Coast Mental Health
259-293 East 11th Avenue & 216 Kingsway



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05/04/26

BCH00	BC Housing Efficiency Plans - Residential L1-2
BCH01	BC Housing Efficiency Plans - Residential L3-11
BCH02	BC Housing Efficiency Plans - Tower
DP-A000	Cover
DP-A001	Project Statistics
DP-A002	Project Rendering
DP-A011	Existing Context and Site Plan
DP-A012	Proposed Site Plan
DP-A013	Solar Studies
DP-A014	8Block Studies
DP-A097	Level P3 Plan
DP-A098	Level P2 Plan
DP-A099	Level P1 Plan
DP-A101A	Level 1 - Kingsway Plan
DP-A101B	Level 1 - East 11th Ave Plan
DP-A102	Level 2 Plan
DP-A103	Levels 3-6 Plan
DP-A104	Level 7 Plan (Licensed Assisted Living)
DP-A105	Level 8 Plan
DP-A106	Level 9-11 Plan
DP-A107	Levels 12-29 Plan
DP-A108	Mechanical Penthouse Plan
DP-A301	Building Elevations - South, West & Courtyard
DP-A302	Building Elevations - North & East
DP-A401	Building Sections
FSR-A001	FSR Plans - Parking Levels
FSR-A002	FSR Plans - Podium
FSR-A003	FSR Plans - Residential
FSR-A004	FSR Plans - Tower

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Structural

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Electrical

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Vancouver, BC V7X 1M4
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Civil

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Mechanical

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Vancouver, BC V6H 2V1
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Fire Protection

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Building Envelope

RDH Building Science Inc.
4333 Still Creek Dr #400,
Burnaby, BC, V5C 6S6
T: (604)-873-1181

Geotechnical

GeoPacific Consultants
1779 West 75th Avenue
Vancouver, BC V6P 6P2
T: (604)-439-0922

Acoustics

RWDI Climate & Performance Engineering
#280-1385 West 8th Avenue
Vancouver, BC, V6H 3V9
T: (604)-730-5688

Transportation

Bunt & Associates Engineering
#1550-1050 West Pender Street
Vancouver, BC V6E 3S7
T: (604)-685-6427

Vertical Transportation

GUNN Consultants
#166-1020 Mainland Street
Vancouver, BC V6B 2T5
T: (604)-630-2276

Food Service

Smart Design Group
#102-1150 Station Street
Vancouver, BC V6A 4C7
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FSR SUMMARY

Derived Site Area

Area (sm)*	Area (sf)*
3,656	39,348

* Derived site area is used for FSR calculations.

Proposed Uses / Gross Floor Area

Area Use	Floor Area (sm)	Floor Area (sf)
COMMERCIAL	1,211	13,035
COMMUNITY HEALTH CENTRE	797	8,581
COMMUNITY HUB	791	8,518
CMH HEAD OFFICE	1,034	11,133
RECOVERY AND SUPPORT CENTER	1,118	12,032
LICENSED ASSISTED LIVING	1,025	11,035
RESIDENTIAL	28,521	307,001
SHARED SERVICES & CIRCULATION	2,387	25,692
STORAGE	663	7,132
AMENITY - INDOOR	450	4,846
BELOW GRADE PARKING & SERVICES	9,716	104,583
Grand total / Gross Floor Area	47,714	513,588

Areas included in FSR calculations

Area Use	Floor Area (sm)	Floor Area (sf)
COMMERCIAL	1,211	13,035
COMMUNITY HEALTH CENTRE	797	8,581
COMMUNITY HUB	791	8,518
CMH HEAD OFFICE	1,034	11,133
RECOVERY AND SUPPORT CENTER	1,118	12,032
LICENSED ASSISTED LIVING	1,025	11,035
RESIDENTIAL	28,521	307,001
SHARED SERVICES & CIRCULATION	2,387	25,692
Grand total / Net Floor Area	36,885	397,027

Areas excluded from FSR calculations

Area Use	Floor Area (sm)	Floor Area (sf)
STORAGE	663	7,132
AMENITY - INDOOR	450	4,846
BELOW GRADE PARKING & SERVICES	9,716	104,583
Grand total	10,829	116,561

Indoor amenity is 1.6% of residential floor area and 1.23 sm per unit.

FSR (Floor Area / Site Area)

Floor Area (sm)	Site Area (sm)	FSR
36,885.05	3,656	10.09

Other Areas

Area Use	Floor Area (sm)	Floor Area (sf)
PRIVATE OUTDOOR SPACES	1,028	11,067
AMENITY - OUTDOOR	1,397	15,039

Private outdoor space is 3.6% of residential floor area.

PROJECT TOWER FLOOR PLATE

Floor Plate	Area (sm)	Area (sf)
Tower	759.99	8,180

PROJECT UNIT MIX

Unit Breakdown & Average Size

Tenure	Name	Unit Subtotal	% Allocation	Average Unit Size (sm)	Average Unit Size (sf)
Rental	0 BD (Studio)	109	29.9%	39	420
Rental	1 BD	157	43.1%	48	520
Rental	2 BD	67	18.4%	69	737
Rental	3 BD	27	7.4%	86	924
Rental	4 BD	4	1.1%	119	1,278
	Total:	**364**	99%		
Licensed Assisted Living	Suite	17		33	351
	Grand Total:	**381**			

AREA BREAKDOWN (SM)

	Non-CMH Programming (Leased to others)		CMH Programming				Residential										
LEVEL	COMMERCIAL	COMMUNITY HEALTH CENTRE	COMMUNITY HUB	RECOVERY AND SUPPORT CENTER	CMH HEAD OFFICE	LICENSED ASSISTED LIVING	RESIDENTIAL	SHARED SERVICES & CIRCULATION	A NET AREA, AREA INCLUDED IN FSR	STORAGE	AMENITY - INDOOR	BELOW GRADE PARKING & SERVICES	B AREA EXCLUDED IN FSR	(A+B) GROSS AREA	PRIVATE OUTDOOR SPACES	AMENITY - OUTDOOR
Level P3	0	0	36	0	0	0	59	266	360	0	0	2,904	2,904	3,264	0	0
Level P2	0	0	36	0	0	0	58	227	321	0	0	3,249	3,249	3,570	0	0
Level P1	0	0	36	0	0	0	59	396	490	0	0	3,042	3,042	3,532	0	0
Level 1 - Kingsway	503	0	598	168	0	0	59	312	1,640	0	0	522	522	2,162	0	0
Level 1 - E 11th	708	797	48	0	0	0	233	162	1,948	0	0	0	0	1,948	0	0
Level 2	0	0	38	949	1,034	0	58	174	2,254	0	0	0	0	2,254	0	0
Level 3-6	0	0	0	0	0	0	8,702	9	8,710	169	0	0	169	8,879	230	0
Level 7	0	0	0	0	0	1,025	1,083	17	2,126	16	0	0	16	2,141	37	99
Level 8	0	0	0	0	0	0	1,097	0	1,097	16	233	0	249	1,346	29	735
Level 9-11	0	0	0	0	0	0	3,866	0	3,866	73	0	0	73	3,939	134	0
Level 12	0	0	0	0	0	0	551	0	551	11	217	0	228	779	18	564
Levels 13-29	0	0	0	0	0	0	12,542	0	12,542	378	0	0	378	12,920	580	0
Level MPH-1	0	0	0	0	0	0	66	424	490	0	0	0	0	490	0	0
Level MPH-2	0	0	0	0	0	0	89	401	490	0	0	0	0	490	0	0
	1,211	**797**	**791**	**1,118**	**1,034**	**1,025**	**28,521**	**2,387**	**36,885**	**663**	**450**	**9,716**	**10,829**	**47,714**	**1,028**	**1,397**

AREA BREAKDOWN (SF)

	Non-CMH Programming (Leased to others)		CMH Programming				Residential										
LEVEL	COMMERCIAL	COMMUNITY HEALTH CENTRE	COMMUNITY HUB	RECOVERY AND SUPPORT CENTER	CMH HEAD OFFICE	LICENSED ASSISTED LIVING	RESIDENTIAL	SHARED SERVICES & CIRCULATION	A NET AREA, AREA INCLUDED IN FSR	STORAGE	AMENITY - INDOOR	BELOW GRADE PARKING & SERVICES	B AREA EXCLUDED IN FSR	(A+B) GROSS AREA	PRIVATE OUTDOOR SPACES	AMENITY - OUTDOOR
Level P3	0	0	385	0	0	0	632	2,859	3,877	0	0	31,261	31,261	35,137	0	0
Level P2	0	0	385	0	0	0	627	2,446	3,458	0	0	34,967	34,967	38,425	0	0
Level P1	0	0	385	0	0	0	632	4,260	5,278	0	0	32,742	32,742	38,019	0	0
Level 1 - Kingsway	5,418	0	6,440	1,813	0	0	631	3,354	17,655	0	0	5,614	5,614	23,269	0	0
Level 1 - E 11th	7,617	8,581	518	0	0	0	2,506	1,743	20,965	0	0	0	0	20,965	0	0
Level 2	0	0	405	10,219	11,133	0	628	1,877	24,261	0	0	0	0	24,261	0	0
Level 3-6	0	0	0	0	0	0	93,664	93	93,757	1,820	0	0	1,820	95,577	2,473	0
Level 7	0	0	0	0	0	11,035	11,662	183	22,880	169	0	0	169	23,049	401	1,063
Level 8	0	0	0	0	0	0	11,808	0	11,808	169	2,508	0	2,677	14,485	315	7,908
Level 9-11	0	0	0	0	0	0	41,612	0	41,612	788	0	0	788	42,401	1,445	0
Level 12	0	0	0	0	0	0	5,936	0	5,936	116	2,337	0	2,454	8,390	189	6,068
Levels 13-29	0	0	0	0	0	0	134,998	0	134,998	4,070	0	0	4,070	139,068	6,243	0
Level MPH-1	0	0	0	0	0	0	712	4,559	5,271	0	0	0	0	5,271	0	0
Level MPH-2	0	0	0	0	0	0	953	4,318	5,271	0	0	0	0	5,271	0	0
	13,035	**8,581**	**8,518**	**12,032**	**11,133**	**11,035**	**307,001**	**25,692**	**397,027**	**7,132**	**4,846**	**104,583**	**116,561**	**513,588**	**11,067**	**15,039**

OUTDOOR AMENITY SUMMARY

CoV Design and Development Guidelines		Applicable Units	Required Area (sm)	Total Provided (sm)
2.4.1b	A minimum ratio of 2.0m2 of common outdoor amenity space per dwelling unit	364	728	**728**
2.5.2	An additional 4.5m2 per unit that does not have private outdoor space	228	1026	**569**
			1754	**1297**

Overall defecit: **-457**

Additional at-grade Outdoor Spaces:**

Community Hub Courtyard	503
On-site Seating Nodes	211
Off-site Boulevard Seating Nodes	179
	893

** These spaces are not private residential amenities, but will be available to residents.



PARKING AND LOADING

Parking - Accessible Stalls

Use	Total Units or Area	Ratio	Required	Required
Residential (Units)	364	0.034	12.38	13
Non-Residential (Area)	5976.91	0.4 for each 1000 sm	3.39	4
			Required Total:	**17**

Type	Required	Provided
Residential - Accessible	11	12
**Residential - Van	2	2
Non-Residential - Accessible	3	4
**Non-Residential - Van	1	1
Totals:	17	**19**

** the first accessible parking space provided, plus every tenth accessible parking space provided, must be a van accessible parking space.

Parking - Visitor Stalls

Use	Total Units or Area	Ratio	Required	Required
Residential (Units)	364	0.05 per unit	18.20	19
			Required Total:	**19**

Type	Required	Provided
Residential	0	63
Non-Residential	0	41
Residential Visitor	19	19
Totals:	19	**123**

Passenger Loading - Class A Stalls

Use	Total Units or Area	Ratio	Required	Required
Residential (Units)	125	1 per 125 first units	1.00	1
Residential (Units)	239	1 per 150	1.59	2
Licensed Assisted Living (Units)	17	1 for the first 80-159 beds	-	-
			Required Total:	**3**

Type	Required	Provided
Passenger - Class A	3	3
Passenger - Class B	1	0
Totals:	4	**3**

Passenger Loading - Class B Stalls

Use	Total Units or Area	Ratio	Required	Required
Licensed Assisted Living (Units)	17	1 for the first 15-119 beds	1.00	1
			Required Total:	**1**

Loading - Class A Stalls

Use	Total Units or Area	Ratio	Required	Required
Residential (Units)	299	1 per 299 first units	1.00	1
Residential (Units)	65	1 per 200 for remainder	0.33	1
Community Center (Area)	-	-	-	-
Office (Area)	1831.51	1 for 15000 sm	1.00	1
Commercial (Area)	-	-	-	-
			Required Total:	**3**

Type	Required	Provided
Class A	3	5
Class B	5	3
Class C	0	-
Totals:	8	**8**

Loading - Class B Stalls

Use	Total Units or Area	Ratio	Required	Required
Residential (Units)	299	1 per 299 first units	1.00	1
Residential (Units)	65	1 for 300-499	0.33	1
Community Center (Area)	1909.17	1 for 2800 sm	0.68	1
Office (Area)	1831.51	1 for 5000 sm	0.37	1
Commercial (Area)	1211.03	1 per 2325 sm	0.52	1
			Required Total:	**5**

Loading- Class C Stalls

Use	Total Units or Area	Ratio	Required	Required
Commercial (Area)	1211.03	0 per 1st 2300 sm	-	-
			Required Total:	**0**

BICYCLE PARKING

Residential

Name	Units under 65 sm	Units between 65-105 sm	Units over 105 sm
0 BD (studio)	109	-	-
1 BD	157	-	-
2 BD	-	67	-
3 BD	-	27	-
4 BD	-	-	4
Totals:	266	94	4

Lockers : minimum 10% required
Oversize stalls : minimum 5% required
Vertical stalls : maximum 30% allowed
Vertical and stacked stalls : maximum 60% allowed

Bicycle Parking - Class A

Use	Total Units or Area	Ratio	Required	Required
Residential (Units under 65 sm)	266	1.5 per 1 unit	399.0	399
Residential (Units under 105 sm)	94	2.5 per 1 unit	235.0	235
Residential (Units above 105 sm)	4	3 per 1 unit	12.0	12
Licensed Assisted Living (Units)	17	1 for every 100 units	1.0	1
Community Center (Area)	1909.17	1 for every 500 sm	3.8	4
Office Uses (Area)	1831.51	1 for every 170 sm	10.8	11
Commercial (Area)	1211.03	1 per 340sm	3.6	4
			Required Total:	**666**

Type	Required	Provided	% Allocation
Class A_Horizontal		180	26%
Class A_Locker-Double		-	0%
Class A_Locker_Single		72	11%
Class A_Oversized		34	5%
Class A_Stacked		316	46%
Class A_Vertical		79	12%
Totals:	666	681	100%

Bicycle Parking - Class B

Use	Total Units or Area	Ratio	Required	Required
Residential (Units)	20	1 per 10 unit	2.0	2
Residential (Units)	344	1 per 20 unit	17.2	18
Licensed Assisted Living (Units)	17	-	-	-
Community Center (Area)	1909.17	min. 6 per 1500 sm of assembly	12	12
Office Uses (Area)	1831.51	min. 6 for min. 2000 sm	-	-
Commercial (Area)	1211.03	min. 6 for min. 1000 sm	6	6
			Required Total:	**38**

Type	Required	Provided
Class B_Horizontal	38	38

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216 Kingsway

24025

Project Statistics

1 : 500

DP-A001

Autodesk Docs://24025-CMH Mixed Use-R24/24025-ARCH-GSA-Building-R24.rvt













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REGISTERED ARCHITECT
PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA

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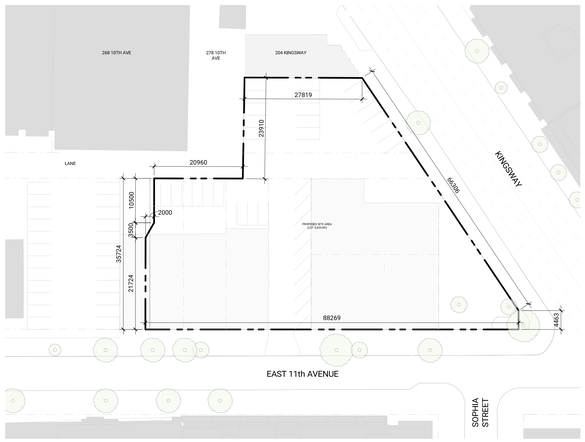
259-293 East 11th Avenue &
216 Kingsway

24025

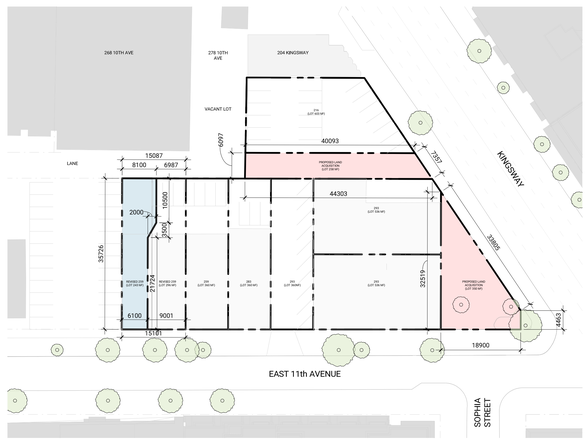
Project Rendering

DP-A002

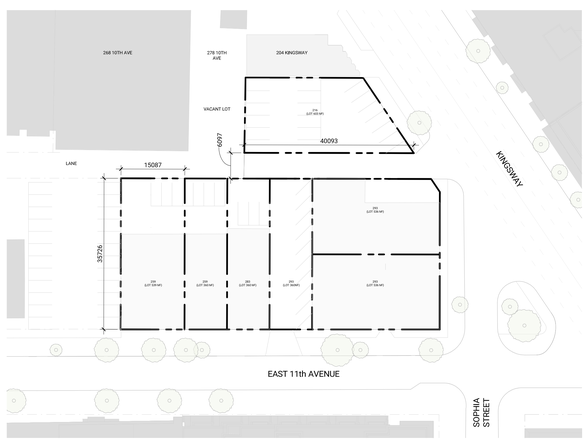
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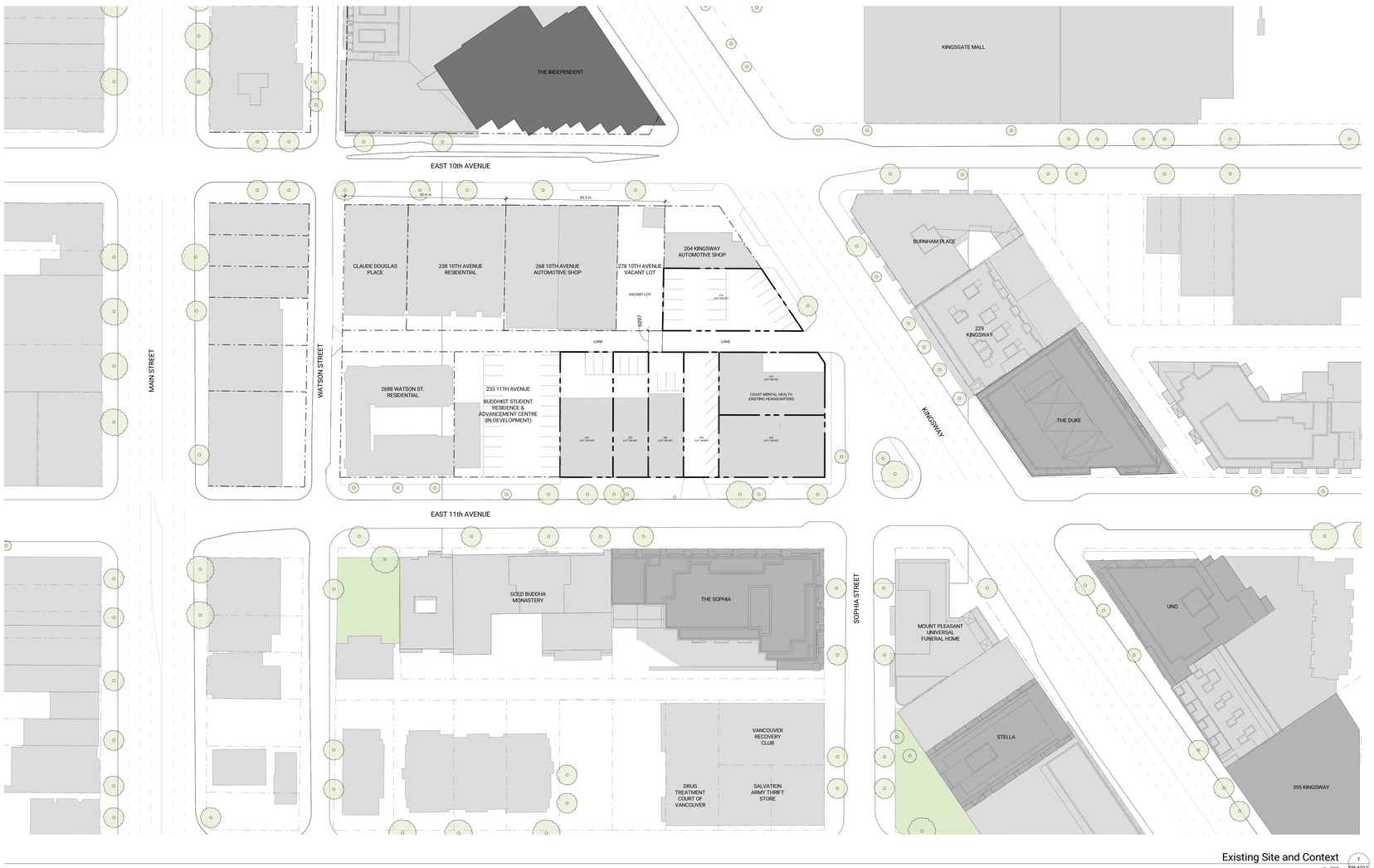
Site Boundary Plan - Proposed Overall
1 : 500 — 2 / DP-A011



Site Boundary Plan - Proposed Aquisition
1 : 500 — 4 / DP-A011



Site Boundary Plan - Existing
1 : 500 — 3 / DP-A011



Existing Site and Context
1 : 500 — 1 / DP-A011

Autodesk Docs://24025-CMH Mixed Use-ES4/24025-xMEP-ES4-Building-ES4.rvt

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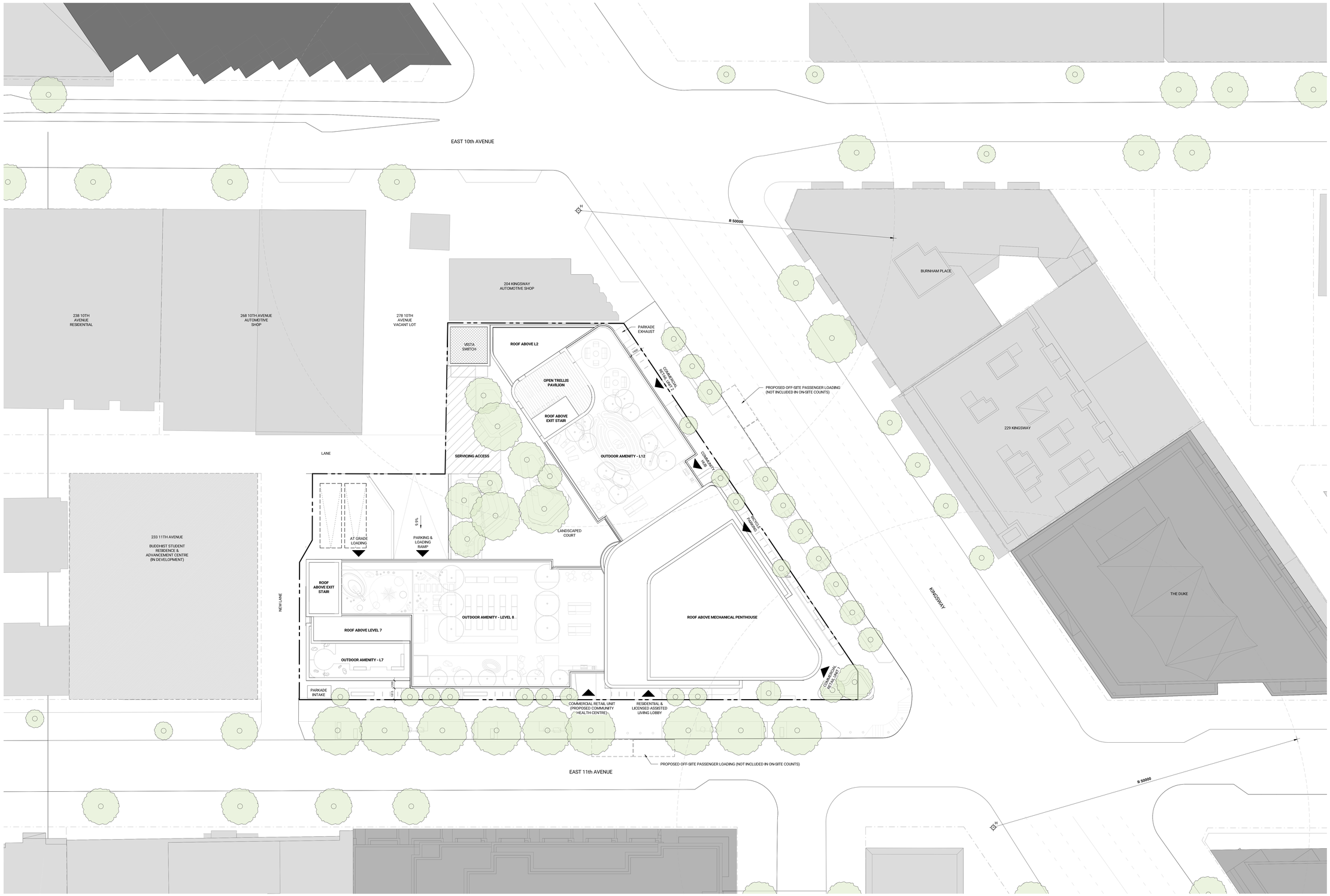
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Existing Context and Site Plan
1 : 500

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Proposed Site Plan

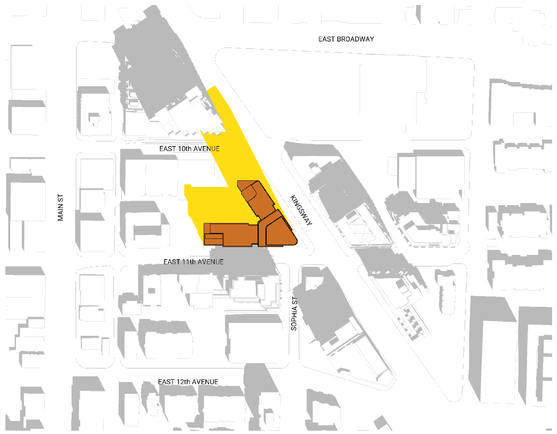
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DP-A012

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March 21st









June 21st

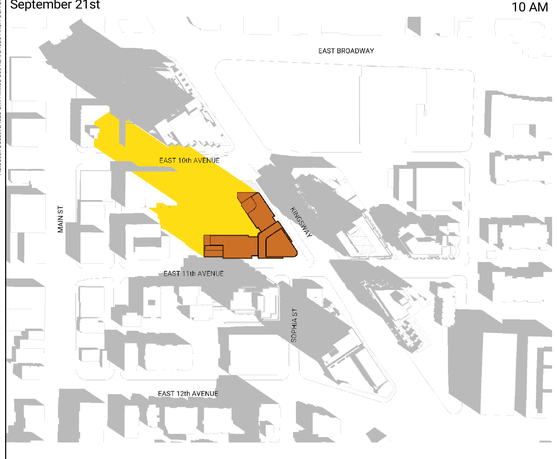








September 21st









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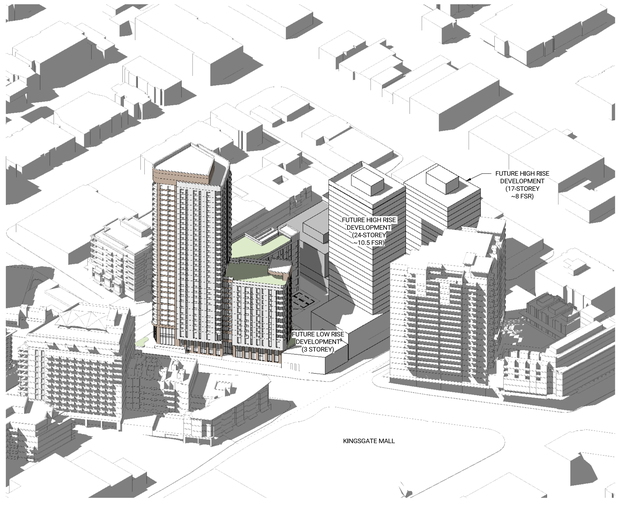
24025

Solar Studies

DP-A013

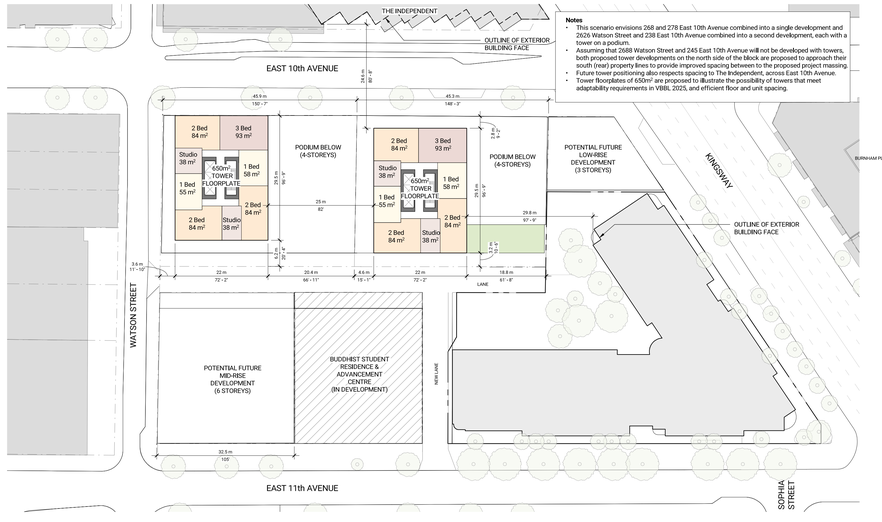
Autodesk Docs://24025-CMH Mixed Use/24025-MCH-05A-Building-R24.rvt

Notes
- Density of potential future developments has been assumed based on the parameters given in the MCEA Policy Area of the Broadway Plan. Less density is assumed on the site closer to Main Street to provide stepping of massing to the low-rise character of the MMSA Area.
- Density of potential future developments assumes a double-height amenity area and storage area throughout that would be excluded from the overall FSR.



Block Study - Axo from NE

4
DP-A014



Notes
- This scenario envisions 268 and 278 East 10th Avenue combined into a single development and 2626 Watson Street and 238 East 10th Avenue combined into a second development, each with a tower on a podium.
- Assuming that 2688 Watson Street and 245 East 10th Avenue will not be developed with towers, both proposed tower developments on the north side of the block are proposed to approach their south (rear) property lines to provide improved spacing between to the proposed project massing.
- Future tower positioning also respects spacing to The Independent, across East 10th Avenue.
- Tower floorplates of 650m² are proposed to illustrate the possibility of towers that meet adaptability requirements in VBBL 2025, and efficient floor and unit spacing.

Block Study - Site Plan
1 : 500

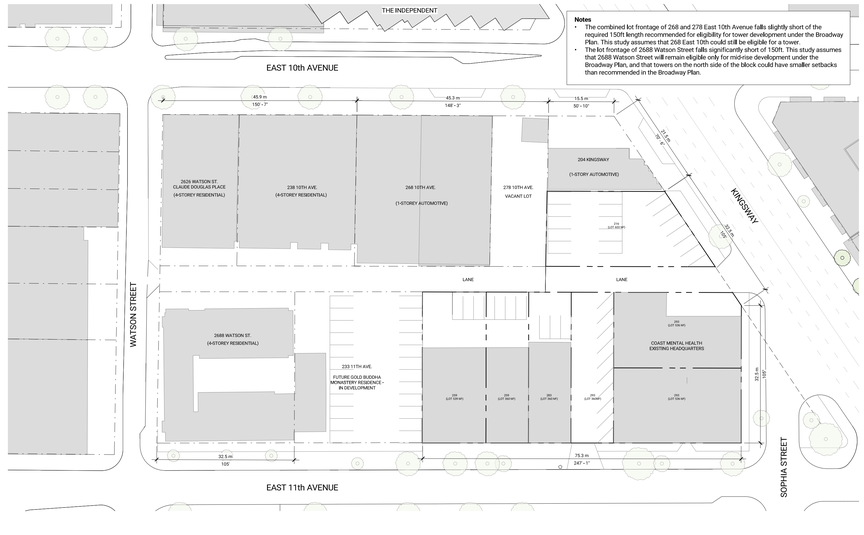
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DP-A014

Notes
- Density of potential future developments has been assumed based on the parameters given in the MCEA Policy Area of the Broadway Plan. Less density is assumed on the site closer to Main Street to provide stepping of massing to the low-rise character of the MMSA Area.
- Density of potential future developments assumes a double-height amenity area and storage area throughout that would be excluded from the overall FSR.



Block Study - Axo from SW

3
DP-A014



Notes
- The combined lot frontage of 268 and 278 East 10th Avenue falls slightly short of the required 150ft length recommended for eligibility for tower development under the Broadway Plan. This study assumes that 268 East 10th could still be eligible for a tower.
- The lot frontage of 2688 Watson Street falls significantly short of 150ft. This study assumes that 2688 Watson Street will remain eligible only for mid-rise development under the Broadway Plan, and that towers on the north side of the block could have smaller setbacks than recommended in the Broadway Plan.

Block Study - Existing Site Plan
1 : 500

1
DP-A014

Autodesk Docs://24025-CMH Mixed Use-ES\24025-arch-ES\A-Building-ES4.rvt

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259-293 East 11th Avenue & 216 Kingsway

24025

Block Studies
1 : 500

DP-A014

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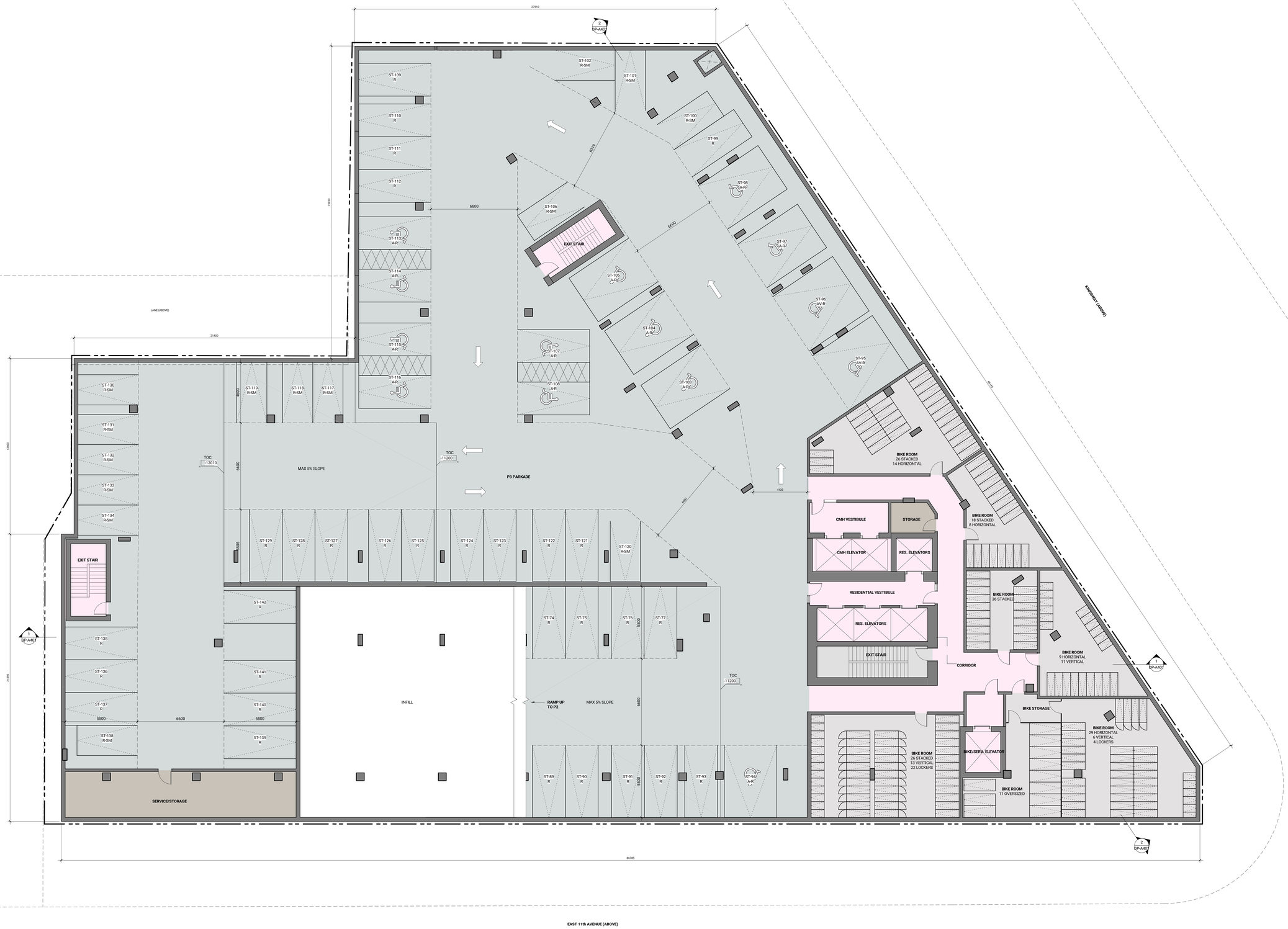
259-293 East 11th Avenue &
216 Kingsway

24025

Level P3 Plan
1 : 100

DP-A097

Autodesk Docs://24025-CMH Mixed Use-RSK/24025-MDH-RSK-Building-RSK.rvt

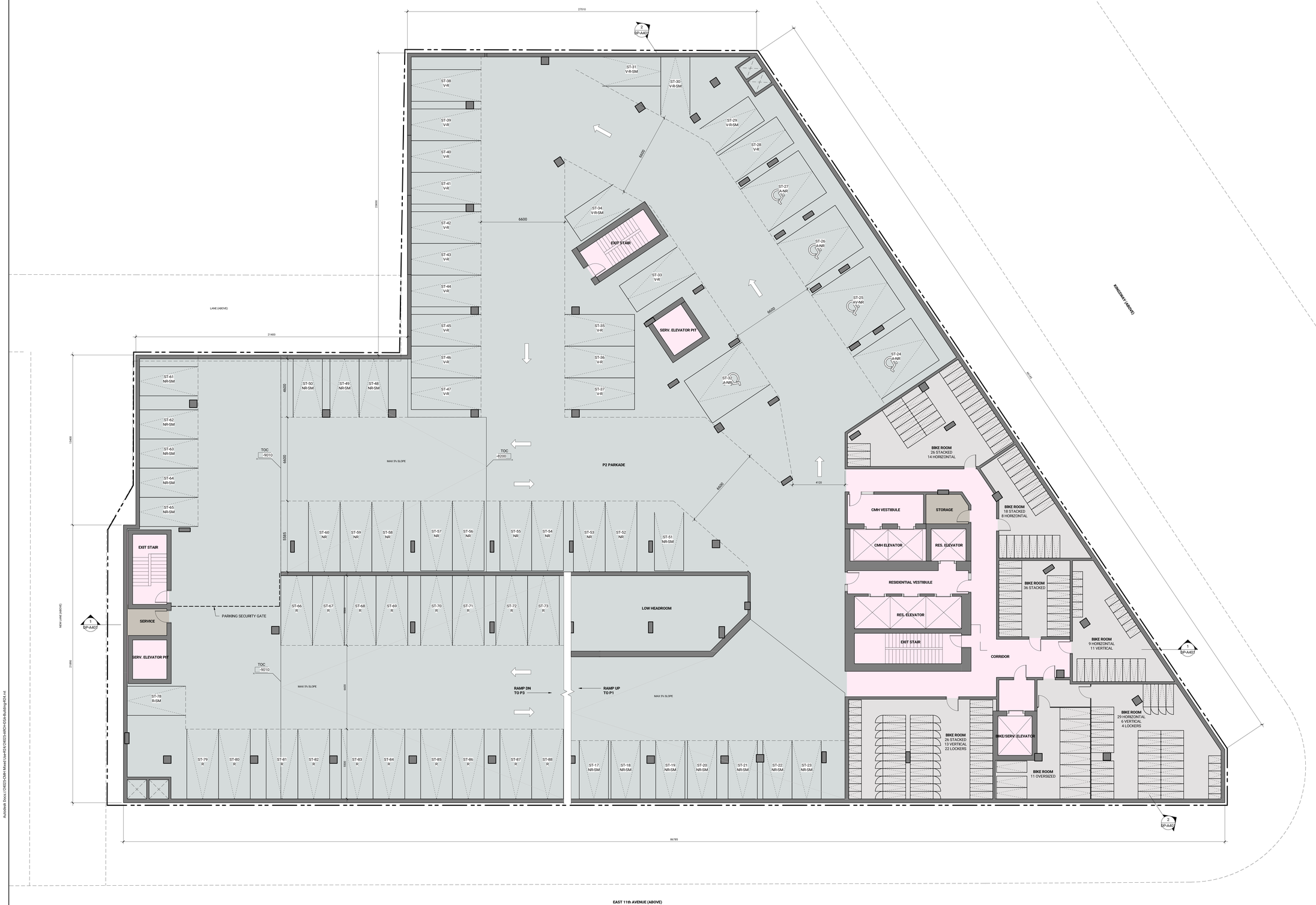


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24025

Level P2 Plan

1 : 100

DP-A098

Autodesk Docs://24025-CMH Mixed Use-ES24/24025-ARCH-ES24-Building-RSA.rvt

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259-293 East 11th Avenue &
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24025

Level P1 Plan

1 : 100

DP-A099

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24025

Level 1 - Kingsway Plan

1 : 100

DP-A101A

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BURNHAM PLACE

KINGSWAY

LANE

NEW LANE

EAST 11th AVENUE

VISTA SWITCH

GENERATOR EXHAUST

PARKADE EXHAUST

GENERATOR INTAKE

COMMERCIAL UNIT 2 MEZZANINE

EXIT STAIR

VESTIBULE

SERV. ELEVATOR

LANDSCAPED COURT (BELOW)

OPEN TO FLOOR BELOW

L-02 L-CLASS B

L-01 L-CLASS B

10% SLOPE (TO PARKING)

EXIT STAIR

SERVICE ELEVATOR

COMMERCIAL UNIT PROPOSED COMMUNITY HEALTH CENTER

PARKADE INTAKE

FEATURE STAIR

SERVICE

SERVICE

CMH ELEVATOR (MATTRESS)

RES. ELEVATOR

RES. ELEVATORS

TOWER/SCISSOR STAIR EXIT

COMMERCIAL UNIT 1

RESIDENTIAL LOBBY

BUILDING MANAGEMENT OFFICE

POSTAL SERVICE ROOM

TOWER/SCISSOR STAIR EXIT

PARKADE EXIT

VESTIBULE

SERV./BICYCLE ELEVATOR

6095

4066

8464

8100

10500

3500

6100

19179

3914

3065

4185

41930

5280

31420

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24025

Level 1 - East 11th Ave Plan

1 : 100

DP-A101B

24025-ARCH-XSA-Building-P24_detached.rvt



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Level 2 Plan

1 : 100

DP-A102

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24025

Levels 3-6 Plan

1 : 100

DP-A103

Autodesk Docs://24025-CMH Mixed Use-P24/24025-ARCH-DSA-Building-P24.rvt



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24025

Level 7 Plan (Licensed Assisted Living)

1 : 100

DP-A104

Autodesk Docs://24025-CMH Mixed Use-P24/24025-arSCH-DSA-Building-P24.rvt

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Level 8 Plan

1 : 100

DP-A105

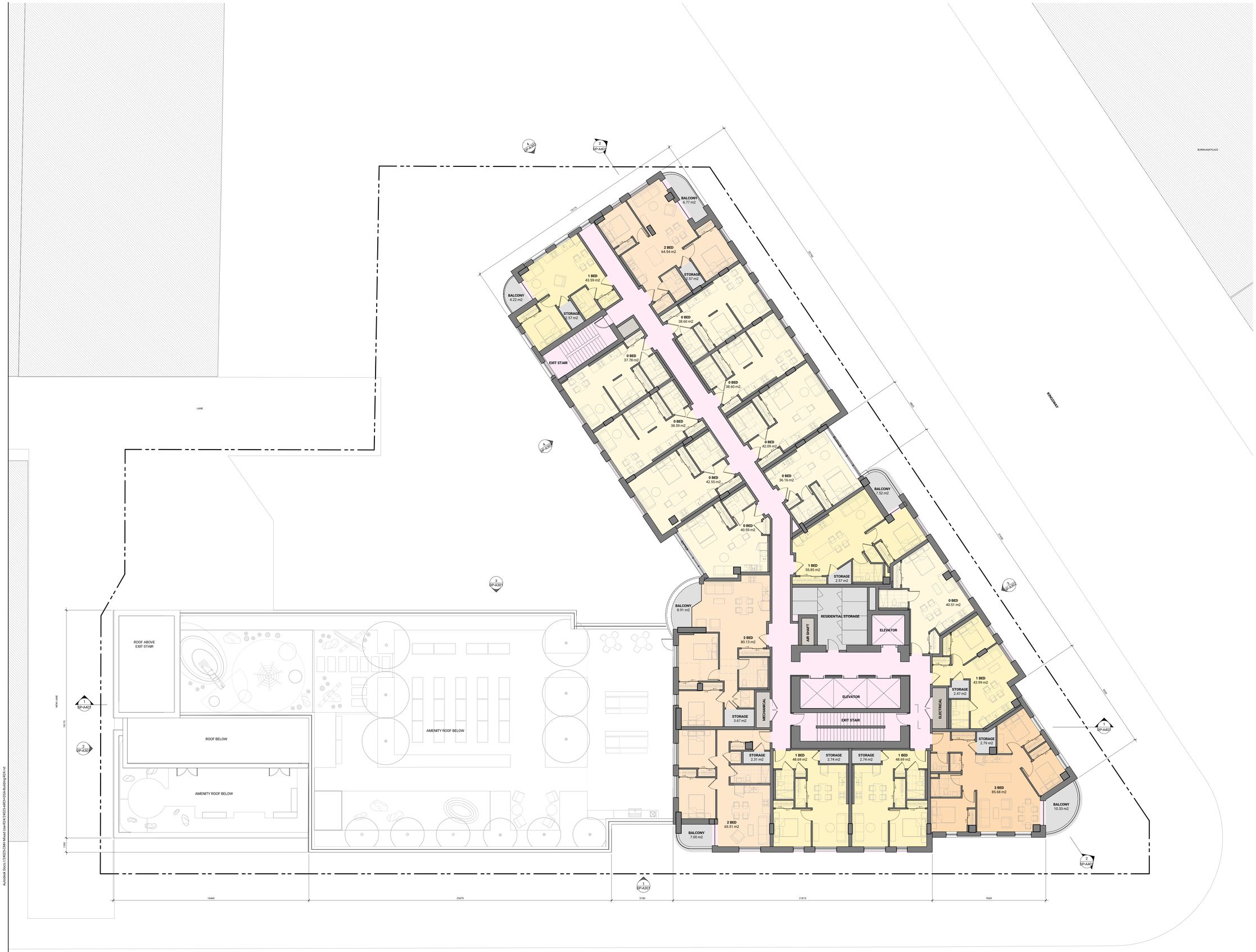
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24025

Level 9-11 Plan

1 : 100

DP-A106

Autodesk Docs://24025-CMH Mixed Use-P24/24025-ARCH-DSA-Building-P24.rvt



DP-Level 13-29 (TYPICAL TOWER)
1 : 100 3 DP-A107



DP-Level 12 (AMENITY)
1 : 100 1 DP-A107

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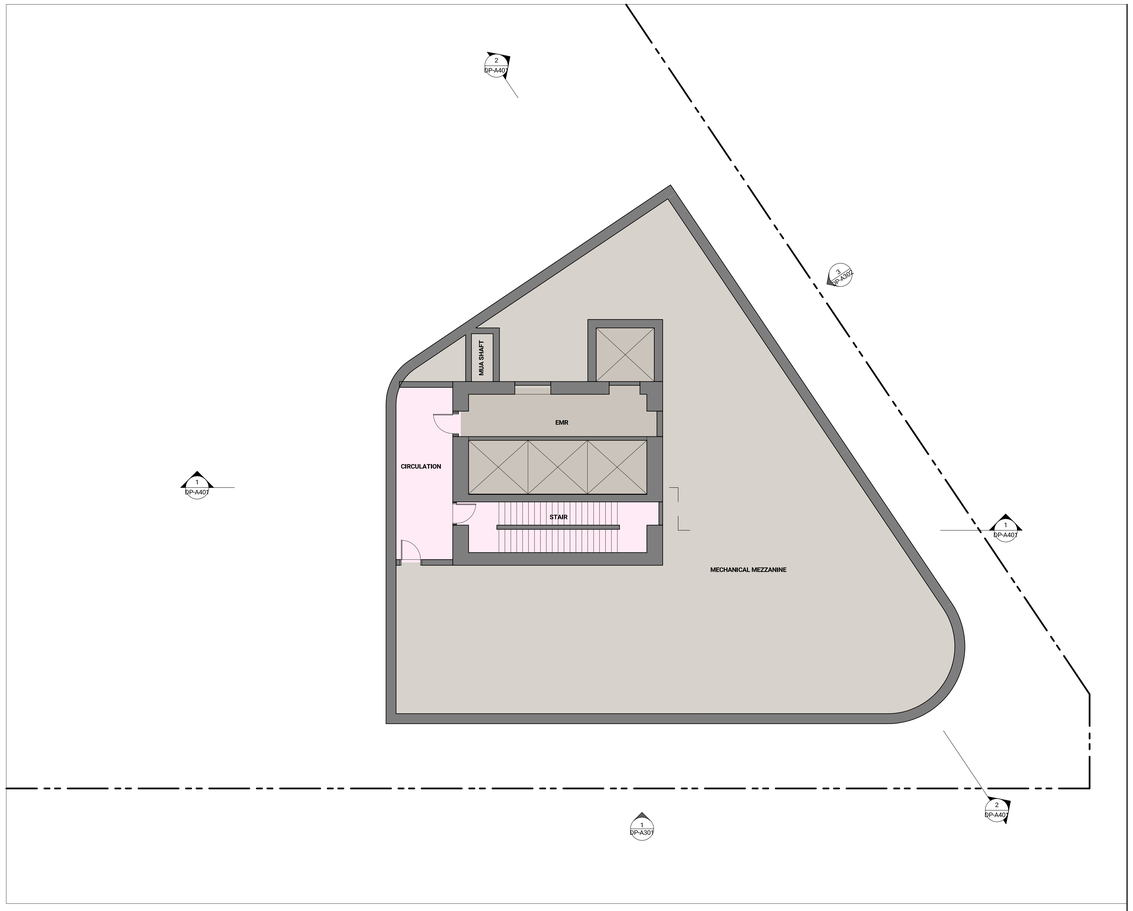
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216 Kingsway

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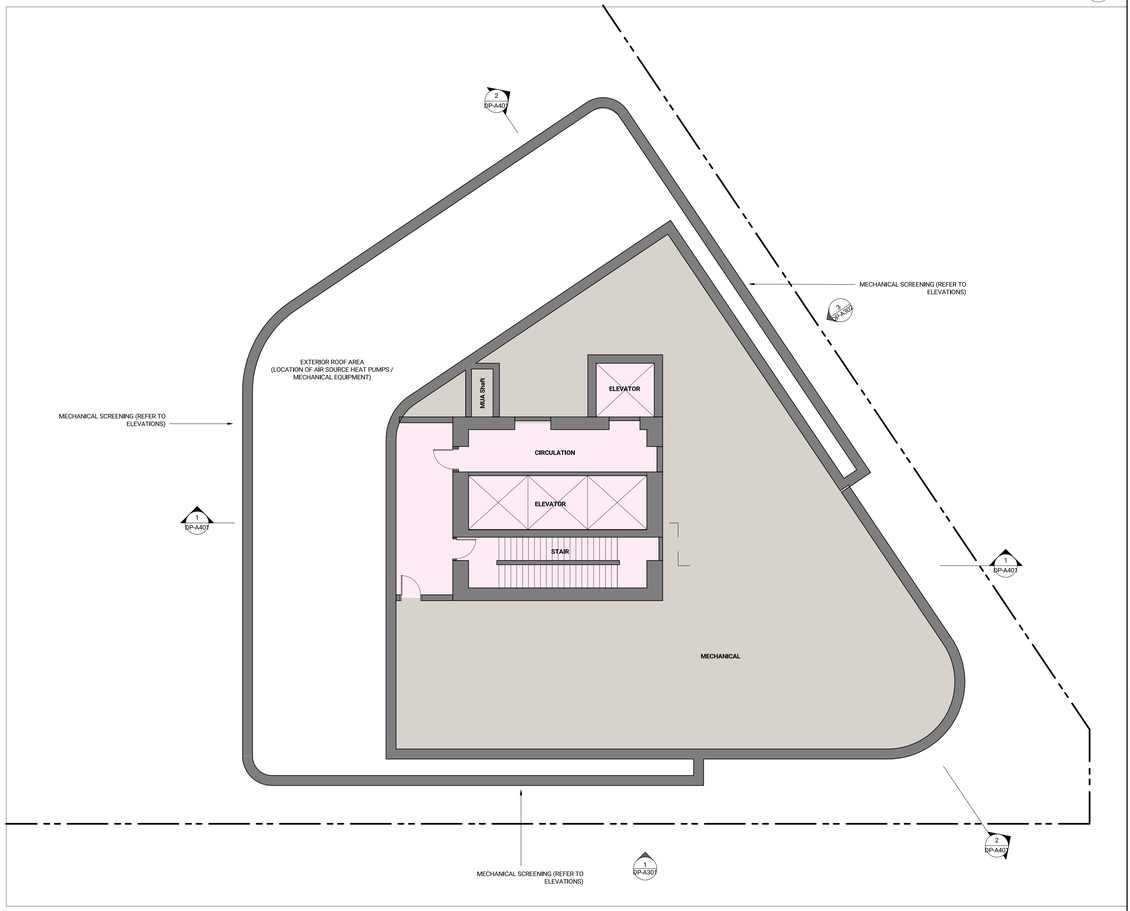
Levels 12-29 Plan
1 : 100

DP-A107

Autodesk Docs://24025-CMH Mixed Use-RSK/24025-a4CH-RSK-Building-RSK.rvt



DP-MPH-2
1 : 100
1 DP-A108



DP-MPH-1
1 : 100
2 DP-A108

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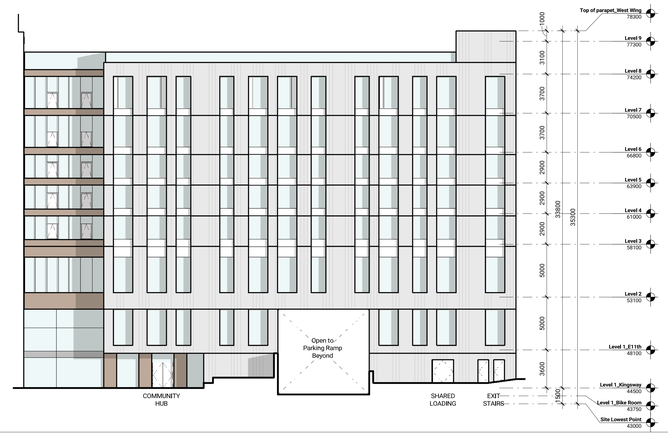
Mechanical Penthouse Plan
1 : 100

DP-A108



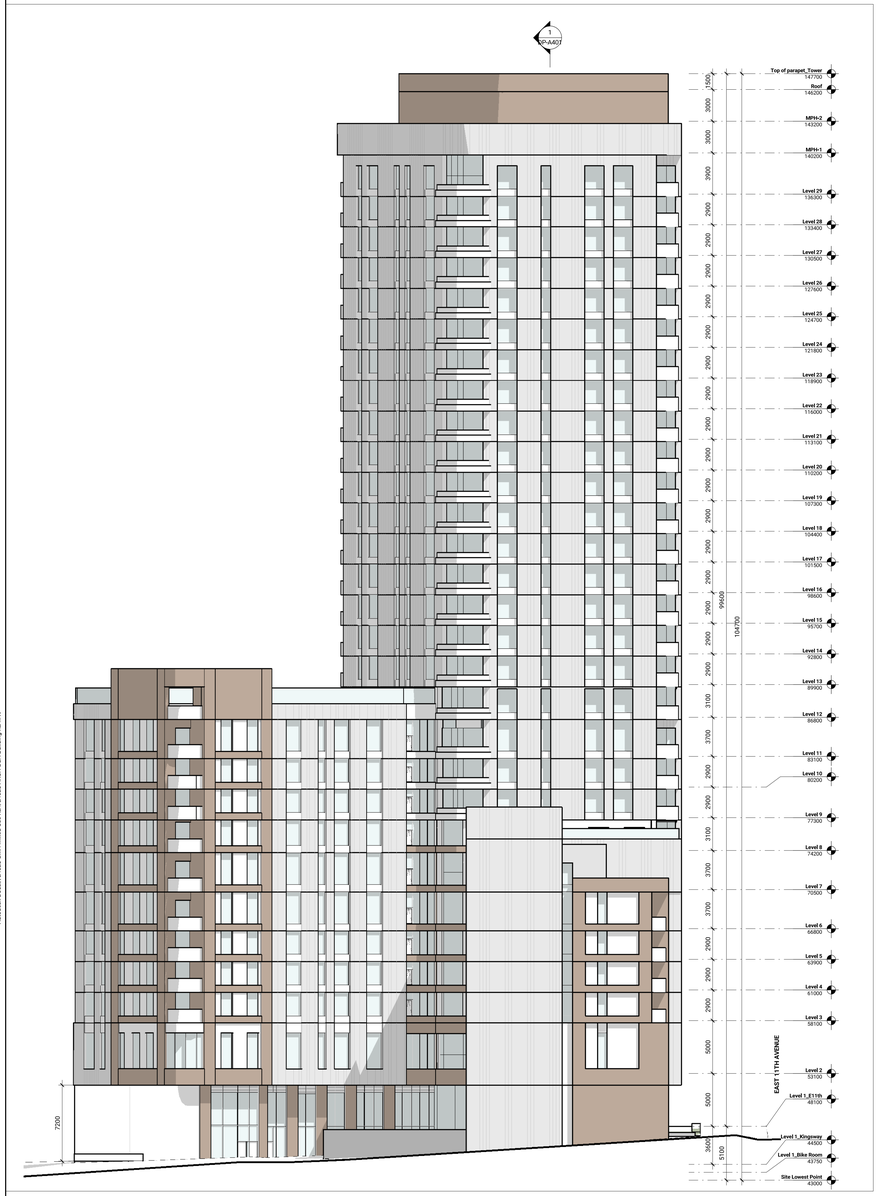
DP-West Elevation - Courtyard

1 : 200 (4 / DP-A301)



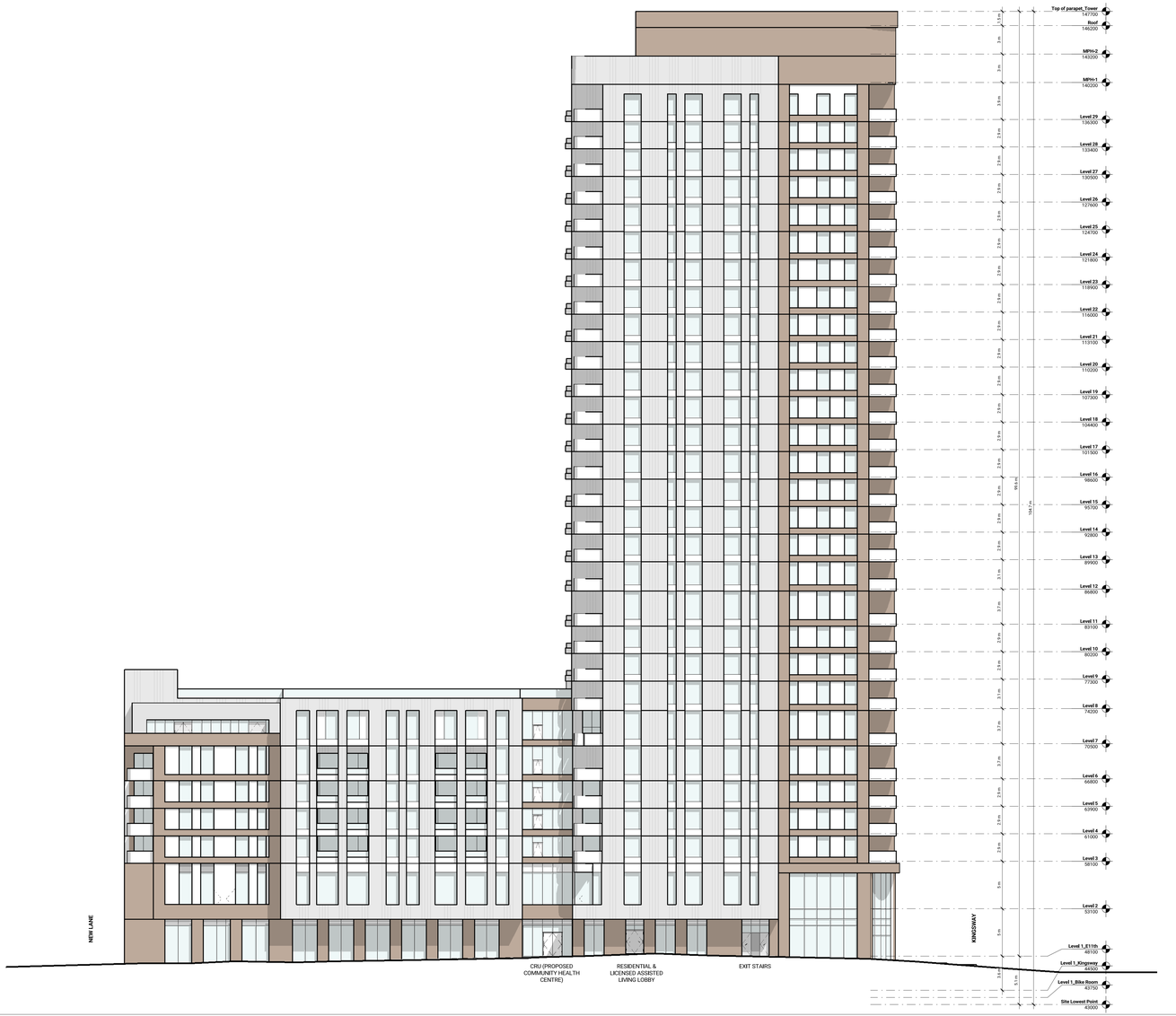
DP-North Elevation - Courtyard

1 : 200 (3 / DP-A301)



DP-West Elevation

1 : 200 (2 / DP-A301)



DP-South Elevation - E11th

1 : 200 (1 / DP-A301)

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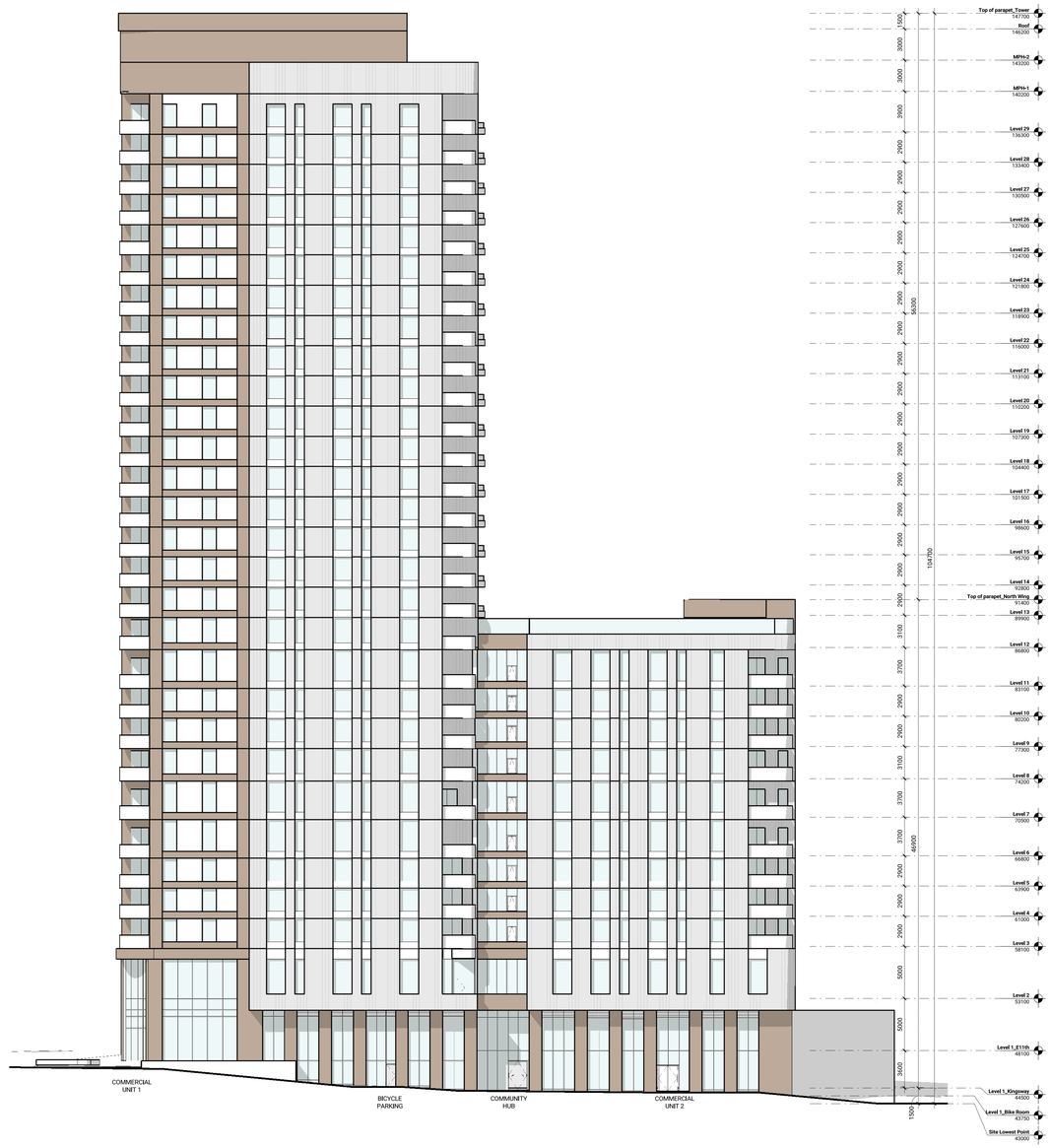
259-293 East 11th Avenue & 216 Kingsway

24025

Building Elevations - South, West & Courtyard

1 : 200

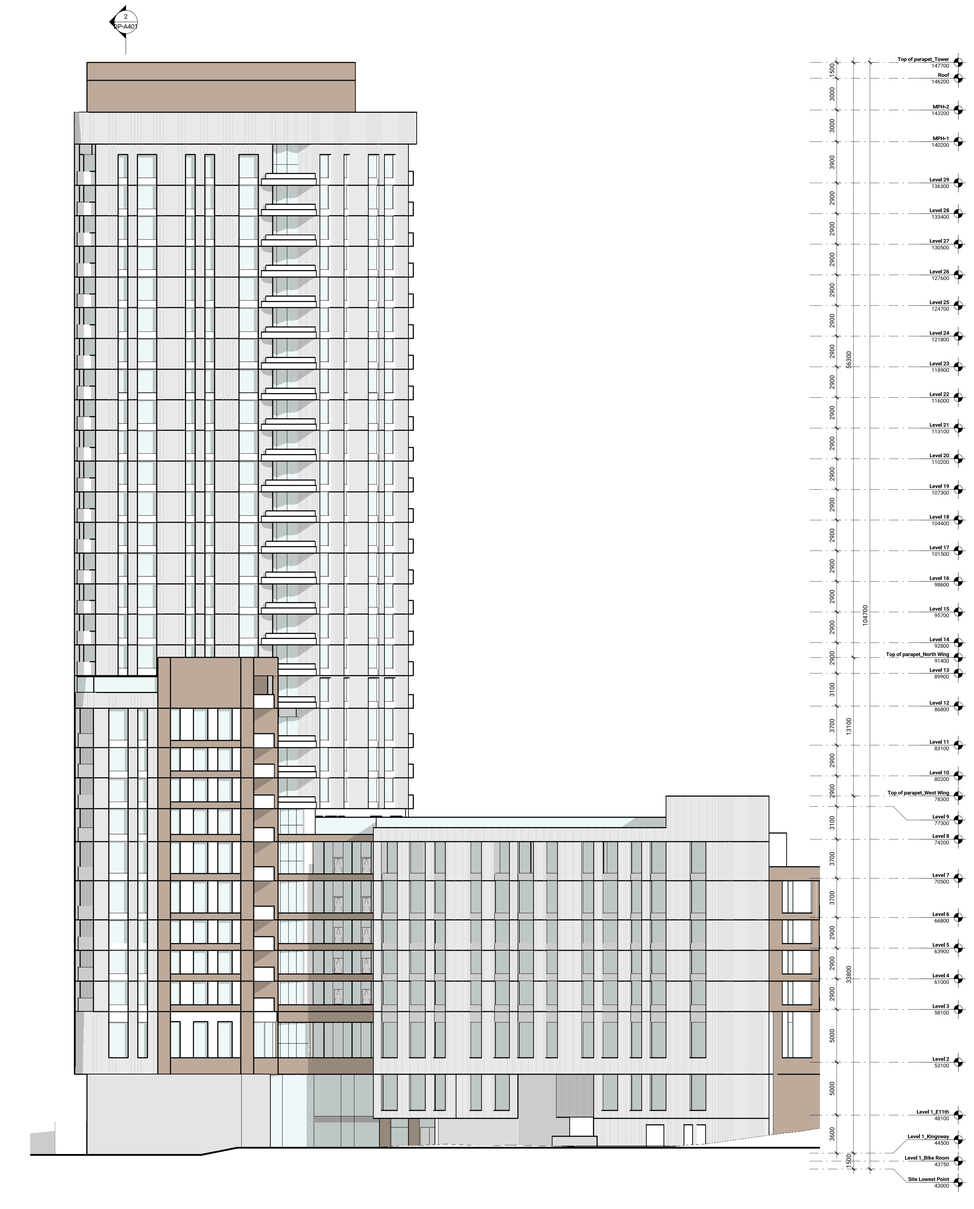
DP-A301



DP-East Elevation - Kingsway

1 : 200

3 DP-A302



DP-North Elevation

1 : 200

4 DP-A302

Autodesk Docs://24025-CMH Mixed Use/24025-ARCH-DSA-Building-R24.rvt

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24025

Building Elevations - North & East

1 : 200

DP-A302

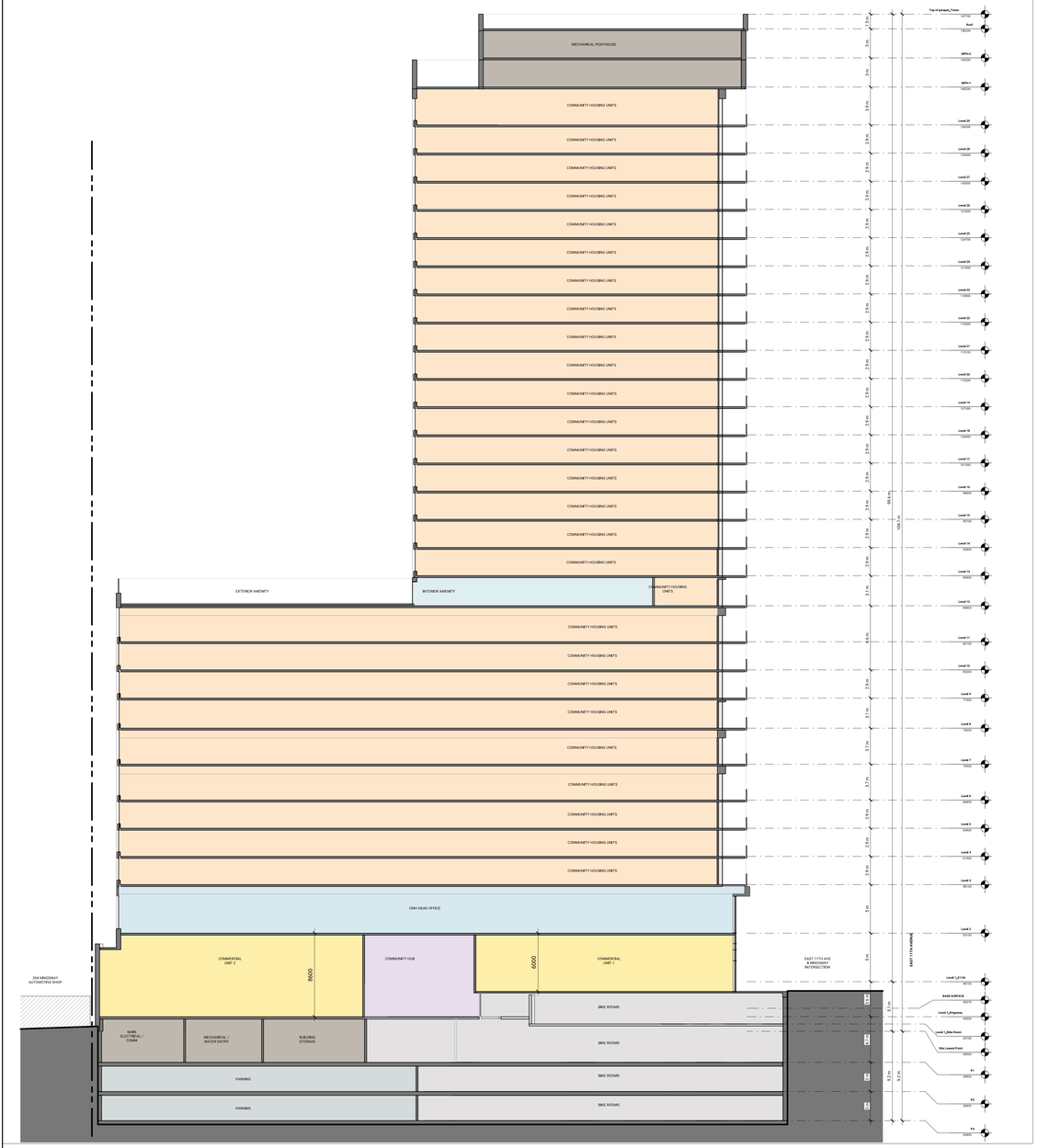
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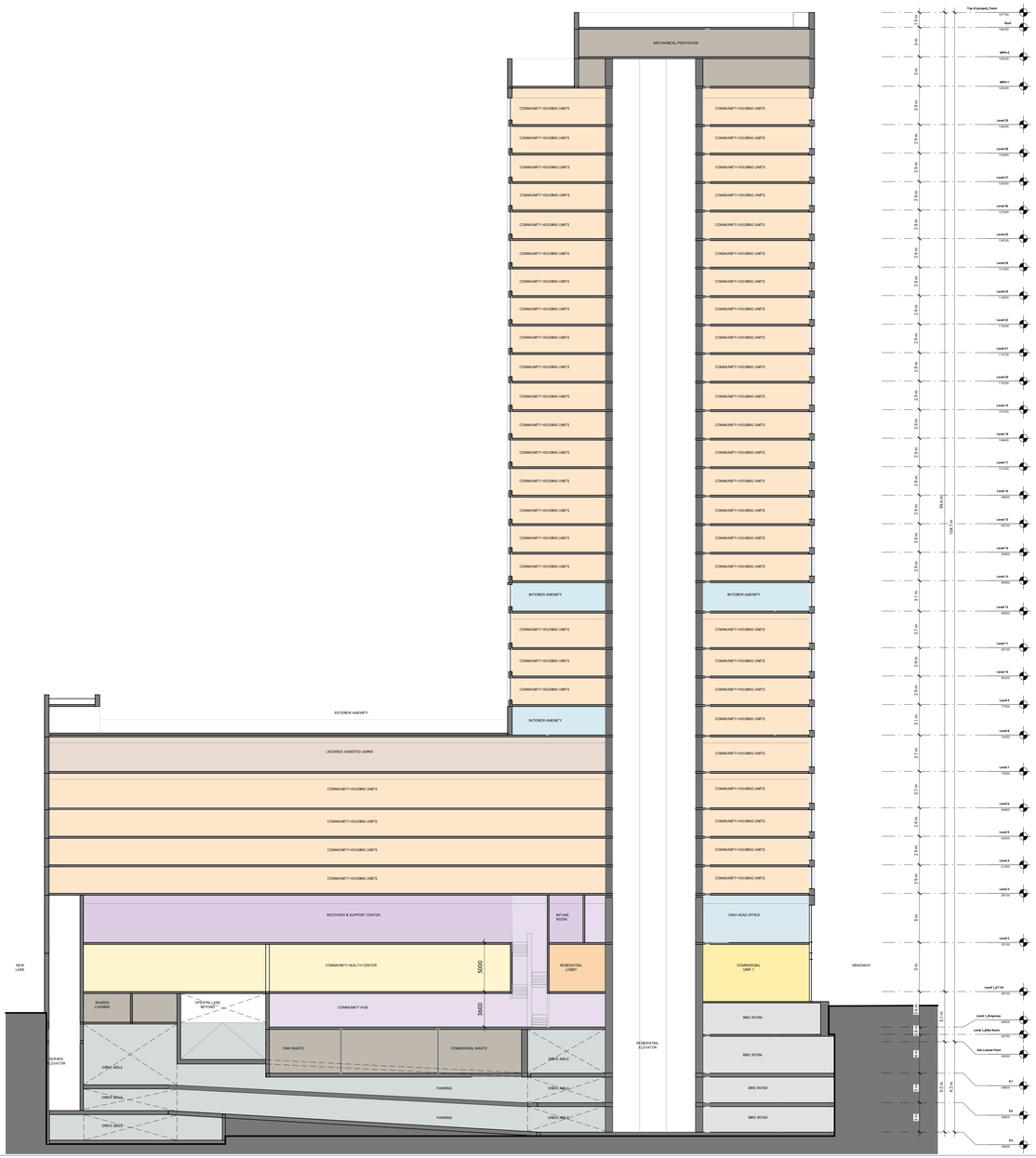
No.	Date	Description
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Building Section - N-S

1 : 200

2 DP-A401



Building Section - E-W

1 : 200

1 DP-A401

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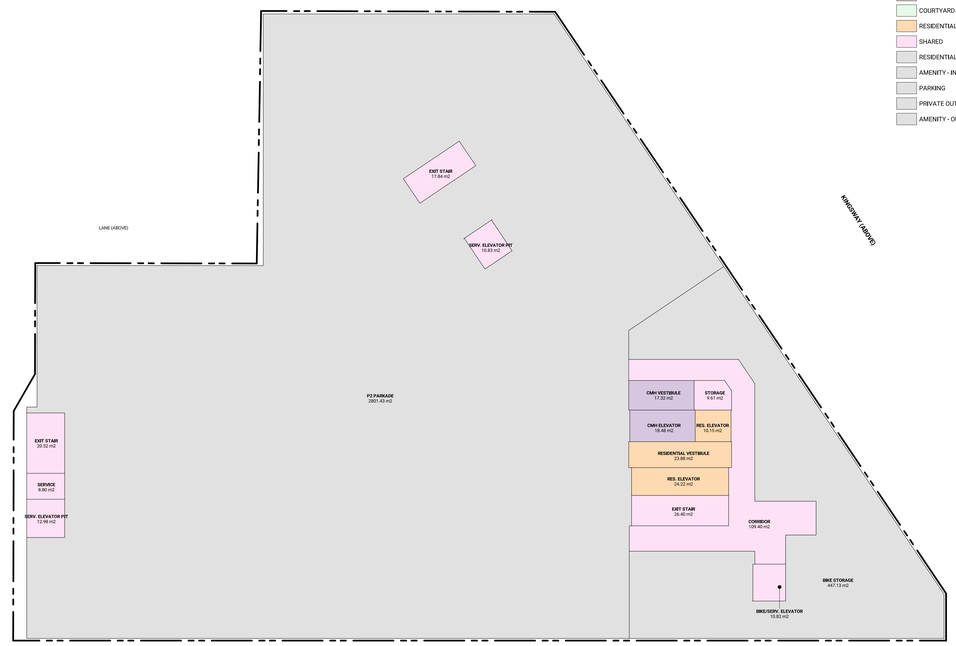
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24025

Building Sections

1 : 200

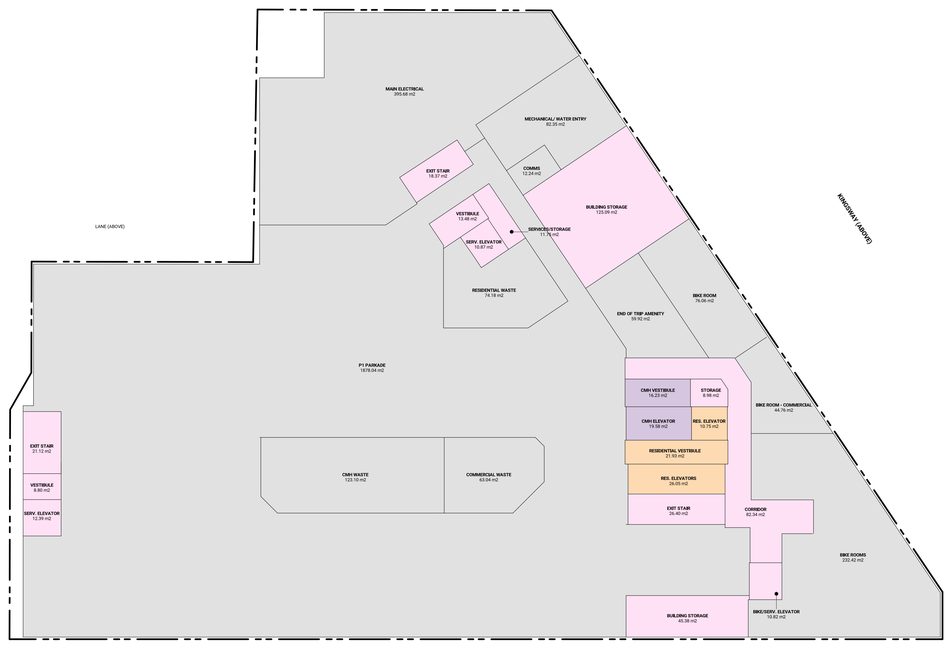
DP-A401



RESIDENTIAL AREA SCHEME

- COMMERCIAL
- COMMUNITY HEALTH CENTRE
- COMMUNITY HUB
- RECOVERY AND SUPPORT CENTER
- CMH HEAD OFFICE
- LICENSED ASSISTED LIVING
- COURTYARD
- RESIDENTIAL
- SHARED
- RESIDENTIAL - STORAGE
- AMENITY - INDOOR
- PARKING
- PRIVATE OUTDOOR SPACES
- AMENITY - OUTDOOR

DP-FSR-Level P2
1 : 200
2 FSR-A001



DP-FSR-Level P1
1 : 200
3 FSR-A001



DP-FSR-Level P3
1 : 200
1 FSR-A001

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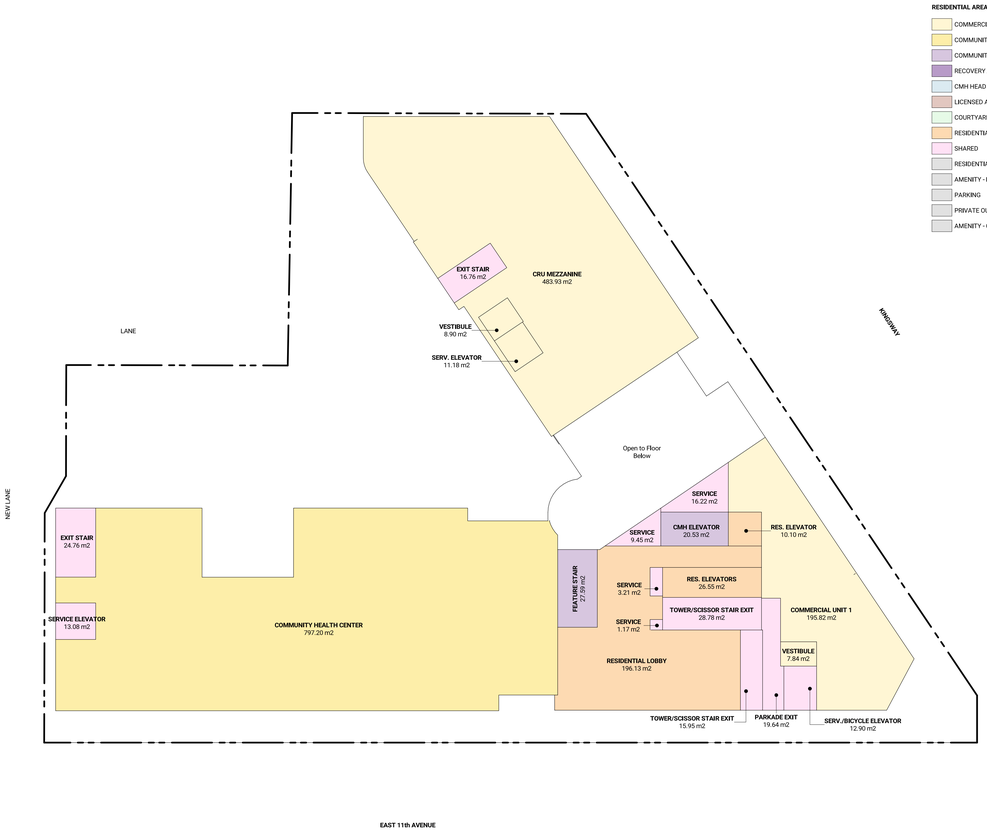
259-293 East 11th Avenue &
216 Kingsway

24025

FSR Plans - Parking Levels
1 : 200

FSR-A001

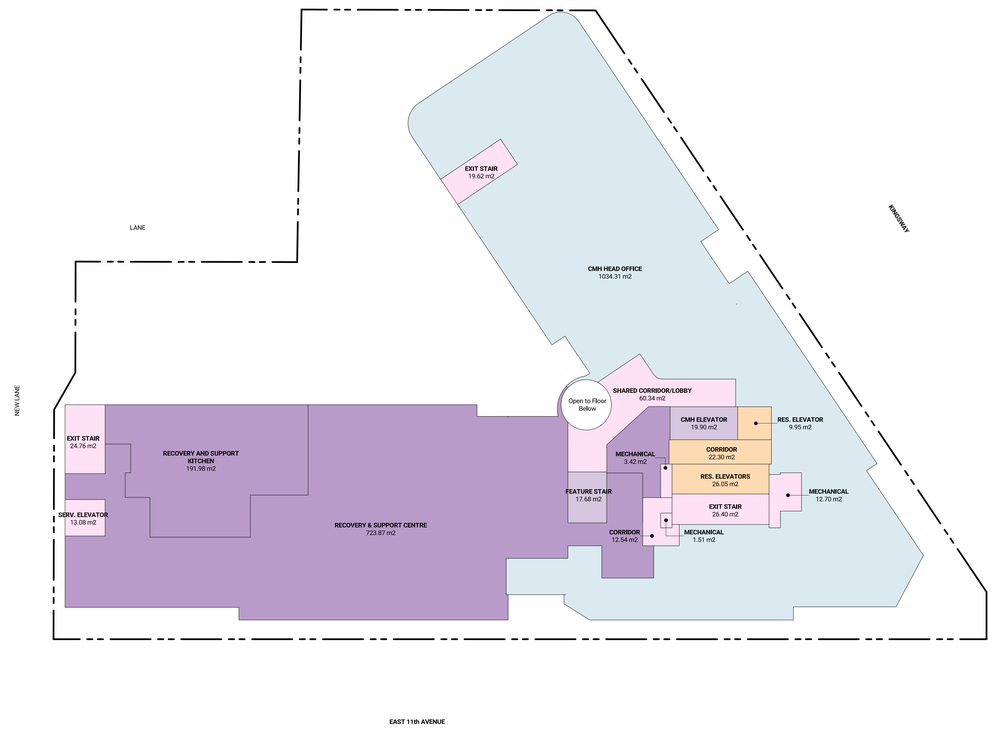
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DP-FSR-Level 1 - East 11th Ave

1 : 200

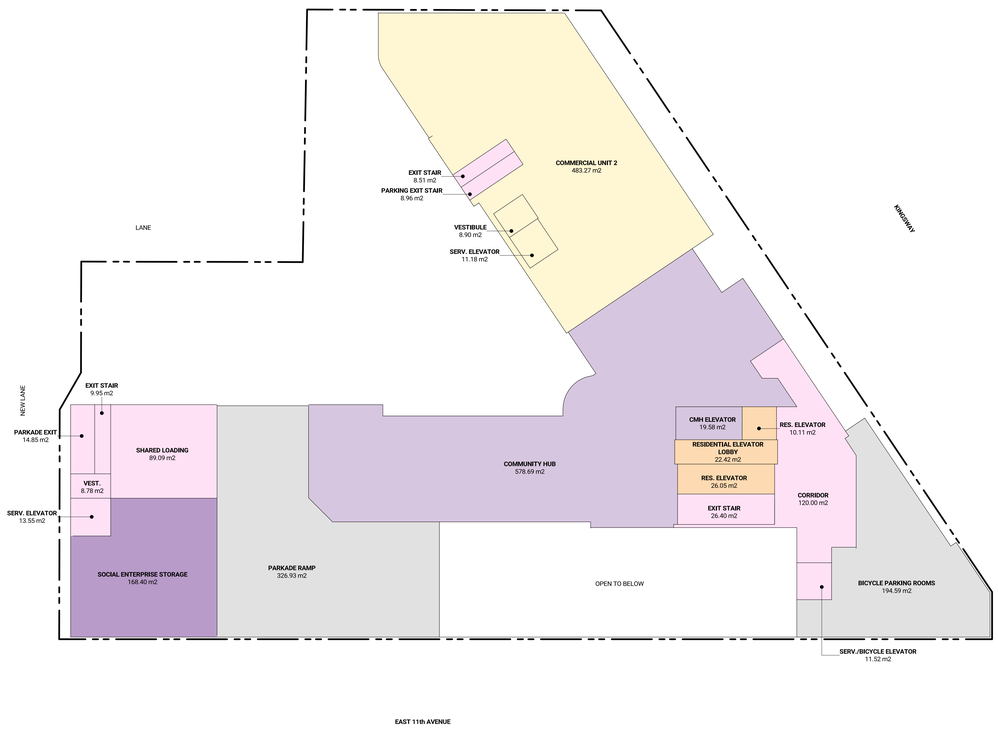
2 FSR-A002



DP-FSR-Level 2

1 : 200

3 FSR-A002



DP-FSR-Level 1 - KINGSWAY

1 : 200

1 FSR-A002

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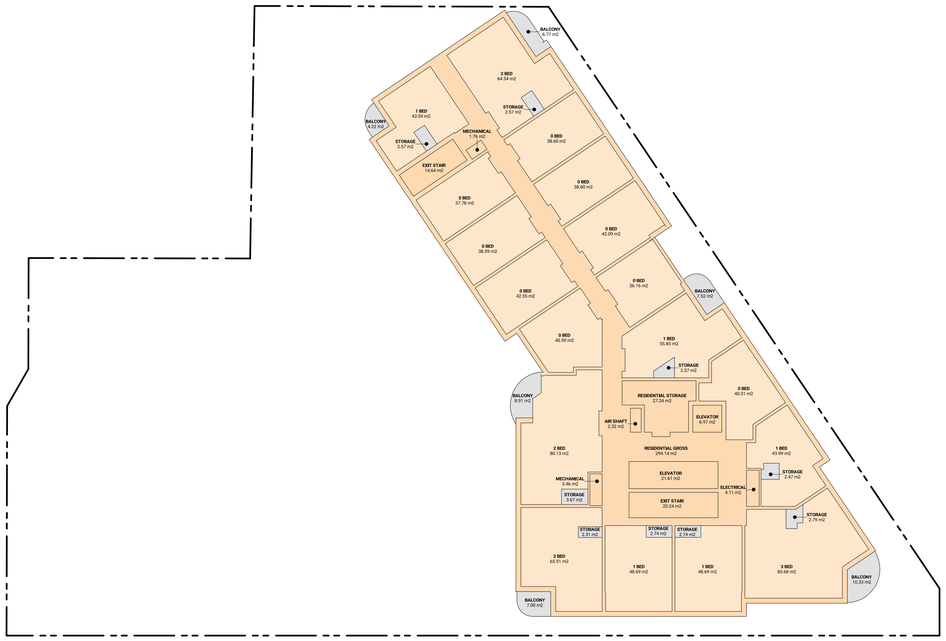
24025

FSR Plans - Podium

1 : 200

FSR-A002

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DP-FSR-Level 9-11 (TYPICAL UPPER PODIUM)

1 : 200

2 FSR-A003



DP-FSR-Level 7 (LICENSED CARE)

1 : 200

3 FSR-A003



DP-FSR-Level 8 (AMENITY)

1 : 200

4 FSR-A003



DP-FSR-Level 3-6 (TYPICAL LOWER PODIUM)

1 : 200

1 FSR-A003

RESIDENTIAL AREA SCHEME

- COMMERCIAL
- COMMUNITY HEALTH CENTRE
- COMMUNITY HUB
- RECOVERY AND SUPPORT CENTER
- CMH HEAD OFFICE
- LICENSED ASSISTED LIVING
- COURTYARD
- RESIDENTIAL
- SHARED
- RESIDENTIAL - STORAGE
- AMENITY - INDOOR
- PARKING
- PRIVATE OUTDOOR SPACES
- AMENITY - OUTDOOR

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216 Kingsway

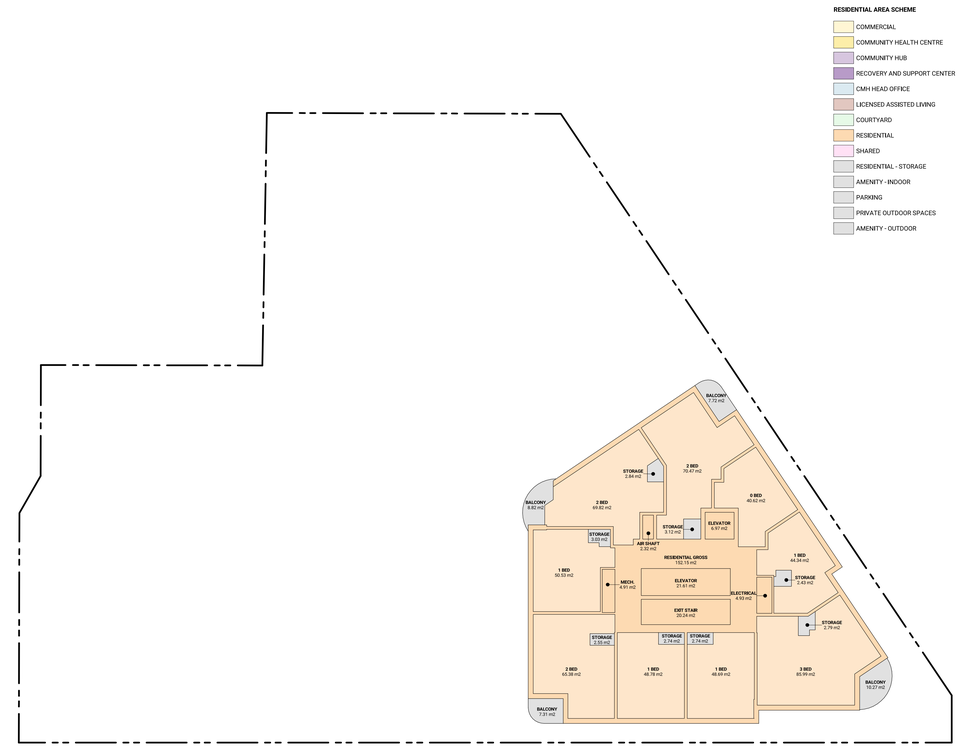
24025

FSR Plans - Residential

1 : 200

FSR-A003

Autodesk Docs://24025-CMH Mixed Use-R24/24025-ARCH-DSA-Building-R24.rvt



DP-FSR-Level 13-29 (TYPICAL TOWER)

1 : 200

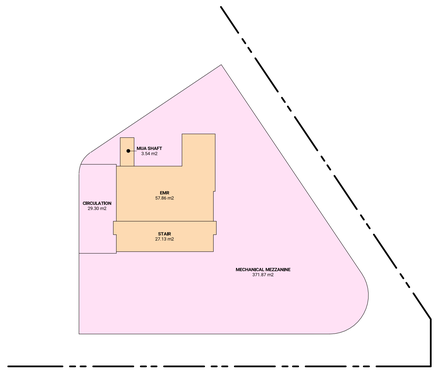
1 FSR-A004



DP-FSR-Level 12 (AMENITY)

1 : 200

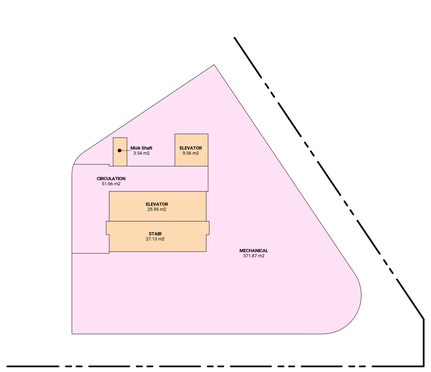
4 FSR-A004



DP-FSR-MPH-2

1 : 200

3 FSR-A004



DP-FSR-MPH-1

1 : 200

2 FSR-A004

Issued

No.	Date	Description
1	2026-05-04	ISSUED FOR REZONING

NOT FOR CONSTRUCTION

Contractor Must Check & Verify all Dimensions on the Job.

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FSR Plans - Tower

1 : 200

FSR-A004

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