



1 context plan
A0.01 1:1000

Parking Space Calculations

	area	# of units	minimum	provided
residential parking min. requirement - 1 space per 120 sm		206	173	187
rental parking min. requirement - 1 space per 140 sm max. requirement - 1 space per 125 sm		62	33	33
visitor parking requirement - 10% of unit total		268	27	27
retail parking min. requirement - 1 space per 115 sm max. requirement - 1 space per 93 sm	7723 sm		67	70
car sharing requirement - 1% of non-rental unit total		206	2	2
car sharing space credit credit of 4 spaces per car share space			<8>	
accessible parking-residential 1 space per first 7 dwelling units + 0.034 spaces X # of units		268	10	10
accessible parking-retail 1 space per first 500sm + 0.4 spaces per additional 1000sm	7723 sm		4	4
accessible space credit			<14>	<14>
Total Parking			290	319
loading requirements: class A residential: 1 space per 100 units		268	3	3
loading requirements: class B residential: 1 space per 100-299 units retail: 1 space per 465 sm / 1 space per next 1860 sm / 1 space per additional 2325 sm (note: total relaxed from 5 to 4)	7723 sm	268	4	4
loading requirements: class C retail: 2 spaces per 5000 sm	7723 sm		2	2
Total Loading			9	9

Bicycle Storage Calculations - Required

retail bicycle storage			
class A spaces	7723 sm X 1 space per 500m2		
class B spaces	min. 6 spaces for 1000m2 GFA		
total: retail		15 class A spaces	6 class B spaces
residential bicycle storage			
class A spaces	268 residential units X 1.25 spaces per unit		
class B spaces	min. 6 spaces for 20+ dwelling units		
total: residential		335 class A spaces	6 class B spaces

Bicycle Storage Spaces - Provided

	% (H vs. V)	# of spaces
bicycle storage: retail		
class A - horizontal	100.0%	15
class A - vertical	0.0%	0
subtotal		15
class B (rack)		6
total: retail spaces provided		21
bicycle storage: residential		
class A - horizontal	70%	234
class A - vertical	30%	101
subtotal		335
class B (rack)		6
total: residential spaces provided		341
Total Bicycle Storage		362

clothing lockers: retail		
	0.7 spaces per class A space per sex	
	15 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

Gross Floor Area:
33,155 sq.m. (356,877 s.f.)

Floor Space Ratio:
6.37

Proposed FSR Exclusions:
1,421.91 sq.m.

Proposed Height:
74.96 m (245.93')

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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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 7 / 8 Roof Decks
L5	Landscape Plan - Level 24 Penthouse Terraces
L6	Image Board

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issues

9 Jun 10	Issued for UDP Workshop
26 Jul 10	Issued for Rezoning

revisions

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Kingsway + Broadway

Rize Alliance
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scale	date
1 : 500	26 Jul 10
project code	status
KWY	Rezoning
drawn	checked
WS	RA



Context Plan

drawing number

A0.01