



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	2
subtotal	108
Less 10%	11.0
total commercial	97.0
STIR Parking	
L1 - L5 gross floor area	1,206.1
less storage area + L2 Serv.	68.6
subtotal	1,137.6
one space per 125sm	9.0
less 20% reduction	1.8
total STIR	7.0
STIR visitor	
total STIR units	15.0
7.5% of unit total space requirement	1.0
total STIR visitor	1.0
Market Parking	
a) based on individual unit areas	
Units <50sm=20x0.5	10.0
Units >50sm=205x0.6	123.0
Unit >180sf=1x1.5	1.5
subtotal	134.5
b) based on total net unit areas	
total unit area of units >50 sm	14,978.0
less storage area	640.1
balance	14,338.0
1 space per 200sm	72.0
subtotal from (a) above	134.5
total	206.5
less 10% reduction	20.7
total market	186.0
Grand total	
total commercial	97.0
total STIR	7.0
total STIR visitor	1.0
total market parking	186.0
car share spaces	2.0
TOTAL	293.0

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		226	186	213
rental parking (Parking By-Law 4.5.B1) min. requirement - 1 space per 125 sm		15	7	7
rental visitor parking requirement - 7.5% of the unit total		15	1	1
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			285	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: 009-760-831)
- 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.
- Artist Production Space:	856.76 sq.m.
- Ground level service:	112.60 sq.m.
Total exclusions:	4,137.85 sq.m.

Floor Area less exclusions:
26,778.08 sq.m. (288,236 s.f.)

Floor Space Ratio:
5.38

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

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Landscaping:
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

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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

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Kingsway + Broadway

Rize Alliance
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scale	date
1: 500	6 Oct 11
project code	status
KWY	Rezoning
drawn	checked
WS	RA



Context Plan

drawing number
A0.01