



1 context plan  
A0.01 1:1000

Parking Requirements	
<b>Commercial Parking</b>	
L1-L2 Commercial area	7,885.4
less service spaces on L1 and L2	112.6
balance	7,772.8
less 290 sm	7,482.8
one space per 70sm	107
subtotal	109
Less 10%	11.0
<b>total commercial</b>	<b>98.0</b>
<b>STIR Parking</b>	
L1 - L5 gross floor area	1,637.0
less storage area	45.8
subtotal	1,591.2
one space per 125sm	13.0
less 20% reduction	2.6
<b>total STIR</b>	<b>10.0</b>
<b>STIR visitor</b>	
total STIR units	20.0
7.5% of unit total space requirement	2.0
<b>total STIR visitor</b>	<b>2.0</b>
<b>Market Parking</b>	
a) based on individual unit areas	
Units <50sm=27x0.5	13.5
Units >50sm=193x0.6	115.8
Unit >180sf=1x1.5	1.5
subtotal	130.8
b) based on total net unit areas	
total unit area (sm)	14,392.5
less storage area	645.2
balance	13,737.3
1 space per 200sm	69.0
subtotal from (a) above	130.8
total	199.8
less 10% reduction	20.0
<b>total market</b>	<b>180.0</b>

<b>Grand total</b>	
total commercial	98.0
total STIR	10.0
total STIR visitor	2.0
total market parking	180.0
car share spaces	2.0
<b>TOTAL</b>	<b>292.0</b>

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
<b>residential parking (Parking By-Law 4.2.1.13)</b> min. requirement ~50sm:0.5 spaces,>50sm:0.6spaces		221	180	209
<b>rental parking (Parking By-Law 4.5.B1)</b> min. requirement - 1 space per 125 sm		20	10	10
<b>rental visitor parking</b> requirement - 7.5% of the unit total		20	2	2
<b>retail parking (Parking By-Law 4.3.9)</b> min. requirement - first 290 sm: 2 spaces 1 space per 70sm thereafter	7,772 sm		98	97
<b>car sharing</b> requirement - 1% of residential unit total		241	2	2
<b>car sharing space credit</b> credit of 4 spaces per car share space			<8>	
<b>accessible space credit</b>				2
<b>Total Parking</b>			<b>284</b>	<b>322</b>
<b>accessible parking-residential</b> 1 space per first 7 dwelling units + 0.034 spaces X # of units		241	9	9
<b>accessible parking-retail</b> 1 space per first 500sm + 0.4 spaces per additional 1,000sm	7,772 sm		4	4
<b>LOADING</b>				
<b>loading requirements: class A</b> residential: 1 space per 100 units		241	2	2
<b>loading requirements: class B</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)	7,772 sm	241	4	4
<b>loading requirements: class C</b> retail: 2 spaces per 5,000 sm	7,772 sm		2	2
<b>Total Loading</b>			<b>8</b>	<b>8</b>

**Bicycle Storage Calculations - Required**

<b>retail bicycle storage</b>			
class A spaces	7,772 sm X 1 space per 500m2		
class B spaces	min. 6 spaces for 1,000m2 GFA		
<b>total: retail</b>		<b>16 class A spaces</b>	<b>6 class B spaces</b>
<b>residential bicycle storage</b>			
class A spaces	241 residential units X 1.25 spaces per unit		
class B spaces	min. 6 spaces for 20+ dwelling units		
<b>total: residential</b>		<b>301 class A spaces</b>	<b>6 class B spaces</b>

**Bicycle Storage Spaces - Provided**

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

**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

**Gross Floor Area:**  
27,293.4 sq.m. (293,793 s.f.)

**Floor Space Ratio:**  
**5.48**

**Proposed FSR Exclusions:**  
1,940.43 sq.m.

**Proposed Height:**  
64.44 m (211.4')

**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

**Scale**

- 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

**Scale**

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**Scale**

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- 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 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	
△ 2 Jun 11	Revised Rezoning Submission

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**Kingsway + Broadway**

Rize Alliance  
Kingsway + Broadway

scale	date
1 : 500	2 Jun 11
project code	status
KWVY	Rezoning
drawn	checked
WS	RA



**Context Plan**