up. People just keep moving here.”

Surrounding areas have also opened up new apartment units, and future apartments are on the way outside of the immediate Waterfront Vancouver area. Cascadia Development recently opened The Aria, which added 127 units just one block away from the Waterfront. The south Vancouvercenter tower opened 224 units last year. Hurley Development will add 170 units at its newly planned Washington Street Apartments near the Hilton Vancouver Washington.

“It’s going to be huge for all the retail opening up down there,” Eiken said. “We’ve got restaurants coming, and those will need regular patrons, so they couldn’t ask for more to have all the customers within a quarter-mile.”

This article was updated to accurately state the number of apartment units and that there is no ground-floor retail space in the building.