

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)	1,520.8 sm / 0.152 ha (16,370 sf)	-
Building Area:	existing: approx. 757.4 sq m (8153.10 sq ft)	13,117.55 sq m (141,196.1 sq ft) [FSR]	-
FSR:	current zoning: 3.00 existing FSR: 0.49	Residential: 8.24, Commercial: 0.39 Total: 8.63	-
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: 94 residential spaces (including 15 visitor), 9 commercial spaces proposed: 3 levels below grade parkade: 97 residential (73 physical) + 9 commercial (8 physical)	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 5.2.5 & 7 & 5.2.1 of VPBL -
Bicycles:	existing: unknown	required: residential: class A - 253, class B - 6, commercial: class A - 2, class B - not required proposed: residential: class A - 254, class B - 6, commercial: class A - 2, 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	-	-	-	-	-	-	-	-	-	-	-	-	21	8	4 (counts as 8)	-							
P2	-	-	-	-	-	-	-	-	-	-	-	-	19	7	4 (counts as 8)	-							
P1	-	-	-	-	-	-	-	-	-	-	-	-	8	5	1 (counts as 2)	4 (counts as 20)							
L1 (main)	640.00	(6,888.90)	135.63	(1,459.91)	8.74	(94.08)	84.97	(914.61)	3	682.40	(7,345.29)	126.56	(1,362.28)	-	-	-	-						
L2	792.49	(8,530.28)	-	-	32.21	(346.71)	133.72	(1,439.35)	11	493.85	(5,315.75)	460.25	(4,954.08)	-	-	-	-						
L3 (inc. podium)	1,220.37	(13,135.94)	-	-	53.03	(570.81)	37.35	(402.03)	18	-	-	-	-	-	-	-	-						
L4	1,082.18	(11,648.48)	-	-	53.03	(570.81)	37.35	(402.03)	18	-	-	-	-	-	-	-	-						
L5	1,082.18	(11,648.48)	-	-	53.03	(570.81)	37.35	(402.03)	18	-	-	-	-	-	-	-	-						
L6	1,082.18	(11,648.48)	-	-	53.03	(570.81)	37.35	(402.03)	18	-	-	-	-	-	-	-	-						
L7	1,082.18	(11,648.48)	-	-	53.03	(570.81)	37.35	(402.03)	18	-	-	-	-	-	-	-	-						
L8 (above adjacent building)	1,079.99	(11,624.90)	-	-	47.64	(512.79)	48.75	(524.74)	16	-	-	-	-	-	-	-	-						
L9	1,079.99	(11,624.90)	-	-	47.64	(512.79)	48.75	(524.74)	16	-	-	-	-	-	-	-	-						
L10	1,079.99	(11,624.90)	-	-	47.64	(512.79)	48.75	(524.74)	16	-	-	-	-	-	-	-	-						
L11	1,079.99	(11,624.90)	-	-	47.64	(512.79)	48.75	(524.74)	16	-	-	-	-	-	-	-	-						
L12	1,079.99	(11,624.90)	-	-	47.64	(512.79)	48.75	(524.74)	16	-	-	-	-	-	-	-	-						
L13	1,097.60	(11,814.46)	69.22	(745.08)	28.51	(306.88)	262.43	(2,824.77)	9	-	-	-	-	-	-	-	-						
L14	901.99	(9,708.93)	69.22	(745.08)	28.51	(306.88)	66.66	(717.52)	9	-	-	-	-	-	-	-	-						
Roof	50.08	(539.06)	50.08	(539.06)	-	-	-	-	-	-	-	-	-	-	-	-	-						
TOTAL	14,431.20	(155,335.99)	(A)	324.15	(3,489.12)	(B)	601.32	(6,472.55)	(C)	978.28	(10,530.11)	(D)	202	1,176.25	(12,661.04)	(E)	586.81	(6,316.36)	(F)	48	20	9 (counts as 18)	4 (counts as 20)

FSR CALCULATION	
Balcony Allowance	(A) x 8% = 14,381.01 x 8% = 1,150.5 sm
Residential FSR	(A) - ((B)+(C)+(D))/site area = 14,431.2 - (324.15 + 601.32 + 978.28)/1,520.8 = 8.24
Commercial FSR	(E - F)/site area = 1,176.25 - 586.81 / 1,520.8 = 0.39
TOTAL FSR	= 8.63
Residential Gross FSR Area	= 12,528.11 sm
Commercial Gross FSR Area	= 589.44 sm
Total Gross FSR Area	= 13,117.55 sm

BICYCLE REQUIREMENTS	Required	Proposed	LOADING REQUIREMENTS	Required	Proposed
Residential (6.2.1.2) class A class B	253 spaces 6 spaces	254 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%)	76 spaces	56 spaces	Commercial (5.2.5 & 7) class A class B class C	nr 2 spaces nr	- 2 spaces -
Minimum no. of bike lockers to be provided (20%)	51 spaces	55 spaces			
Commercial (6.2.4.1) class A class B	2 spaces not req'd	2 spaces 0 spaces			

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

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
SURVEYOR:	Matson Peck & Topliss Ltd. #320-11120 Horseshoe Way Richmond BC V7A 5H7	ELEVATOR:	Gunn Consultants Unit 207, 338 West 8th Avenue Vancouver, BC V5Y 3X2
STRUCTURAL:	Read Jones Christoffersen Ltd. 3rd Floor - 1285 West Broadway Vancouver, BC V6H 3X8	CIVIL	CREUS Engineering Ltd Suite 200, 901 West 16th Street North Vancouver, BC V7P 1R2
MECHANICAL:	Rocky Point Engineering Ltd 302 - 2425 Quebec Street Vancouver, BC V5T 4L6		
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		

PARKING REQUIREMENTS	Required	Parking spaces/floor	Parking calc & reductions	Parking spaces provided
Residential (4.5B with 20% reduction due to proximity to transport intersection) Visitor (4.5B)	79 (inc. 8 handicap spaces) 15			
Commercial (4.2.5.1)	9 (inc. 1 handicap space)			
P1		18	1 handicap count as 2 4 car share count as 20	35
P2		30	4 handicap count as 8	34
P3		33	4 handicap count as 8	37
Note: FSR area used to calculate parking requirements as per section 4.1.11	103	81		106

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issues	
25 Oct '12	Rezoning Letter of Inquiry
24 May '13	Issue for concurrent rezoning & development permit
21 Oct '13	Issue for concurrent rezoning & development permit resubmission
15 Jan '14	Issue for concurrent rezoning & development permit resubmission (Rental 100 policy changes)

revisions	

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scale	date
na	Jan 15, 2014
project code	status
K275	RZ / DP
drawn	checked
KW	MO / RA

Data & Context Plan

drawing number

A0.02