



1 context plan
A0.01 1:1000

Parking Requirements	
Commercial Parking	
L1-L2 Commercial area	7,806.8
less service space on L1	73.4
balance	7,733.3
less 290 sm	7,443.3
one space per 70sm	106
subtotal	108
Less 10%	10.8
total commercial	97.0
Market Parking	
a) based on individual unit areas	
Units <50sm=27x0.5	13.5
Units >50sm=213x0.6	127.8
Unit >180sf=1x1.5	1.5
subtotal	142.8
b) based on total net unit areas	
total unit area of units >50 sm	15,684.1
less storage area	653.2
balance	15,030.9
1 space per 200sm	75.0
subtotal from (a) above	142.8
total	217.8
less 10% reduction	21.8
total market	196.0
Grand total	
total commercial	97.0
total market parking	196.0
car share spaces	2.0
TOTAL	295.0

Unit Types					
Level	studio	1 bed	2 bed	3 bed	total
L3		8	17	1	26
L4	3	11	1	4	19
L5	3	13	10	1	27
L6		13	5	1	19
L7		13	5	1	19
L8		15	4		19
L9		15	4		19
L10		6	4		10
L11		6	4		10
L12		6	4		10
L13		6	4		10
L14		6	4		10
L15		6	4		10
L16		6	4		10
L17		6	4		10
L18		6	4		10
L19				3	3
	6	142	82	11	241

Parking + Loading Space Totals

PARKING	area	# of units	minimum	provided
residential parking (Parking By-Law 4.2.1.13) min. requirement <50sm:0.5 spaces,>50sm:0.6spaces	19,901 sm	241	196	221
retail parking (Parking By-Law 4.3.9) min. requirement - first 290 sm: 2 spaces 1 space per 70sm thereafter	7,733 sm		97	97
car sharing requirement - 1% of residential unit total		241	2	2
car sharing space credit credit of 4 spaces per car share space			<8>	
accessible space credit				
Total Parking			287	320
accessible parking-residential 1 space per first 7 dwelling units + 0.034 spaces X # of units		241	9	9
accessible parking-retail 1 space per first 500sm + 0.4 spaces per additional 1,000sm	7,733 sm		4	4
LOADING				
loading requirements: class A		241	0	2
loading requirements: class B residential: 1 space per 100-299 units retail: 1 space per 465 sm / 1 space per next 1,860 sm / 1 space per additional 2325 sm (note: total relaxed from 5 to 4)	7,733 sm	241	5	4
loading requirements: class C retail: 2 spaces per 5,000 sm	7,733 sm		2	2
Total Loading			7	8

Bicycle Storage Calculations - Required

retail bicycle storage	7,733 sm X 1 space per 500m2 min. 6 spaces for 1,000m2 GFA
total: retail	16 class A spaces 6 class B spaces
residential bicycle storage	241 residential units X 1.25 spaces per unit min. 6 spaces for 20+ dwelling units
total: residential	301 class A spaces 6 class B spaces

Bicycle Storage Spaces - Provided

bicycle storage: retail	% (H vs. V)	# of spaces
class A - horizontal	87.5%	14
class A - vertical	12.5%	2
subtotal		16
class B (rack)		6
total: retail spaces provided		22
bicycle storage: residential		
class A - horizontal	70%	212
class A - vertical	30%	89
subtotal		301
class B (rack)		6
total: residential spaces provided		307

Total Bicycle Storage 329

clothing lockers: retail	0.7 spaces per class A space per sex 16 class A bicycle spaces
total: clothing lockers provided	22 clothing lockers

Project Data

Civic Address
228, 236, 246 East Broadway
102-112, 180 Kingsway, Vancouver BC

Legal Description
Block 119 District Lot 301 Group 1 New Westminster District
- Lot A Blk 119 D.L. 301 GP. 1 NWD Plan 9097 (PID: 009-760-814)
- Lot B Blk 119 D.L. 301 GP. 1 NWD Plan 9097 (PID: 009-760-822)
- Lot C Blk 119 D.L. 301 GP. 1 NWD Plan 9097 (PID: 009-760-821)
- Lot E (Ex. Plan 6228) Blk 119 D.L. 301 GP. 1 NWD Plan 6082 (PID: 009-976-523)

Zoning
Existing: C-3A; proposed CD-1

Site Area
4,978.7 sq.m. (53,590 s.f.)

Proposed Use:
Mixed Use Residential / Commercial

Total Floor Area:
30,915.93 sq.m. (332,776.3 s.f.)

Proposed FSR Exclusions:

- Balcony area	2,173.35 sq.m
- In-suite Storage:	669.45 sq.m
- Amenity Room:	325.69 sq.m
- Ground level service:	112.60 sq.m
Total exclusions:	3,281.09 sq.m.

Floor Area less exclusions:
27,634.84 sq.m. (297,459 s.f.)

Floor Space Ratio: 5.55

Proposed Height:
65.51 m (214.93')

Setbacks (at Grade):
Broadway: 3.285m (min.)
Kingsway: 1.200m (min.)
Tenth Avenue: 1.880m (min.)
Watson Street: 0 - 0.900m

Drawing List

Architectural:	
A0.00	Cover
A0.01	Context Plan
A0.02	Site Plan
A1.01	Parking Level P3
A1.02	Parking Level P2
A1.03	Parking Level P1
A1.04	Level 01 Grade @ Broadway
A1.05	Level 02 Grade @ 10th Avenue
A1.06	Level 03
A1.07	Level 04
A1.08	Level 05
A1.09	Level 06
A1.10	Level 07
A1.11	Levels 08
A1.12	Level 09
A1.13	Typical Strata Floor - Levels 10 - 18
A1.13A	Level 6-18 Detail Plan
A1.14	Level 19
A1.15	Roof
A2.01	Section AA
A2.02	Section BB
A2.03	Section CC
A3.01	East Elevation (Kingsway)
A3.02	North Elevation (Broadway)
A3.03	West Elevation (Watson Street)
A3.04	South Elevation (10th Avenue)
A3.05	North Elevation - Tower
A4.01	View Studies
A4.02	View Studies
A4.03	Aerial Views
A4.04	Street Level View Studies
A4.05	Street Level View Studies
A4.06	Shadow Studies
A5.01	FSR overlay - Level 01 Grade @ Broadway
A5.02	FSR overlay - Level 02 Grade @ 10th Avenue
A5.03	FSR overlay - Level 03
A5.04	FSR overlay - Level 04
A5.05	FSR overlay - Level 05
A5.06	FSR overlay - Level 06
A5.07	FSR overlay - Level 07
A5.08	FSR overlay - Level 08
A5.09	FSR overlay - Level 09
A5.10	FSR overlay - Level 10-18
A5.11	FSR overlay - Level 19

Landscape:
L1 Landscape Plan - Level 1 Broadway Grade
L2 Landscape Plan - Level 2 10th Avenue Grade
L3 Landscape Plan - Level 3 Podium
L4 Landscape Plan - Level 6 / 10 Roof Decks

All drawings and related documents are the property of Acton Ostry Architects Inc and may not be reproduced in whole or in part without the Architect's permission. This drawing should not be used to calculate areas. Do not scale this drawing. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. All work must comply with the relevant Building Code or Building Bylaw and related documents. Drawing errors and omissions must be immediately reported to the Architect.

issues	
9 Jun 10	Issued for UDP Workshop
26 Jul 10	Issued for Rezoning
revisions	
△ 2 Jun 11	Revised Rezoning Submission
△ 6 Oct 11	Revised Rezoning Submission
△ 23 Jan 12	Revised Rezoning Submission

ACTON OSTRY ARCHITECTS INC

111 E 8 Avenue
Vancouver BC
Canada V5T 1R8
t 604.739.3344
f 604.739.3355
info@actonostroy.ca

Kingsway + Broadway

Rize Alliance
Kingsway + Broadway

scale	date
1 : 500	23 Jan 12
project code	status
KWY	Rezoning
drawn	checked
WS	RA



Context Plan

drawing number
A0.01