

DATA		
Civic Address:	333 E. 11th Avenue (formally 275 Kingsway, Vancouver, BC)	
Legal Description:	LOTS 12, 13 & 14 ALL OF BLOCK 117 DITRICT LOT 301 GROUP1 NEW WESTMINSTER DISTRICT PLAN 187	
PID Number:	LOT 12: 015-607-623, LOT 13: 015-607-640, LOT 14: 015-607-666	
Survey:	conducted by MPT dated 6th November 2012	
Building Grades:	conducted by Rhys Williams/Patrick Brown at City of Vancouver on 6th May 2013 [BG 130041]	

	existing/allowed	required/proposed	notes
Zoning:	C-3A	CD1	-
Site Area:	16,370 sf (1,520.8 sm - 0.152 ha)	16,370 sf (1,520.8 sm - 0.152 ha)	-
Building Area:	existing: approx. 757.4 sq m (8153.10 sq ft)	13,157.31 sq m (141,623.97 sq ft) [FSR]	-
FSR:	current zoning: 3.00 existing FSR: 0.49	Residential: 8.13, Commercial: 0.52 Total: 8.7	-
Site Coverage:	existing: 49.8% (based on 0.152 ha site area)	91.3% (based on 0.152 ha site area)	-
Height:	existing: +/- 23' (+/- 6.7m), allowed: 9.2m but DPB may permit increase height subject to section 4.3.2 of section C-3A of Zoning & Development By-law.	from base surface elevation to level 14 roof parapet = 42.37m (139'-0") from level 1 to roof level parapet = 39.99m (131'-2")	-
Use:	existing: single storey commercial	multi-storey mixed use 100% rental residential	-
Setbacks:	front: none (Kingsway) rear: 20' (lane) side: none (E 11th), non (Car Dealership)	6m from curb (Kingsway) 7.6m from c/l of lane (lane) none required	front: 6m from curb (Kingsway) rear: 7.6m from c/l of lane (lane) side: 18" (E 11th), none (adjacent site)
Parking:	existing: unknown	required: 114 residential spaces (including 15 visitor), 13 commercial spaces proposed: 3 levels below grade parkade 128 max total spaces	based on sections 4.5B & 4.2.5.1 of VPBL -
Loading:	existing: unknown	required: residential: 1 class B, commercial: 2 class B proposed: residential: 1 class B, commercial: 2 class B	based on sections 5.2.7 & 5.2.1 of VPBL -
Bicycles:	existing: unknown	required: residential: class A - 243, class B - 6, commercial: class A - 2, class B - not required proposed: residential: class A - 244, class B - 6, commercial: class A - 4, class B - none	based on sections 6.2.1.2 & 6.2.4.1 of VPBL -

AREA	gross residential sq m (sq ft)		exclusions sq m (sq ft)		in-suite storage sq m (sq ft)		balconies/terraces sq m (sq ft)		# suites	commercial sq m (sq ft)		comm excl. sq m (sq ft)		# full parking	# small parking	# accessible parking	# car share						
P3	-	-	-	-	-	-	-	-	-	-	-	-	-	22	8	4 (counts as 8)	-						
P2	-	-	-	-	-	-	-	-	-	-	-	-	-	20	8	4 (counts as 8)	-						
P1	-	-	-	-	-	-	-	-	-	-	-	-	-	5	6	1 (counts as 2)	8 (counts as 40)						
L1 (main)	644.65	(6,938.95)	134.68	(1,449.68)	11.10	(119.48)	74.05	(797.07)	3	681.57	(7,336.35)	128.05	(1,378.32)	-	-	-	-						
L2 (Mezzanine)	789.27	(8,592.50)	-	-	21.35	(231.81)	131.51	(1,415.56)	7	497.02	(5,349.87)	285.18	(3,069.65)	-	-	-	-						
L3 (inc. podium)	1,221.56	(13,148.75)	-	-	48.30	(519.90)	33.76	(363.39)	17	-	-	-	-	-	-	-	-						
L4	1,073.93	(11,559.68)	-	-	48.30	(519.90)	33.78	(363.60)	17	-	-	-	-	-	-	-	-						
L5	1,073.93	(11,559.68)	-	-	48.30	(519.90)	33.78	(363.60)	17	-	-	-	-	-	-	-	-						
L6	1,073.93	(11,559.68)	-	-	48.30	(519.90)	33.78	(363.60)	17	-	-	-	-	-	-	-	-						
L7	1,073.93	(11,559.68)	-	-	48.30	(519.90)	33.78	(363.60)	17	-	-	-	-	-	-	-	-						
L8 (above adjacent building)	1,073.93	(11,559.68)	-	-	47.60	(512.36)	56.57	(608.91)	17	-	-	-	-	-	-	-	-						
L9	1,073.93	(11,559.68)	-	-	47.60	(512.36)	56.57	(608.91)	17	-	-	-	-	-	-	-	-						
L10	1,073.93	(11,559.68)	-	-	47.60	(512.36)	56.57	(608.91)	17	-	-	-	-	-	-	-	-						
L11	1,073.93	(11,559.68)	-	-	47.60	(512.36)	56.57	(608.91)	17	-	-	-	-	-	-	-	-						
L12	1,073.93	(11,559.68)	-	-	47.60	(512.36)	56.57	(608.91)	17	-	-	-	-	-	-	-	-						
L13	1,090.05	(11,733.19)	65.62	(706.33)	17.37	(186.97)	338.05	(3,638.74)	17	-	-	-	-	-	-	-	-						
L14	828.88	(8,921.98)	65.62	(706.33)	17.37	(186.97)	76.81	(826.78)	7	-	-	-	-	-	-	-	-						
Roof	62.03	(667.68)	62.03	(667.68)	-	-	-	-	7	-	-	-	-	-	-	-	-						
TOTAL	14,310.81	(154,040.13)	(A)	327.95	(3,530.02)	(B)	546.65	(5,884.09)	(C)	1,072.15	(11,540.52)	(D)	194	1,178.59	(12,686.22)	(E)	385.30	(4,147.33)	(F)	47	22	9 (counts as 18)	8 (counts as 40)

FSR CALCULATION	
Balcony Allowance	(A) x 8% = 14,310.81 x 8% = 1,144.86 sm
Residential FSR	(A) - ((B)+(C)+(D))/site area = 14,310.8 - (327.95 + 546.7 + 1,072.2)/1,520.8 = 8.13
Commercial FSR	(E - F)/site area = 1,178.59 - 385.3 / 1,520.8 = 0.52
TOTAL FSR	= 8.7
Residential Gross FSR Area	= 12,364.02 sm
Commercial Gross FSR Area	= 793.29 sm
Total Gross FSR Area	= 13,157.31 sm

BICYCLE REQUIREMENTS	Required	Proposed	LOADING REQUIREMENTS	Required	Proposed
Residential (6.2.1.2) class A class B	243 spaces 6 spaces	244 spaces 6 spaces	Residential (5.2.1) class A class B class C	nr 1 space nr	- 1 space -
Maximum no. of vertical spaces allowed (30%)	73 spaces	40 spaces	Commercial (5.2.7) class A class B class C	nr 2 spaces nr	- 2 spaces -
Minimum no. of bike lockers to be provided (20%)	48 spaces	48 spaces			
Commercial (6.2.4.1) class A class B	2 spaces not req'd	4 spaces 0 spaces			

PARKING REQUIREMENTS	Required	Parking spaces/floor	Parking calc & reductions	Parking spaces provided
Residential (4.5B)	99 (inc. 8 handicap spaces)			
Visitor (4.5B)	15			
Commercial (4.2.5.1)	13 (inc. 1 handicap space)			
P1		20	1 handicap count as 2 8 car share count as 40	53
P2		32	4 handicap count as 8	36
P3		34	4 handicap count as 8	38
Note: FSR area used to calculate parking requirements as per section 4.1.11	127	86		127

DRAWING LIST			
A0 General	Cover	na	A3 Elevations
A0.01	Project Data	na	A3.01 Elevations
A0.02	Context Plan & Photos	na	A3.02 Elevations
A0.03	Massing Comparison	na	A4 Misc
A0.04	Proposed Massing & Site Sections	na	A4.00 Shadow Studies
A0.05			
A0.10	Site Plan	1/16" = 1'	A8 FSR Area Calculations
A1 Plans			A8.01 L1 & Mezzanine FSR Plans
A1.01	Parkade Key Plans	1/16" = 1'	A8.02 Residential Level FSR Plans
A1.02	Commercial / Entry Level Key Plans	1/16" = 1'	
A1.03	Residential Level Key Plans	1/16" = 1'	Landscape
A1.11	Parkade Plan - Level P1	1/8" = 1'	L01 Landscape Level 1 Plan
A1.12	Parkade Plan - Level P2	1/8" = 1'	L02 Landscape Level 2 Plan
A1.13	Parkade Plan - Level P3	1/8" = 1'	L03 Landscape Level 5,8 & 11 Plan
			L04 Landscape Roof Plan
A1.20	Plan Level L1 [Entry Level]	1/8" = 1'	Survey
A1.21	Plan Level 2/Mezzanine Level	1/8" = 1'	V-13-17150-TPG Matson Peck & Topliss Site Survey
A1.22	Plan Level L3 [Podium]	1/8" = 1'	
A1.23	Plan Level L4 to L7	1/8" = 1'	BG 130041 Building Grades
A1.24	Plan Level L8 to L12 [Typical]	1/8" = 1'	
A1.25	Plan Level 13	1/8" = 1'	
A1.26	Plan Level 14	1/8" = 1'	
A1.27	Plan External Amenity Roof Level	1/8" = 1'	
A1.28	Plan Roof	1/8" = 1'	
A2 Sections			
A2.01	Sections AA & BB	1/16" = 1'	

PROJECT TEAM			
DEVELOPERS:	Edgar Development Corp. #413 - 375 Water Street Vancouver BC V6B 5C6	ACOUSTIC:	Daniel Lyzun and Associates Ltd. 367-901 West 3rd Street North Vancouver, BC V7P 3P9
ARCHITECTS:	Acton Ostry Architects Inc 111 East 8th Avenue Vancouver BC V5T 1R8	CODE:	B.R.Thorson Consulting Ltd. 769 Roslyn Boulevard North Vancouver, BC V7G 1P4
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ELECTRICAL:	MCW Consultants Ltd 1400-1185 West Georgia Street Vancouver, BC V6E 4E6		
LANDSCAPE:	Durante Kreuk Ltd 102 - 1637 West 5th Avenue Vancouver, BC V6J 1N5		

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issues	
25 Oct '12	Rezoning Letter of Inquiry
24 May '13	Issue for concurrent rezoning & development permit
02 Oct '13	Revised massing following UDP comments
21 Oct '13	Issue for concurrent rezoning & development permit resubmission
revisions	
3 June '13	Updated area schedule following FSR compliance drawings submission
29 Aug '13	Updated for UDP following rearranged commercial core & parking/cycle layouts. Address updated. Civil engineer contact added

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scale	date
na	Oct 2013
project code	status
K275	RZ / DP
drawn	checked
KW	MO / RA

Data & Context Plan

drawing number
A0.02