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BROADWAY PLAN DEVELOPMENT - 100% SECURED RENTAL WITH 20% BELOW MARKET

421 KINGSWAY, VANCOUVER, BC

ISSUED FOR REZONING
JULY 14, 2025

TITLE	NAME	CONTACT	TELEPHON	EMAIL	ADDRESS
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Mechanical, Plumbing & Fire Suppression Consultant	MCW Consultants Ltd.	Case Bakker	(604) 687-1821	CBakker@mcw.com	1111 W Georgia St #1400, Vancouver, BC V6E 4M3
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Code Consultant	Pontem Group	Jack Hui	(604) 202-7718	Victor@vectoreng.ca	309 – 63 W 6th Ave, Vancouver, BC V5Y 1K2
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Landscape	Durante Kreuk Ltd.	Stephen Vincent	(604) 684-4611 Ext.36	stephen@dkl.bc.ca	10-1637 W 5th Avenue, Vancouver, BC V6J 1N5
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Survey	Underhill Geomatics Ltd	Jonathan Dyke	(604) 732-4709	jdyke@underhill.ca	210A-3430 Brighton Avenue, Burnaby, BC, V5A-3H4
Transportation	Bunt & Associates	Kyle Briggs	(604) 685-6427 Ext 238	KBriggs@bunteng.com	#1550 - 1050 West Pender Street, Vancouver, BC V6E 3S7
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BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

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PROJECT STATISTICS - SITE, ZONING & FSR

SITE INFORMATION

SITE INFORMATION			
PROJECT ADDRESS:	421 KINGSWAY		
LEGAL DESCRIPTION:	LOT M BLOCK 129 PLAN VAP22249 DISTRICT LOT 264A NWD & BLK 132. '013930796		
FRONTAGE	KINGSWAY	38.6m [126'-6 3/4"]	
	E 13th AVENUE	37.3m [122'-5 1/4"]	
	GUELPH STREET	45.3m [148'-6 1/4"]	
SITE AREA :	25,096.00	(SQ.FT)	2,331.49 (SQ.M)

ZONING INFORMATION

CURRENT ZONING / PROPOSED	C-2 / CD-1							
BROADWAY PLAN	MCEC - MOUNT PLEASANT CENTRE - AREA 'C'							
USES	ACTIVE COMMERCIAL & RESIDENTIAL							
OPTION / TENURE	MIXED-USE SECURED MARKET RENTAL & 20% BELOW-MARKET RENTAL HOUSING							
STOREYS / HEIGHT	24-STOREYS w 5-STOREY PODIUM + ROOFTOP AMENITY, +/-72.73 m [238'-7 1/4"] TO AMENITY T.O.P.							
SETBACK (PROPOSED):	**ABOVE GRADE**				**BELOW GRADE**			
	PODIUM SETBACK		**TOWER SETBACK**					
FRONT YARD [SW - KINGSWAY]	12.00 [FT]	3.70 [m]			0.00 [FT]	0.00 [m]		
EXT. SIDE YARD [W - QUELPH ST]	20.00 [FT]	6.10 [m]			12.00 [FT]	3.70 [m]		
EXT. SIDE YARD [N - E 13th AVE]	12.00 [FT]	3.70 [m]			0.00 [FT]	0.00 [m]		
INT. SIDE YARD [E - PL]	8.00 [FT]	2.40 [m]	40.00 [FT]	12.19 [m]	0.00 [FT]	0.00 [m]		
INT. SIDE YARD [SE - PL]	0.00 [FT]	0.00 [m]	40.00 [FT]	12.19 [m]	0.00 [FT]	0.00 [m]		

FSR CALCULATION:	**PROPOSED**	**AREA**			**AREA**		
RESIDENTIAL FSR	7.53	189,060.79 (SQ.FT)	17,564.3 (SQ.M)	8.15 [MAXIMUM]	204,532.40 (SQ.FT)	19,001.7 (SQ.M)	
COMMERCIAL FSR	0.46	11,436.10 (SQ.FT)	1,062.4 (SQ.M)	0.35 [MINIMUM]	8,783.60 (SQ.FT)	816.0 (SQ.M)	
GROSS FSR	**7.99**	200,496.89 (SQ.FT)	18,626.8 (SQ.M)	**8.50**	213,316.00 (SQ.FT)	19,817.7 (SQ.M)	

FSR CALCULATION

LEVEL	TOTAL GROSS FLOOR AREA			FSR EXCLUSIONS				FSR AREA			
	SHARED AREA	RESIDENTIAL	COMMERCIAL	RESI. CIRCULATION / SERVICE	STORAGE	AMENITY	WALL THICKNESS	RESIDENTIAL	COMMERCIAL	SHARED AREA	TOTAL
1ST FLOOR	-	3,404.45	11,436.10	-				3,404.45	11,436.10	-	14,840.55
2ND FLOOR		14,705.59			800.00			13,905.59		-	13,905.59
3RD FLOOR		14,705.62			800.00			13,905.62		-	13,905.62
4TH FLOOR		14,365.65			800.00			13,565.65		-	13,565.65
5TH FLOOR		14,365.62			800.00			13,565.62		-	13,565.62
6TH FLOOR		7,246.17			320.00	986.67		5,939.50		-	5,939.50
7TH FLOOR		7,761.96			400.00			7,361.96		-	7,361.96
8TH FLOOR		7,761.96			400.00			7,361.96		-	7,361.96
9TH FLOOR		7,761.96			400.00			7,361.96		-	7,361.96
10TH FLOOR		7,761.96			400.00			7,361.96		-	7,361.96
11TH FLOOR		7,761.96			400.00			7,361.96		-	7,361.96
12TH FLOOR		7,761.96			400.00			7,361.96		-	7,361.96
13th FLOOR		7,761.96			400.00			7,361.96		-	7,361.96
14th FLOOR		7,761.96			400.00			7,361.96		-	7,361.96
15TH FLOOR		7,761.96			400.00			7,361.96		-	7,361.96
16TH FLOOR		7,124.44			360.00			6,764.44		-	6,764.44
17th FLOOR		7,124.44			360.00			6,764.44		-	6,764.44
18th FLOOR		7,124.44			360.00			6,764.44		-	6,764.44
19th FLOOR		7,124.44			360.00			6,764.44		-	6,764.44
20th FLOOR		7,124.44			360.00			6,764.44		-	6,764.44
21st FLOOR		7,124.44			360.00			6,764.44		-	6,764.44
22nd FLOOR		7,124.44			360.00			6,764.44		-	6,764.44
23rd FLOOR		6,284.52			280.00			6,004.52		-	6,004.52
24th FLOOR		5,361.05			200.00			5,161.05		-	5,161.05
25th FLOOR ROOF AMENITY FLOOR		3,651.20		804.24		2,846.96		-		-	-
ROOF ELEVATOR LOBBY										-	-
SUBTOTAL	-	203,818.66	11,436.10	804.24	10,120.00	3,833.63	-	189,060.79	11,436.10	-	200,496.89
TOTAL			**215,254.76**				**14,757.87**				**200,496.89**

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421 KINGSWAY

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PROJECT STATISTICS - PARKING & BIKE

OFF-STREET PARKING

PARKING PROVIDED							
LEVEL	RESIDENTIAL PARKING			COMMERCIAL & VISITOR PARKING			GRAND TOTAL
	REGULAR	SMALL CAR	ACCESIBLE	REGULAR	SMALL CAR	ACCESIBLE	
GF, P1				3		1	4 STALLS
U/G P2	30	13	6	19	0		68 STALLS
U/G P3	49	14	4				67 STALLS
TOTAL	79	27	10	22	0	1	139 STALLS
TOTAL RESIDENTIAL:			**116** STALLS	**TOTAL COMMERCIAL & VISITOR:**		**23** STALLS	**139** STALLS

OFF-STREET PARKING BREAKDOWN

BYLAW		REQUIRED	PROVIDED
RESIDENTIAL PARKING:			
4.1.1	No parking spaces are required for the off-street parking of motor vehicles accessory to any development in the City, except for the following: (a) visitor parking spaces, in accordance with section 4.1.3; and (b) accessible parking spaces, in accordance with section 4.1.4.	**0** STALLS	**116** STALLS
VISITOR PARKING:			
4.1.3.a	for dwelling uses, including live-work use, a minimum of 0.05 spaces and a maximum of 0.1 spaces per dwelling unit	**13** STALLS	**13** STALLS
COMMERCIAL PARKING:			
4.3.1	all non-residential uses in the Downtown and Broadway Plan Area shall provide amaximum of one parking space for each 115 m2 of gross floor area.	**9** STALLS	**9** STALLS
	TOTAL:	**22** STALLS	**138** STALLS

ACCESSIBLE PARKING:				
4.1.4.a	RESIDENTIAL	for multiple dwelling or live-work use in buildings that contain at least seven dwelling units, a minimum of 1.0 spaces plus an additional 0.034 spaces for each additional dwelling unit	**9** STALLS	**10** STALLS
4.8.4.b	COMMERCIAL	for non-residential uses in buildings that contain at least 500 m² of gross floor area, a minimum of 1.0 spaces plus an additional 0.4 spaces for each 1,000 m² of gross floor area	**1** STALLS	**1** STALLS
TOTAL:			**10** STALLS	**11** STALLS

SMALL CAR SPACES:			
BYLAW		MAX ALLOWED	PROVIDED
4.1.7	For each use on a site, the number of small car parking spaces may not exceed 25% of the parking spaces provided for that use	**35** STALLS	**27** STALLS

OFF-STREET LOADING SPACE

BYLAW				REQUIRED	PROVIDED
5.2.1	RESIDENTIAL	CLASS A	At least one space for 50 to 299 dwelling units, and at least one additional space for any portion of each additional 200 dwelling units.	**1** SPACES	**1** SPACES
		CLASS B	At least one space for 100 to 299 dwelling units; a minimum of one additional space for 300 to 499 swelling units; and at least one additional space for any portion of each additional 200 dwelling units.	**1** SPACES	**1** SPACES
5.2.6	COMMERCIAL	CLASS B	No requirement for less than 100 square metres of gross floor area. A minimum of one space for the first 2 325 square metres of gross floor area plus one space for any portion of the next 2 325 square metres.	**1** SPACES	**1** SPACES
TOTAL				**3** SPACES	**3** SPACES

OFF-STREET BICYCLE SPACE

BYLAW				REQUIRED	PROVIDED
6.2.1.2	RESIDENTIAL	CLASS A	A minimum of 1.5 spaces for every dwelling unit under 65 m2 . A minimum of 2.5 spaces for every dwelling unit over 65 m2 & under 105 m2	419 + %30 (TDM B) **545** SPACES	**545** SPACES
		CLASS B	A minimum of 2 spaces for any development containing at least 20 dwelling units and one additional space for every additional 20 units	**14** SPACES	**14** SPACES
6.2.5.1	COMMERCIAL	CLASS A	A minimum of 1 space for each 340 m2 of gross floor area	**3** SPACES	**3** SPACES
		CLASS B	A minimum of 6 spaces for any development containing a minimum of 1,000 square metres of gross floor area.	**0** SPACES	**0** SPACES
TOTAL				**561** SPACES	**562** SPACES

OFF-STREET BICYCLE SPACE BREAKDOWN

BYLAW		REQUIRED	PROVIDED
6.3.9	A minimum of 5% of the spaces must be oversized spaces (+ %5 from TDM Plan B)	**54** SPACES	**55** SPACES
6.3.13	No more than 60% of the required Class A bicycle spaces may be vertical & stacked	**327** SPACES	**329** SPACES
6.3.13A	At least 10% of the Class A bicycle spaces must be bicycle lockers. (+ %10 from TDM Plan B)	**109** SPACES	**116** SPACES

LEVEL	ROOM NAME	HORIZONTAL	VERTICAL	STACKED	LOCKER	OVERSIZED	TOTAL
P1	#1			40	14		54
	#2			40	32		72
	#3			40	19		59
	#4		17	22	4		43
	#5	3	15	22	4		44
	#6	7	20		3	13	43
	#7	4	13			11	28
	#8	11		28			39
	#9			36	22		58
	#10	11				31	42
	#11	9	12	24	18		63
							545
L1	#1						0
							0
TOTAL		45	77	252	116	55	**545**
%		8%	14%	46%	21%	10%	

PASSENGER SPACES:

BYLAW			REQUIRED	PROVIDED
7.2.1	RESIDENTIAL (Class A)	A minimum of one space for any development w ith 50 to 125 dw elling units, plus one space for every additional 150 dwelling	**2** STALLS	**2** STALLS
7.2.5.1	COMMERCIAL	A minimum of one space for each 4000 m2 of gross floor area.	**1** STALLS	**0** STALLS

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PROJECT STATISTICS - UNIT COUNT AND MIX & AMENITY SPACE

UNIT TYPE PERCENTAGE

UNIT TYPE	TOTAL UNITS		
	NUMBER OF UNITS	%	
STUDIO	39	15.4%	
1 BEDROOM	126	49.8%	
2 BEDROOM	63	24.9%	34.8%
3 BEDROOM	25	9.9%	
TOTAL	**253**	**100%**	

UNIT COUNT

LEVEL	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
1ST FLOOR	0	0	0	0	0
2ND FLOOR	6	10	3	1	20
3RD FLOOR	5	11	3	1	20
4TH FLOOR	5	12	2	1	20
5TH FLOOR	5	12	2	1	20
6TH FLOOR	1	5	1	1	8
7TH FLOOR	1	5	3	1	10
8TH FLOOR	1	5	3	1	10
9TH FLOOR	1	5	3	1	10
10TH FLOOR	1	5	3	1	10
11TH FLOOR	1	5	3	1	10
12 TH FLOOR	1	5	3	1	10
13 TH FLOOR	1	5	3	1	10
14 TH FLOOR	1	5	3	1	10
15TH FLOOR	1	5	3	1	10
16TH FLOOR	1	4	3	1	9
17th FLOOR	1	4	3	1	9
18th FLOOR	1	4	3	1	9
19th FLOOR	1	4	3	1	9
20th FLOOR	1	4	3	1	9
21st FLOOR	1	4	3	1	9
22nd FLOOR	1	4	3	1	9
23rd FLOOR	1	2	2	2	7
24th FLOOR	0	1	2	2	5
TOTAL	**39**	**126**	**63**	**25**	**253**

DETAILED UNIT AREAS

BEDROOM	TYPE	NUMBER OF UNITS	NET PER COV		STORAGE	
			AREA	TOTAL AREA	AREA	TOTAL AREA
STUDIO	A01	21	384.0 SF	8,064.0 SF	40.0 SF	840.0 SF
STUDIO	A02	4	381.9 SF	1,527.6 SF	40.0 SF	160.0 SF
STUDIO	A03	8	404.0 SF	3,232.0 SF	40.0 SF	320.0 SF
STUDIO	A04	4	387.9 SF	1,551.6 SF	40.0 SF	160.0 SF
STUDIO	A05	1	388.1 SF	388.1 SF	40.0 SF	40.0 SF
STUDIO	A06	1	390.3 SF	390.3 SF	40.0 SF	40.0 SF
1 BEDROOM	B01	4	506.3 SF	2,025.2 SF	40.0 SF	160.0 SF
1 BEDROOM	B02	4	515.8 SF	2,063.2 SF	40.0 SF	160.0 SF
1 BEDROOM	B03	4	454.8 SF	1,819.2 SF	40.0 SF	160.0 SF
1 BEDROOM	B04	4	489.5 SF	1,958.0 SF	40.0 SF	160.0 SF
1 BEDROOM	B05	4	506.2 SF	2,024.8 SF	40.0 SF	160.0 SF
1 BEDROOM	B06	22	490.5 SF	10,791.0 SF	40.0 SF	880.0 SF
1 BEDROOM	B07	21	484.8 SF	10,180.8 SF	40.0 SF	840.0 SF
1 BEDROOM	B08	21	477.9 SF	10,035.9 SF	40.0 SF	840.0 SF
1 BEDROOM	B09	4	568.6 SF	2,274.4 SF	40.0 SF	160.0 SF
1 BEDROOM	B10	4	499.6 SF	1,998.4 SF	40.0 SF	160.0 SF
1 BEDROOM	B11	4	444.5 SF	1,778.0 SF	40.0 SF	160.0 SF
1 BEDROOM	B12	2	436.8 SF	873.6 SF	40.0 SF	80.0 SF
1 BEDROOM	B13	1	469.9 SF	469.9 SF	40.0 SF	40.0 SF
1 BEDROOM	B14	1	506.3 SF	506.3 SF	40.0 SF	40.0 SF
1 BEDROOM	B15	16	431.3 SF	6,900.8 SF	40.0 SF	640.0 SF
1 BEDROOM	B16	9	571.1 SF	5,139.9 SF	40.0 SF	360.0 SF
1 BEDROOM	B17	1	462.5 SF	484.8 SF	40.0 SF	40.0 SF
2 BEDROOM	C01	4	723.3 SF	2,893.2 SF	40.0 SF	160.0 SF
2 BEDROOM	C02	4	738.6 SF	2,954.4 SF	40.0 SF	160.0 SF
2 BEDROOM	C03	2	769.5 SF	1,539.0 SF	40.0 SF	80.0 SF
2 BEDROOM	C04	1	568.7 SF	568.7 SF	40.0 SF	40.0 SF
2 BEDROOM	C05	16	652.2 SF	10,435.2 SF	40.0 SF	640.0 SF
2 BEDROOM	C06	9	565.3 SF	5,087.7 SF	40.0 SF	360.0 SF
2 BEDROOM	C07	9	682.9 SF	6,146.1 SF	40.0 SF	360.0 SF
2 BEDROOM	C08	7	676.3 SF	4,734.1 SF	40.0 SF	280.0 SF
2 BEDROOM	C09	7	663.5 SF	4,644.5 SF	40.0 SF	280.0 SF
2 BEDROOM	C10	2	846.8 SF	1,693.6 SF	40.0 SF	80.0 SF
2 BEDROOM	C11	2	716.8 SF	1,433.6 SF	40.0 SF	80.0 SF
3 BEDROOM	D01	23	778.3 SF	17,900.9 SF	40.0 SF	920.0 SF
3 BEDROOM	D02	1	783.4 SF	783.4 SF	40.0 SF	40.0 SF
3 BEDROOM	D03	1	882.7 SF	882.7 SF	40.0 SF	40.0 SF
		253		**138,174.9 SF**		**10,120 SF**

RESIDENTIAL AMENITY AREAS

INDOOR AMENITY			OUTDOOR AMENITY		
REQUIRED *(1.4 sq. m / dwelling unit)*	PROVIDED		REQUIRED *(2 sq. m / dwelling unit)*	PROVIDED	
253 x 1.4 sq. m	6TH FLOOR	986.7 SF	253 x 2. sq. m	2ND FLOOR	. sq. ft
	ROOF AMENITY FLOOR	2,847. sq. ft		6TH FLOOR (PODIUM AMENITY FLOOR)	5,779.19 sq. ft
				ROOF AMENITY FLOOR	1,508.13 sq. ft
354.2 sq. m / **3,812.58 sq. ft**	TOTAL	**3,833.7 sq. ft**	506. sq. m / **5,446.54 sq. ft**	TOTAL	**7,287.32 sq. ft**

TOTAL DWELLING UNIT NUMBER :253

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421 KINGSWAY

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project no.:	25002
drawn by:	SOA
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PROJECT STATISTICS - BELOW MARKET UNITS BREAKDOWN

BELOW MARKET UNIT MIX

UNIT TYPE	TOTAL UNITS			%80 MARKET UNITS			%20 BELOW MARKET UNITS		
	NUMBER OF UNITS	%		NUMBER OF UNITS	%		NUMBER OF UNITS	%	
STUDIO	39	15%		23	11.4%		16	31%	
1 BEDROOM	126	50%		109	54.0%		17	33%	
2 BEDROOM	63	25%	35%	50	24.8%	34.7%	13	25%	35%
3 BEDROOM	25	10%		20	9.9%		5	10%	
TOTAL	253	100%		202	100%		51	100%	
				80%			20%		

BELOW MARKET UNIT MIX

	UNIT NUMBER	BEDROOM	UNIT TYPE	NET AREA PER COV	STORAGE AREA
1	201	STUDIO	A01	384.0 SF	40.0 SF
2	202	1 BEDROOM	B01	506.3 SF	40.0 SF
3	203	1 BEDROOM	B02	515.8 SF	40.0 SF
4	204	STUDIO	A02	381.9 SF	40.0 SF
5	205	1 BEDROOM	B03	454.8 SF	40.0 SF
6	206	1 BEDROOM	B04	489.5 SF	40.0 SF
7	207	1 BEDROOM	B05	506.2 SF	40.0 SF
8	208	1 BEDROOM	B06	490.5 SF	40.0 SF
9	209	3 BEDROOM	D01	778.3 SF	40.0 SF
10	210	1 BEDROOM	B07	484.8 SF	40.0 SF
11	211	1 BEDROOM	B08	477.9 SF	40.0 SF
12	212	1 BEDROOM	B09	568.6 SF	40.0 SF
13	213	1 BEDROOM	B10	499.6 SF	40.0 SF
14	214	2 BEDROOM	C01	723.3 SF	40.0 SF
15	215	2 BEDROOM	C02	738.6 SF	40.0 SF
16	216	STUDIO	A03	404.0 SF	40.0 SF
17	217	STUDIO	A03	404.0 SF	40.0 SF
18	218	2 BEDROOM	C03	769.5 SF	40.0 SF
19	219	STUDIO	A04	387.9 SF	40.0 SF
20	220	STUDIO	A05	388.1 SF	40.0 SF
21	301	STUDIO	A01	384.0 SF	40.0 SF
22	304	STUDIO	A02	381.9 SF	40.0 SF
23	305	1 BEDROOM	B03	454.8 SF	40.0 SF
24	306	1 BEDROOM	B04	489.5 SF	40.0 SF
25	307	1 BEDROOM	B05	506.2 SF	40.0 SF
26	308	1 BEDROOM	B06	490.5 SF	40.0 SF
27	309	3 BEDROOM	D01	778.3 SF	40.0 SF
28	310	1 BEDROOM	B07	484.8 SF	40.0 SF
29	311	1 BEDROOM	B08	477.9 SF	40.0 SF
30	314	2 BEDROOM	C01	723.3 SF	40.0 SF
31	315	2 BEDROOM	C02	738.6 SF	40.0 SF
32	316	STUDIO	A03	404.0 SF	40.0 SF
33	317	STUDIO	A03	404.0 SF	40.0 SF
34	318	2 BEDROOM	C03	769.5 SF	40.0 SF
35	319	STUDIO	A04	387.9 SF	40.0 SF
36	320	1 BEDROOM	B11	444.5 SF	40.0 SF
37	401	STUDIO	A01	384.0 SF	40.0 SF
38	404	STUDIO	A02	381.9 SF	40.0 SF
39	409	3 BEDROOM	D01	778.3 SF	40.0 SF
40	414	2 BEDROOM	C01	723.3 SF	40.0 SF
41	415	2 BEDROOM	C02	738.6 SF	40.0 SF
42	416	STUDIO	A03	404.0 SF	40.0 SF
43	417	STUDIO	A03	404.0 SF	40.0 SF
44	419	STUDIO	A04	387.9 SF	40.0 SF
45	509	3 BEDROOM	D01	778.3 SF	40.0 SF
46	514	2 BEDROOM	C01	723.3 SF	40.0 SF
47	515	2 BEDROOM	C02	738.6 SF	40.0 SF
48	604	3 BEDROOM	D01	778.3 SF	40.0 SF
49	607	2 BEDROOM	C04	568.7 SF	40.0 SF
50	703	2 BEDROOM	C05	652.2 SF	40.0 SF
51	708	2 BEDROOM	C06	565.3 SF	40.0 SF
	TOTAL BMR UNIS			27,680.0 SF	2,040.0 SF

TOTAL NET AREA	138,174.9 SF
%20 OF TOTAL NET AREA	27,635.0 SF

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421 KINGSWAY

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421 KINGSWAY REZONING INTENT

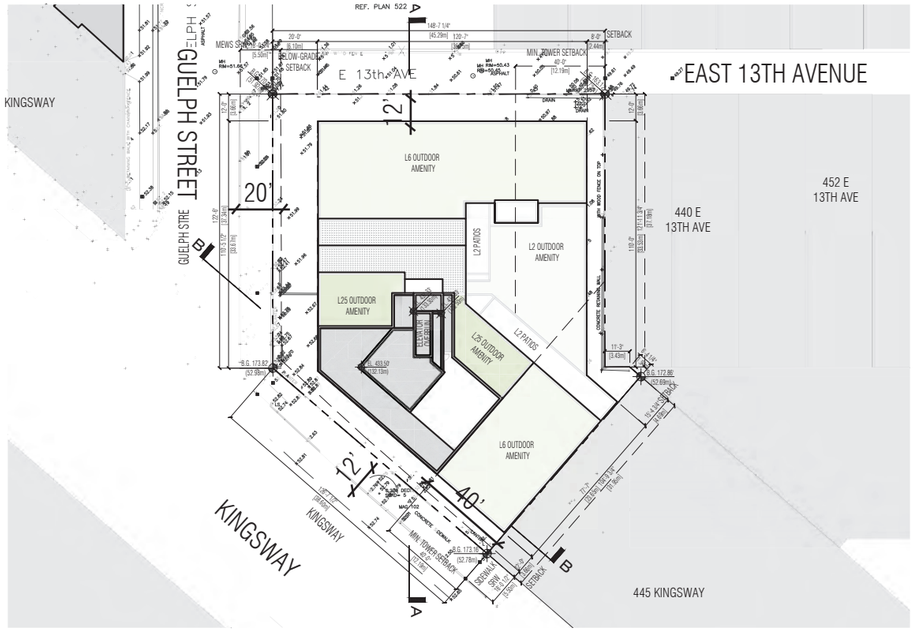
This application proposes to rezone the property located at 421 Kingsway, from C-2 to CD-1 under the City of Vancouver's Broadway Plan to deliver 252 new secured rental units. Per the Broadway Plan Policy, 'Mount Pleasant Centre – Area C' [MCEC] Policy Statement, the proposed residential development intends to pursue the option/tenure of 100% secured market-rental housing where a minimum of 20% of the residential floor area will be for secured below-market rental housing, including 35% family units [25% 2-bedroom & 10% 3-bedroom rental suites].

The proposed development aims to strengthen and diversify Kingsway and Guelph Street as pedestrian and bike-friendly mixed-use streets that promote accessibility and contribute to an active public realm. The proposed form of development is a 24-storey tower, including a 5-storey podium with commercial units at ground level facing to Kingsway and Guelph Street. Even though the allowable height is 25 storeys and the density is 8.5 FSR, the proposed form of development is not using full density and height due to mitigate shadowing on the Florence Nightingale Elementary School's yard. The overall density of the proposal is 7.99 FSR

The proposal meets the required setbacks in the Broadway Plan. 3.7m [12'-0"] setback from Kingsway and E 13th Avenue. 6.1m [20'-0"] above grade and 3.7m [12'-0"] below grade setback from Guelph Street. 2.4m [8'-0"] setback from east property line and zero setback from adjacent property at the southeast for the podium portion of the proposal. The proposed tower location provides 12.2m [40'-0"] from southeast property line.

421 KINGSWAY & 401 KINGSWAY TANDEM REZONING APPLICATIONS

Although submitted as separate applications, the proposed developments at 421 Kingsway & 401 Kingsway have been designed and submitted together representing a unique opportunity to reinforce the fabric of the neighbourhood. Located at the confluence of two major arterials [Kingsway and East 12th Avenue] and Main Street, these sites are a vital link for the city to maintain residential, commercial and streetscape continuity at this stretch of the Kingsway Corridor, starting from the dramatically disjunctive intersection at Kingsway and East 12th Avenue running southeast to Robson Park. The two proposed developments will briefly be introduced together as part of the urban planning context of the Kingsway Corridor & the Main Street community, central to the Mount Pleasant neighbourhood. 421 and 401 Kingsway together would introduce a mix of strata and secured-market rentals harmoniously. The proposed mews along Guelph Street between them, secured as a wider pedestrian thoroughfare by the 6.1m [20'-0"] Statutory Right of Way [SRW] west of 421 Kingsway, is developed as a homogeneous space as seen in the landscape treatment, massing and commercial continuity.



SITE PLAN WITH SETBACKS

FIGURE 7.1 - OVERALL LAND USE CONCEPT PLAN

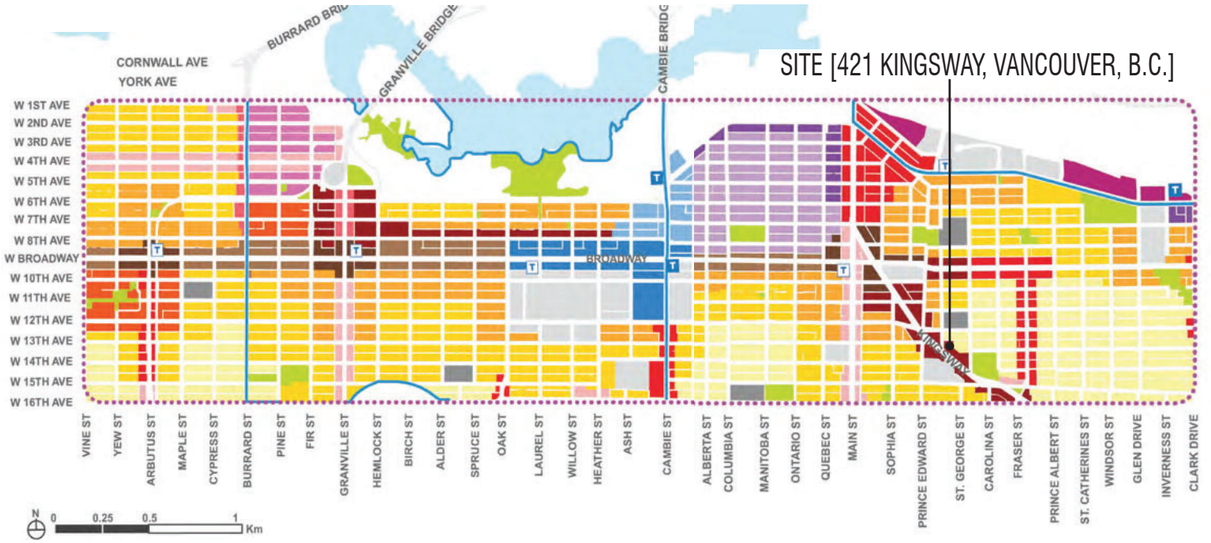
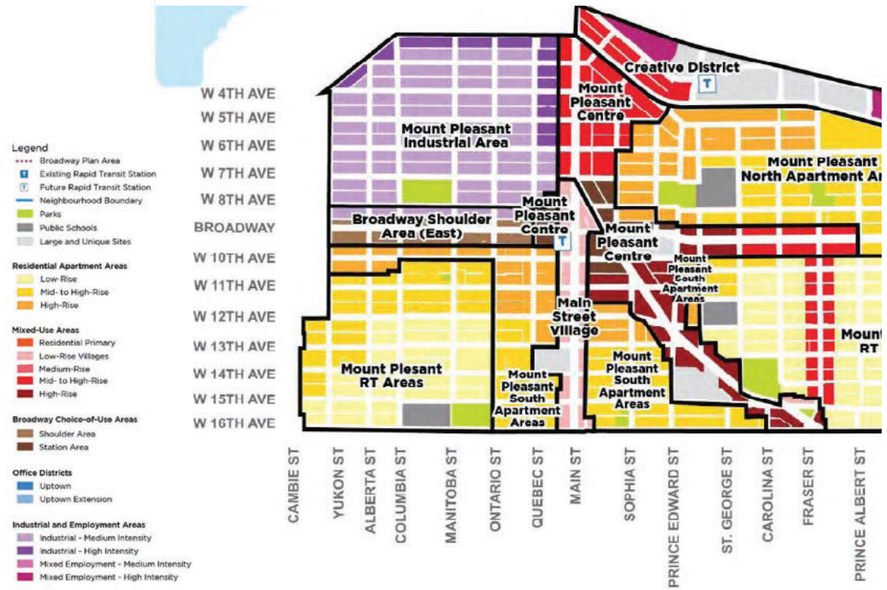


FIGURE 10.1 - MOUNT PLEASANT NEIGHBORHOOD LAND USE



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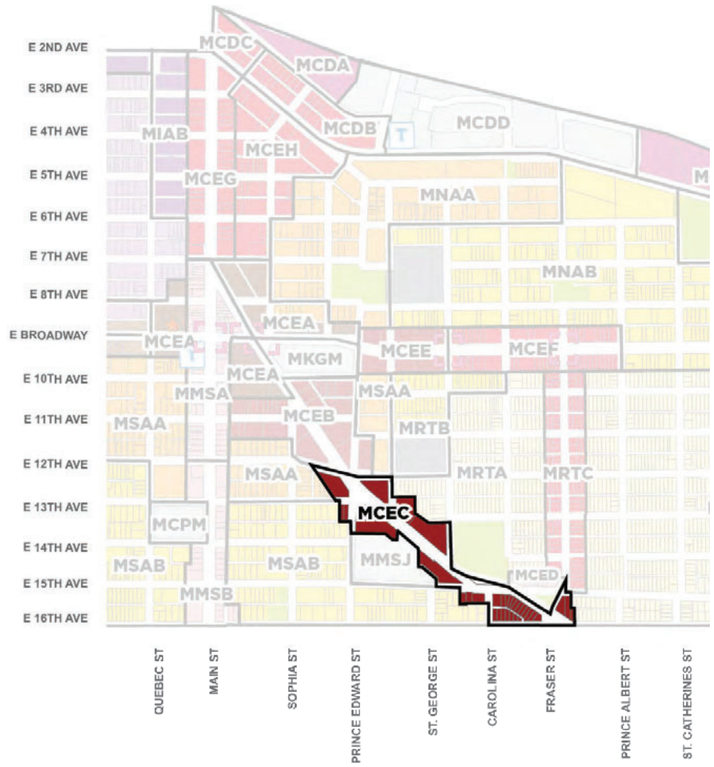
10.12 Mount Pleasant Centre - Area C — MCEC



Intent

Strengthen Kingsway as a more pedestrian- and bike-friendly mixed-use street with new housing opportunities, particularly secured market and below-market rental.

CENTRE

APPLICABLE POLICY AND GUIDELINES

- Broadway Plan (2022)
- Housing Vancouver Strategy (2017)
- High-Density Housing for Families with Children Guidelines (1992)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Green Buildings Policy for Rezonings (2010, last amended 2023)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2023)
- Development Cost Levies Information Bulletin (2018, last amended 2022)
- Making Space for Arts and Culture: Cultural Infrastructure Plan (2018)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2023)
- Vancouver Utilities Development Cost Levy By-law No. 12183 (2018, last amended 2023)

CITY OF VANCOUVER BROADWAY PLAN POLICIES

10.12.1 MCEC Policy Summary Table

Policy Area	Mount Pleasant Centre - Area C	MCEC
Uses	Retail/service, residential	
Option/Tenure	Secured market and below-market rental housing.	Strata ownership housing
Max Height	25 storeys	12 storeys
Max Density	8.5 FSR	4.5 FSR
Min Frontage	45.7 m (150 ft.).	
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).	• Can only be considered on sites without existing rental housing units. • Development should contribute towards community amenities.
	• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	

Additional Policies

10.12.2 Require continuous active ground floor retail/service uses along Kingsway and Fraser Street.

10.12.3 There will be a maximum of three towers per block face. Where there are two or more towers on a block face prior to adoption of the Broadway Plan, one additional tower can be considered.

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1. ORIGINAL TRAIL FROM VANCOUVER TO CAPITAL AT NEW WESTMINSTER, 1876



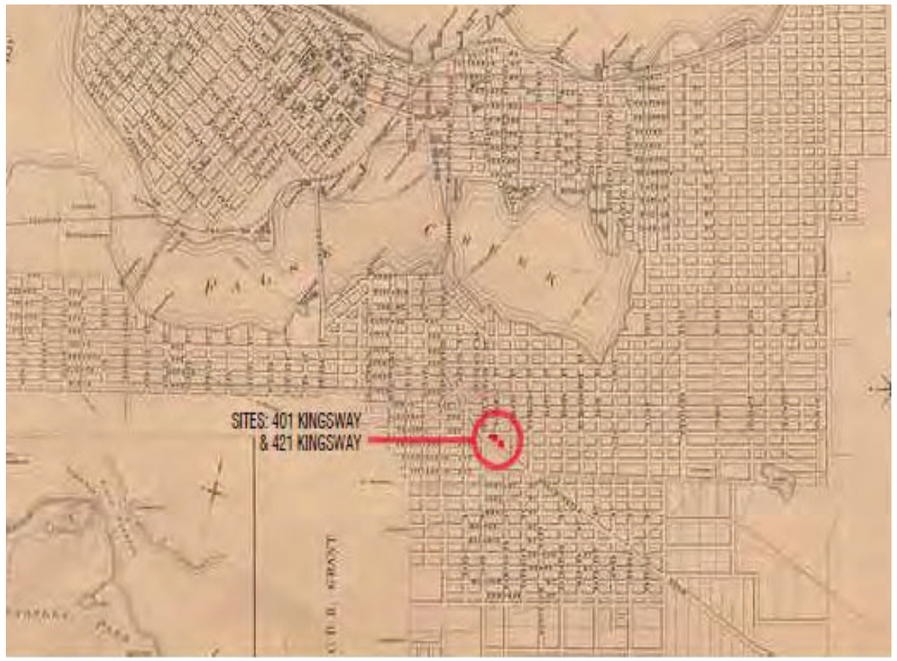
2.1872 BRIDGE CONNECTION INTO GASTOWN (CITY OF VANCOUVER, 1898)

KINGSWAY - HISTORY

Originating as an ancient Indigenous foot trail, Kingsway was developed into a road, principally because it followed the gentlest incline across the Burrard Peninsula (Ref: Image 1). The early colonials recognized the usefulness of the path developing it into then False Creek Trail to move troops between Gastown and the former capital of the Colony of British Columbia at New Westminster. The intersection of Kingsway & Main St (then Westminster Rd & Westminster Ave respectively) was seen to be the entrance into Vancouver. Sustained by its efficiency of grade, Kingsway thrived as the Vancouver street-grid formed around it. In the emerging era of the automobile, Kingsway evolved into one of Vancouver's storied 'Drives' (was component of the Trans-Canada Highway until 1964 at its peak). It remains one of the few diagonal routes through Vancouver.



HISTORIC CONTEXT - KINGSWAY



3. VANCOUVER STREET-GRID EVOLVING OVER THE PRE-EXISTING DIAGONAL TRAIL, 1898

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KINGSWAY CORRIDOR - URBAN CONTEXT

In the heart of the Mount Pleasant community, the Kingsway Corridor has been a location of higher-density development predating the Broadway Plan Policy. The Broadway Plan envisions high-density development along Kingsway from Main Street [at West 8th Avenue, historic entrance to Vancouver] to East 16th Avenue [at Fraser Street]. From the historic entrance and exit to the City of Vancouver, proverbial 'Road to Rome', the build up along the final curved portion of Kingsway acts as a promenade leading to Main St and views to downtown at the top of the escarpment. Beyond the descent north down Main Street lies the developments of Olympic Village and False Creek to bring people into downtown.

KINGSWAY CORRIDOR - URBAN CONTEXT

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401 & 421 KINGSWAY - TANDEM REZONING APPLICATIONS

INTRODUCTION

401 & 421 Kingsway represent the centre of the Kingsway Corridor. Seen together, the proposed strategy is to harmonize the north face of the two blocks southeast of E 12th Avenue using an alternating rhythm of landed and floating volumes. Taking cues from the floating tower volumes of 421 Kingsway's future neighbour to the southeast [445 Kingsway/2935 St George Street, DP-approved, Acton Ostry], the proposed massing sequence seeks to develop streetscape continuity through a rhythm of massing emanating southeast from the intersection of Kingsway and E 12th Avenue to Robson Park.



401 & 421 KINGSWAY - TANDEM BROADWAY PLAN REZONING APPLICATIONS

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1. KINGSWAY FROM E 12th AVENUE



2. VIEW FROM N/E ALONG E 12th AVENUE



3. VIEW FROM KINGSWAY & E 12th AVENUE

401 & 421 KINGSWAY MASSING CONTEXT

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401 & 421 KINGSWAY - PUBLIC REALM & THE GUELPH STREET MEWS

As part of the opportunity of two tandem developments, the shared public realm of Guelph Street has been developed together. Starting with the 6.1m [20'-0"] Statutory Right of Way [SRW] on the west side of 421 Kingsway, a wider, activated public realm is proposed along Guelph St. Both 401 & 421 Kingsway have commercial wrapping up Guelph Street. 401 Kingsway has commercial coming from both directions, Kingsway and E 12th Avenue, with a separate, smaller CRU to serve the local community. The main entrance of 421 Kingsway is proposed at the corner of Guelph Street and E 13th Avenue to anchor both streets with the activity of residential energy. Massing on both sides of Guelph Street and E 13th Avenue transitions down to interface at the scale of these residential streets. A unified landscape approach to both sides of the street adds coherence, with coordinated feature paving and ample planting enhancing the pedestrian experience.



1. LANDSCAPE SITE PLAN [DURANTE KREUK]



2. VIEW NORTH UP GUELPH ST FROM KINGSWAY



3. VIEW SOUTHEAST ON GUELPH ST AT THE 421 KINGSWAY RESIDENTIAL ENTRANCE

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GUELPH ST MEWS

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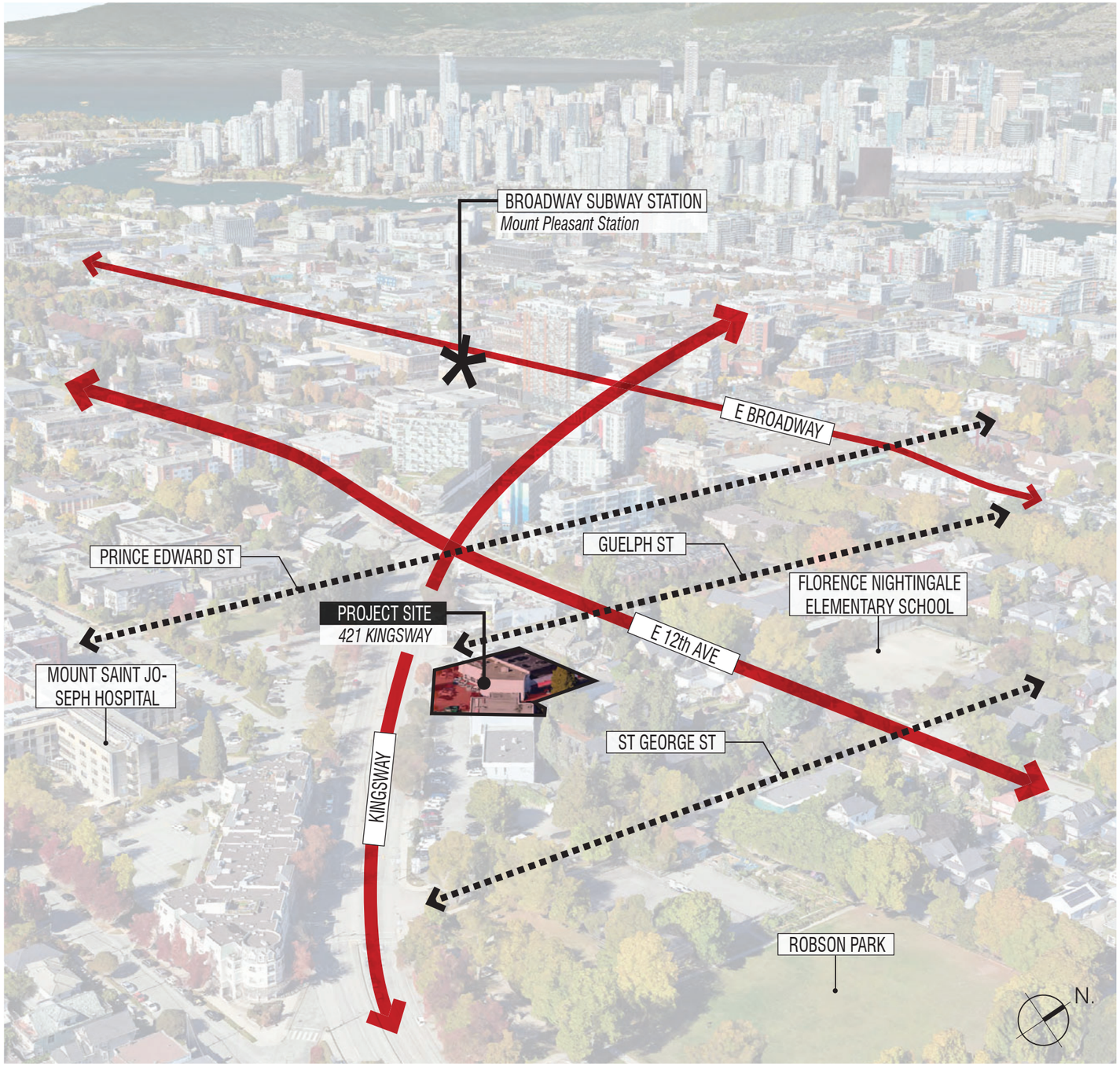
421 KINGSWAY - DESIGN RATIONALE



THE SITE & LOCATION

The site is located in the heart of Mt. Pleasant in the Mount Pleasant Centre – Area C [MCEC] of the Broadway Plan. The site area is 2,331 sq m [25,096 sq ft] and bounded by E 13th Avenue to the north, Guelph Street to the west, Kingsway to the southwest, and adjacent properties to the southeast and east. The site is considered a tower site in the Broadway Plan with street frontages exceeding 45.7 m (150 ft) at Kingsway and Guelph Street.

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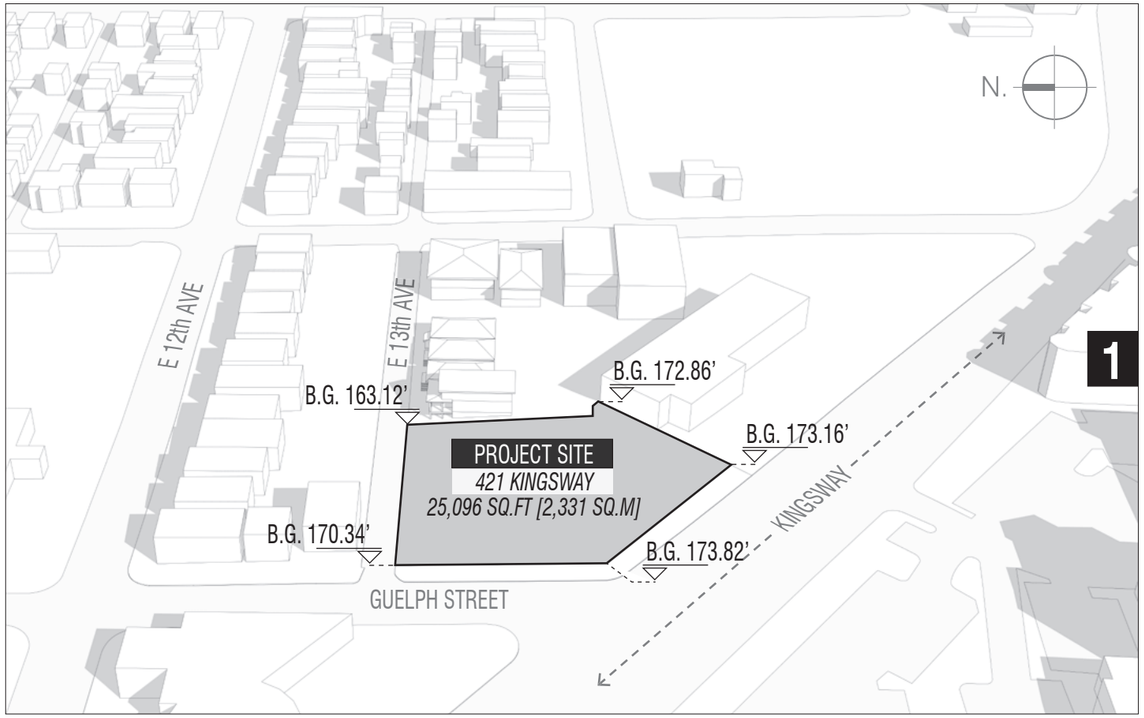
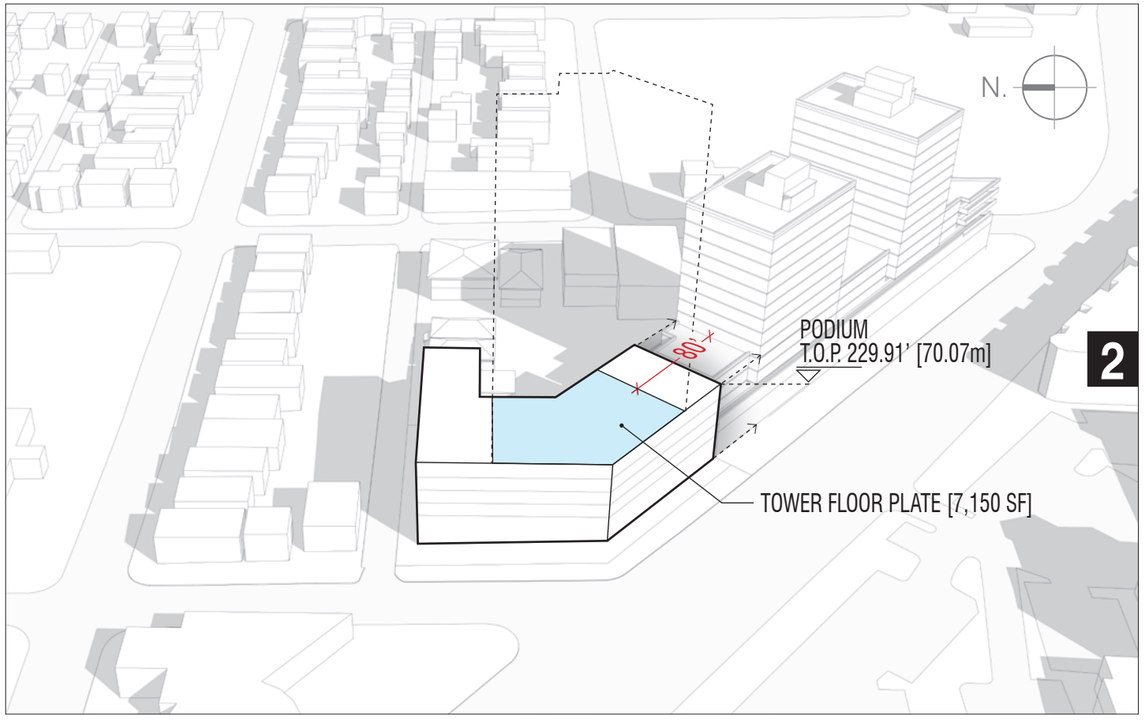
DESIGN RATIONALE - CONTEXT



THE SITE CONDITIONS

The project site has a slope descending from south to north. While the terrain remains nearly flat along Kingsway, it drops by approximately 1 meter at the intersection of Guelph Street and E 13th Avenue, and by 3.2 meters at the eastern corner of the site. This slope condition is an important design input for the ground floor layout while defining the residential entrance, access to commercial units, location of the parking ramp, and allocation of service/loading areas.



GROUND FLOOR AND PODIUM DESIGN STRATEGY

The ground floor includes 1,062.4 sq.m. [11,436.10 sq.ft.] of commercial space, along with the residential lobby and service areas. Due to the irregular shape of the site, a 5-storey podium is proposed to follow Kingsway, Guelph Street, and East 13th Avenue, forming a courtyard on the east side while maintaining a street scale that supports pedestrian comfort. The approved development permit to the south (DP-2021-00394) serves as a key design input in shaping the podium form and determining the allowable tower floor plate area. The podium height aligns with that of the adjacent development. After accommodating the required 80' tower separation from the proposed tower to the south, a 7,150 sq.ft. tower floor plate is proposed within the remaining area.

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Revisions

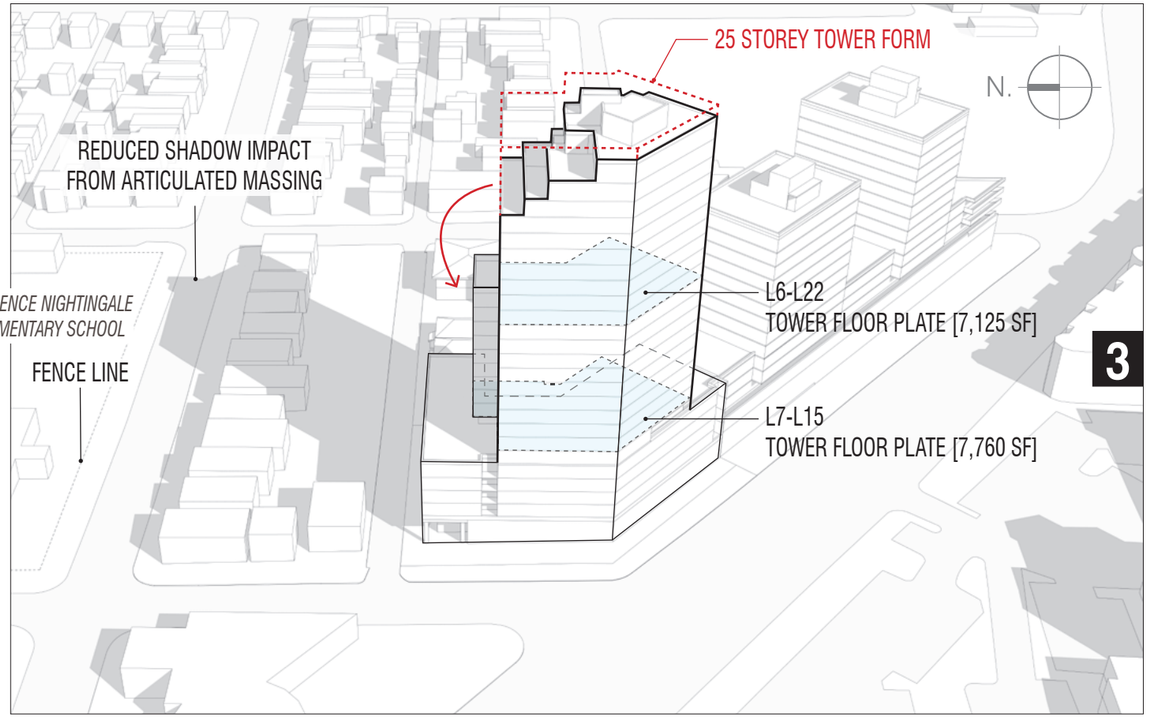
project title:
BROADWAY PLAN DEVELOPMENT
421 KINGSWAY

drawing title:
421 KINGSWAY
DESIGN RATIONALE
DIAGRAMS 1

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

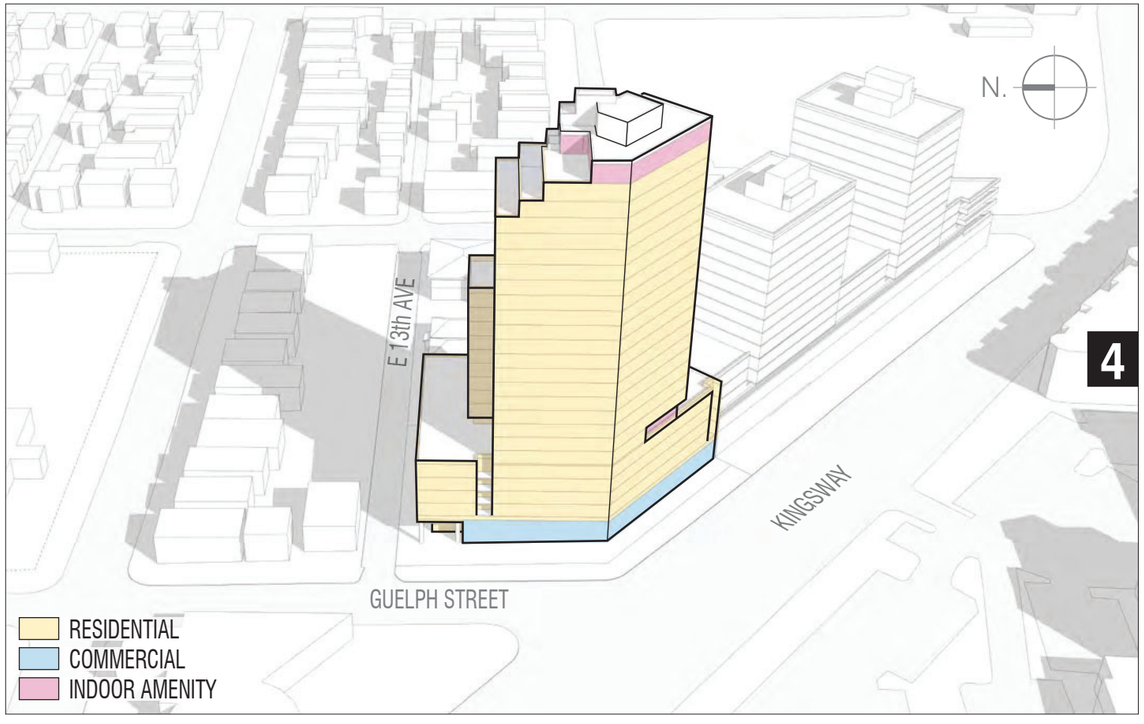
drawing no.:
A0.15

DESIGN RATIONALE - CONTEXT



TOWER FORM

Although the Broadway Plan allows for a maximum height of 25 storeys, the tower massing is articulated at the top to minimize shadow impacts on the Florence Nightingale Elementary School yard located to the north of the site. The tower is intentionally limited to 24 residential storeys and the density is redistributed to the lower portion of the tower. Additionally, the 23rd and 24th floors are stepped back on the north side to further reduce shadow impacts.



PROGRAM DISTRIBUTION

The ground floor features continuous commercial units along Kingsway and Guelph Street frontages. The residential lobby is positioned at the highly visible corner of Guelph Street and East 13th Avenue, taking advantage of the prominent corner location and the taller façade created by the site's lower elevation.

On Level 6, an indoor amenity space is located on the south side, creating a distinct break in the façade that visually separates the tower from the podium. Another indoor amenity space is located at the tower roof level, designed in a way that does not increase the shadow impact. This upper-level amenity includes a lounge suitable for gatherings, a shared kitchen and dining area, co-working space, and a fitness area.

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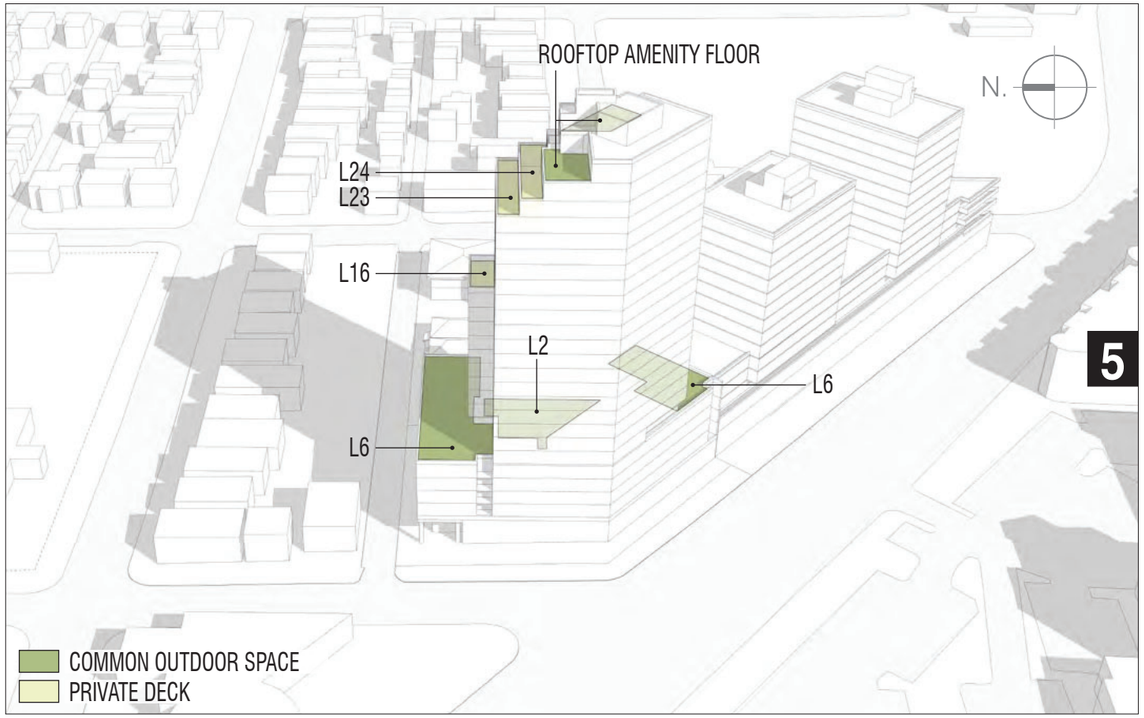
DEVELOPMENT
421 KINGSWAY

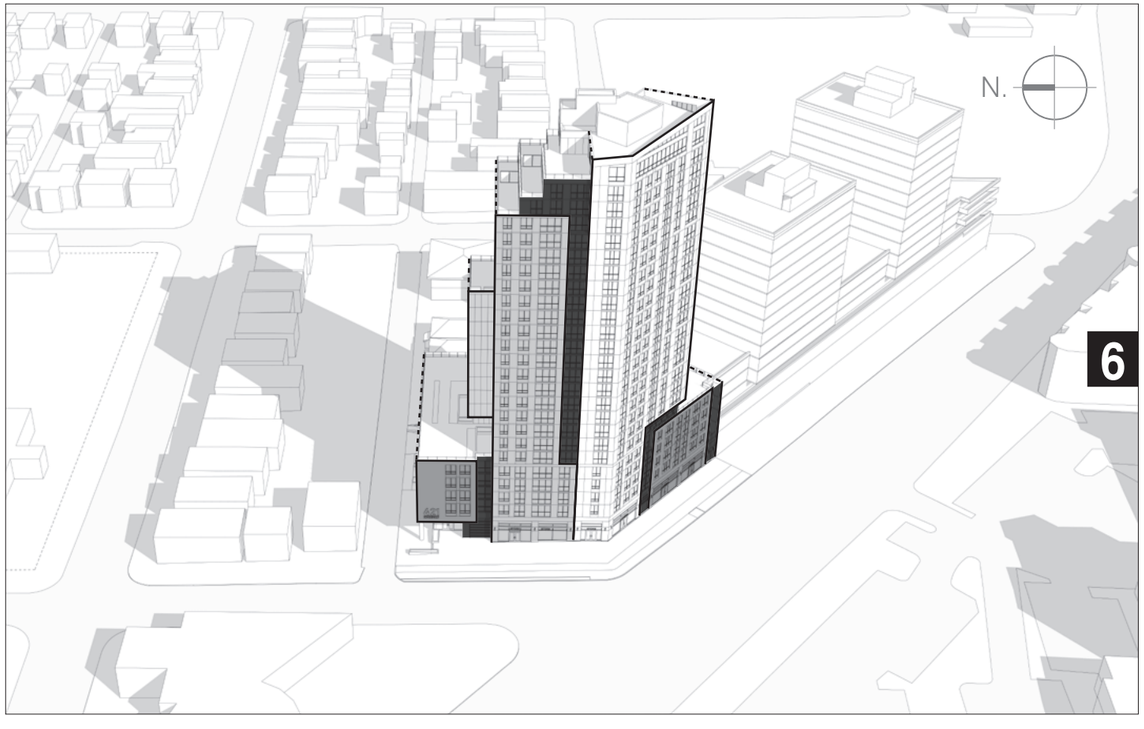
drawing title:
421 KINGSWAY
DESIGN RATIONALE
DIAGRAMS 2

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:
A0.16

DESIGN RATIONALE - CONTEXT





OUTDOOR AMENITY STRATEGY

The roof planes generated by the massing articulations serve distinct programmatic purposes across various levels of the building. On Levels 2, 6, and the Tower Roof, these articulated surfaces are programmed as common outdoor amenity spaces, while on Levels 16, 23, and 24, they function as private decks, directly accessible from residential units.

As detailed in the landscape drawings, the outdoor terraces on Level 6 and the Tower Roof are envisioned as activated communal zones, accommodating a range of programmed uses such as social gathering areas, shared BBQ and kitchen facilities, and a children's play area—supporting a vibrant sense of community. In contrast, the common outdoor space on Level 2 is conceived as a more passive courtyard, offering a quiet, contemplative environment for rest and retreat.

FACADE STRATEGIES

In alignment with the primary design strategies of the tower massing, material variation and recessed/protruding gestures break down the tower into smaller vertical segments. Some of these segments are expressed continuously down to the ground, creating strong vertical elements that define the intersection of Kingsway and Guelph Street. These differentiated material treatments also introduce variation along the continuous commercial frontage, enriching the streetscape experience.

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DESIGN RATIONALE
DIAGRAMS 3

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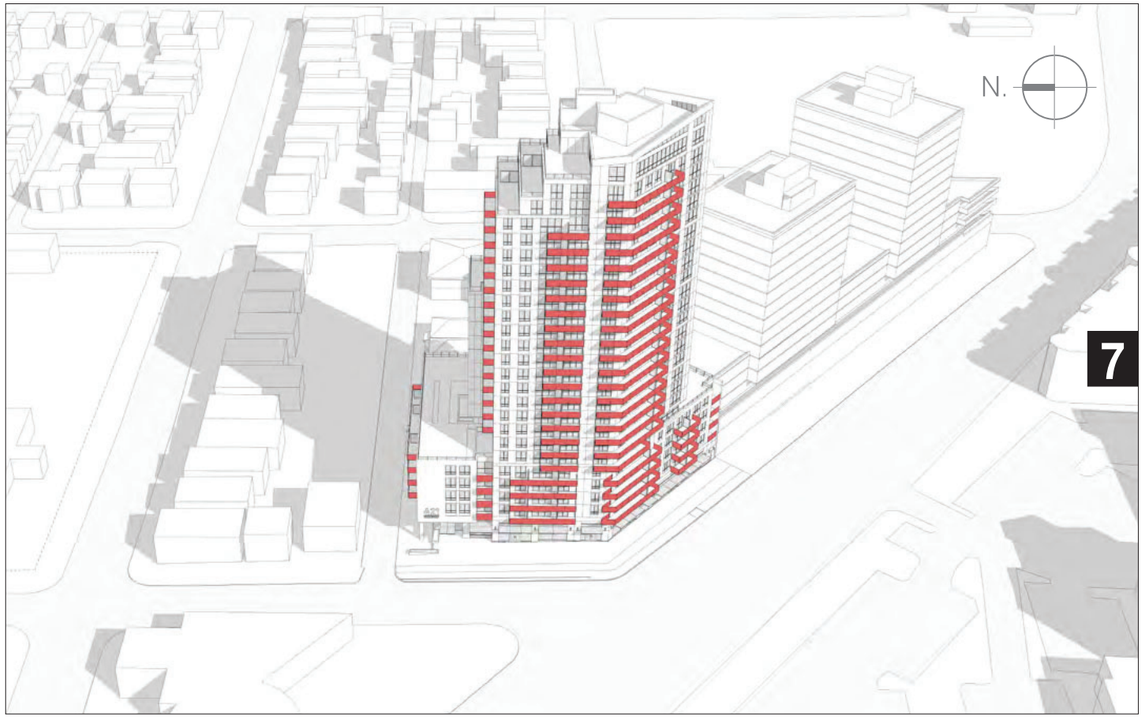
A0.17

DESIGN RATIONALE - CONTEXT



BALCONIES

The variation in balcony placement is kept intentionally simple to highlight the underlying massing and material articulation. As a result, the shadows they cast contribute a sense of depth to the façade that is dynamic yet visually cohesive.



MATERIALS

Through material choices that align with the massing strategy, the dense tower volume is fragmented into smaller vertical bays. Meanwhile, the elongated podium adopts a more dynamic character through varied material treatments, helping to avoid a monolithic appearance.

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DESIGN RATIONALE
DIAGRAMS 4

project no.:	25002
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scale:	-

drawing no.:
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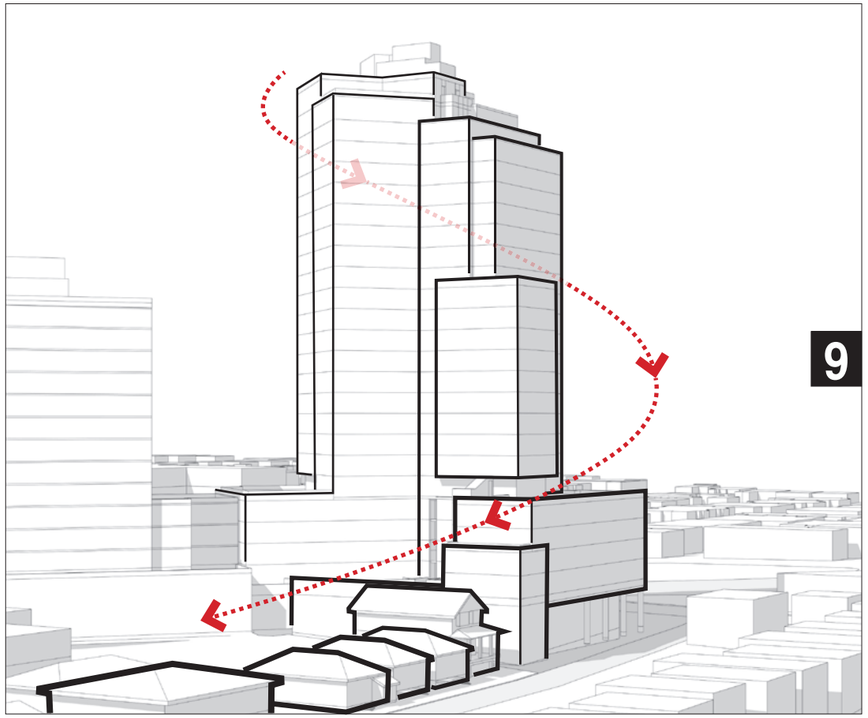
DESIGN RATIONALE - CONTEXT



TRANSITION TO NEIGHBORHOOD SCALE

Another key design driver is the site's location as a transition between the varying scales of adjacent parcels. To create a softer transition toward the finer grain of the surrounding neighborhood, the massing is articulated through a series of fragmented volumes. The concept of interlocking and gradually diminishing boxes is emphasized through distinct material treatments across the tower and podium, aiming to establish a more contextual relationship with the smaller-scale neighborhood fabric to the east.



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DESIGN RATIONALE
DIAGRAMS 5

project no.:	25002
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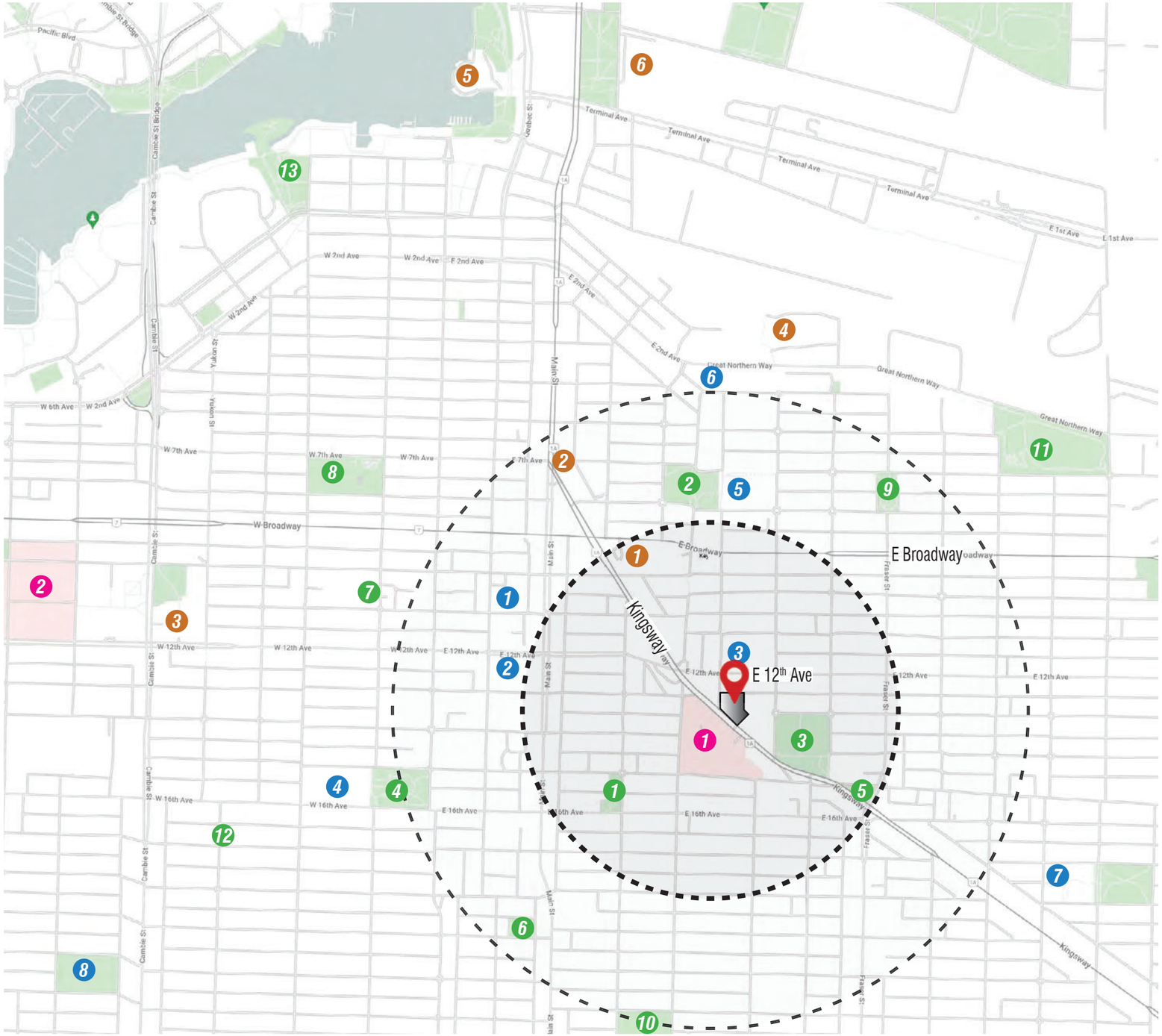
drawing no.:
A0.19

CONTEXT - NEIGHBORHOOD / LOCATION PLAN



LEGEND

PARKS

1. Tea Swamp Park
2. Guelph Park
3. Robson Park
4. Mount Pleasant Park
5. Mc Auley Park
6. Grimmett Park
7. Major Matthews Park
8. Jonathan Rogers Park
9. Sahaklli Park
10. Prince Edward Park
11. China Creek North Park
12. Lilian To Park
13. Hidge Park

SCHOOL

1. Saint Patrick Regional Secondary School
2. St. Patrick Elementary School
3. Florence Nightingale Elementary School
4. Simon Fraser Elementary School
5. Mount Pleasant Elementary School
6. St. Francis Xavier School
7. Charles Dickens Elementary School
8. Edith Cavell Elementary School

HOSPITALS

1. Mount Saint Joseph Hospital
2. Vancouver General Hospital

OTHER

1. Kingsgate Mall
2. Mount Pleasant Community Centre
3. Vancouver City Hall
4. Emily Carr University of Art + Design
5. Science World
6. Pacific Central Station

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CONTEXT - NEIGHBORHOOD / LOCATION PLAN

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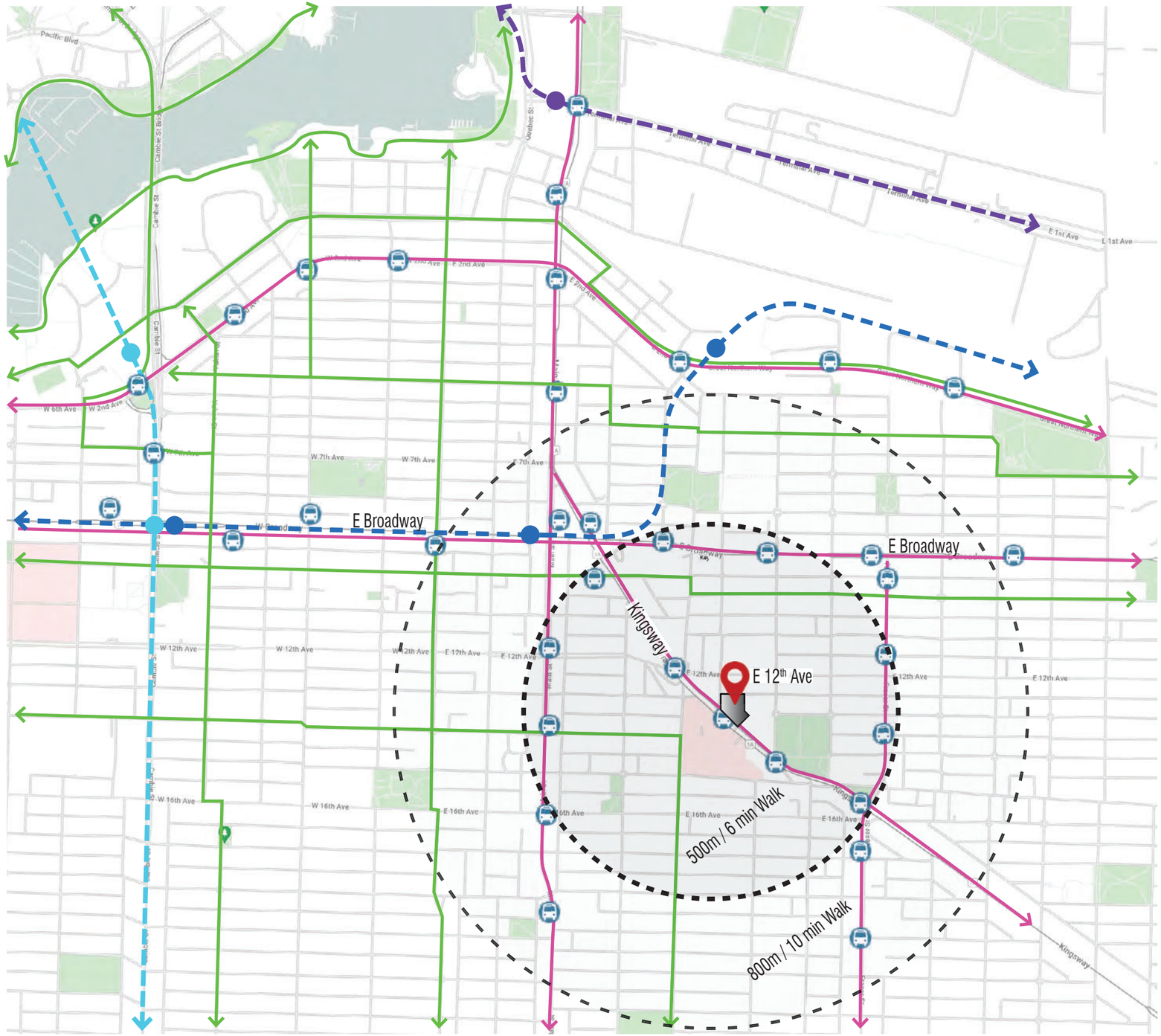
A0.20

CONTEXT - TRANSIT PLAN



LEGEND

- PROJECT SITE
- BROADWAY SUBWAY ROUTE / STATIONS
- EXPO LINE ROUTE / STATIONS
- CANADA LINE ROUTE / STATIONS
- BUS ROUTE
- BUS STOP
- BIKE ROUTE

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A0.21



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CONTEXT - SITE PHOTOS

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A0.22



ADJACENT PROPERTY | GUELPH ST | PROJECT SITE - EXISTING | ADJACENT PROPERTY

421 KINGSWAY



ADJACENT PROPERTY | GUELPH ST | PROJECT SITE - PROPOSED | ADJACENT PROPERTY

421 KINGSWAY

STREETSCAPE - KINGSWAY

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drawing title:
CONTEXT - STREET SCAPE 1

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STREETSCAPE - GUELPH STREET

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drawing title:
CONTEXT - STREETSCAPE 2

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ZONING CONTEXT

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drawing title:
CONTEXT - ZONING

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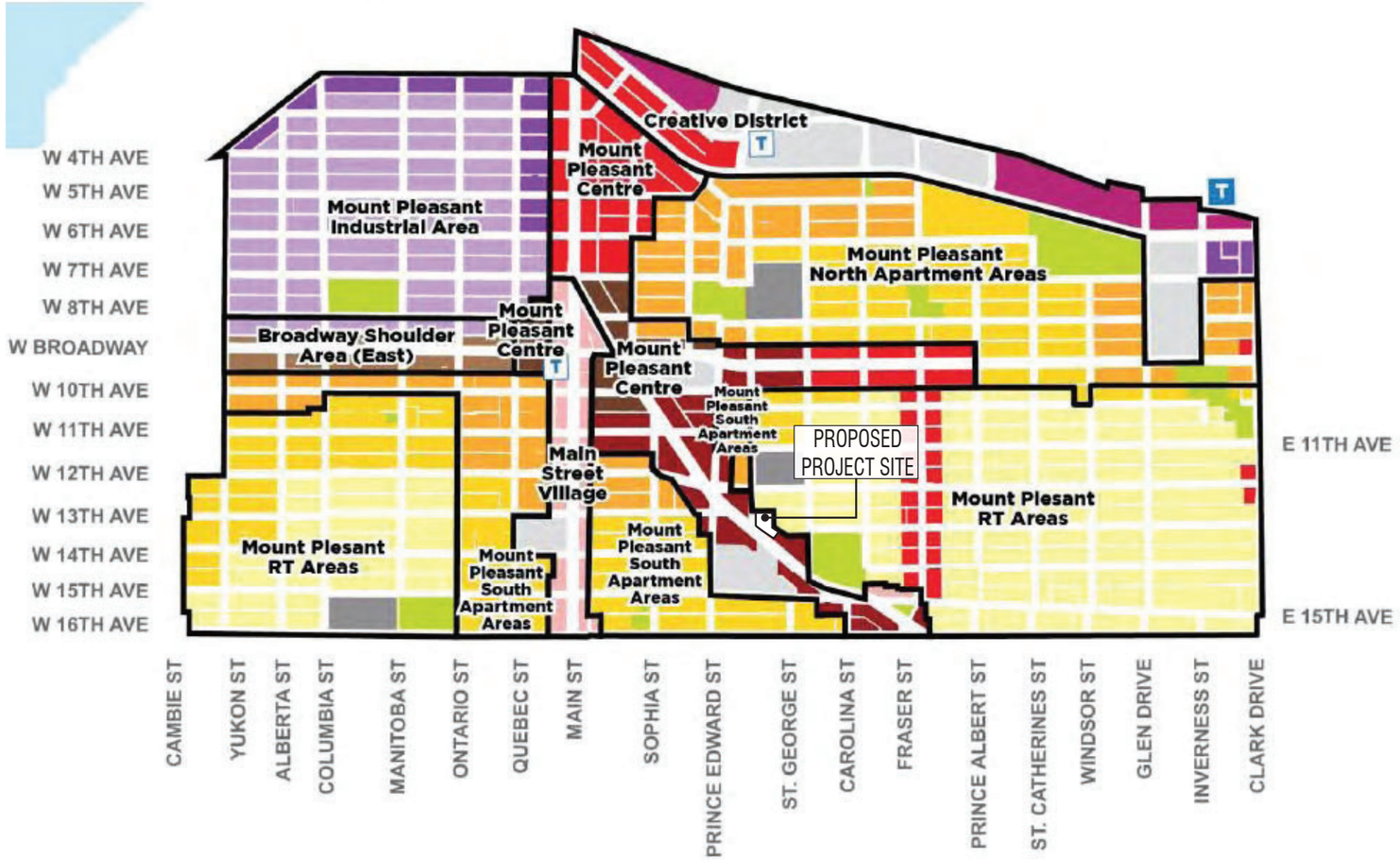
drawing no.:
A0.25

FIGURE 10.1 - MOUNT PLEASANT NEIGHBORHOOD LAND USE



Legend

- Broadway Plan Area
- Existing Rapid Transit Station
- Future Rapid Transit Station
- Neighbourhood Boundary
- Parks
- Public Schools
- Large and Unique Sites

Residential Apartment Areas

- Low-Rise
- Mid- to High-Rise
- High-Rise

Mixed-Use Areas

- Residential Primary
- Low-Rise Villages
- Medium-Rise
- Mid- to High-Rise
- High-Rise

Broadway Choice-of-Use Areas

- Shoulder Area
- Station Area

Office Districts

- Uptown
- Uptown Extension

Industrial and Employment Areas

- Industrial - Medium Intensity
- Industrial - High Intensity
- Mixed Employment - Medium Intensity
- Mixed Employment - High Intensity

POLICY CONTEXT - BROADWAY PLAN POLICIES

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drawing title:
BROADWAY PLAN POLICIES

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drawing no.:
A0.26

SUSTAINABILITY MEASURES:

Sustainability Measures:

The project will meet or exceed the City's sustainability targets under the Green Buildings Policy for Rezoning.

Transportation:
a. The project is a few blocks away from the future B-Line station at Main St & Broadway and Kingsway is serviced by several major bus routes.
b. Enhanced public realm on Kingsway & nearby on Main St with major commercial amenities.
c. Provision of secure bike storage, including 30% more than the base requirement

Proposed roof garden and Landscaping:
a. The rooves of several levels are accessible to tenants as outdoor activity area
b. Landscaping reduces storm water runoff and provides for wildlife habitat. This includes an expanded landscaped setback along Guelph St with a 3.6m [12'-0"] below-grade setback.
c. All flat roofs are either occupied, have mechanical equipment or have extensive green roofs contributing to the rain water management plan

Energy efficient Building Envelope:
a. High performance, thermally broken windows
b. Thermally enhanced steel framing walls with high levels of insulation
c. Design for improved thermal comfort
d. Design to reduce overall energy consumption

Indoor air quality:
a. Low emitting interior finishes
b. Test indoor air quality prior to occupancy
c. Heat recovery ventilators and electric heating baseboards in all suites
The following reports have also been completed:

Embodied Carbon:
Initial modeling for the rezoning application, in line with Vancouver Embodied Carbon guidelines v1.0, shows that the project is on track to meet the energy and emissions performance limits expected to be in place in the VBBL at the time of Building Permit. Implementation of some of the strategies identified in the Embodied Carbon Design Report submitted with this application can further reduce associated embodied carbon emission. For more details, refer to report.
Energy and Emissions Performance limits:
The project is also on track to meet the Energy and Performance limits of the Green Buildings Policy for Rezoning. For details, refer to report submitted with this application.
An enhanced commissioning process will be implemented to verify that all systems operate as intended.



SUSTAINABILITY MEASURES RATIONALE

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SUSTAINABILITY MEASURES

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A0.27



CONTEXT PLAN
SCALE: 1/128" = 1'-0"

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drawing title:
CONTEXT MAP

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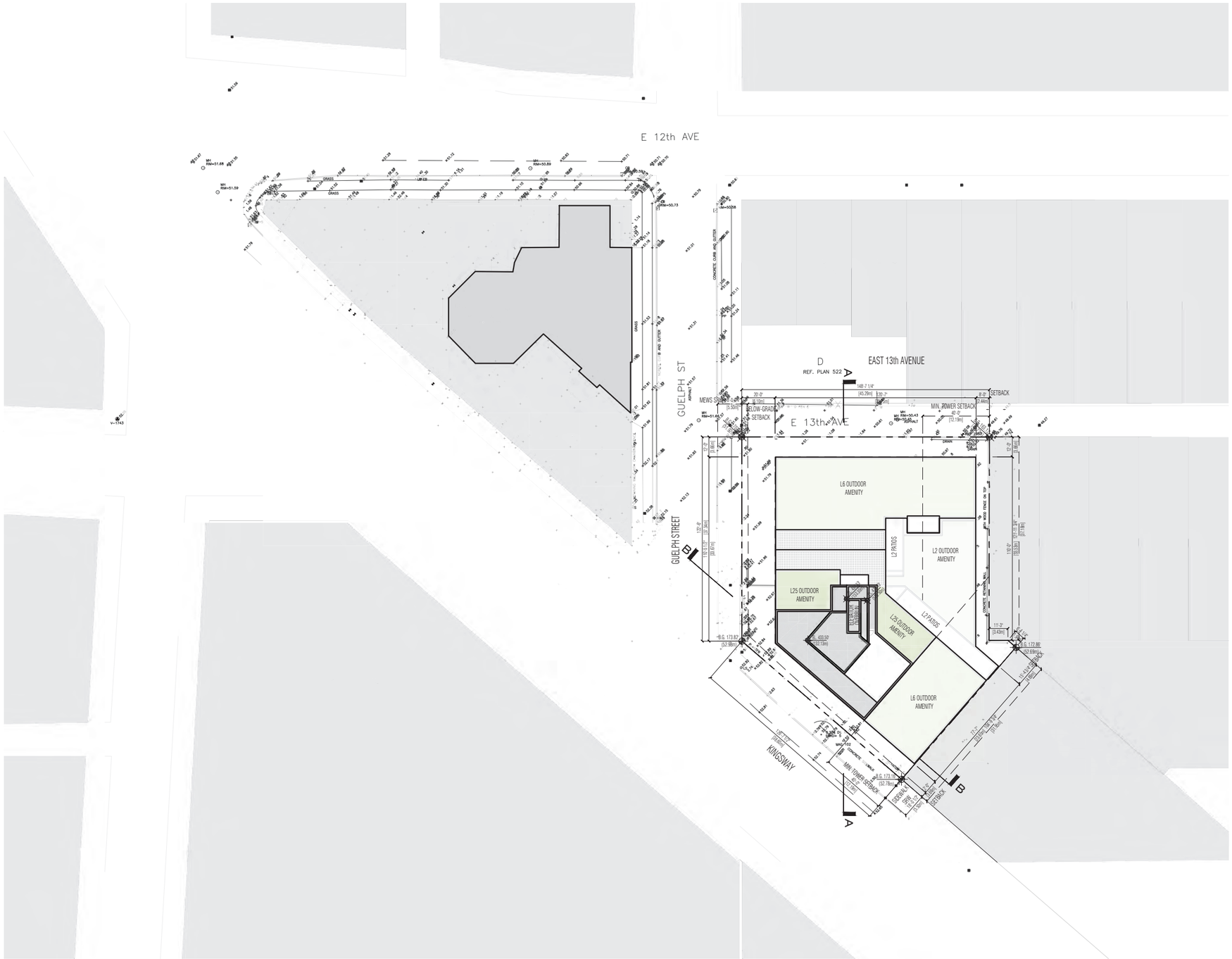

SITE PLAN
SCALE 1/64"=1'-0'

LEGAL DESCRIPTION (421 KINGSWAY):
LOT M BLOCK 129 PLAN VAP22249 DISTRICT LOT 264A NWD & BLK 132.

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SITE PLAN

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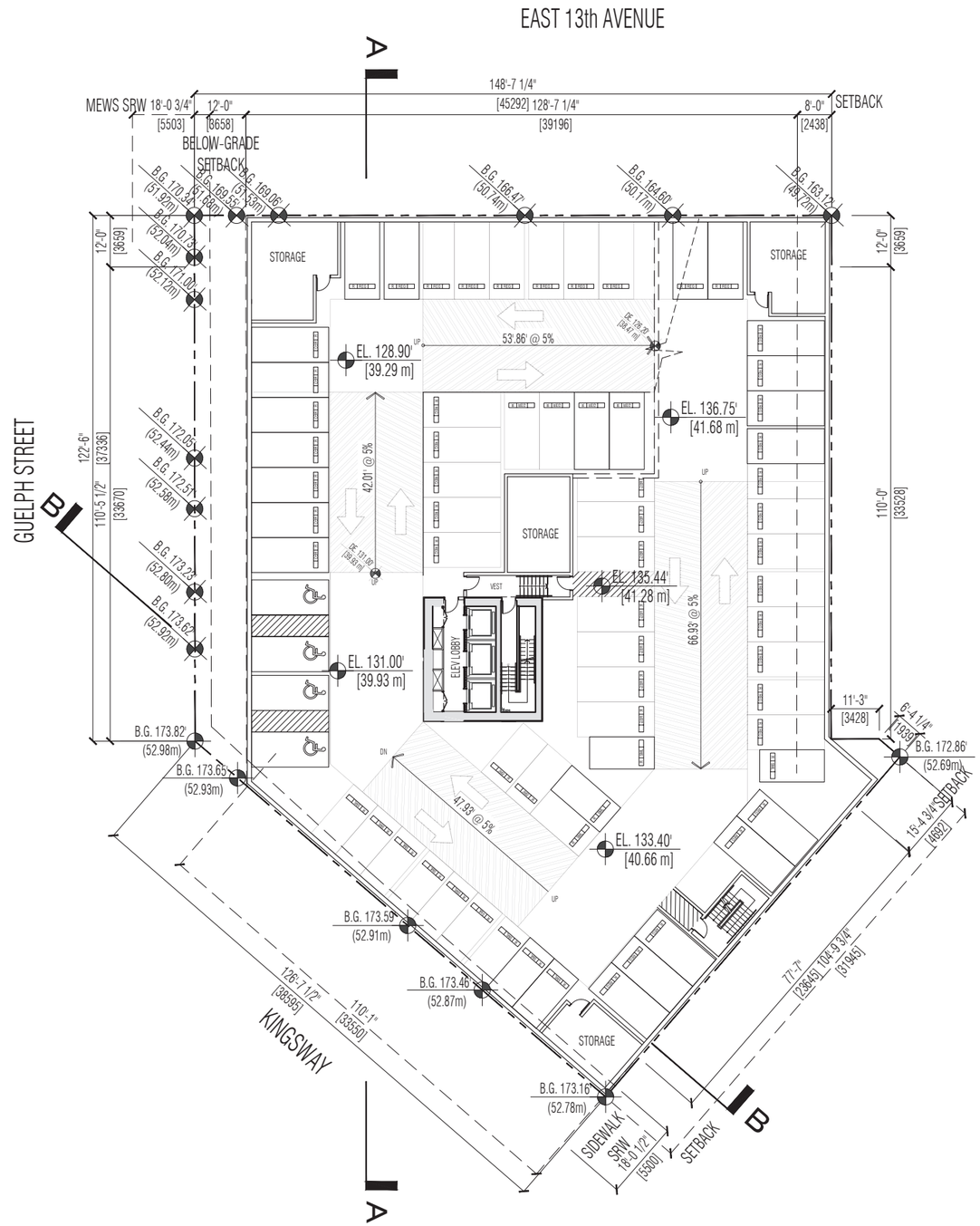

P3 FLOOR PLAN

SCALE 1/32" = 1'-0"

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drawing title:
P3 FLOOR PLAN

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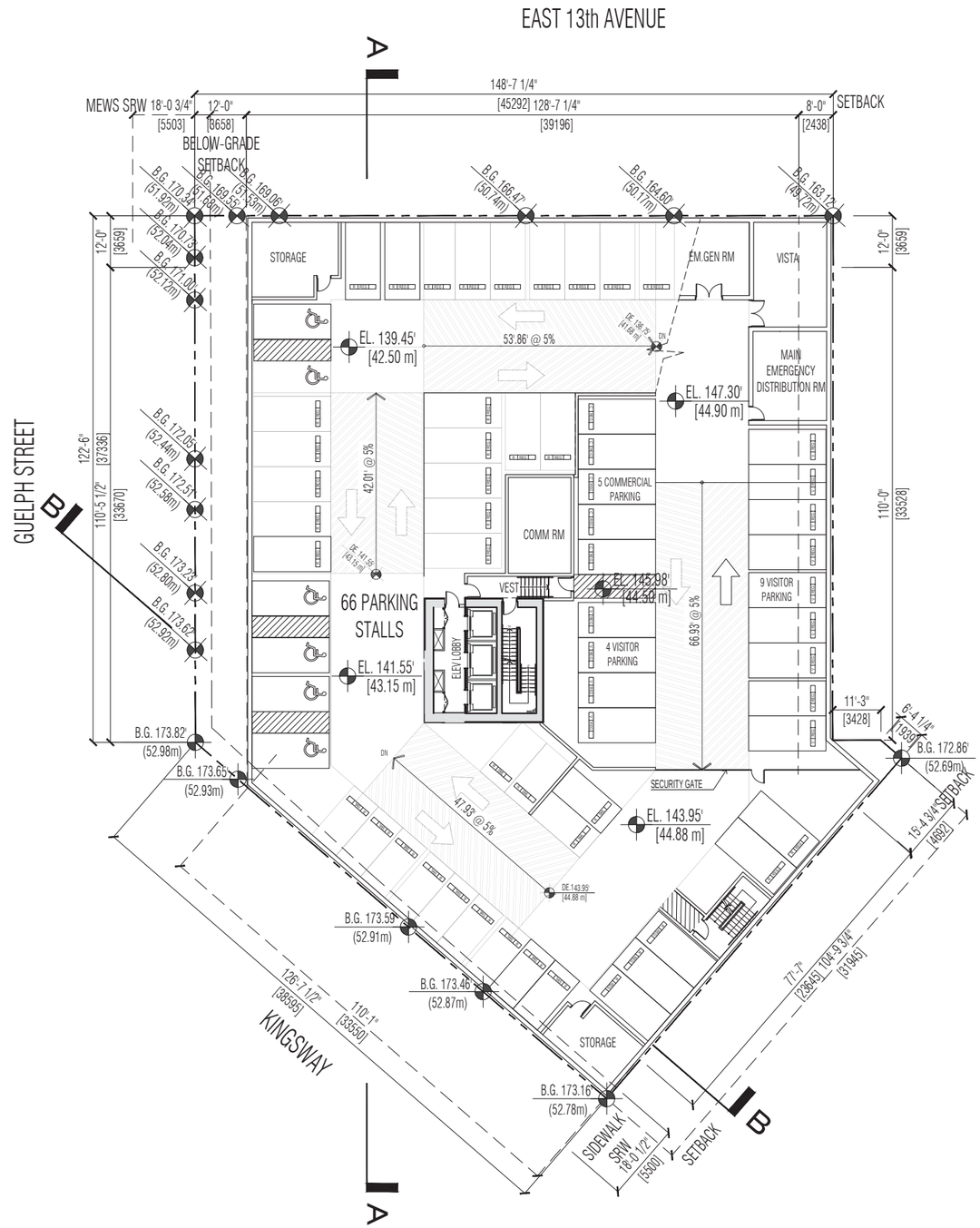

P2 FLOOR PLAN

SCALE 1/32"=1'-0'

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drawing title:
P2 FLOOR PLAN

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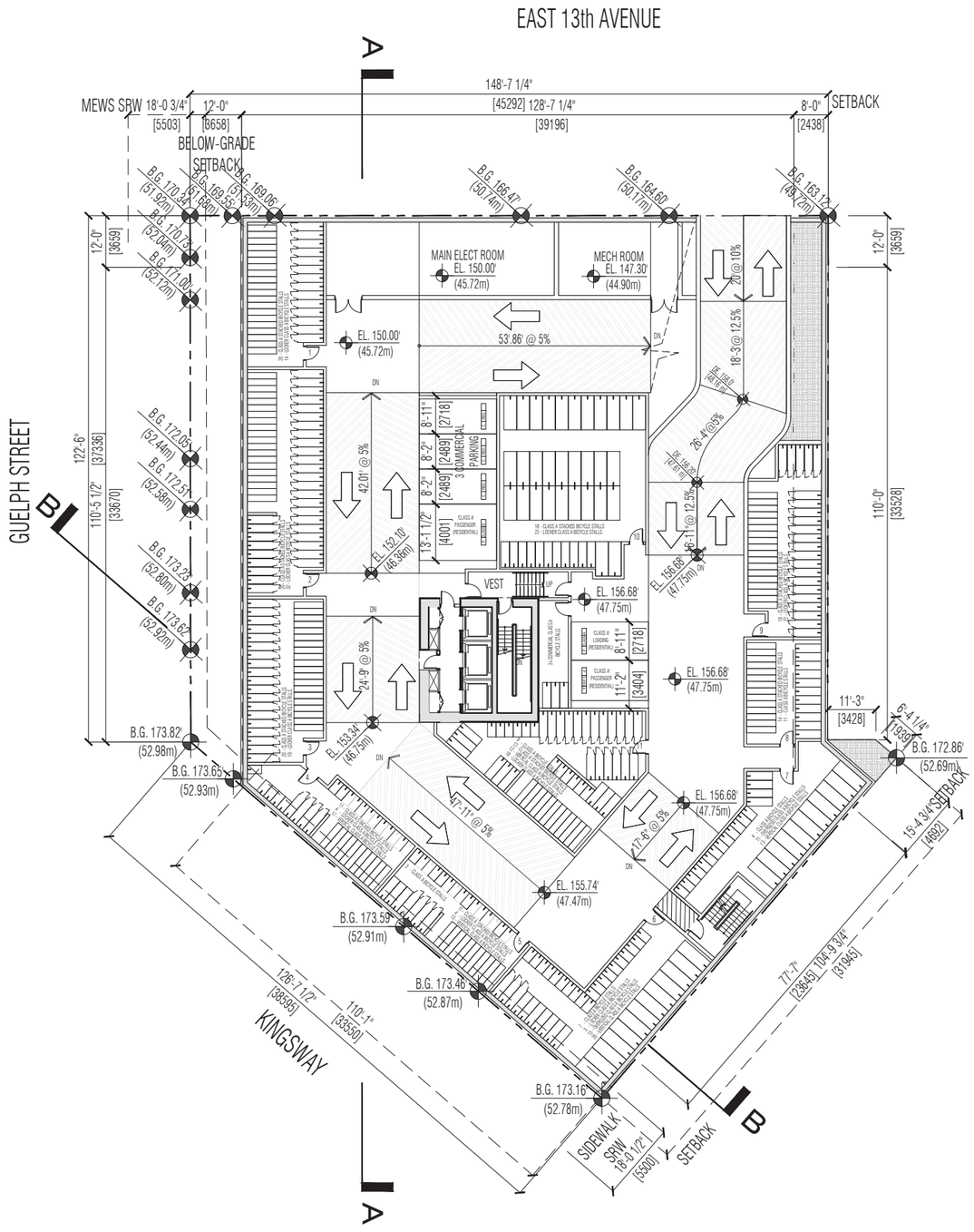
drawing no.:
A1.04



P1 FLOOR PLAN

SCALE 1/32"=1'-0'

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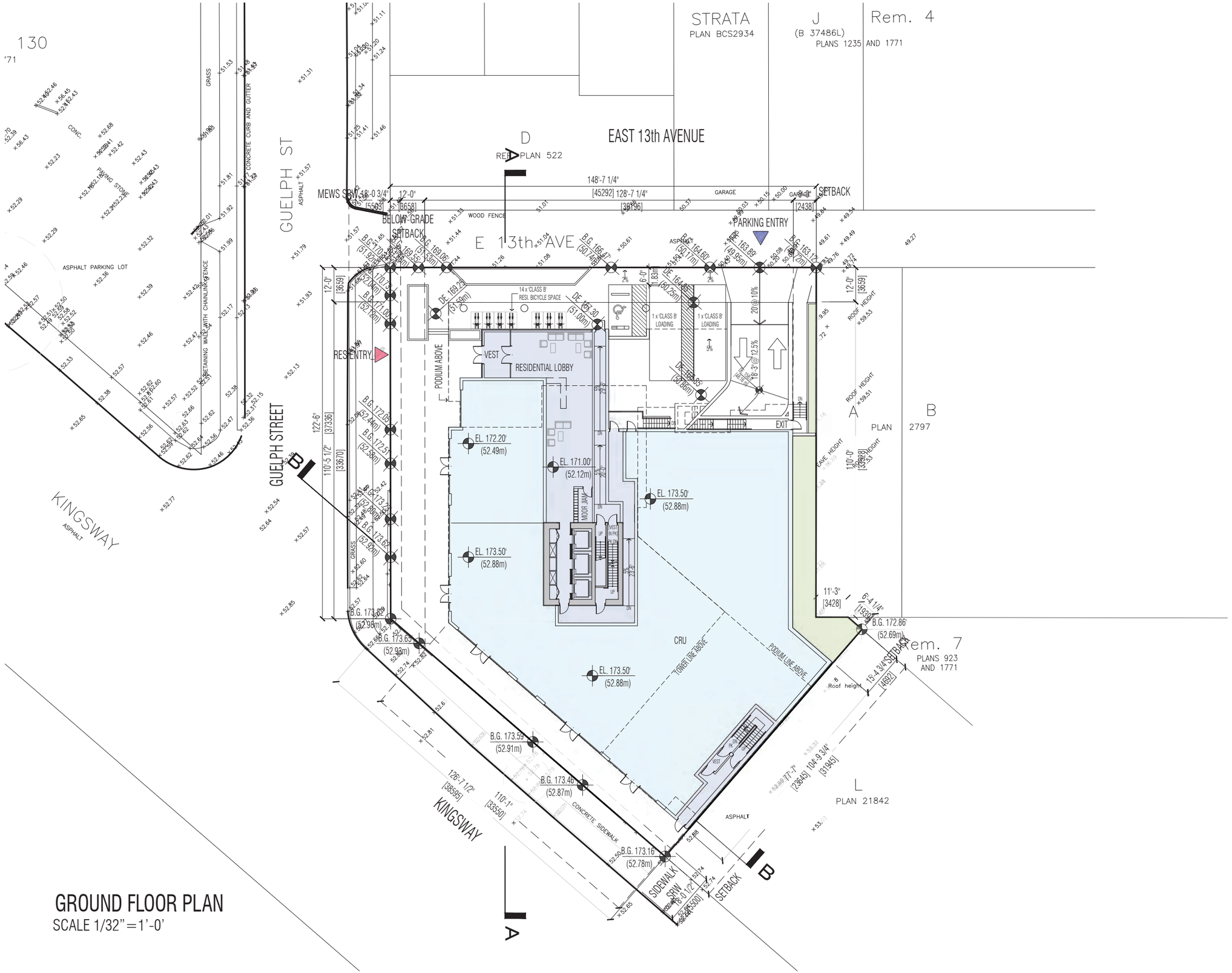
drawing no.:

A1.05



GROUND FLOOR PLAN
SCALE 1/32"=1'-0'

240 - 388 West 8th Ave.
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no.:	date:	description:
01	JULY 14 2025	I.F.REZONING

Revisions

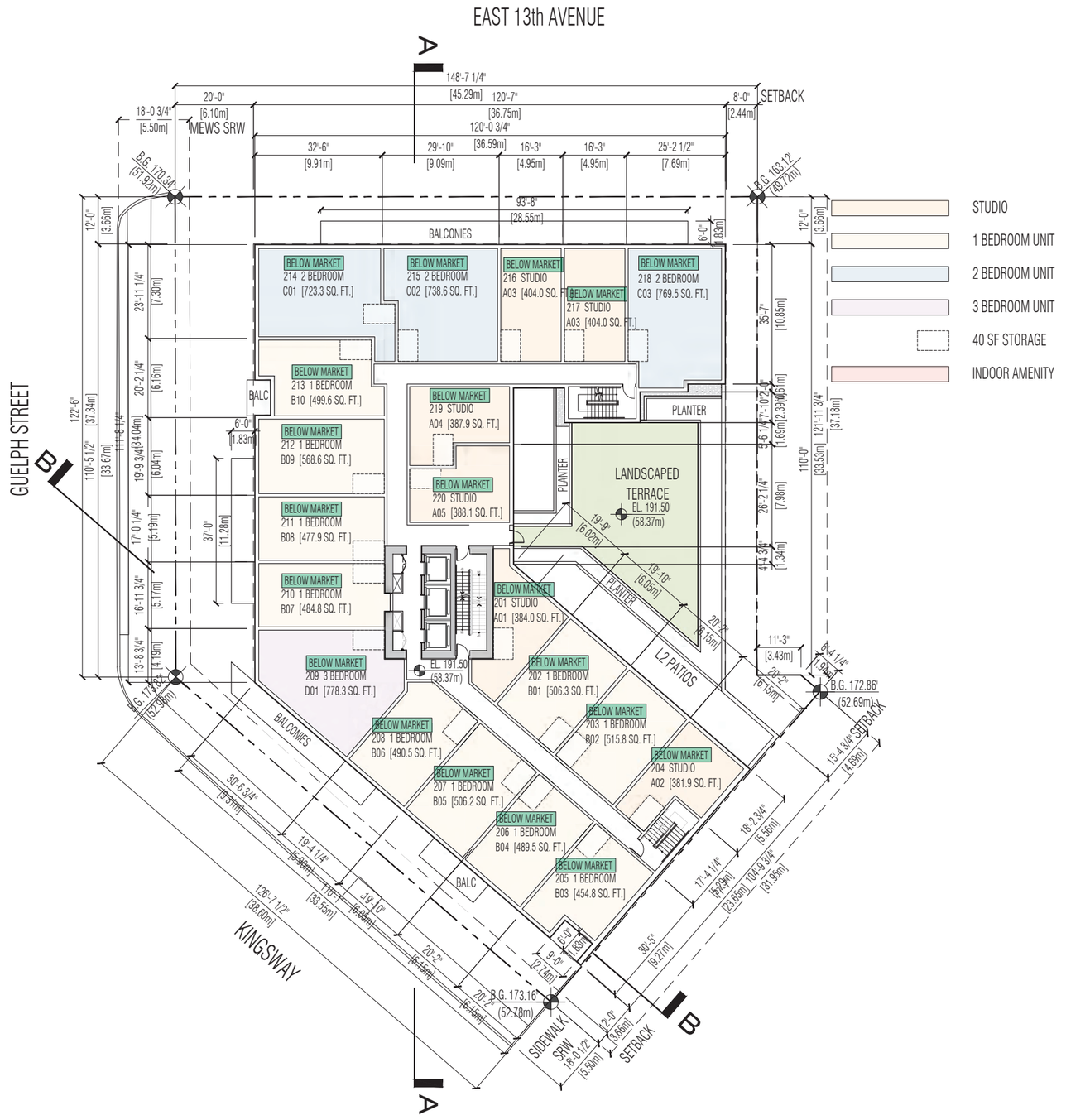
project title:
BROADWAY PLAN DEVELOPMENT
421 KINGSWAY

drawing title:
GROUND FLOOR PLAN

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"= 1'-0"

N.

drawing no.:
A1.06



LEVEL 2 FLOOR PLAN

SCALE 1/32" = 1'-0"

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Revisions

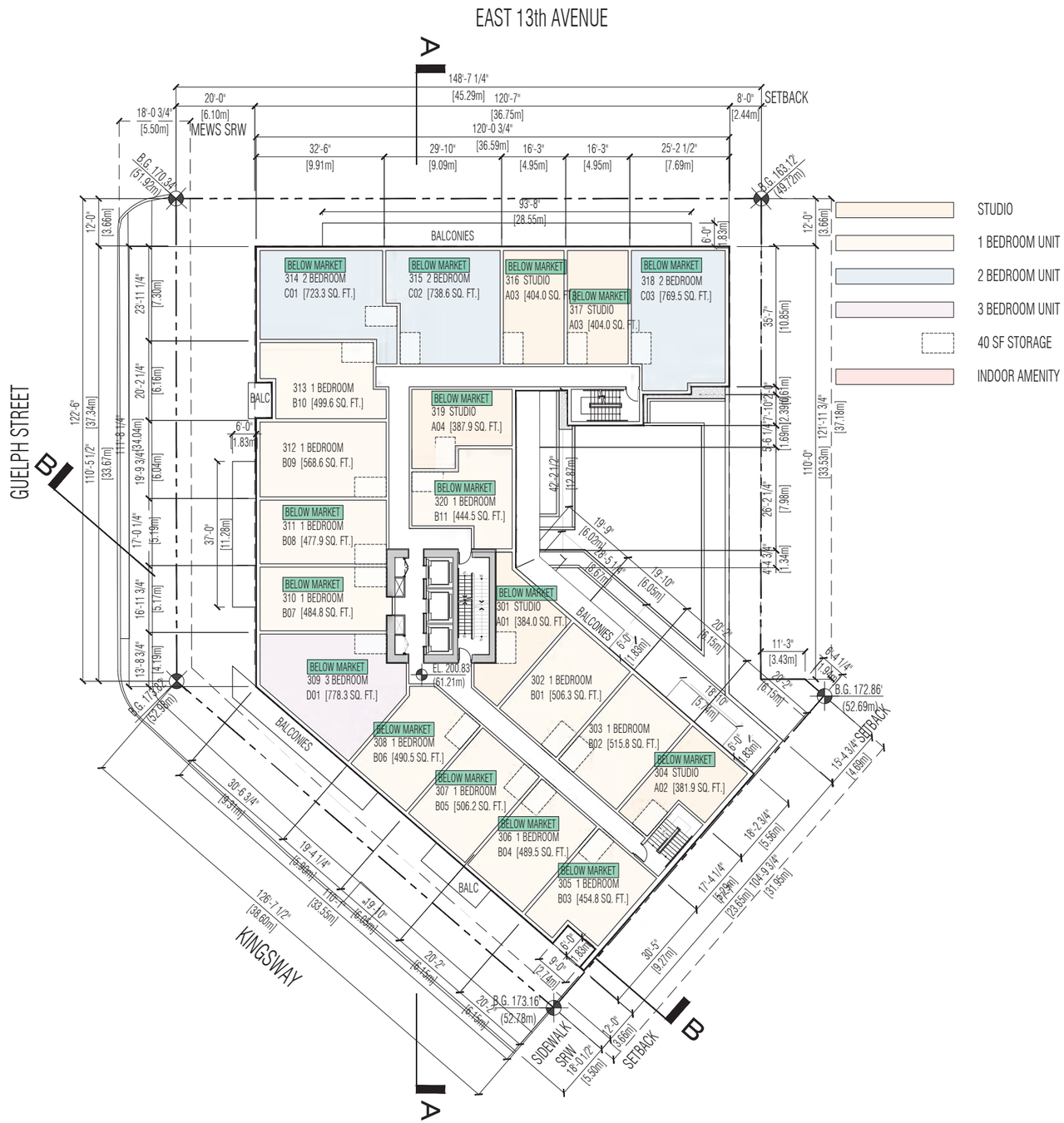
project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
L2 FLOOR PLAN

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32" = 1'-0"

N.

drawing no.:
A1.07



LEVEL 3 FLOOR PLAN

SCALE 1/32"=1'-0'

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01	JULY 14 2025	I.F.REZONING

Revisions

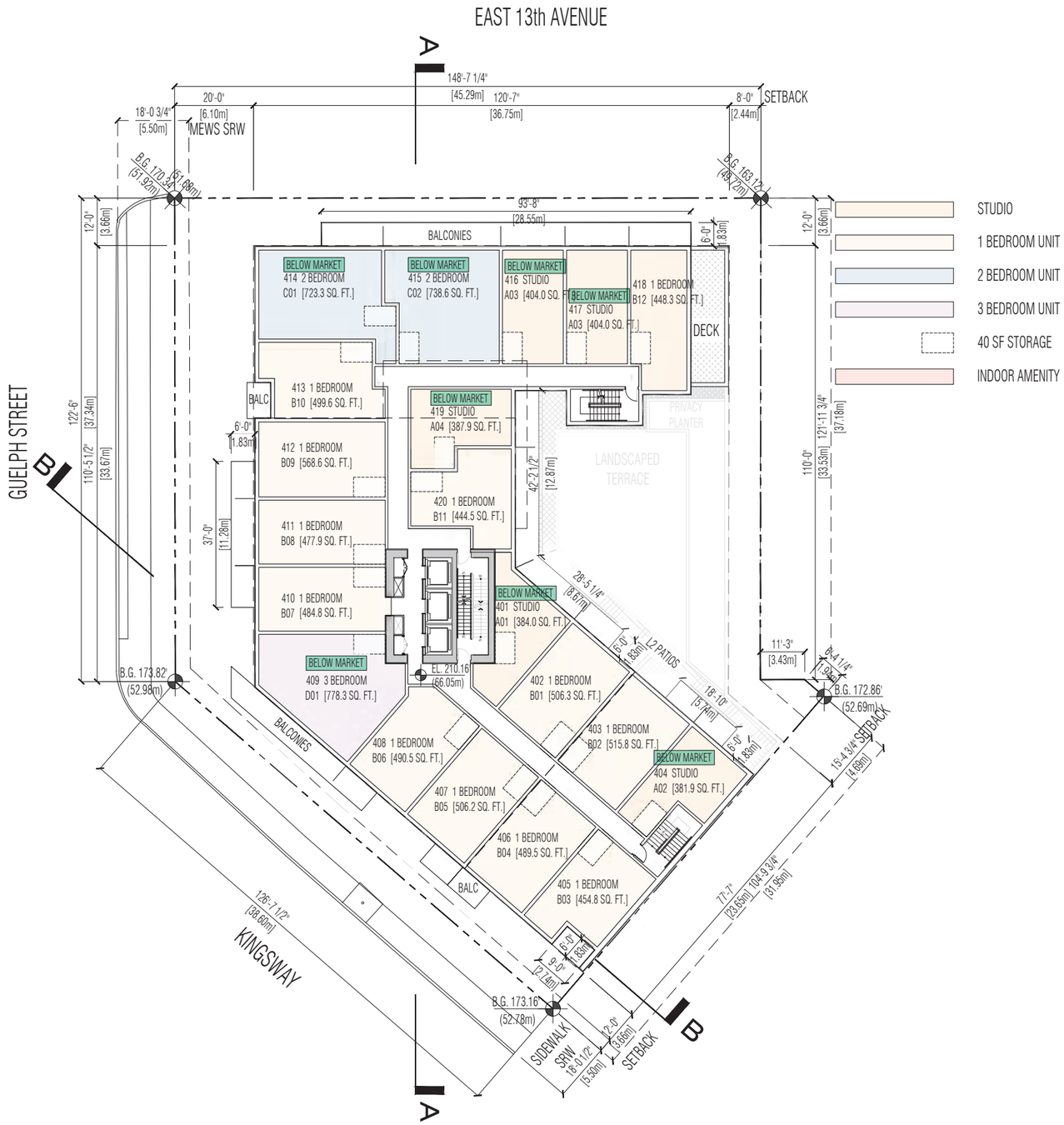
project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
L3 FLOOR PLAN

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"= 1'-0"

N.

drawing no.:
A1.08



LEVEL 4 FLOOR PLAN
SCALE 1/32"=1'-0"

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01	JULY 14 2025	I.F.REZONING

Revisions

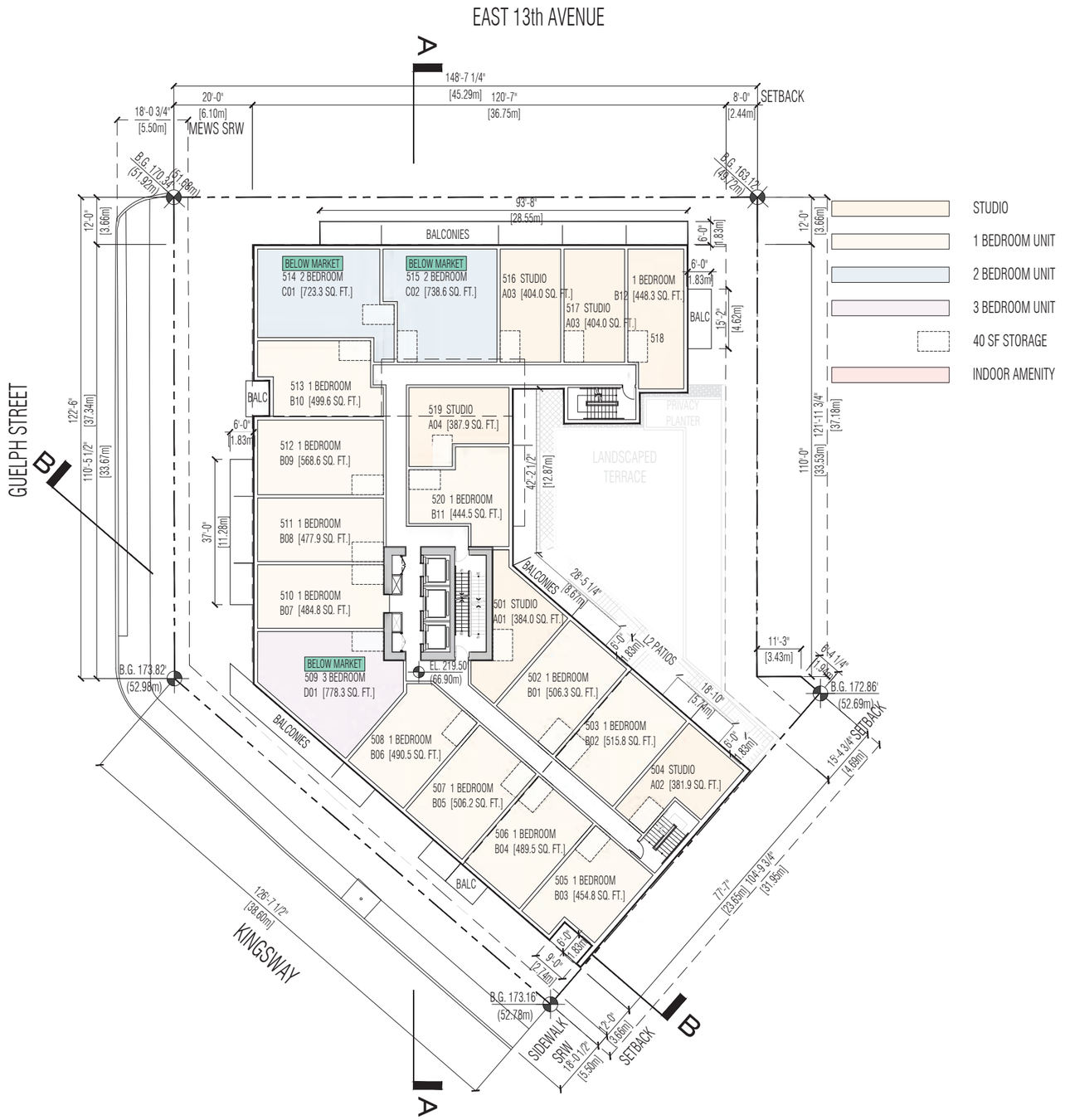
project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
L4 FLOOR PLAN

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"= 1'-0"

N.

drawing no.:
A1.09



LEVEL 5 FLOOR PLAN

SCALE 1/32"=1'-0'

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Revisions

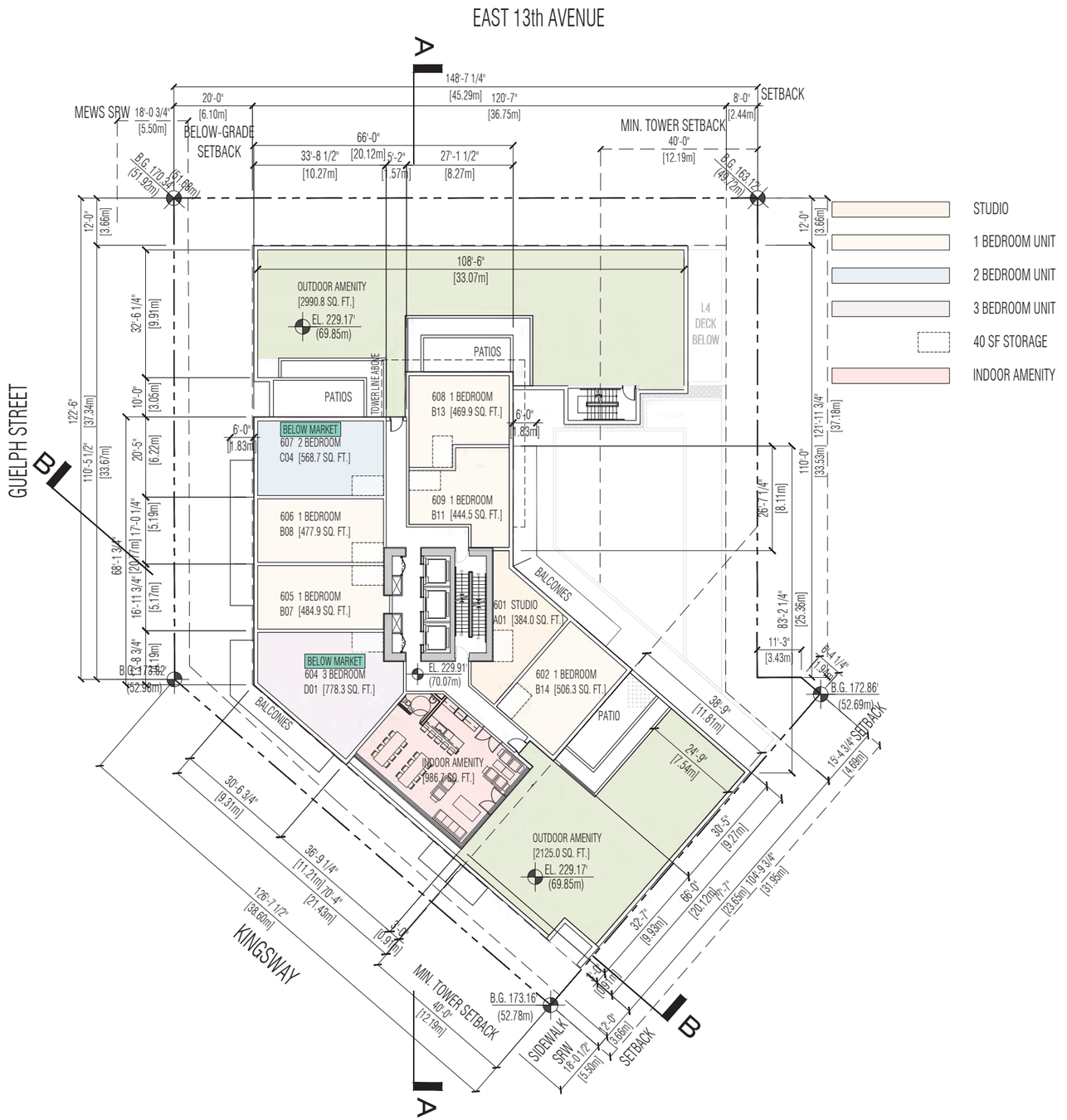
project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
L5 FLOOR PLAN

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"= 1'-0"

N.

drawing no.:
A1.10



STUDIO
1 BEDROOM UNIT
2 BEDROOM UNIT
3 BEDROOM UNIT
40 SF STORAGE
INDOOR AMENITY

LEVEL 6 FLOOR PLAN

SCALE 1/32"=1'-0'

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Revisions

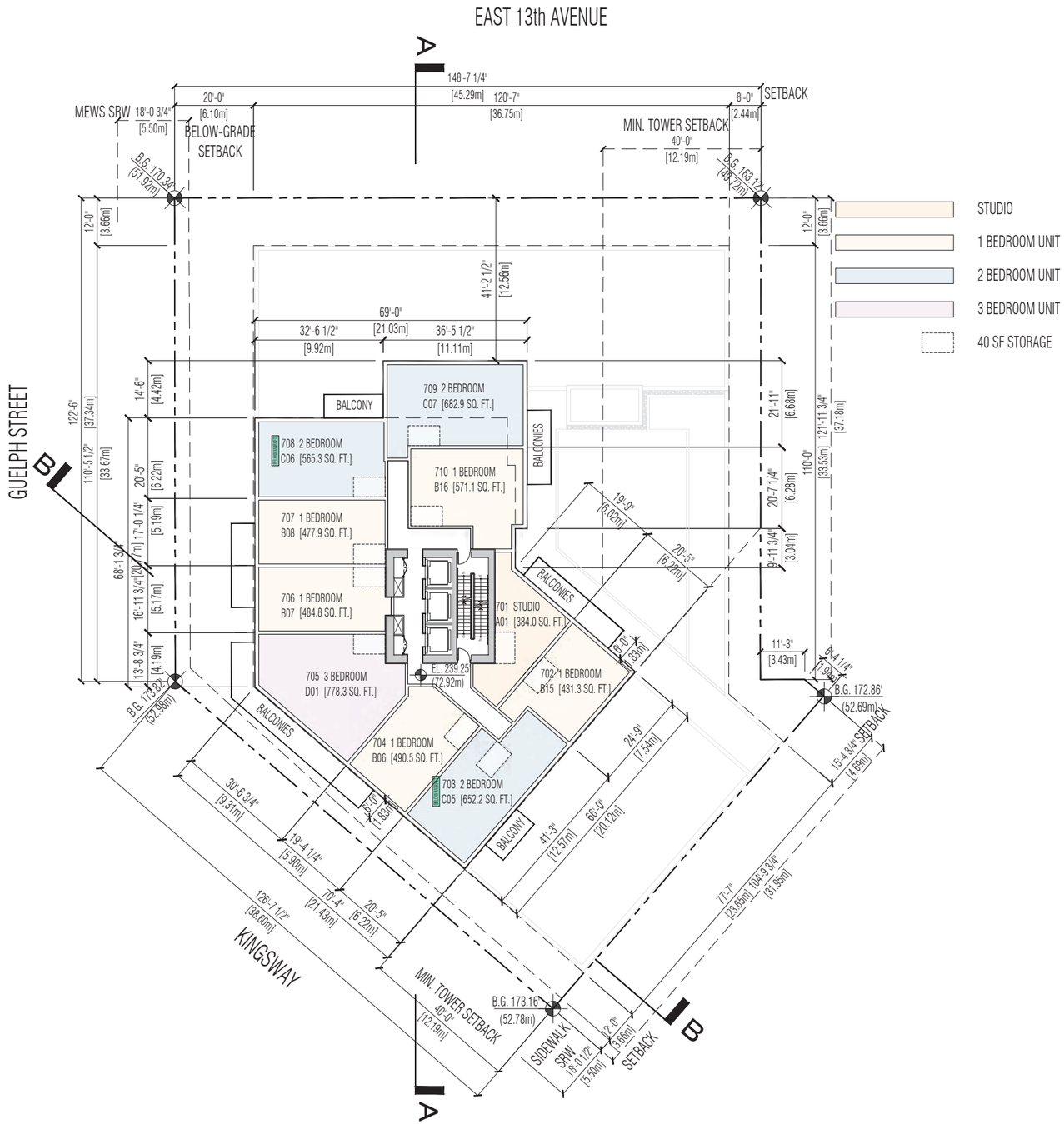
project title:
BROADWAY PLAN DEVELOPMENT
421 KINGSWAY

drawing title:
L6 FLOOR PLAN

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"= 1'-0"

N.

drawing no.:
A1.11



LEVEL 7-15 FLOOR PLAN

SCALE 1/32"=1'-0'

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01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN DEVELOPMENT
421 KINGSWAY

drawing title:
L7-L15 FLOOR PLAN

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"= 1'-0"

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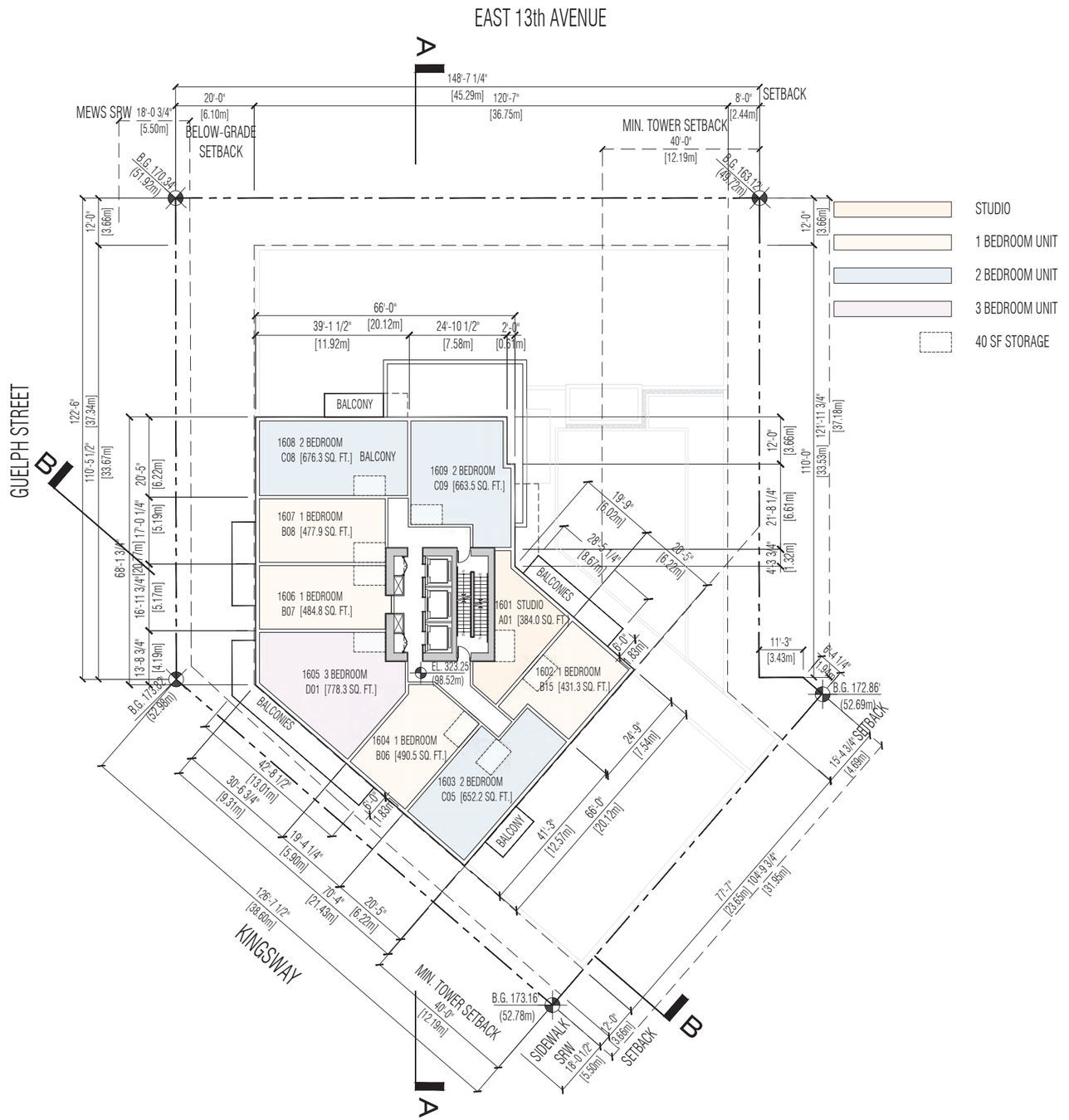
drawing no.:
A1.12



LEVEL 16 FLOOR PLAN

SCALE 1/32"=1'-0'

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01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN DEVELOPMENT
421 KINGSWAY

drawing title:
L16 FLOOR PLAN

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"= 1'-0"

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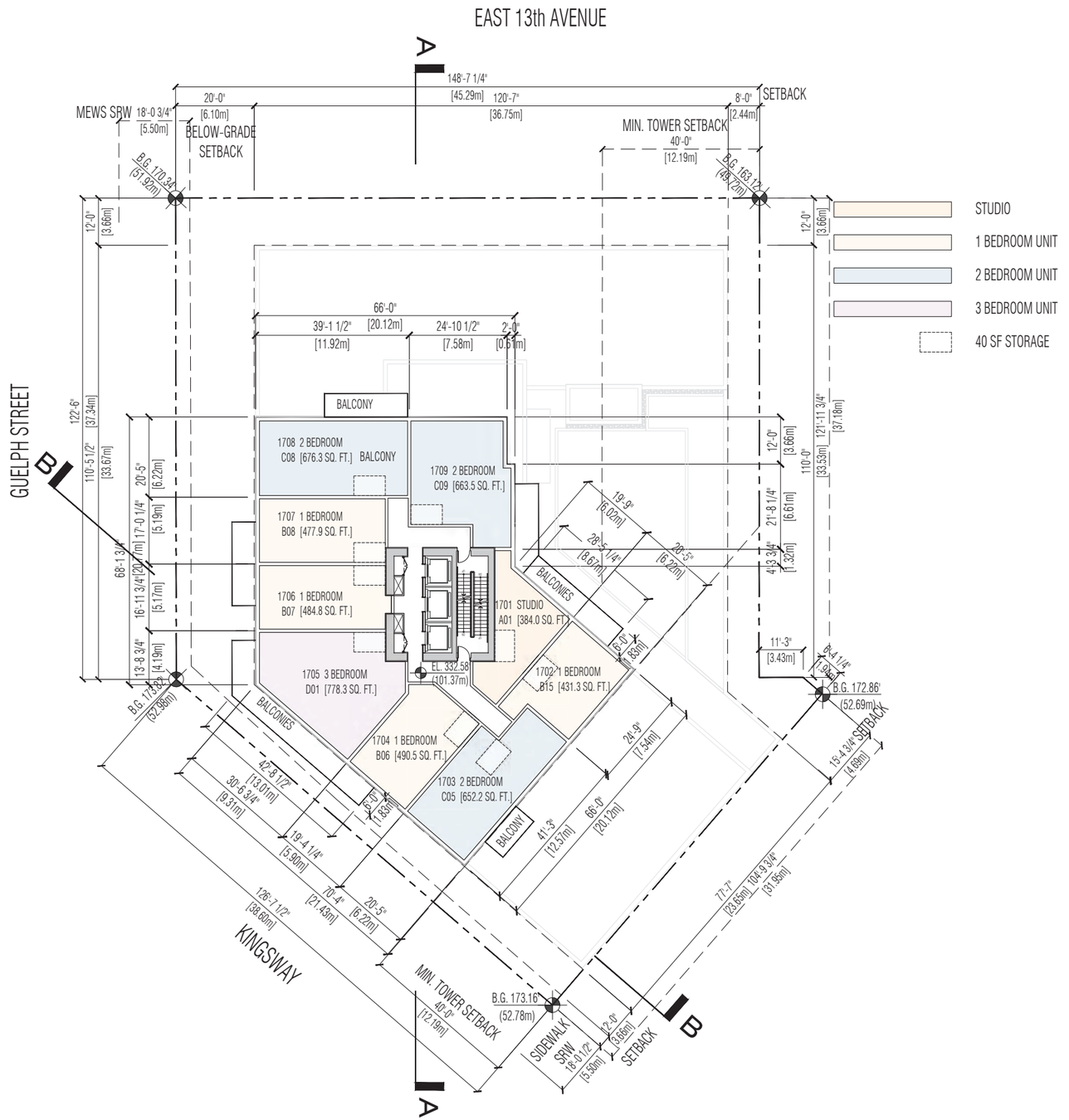
drawing no.:
A1.13



LEVEL 17-22 FLOOR PLAN

SCALE 1/32"=1'-0'

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project title:
BROADWAY PLAN DEVELOPMENT
421 KINGSWAY

drawing title:
L 17-22 FLOOR PLAN

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"= 1'-0"

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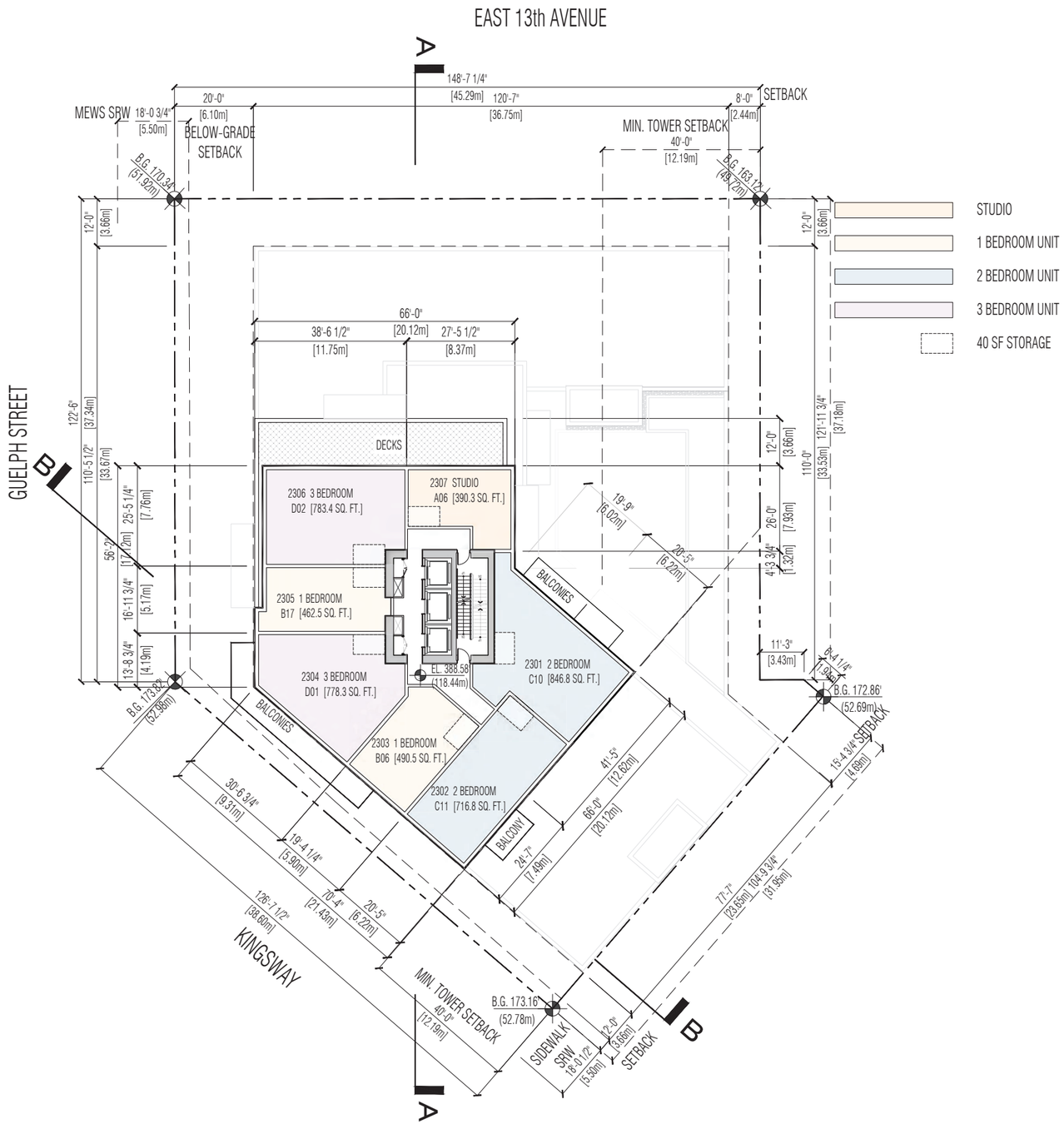
drawing no.:
A1.14



LEVEL 23 FLOOR PLAN

SCALE 1/32"=1'-0'

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project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
L23 FLOOR PLAN

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"= 1'-0"

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drawing no.:
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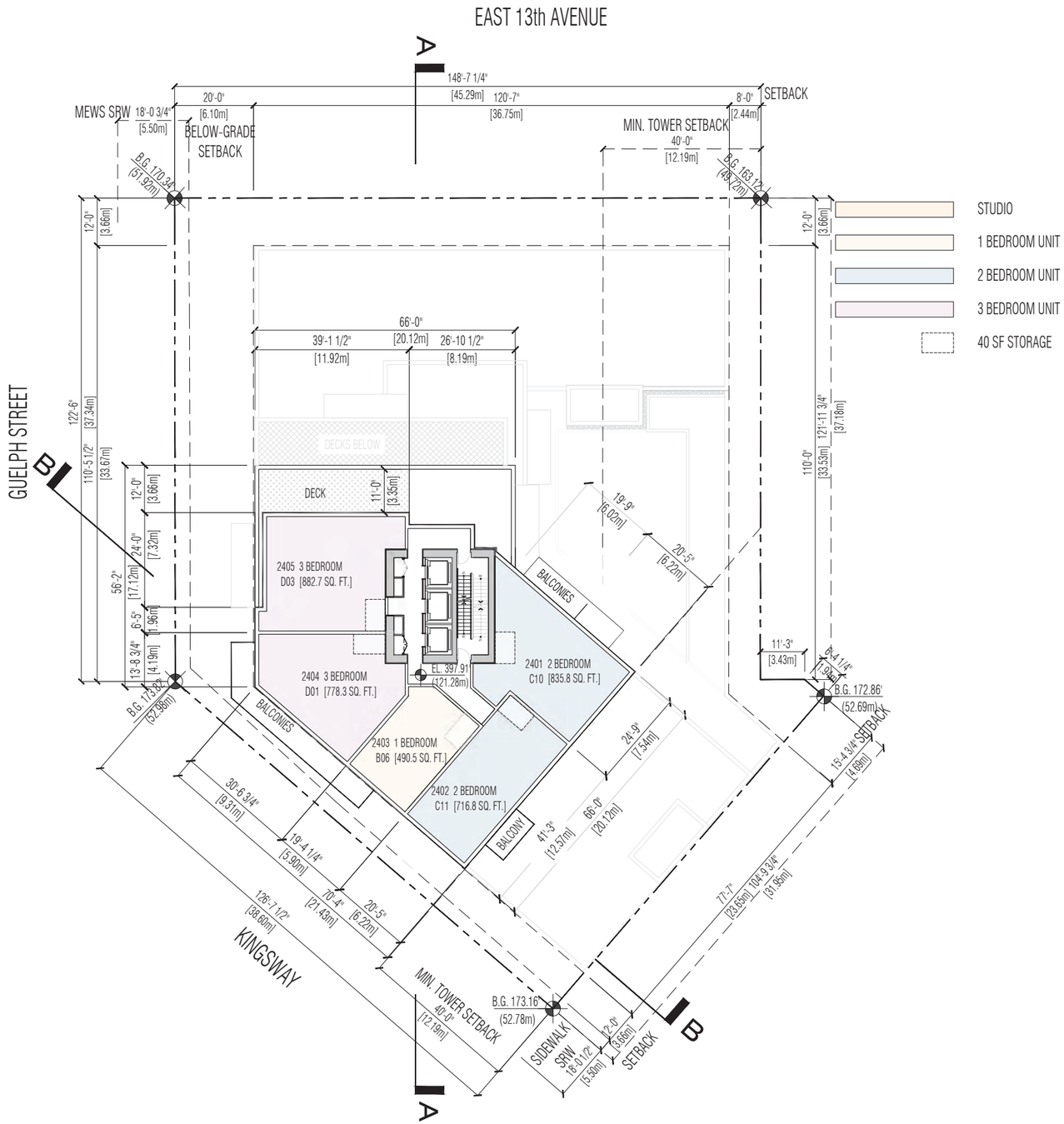

LEVEL 24 FLOOR PLAN

SCALE 1/32" = 1'-0"

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project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
L 24 FLOOR PLAN

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32" = 1'-0"

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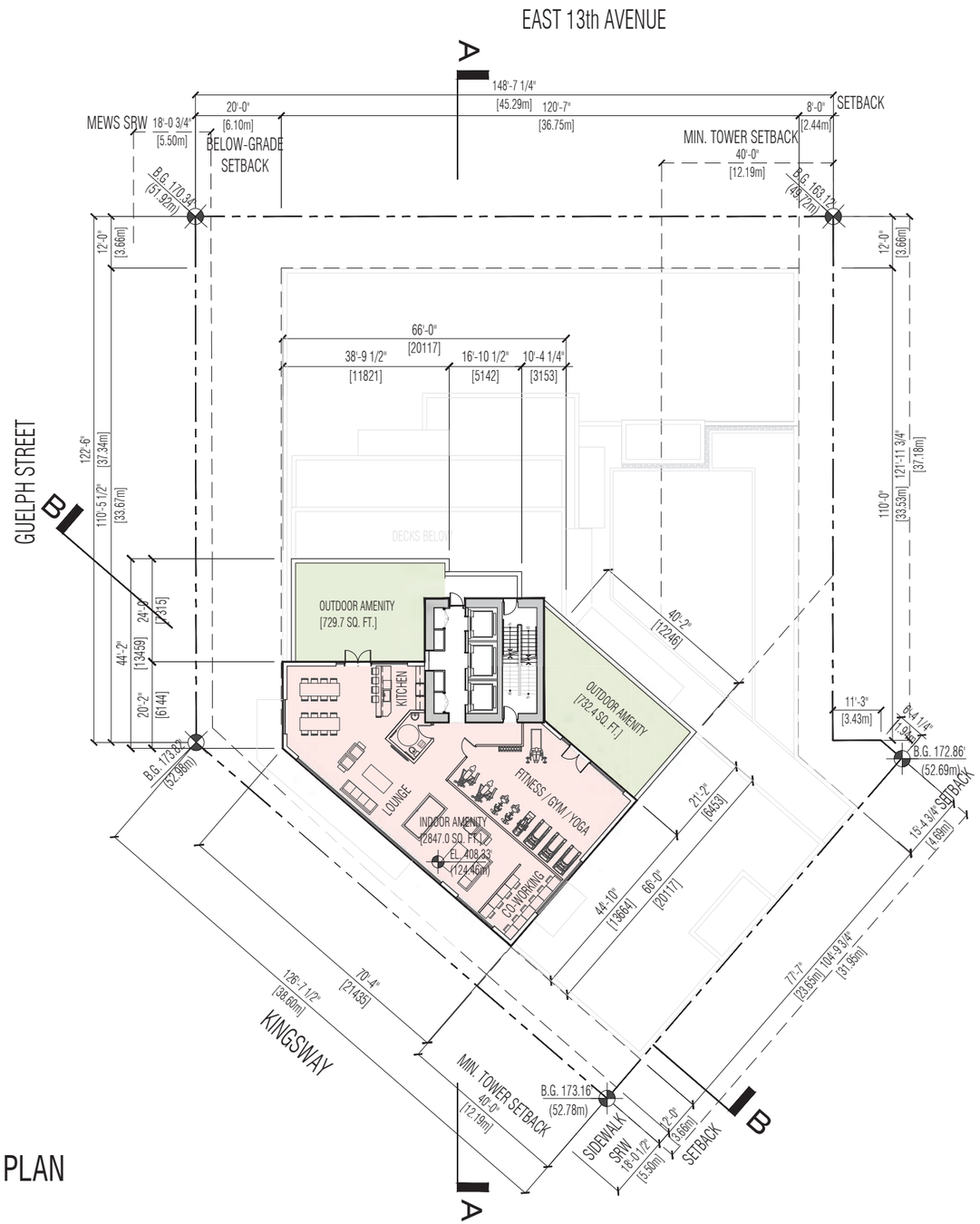
drawing no.:
A1.16



ROOFTOP AMENITY FLOOR PLAN

SCALE 1/32"=1'-0'

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Vancouver, B.C. V5Y 3X2
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project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
ROOFTOP AMENITY
FLOOR PLAN

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"= 1'-0"

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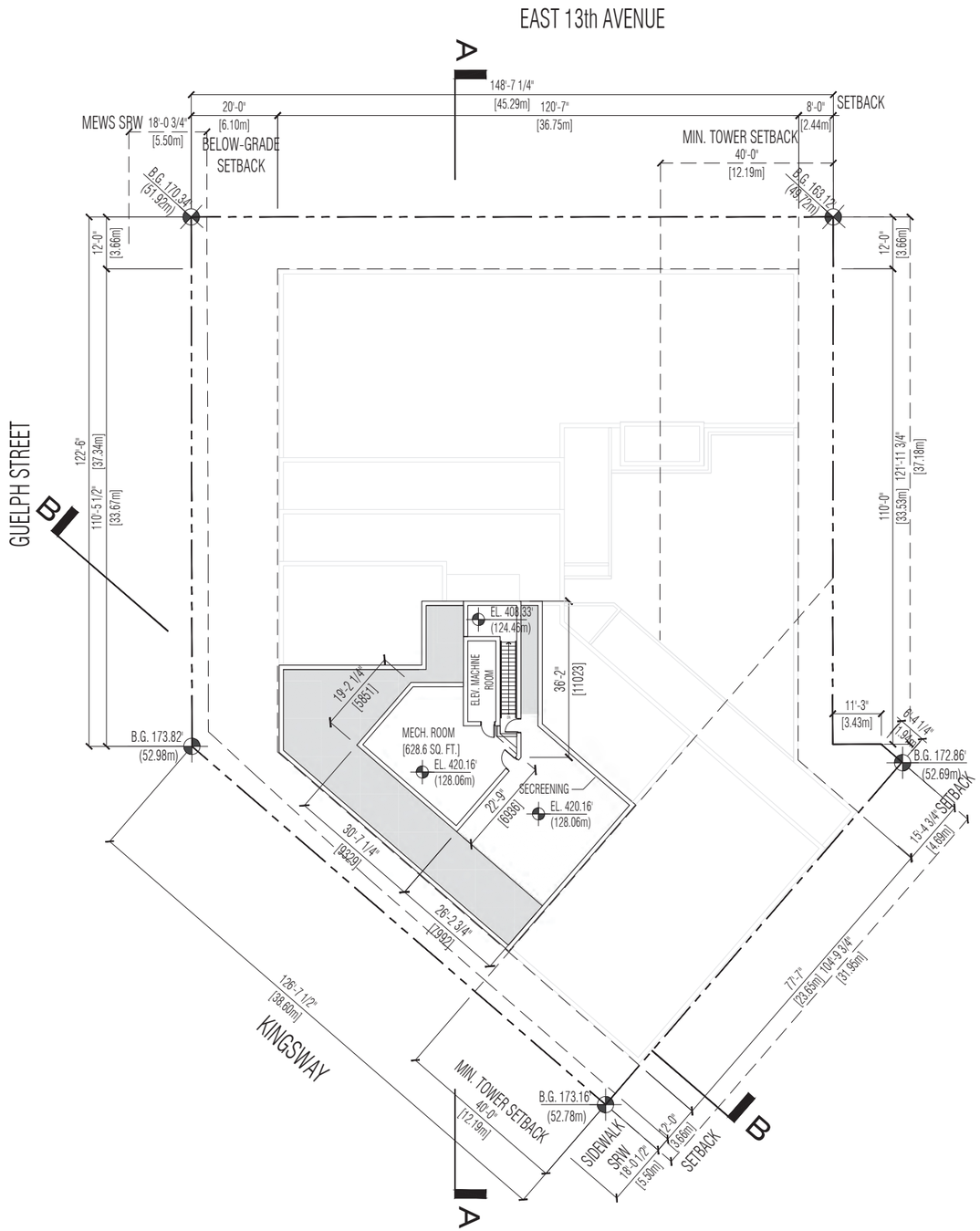
drawing no.:
A1.17



ELEVATOR OVERRUN PLAN
SCALE 1/32"=1'-0'

240 - 388 West 8th Ave.
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T: 6 0 4 - 7 3 1 - 3 9 6 6
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no.:	date:	description:
01	JULY 14 2025	I.F.REZONING

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project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
ELEVATOR OVERRUN
PLAN

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"= 1'-0"

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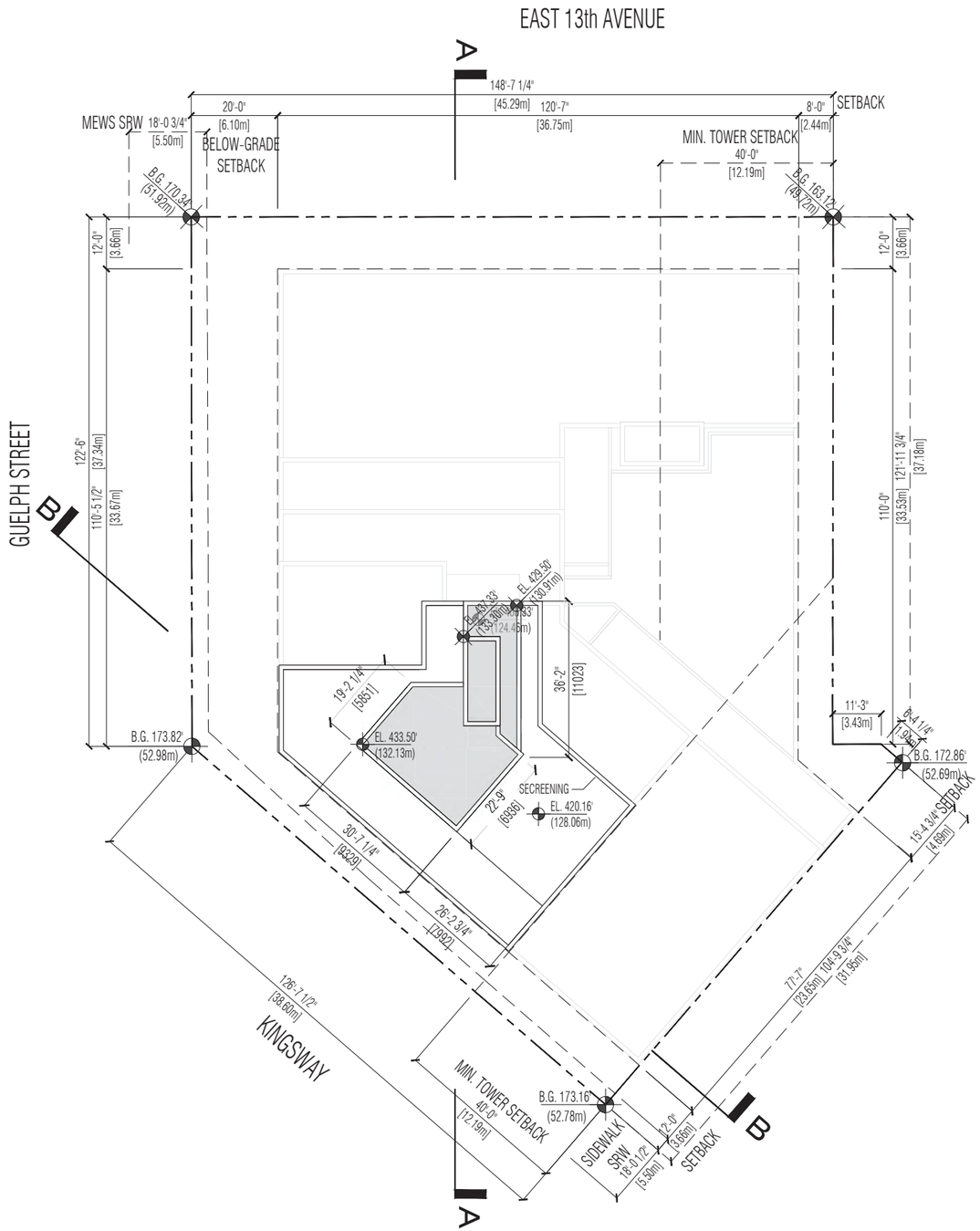
drawing no.:
A1.18



ROOF PLAN
SCALE 1/32"=1'-0'

240 - 388 West 8th Ave.
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no.:	date:	description:
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project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
ROOF PLAN

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"= 1'-0"

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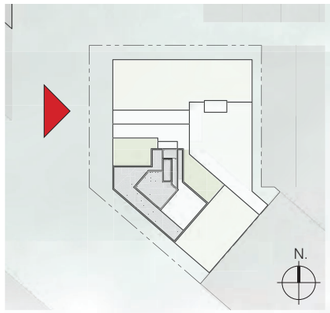
drawing no.:
A1.19



WEST ELEVATION
SCALE 1/32"=1'-0'

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project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
ELEVATIONS - WEST

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"= 1'-0"

drawing no.:
A2.01



NORTH ELEVATION

SCALE 1/32" = 1'-0"

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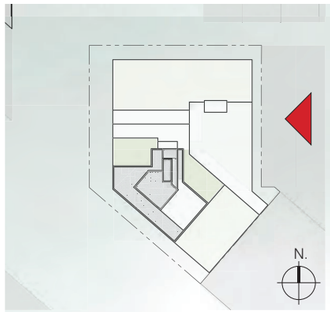
project title:
BROADWAY PLAN DEVELOPMENT
421 KINGSWAY

drawing title:
ELEVATIONS - NORTH

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"= 1'-0"

drawing no.:
A2.02



EAST ELEVATION
SCALE 1/32" = 1'-0'

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01	JULY 14 2025	I.F.REZONING

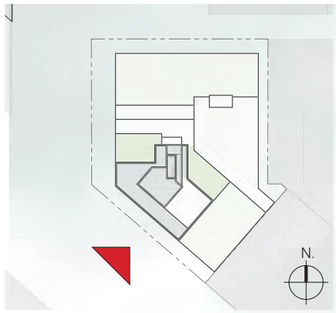
Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
ELEVATIONS - EAST

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32" = 1'-0"

drawing no.:
A2.03





SOUTHWEST ELEVATION
SCALE 1/32"=1'-0'

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01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN DEVELOPMENT
421 KINGSWAY

drawing title:
ELEVATIONS - SOUTHWEST

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"= 1'-0"

drawing no.:
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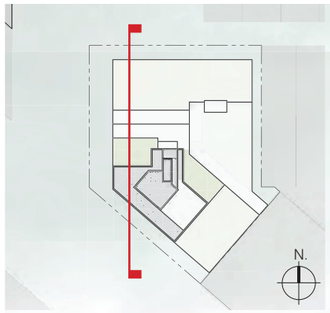

SECTION A
SCALE 1/32"=1'-0"

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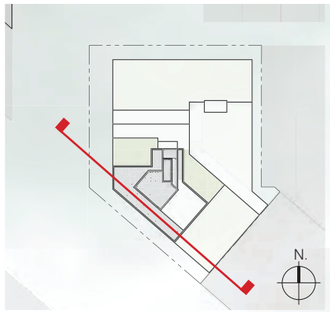
Revisions

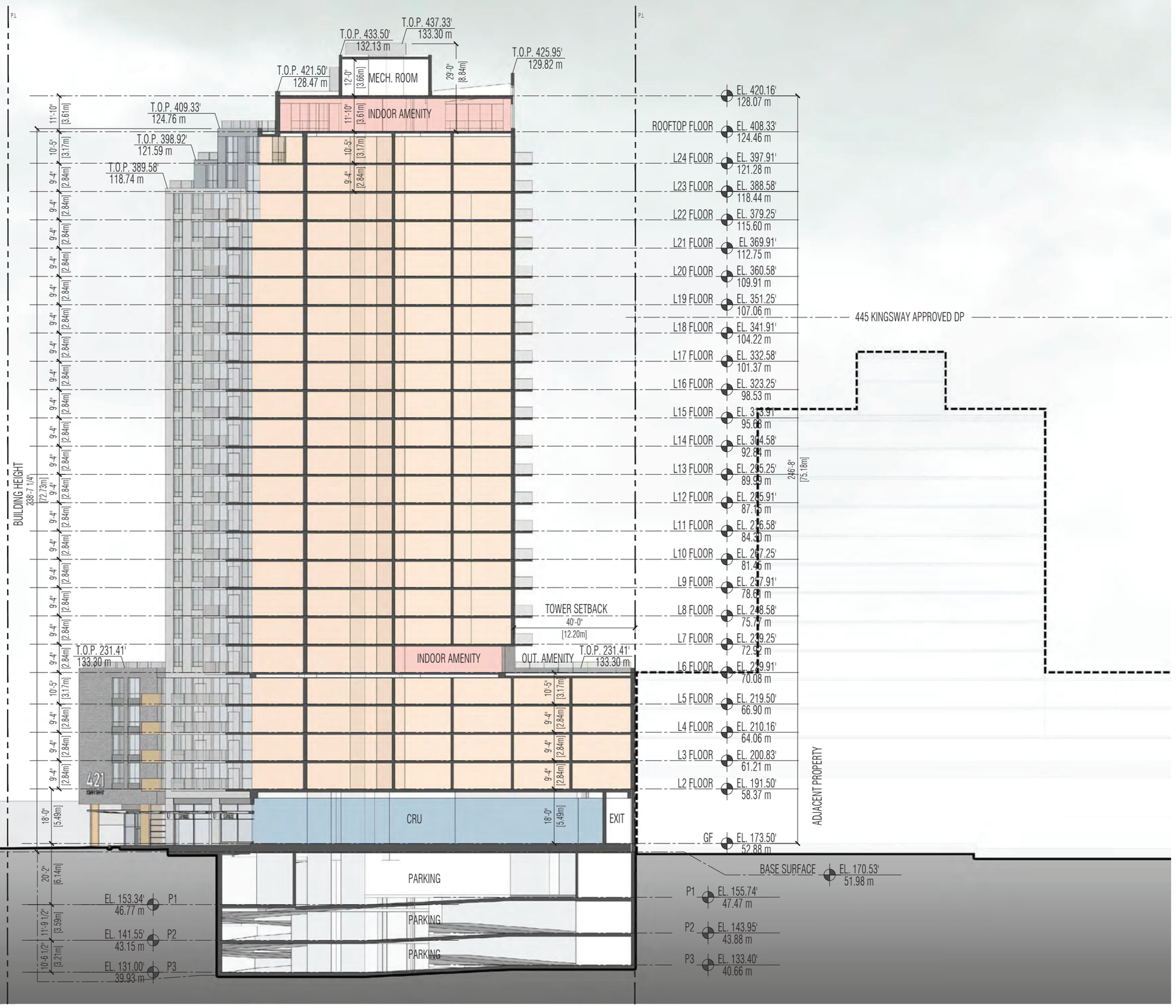
project title:
BROADWAY PLAN DEVELOPMENT
421 KINGSWAY

drawing title:
SECTION A

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"= 1'-0"

drawing no.:
A3.01





SECTION B
SCALE 1/32"=1'-0'

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Revisions

project title:
BROADWAY PLAN DEVELOPMENT
421 KINGSWAY

drawing title:
SECTION B

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"= 1'-0"

drawing no.:
A3.02

SHADOW ANALYSIS



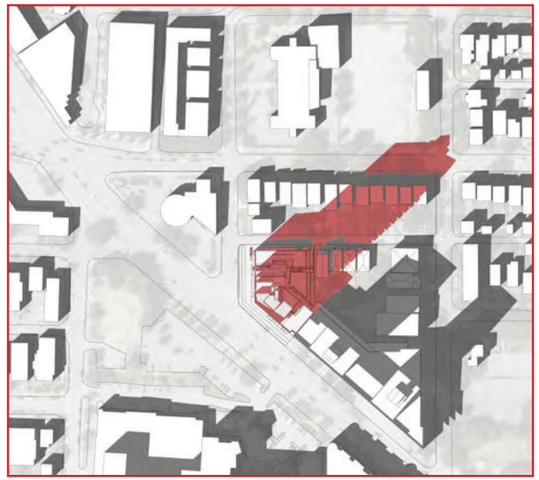
MARCH 21 - 10:00 AM



MARCH 21 - 12:00 PM



MARCH 21 - 2:00 PM



MARCH 21 - 4:00 PM



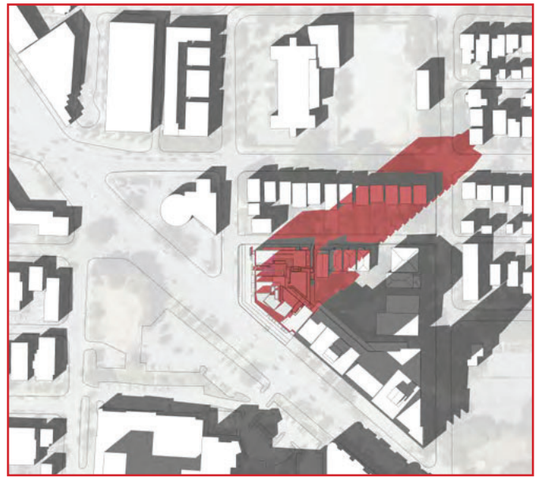
SEPTEMBER - 22 10:00 AM



SEPTEMBER 22 - 12:00 PM



SEPTEMBER 22 - 2:00 PM



SEPTEMBER 22 - 4:00 PM

EXISTING SHADOW

SHADOW FROM THE PROJECT

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no.:	date:	description:
01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
SHADOW ANALYSIS

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

N.

drawing no.:
A4.01



SITE PLAN RENDER

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no.:	date:	description:
01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
3D-SITE PLAN RENDER

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:
A5.01



AERIAL VIEW - SOUTHWEST

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no.:	date:	description:
01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
3D-AERIAL SOUTHWEST

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

N.

drawing no.:
A5.02



AERIAL VIEW - NORTHWEST

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no.:	date:	description:
01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
3D-AERIAL NORTHWEST

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:
A5.03



AERIAL VIEW - NORTHEAST

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no.:	date:	description:
01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
3D-AERIAL NORTHEAST

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:
A5.04



AERIAL VIEW - EAST

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no.:	date:	description:
01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
3D-AERIAL EAST

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:
A5.05



KINGSWAY STREET VIEW FROM NORTH

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01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
3D-KINGWAY NORTH

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:
A5.06



VIEW FROM SOUTH

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01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
3D-KINGSWAY SOUTH

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:
A5.07



VIEW FROM EAST

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01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
3D-VIEW FROM EAST

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:
A5.08



KINGSWAY

VIEW FROM NORTHWEST

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no.:	date:	description:
01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
3D-VIEW FROM
NORTHWEST

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:
A5.09



VIEW FROM GUELPH STREET - RESIDENTIAL ENTRANCE

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Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
3D-RESIDENTIAL ENTRANCE

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:
A5.10



VIEW FROM KINGSWAY - CRU FRONTAGE

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Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
3D-KINGSWAY CRU
FRONTAGE

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:
A5.11



VIEW FROM E 13TH AVE - PARKING ENTRANCE / LOADING

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Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
3D-VIEW FROM 13th AVE

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:
A5.12



L6 INDOOR & OUTDOOR AMENITIES FACING KINGSWAY

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Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
3D-L6 AMENITY SPACES
SOUTH

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:
A5.13



L6 OUTDOOR AMENITY FACING E13th AVE

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no.:	date:	description:
01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN DEVELOPMENT
421 KINGSWAY

drawing title:
3D-L6 AMENITY SPACES NORTH

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:
A5.14



PODIUM FACADE FACING EAST

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Revisions

project title:

BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:

3D-PODIUM EAST FACADE

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:

A5.15



ROOFTOP INDOOR & OUTDOOR AMENITIES

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Revisions

project title:

BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:

3D-ROOFTOP AMENITY
SPACES

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:

A5.16



ROOFTOP INDOOR & OUTDOOR AMENITIES

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no.:	date:	description:
01	JULY 14 2025	I.F.REZONING

Revisions

project title:

BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:

3D-RENDER - CONTEXT
SITE PLAN

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:

A5.17



RENDER FROM KINGSWAY - SHOWING 401 & 421 KINGSWAY DEVELOPMENTS

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Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
3D-RENDER -
CONTEXT 1

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:
A5.18



RENDER FROM EAST - SHOWING 401 & 421 KINGSWAY DEVELOPMENTS

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01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
3D-RENDER -
CONTEXT 2

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:
A5.19



RENDER FROM THE INTERSECTION OF KINGSWAY & E 12TH AVE

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01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
3D-RENDER -
CONTEXT 3

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:
A5.20



RENDER FROM WEST - SHOWING 401 & 421 KINGSWAY DEVELOPMENTS

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01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN DEVELOPMENT
421 KINGSWAY

drawing title:
3D-RENDER - CONTEXT 4

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:
A5.21



RENDER FROM GUELPH ST - LOOKING SOUTH FROM 401 KINGSWAY TO 421 KINGSWAY

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no.:	date:	description:
01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
3D-RENDER -
CONTEXT 5

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:
A5.22



RENDER FROM KINGSWAY TO GUELPH ST

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Revisions

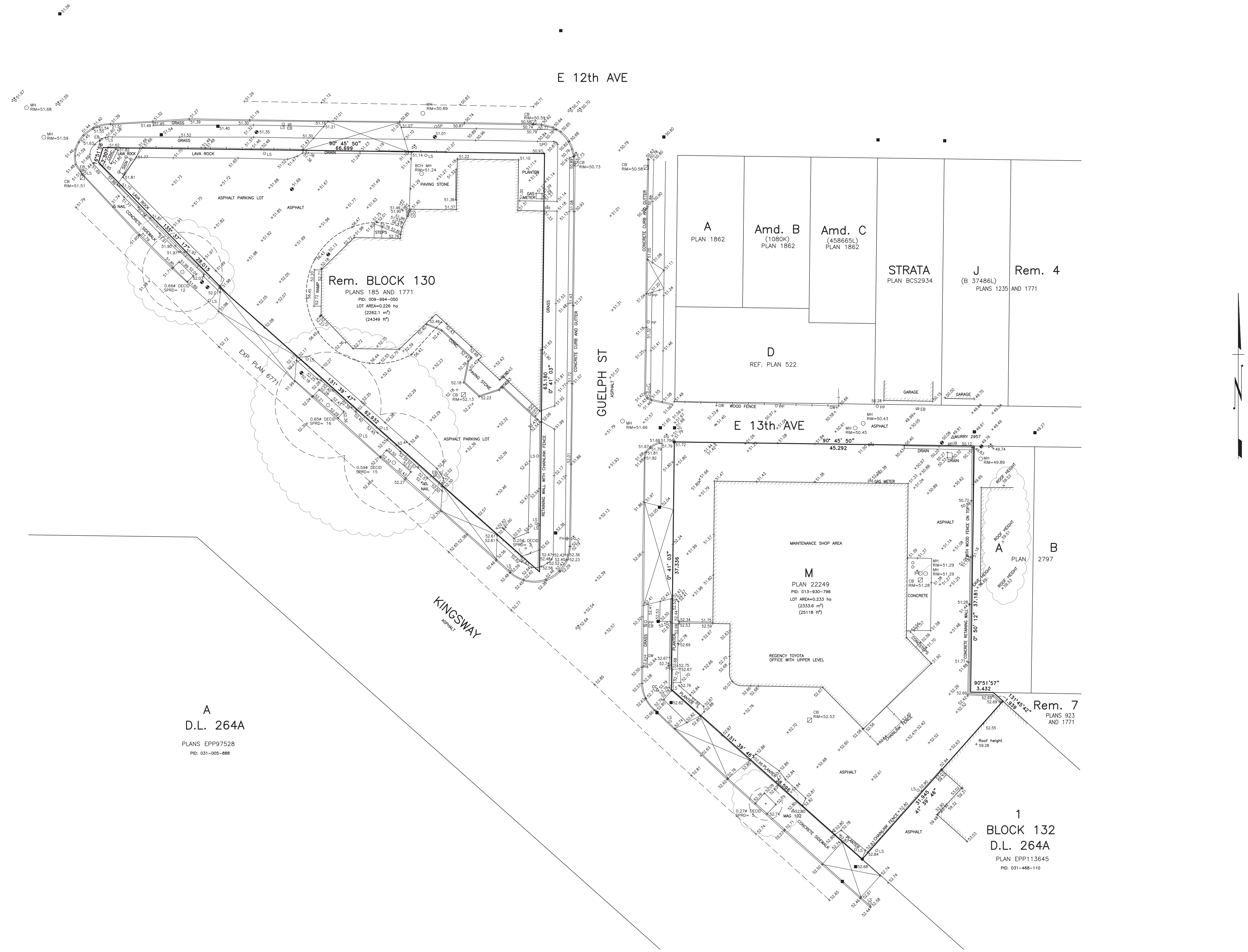
project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
3D-RENDER -
CONTEXT 6

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

drawing no.:
A5.23

APPENDIX 1- SURVEY PLAN



LEGEND :

- CONTROL MONUMENT
- LEAD PLUG
- IRON POST
- TRAVERSE STATION
- PP – POWER POLE
- LS – LAMP STANDARD
- GW – GUY WIRE
- UB – UTILITY BOX
- EB – ELECTRICAL BOX
- CB – CATCH BASIN
- MH – MANHOLE
- FH – FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- SP – SIGN POST
- TANK CAP
- MONITORING WELL
- CO – CLEAN OUT
- DECID. – DECIDUOUS
- PROPERTY LINE

ALL DIMENSIONS ARE IN METERS AND DECIMALS THEREOF.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS V-1743 AND V-1744.

ELEVATIONS ARE IN METRES, TO GEODETIC DATUM (GVRD MARCH 15, 2005 READJUSTMENT) REFERRED TO CITY OF VANCOUVER MONUMENT V-1744 LOCATED AT S.W. CORNER OF JOHN ST. AND KING EDWARD AVE. ELEVATION = 51.243 m.

ELEVATIONS SHOWN THUS : +51.24

PROPERTY LINES ARE BASED ON FIELD SURVEY AND LAND TITLE OFFICE RECORDS AND ARE SUBJECT TO CHANGE. A LEGAL SURVEY WILL BE REQUIRED TO FINALIZE PROPERTY LINE DIMENSIONS

CERTIFIED CORRECT :

Peter Muralt BTCYYE (c=CA, cn=Peter Muralt BTCYYE, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=BTCYYE) B.C.L.S.

MAY 06, 2025

SEAL — PETER T. MURALT, BRITISH COLUMBIA LAND SURVEYOR, COMMISSION No. 991

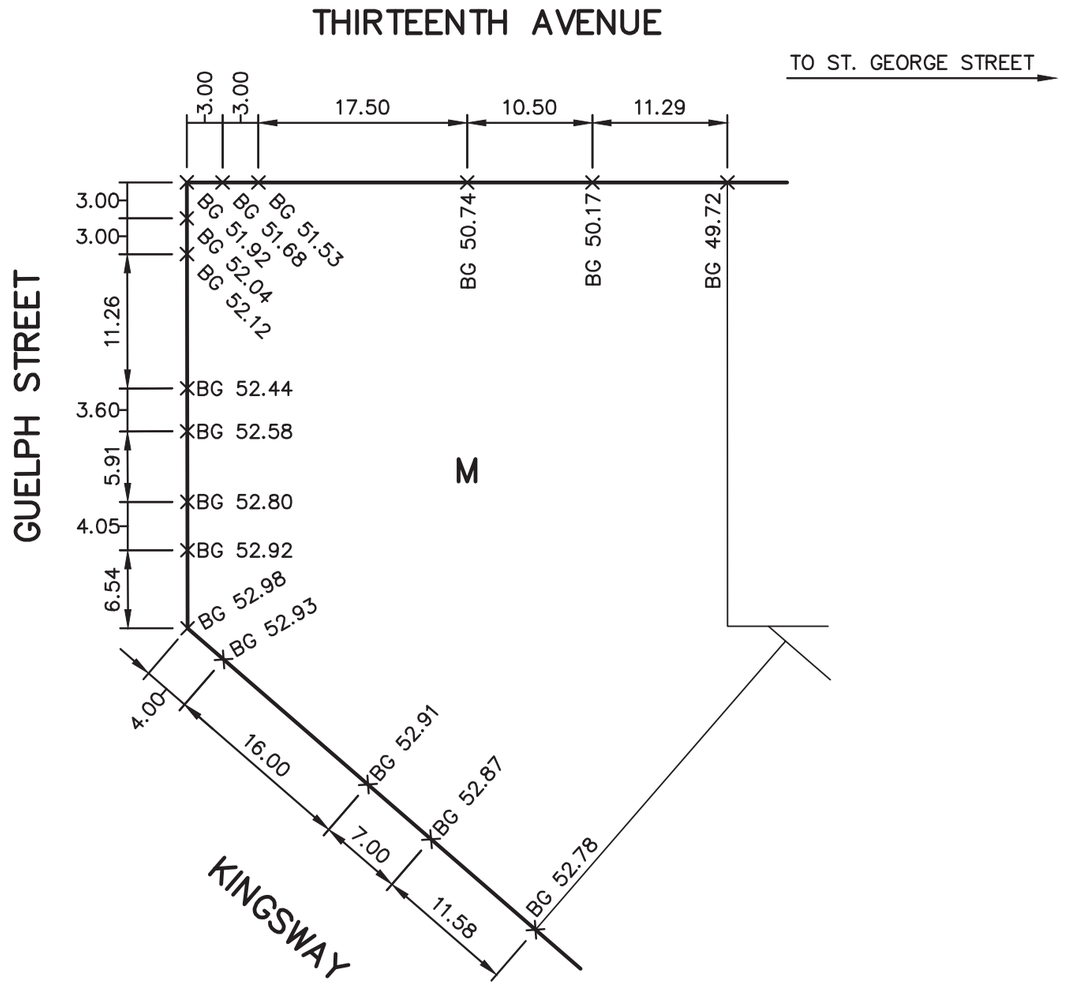
SCALE 1:200 METRIC

NO.	DD/MM/YY	REVISION	BY
2	13/05/25	PLANS INSPECTED	ZH
1	04/02/25	TREES AND ROOF HIGHT UPDATED	LC

UNDERHILL GEOMATICS LTD.
ENGINEERS & SURVEYORS
210A-3430 BRIGHTON AVENUE
BURNABY, B.C. V5A 3H4
TEL. (604) 732-3384 FAX (604) 732-4709
FILE No.: V17129-TOP-01-M-R2.DWG

DRAWN BY	JOB NO.	TITLE	DRAWING NO.	REV.
F.T./X.S.	V17129	TOPOGRAPHIC SURVEY OF 401 AND 421 KINGSWAY, VANCOUVER, BC	H-3370	2
SCALE 1:200m	DATE SEP. 21, 2017	CLIENT THE REGENCY GROUP	SHEET 1 OF 1	

APPENDIX 2- BUILDING GRADES



BENCH MARK: ELEVATION: 51.248 DESCRIPTION: SURVEY MONUMENT MARKED V–1744 AT THE SOUTH WEST CORNER OF KINGSWAY AND ST. GEORGE STREET.
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.
BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 30, 2018). DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK

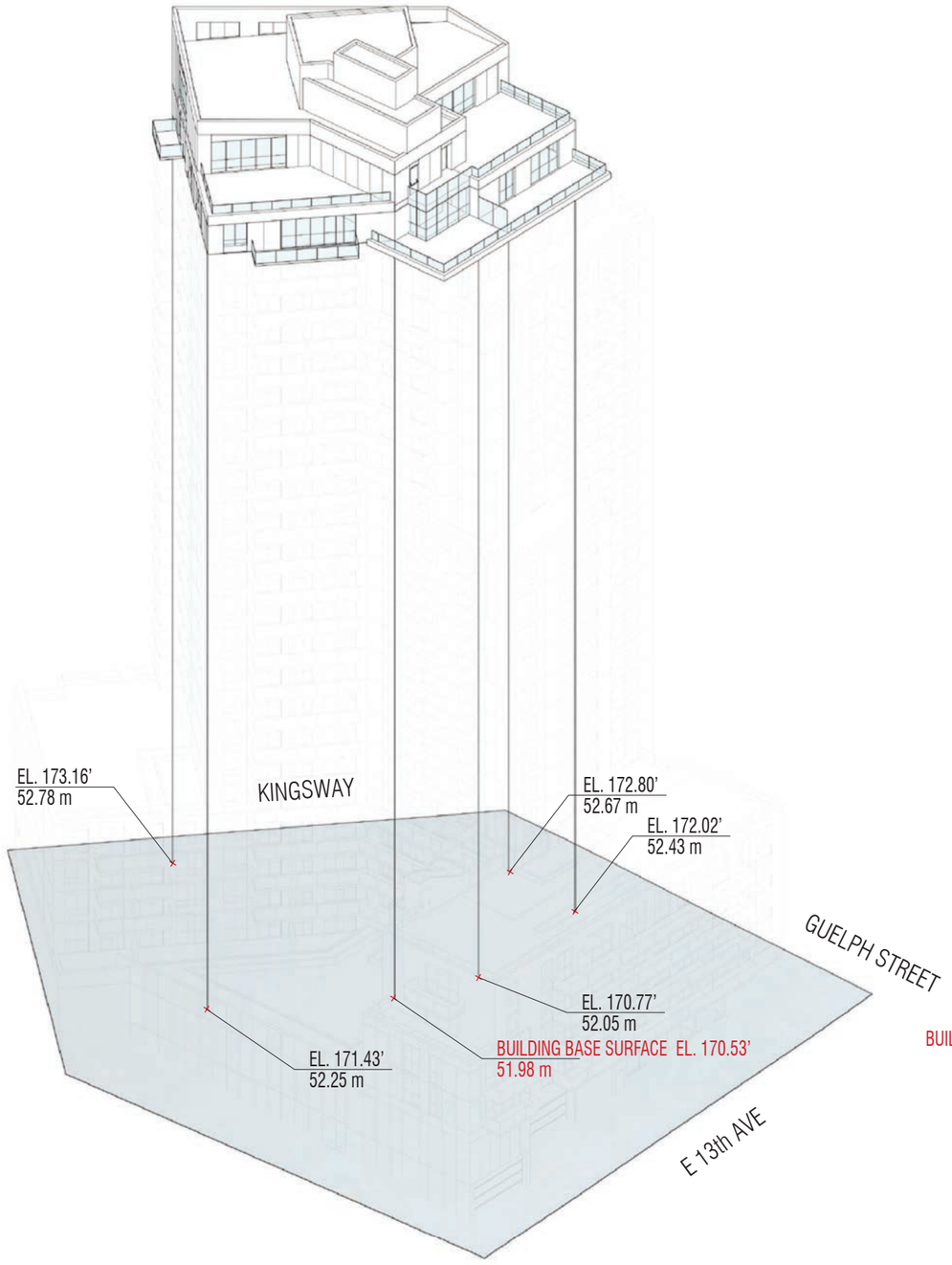
CITY OF VANCOUVER ENGINEERING SERVICES

BUILDING GRADE ELEVATIONS FOR LOT M, BLK. 129, D.L. 264A, PLAN VAP22249.

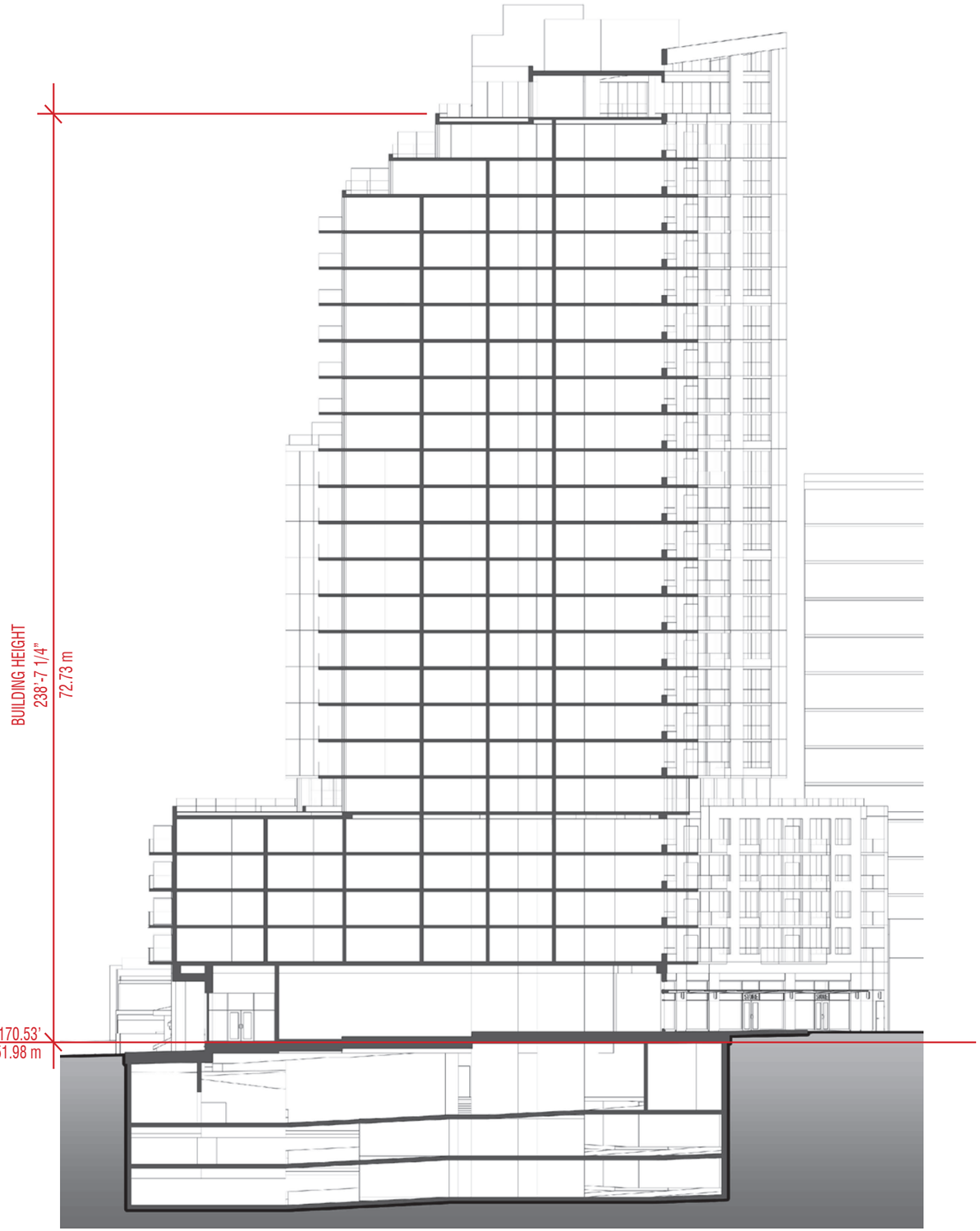
DATE: 2024–08–13 | DESIGN: F.G.
DWG: B.F.G. | CHK: M.P.
REF: FILE 2024–00062.

SCALE: 1:500
DWG. NO. **BG–2024–00062**
SHEET 1 OF 1 | REVISION:

APPENDIX 3 - BUILDING HEIGHT CALCULATION

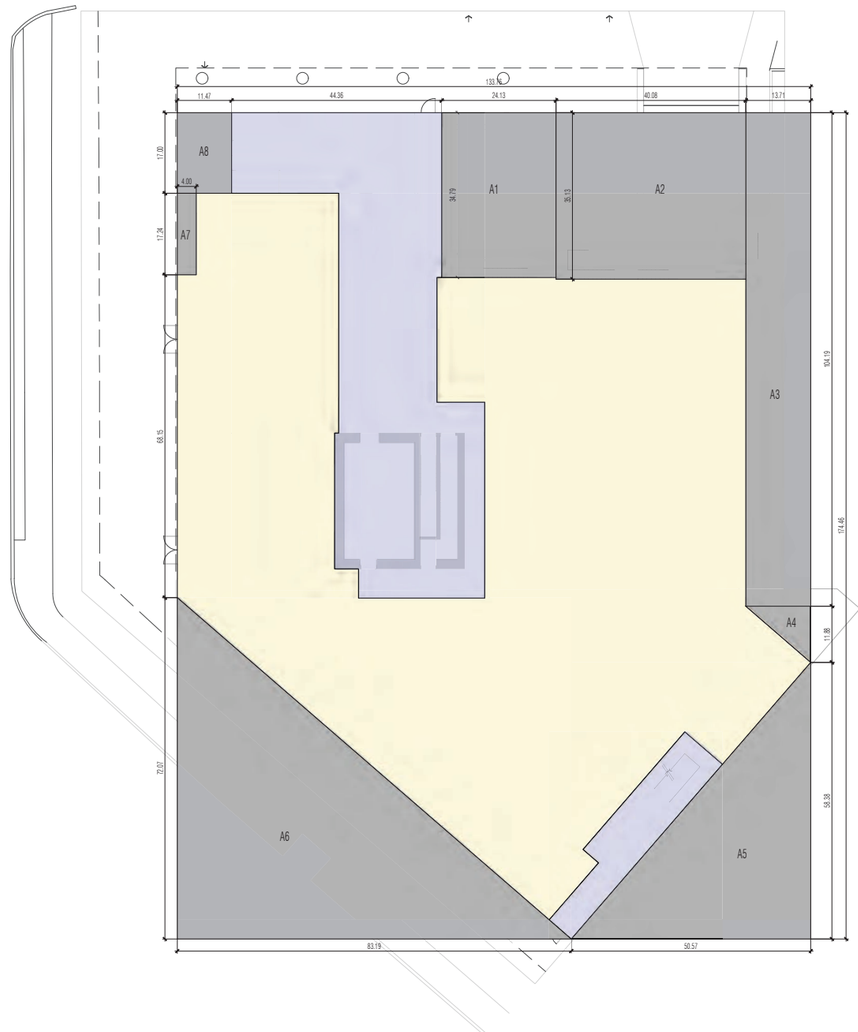


BUILDING BASE SURFACE



HEIGHT CALCULATION

SCALE 1/32"=1'-0'



GROUND FLOOR FSR PLAN

SCALE 1/32"=1'-0'

FSR SCHEDULE - GROUND FLOOR						
Name		Length		Width		Area
GROSS PERIMETER AREA		174.46	X	133.76	=	23,335.770
AREA DEDUCTION	A1	34.79	X	24.13	=	839.48
	A2	40.08	X	35.13	=	1,408.01
	A3	104.19	X	13.71	=	1,428.44
	A4*	11.88	X	13.71	=	81.44
	A5*	58.38	X	50.57	=	1,476.14
	A6*	83.19	X	72.07	=	2,997.75
	A7	17.24	X	4.00	=	68.96
	A8	17.00	X	11.47	=	194.99
SUBTOTAL						8,495.22
*triangular area						
Wall Exc.			x	0.000	=	-

TOTAL FSR	**14,840.6**
COMMERCIAL	11,436.10
RESIDENTIAL	3,404.45
GROUND FLOOR TOTAL FSR AREA	14,840.55

FSR LEGEND

- RESIDENTIAL AREA
- AREA DEDUCTIONS
- COMMERCIAL
- SHARED AREA (COMM. &RES.)

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01	JULY 14 2025	I.F.REZONING

Revisions

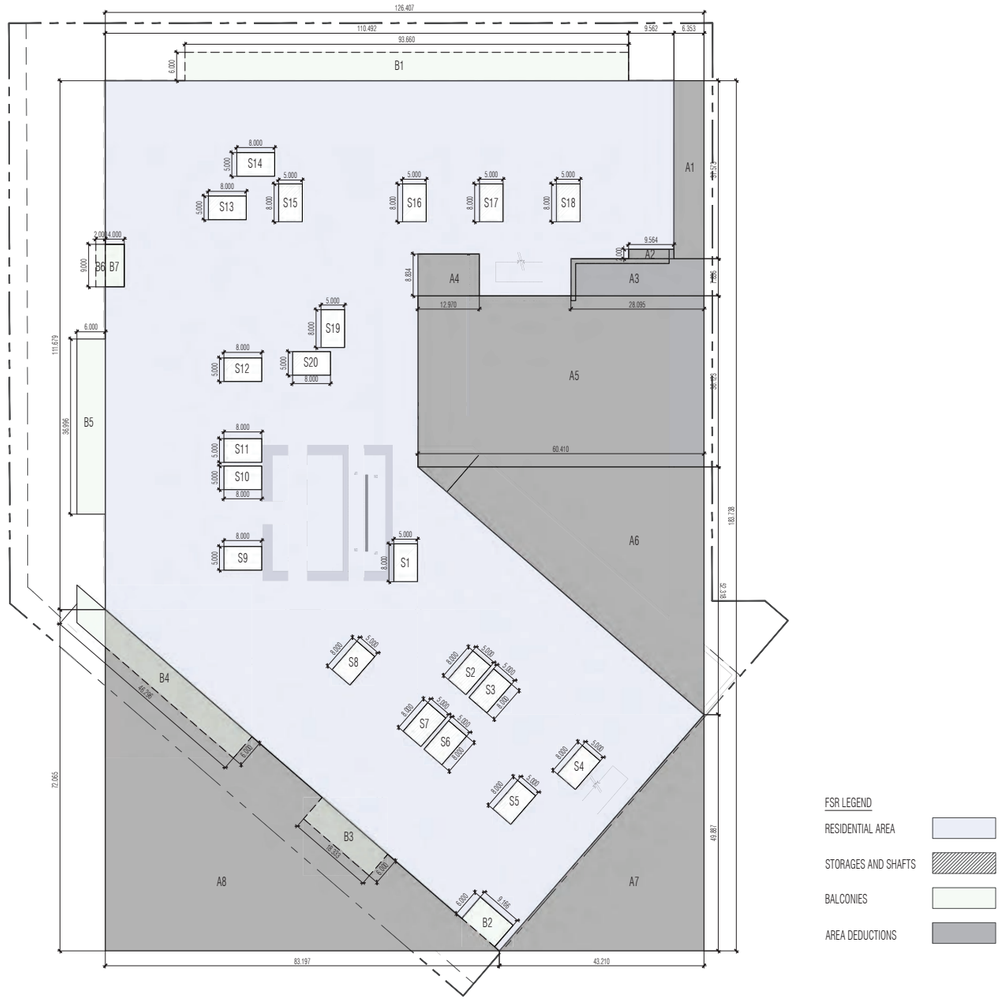
project title:
BROADWAY PLAN DEVELOPMENT
421 KINGSWAY

drawing title:
FSR OVERLAY GROUND FLOOR PLAN

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"= 1'-0"

N.

drawing no.:
A6.01



FSR LEGEND

- RESIDENTIAL AREA
- STORAGES AND SHAFTS
- BALCONIES
- AREA DEDUCTIONS

LEVEL 2 FSR PLAN

SCALE 1/32"=1'-0'

FSR SCHEDULE - LEVEL 2						
Name		Length		Width		Area
GROSS PERIMETER AREA		183.74	X	126.41	=	23,225.769
AREA DEDUCTION	A1	37.57	X	6.35	=	238.57
	A2	9.56	X	2.00	=	19.12
	A3	28.09	X	7.83	=	219.94
	A4	12.97	X	8.83	=	114.53
	A5	60.41	X	36.12	=	2,182.01
	A6*	60.41	X	52.31	=	1,580.02
	A7*	49.88	X	43.21	=	1,077.66
	A8*	83.19	X	72.06	=	2,997.34
	B2	9.17	X	6.00	=	55.00
	B7	9.00	X	4.00	=	36.00
	S1	8.00	X	5.00	=	40.00
	S2	8.00	X	5.00	=	40.00
	S3	8.00	X	5.00	=	40.00
	S4	8.00	X	5.00	=	40.00
	S5	8.00	X	5.00	=	40.00
	S6	8.00	X	5.00	=	40.00
	S7	8.00	X	5.00	=	40.00
	S8	8.00	X	5.00	=	40.00
	S9	8.00	X	5.00	=	40.00
	S10	8.00	X	5.00	=	40.00
	S11	8.00	X	5.00	=	40.00
	S12	8.00	X	5.00	=	40.00
	S13	8.00	X	5.00	=	40.00
	S14	8.00	X	5.00	=	40.00
	S15	8.00	X	5.00	=	40.00
	S16	8.00	X	5.00	=	40.00
	S17	8.00	X	5.00	=	40.00
	S18	8.00	X	5.00	=	40.00
	S19	8.00	X	5.00	=	40.00
	S20	8.00	X	5.00	=	40.00
SUBTOTAL						9,320.18
*triangular area						
Wall Exc.			x	0.000	=	-
TOTAL FSR						**13,905.6**

L2 BALCONY AREA				
B1	93.66	X	6.00	= 561.96
B2	9.17	X	6.00	= 55.00
B3	18.33	X	6.00	= 110.00
B4	46.30	X	6.00	= 277.78
B5	37.00	X	6.00	= 221.98
B6	9.00	X	2.00	= 18.00
B7	9.00	X	4.00	= 36.00
TOTAL BALCONY AREA				**1280.71**

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project title:

BROADWAY PLAN DEVELOPMENT
421 KINGSWAY

drawing title:

FSR OVERLAY L2 FLOOR PLAN

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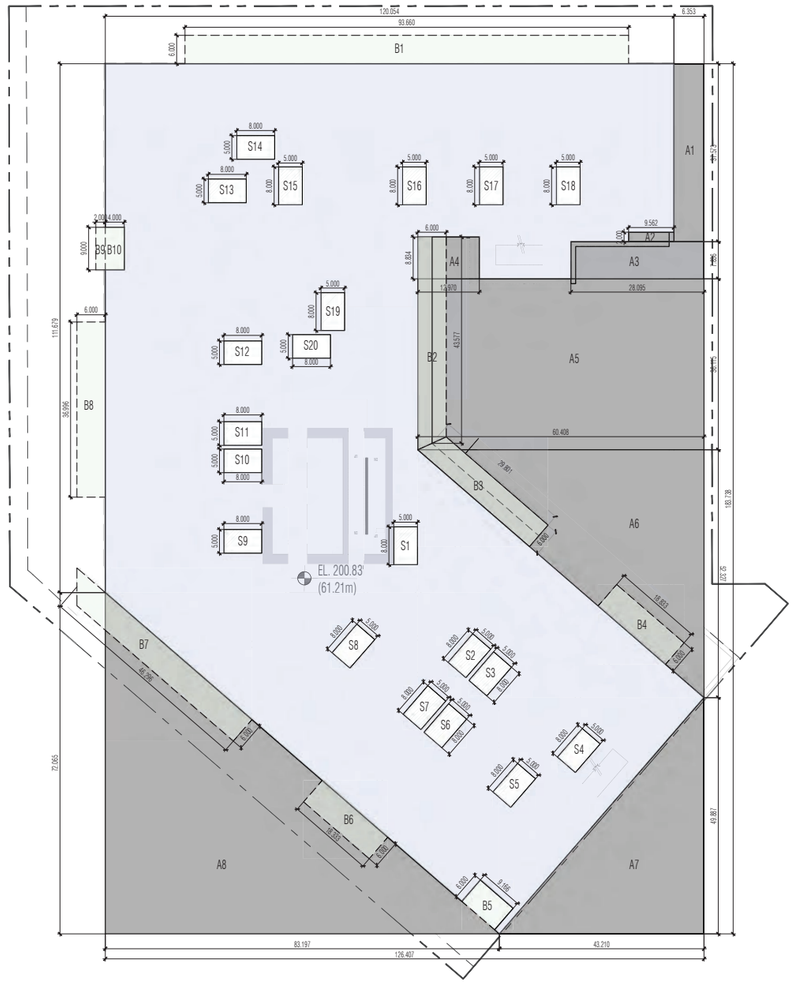

FSR LEGEND

- RESIDENTIAL AREA
- STORAGES AND SHAFTS
- BALCONIES
- AREA DEDUCTIONS

LEVEL 3 FSR PLAN

SCALE 1/32"=1'-0'

FSR SCHEDULE - LEVEL 3

Name		Length		Width		Area
GROSS PERIMETER AREA		183.74	X	126.41	=	23,225.769
AREA DEDUCTION	A1	37.57	X	6.35	=	238.57
	A2	9.56	X	2.00	=	19.12
	A3	28.09	X	7.83	=	219.94
	A4	12.97	X	8.83	=	114.53
	A5	60.41	X	36.12	=	2,182.01
	A6*	60.41	X	52.31	=	1,580.02
	A7*	49.88	X	43.21	=	1,077.66
	A8*	83.19	X	72.06	=	2,997.34
	B5	9.16	X	6.00	=	54.96
	B10	9.00	X	4.00	=	36.00
	S1	8.00	X	5.00	=	40.00
	S2	8.00	X	5.00	=	40.00
	S3	8.00	X	5.00	=	40.00
	S4	8.00	X	5.00	=	40.00
	S5	8.00	X	5.00	=	40.00
	S6	8.00	X	5.00	=	40.00
	S7	8.00	X	5.00	=	40.00
	S8	8.00	X	5.00	=	40.00
	S9	8.00	X	5.00	=	40.00
	S10	8.00	X	5.00	=	40.00
	S11	8.00	X	5.00	=	40.00
	S12	8.00	X	5.00	=	40.00
	S13	8.00	X	5.00	=	40.00
	S14	8.00	X	5.00	=	40.00
	S15	8.00	X	5.00	=	40.00
	S16	8.00	X	5.00	=	40.00
	S17	8.00	X	5.00	=	40.00
	S18	8.00	X	5.00	=	40.00
	S19	8.00	X	5.00	=	40.00
	S20	8.00	X	5.00	=	40.00
SUBTOTAL						9,320.15
*triangular area						
Wall Exc.			x	170.598	=	-
TOTAL FSR						**13,905.6**

L3 BALCONY AREA				
B1	93.66	X	6.00	= 561.96
B2	43.58	X	6.00	= 261.46
B3	29.80	X	6.00	= 178.78
B4	18.83	X	6.00	= 113.00
B5	9.17	X	6.00	= 55.00
B6	18.33	X	6.00	= 109.98
B7	46.30	X	6.00	= 277.78
B8	37.00	X	6.00	= 221.98
B9	9.00	X	2.00	= 18.00
B10	9.00	X	4.00	= 36.00
TOTAL BALCONY AREA				**1833.93**

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BROADWAY PLAN DEVELOPMENT
421 KINGSWAY

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FSR OVERLAY L3 FLOOR PLAN

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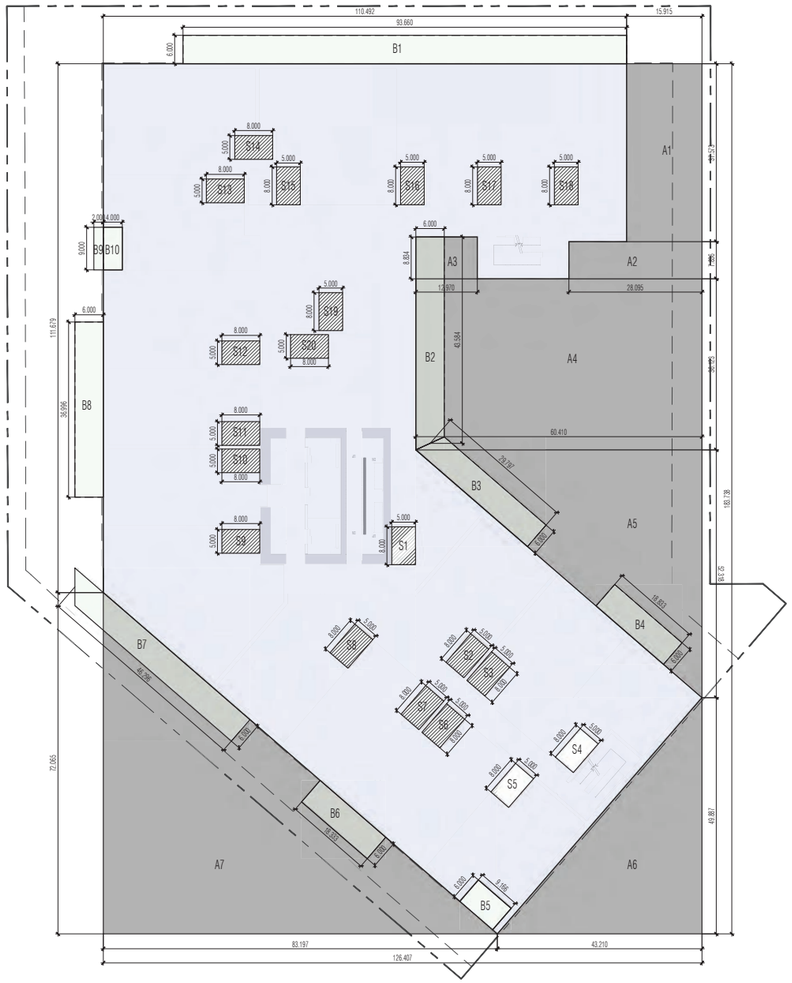

FSR LEGEND

- RESIDENTIAL AREA
- STORAGES AND SHAFTS
- BALCONIES
- AREA DEDUCTIONS

LEVEL 4 FSR PLAN

SCALE 1/32"=1'-0'

FSR SCHEDULE - LEVEL 4

Name		Length		Width		Area
GROSS PERIMETER AREA		183.74	X	126.41	=	23,225.769
AREA DEDUCTION	A1	37.57	X	15.91	=	597.74
	A2	28.09	X	7.82	=	219.62
	A3	12.97	X	8.83	=	114.53
	A4	60.41	X	36.12	=	2,182.01
	A5*	60.41	X	52.32	=	1,580.27
	A6*	49.88	X	43.21	=	1,077.66
	A7*	83.19	X	72.06	=	2,997.34
	B5	9.16	X	6.00	=	54.96
	B10	9.00	X	4.00	=	36.00
	S1	8.00	X	5.00	=	40.00
	S2	8.00	X	5.00	=	40.00
	S3	8.00	X	5.00	=	40.00
	S4	8.00	X	5.00	=	40.00
	S5	8.00	X	5.00	=	40.00
	S6	8.00	X	5.00	=	40.00
	S7	8.00	X	5.00	=	40.00
	S8	8.00	X	5.00	=	40.00
	S9	8.00	X	5.00	=	40.00
	S10	8.00	X	5.00	=	40.00
	S11	8.00	X	5.00	=	40.00
	S12	8.00	X	5.00	=	40.00
	S13	8.00	X	5.00	=	40.00
	S14	8.00	X	5.00	=	40.00
	S15	8.00	X	5.00	=	40.00
	S16	8.00	X	5.00	=	40.00
	S17	8.00	X	5.00	=	40.00
	S18	8.00	X	5.00	=	40.00
	S19	8.00	X	5.00	=	40.00
	S20	8.00	X	5.00	=	40.00
SUBTOTAL						9,660.12
*triangular area						
Wall Exc.			x	0.000	=	-

TOTAL FSR	**13,565.7**
RESIDENTIAL	13,565.7

L4 BALCONY AREA					
B1	93.66	X	6.00	=	561.96
B2	43.58	X	6.00	=	261.50
B3	29.80	X	6.00	=	178.78
B4	18.83	X	6.00	=	113.00
B5	9.17	X	6.00	=	55.00
B6	18.33	X	6.00	=	109.98
B7	46.30	X	6.00	=	277.78
B8	37.00	X	6.00	=	221.98
B9	9.00	X	2.00	=	18.00
B10	9.00	X	4.00	=	36.00
TOTAL BALCONY AREA					**1833.97**

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421 KINGSWAY

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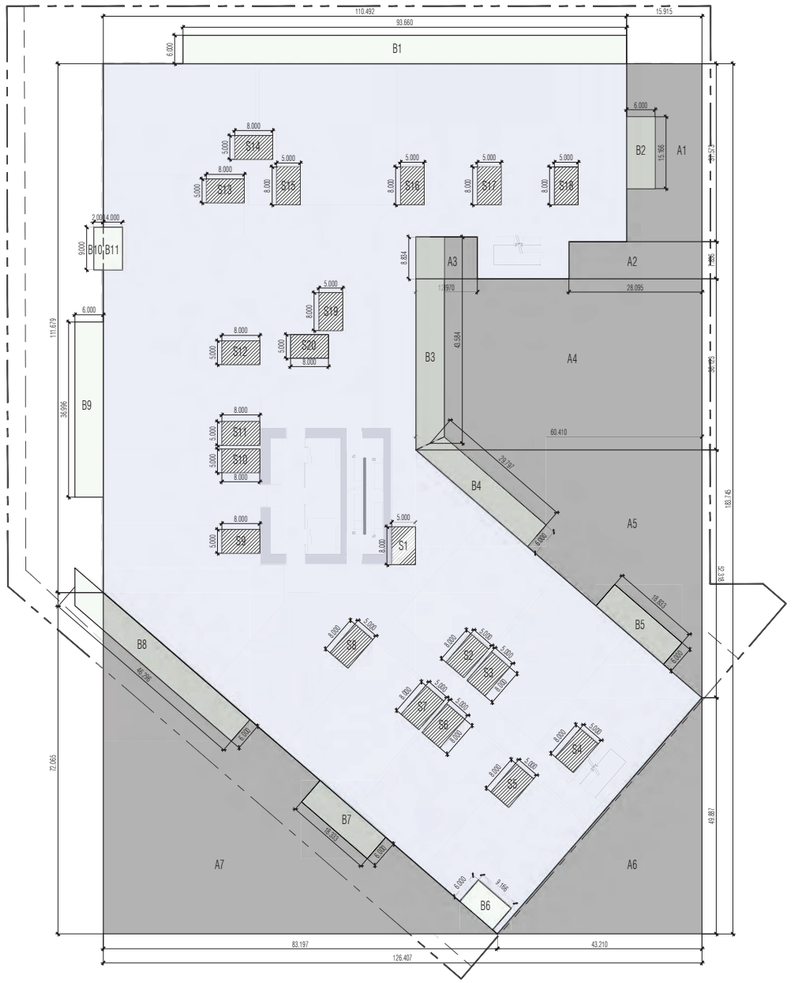
A6.04



FSR LEGEND

- RESIDENTIAL AREA
- STORAGES AND SHAFTS
- BALCONIES
- AREA DEDUCTIONS

LEVEL 5 FSR PLAN

SCALE 1/32"=1'-0'

FSR SCHEDULE - LEVEL 5

Name		Length		Width		Area
GROSS PERIMETER AREA		183.74	X	126.41	=	23,225.769
AREA DEDUCTION	A1	37.57	X	15.91	=	597.74
	A2	28.09	X	7.82	=	219.62
	A3	12.97	X	8.83	=	114.53
	A4	60.41	X	36.12	=	2,182.01
	A5*	60.41	X	52.32	=	1,580.27
	A6*	49.88	X	43.21	=	1,077.66
	A7*	83.19	X	72.06	=	2,997.34
	B6	9.17	X	6.00	=	55.00
	B11	9.00	X	4.00	=	36.00
	S1	8.00	X	5.00	=	40.00
	S2	8.00	X	5.00	=	40.00
	S3	8.00	X	5.00	=	40.00
	S4	8.00	X	5.00	=	40.00
	S5	8.00	X	5.00	=	40.00
	S6	8.00	X	5.00	=	40.00
	S7	8.00	X	5.00	=	40.00
	S8	8.00	X	5.00	=	40.00
	S9	8.00	X	5.00	=	40.00
	S10	8.00	X	5.00	=	40.00
	S11	8.00	X	5.00	=	40.00
	S12	8.00	X	5.00	=	40.00
	S13	8.00	X	5.00	=	40.00
	S14	8.00	X	5.00	=	40.00
	S15	8.00	X	5.00	=	40.00
	S16	8.00	X	5.00	=	40.00
	S17	8.00	X	5.00	=	40.00
	S18	8.00	X	5.00	=	40.00
	S19	8.00	X	5.00	=	40.00
	S20	8.00	X	5.00	=	40.00
SUBTOTAL						9,660.15
*triangular area						
Wall Exc.			x	0.000	=	-

TOTAL FSR	**13,565.6**
RESIDENTIAL	13,565.6

L5 BALCONY AREA					
B1	93.66	X	6.00	=	561.96
B2	15.17	X	6.00	=	91.00
B3	43.58	X	6.00	=	261.50
B4	29.80	X	6.00	=	178.78
B5	18.83	X	6.00	=	113.00
B6	9.17	X	6.00	=	55.00
B7	18.33	X	6.00	=	109.98
B8	46.30	X	6.00	=	277.78
B9	37.00	X	6.00	=	221.98
B10	9.00	X	2.00	=	18.00
B11	9.00	X	4.00	=	36.00
TOTAL BALCONY AREA					**1924.97**

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421 KINGSWAY

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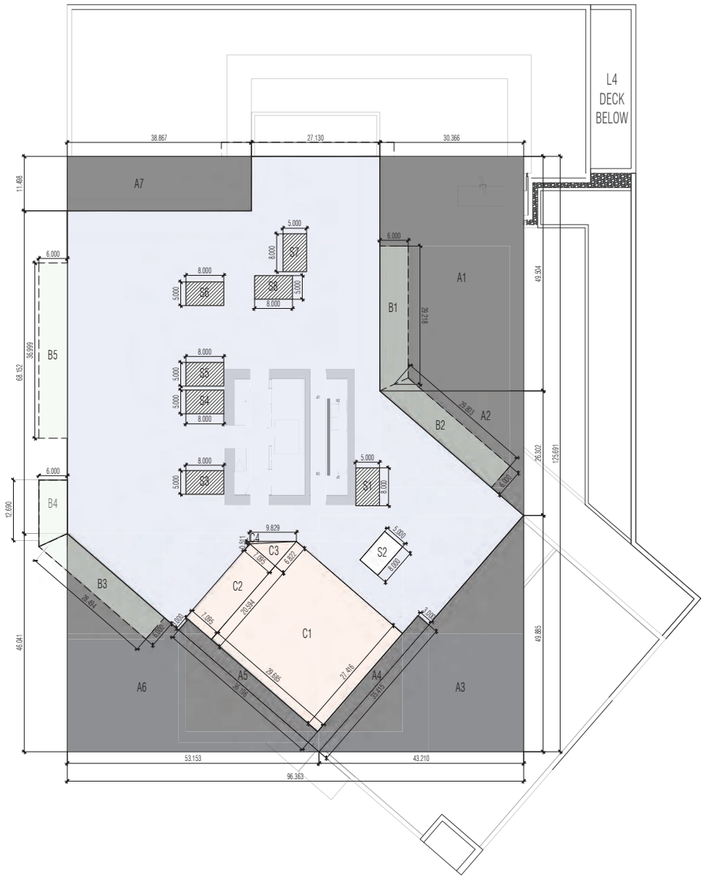

FSR LEGEND

RESIDENTIAL AREA	
STORAGES AND SHAFTS	
BALCONIES	
AREA DEDUCTIONS	
AMENITIES	

LEVEL 6 FSR PLAN

SCALE 1/32"=1'-0'

FSR SCHEDULE - LEVEL 6

Name		Length		Width		Area
GROSS PERIMETER AREA		125.69	X	96.36	=	12,111.962
AREA DEDUCTION	A1	49.50	X	30.37	=	1,503.24
	A2*	30.37	X	26.30	=	399.34
	A3*	49.89	X	43.21	=	1,077.77
	A4	35.42	X	3.00	=	106.25
	A5	36.20	X	3.00	=	108.59
	A6*	53.15	X	46.05	=	1,223.71
	A7	38.87	X	11.50	=	446.89
	S1	8.00	X	5.00	=	40.00
	S2	8.00	X	5.00	=	40.00
	S3	8.00	X	5.00	=	40.00
	S4	8.00	X	5.00	=	40.00
	S5	8.00	X	5.00	=	40.00
	S6	8.00	X	5.00	=	40.00
	S7	8.00	X	5.00	=	40.00
	S8	8.00	X	5.00	=	40.00
	C1	29.69	X	27.42	=	813.84
	C2	20.59	X	7.10	=	146.11
	C3	7.10	X	6.82	=	24.20
	C4	9.83	X	0.51	=	2.51
SUBTOTAL						6,172.46

**triangular area*

Wall Exc.	x	0.000	=	-

TOTAL FSR	**5,939.5**

L6 BALCONY AREA					
B1	29.22	X	6.00	=	175.31
B2	29.80	X	6.00	=	178.82
B3	28.49	X	6.00	=	170.96
B4	12.69	X	6.00	=	76.14
B5	37.00	X	6.00	=	221.99
TOTAL BALCONY AREA					**823.22**

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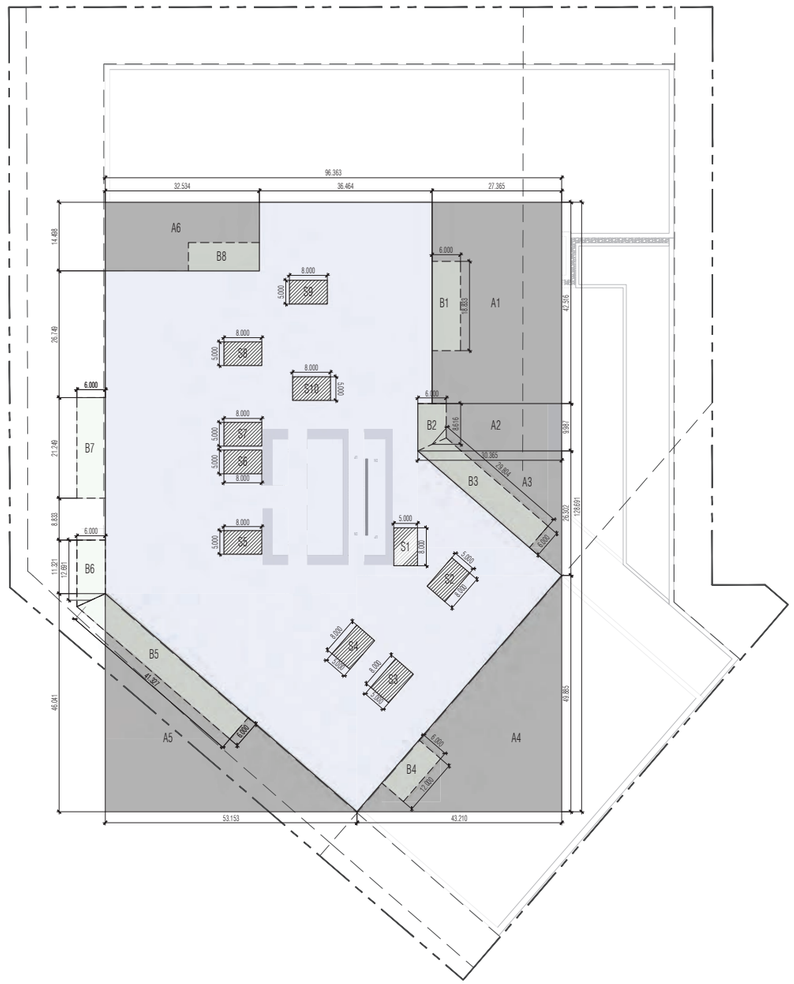

FSR LEGEND

- RESIDENTIAL AREA
- STORAGES AND SHAFTS
- BALCONIES
- AREA DEDUCTIONS

LEVEL 7-15 FSR PLAN

SCALE 1/32"=1'-0'

FSR SCHEDULE - LEVEL 7 - 15

Name		Length		Width		Area
GROSS PERIMETER AREA		128.69	X	96.36	=	12,401.051
AREA DEDUCTION	A1	42.52	X	27.37	=	1,163.45
	A2	9.99	X	30.37	=	303.26
	A3*	26.30	X	30.37	=	399.33
	A4*	43.21	X	49.89	=	1,077.77
	A5*	53.15	X	46.04	=	1,223.61
	A6	32.53	X	14.50	=	471.68
	S1	8.00	X	5.00	=	40.00
	S2	8.00	X	5.00	=	40.00
	S3	8.00	X	5.00	=	40.00
	S4	8.00	X	5.00	=	40.00
	S5	8.00	X	5.00	=	40.00
	S6	8.00	X	5.00	=	40.00
	S7	8.00	X	5.00	=	40.00
	S8	8.00	X	5.00	=	40.00
	S9	8.00	X	5.00	=	40.00
	S10	8.00	X	5.00	=	40.00
SUBTOTAL						5,039.09
*triangular area						
Wall Exc.			x	40.000	=	-
TOTAL FSR						**7,362.0**

L 7-L15 BALCONY AREA					
B1	18.83	X	6.00	=	113.00
B2	8.62	X	6.00	=	51.70
B3	29.90	X	6.00	=	179.38
B4	12.00	X	6.00	=	72.00
B5	41.33	X	6.00	=	247.96
B6	12.69	X	6.00	=	76.15
B7	21.25	X	6.00	=	127.49
B8	15.00	X	6.00	=	90.00
TOTAL BALCONY AREA					**957.68**

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DEVELOPMENT
421 KINGSWAY

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FLOOR PLAN

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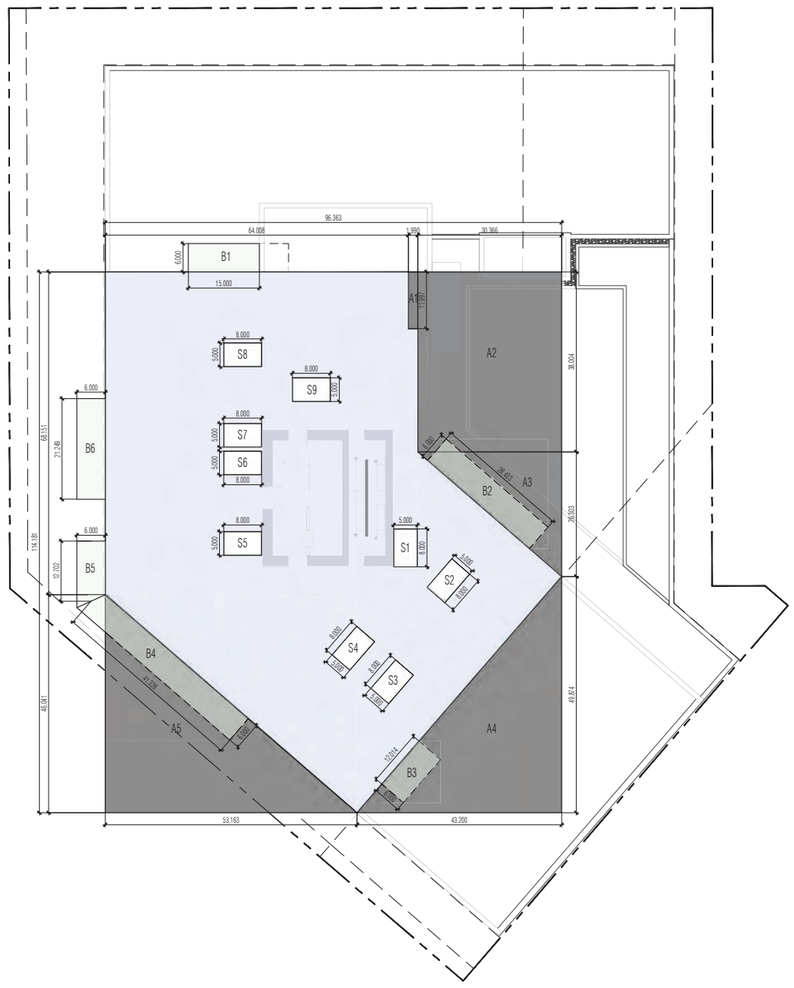

FSR LEGEND

- RESIDENTIAL AREA
- STORAGES AND SHAFTS
- BALCONIES
- AREA DEDUCTIONS

LEVEL 16 FSR PLAN

SCALE 1/32"=1'-0'

FSR SCHEDULE - LEVEL 16

Name		Length		Width		Area
GROSS PERIMETER AREA		114.18	X	96.36	=	11,002.824
AREA DEDUCTION	A1	12.00	X	1.99	=	23.87
	A2	38.00	X	30.37	=	1,154.03
	A3*	30.37	X	26.30	=	399.36
	A4*	49.87	X	43.20	=	1,077.28
	A5*	53.16	X	46.04	=	1,223.84
	S1	8.00	X	5.00	=	40.00
	S2	8.00	X	5.00	=	40.00
	S3	8.00	X	5.00	=	40.00
	S4	8.00	X	5.00	=	40.00
	S5	8.00	X	5.00	=	40.00
	S6	8.00	X	5.00	=	40.00
	S7	8.00	X	5.00	=	40.00
	S8	8.00	X	5.00	=	40.00
	S9	8.00	X	5.00	=	40.00
SUBTOTAL						4,238.38
*triangular area						
Wall Exc.			x	0.000	=	-
TOTAL FSR						**6,764.4**

L16 BALCONY AREA					
B1	15.00	X	6.00	=	90.00
B2	28.43	X	6.00	=	170.60
B3	12.01	X	6.00	=	72.08
B4	41.33	X	6.00	=	247.97
B5	12.70	X	6.00	=	76.21
B6	21.25	X	6.00	=	127.49
TOTAL BALCONY AREA					**784.36**

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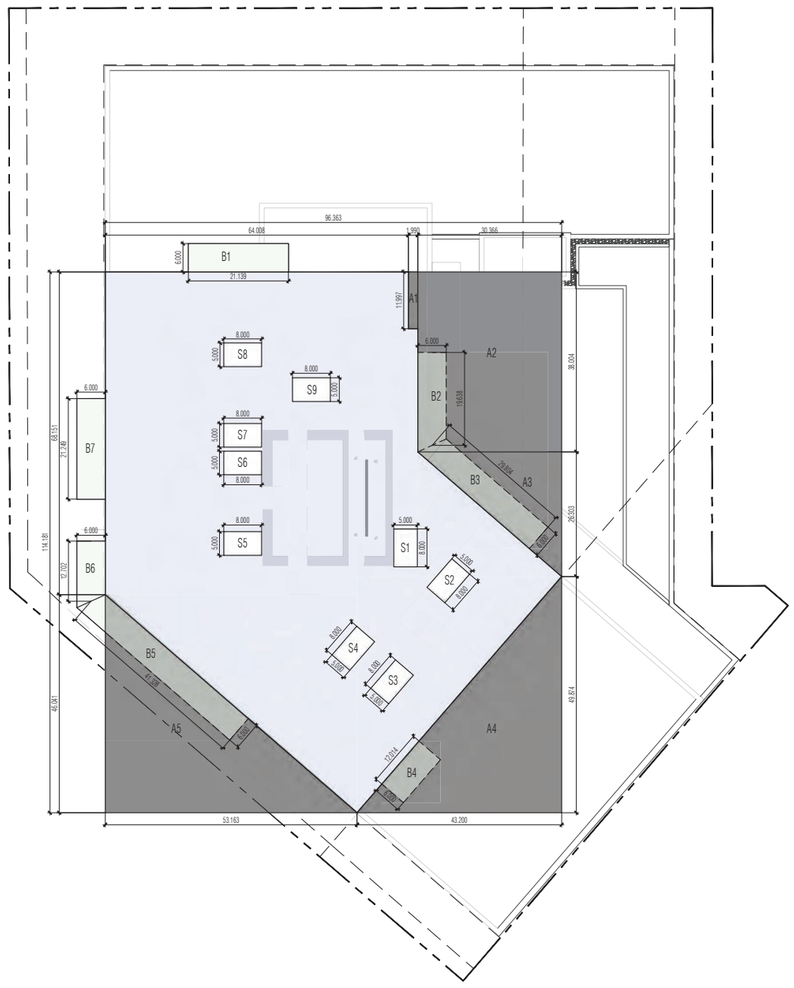
drawing no.:
A6.08



FSR LEGEND

- RESIDENTIAL AREA
- STORAGES AND SHAFTS
- BALCONIES
- AREA DEDUCTIONS

LEVEL 17-22 FSR PLAN

SCALE 1/32"=1'-0'

FSR SCHEDULE - LEVEL 17-22

Name		Length		Width		Area
GROSS PERIMETER AREA		114.181	X	96.36	=	11,002.824
AREA DEDUCTION	A1	12.00	X	1.99	=	23.87
	A2	38.00	X	30.37	=	1,154.03
	A3*	30.37	X	26.30	=	399.36
	A4*	49.87	X	43.20	=	1,077.28
	A5*	53.16	X	46.04	=	1,223.84
	S1	8.00	X	5.00	=	40.00
	S2	8.00	X	5.00	=	40.00
	S3	8.00	X	5.00	=	40.00
	S4	8.00	X	5.00	=	40.00
	S5	8.00	X	5.00	=	40.00
	S6	8.00	X	5.00	=	40.00
	S7	8.00	X	5.00	=	40.00
	S8	8.00	X	5.00	=	40.00
	S9	8.00	X	5.00	=	40.00
SUBTOTAL						4,238.38

*triangular area

Wall Exc.		x	0.000	=	-

TOTAL FSR	**6,764.4**

L17-22 BALCONY AREA					
B1	21.14	X	6.00	=	126.83
B2	19.64	X	6.00	=	117.83
B3	29.80	X	6.00	=	178.82
B4	12.01	X	6.00	=	72.08
B5	41.33	X	6.00	=	247.97
B6	12.70	X	6.00	=	76.21
B7	21.25	X	6.00	=	127.49
TOTAL BALCONY AREA					**947.24**

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no.:	date:	description:
01	JULY 14 2025	I.F.REZONING

Revisions

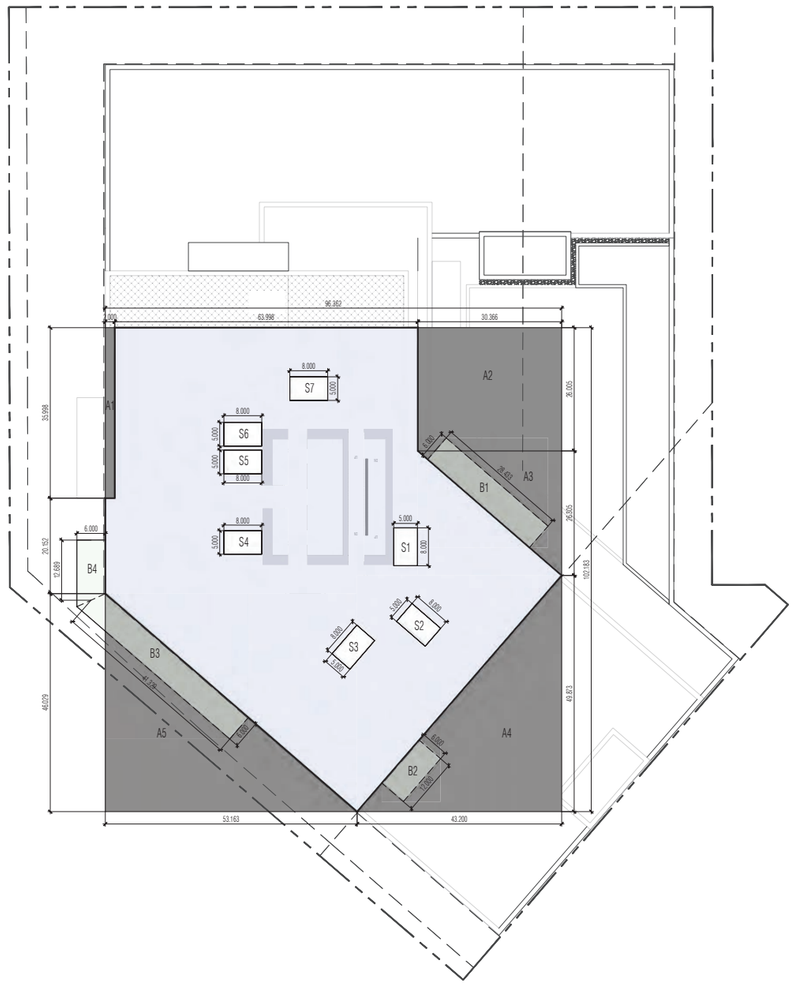
project title:
BROADWAY PLAN
DEVELOPMENT
421 KINGSWAY

drawing title:
FSR OVERLAY L17-L22
FLOOR PLAN

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"= 1'-0"

N.

drawing no.:
A6.09



FSR LEGEND

- RESIDENTIAL AREA
- STORAGES AND SHAFTS
- BALCONIES
- AREA DEDUCTIONS

LEVEL 23 FSR PLAN

SCALE 1/32"=1'-0'

FSR SCHEDULE - LEVEL 23

Name		Length		Width		Area
GROSS PERIMETER AREA		102.183	X	96.36	=	9,846.660
AREA DEDUCTION	A1	36.00	X	2.00	=	72.00
	A2	30.37	X	26.01	=	789.67
	A3*	30.37	X	26.30	=	399.36
	A4*	49.87	X	43.20	=	1,077.28
	A5*	53.16	X	46.04	=	1,223.84
	S1	8.00	X	5.00	=	40.00
	S2	8.00	X	5.00	=	40.00
	S3	8.00	X	5.00	=	40.00
	S4	8.00	X	5.00	=	40.00
	S5	8.00	X	5.00	=	40.00
	S6	8.00	X	5.00	=	40.00
	S7	8.00	X	5.00	=	40.00
SUBTOTAL						3,842.14
*triangular area						
Wall Exc.			x	0.000	=	-
TOTAL FSR						**6,004.5**

L 23 BALCONY AREA					
B1	28.43	X	6.00	=	170.60
B2	12.00	X	6.00	=	72.00
B3	41.33	X	6.00	=	247.97
B4	12.69	X	6.00	=	76.13
TOTAL BALCONY AREA					**566.71**

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no.:	date:	description:
01	JULY 14 2025	I.F.REZONING

Revisions

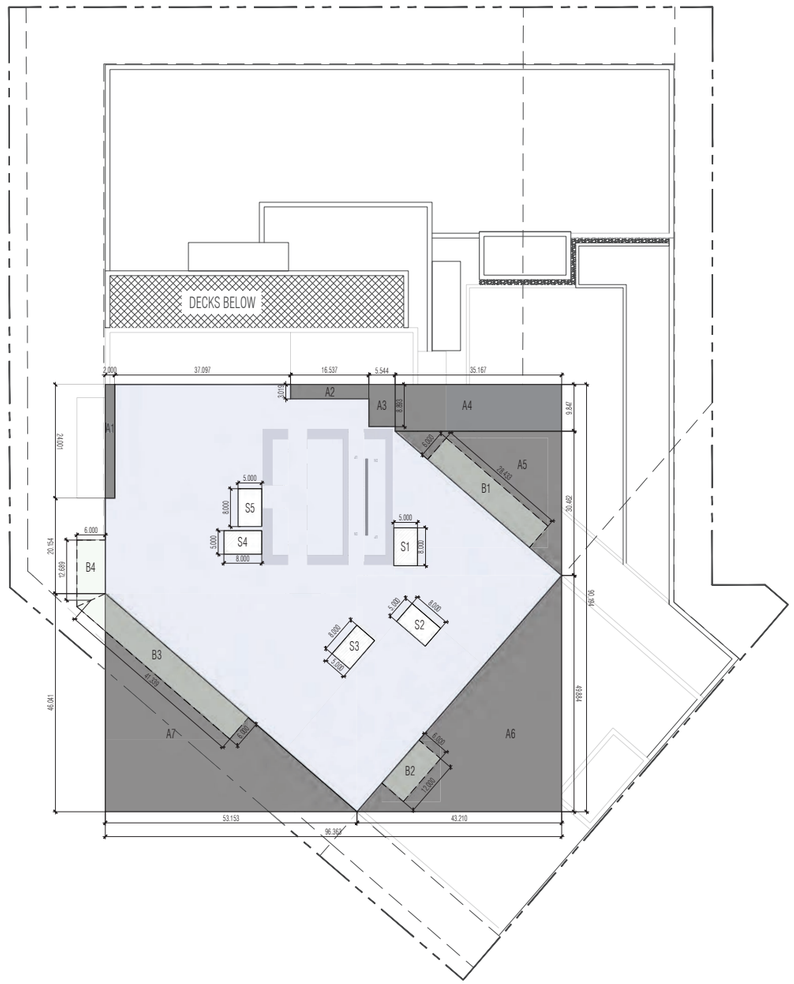
project title:
BROADWAY PLAN DEVELOPMENT
421 KINGSWAY

drawing title:
FSR OVERLAY L23 FLOOR PLAN

project no.:	25002
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"= 1'-0"

N.

drawing no.:
A6.10


DECKS BELOW
A1
A2
A3
A4
A5
A6
A7
B1
B2
B3
B4
S1
S2
S3
S4
S5
2.000
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16.537
5.544
35.167
9.847
50.462
96.36
43.210
53.153
46.041
20.154
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DRAWING LIST

SHEET	DRAWING TITLE	SCALE
L-0.00	COVER SHEET	
L-1.00	OVERALL SITE PLAN	1/16" = 1'- 0"
L-1.01	LANDSCAPE PLAN LEVEL 1	3/32" = 1'- 0"
L-1.02	LANDSCAPE PLAN LEVEL 2	3/32" = 1'- 0"
L-1.03	LANSCAPE PLAN LEVEL 6	3/32" = 1'- 0"
L-1.04	LANDSCAPE PLAN LEVEL 26	3/32" = 1'- 0"
L-1.05	LANSCAPE PLAN ROOF	3/32" = 1'- 0"
L-2.01	SECTIONS	AS SHOWN

GENERAL NOTES

1. Refer to architectural drawings for all walls and stair layout and elevations, unless otherwise noted.
2. Refer to electrical drawings for all final landscape lighting layout and specifications.
3. Refer to architectural and mechanical drawings for all drain locations and rim elevations.
4. Refer to arborist drawings for all tree retention / removal information.
5. Refer to civil drawings for all grading and utility information.
6. Refer to survey drawings for all existing on site services and survey symbols.
7. City trees - exact number and locations, species and size to be determined by City of Burnaby Parks Forestry - contact Treeline at treeline@burnaby.ca

PRODUCT + MATERIAL NOTES

1. All materials to be as specified or pre-approved equivalent.
2. All material and products to be installed per manufacturer's specifications.

LANDSCAPE NOTES

1. All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
2. Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
3. Area of search for specified plant material shall include the Lower Mainland of British Columbia, Vancouver Island, Washington and Oregon States.
4. Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
5. All plant material used on this project shall be hardy in this climate. Plant types have been selected with this as a primary criteria. This Contractor shall guarantee that plant material supplied has equal provenance, ie: it is developed from cuttings or seeds collected in an area of similar climatic characteristics.
6. Substitutions in plant material will not be considered unless written proof is submitted thirty (30) days prior to scheduled installation stating a specified plant cannot be obtained within the specified area of search.
7. All plants to be sourced from nurseries certified free of P. ramorum.
8. Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
9. Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.
10. All growing medium placed on project to meet or exceed BCNTA and Canadian Landscape Standards latest edition.
11. All trees to be staked in accordance with CNLA Standards.
12. Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved.
13. Submittals shall be made at least seven (7) days before

IRRIGATION NOTES

1. All 'Soft Landscape Areas' are to be irrigated with a high efficiency design/build irrigation system, complete with Rain and Wind Sensor.
2. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
3. System design and installation shall take into account elevation differences, sun orientation and other factors affecting zoning and operation of the system to minimized evapotranspiration and wind lost.
4. System design shall provide for uniform complete 'Head to Head' coverage of all lawns and planted areas.
5. Contractor shall be responsible to provide SHOP DRAWINGS a minimum of 3 weeks prior to installation of any irrigation for review and approval.
6. Should the contractor proceed without approval, any additional modifications to the irrigation systems, as directed by the Landscape Architect shall be at at contractors cost.
7. Lawns shall be irrigated on separate zones from planted areas.
8. Controller shall be located in mechanical room.
9. PRIOR to Substantial Performance, contractor shall provide a maintenance data and Operation instruction manual containing operational information for all operating components, cleancing and lubrication schedules, overhaul/adjustment schedule.
10. Record Drawings: Submit with the operating and maintenance manuals a reproducible copy of the AS-BUILT condition of the system.
11. Contractor shall instruct a designated representative of the Owner in the complete operating and maintenance procedures for the irrigation system, including winterizing for the fist time with the designated representative observing.
12. Use GSR Schedule 40 PVC designed for solvent welding to PVC pipe except where valves, risers, etc. require threaded joints.
13. Provide sleeves under all hard surfaces and as required through walls.
14. Solenoid valves shall be first quality, compatible with the controller selected.
15. Valve boxes shall be reinforced plastic boxes manufactured specifically for landscape irrigation, complete with captive lock bolt cover, sized to suit valves and other components with adequate room for operation and maintenance.

MATERIALS LEGEND

CLAY PAVERS CHESTNUT
PER COV MOUNT PLESANT STREETSCAPE DESIGN DETAIL

CIP CONCRETE

CIP CHARCOAL CONCRETE
AT RANDOM LOCATIONS PER COV STREETSCAPE DESIGN DETAIL

UNIT PAVERS
COLOUR: GREY & DARK GREY

SLAB PAVERS

RUBBER SURFACING
MULTI-COLOURS

GRANULAR MATERIAL
DECORATIVE BASALT

GRANULAR MATERIAL
DRIP STRIP GANULAR

NEW PLANTING

SOD LAWN
PER COV STANDARDS

EXTENSIVE GREEN ROOF

HEDGES

EXISTING TREES TO REMAIN
REFER TO ARB

PROPOSED TREES

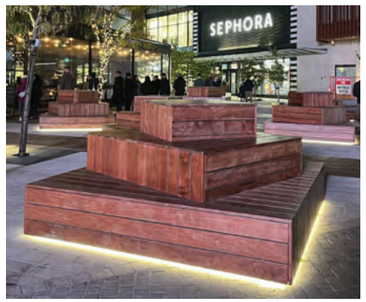
CLASS B BIKE RACK

WOOD BENCH













no.:	date:	item:
1	2025-06-03	ISSUED FOR REZONING

Revisions:

Stamp:

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P 604.684.4611 | F 604.684.0577 | www.dkl.bc.ca

Client:

Project:

BROADWAY PLAN DEVELOPMENT

421 KINGSWAY

Drawn by:	YZ
Checked by:	SV
Date:	2025 APR 25
Scale:	

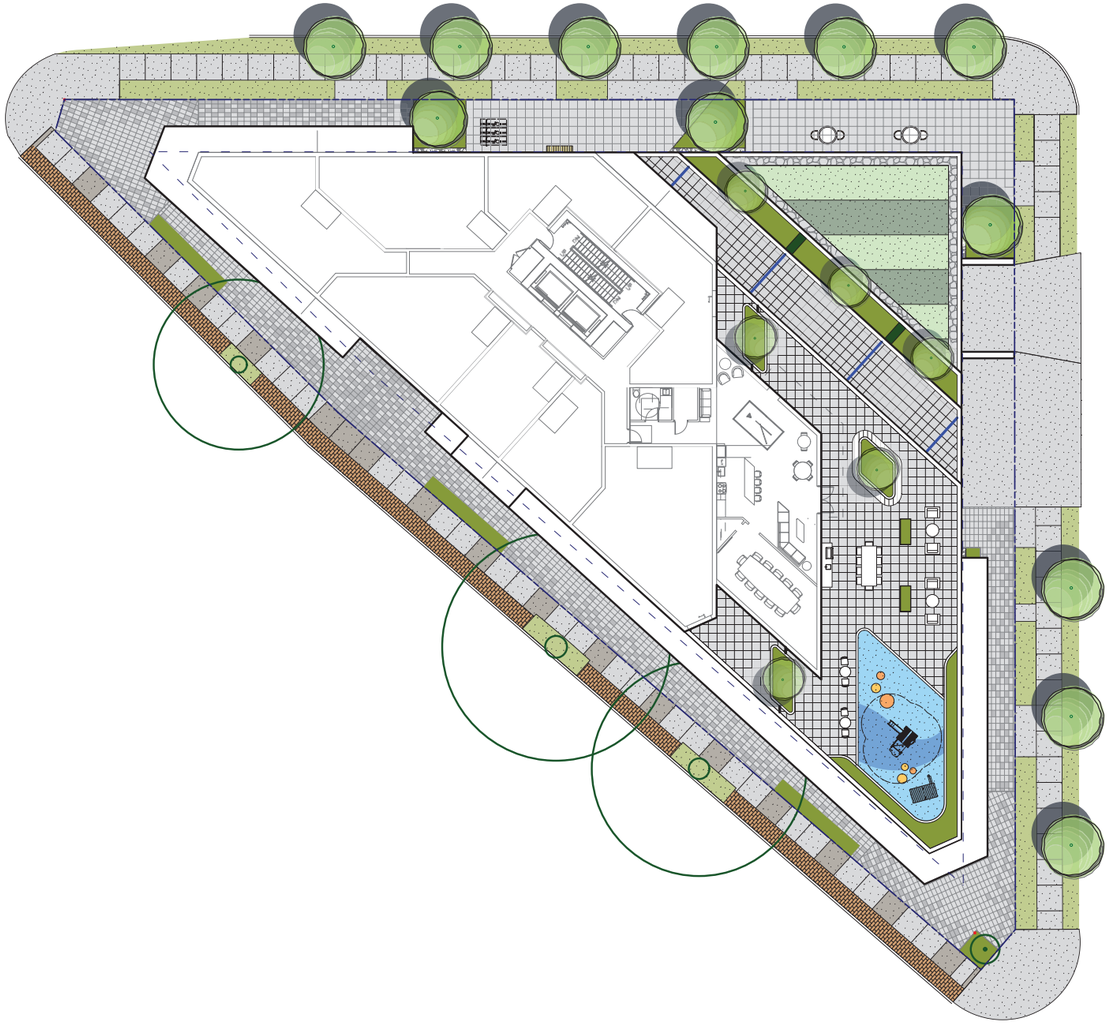
Drawing Title:

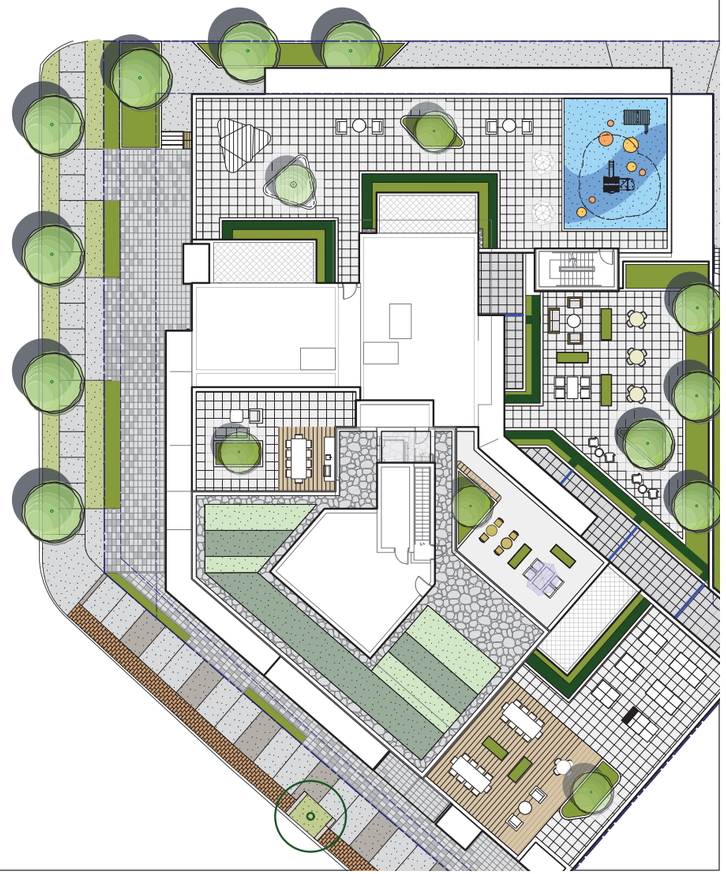
COVER SHEET

Project No.:
25014

Sheet No.:

L-0.00





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1	2025-05-13	ISSUED FOR REVIEW

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Client:

Project:

BROADWAY PLAN DEVELOPMENT

401 KINGSWAY

Drawn by:	YZ
Checked by:	SV
Date:	Jun 03, 2025
Scale:	1/16" = 1'- 0"

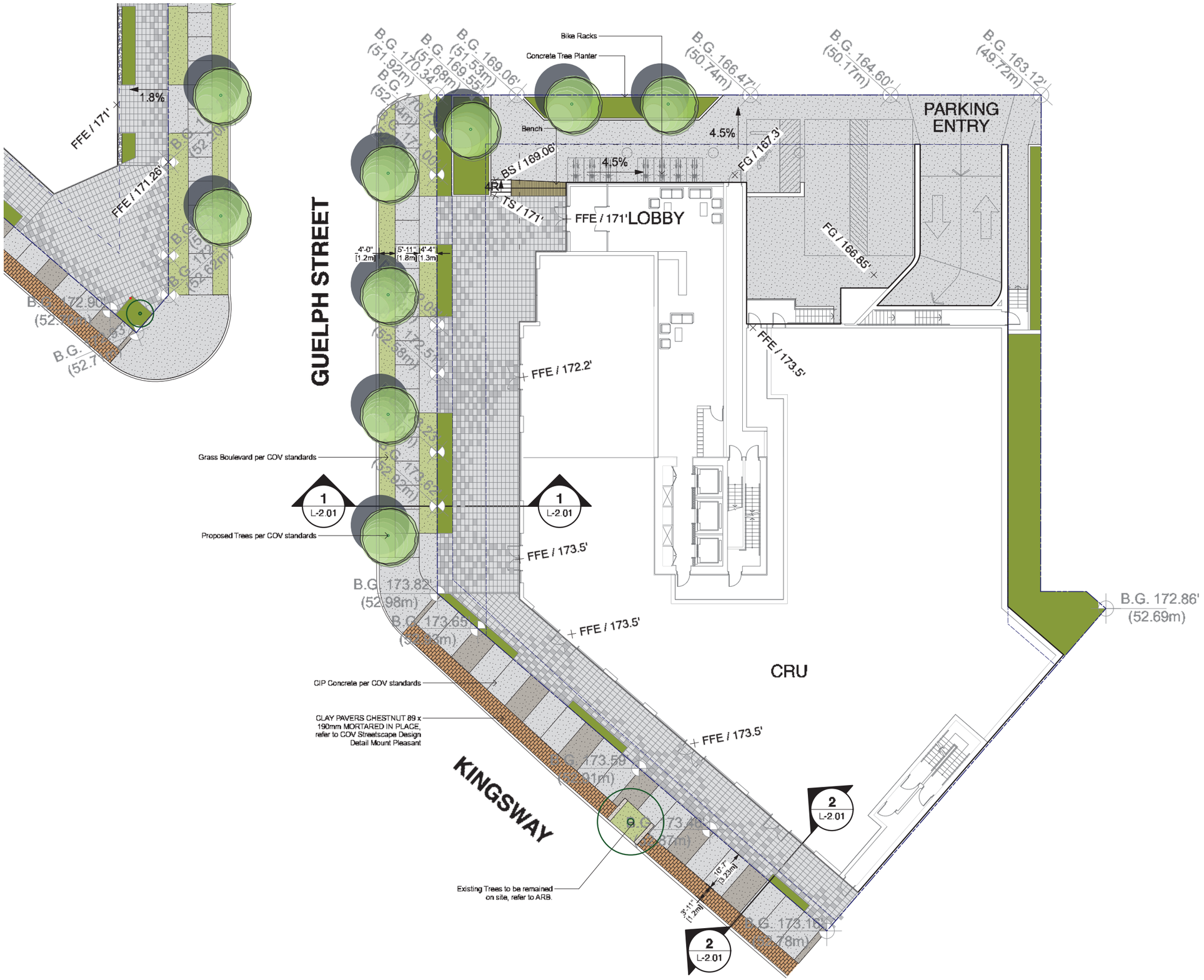
Drawing Title:

OVERALL SITE PLAN

Project No.:
25015

Sheet No.:

L-1.00



no.	date	item
1	2025-06-03	ISSUED FOR REZONING

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Client:

Project:

BROADWAY PLAN DEVELOPMENT

421 KINGSWAY

Drawn by:	YZ
Checked by:	SV
Date:	2025 APR 25
Scale:	3/32" = 1'- 0"

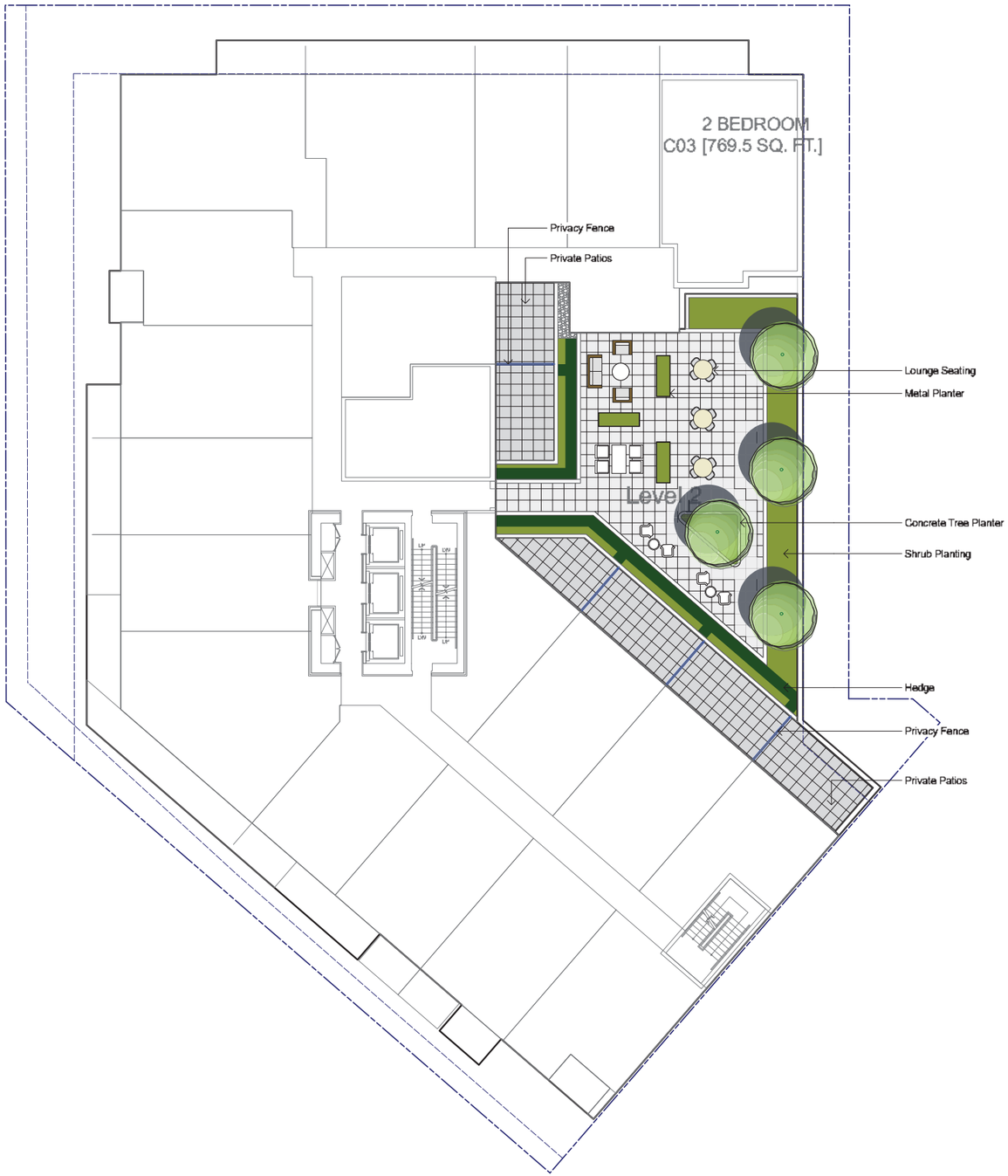
Drawing Title:

LANDSCAPE PLAN LEVEL 1

Project No.:
25014

Sheet No.:

L-1.01



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Project:

BROADWAY PLAN DEVELOPMENT

421 KINGSWAY

Drawn by:	YZ
Checked by:	SV
Date:	2025 APR 25
Scale:	3/32" = 1'- 0"

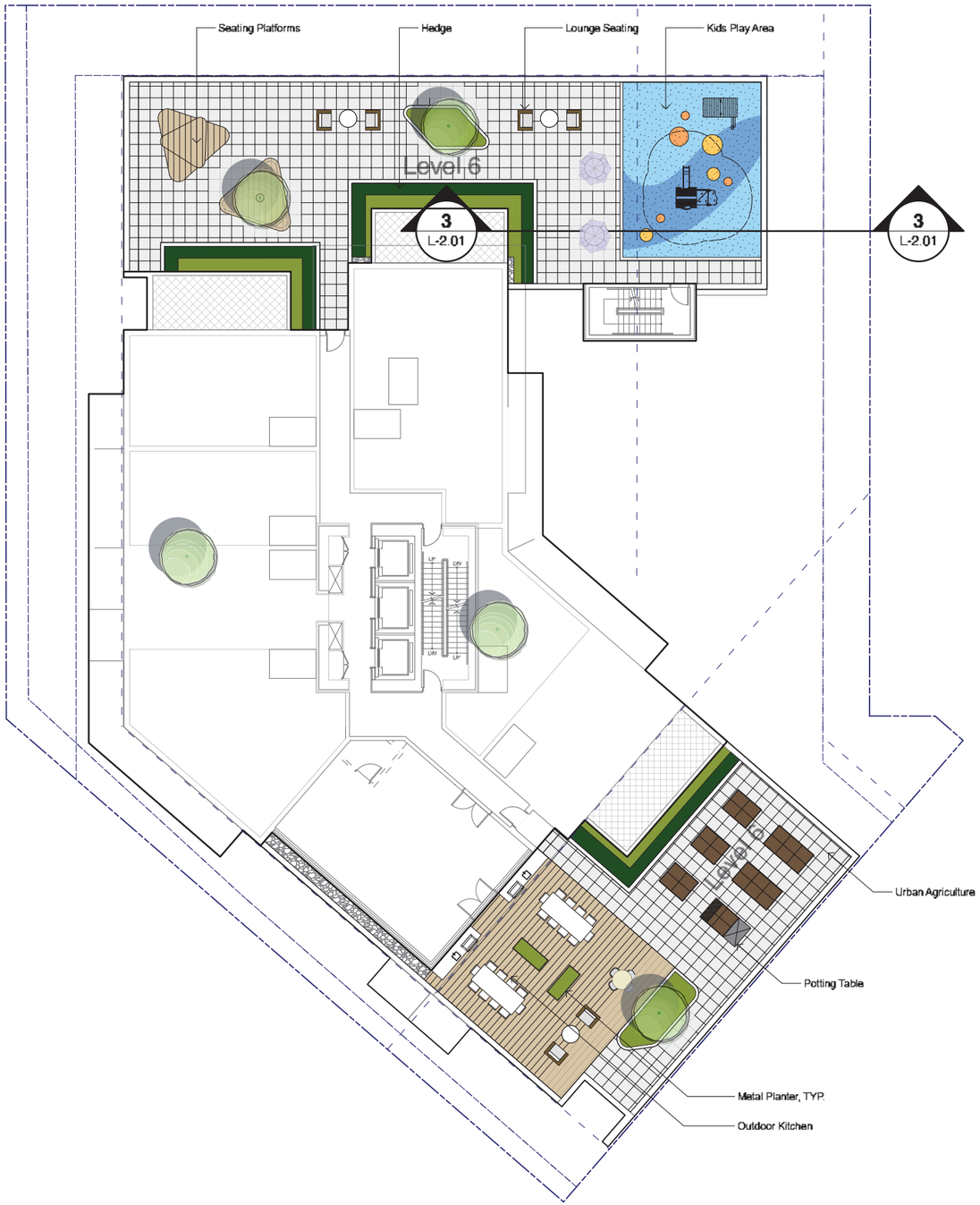
Drawing Title:

LANDSCAPE PLAN LEVEL 2

Project No.:
25014

Sheet No.:

L-1.02



no.:	date:	item:
1	2025-06-03	ISSUED FOR REZONING

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Client:

Project:

BROADWAY PLAN DEVELOPMENT

421 KINGSWAY

Drawn by:	YZ
Checked by:	SV
Date:	2025 APR 25
Scale:	3/32" = 1'- 0"

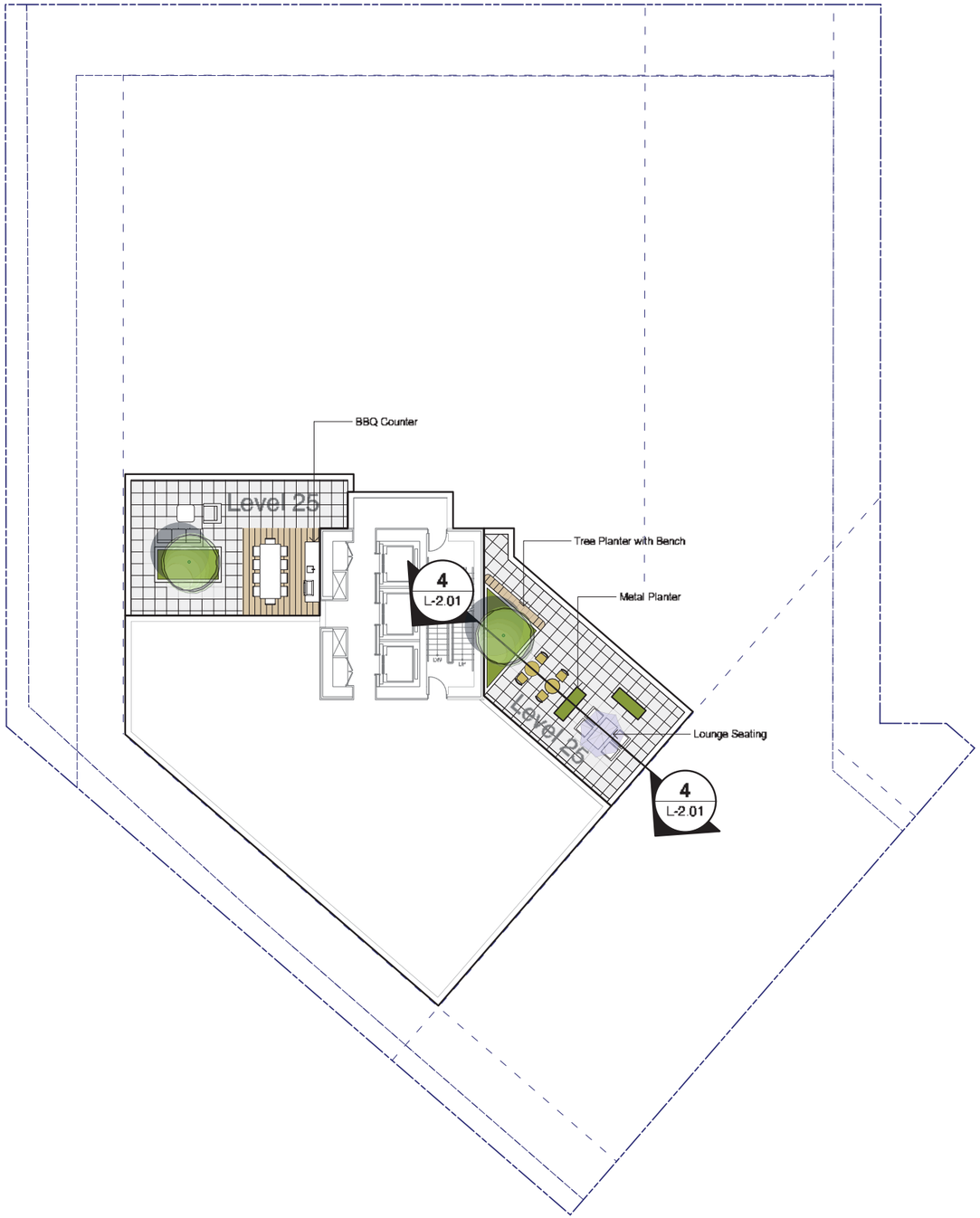
Drawing Title:

LANSCAPE PLAN LEVEL 6

Project No.:
25014

Sheet No.:

L-1.03



no.:	date:	item:
1	2025-06-03	ISSUED FOR REZONING

Revisions:

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Client:

Project:

BROADWAY PLAN DEVELOPMENT

421 KINGSWAY

Drawn by:	YZ
Checked by:	SV
Date:	2025 APR 25
Scale:	3/32" = 1'- 0"

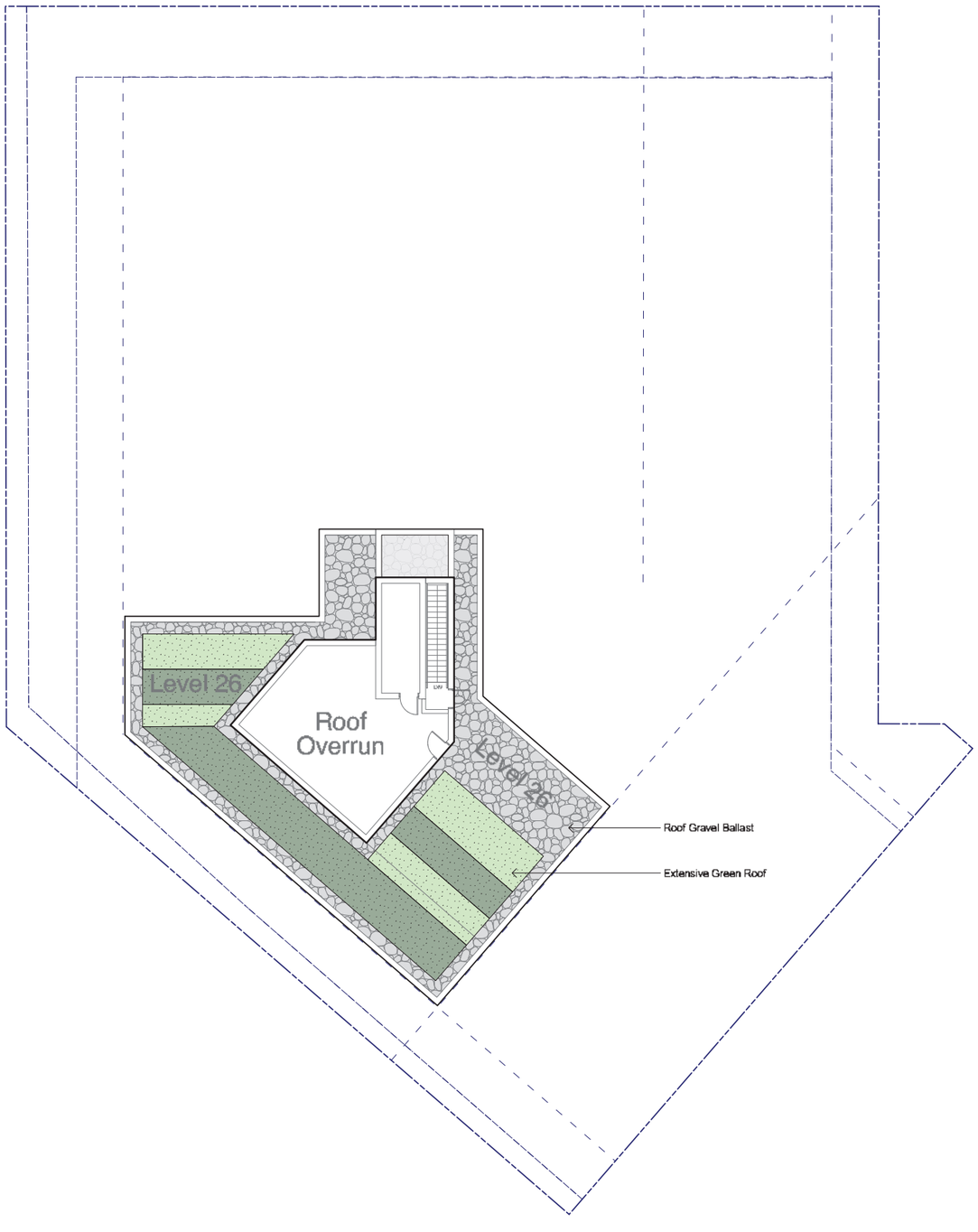
Drawing Title:

LANDSCAPE PLAN LEVEL 26

Project No.:
25014

Sheet No.:

L-1.04



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1	2025-06-03	ISSUED FOR REZONING

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Client:

Project:

BROADWAY PLAN DEVELOPMENT

421 KINGSWAY

Drawn by:	YZ
Checked by:	SV
Date:	2025 APR 25
Scale:	3/32" = 1'- 0"

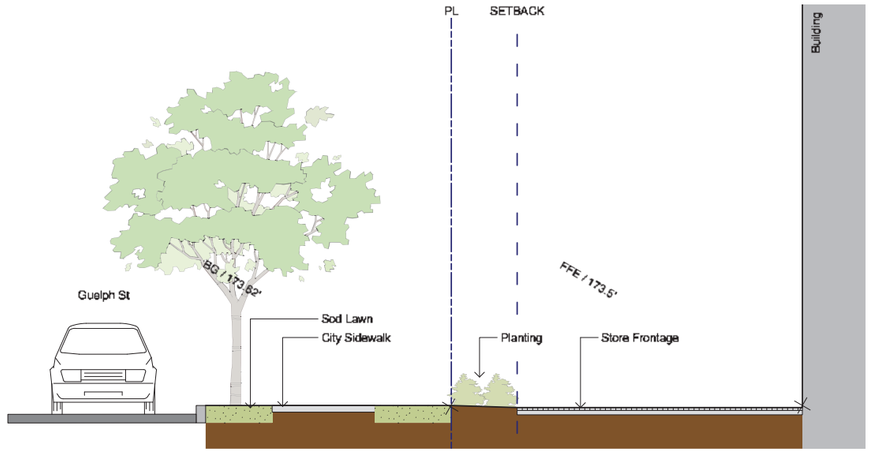
Drawing Title:

LANSCAPE PLAN ROOF

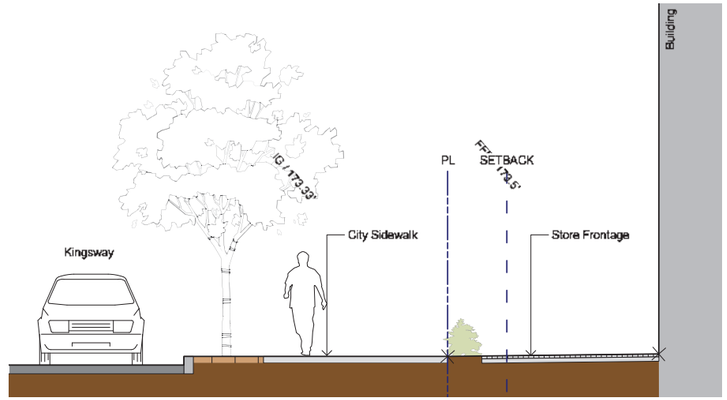
Project No.:
25014

Sheet No.:

L-1.05



1 L-2.01 **Guelph St to Retail Frontage**
Scale = 1/4" = 1'-0"



2 L-2.01 **Kingsway St to Retail Frontage**
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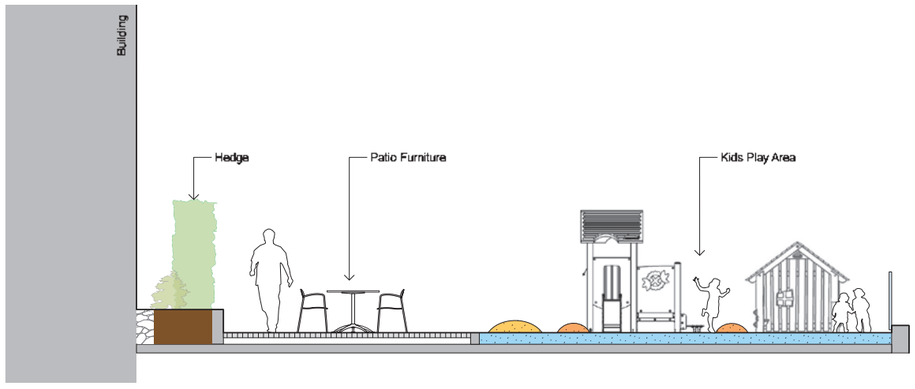

3 L-2.01 **Level 6 Outdoor Amenity**
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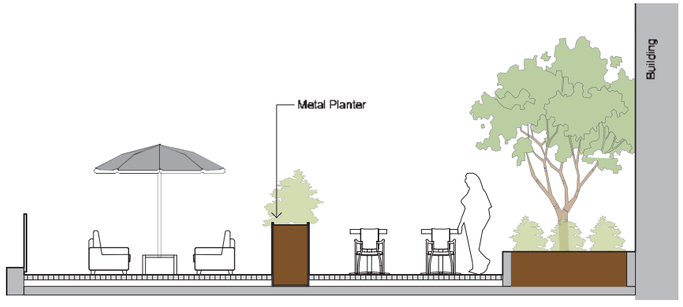

4 L-2.01 **Level 25 Kidsplay Area to Private Patio**
Scale = 1/4" = 1'-0"

no.	date	item
1	2025-06-03	ISSUED FOR REZONING

Revisions:

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Client:

Project:

BROADWAY PLAN DEVELOPMENT

421 KINGSWAY

Drawn by:	YZ
Checked by:	SV
Date:	2025 APR 25
Scale:	AS SHOWN

Drawing Title:

SECTIONS

Project No.:
25014

Sheet No.:

L-2.01