

701 Kingsway

Rezoning Application

December 15, 2023



QUALEX -
LANDMARK™



 **PFS** STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

Table of Contents

Land Acknowledgement	3	
Rezoning Intent	4	
Project Benefits	5	
Project Team	6	
Qualex-Landmark's Commitment	7	
1 Policy Context	8-12	3 Renderings
The Broadway Plan	9	
MCEC Planning Area	10	
Selected Broadway Plan Principles	11	
Applicable Policies and Guidelines	12	
2 Site Description	13-19	4 Drawings
City Context and Connectivity	14	Building Grades
Site Context	15	Survey
Neighbours and Streetscapes	16	Shadow Studies
Existing Site and Tenants	17	11x17 Architectural Drawings for Reference
A Great Neighbourhood	18	
The Locals	19	
3 Design Rationale	20-37	
Building Overview	21	
Materiality and Character	22-23	
Key Design Considerations	24	
1. A Unique Site	25	
2. POPS: A New Neighbourhood Place	26-28	
3. Extend the 2-Storey Village Scale	29-30	
4. Activate the Building Edges	31-32	
5. Repairing the Urban and Green Gaps	33	
6. Car and Bicycles: An Urban Approach	34	
7. A New Approach to Balconies and Open Space	35-37	
8. East 15 Ave. and Fraser St. Intersection Realignment	38	
9. Recognize Amenities as a Benefit of Density	39-42	
Sustainability Measures	43	
Public Art	44	

land acknowledgement

The project team acknowledges that the proposed development is on the traditional, ancestral, and unceded territory of the xʷməθkʷəy̓əm (Musqueam), Sk̓wx̓wú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.

rezoning intent

Qualex-Landmark™ and RWA Group Architecture are applying to the City of Vancouver to rezone the property at 701 Kingsway from C-2 to CD-1 to permit the development of a 24-storey tower with 201 secured rental units and active street-level retail uses along Kingsway and Fraser St. This rezoning application follows a detailed Letter of Enquiry process and considers the feedback of City of Vancouver staff, current and potential tenants, and community stakeholders. The proposal is aligned with the vision and principals of the Broadway Plan and designed to be responsive to the unique characteristics of the site, location, and neighbourhood.

project benefits

Supplies New Rental Housing

The proposed development will create 201 new rental homes. Twenty percent of the total residential floor space will be offered at 20% below average rents and at least 35% will be family units including 10% three-bedroom homes.

No Residential Tenant Displacement

Currently a retail strip with at-grade parking, the property is uniquely positioned to offer new rental housing without any residential displacement.

Policy Compliant

The proposed rental tower is 24-storeys and 8.5 FSR, with active ground floor commercial uses along Kingsway and Fraser St. The building design follows the Broadway Plan's guiding principles to support a broader vision for Vancouver.

Provision of POPS

The site plan allows for a generous Privately Owned Public Space (POPS), enhancing the public realm with a new neighbourhood gathering place to service residents, local businesses and the community.

Contextual Massing

The urban context has significantly influenced the form of development. A 2-storey pavilion mirrors the small-scale retail shops and restaurants along East 15th Ave. The tower is located to minimize shadowing on this popular local high street and McAuley Park. The POPS extends a local network of green spaces and serves as the gateway to the future Fraser St. retail corridor.

project team



Qualex-Landmark™ is a Vancouver-based development group that has been building boutique residences for over 30 years. Our portfolio is defined by quietly iconic residential communities, born out of our highly detailed approach to development.

The twenty-three outstanding communities speak for themselves, notably: Domus, Pomaria, Green on Queensbury, Legacy on Dunbar and Artesia in British Columbia, and Park Point in Alberta.

From the fine details of the homes to the quality of homeowner and tenant care, we ensure each resident is exceptionally well taken care of every step of the way. We have built a philosophy of doing the right thing with a humanistic approach.



RWA has practiced architecture and urban design since 1989. We have created new neighbourhoods and contributed to well established communities. We practice with a consistency of quality, care and imagination focused on the needs of individual residents and larger community.

RWA approaches all projects, from small scale developments to master planned communities as “infill”, where the patterns and character of the surrounding community are integrated into new development or inspire new urban patterns and building forms to refresh and revitalize existing communities.

Higher density development comes with a variety of challenges and opportunities. Social isolation is a growing cultural concern and thoughtful inclusion of social spaces provide opportunities for new residents to meet and expand their sense of home.

Human scaled, engaging streetscapes impact the experience of our street, neighbourhood and city. RWA is committed to designing buildings that contribute to friendly and welcoming residential, mixed-use and commercial streetscapes. We believe these qualities will increase in value as our city grows.



PFS Studio is a leading Canadian planning, urban design, and landscape architecture firm offering consulting services nationally and internationally on a wide range of projects for both the public and private sectors. The firm has been in practice for over thirty years and produces award-winning work from its Vancouver and Toronto offices. PFS Studio has led or been centrally involved in many large-scale planning and design projects throughout Canada, the US, China, and many locations abroad.

PFS Studio is led by five partners, diverse in their own specialties, yet complementary as an effective leadership team. They are strongly supported by several highly experienced associates who help structure and guide the various project teams. PFS Studio’s partners and associates work with an exceptionally talented staff of design and planning professionals, and collectively provide creative solutions for a wide range of projects.

The firm has been recognized by numerous planning, urban design, heritage, and landscape architecture awards over the years, including more awards from the Canadian Society of Landscape Architecture than any other firm in Canada. These awards speak to the partnership’s commitment to innovation, technical advancement, and cost-effective design solutions as well as a keen ability to create memorable and engaging public spaces. PFS Studio is well known for both planning and built works and the firm’s extensive portfolio of work demonstrates its success in completing projects that have faced a high degree of complexity in both process and approvals.

Consultants

ARCHITECTS:

RWA GROUP ARCHITECTURE
355 Kingsway
Vancouver, BC V5T 3J7

LANDSCAPE:

PFS STUDIO
1777 W 3rd Ave
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NEMETZ & ASSOCIATES
2009 W. 4th Avenue
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North Vancouver, BC V7G 1P4

CIVIL:

BINNIE
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Burnaby, BC V5G 4K6

SURVEY:

BENNETT LAND SURVEYING
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North Vancouver, BC V7P 3R5

PUBLIC RELATIONS:

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Vancouver, BC V6E 3L2

STRUCTURAL:

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1661 W 5th Ave
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GEOTECHNICAL:

GEOPACIFIC CONSULTANTS
1779 W 75th Ave
Vancouver, BC V6P 3T1

MECHANICAL:

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Vancouver, BC V6B 1E3

ENVELOPE:

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ENVIRONMENTAL:

KEYSTONE ENVIRONMENTAL
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Burnaby, BC V5G 4G3

TRANSPORTATION:

BUNT & ASSOCIATES
1050 W Pender St #1550,
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SUSTAINABILITY:

RECOLLECTIVE
128 West Hastings St #210
Vancouver, BC V6B 1G8

Qualex-Landmark's™ Commitment

OUR CONVICTION

Our housing system, our environment, and our collective physical and mental well-being are all interconnected. Together, we are facing issues in our region that have been generations in the making.

[Our world is urbanizing](#), but we know that [buildings account for over one third of global greenhouse gas emissions, Canada has the lowest amount of housing per capita of any nation in the G7](#), and we are finding that [as cities grow we are feeling less connected to one another](#).

We believe that each community we build should push us toward creating better-designed, healthier, more inclusive and sustainable cities. Our industry has a responsibility to make a difference.

OUR PRACTICE

Our work must be meaningful to us and the places in which we build. We partner with investors and communities to create new housing near existing transit infrastructure and amenities so we can reach a greater number of people in our region, while protecting the natural systems that support us. We recognize each place will reveal its own set of opportunities to make positive change, and we act on these opportunities.

OUR PEOPLE

Our team has been built with the intention to bring unique voices and perspectives to the many complex issues of our day. We embrace our diverse backgrounds and life paths to foster an environment of inclusive experiences, lifetime learning, and a culture of collaboration. We are bound by our practice to listen respectfully, learn from each other, and bring the best ideas into our work.

OUR COMMITMENT

We are committed to leveraging our skills, our partnerships and resources to address issues of wellness, affordability and climate change meaningfully in our lifetime. Whether it's finding new ways to deliver more affordable housing, creating spaces that foster real connection between people, improving our construction practices to limit ecological impact, or investing in energy efficient and low-carbon design features - we believe that today's most pressing issues are not distinct from market demands. If we engage authentically with these issues in the daily practice of our work, we will get authentic results that are both good for our world and good for our industry.

We take seriously our responsibility to our people and the people in the communities we create.

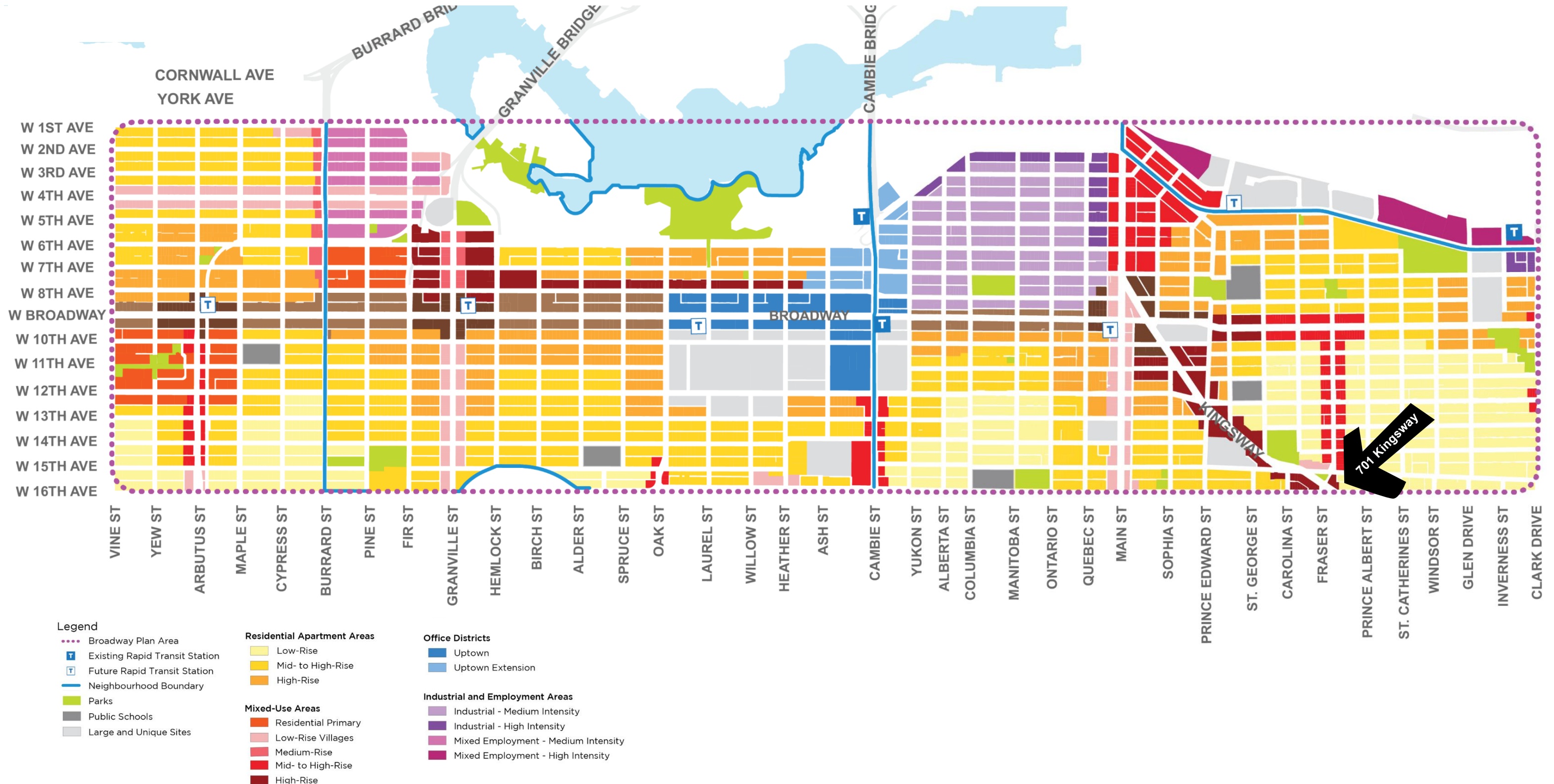
Our Recent Progress:

[LEED Platinum at Green Partnership with YWCA](#)
[Moodyville Park Partnership](#)

1 Policy Context

The Broadway Plan

In March 2019, the City of Vancouver launched a planning process to create a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. [The Broadway Plan](#) was approved by Vancouver City Council on June 22, 2022 and has been in effect as of September 1, 2022. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway.



MCEC Planning Area

701 Kingsway is located in the Mount Pleasant Centre Area C (“MCEC”) area of the Broadway Plan. The Plan’s intent for this area is to strengthen Kingsway as a more pedestrian- and bike-friendly mixed-use street with new housing opportunities, particularly secured market and below market rental.

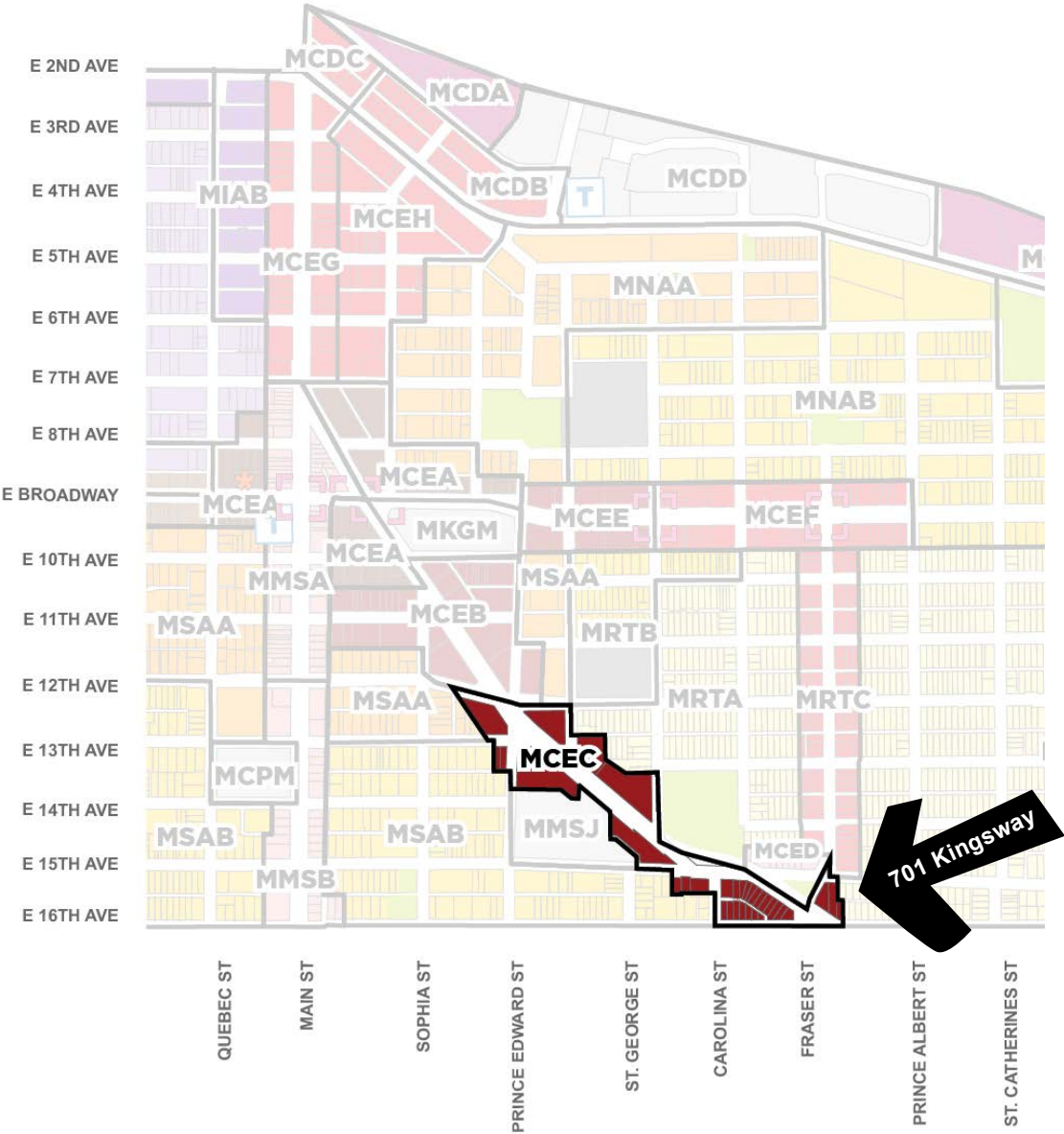
The proposal at 701 Kingsway reflects the Broadway Plan's vision for the MCEC area.

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	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	<ul style="list-style-type: none"> Can only be considered on sites without existing rental housing units. Development should contribute towards community amenities.

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.



selected Broadway Plan principles

Foster a Robust and Diverse Economy

"...key shopping villages and opportunities for small and local businesses should be enhanced, including new neighbourhood servicing shops and services" page 30

Support Affordable, Diverse, Equitable, Inclusive and Complete Neighbourhoods

"neighbourhoods should be livable and meet the needs of all ages, incomes and abilities and include amenities, jobs, shops, services and community facilities and services" page 31

Encourage Contextual Design

" new development should include architecture and building forms that respond to the evolving local context, including topography and elements of neighbourhood character (ie[.] Access to views and light, [...] gardens etc.)" page 31

Recognize and Enhance the Area's Distinctive Neighbourhoods and Places

"...distinctive qualities of neighbourhoods such as [...] shopping villages and heritage and cultural resources should be retained and enhanced." page 31

Create and Enhance Parks and Public Spaces

"...diverse places for public life should be integrated [...] throughout neighbourhoods to foster walkability and human health, and create opportunities for social connection..." page 32








applicable policies and guidelines

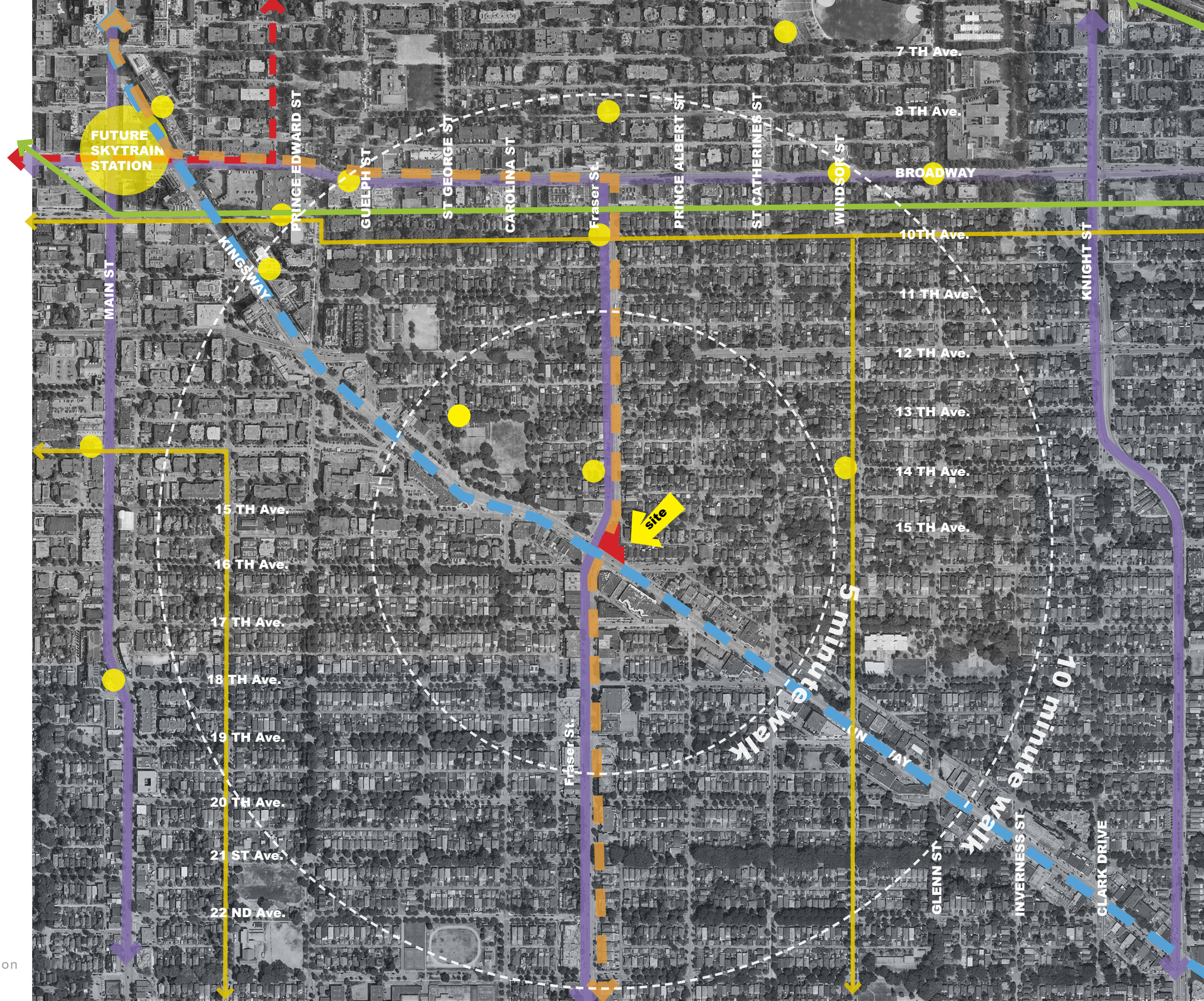
- The Broadway Plan (June 2022)
- The Vancouver Plan (July 2022)
- C-2 District Schedule (November 2022)
- RM District Schedules (November 2022)
- High Density Housing for Families with Children (Amended 2022)
- Vancouver's Housing and Homelessness Strategy (2012-2021)
- City of Vancouver Rental Incentive Program Review (2019)
- City of Vancouver Secured Rental Policy (Amended 2023)
- Rental Incentive Programs Bulletin (2012)
- Vancouver Building By-Law VBBL (2019)
- Building Accessibility Handbook (2020)
- Rainwater Management Bulletin (2018)
- Groundwater Management Bulletin (Amended 2023)
- Water Wise Landscaping Guidelines (2022)
- Parking Bylaw - Street Parking Section 4, Loading Section 5, Bike Parking Section 6, Passenger Space Section 7 (2022)
- Garbage and Recycling Storage Amenity Design Supplement (2022)
- Bird Friendly Guidelines Explanatory Note (2014)
- Transportation Assessment and Management Study Guidelines for Consultants
- Transportation Demand Management for Developments in Vancouver (2019)
- Parking By-Law No. 6059 (Elimination of Minimum Parking Requirements - To Be Implemented January 1, 2024)
- British Columbia Active Transportation and Transit Oriented Design Guidelines (2021)
- Balcony Enclosure for New Buildings Bulletin (2012)
- Green Buildings Policy for Rezoning (Amended 2022)
- Bulk Storage for Multiple Dwelling Residential (Amended 2022)
- Greenest City Action Plan (2020)

2 Site Description

city context and connectivity

701 Kingsway is exceptionally walkable, with many neighbourhood destinations within a ten-minute walk, roll or bike. Mobi bike share stations are frequent. The site is well-served by transit, with two major bus routes connecting to downtown. The future Skytrain station will expand connections to the Metro Vancouver area and further reduce dependence on private vehicles.

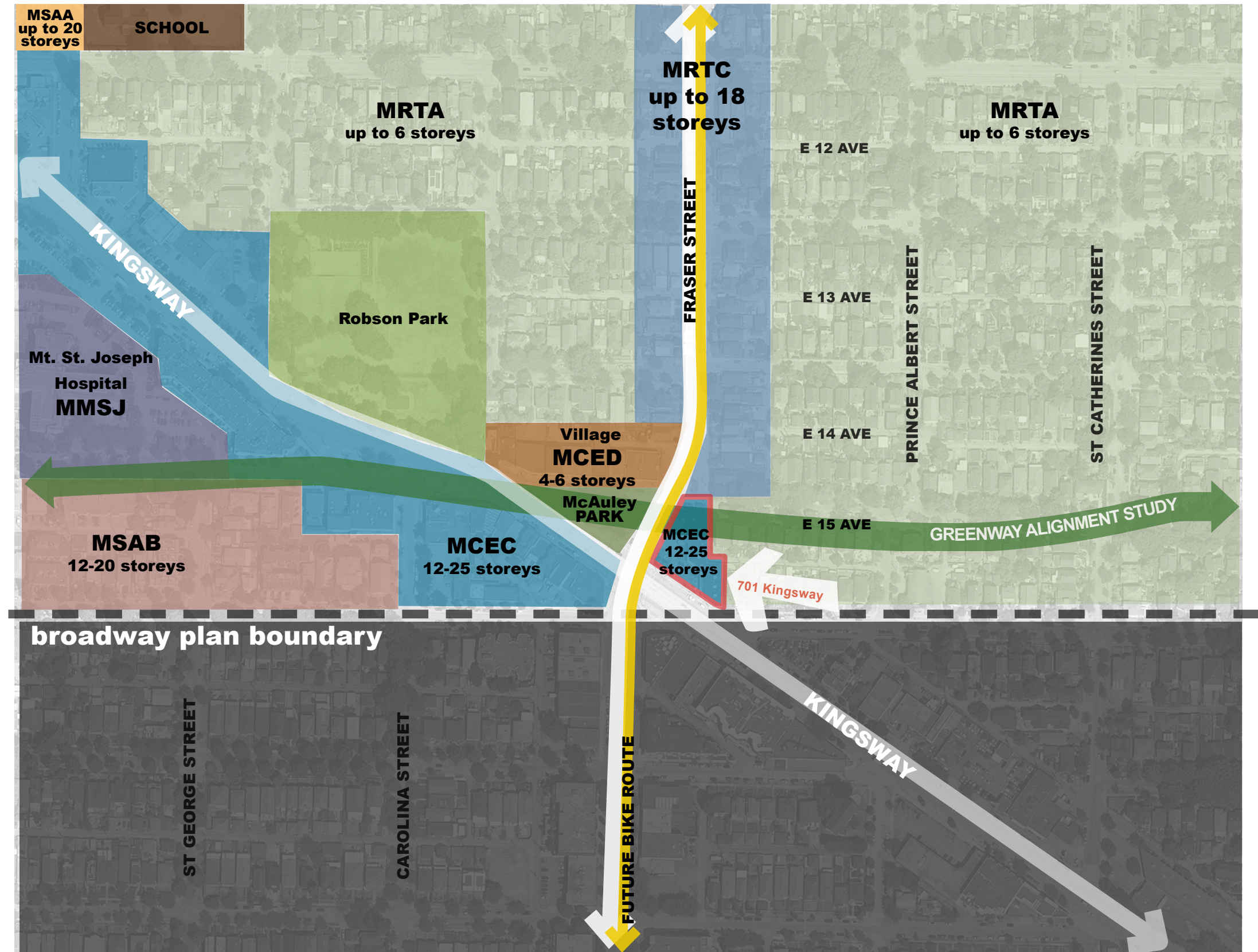
-  Truck route
-  Future greenway
-  019 / N019 Downtown Bus
-  008 / N008 Fraser / Downtown
-  Future Skytrain
-  Dedicated Bike Lane
-  MOBI Bike Station



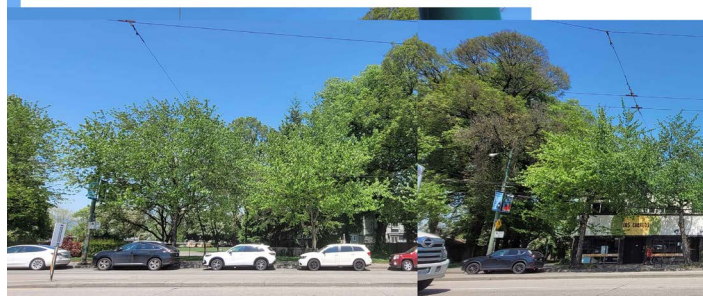
site context

701 Kingsway is at a gateway location at the highly visible intersection of Kingsway and Fraser St. It is on the southern edge of the Broadway Plan. The geometry of the site is determined by the diagonal of Kingsway and the east-west shift of Fraser St. It borders the higher density MRTC and MCEC Broadway Plan zones.

701 Kingsway will be a neighbour to the well loved East 15 Ave. "Village" - a charming mixed-use strip of shops, cafes and restaurants between Fraser St. and Robson Park. McAuley Park is across Fraser St. from the site and Robson Park is a 3 minute walk away.



neighbours and streetscapes



Robson Park



The Village



McAuley Park - Kingsway



McAuley Park - Fraser St.



Fraser St.



East 15 Ave.



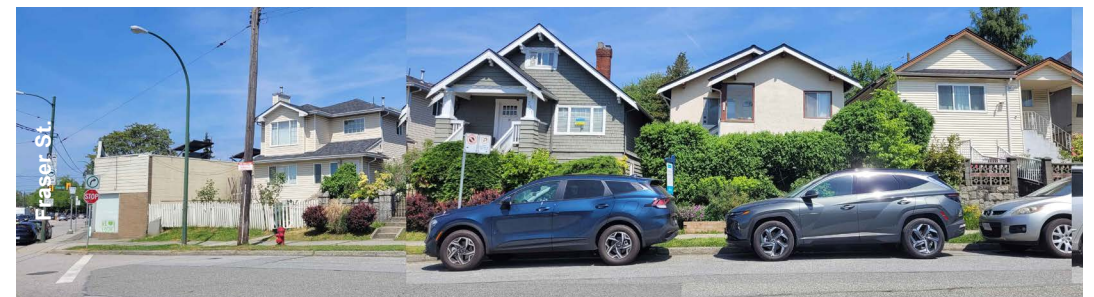
site



Site - Fraser St.



Site - Kingsway



East 16 Ave.

existing site and tenants

The existing building is a single-storey, 9,058 sf commercial strip mall with 7 retail tenants built in 1987.

List of Existing Tenants:

1. My Beautiful Laundry
2. Straight Outta Brooklyn Pizzeria
3. Sal Y Limon Mexican Cuisine
4. Alenka European Foods
5. Quick Pick Mini Mart
6. Ba-le Deli and Bakery
7. Discover Dogs Pet Store



aerial view of site looking south east

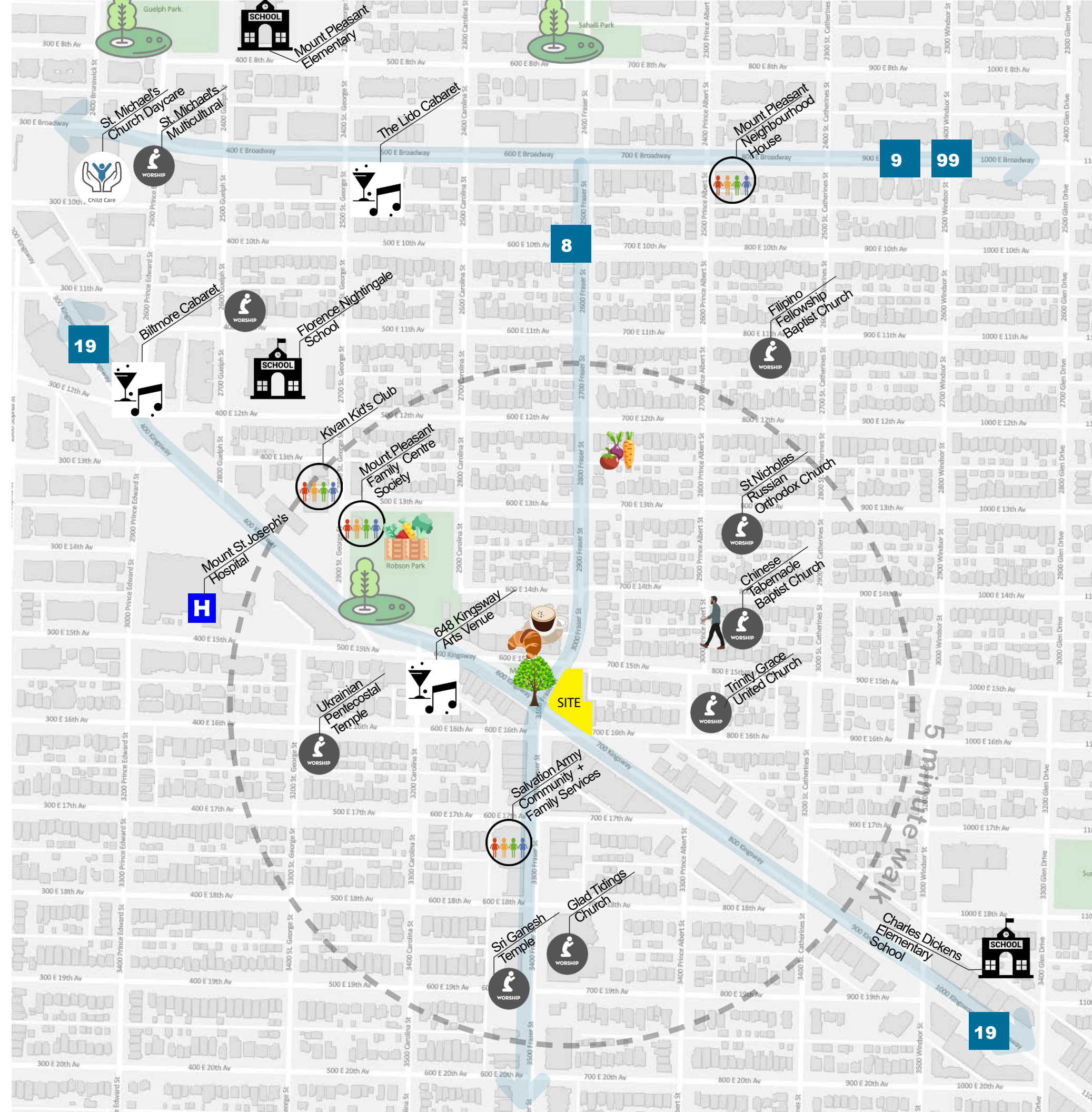


street level view

a great neighbourhood

A great neighbourhood offers many of life's day-to-day needs within walking distance. A variety of community, recreational, spiritual and commercial uses are a short walk, bike, roll, or bus ride away from 701 Kingsway.

This area of Mount Pleasant offers life's essentials plus a rich assortment of community and unique cultural spaces. It exemplifies urban and cultural diversity and is home to Chinese, Filipino, Vietnamese, Indian, and Polish communities. This is a great East Van neighbourhood: livable, community centered, and eclectic.




the locals

The Village on East 15 Ave. is a local treasure. It balances the character and charm of a modest high street with a collection of unique shops and destination restaurants. The Village is on the north edge of McAuley Park which acts as a "front porch" buffering the shops and sidewalk life from Kingsway's noise and traffic.

A selection of urban gems are located a short walk from 701 Kingsway - adding to the local flavour. These are classic East Van places with grass-roots appeal. The small scale shops are typically owner-operated. Many of the open spaces have a feeling of a neighbourhood back yard.

The eccentric nature of the neighbourhood opens the door to innovation including new types of public space and built form.




 **The Village**
600 Block E 15th Ave. shops and restaurants



 **McAuley Park**
the Village's "front porch"




 **Prince Albert Greenway**
gathering place and pathway from a reclaimed right-of-way between E 13 and 14 Ave

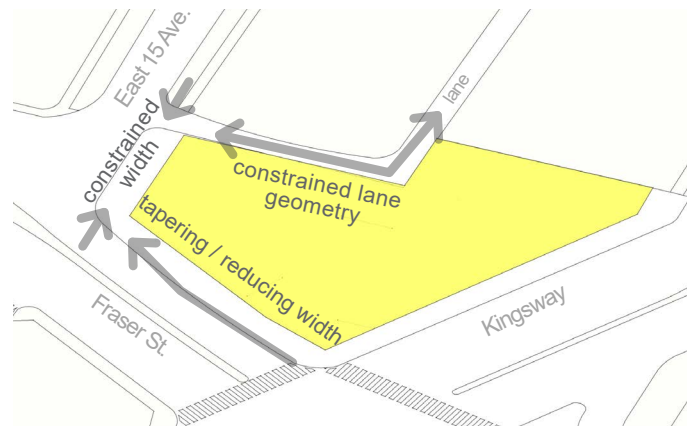


 **Robson Park and Community Garden**
local neighbourhood park and community garden



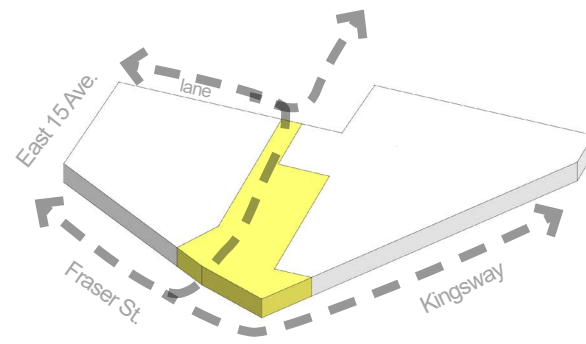
 **E 13th Ave. hidden garden**
shared garden, seating, free library (fibre and books)

3 Design Rationale



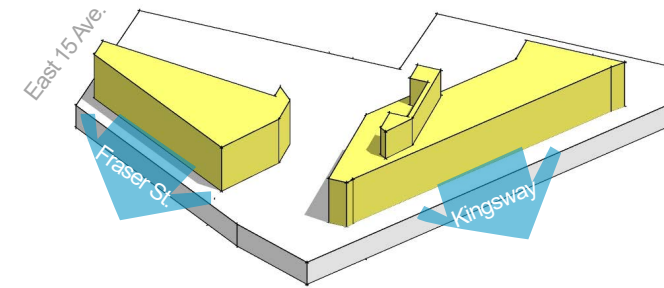
site

The site's corner location and complex geometry present challenges and opportunities to building design.



POPS

A centrally located POPS repairs a gap in the neighbourhood public realm network and improves connectivity by providing a controlled pedestrian route through the site.



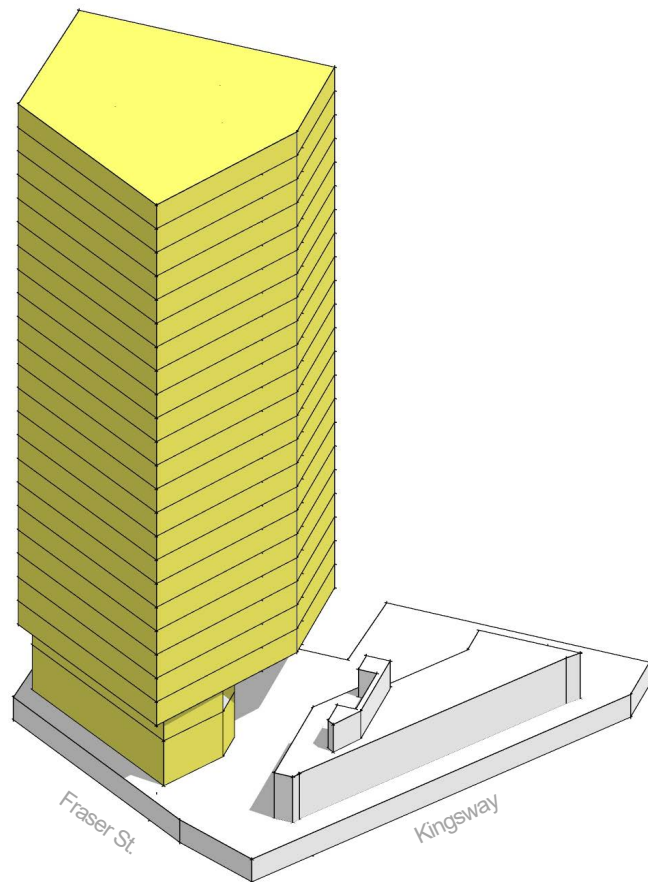
street oriented retail

Retail space activates Kingsway, Fraser St. and the edges of the POPS.

building overview

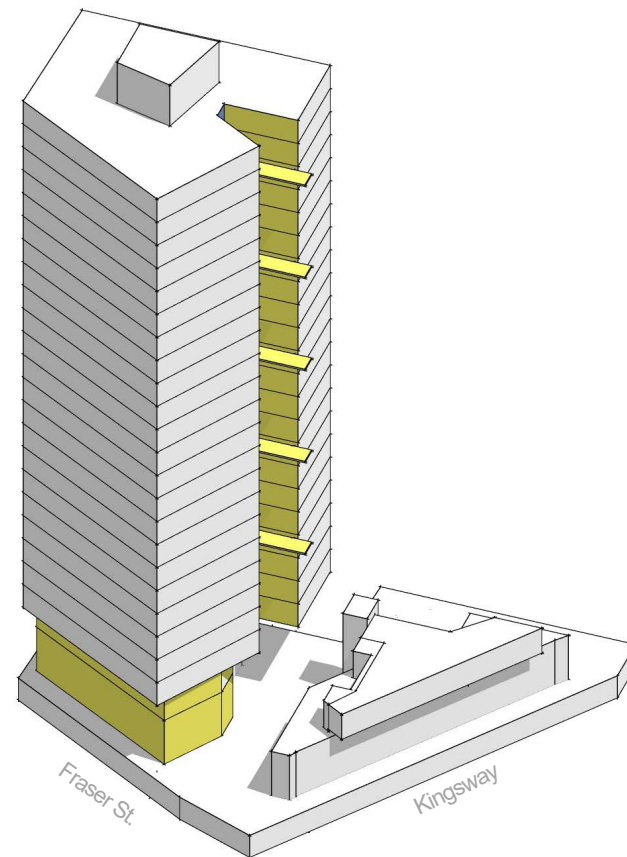
Form and Massing

The building design responds to the complex site geometry, integrates a significant new public space, provides engaging retail streetscapes, and supports a socially sustainable resident community.



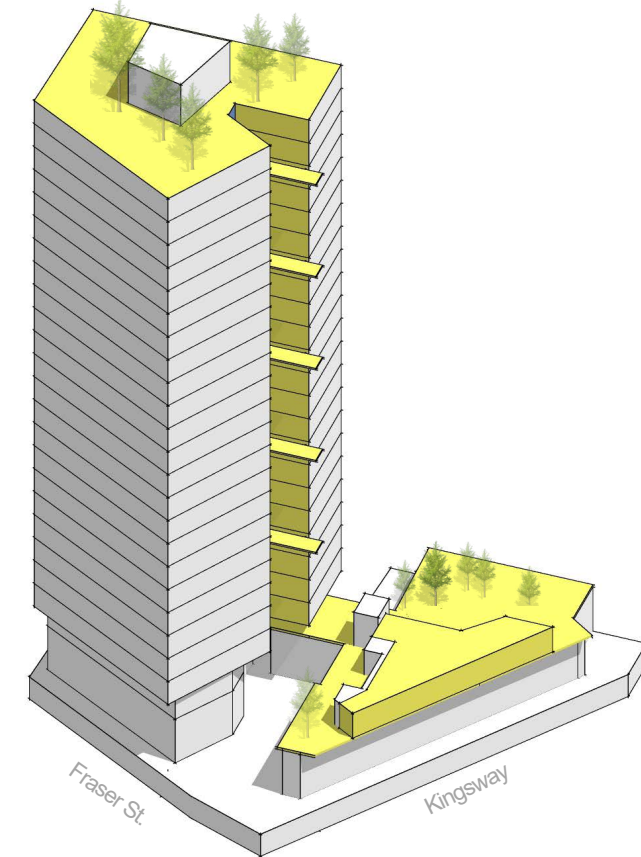
tower position

The tower is placed on the north edge of the site to minimize shadows on McAuley Park and The Village.



tower articulation

The tower form follows the site geometry, opening up on the south side to daylight the corridors and accommodate large private and shared balconies.



indoor and outdoor amenities

A variety of indoor and outdoor amenity spaces are located throughout to support social connections, integrate nature into the development and manage rainwater.

materiality and character

701 Kingsway is comprised of three key elements: the tower, POPS, and pavilion. The design intention is to express each unique element and provide continuity and cohesion throughout the development.

East, West and North Tower Elevations

The choice of materials and colours is intended to create elevations with a clean and calm expression. The east, west and north tower elevations are envisioned as simple grids of floor to ceiling glazing, and metal and opaque glass spandrels, defined by a framework of grey and charcoal metal panels.

South Elevation

The tapered tower form opens up on the south elevation to optimize solar exposure. Balcony slab edges and glass railings combine with off-set metal screens to create a playful, shifting composition. These animated elements contrast with the dramatic vertical spine including seven shared balcony terraces.

Warm Coloured Elements

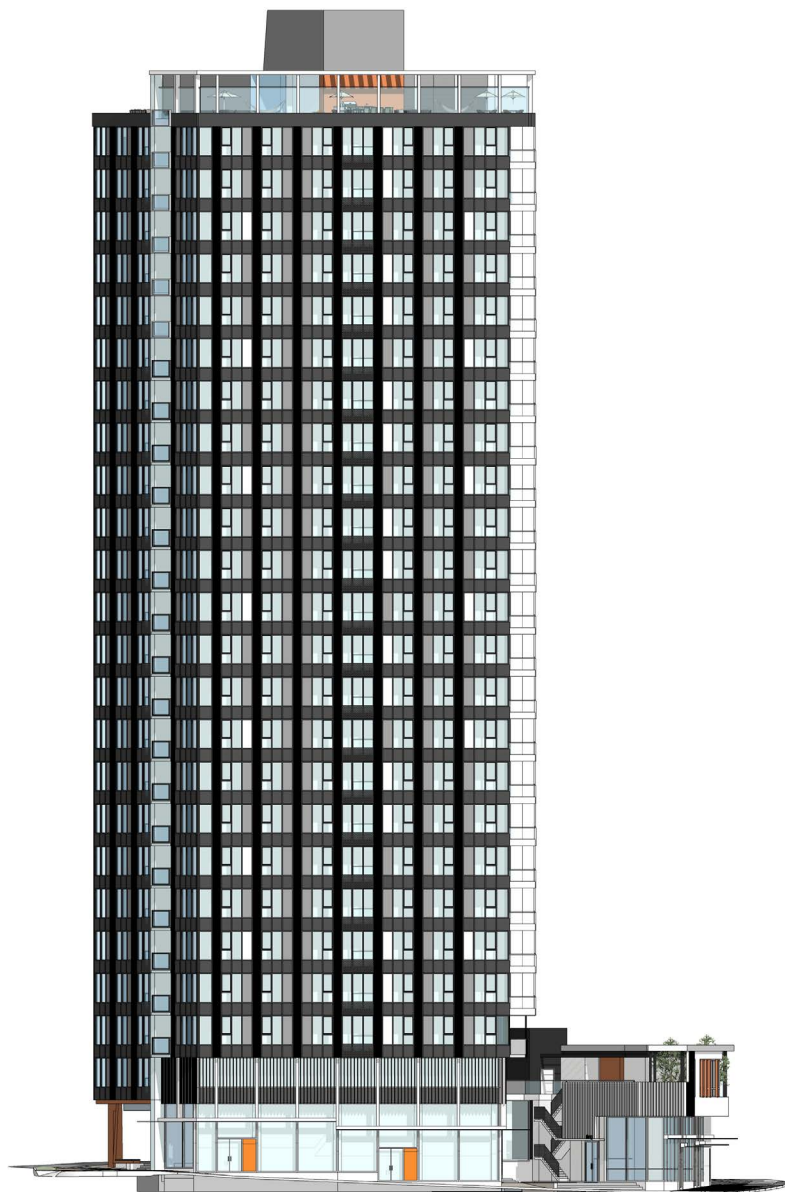
Textured, coloured, composite panels at the recessed residential lobby entrance, and at selected areas along the Fraser St. and Kingsway shopfronts, provide warmth and interest at the street level.

Screens and Grilles

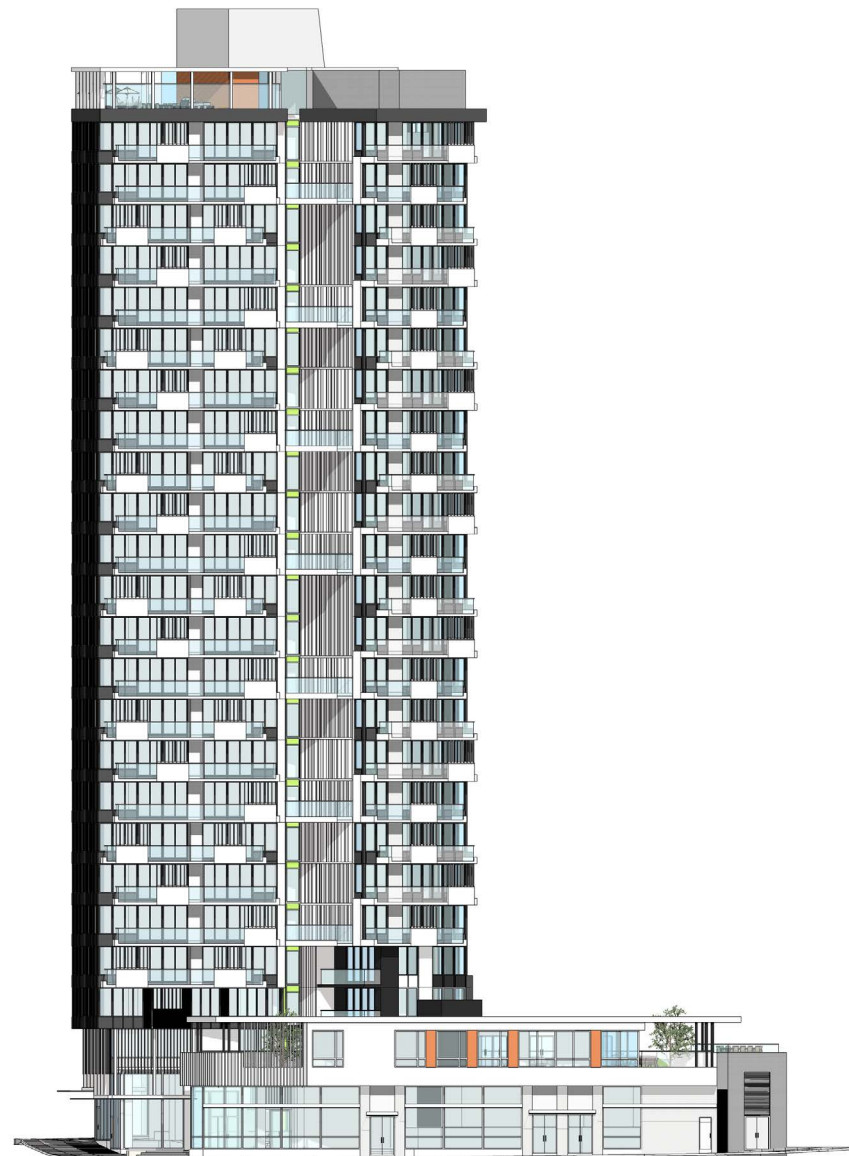
Screens and grilles are used on the tower and pavilion to provide scale, texture, shading, privacy, and continuity.

Light Brick

Light coloured brick is proposed along the Kingsway streetscape to distinguish this part of the project and provide a textured, robust and inviting material along busy Kingsway.



Fraser St. elevation - a simple tower grid above a "village scaled" base combined with the POPS and pavilion.



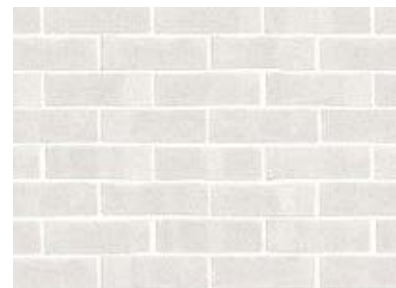
The south elevation is animated with offset balconies and a central vertical spine with shared balcony terraces.



1 textured, warm coloured, panels



2 a grid of glazing and solid panels



3 light brick



4 anodized aluminum storefront



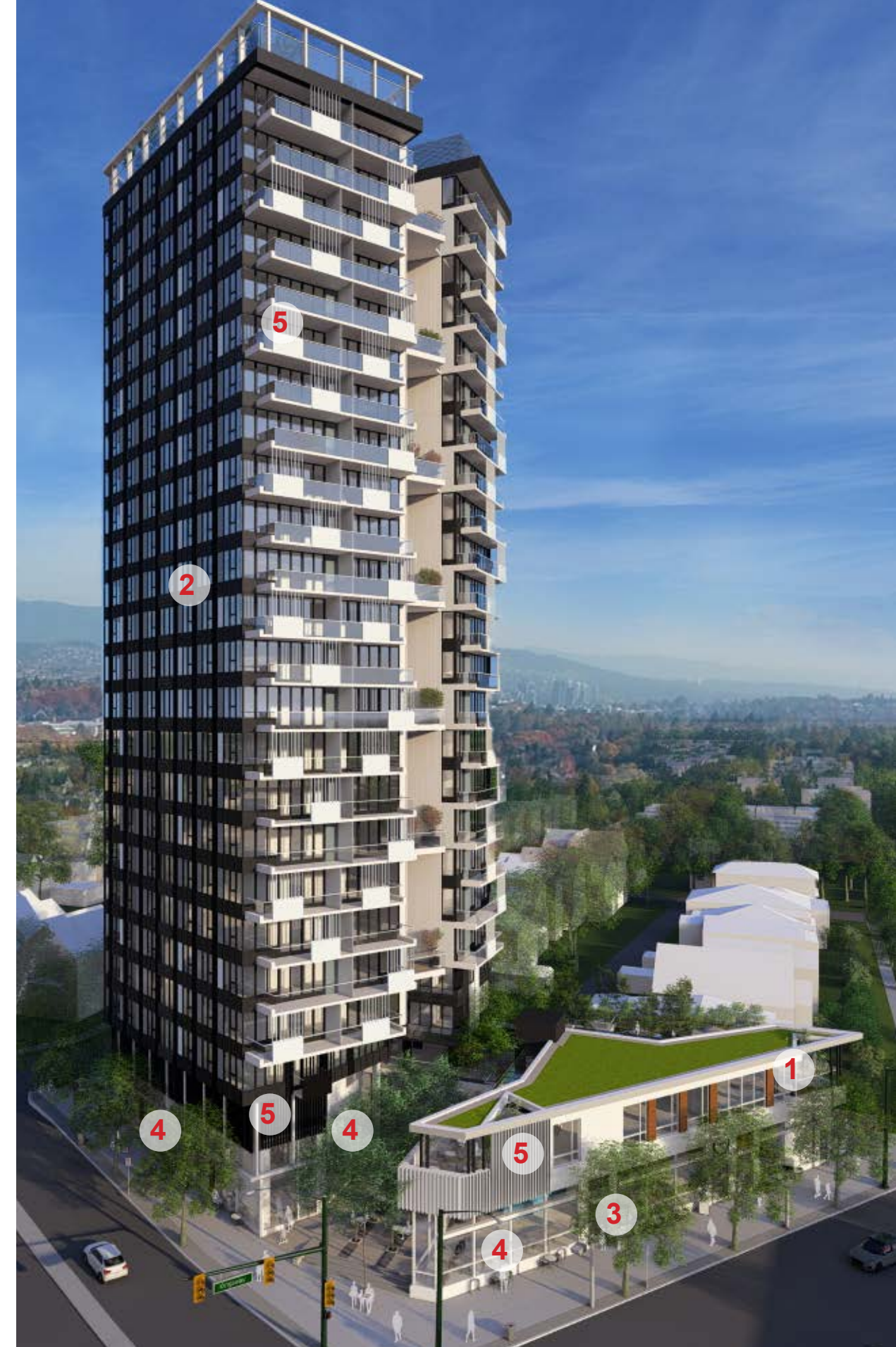
5 screens and grilles



street level view from the corner of Fraser St. and East 15 Ave.



street level view of the residential lobby



aerial view looking north-east

key design considerations

- 1** a unique site
- 2** POPS: a new neighbourhood place
- 3** extend the 2 storey Village scale
- 4** activate building edges and create strong neighbourhood connections
- 5** repairing the urban and green gaps
- 6** cars and bicycles: an urban approach
- 7** a new approach to balconies and open space
- 8** recognize amenities as a benefit of density
- 9** realign East 15 Ave. and Fraser St. intersection

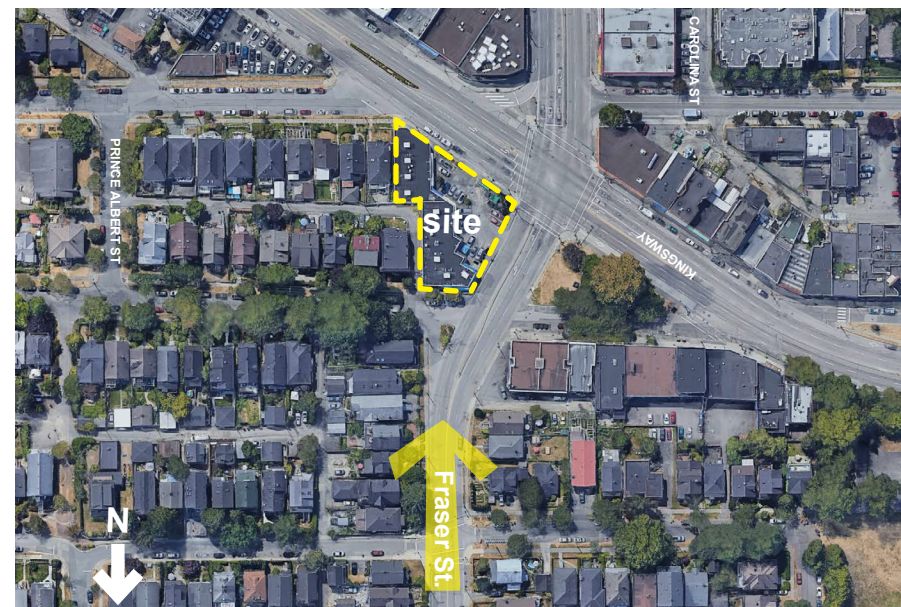


1 a unique site

701 Kingsway will be one of the first higher-density developments in this area of Mount Pleasant to follow the Broadway Plan. The location, where Fraser St. shifts from east to west combined with the site geometry that tapers to the north, places the building directly on the south terminus of the Fraser St. axis. 701 Kingsway will therefore become a natural landmark and set a precedent for tall, livable, urban developments in Mount Pleasant.

The unique attributes of 701 Kingsway present a number of building design opportunities:

- “Transition point” location at the southern edge of the Broadway planning area, the intersection of 3 different Broadway Plan sub-areas, and the foot of Fraser as a planned commercial high street.
- High visibility at the intersection of Kingsway and Fraser, two major arterials.
- Location at the south terminus of the Fraser St. axis, creating a natural landmark.
- Expand the local greenway network preceded by Robson and McAuley parks.
- Extend the East 15 Ave. Village, creating a retail hub for the neighbourhood.



the site is at the south terminus of Fraser St., creating a natural landmark



the sequence of public spaces resemble "skipped stones" across the neighbourhood

2 POPS: a new neighbourhood space

701 Kingsway is proposing a generous privately owned public space (POPS) courtyard - a new neighbourhood space to serve residents, local businesses and the community.

Extending the Public Space and Pedestrian Networks

The POPS serves to complete the network of public spaces preceded by Robson and McAuley Parks and integrates a controlled pedestrian link to improve east-west neighbourhood connectivity.

An Urban Refuge

The POPS is "minimalist" in nature, and includes steps up to the courtyard level, special continuous paving, trees in formal rows, and a waterfall or art wall at its furthest end. The POPS is distinctly urban, with natural elements to create a refuge.



opportunity for small scale



calm and comfortable



a neighbourhood place

Retail Edges

Commercial retail frontages along Kingsway and Fraser St. meet at the corner where the courtyard trees extend into a sidewalk corner plaza. Retail frontages and entries wrap around the courtyard, activating and bringing life to its edges.

Sunny, Buffered, and Visible

The courtyard is oriented to provide a direct visual connection to McAuley Park across the street and is west facing to capture full sun in the late afternoon during winter months and well into the evening during summer. A 2-storey commercial/amenity pavilion buffers the POPS from busy Kingsway.

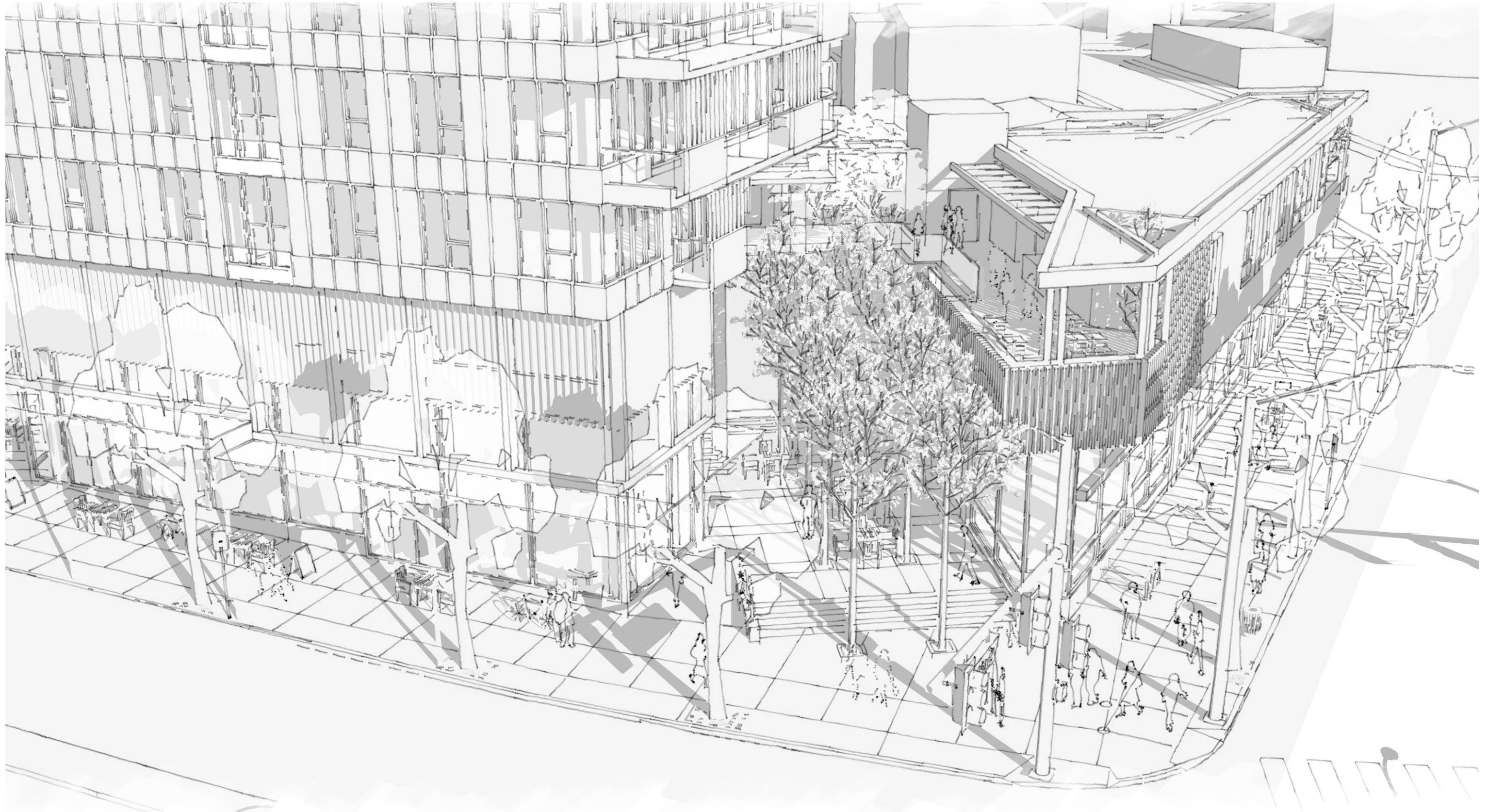
A Place for Community

The POPS is a unique opportunity for community building. Retail spaces draw people in and generate a buzz of activity. Moveable seating is approachable and maintains flexibility for programmable events. The POPS can act as overflow for on-site commercial tenants and neighbouring businesses, attracting more people to this pocket of Fraserhood.

Addressing our Park Shortage

The significant growth of the Broadway Plan area will increase demand on the existing public space network. Scarce vacant land and high property values make it challenging to find space for new parks, resulting in a reliance on POPS to deliver new public open spaces. A POPS is not a requirement for rezoning, rather the proponent is offering it as an amenity to the community.





aerial view from the west looking towards the POPS

3 extend the 2-storey village scale

The Broadway Plan describes a 4-storey podium for this building typology. This proposal extends the 2-storey Village height along Kingsway into the pavilion and along the base of the tower. This approach respects the existing context of the neighbourhood and creates a retail hub.

The lower pavilion height increases the amount of solar access into the POPS and increases the visibility of rooftop amenity spaces from the street.

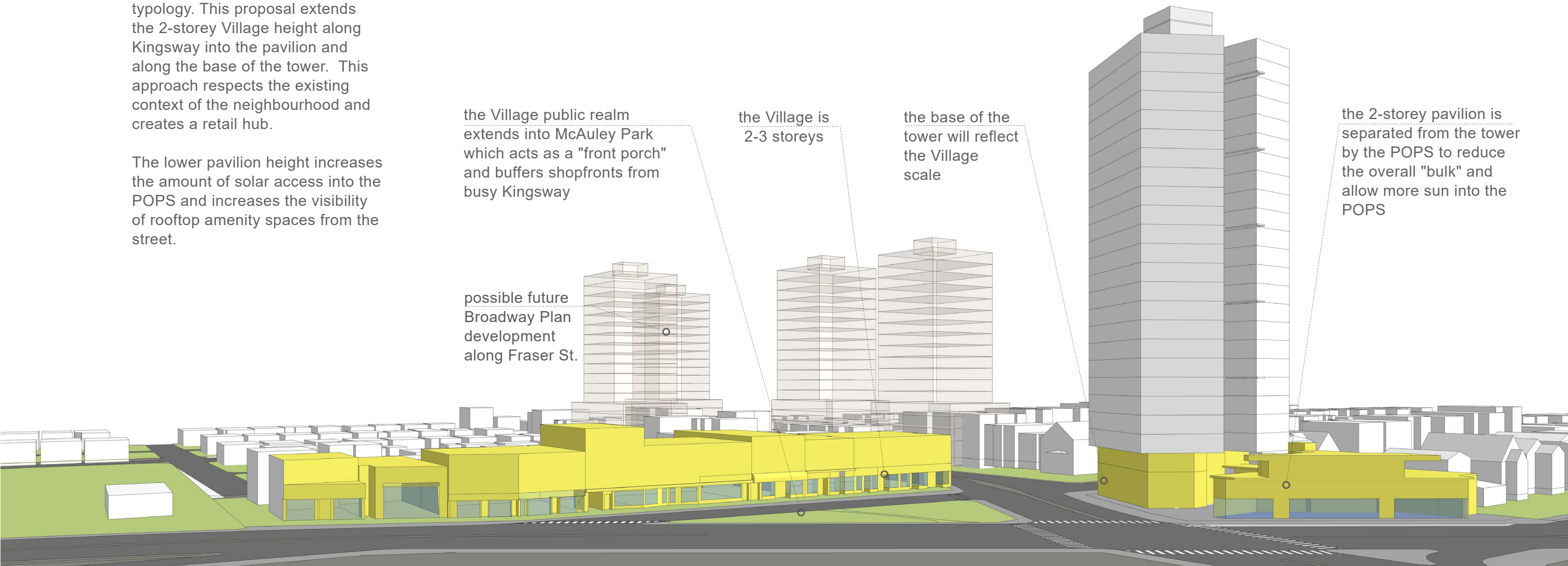
the Village public realm extends into McAuley Park which acts as a "front porch" and buffers shopfronts from busy Kingsway

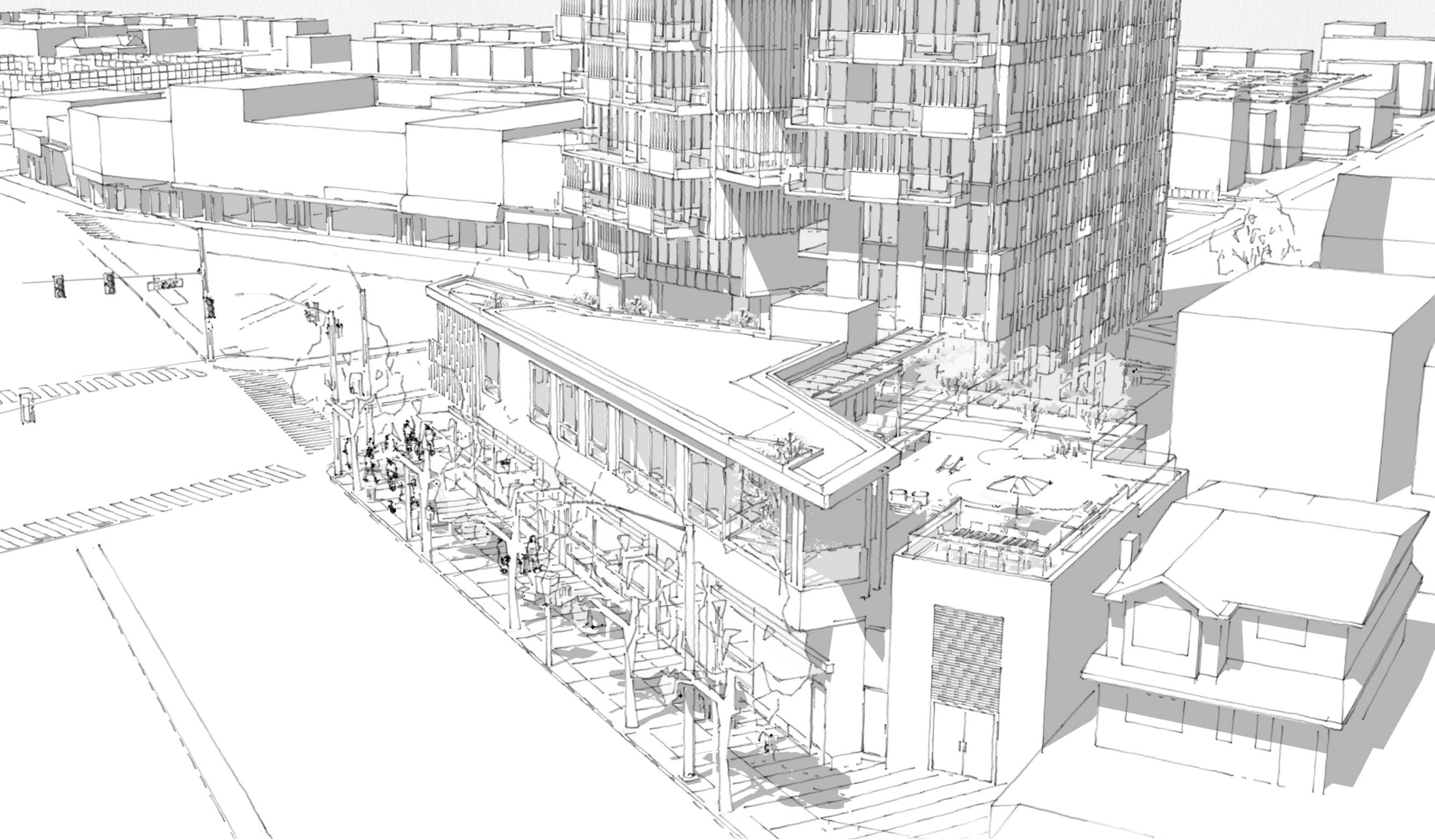
the Village is 2-3 storeys

the base of the tower will reflect the Village scale

the 2-storey pavilion is separated from the tower by the POPS to reduce the overall "bulk" and allow more sun into the POPS

possible future Broadway Plan development along Fraser St.





aerial view overlooking the pavilion looking north west

4 activate building edges and create strong neighbourhood connections

Fitting new buildings into an existing neighbourhood is a key urban design challenge, particularly when introducing taller, denser forms. However, strong connections and friendly, engaging building edges can smooth this friction by bridging differences in form and density.

- 1 continuous, active, ground floor retail along Kingsway and Fraser St.
- 2 retail wraps around from Fraser to East 15 Ave. frontage
- 3 the courtyard is framed by retail to activate this space and maximize commercial frontage
- 4 residential lobby along East 15 Ave. with passenger drop-off conveniently adjacent
- 5 a controlled pedestrian link through the courtyard improves east-west neighbourhood connectivity
- 6 a retail patio and servery on the second storey activates the edge above the courtyard





a view looking west along Kingsway shopfronts

5 repairing the urban and green gaps

The strip mall and surface parking lot currently on site create a gap in the surrounding retail and residential context. 701 Kingsway intends to “stitch up” this gap to improve walkability and neighbourhood cohesiveness.

The proposed street-facing retail mirrors the conditions opposite Kingsway and along East 15 Ave. The POPS is open to both Kingsway and Fraser St. and serves to complete the skipped-stone network of public open spaces preceded by McAuley and Robson parks.

Street trees, mature trees in the POPS, landscaped spaces on the pavilion combined with a green roof, and rooftop terraces on the tower contribute valuable green amenities including habitat, rainwater management, and access to nature in this urban context.



current site conditions including surface parking lot.



proposed pedestrian-oriented uses and new green spaces stitch up neighbourhood urban and green gaps

existing street-oriented retail future Fraser St. mixed-use 701 Kingsway

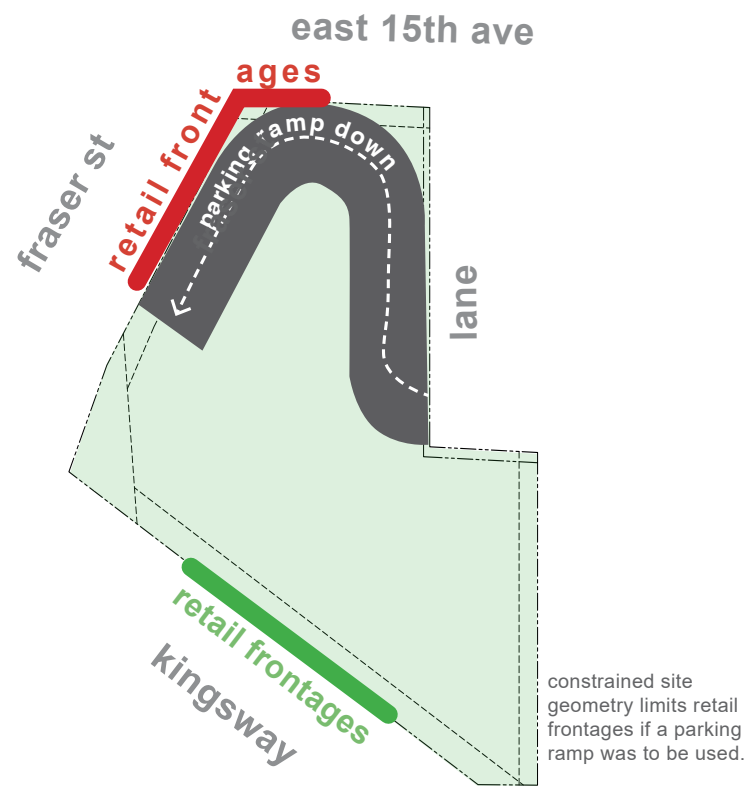
6 cars and bicycles: an urban approach

701 Kingsway is challenged to fit parking below grade. Geotechnical conditions restrict excavation beyond two levels, while angled site geometry makes for inefficient underground parking layouts.

Fortunately, City policy supports the shift away from the use of personal vehicles including removing minimum parking requirements. The proposal will emphasize alternative modes of transportation, the site's intrinsic walk-, roll- and bike-ability, and convenient access to current and future transit options.

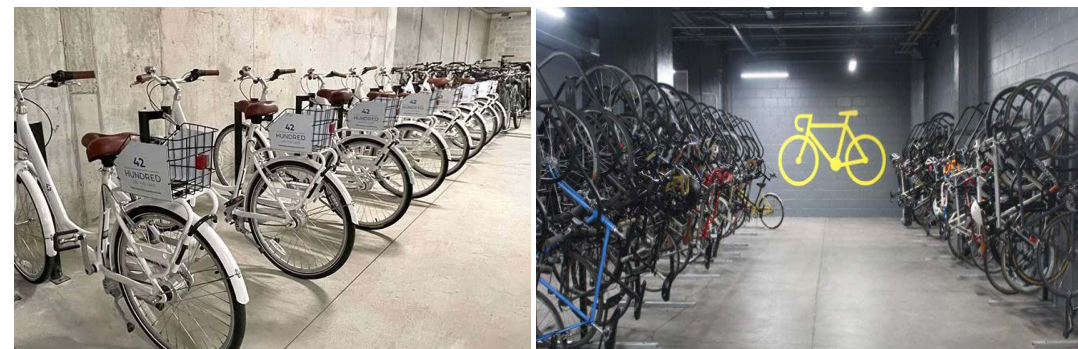
Innovative Strategies to Maximize Below Grade Parking and Retail Frontage

Given the site's geometry and topography, a parking ramp would displace a considerable amount of retail frontage. This proposal includes the use of a vehicle elevator, allowing for more efficient underground parking layouts and active street edges along all three of the surrounding streets.



Supporting Bike Culture

- Secure, below-grade bike storage for residential tenants is accessed via the tower core – safely separated from vehicle traffic.
- Workshop space serves as a bike repair facility on P1.
- Class B bike racks provided near the residential lobby and along Kingsway and Fraser St.
- Bike storage and repair stand for retail employees provided at-grade.
- 10 shared resident e-bikes are provided below grade.



examples of bike storage facilities

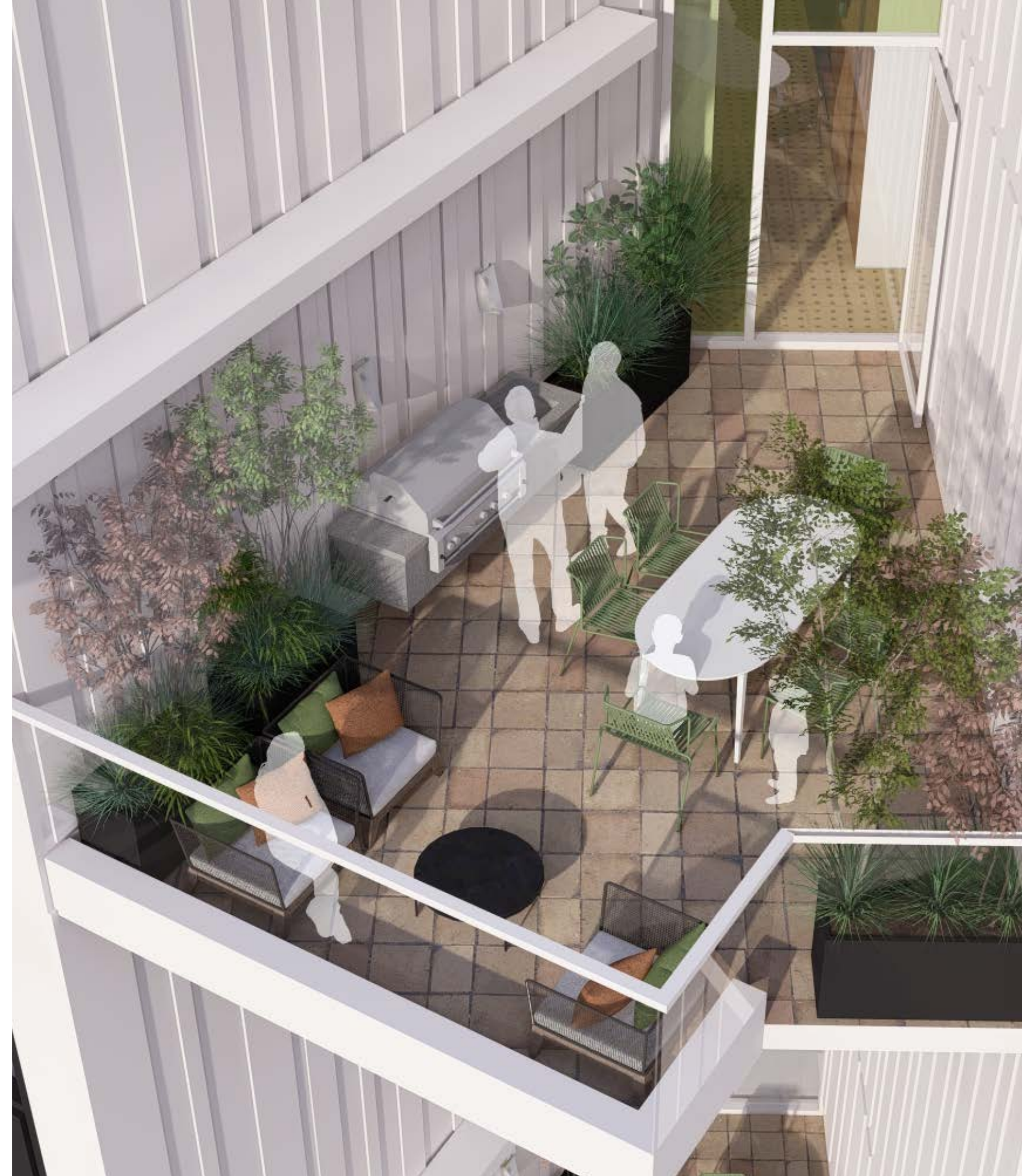
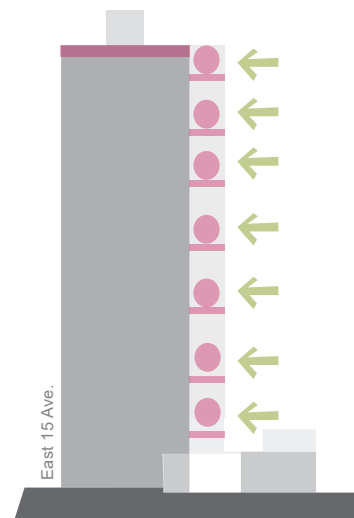


7 a new approach to balconies and open space



Shared Balcony Terraces

The proposal includes 7 shared outdoor patios (on every 3 floors) up the south elevation. These are social areas where neighbours can meet and families can cook and dine together. These balconies provide the small, shared, meaningful moments that make up the social fabric of Fraserhood and imagines a vertical community where a BBQ and spacious dining table is never more than one floor away.





A Unique Vertical Spine

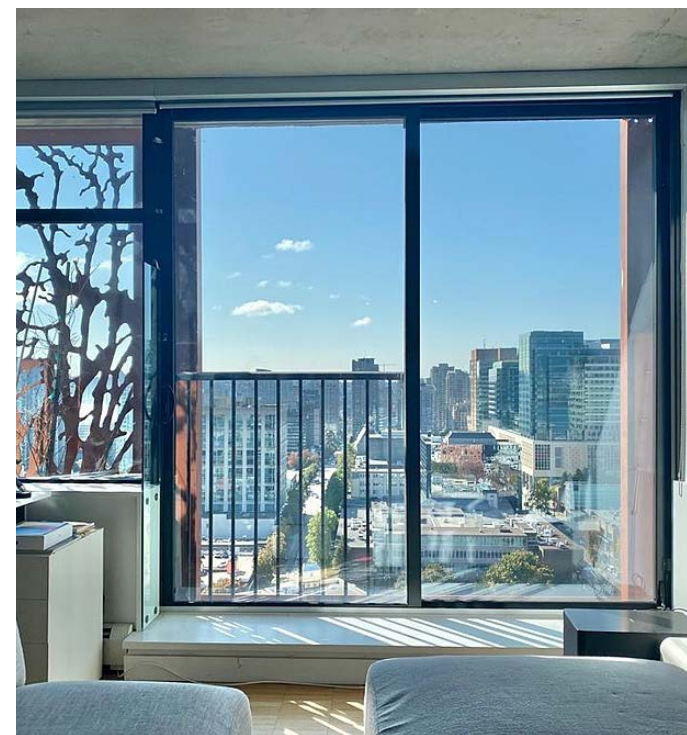
The V-shaped tower floorplate is a direct response to the site geometry. This shape creates a natural opening for common outdoor balconies and adds a strong vertical element, with active uses, up the height of the tower, contributing to the landmark qualities of this development. The recessed location of the common balconies provides a sense of enclosure and reduces the potential for vertigo sometimes associated with high-rise balconies.

Balconies along the southern expression will passively surveil the POPS through “eyes on the courtyard”.

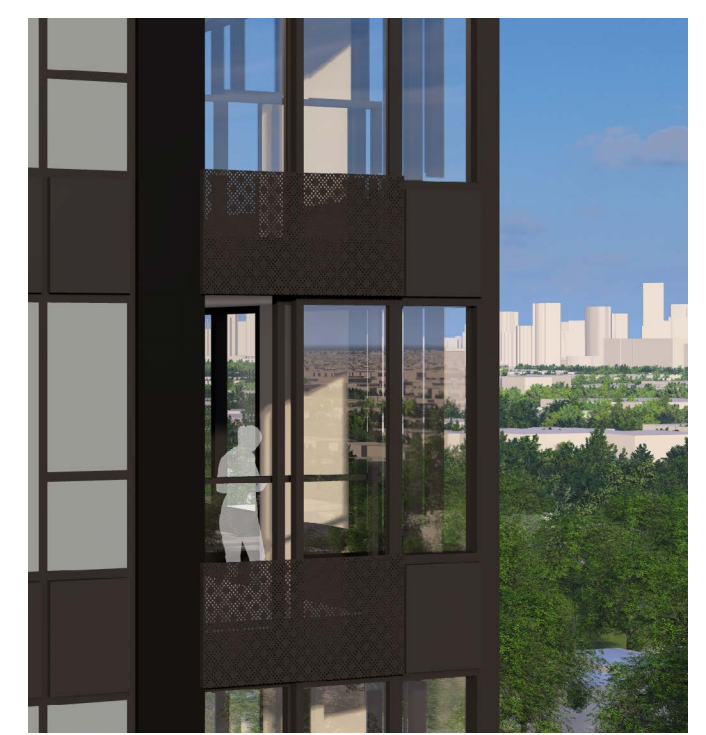
Increased Housing Choice

A variety of balcony types are proposed: cantilevered, inset and Juliet. All 2- and 3-bedroom units feature private balconies. Approximately 30% of 1-bed units will include private balconies. The remaining 1-bedroom and studios will feature Juliet balconies.

Juliet balconies achieve the objectives of private open space by visually expanding interior space, increasing natural ventilation, and optimizing views. A simple, contemporary approach to the design of Juliet balconies reduces building bulk, decreases energy loss, provides tenants with more affordable options, and increases diversity around the building elevations.



contemporary, low-profile Juliet balconies

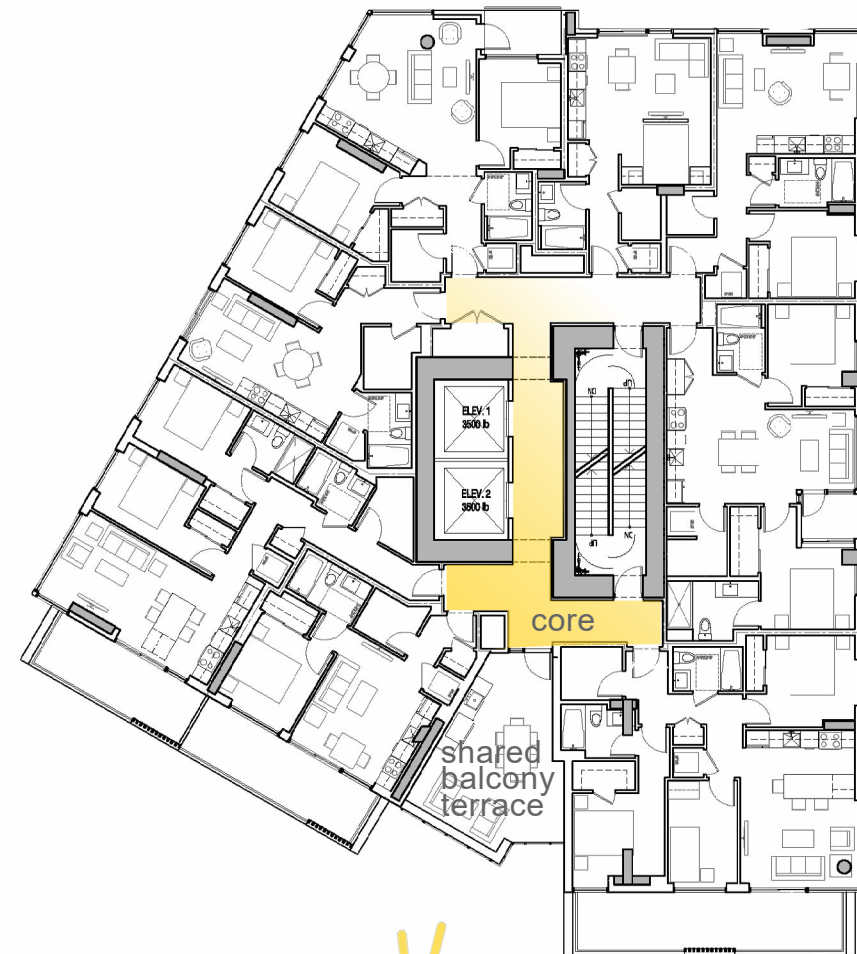


701 Kingsway Juliet illustration

daylight, livability and views

Daylit Natural Gathering Spaces

Placing common balconies adjacent to the central core increases accessibility and allows high levels of daylight into the tower interior corridor and elevator lobby. These circulation areas are natural social spaces for residents sharing the same floor. Floor to ceiling glazing on all levels along the south elevation transform circulation spaces into sunny places with a view, where residents may spend more time, possibly with each other.



view from daylit core looking south



8 East 15 Ave. and Fraser St. intersection realignment

The proposed realignment of the East 15 Ave. and Fraser St. intersection will increase pedestrian safety and improve the public realm.



existing condition

- extensive amounts of pavement
- sidewalk along Fraser St. north of East 15 Ave. is at the curb, ie: no buffer from traffic
- complex intersection including a traffic "island"
- pedestrian connection across East 15 Ave. is indirect, distant, confusing and dangerous



proposal

- less pavement and more permeable surfaces
- sidewalk along Fraser St. north of East 15 Ave. is buffered from traffic
- more opportunity for street trees
- eliminates the island / median for a simplified right in / right out traffic flow
- better alignment for a crosswalk across East 15 Ave.
- opportunity for new public green space / local amenity

9 recognize amenities as a benefit of density

701 Kingsway is proposing a variety of indoor and outdoor amenity areas to increase the potential of residents connecting with each other and feeling at home outside their private space.

“Strong social connections are the greatest contributors to human health, happiness and resilience. We need to turn multi-family housing into an engine of social wellbeing.”

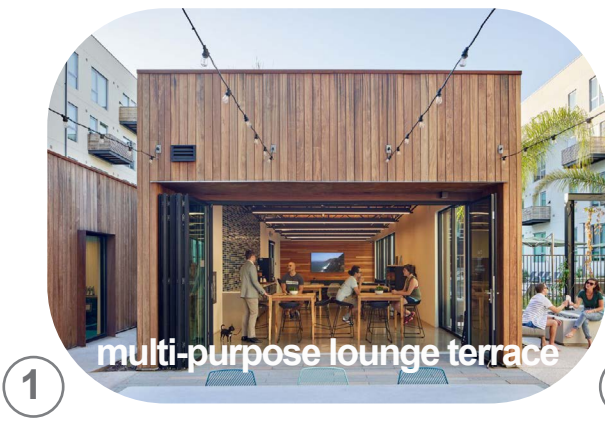
Charles Montgomery
Happy Cities

“A variety of indoor, outdoor and common areas in housing developments with a range of uses can encourage casual encounters. Including common social spaces for residents in a development is crucial to promote wellbeing and build meaningful relationships through shared interests.

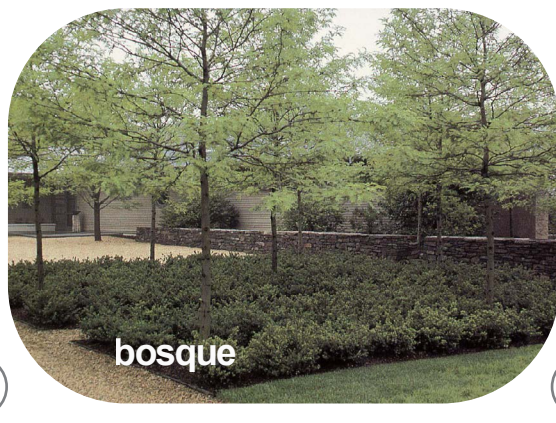
Spaces that are used exclusively by a development’s residents allow for a feeling of privacy and reduce feelings of crowdedness. These spaces are semi-private and facilitate recreational use at the same time...”

Happy Cities
Designed to Engage Report





1 multi-purpose lounge terrace



5 bosque



9 yoga terrace



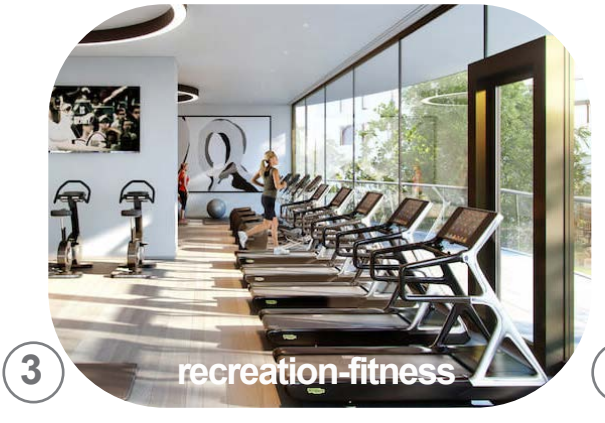
2 seating and play



6 dining terrace



10 fire pit terrace



3 recreation-fitness



7 children's play area



11 pet amenity



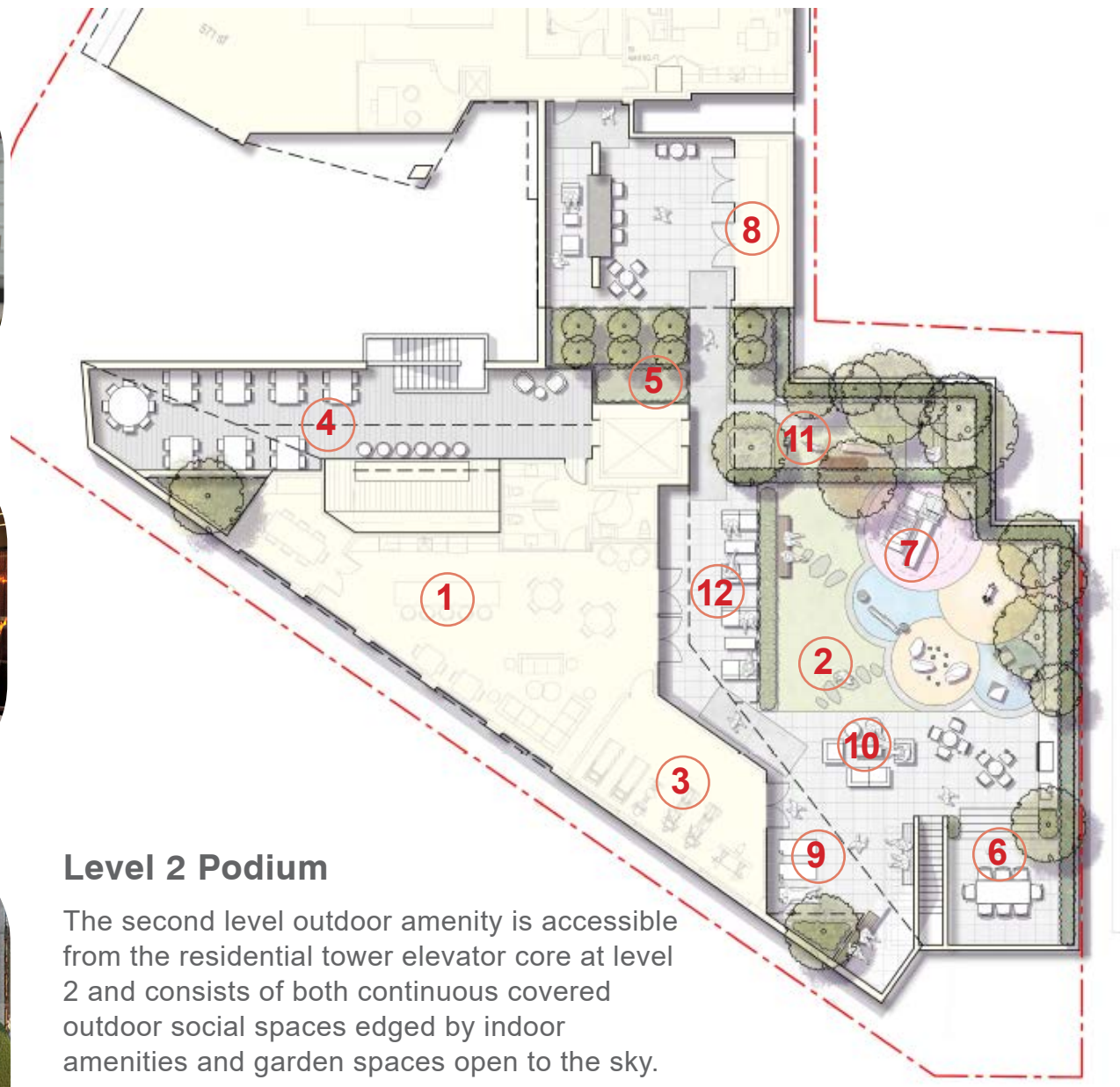
4 rooftop server



8 workshop



12 outdoor flex workspace

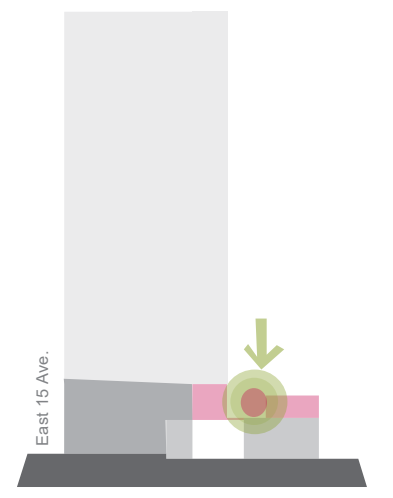


Level 2 Podium

The second level outdoor amenity is accessible from the residential tower elevator core at level 2 and consists of both continuous covered outdoor social spaces edged by indoor amenities and garden spaces open to the sky.

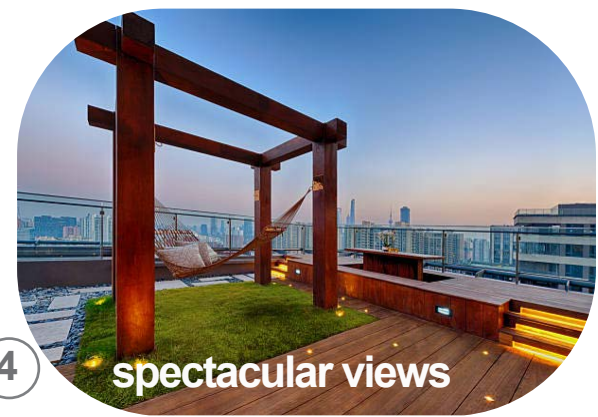
Covered spaces include an outdoor 'flex' workspace adjacent to an indoor workshop and overlooking the courtyard, a lounge terrace adjacent to an indoor multi-purpose room, a yoga terrace adjacent to an indoor gym and a covered walkway connecting these areas.

Additional garden amenities include a feature perennial border with kitchen herbs and cut flowers, and robust evergreen screen planting along the eastern and lane edges providing a 'friendly' green interface to adjacent neighbors.





view of Level 2 outdoor amenity space



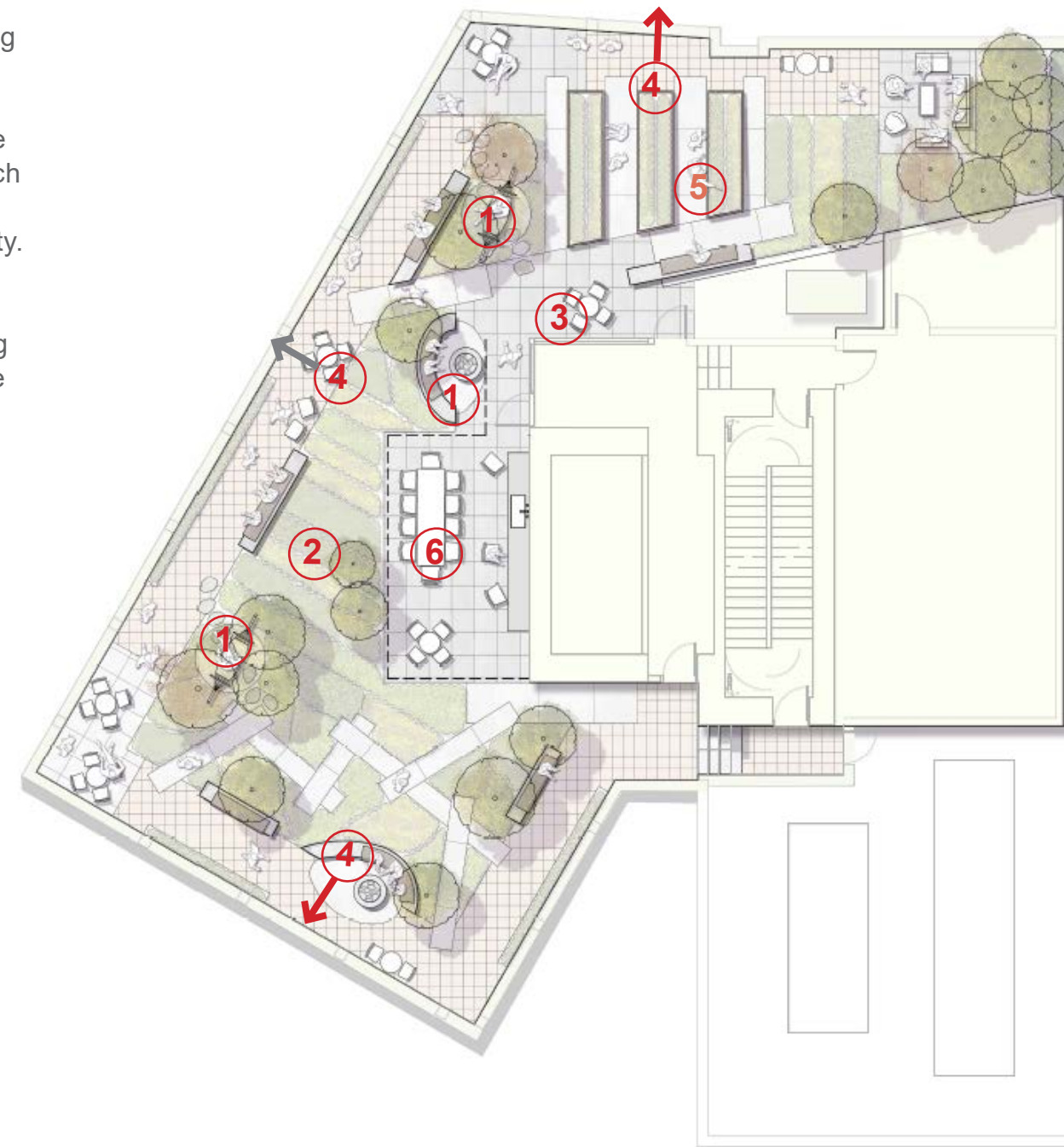
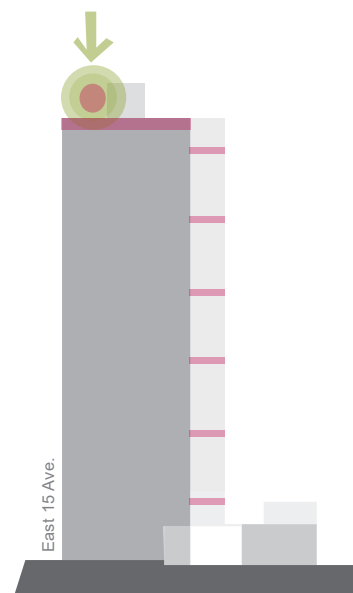
Tower Rooftop

The rooftop garden features large, planted areas of both raised gardening planter boxes and flush in-ground planting of annual and perennial food producing crops, fruit bearing shrub masses, fruiting vines and orchard fruit trees.

A broad continuous viewing edge terrace or 'promenade' provides spaces for bench seating, movable table and chairs, and social lounge settings overlooking the city.

At the center of this garden space is a harvest terrace with a vegetable washing counter and sink, a 'Harvest' dining table and dining patio, and an indoor common amenity room which opens onto an outdoor amenity patio featuring a social fire pit space for nighttime gatherings.

The gardens offer sitting and small gathering areas.

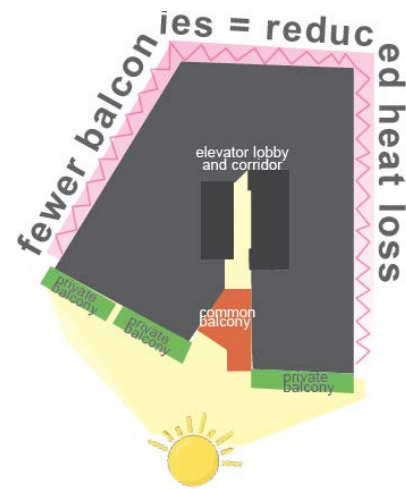


sustainability measures



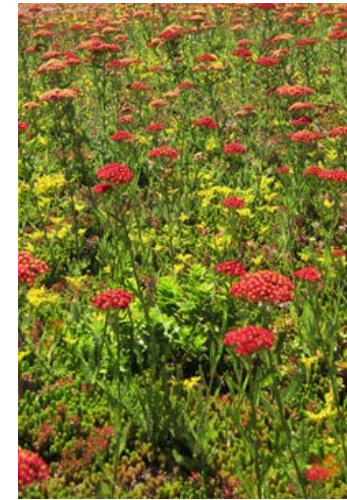
Reduced Heat Loss

Incorporating Juliet balconies in the design of studio units and one-bedroom units reduces the area of exposed slab edges and associated heat loss compared to conventional balconies.



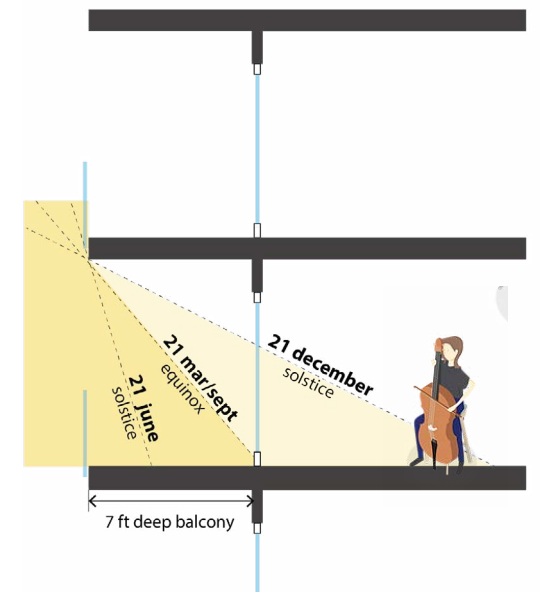
Green Infrastructure

A green roof, consisting of sedum succulents, is proposed on the roof of the level 2 indoor amenity building. This roof level is inaccessible to residents but provides visual and seasonal interest via vantage points from the adjacent residential tower and from the street level below.



Passive Solar Design

The 7 ft deep south-facing private balconies shade unit interiors from the sun between the summer solstice and spring/fall equinox and allow the winter sun in.



Rainwater Management

Rainwater that lands on hardscape that cannot be drained to planting areas, will be stored temporarily in either rainwater storage cells below the paving surface or it will be filtered and stored in cisterns at parking levels.



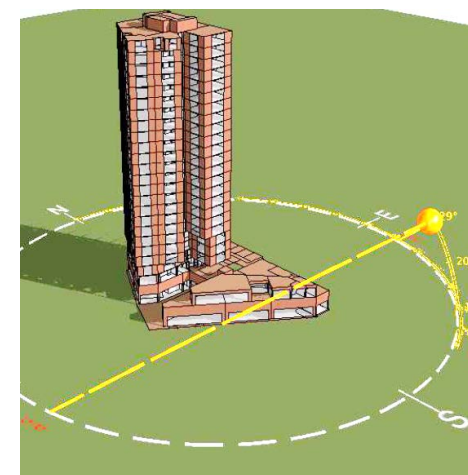
Landscape

The landscape design complies with the City of Vancouver's requirements and best practices for sustainable design, particularly in mitigating the urban heat island effect. The incorporation of permeable surfaces and green roofs in the project, allows rainwater to infiltrate the ground, reducing runoff and heat retention on paved surfaces, thus contributing to a cooler microclimate.



Energy Performance

The project will be by the Low Carbon Energy System (LCES) pathway, utilizing an electric air source heat pump for space heating and domestic hot water. Energy-efficient design considerations include passive design measures that contribute to the high-performance building envelope. Balconies are concentrated on the south side where they provide solar shading and minimized on the north side to limit thermal loss.



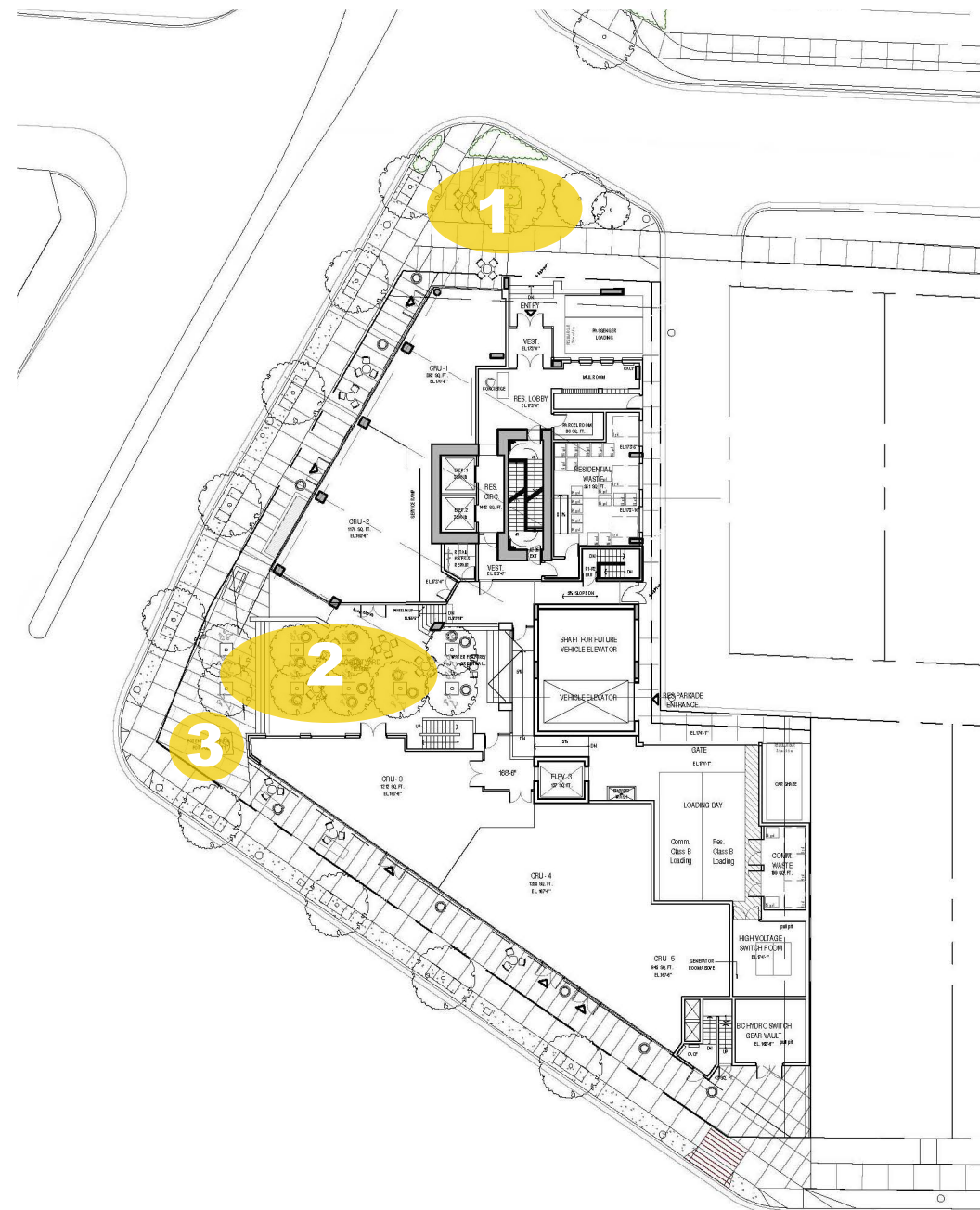
public art

701 Kingsway provides a variety of opportunities for public art including:

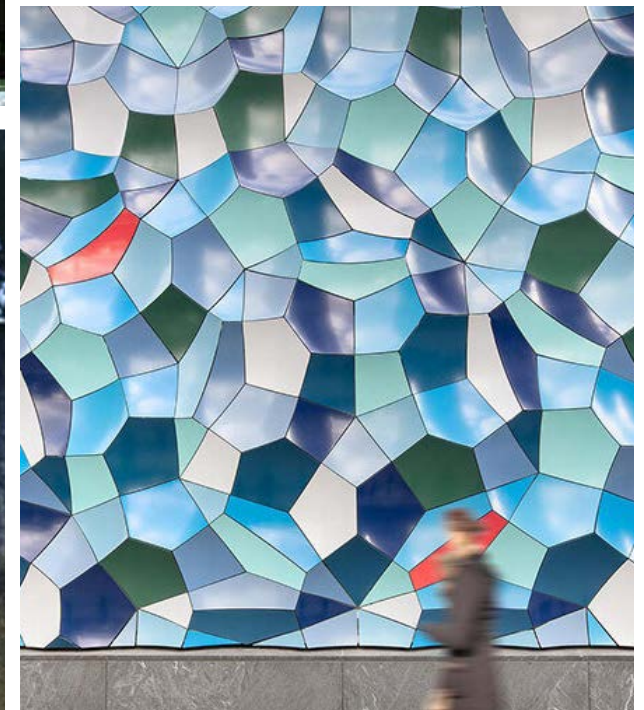
1. Integrated into the new public realm at the intersection of Fraser St. / East 15 Ave. with the proposed street realignment /
2. within the new POPS/courtyard space /
3. at the highly visible corner of Kingsway and Fraser.

Mount Pleasant's neighbourhood character is influenced by public art which reflects the local history, community diversity and creativity.

We look forward to working with and contributing to the City's public art program.



 highly visible public art location opportunities



illustrating opportunities for public art in a variety of urban locations similar to 701 Kingsway

3 Renderings









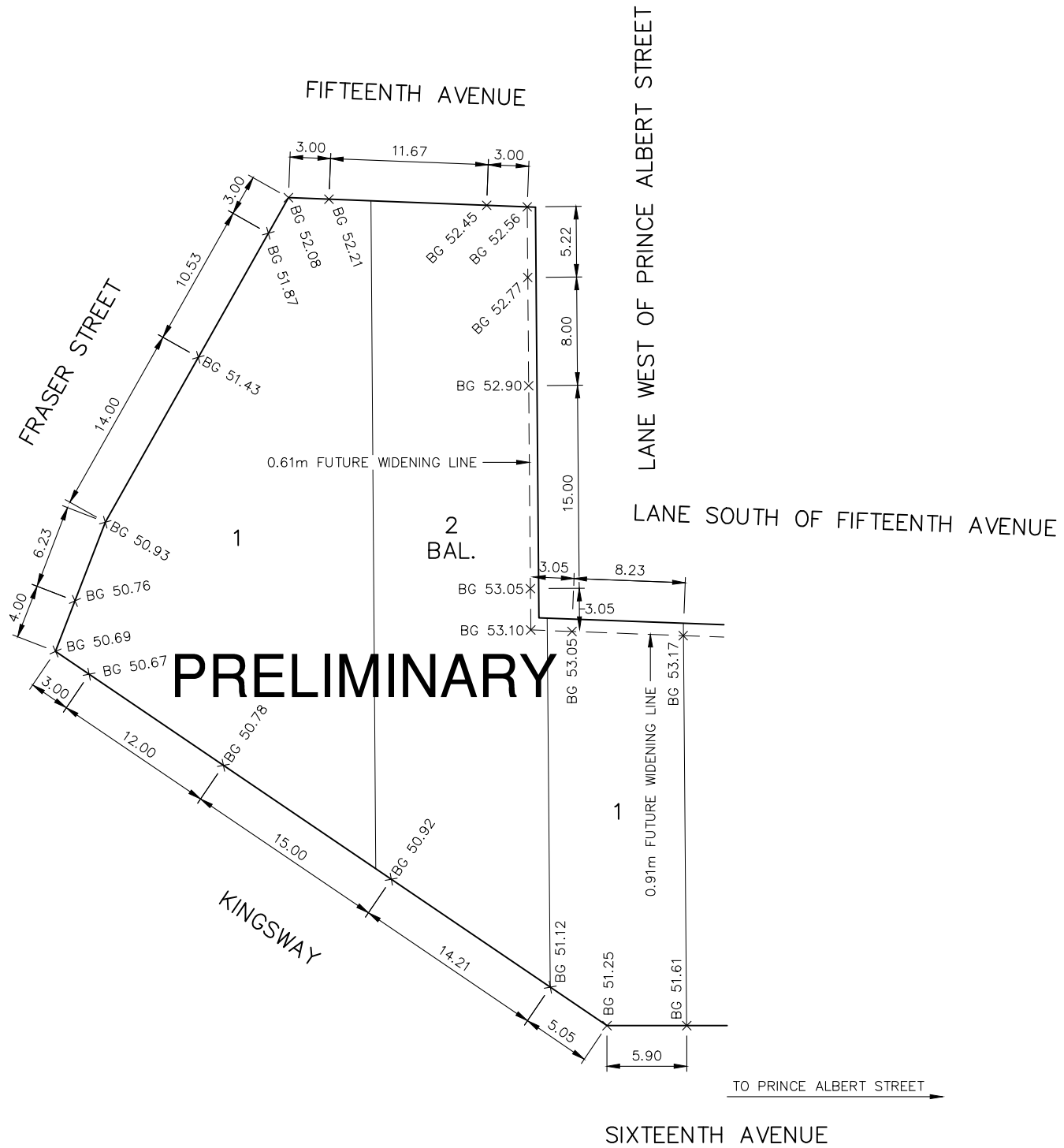






4 Drawings

building grades



ENGINEERING SERVICES

May 2, 2023

File Number: BG-2023-00042
Please refer: Building Grades
(604) 871-6373

Madeleine Payne DBA: Real Estate Development
#1910 - 400 Burrard Street
Vancouver, BC, V6C 3A6

Dear Madeleine Payne DBA: Real Estate Development:

**RE: Building Grades for LOT 1 BLOCK 102 DISTRICT LOT 301 PLAN 187
LOT 2 BLOCK 102 DISTRICT LOT 301 PLAN 187
LOT 1 BLOCK 102 DISTRICT LOT 301 PLAN 2466**

In response to your request for the above dated March 20, 2023, I am attaching a PDF copy of our Plan BG-2023-00042 dated April 19, 2023, showing the established elevations along the property lines of the above referenced property.

Building grades are supplied by the City to show the permanent tie-ins of the pavement, boulevard, sidewalk or other street improvements at the property line. If your development does not meet these grades exactly, it may not be possible to accommodate the grade differences at the City side of the property line. This means that any steps or ramps that would be required at your entrances, or any retaining structure required to support a grade difference at the property line, now or in the future, may have to be constructed entirely on your property and at your expense. If your entrances are below the building grades we give you, then the City will not take responsibility for any surface water that may drain from the street or boulevard into your entrances.

To minimize grade differences, a continuous building grade is to be interpolated between the points given on the attached plan. All portions of your proposed development such as entrances, exits, walls, or pedestrian plazas, which will abut the City's sidewalk or boulevard, must meet this grade line. Any alterations required due to improper alignment with these grades will be at the expense of the owner. Therefore, please take this matter into consideration regarding the importance of grades.

In this regard, please ensure that all building grade elevations are shown on the development plans submitted for this property and show your interpolated design elevations of all vehicle and pedestrian entrances, plazas, support structures and general site grading, including but not limited to:

- Corners of driveways;
- Parking stalls;
- Pedestrian plazas;

City of Vancouver, Engineering Services
320-507 West Broadway
Vancouver, British Columbia V5Z 0B4 Canada
tel: 3-1-1, Outside Vancouver 604.873.7000 fax: 604.873.7200
vancouver.ca

- Middle of entrances;
- Access pathways;
- Stairs; and
- Corners of retaining walls.

Any differences or interpolation errors may result in a delay on your development permit until a satisfactory explanation is provided.

APPROXIMATION

The Building Grades are as follows:

- On Kingsway – approximately 10cm higher than the existing curb;
- On Fraser St – approximately 11cm higher than the existing curb;
- On 15th Ave – approximately 17cm higher than the existing curb;
- On 16th Ave – approximately 24cm higher than the existing curb;
- On Lane South 15th Ave – will meet future lane design;
- On Lane East Fraser St – will meet future lane design.

WARNING

Building Grades are valid for up to 5 years after the issued date, shown in this letter. After 5 years, building grades must be revalidated by the City and will incur additional review fees.

PRELIMINARY BUILDING GRADES

Note: Preliminary Building Grades issued by the City are not Final Building Grades and cannot be used to calculate building height for the purpose of the Development Permit. Once City staff have completed their review of the Development Permit application, we will continue to process your Building Grade application and Final Building Grades will be issued.

DEDICATION

Note: Dedication for street widening purposes may be required. Therefore the elevations have been given on the future widening line. Should you require further information on proposed street or lane widening, please contact our Land Survey Branch at telephone 604-873-7330.

CONSTRUCTION

Note: Construction to the building grades issued may also necessitate in the reconstruction adjacent to your site. Should you require further information on street or lane reconstructions that may be required due to your development, please contact Development Services at telephone 604-873-7773.

It is the responsibility of the applicant to ensure that any topographic survey used for design purposes is derived from the same benchmark and associated elevation as denoted on the provided building grade plan. Failure to do so may result in unforeseen grade differences that would need to be rectified at the sole expense of the owner.

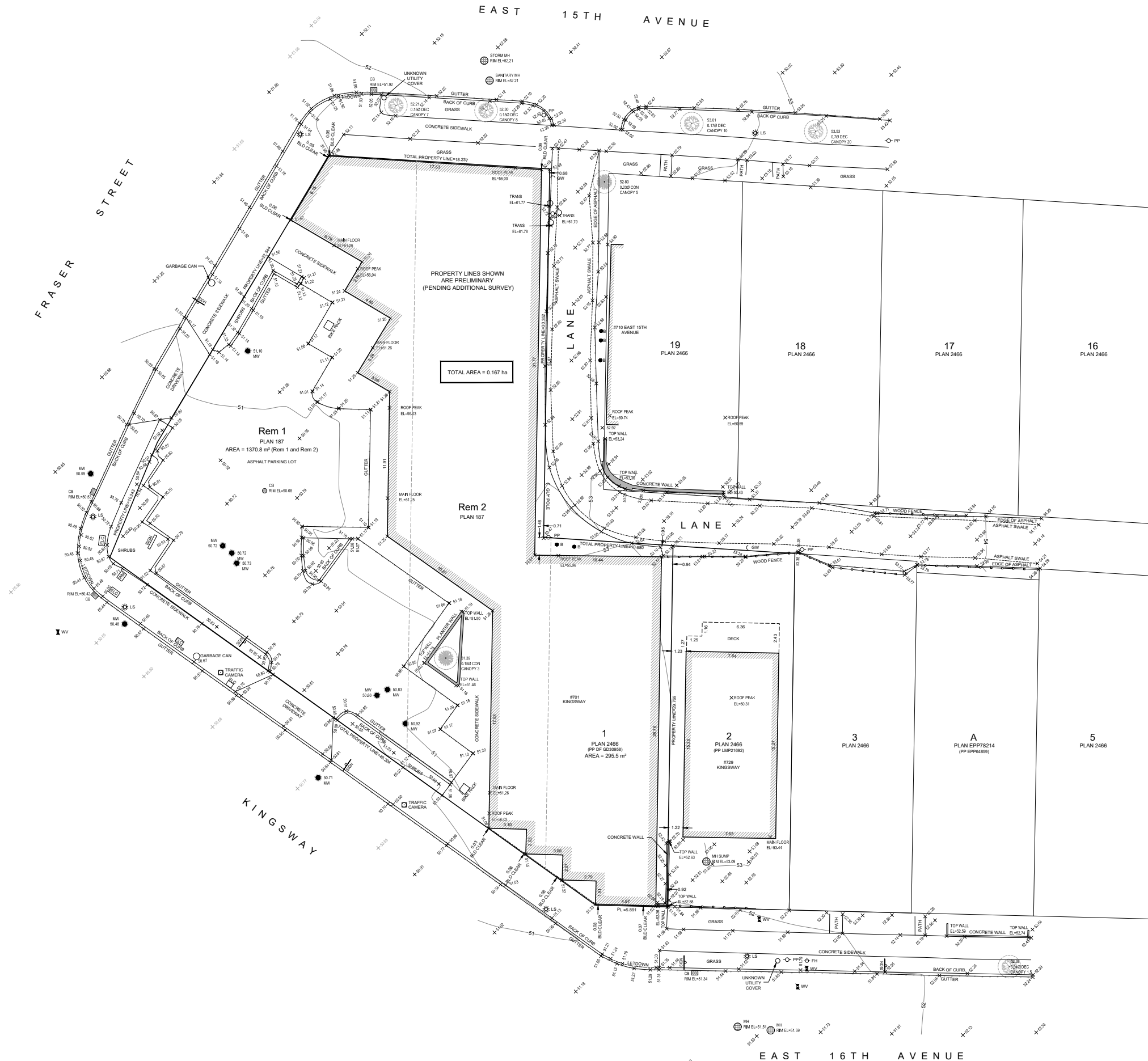
Including a copy of the building grade drawing with your development permit drawings will assist us in processing your application more quickly. Please feel free to contact us at building_grades@vancouver.ca or call 604-871-6373 if you have any questions or would like more information.

Sincerely,

Tasmay Shetty
Streets Engineer
Streets Design Branch

Attachment: Subject Building Grade Plan

<p>BENCH MARK: ELEVATION: 56.489 DESCRIPTION: SURVEY MONUMENT MARKED V-1432 AT THE NORTH EAST CORNER OF FIFTEENTH AVENUE AND PRINCE ALBERT STREET. THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN. BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.</p>		<p>ATTENTION ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON CVD0 DATUM (ISSUED NOVEMBER 30, 2018). DIMENSIONS ARE ALSO IN METRES.</p>	
	<p>NO. DATE REVISION</p>	<p>BY CHK</p>	<p>CITY OF VANCOUVER ENGINEERING SERVICES</p>
<p>DATE: 2023-04-19 DESIGN: M.P.</p>	<p>DWG: B.F.G. CHK: J.D.H.</p>	<p>SCALE: 1:300</p>	<p>DWG. NO. BG-2023-00042</p>
<p>REF: FILE 2023-00042.</p>	<p>BUILDING GRADE ELEVATIONS FOR LOTS 1 & 2, PLAN VAP187 AND LOT 1, PLAN 2466, BLK. 102, D.L. 301.</p>	<p>SHEET 1 OF 1</p>	<p>REVISION:</p>



TOPOGRAPHIC SURVEY PLAN OF:
-LOT 1 EXCEPT PORTIONS IN EXPLANATORY PLAN 16798 AND REFERENCE PLAN 3452, NOW ROAD, PLAN 187;
-LOT 2 EXCEPT PORTIONS IN PLAN 2466 AND REFERENCE PLAN 1102, PLAN 187;
-LOT 1 PLAN 2466;
ALL OF Bk 102, DL 301, Gp 1, NWD.

CITY OF VANCOUVER
 INTEGRATED SURVEY AREA #31
 CIVIC ADDRESS: 701 KINGSWAY
 PID: 009-480-285 (Rem 1, PLAN 187)
 PID: 009-480-331 (Rem 2, PLAN 187)
 PID: 009-480-854 (LOT 1, PLAN 2466)



- LEGEND:**
- DENOTES SPOT ELEVATION OF 52.00
 - DENOTES POWER POLE
 - DENOTES POWER POLE ANCHOR
 - DENOTES LAMP STANDARD
 - DENOTES STREET SIGN
 - DENOTES MANHOLE
 - DENOTES CATCH BASIN
 - DENOTES WATER VALVE
 - DENOTES FIRE HYDRANT
 - DENOTES MONITORING WELL WITH LID ELEVATION OF 52.00
 - DENOTES BOLLARD
 - DENOTES TRANSFORMER WITH BOTTOM ELEVATION OF 61.79
 - DENOTES PROPERTY LINE
 - DENOTES WATER METER
 - DENOTES ELECTRICAL UTILITY BOX
 - DENOTES 0.80m @ DECIDUOUS TREE WITH A GROUND ELEVATION OF 31.5m AND 10m CANOPY
 - DENOTES 0.80m @ CONIFEROUS TREE WITH A GROUND ELEVATION OF 31.5m AND 10m CANOPY

DATUM:
 ELEVATIONS ARE TO CITY OF VANCOUVER GEODETIC DATUM, AND ARE DERIVED FROM CONTROL MONUMENT V-1409, PUBLISHED ELEVATION = 52.360 METRES, (SIA NO. 31, 1403, 03, (C/2005/R02018)).
 CONTOUR INTERVAL = 1 METRE.

PROPERTY:
 PROPERTY LINES ARE DERIVED FROM FIELD SURVEY. OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES. REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

GENERAL:
 THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.
 FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.
 BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.
 TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELLED.



DATE:	AUGUST 30, 2022	BY:	MA
DATE:	SEPTEMBER 21, 2022 UPDATE PROPERTY LINES	BY:	TH

REVISION:

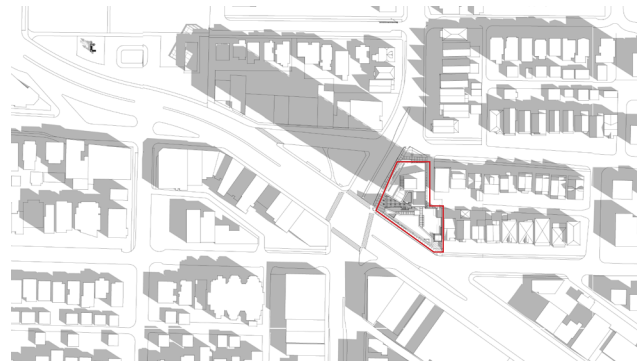
THIS PLAN HAS BEEN PREPARED FOR MORTGAGE AND/OR MUNICIPAL PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD.
 BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.
 CERTIFIED CORRECT

Nazanin Abdolghaderibookani UHXVSR
 Digitally signed by Nazanin Abdolghaderibookani UHXVSR
 Date: 2023.10.23 14:21:50 -07'00'

FIELD SURVEY COMPLETED ON AUGUST 18, 2022.
 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.

shadow study

Shadows below are calculated using Daylight Saving Time (DST)



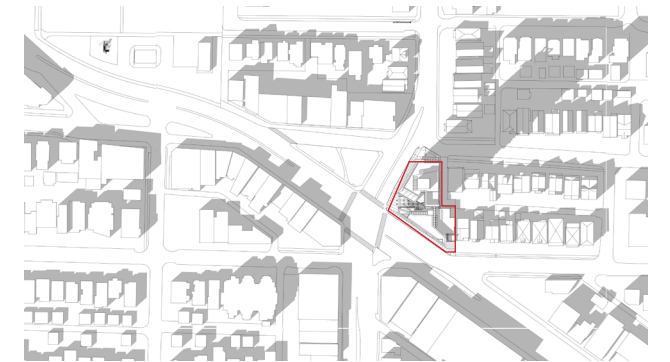
March 21 - 10am (DST)



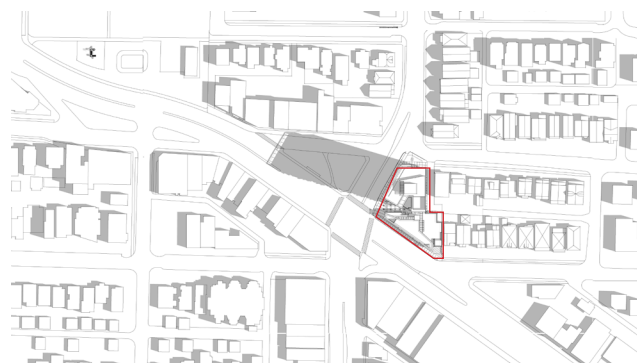
March 21 - 12noon (DST)



March 21 - 2pm (DST)



March 21 - 4pm (DST)



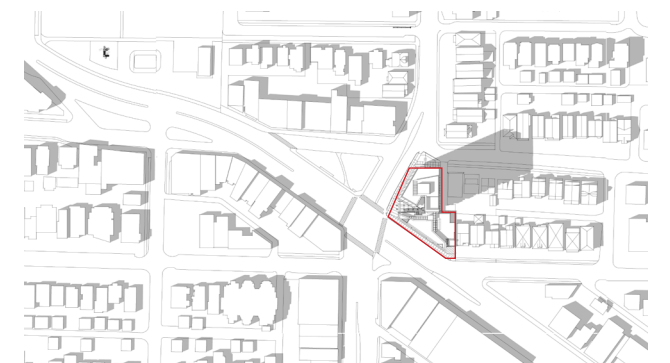
June 21 - 10am (DST)



June 21 - 12noon (DST)



June 21 - 2pm (DST)



June 21 - 4pm (DST)



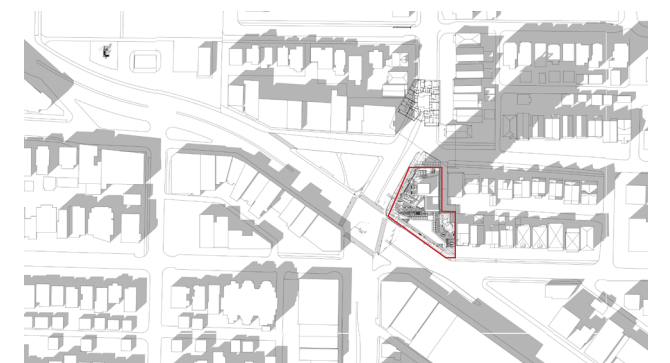
September 21 - 10am (DST)



September 21 - 12noon (DST)



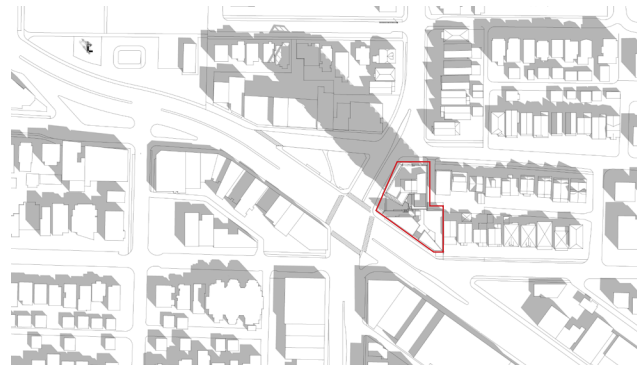
September 21 - 2pm (DST)



September 21 - 4pm (DST)

shadow study

Shadows below are calculated using Solar Standard Time



March 21 - 10am



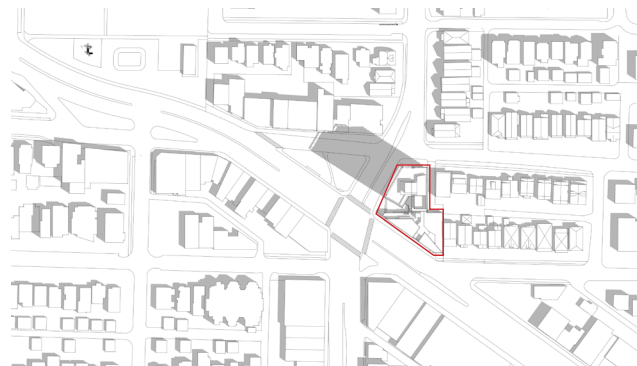
March 21 - 12noon



March 21 - 2pm



March 21 - 4pm



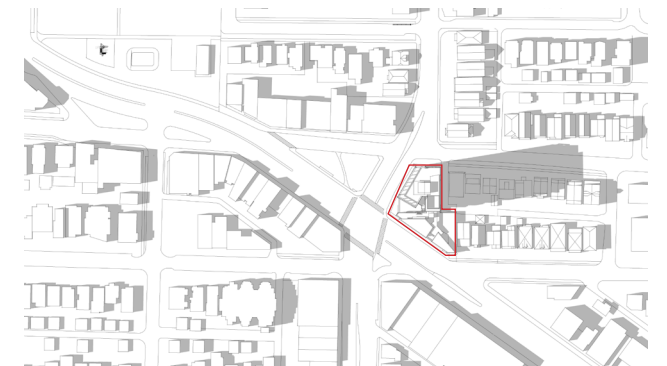
June 21 - 10am



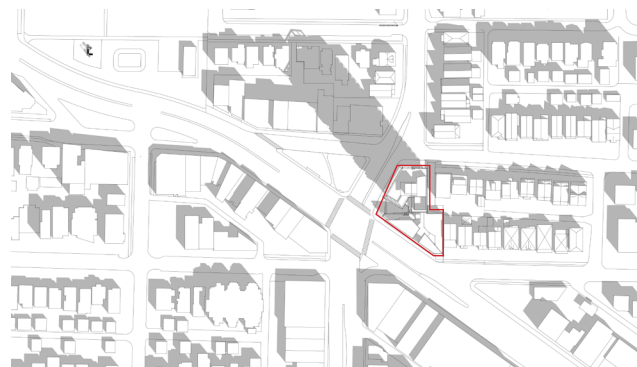
June 21 - 12noon



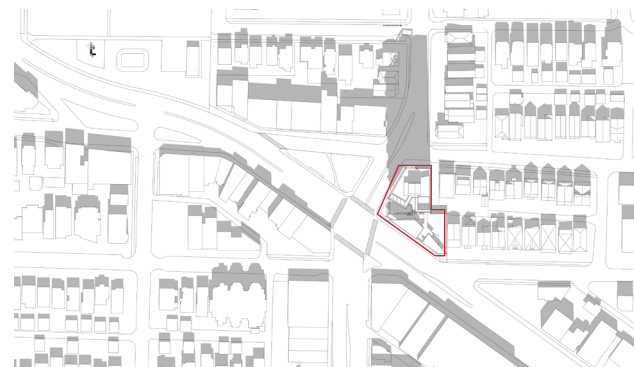
June 21 - 2pm



June 21 - 4pm



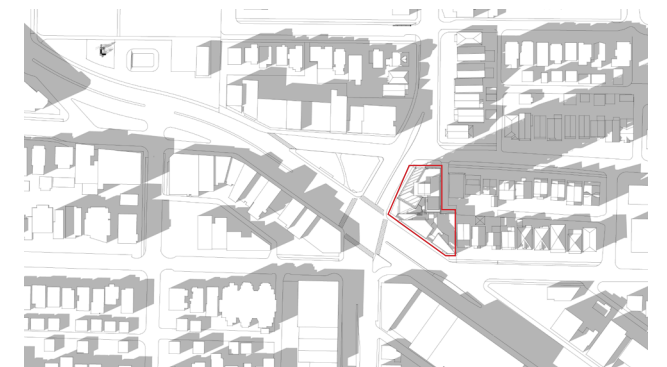
September 21 - 10am



September 21 - 12noon



September 21 - 2pm



September 21 - 4pm



701 KINGSWAY

CIVIC ADDRESS:
701 KINGSWAY, Vancouver, BC

LEGAL ADDRESS:
LOT 1 EXCEPT PORTIONS IN EXPLANATORY PLAN 16798 AND REFERENCE PLAN 3452, NOW ROAD, PLAN 187
LOT 2 EXCEPT PORTIONS IN PLAN 2466 AND REFERENCE PLAN 1102, PLAN 187
LOT 1 PLAN 2466; ALL OF BK 102, DL 301, Gp 1, NWD
CITY OF VANCOUVER

Zoning	Current	Proposed
C - 2	C - 2	CD - 1

Site Area	(ha)	(sq.m)	(sq.ft)
Gross	0.1670	1670.0	17975.7

FSR	Broadway Plan (%)	(sq.m)	Proposed (%)	(sq.m)	(sq.ft)
Residential	-	8.16	13626.8	146678	
Commercial	0.35	584.5	6291.5	6111	
Total	8.50	14195.00	152794	14194.5	152789

Building Height	Broadway Plan	Proposed
25 Storeys	25 Storeys	24 Storeys (Roof has not been counted as a storey)

Setbacks	Required		Provided	
	(m)	(ft)	(m)	(ft)
Kingsway Street	5.49	18.0	5.49	18.0 **
Fraser Street	5.49	18.0	5.49	18.0 *
East 15th Ave	1.83	6.0	0.91	3.0 *
Lane (North-South)	0.61	2.0	0.61	2.0 *
Lane (East-West)	0.91	3.0	0.91	3.0
Shared East Pl	1.83	6.0		Stepped to 0' ^

(* Upper floors overhang to property line)

(** Second floor overhangs: 4'-6"

(^ Stepped setback provided to 0' (refer to plans)

Unit Count	Studio	1 Bed	2 Bed	3 Bed	Total
Current	62	68	51	20	201
Proposed	30.8%	33.8%	25.4%	10.0%	100.0%

35.3%
family housing

Parking	Required				Provided			
	HC (min)	Small (max)	Regular	Total	HC	Small	Regular	Total
Residential	8	0	0	8	8	14	34	56
Commercial	1	0	0	1	1	0	3	4
Total	9	0	0	9	9	14	37	60

Loading bay	1 Class A and 2 Class B	2 Class B (1 Res., 1 Comm.)
Passenger Loading	3 Class A	1 Class A (Shared btw. Res. & Comm.)

* See Traffic Report for required parking Calculation

Bicycle Storage	Required				Provided				
	Vertical (30% max)	Over-Sized (5% min)	Lockers (10% min)	Total	Vertical	Over-Sized	Lockers	Horizontal	Total
Res. (Class A)	112	19	37	373	84	20	37	232	373
Res. (Class B)				11				11	11
Comm. (Class A)				2	1			1	2
Comm. (Class B)				0					0

* According to Section 6, COV Parking Bylaw

Residential Floor Area	Floors	GFA / Floor (Residential)		Total GFA		Exclusions/Floor			Total FSR		
		(sq.m)	(sq.ft)	(sq.m)	(sq.ft)	Amenities	In-suite Storages	(w/exclusions)	(sq.m)	(sq.ft)	
		(sq.m)	(sq.ft)	(sq.m)	(sq.ft)	(sq.m)	(sq.ft)	(sq.m)	(sq.ft)		
L1	1	143.9	1549	143.9	1549	8.0	86		135.9	1463	
L2	1	651.7	7015	651.7	7015	170	1835	15.7	169	465.5	
L3	1	602.0	6480	602.0	6480			25.1	270	576.9	
L4	1	608.6	6551	608.6	6551			25.9	279	582.7	
L5-19	15	616.0	6631	9240.6	99465			25.9	279	8851.8	
L20-24	5	613.1	6599	3065.3	32995			25.7	277	2936.7	
L25 (Roof Access)	1	85.3	918	85.3	918	8.0	86	0.0	0	77.3	
Total	25	3320.6	35743	14397.5	154973	186.5	2007	118.3	1274	13626.8	146678

Commercial Floor Area	Floors	GFA / Floor (Commercial)		Total GFA		Exclusions/Floor			Total FSR	
		(sq.m)	(sq.ft)	(sq.m)	(sq.ft)	(sq.m)	(sq.ft)	(sq.m)	(sq.ft)	
		(sq.m)	(sq.ft)	(sq.m)	(sq.ft)	(sq.m)	(sq.ft)	(sq.m)	(sq.ft)	
L1	1	524.3	5644	524.3	5644				524.3	5644
L2	1	43.3	467	43.3	466.5				43.3	466.5
Total	2			567.7	6111				567.7	6111

Total GFA	14965.1	161084	14194.5	152789
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Amenity	Recommended	Provided	
		(sq.m)	(sq.ft)
Indoor	1.4 sm per unit	281.4	3029.0
		186.5	2007

Outdoor	2.0 sm per unit	5029 Outdoor Amenities at L2	
		(sq.m)	(sq.ft)
Private outdoor 48 sq ft per unit	486	5232	182.7
(for units w/o balcony)			1967 Shared Outdoor Amenities at L5, 8, 11, 14, 17, 20, 23
			325.2
			3500 Rooftop Amenity at L25
		888	9559
			975.1
			10496

DRAWING LIST

A000	Cover & Project Statistics
A101	Context Plan
A102	Site Plan
A202.1	Site Plan - Option 1
A201	Parkade Plan - Level P2
A202	Parkade Plan - Level P1
A203	BLDG Plan - Level 1
A203.1	BLDG Plan - Level 1 - Option 1
A204	BLDG Plan - Level 2
A205	BLDG Plan - Level 3
A206	BLDG Plan - Level 4
A207	BLDG Plan - Level Level 5-19
A208	BLDG Plan - Level 20-24
A209	BLDG Plan - Roof Plan
A301	Elevations A&B
A302	Elevations C&D
A303	Elevations E
A401	Sections A&B
A402	Sections C&D
A501	Area Overlay - Level 1
A502	Area Overlay - Level 2
A503	Area Overlay - Level 3
A504	Area Overlay - Level 4
A505	Area Overlay - Level 5-19
A506	Area Overlay - Level 20-24
A507	Area Overlay - Level 25

Architectural	RWA Group Architecture
Code	Thorson Consulting
Structural	Glotman Simpson
Mechanical	AME
Electrical	Nemetz
Landscape	PFS
Envelope	Morrison Hershfield
Geotechnical	GeoPacific
Civil	Binnie
Acoustics	BKL
Survey	Bennett
Environmental	Keystone
Energy	AME
Transportation	Bunt
Arborist	ACL
Sustainability	Recollective
Elevator	Gunn

Unit-Mix

Unit Name	Unit Type	Number of Units	Unit Area	
			(sq.m)	(sq.ft)
S1	Studio	23	40.1	432
S2	Studio	18	38.1	410
S3	Studio	18	39.5	425
S4	Studio	1	41.0	441
S5	Studio	1	48.9	526
S6	Studio	1	36.9	398
Total Studio		62		
			30.8%	
A1	1 Bed	21	47.8	515
A2	1 Bed	22	51.1	550
A3	1 Bed	23	53.5	576
A4	1 Bed	1	52.6	566
A5	1 Bed	1	46.5	500
Total 1 Bed		68		
			33.8%	
B1	2 Bed	22	79.6	857
B2	2 Bed (Junior)	22	69.1	744
B3	2 Bed	5	77.6	835
B4	2 Bed	2	82.4	887
Total 2 Bed		51		
			25.4%	
C1	3 Bed	20	90.6	975
Total 3 Bed		20		
			10.0%	

*Including Storage

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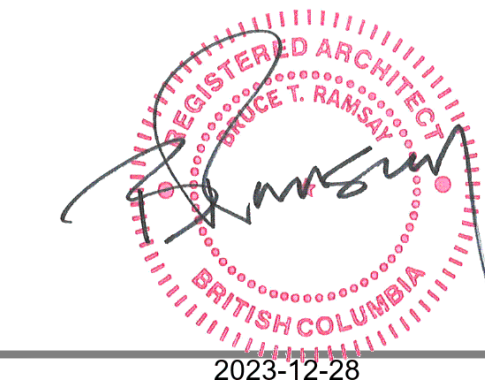
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SEAL:



PROJECT TITLE:

701 KINGSWAY
701 Kingsway, Vancouver, BC

DRAWING TITLE:

Cover Sheet
Stats / Drawing List

SCALE:
DRAWN BY:
FILE NAME:

SHEET NO:
A 000

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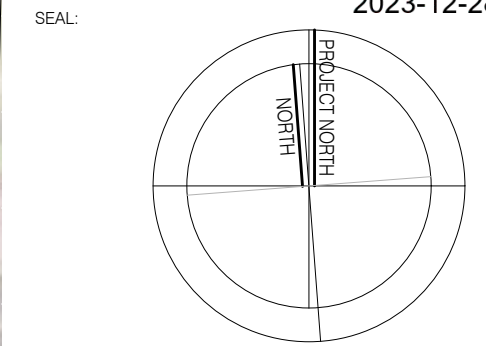
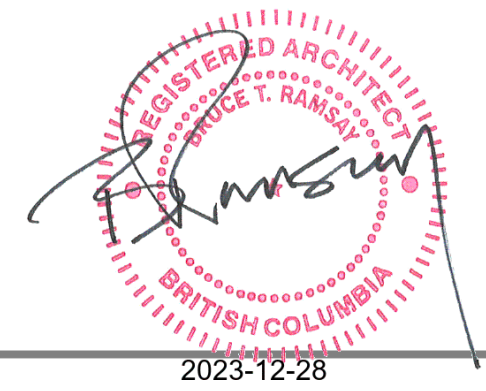
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1 Context Plan
SCALE: 1" = 30'



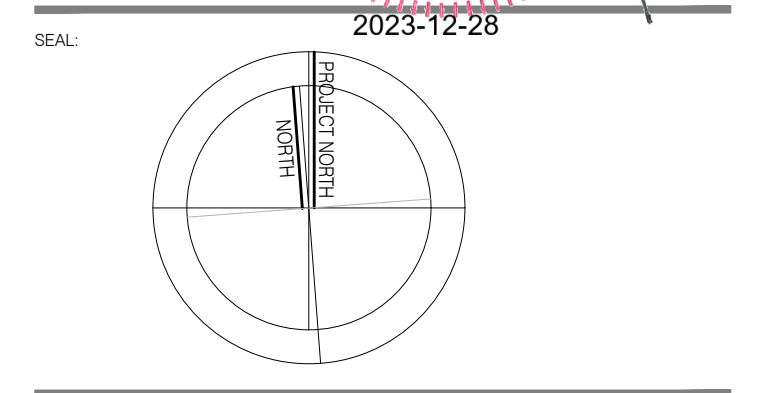
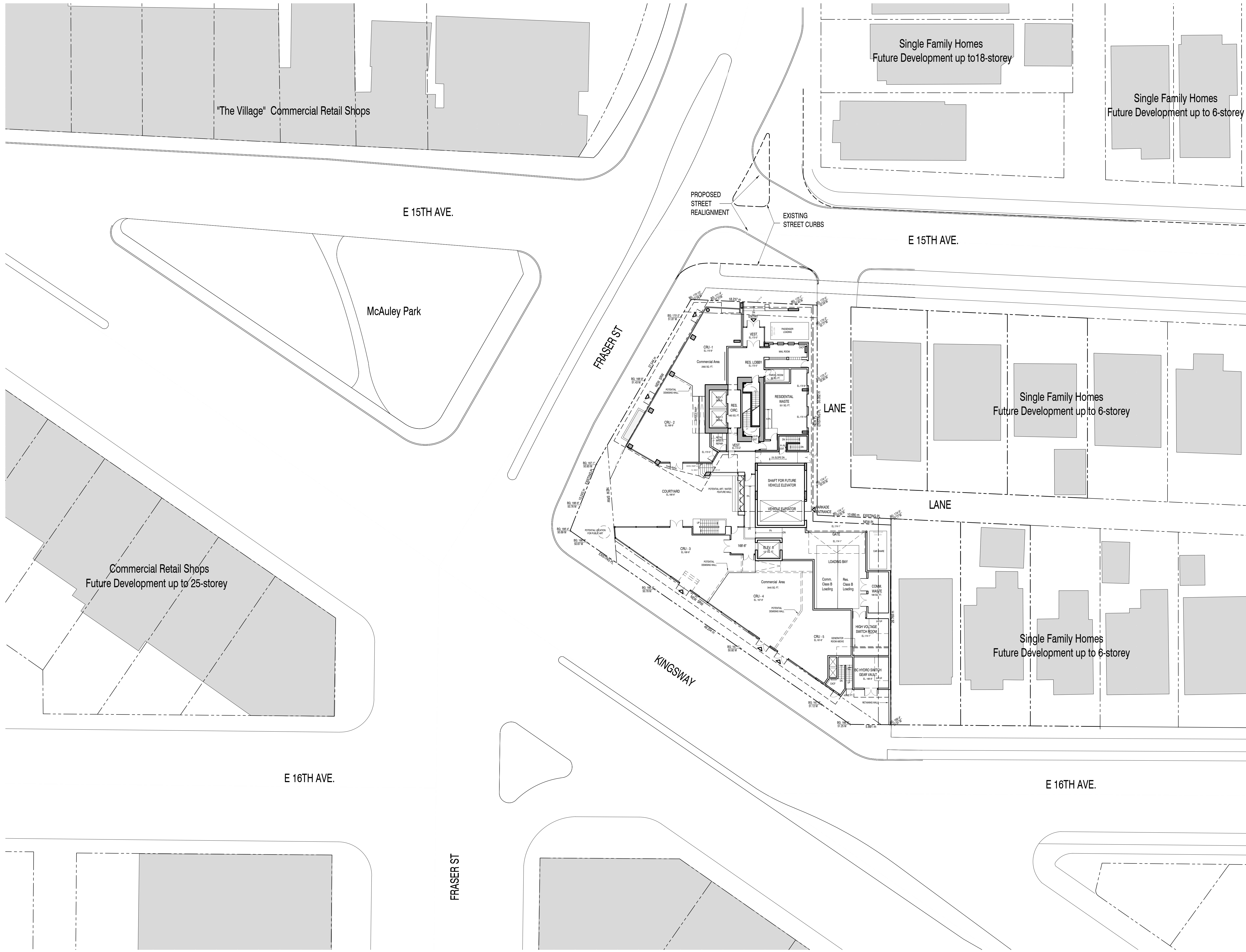
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701 KINGSWAY
701 Kingsway, Vancouver, BC

DRAWING TITLE:
Context Plan

SCALE: 1" = 30'
DRAWN BY:
FILE NAME:

SHEET NO:
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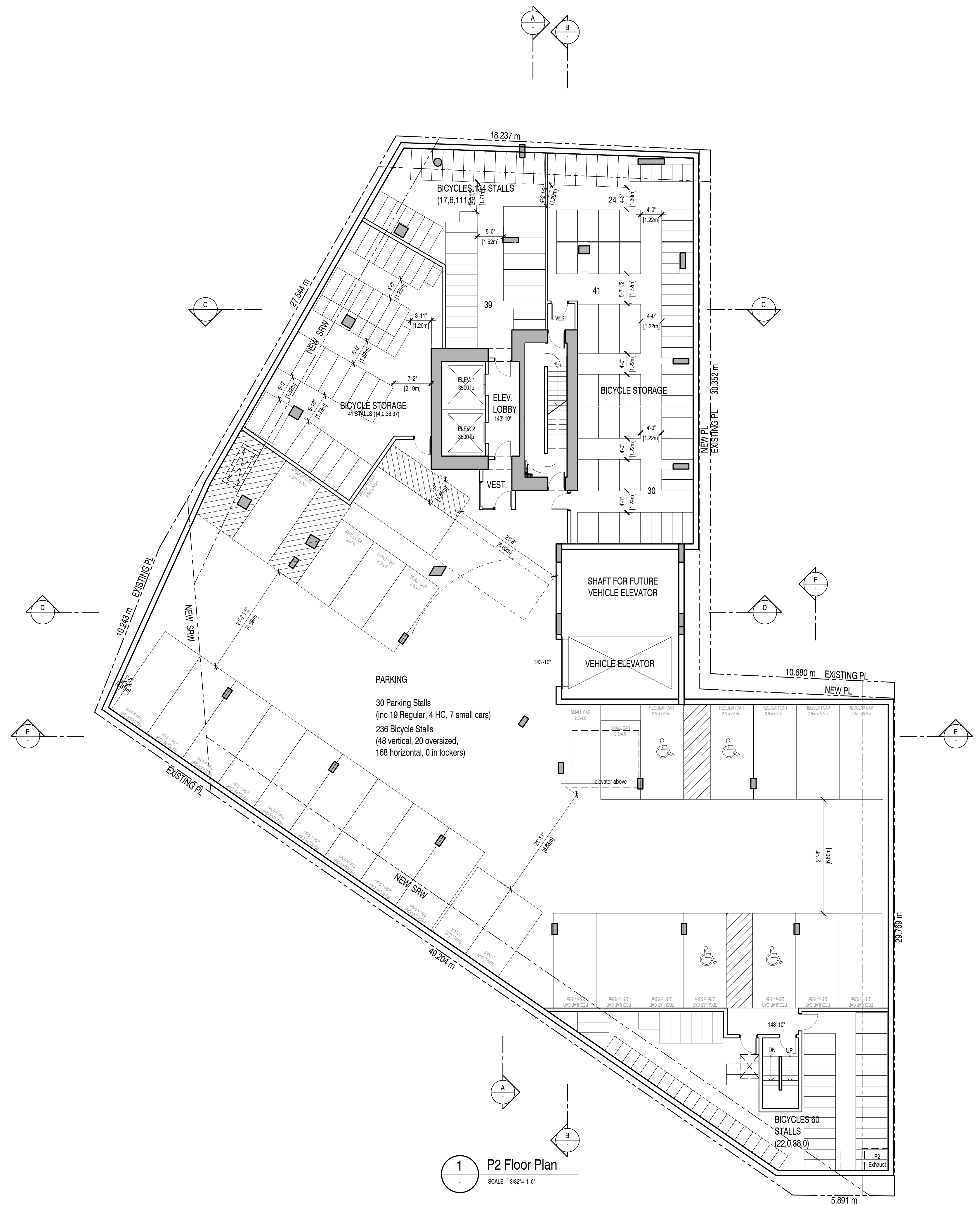
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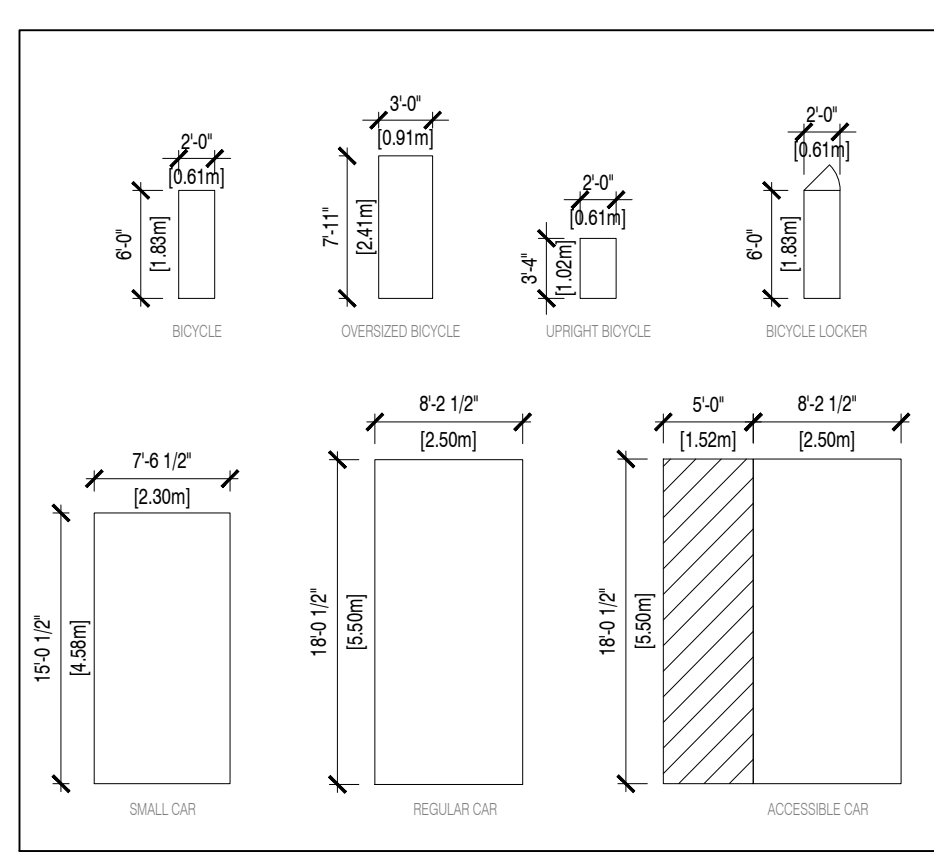
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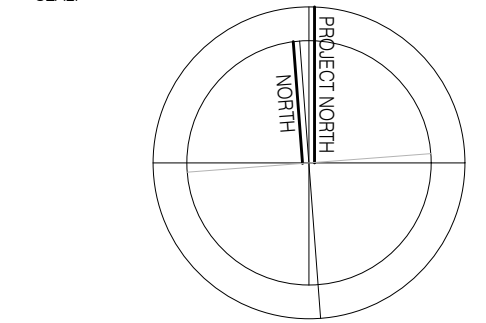
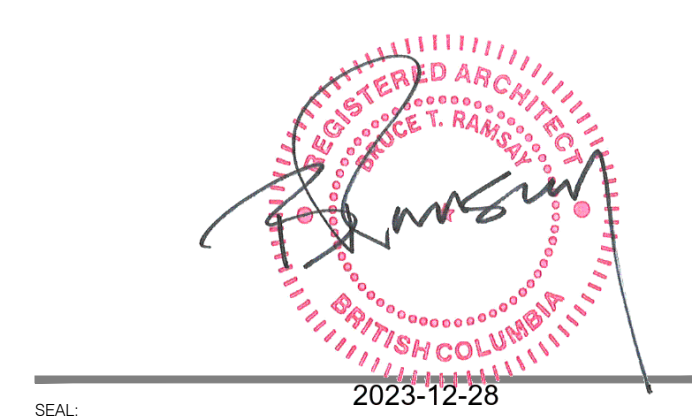
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TYPICAL PARKING STALLS & BIKE STALL DIMENSIONS



1 P2 Floor Plan
SCALE: 3/32" = 1'-0"



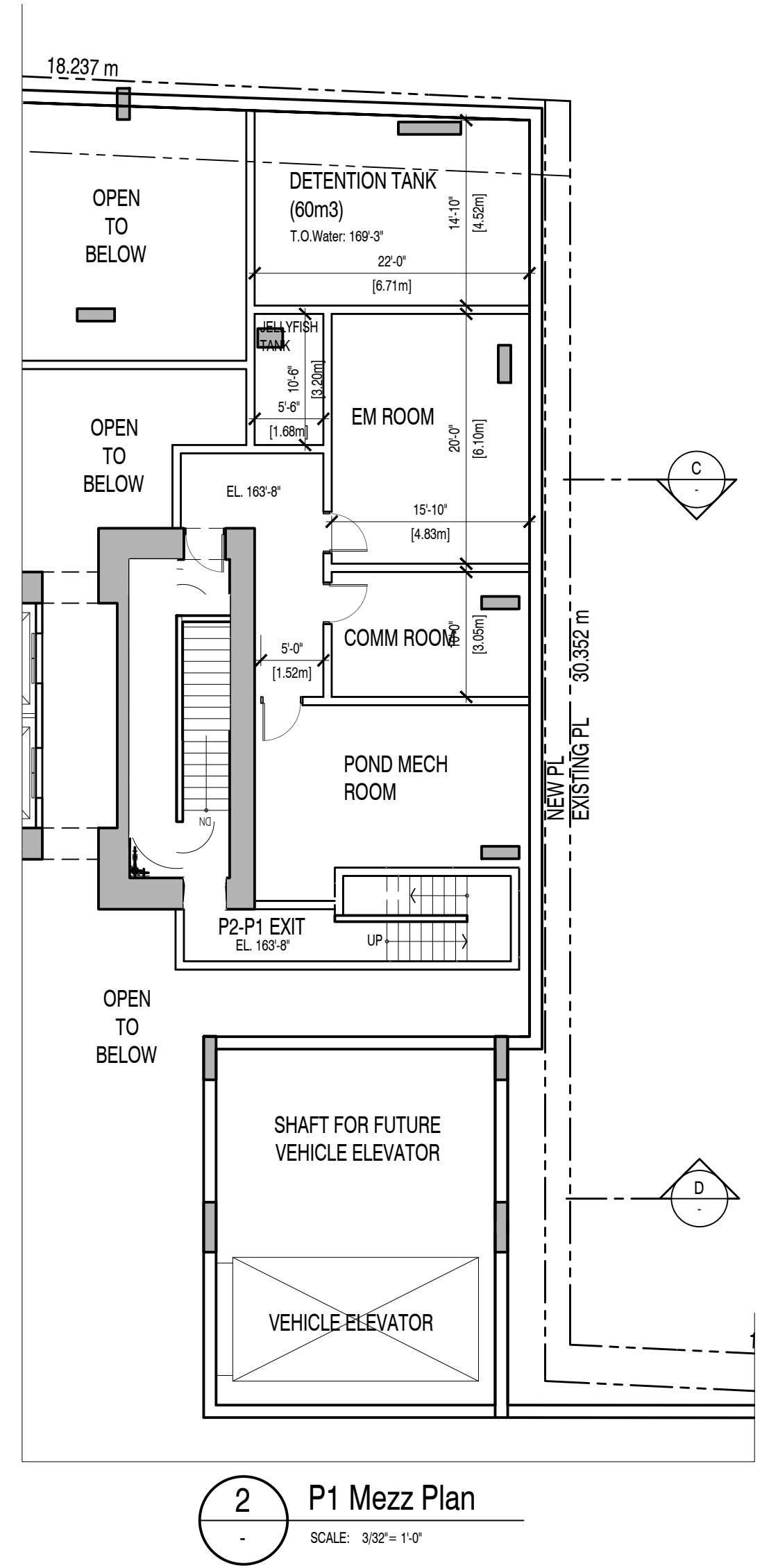
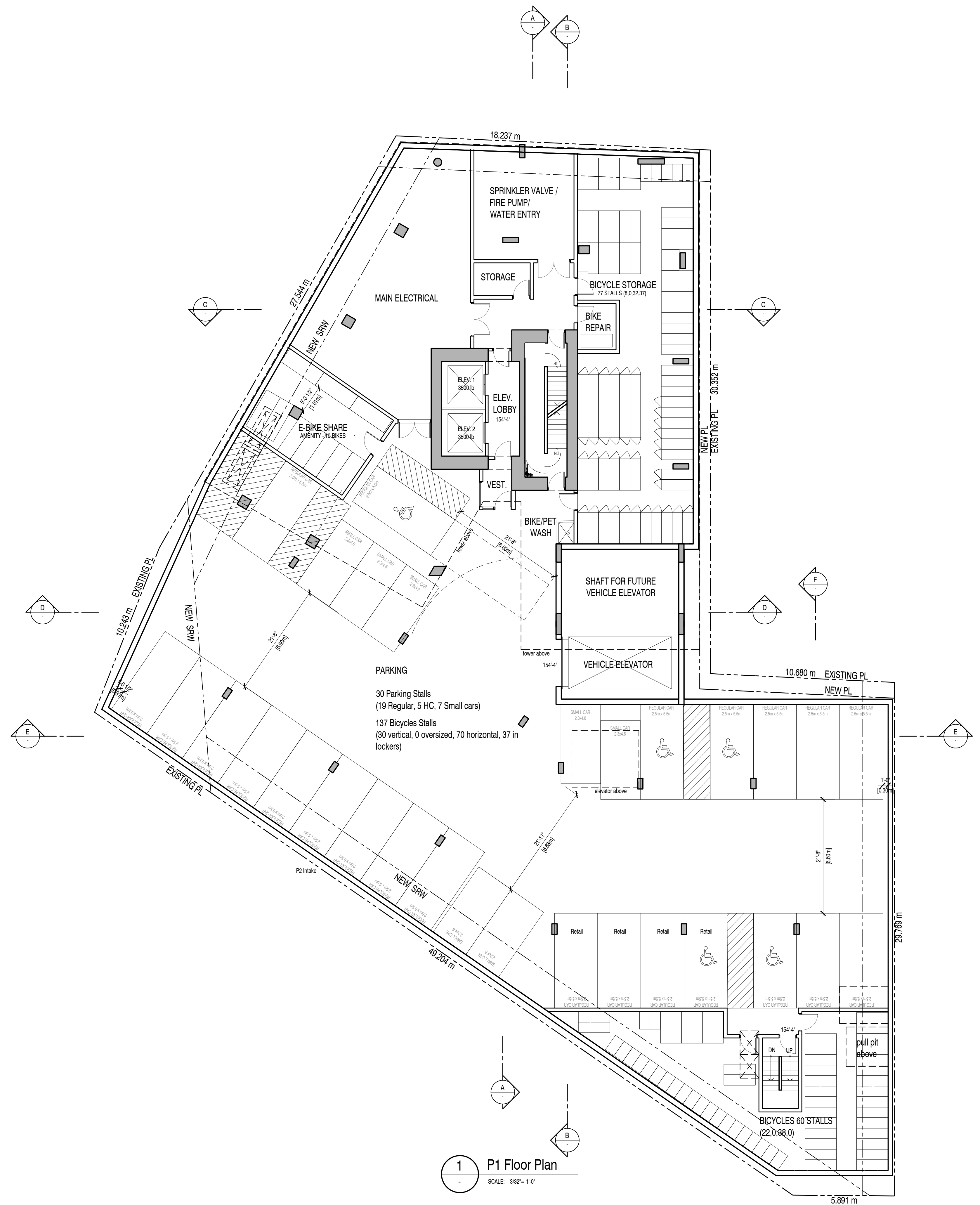
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701 KINGSWAY
701 Kingsway, Vancouver, BC

DRAWING TITLE:
Floor Plan - Level P2

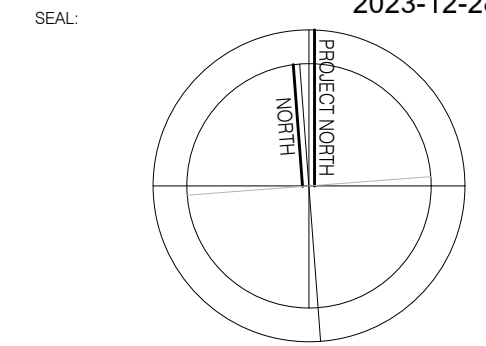
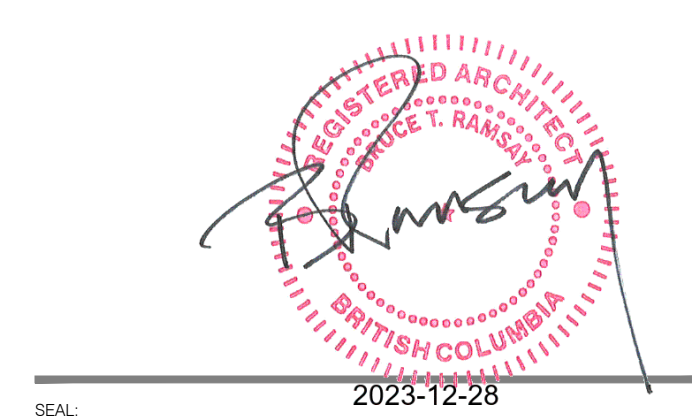
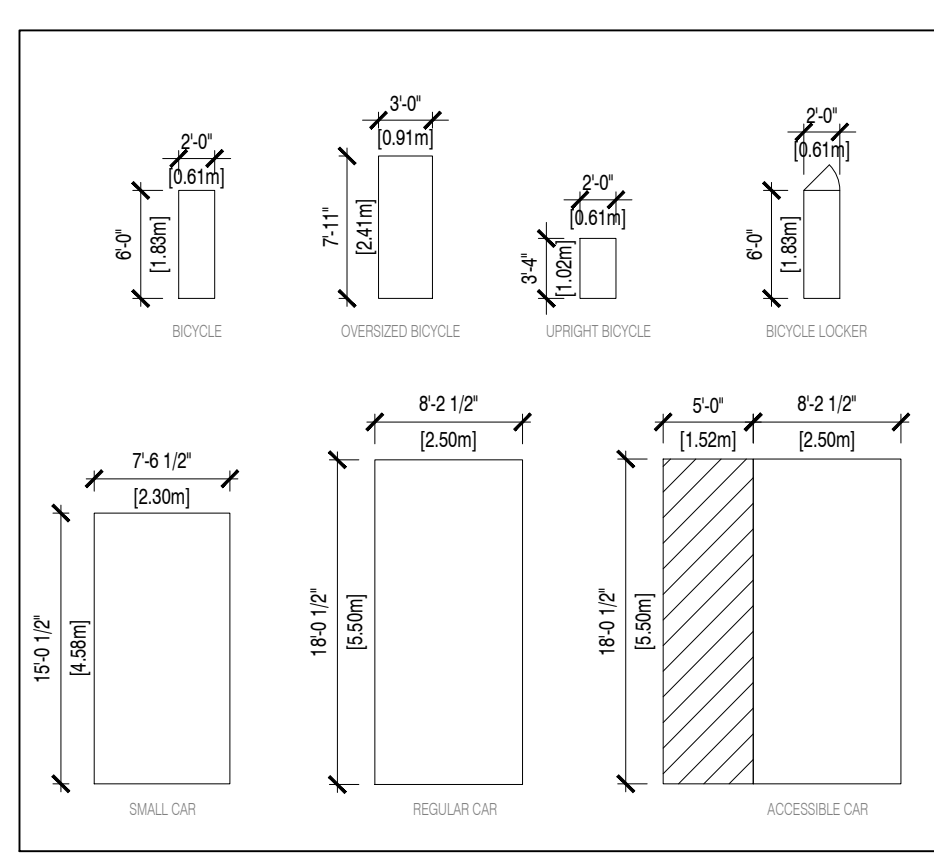
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TYPICAL PARKING STALLS & BIKE STALL DIMENSIONS



PROJECT TITLE:
701 KINGSWAY
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DRAWING TITLE:
Floor Plans - Level P1, P1 Mezz

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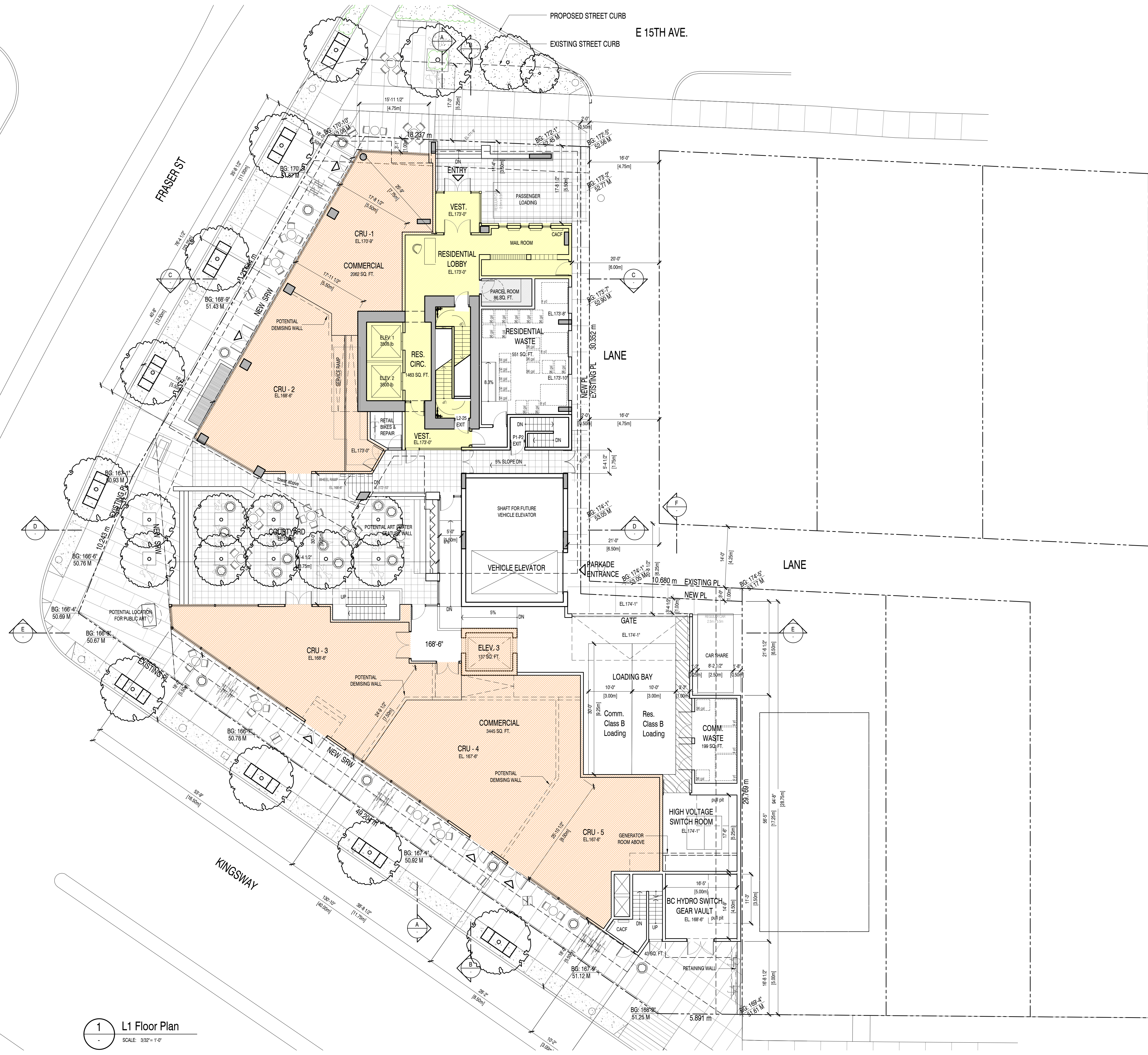
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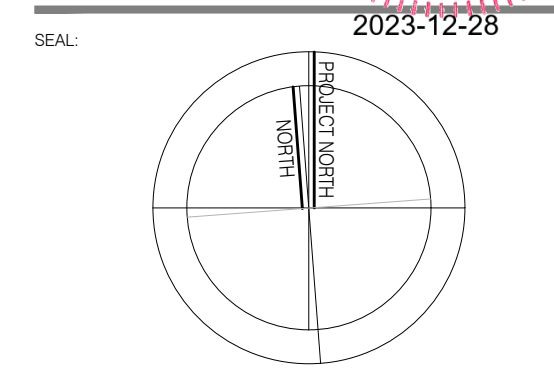
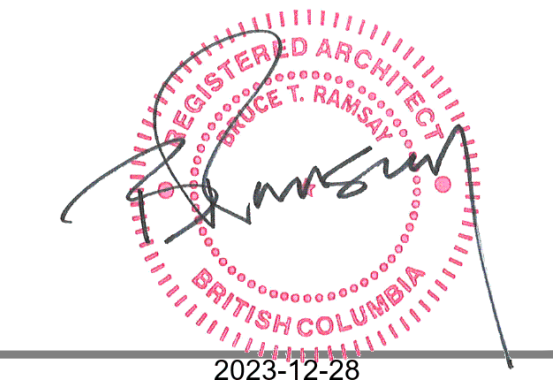
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1 L1 Floor Plan
SCALE: 3/32" = 1'-0"



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DRAWING TITLE:
Floor Plan - Level 1

SCALE: 3/32" = 1'-0" SHEET NO:
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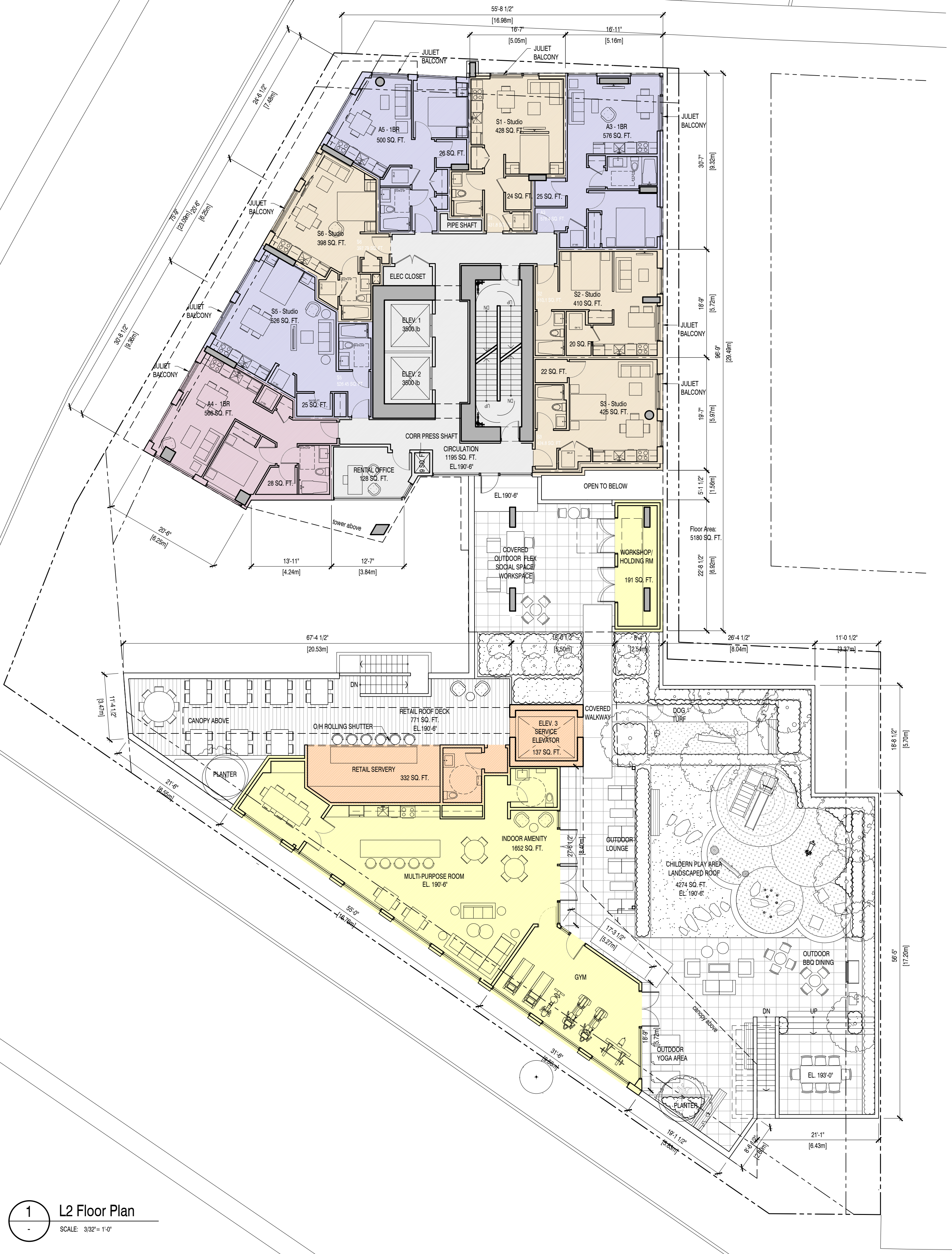
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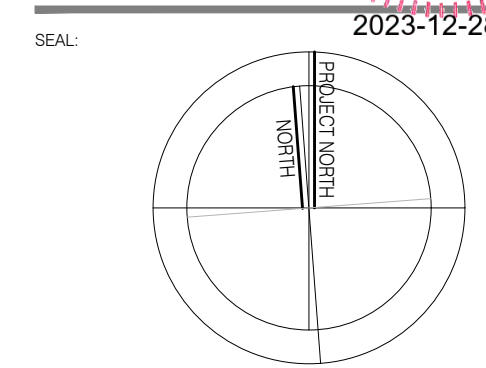
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1 L2 Floor Plan
SCALE: 3/32" = 1'-0"



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DRAWING TITLE:
Floor Plan - Level 2

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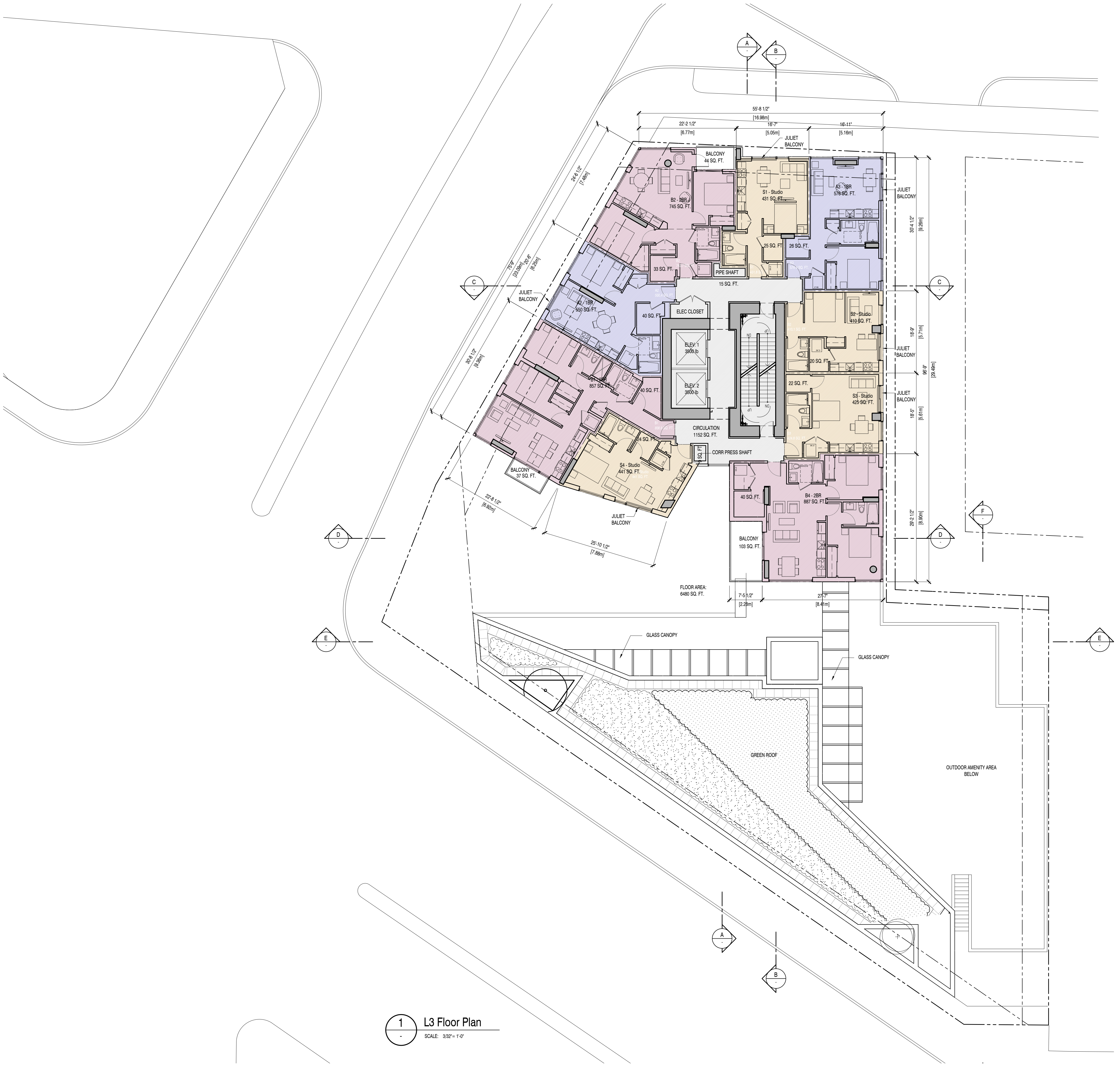
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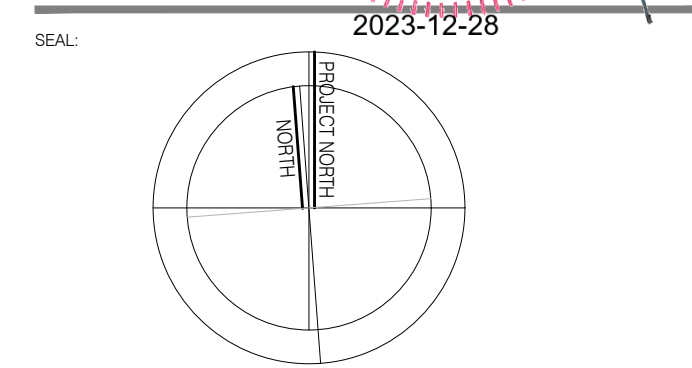
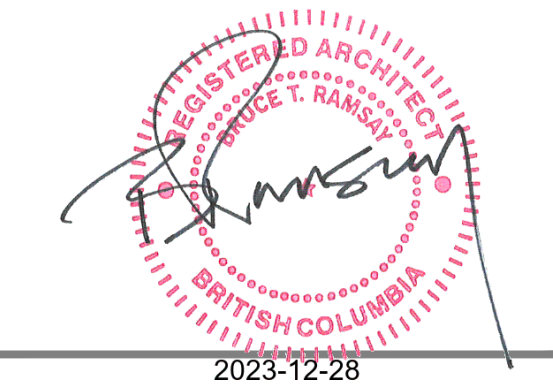
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1 L3 Floor Plan
SCALE: 3/32" = 1'-0"



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2302

DRAWING TITLE:
Floor Plan - Level 3

SCALE: 3/32" = 1'-0" SHEET NO.:
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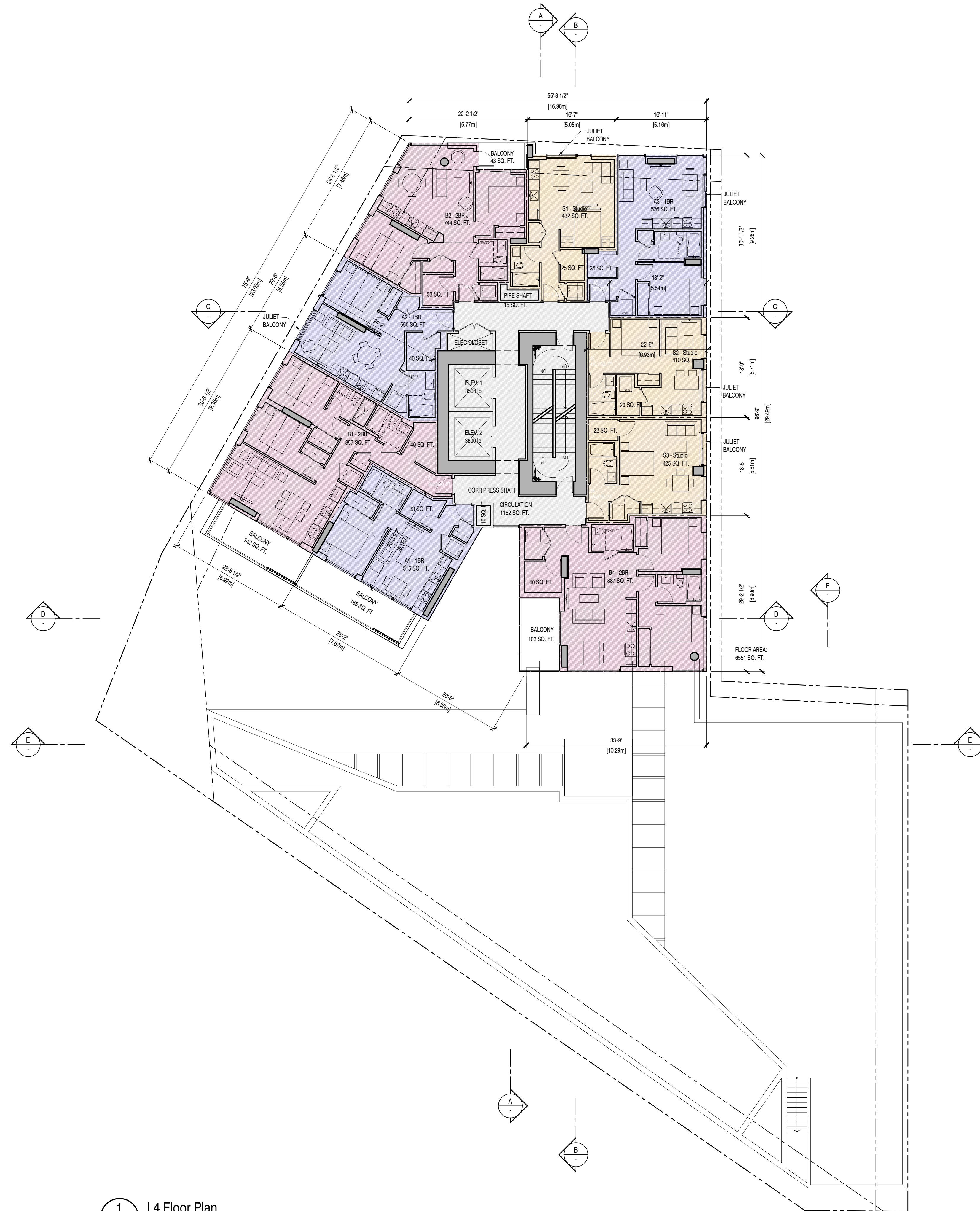
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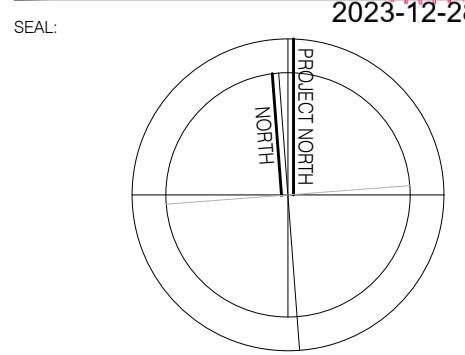
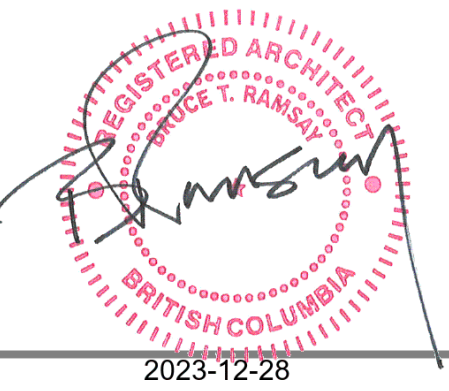
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1 L4 Floor Plan
SCALE: 3/32" = 1'-0"



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Floor Plan - Level 4

SCALE: 3/32" = 1'-0" SHEET NO: **A 206**
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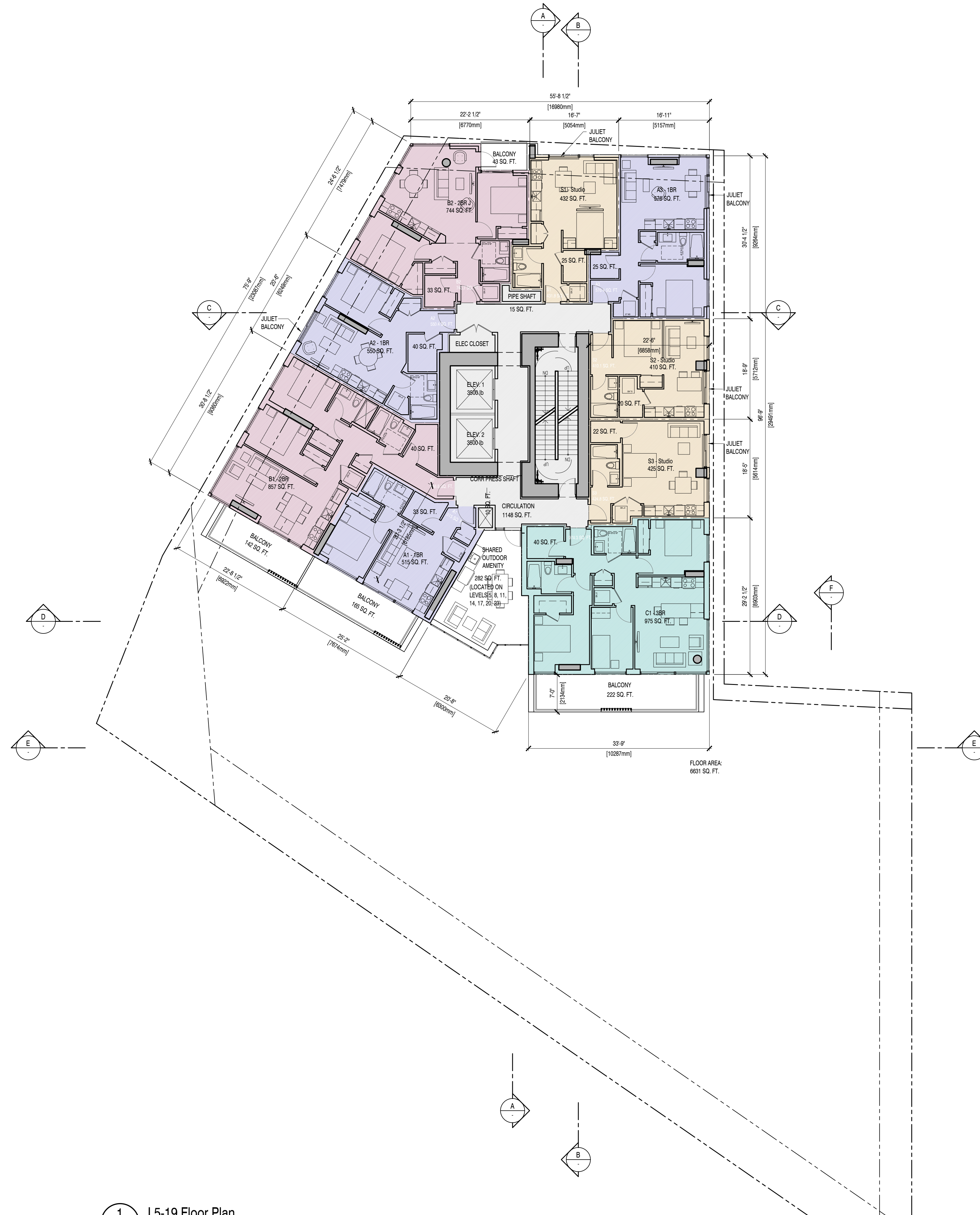
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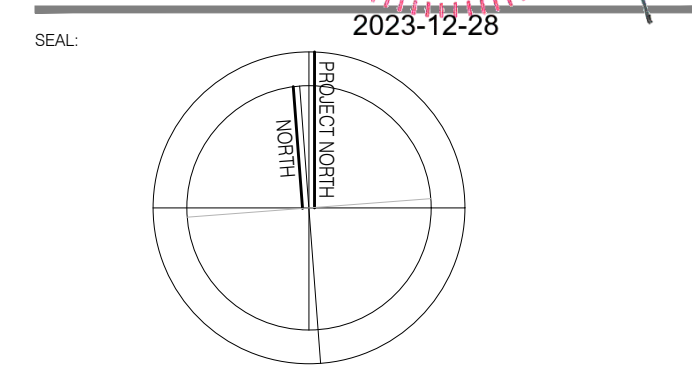
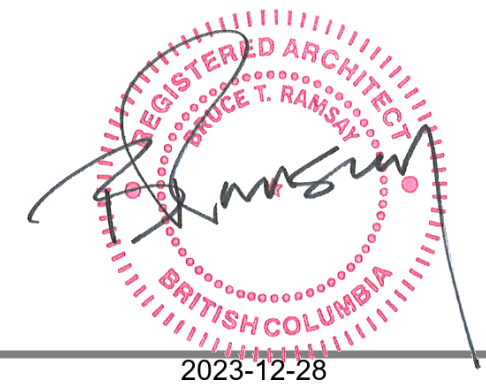
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1 L5-19 Floor Plan
SCALE: 3/32" = 1'-0"



PROJECT TITLE:
701 KINGSWAY
701 Kingsway, Vancouver, BC

DRAWING TITLE:
Floor Plan - Level 5-19

SCALE: 3/32" = 1'-0" SHEET NO: **A 207**
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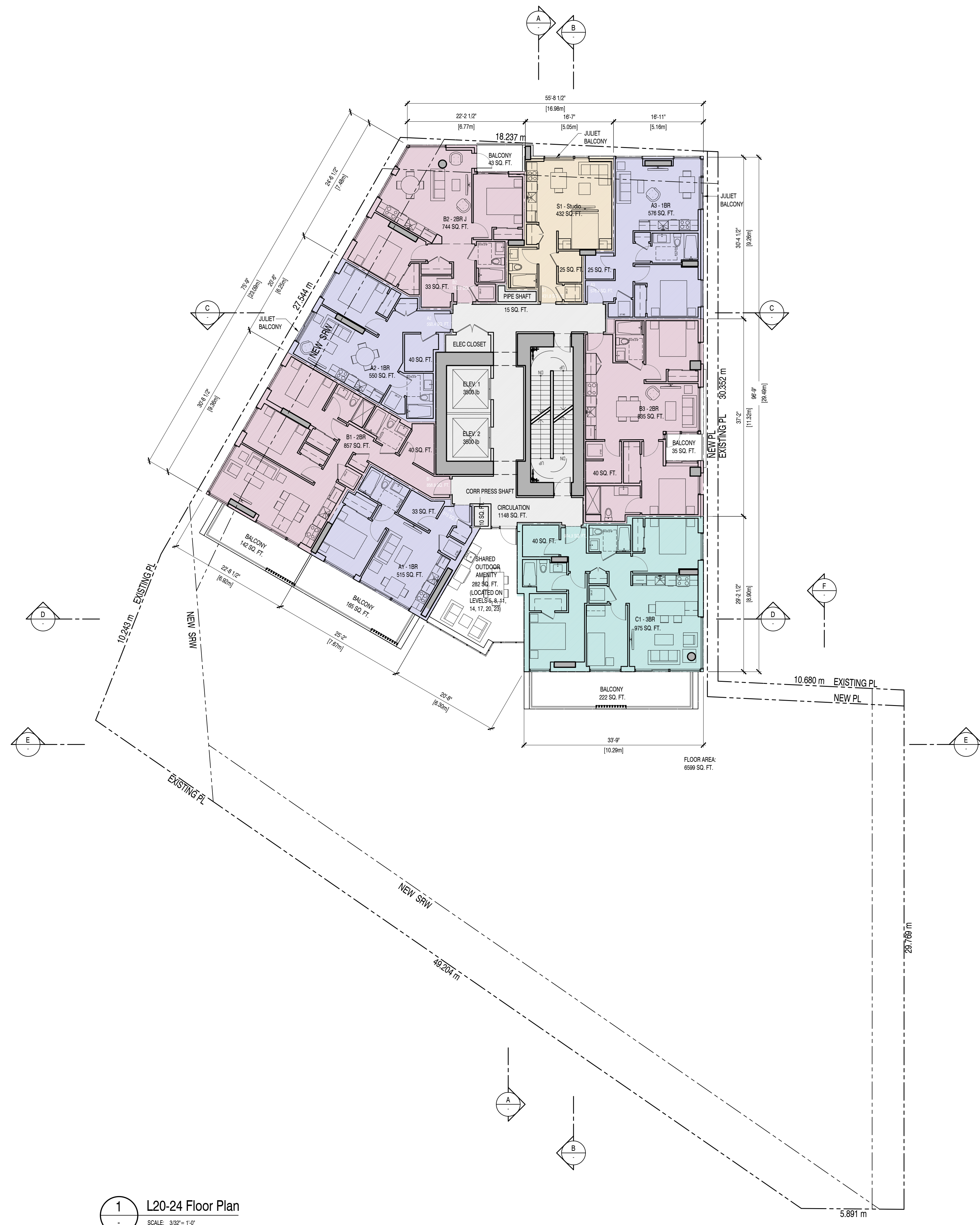
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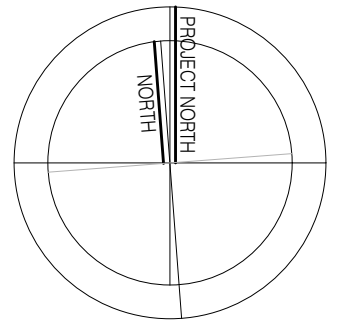
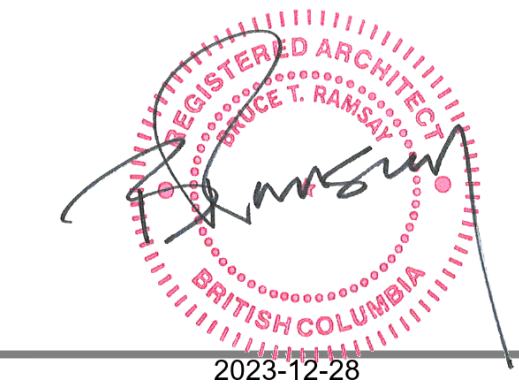
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KEY PLAN / NOTES:

ISSUED FOR REZONING - Dec 15th, 2023



1 L20-24 Floor Plan
SCALE: 3/32" = 1'-0"



PROJECT TITLE:
701 KINGSWAY
701 Kingsway, Vancouver, BC

2302

DRAWING TITLE:
Floor Plan - Level 20-24

SCALE: 3/32" = 1'-0" SHEET NO: **A 208**
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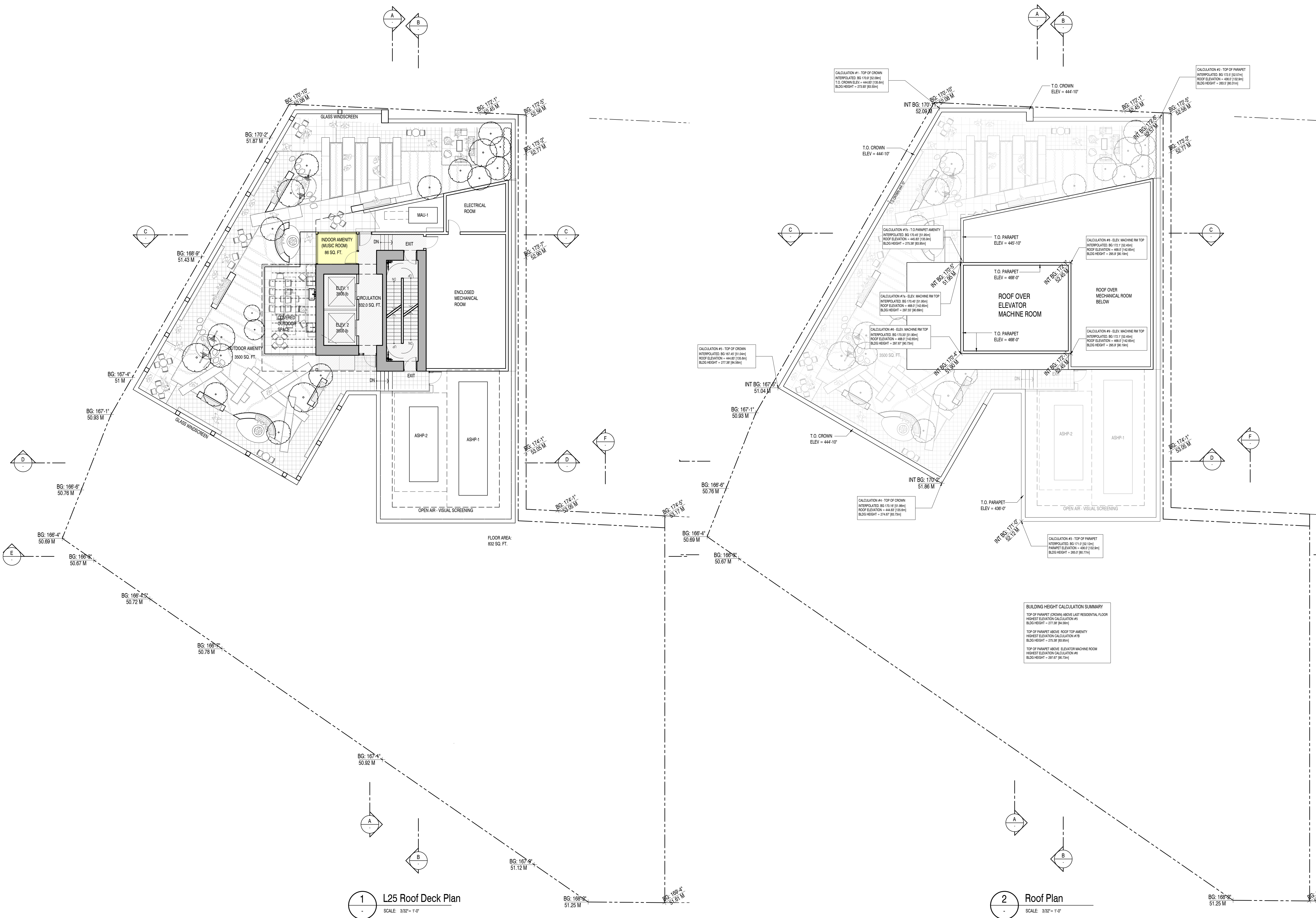
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KEY PLAN / NOTES:

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1 L25 Roof Deck Plan
SCALE: 3/32" = 1'-0"

2 Roof Plan
SCALE: 3/32" = 1'-0"

SEAL:

PROJECT TITLE:
701 KINGSWAY
701 Kingsway, Vancouver, BC

DRAWING TITLE:
**Floor Plan - Level 25 Roof Deck
Roof Plan**

SCALE: 3/32" = 1'-0" SHEET NO: **A 209**
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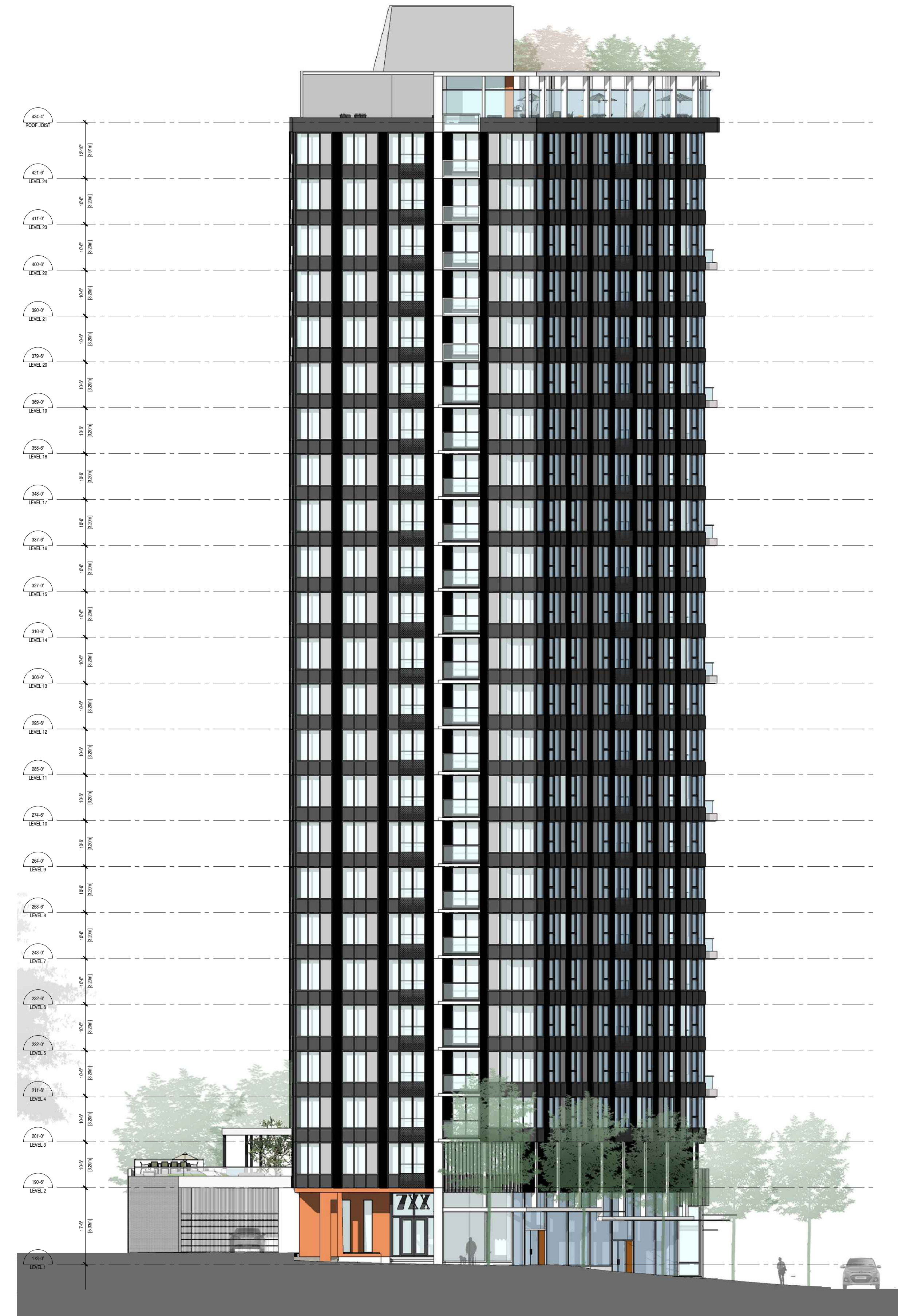
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KEY PLAN / NOTES:

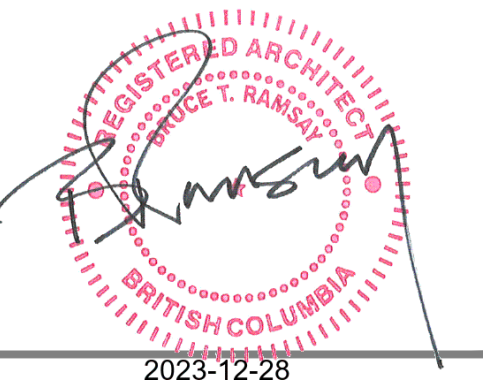
ISSUED FOR REZONING - Dec 15th, 2023



1 East Elevation
SCALE: 1/16" = 1'-0"



2 North elevation
SCALE: 1/16" = 1'-0"



PROJECT TITLE:
701 KINGSWAY
701 Kingsway, Vancouver, BC

2302

DRAWING TITLE:
Elevations

SCALE: 1/16" = 1'-0" SHEET NO.: **A 301**
DRAWN BY:
FILE NAME:

CLIENT:

Qualex Landmark
Suite 670, 999 Canada Place
Vancouver, BC V6C 3E1



DRAWING ISSUED FOR: 1 Issued For Rezoning
DATE ISSUED: 2023.12.15
BY: RWA

REVISIONS (post tender):
DATE REVISED: BY:

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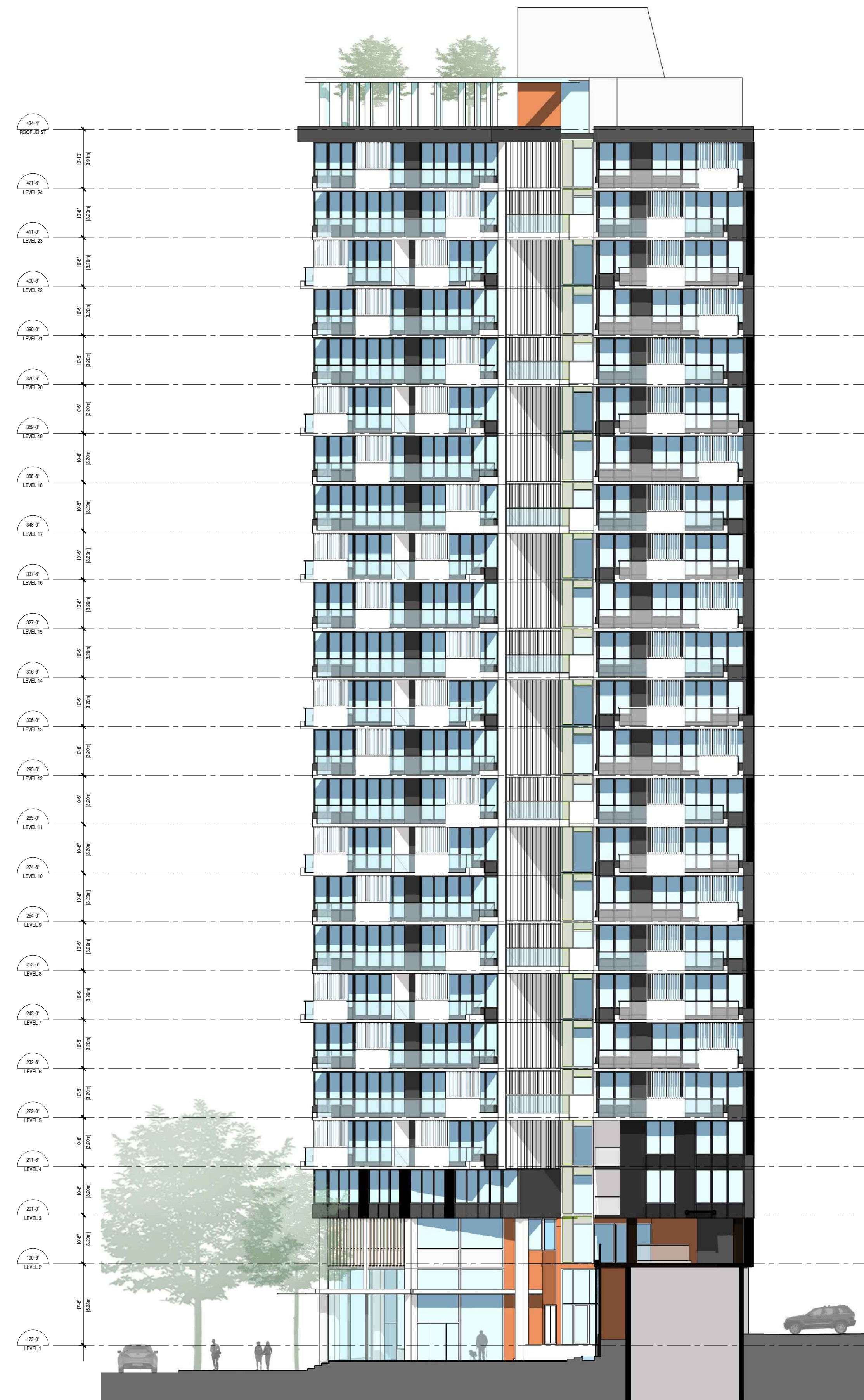
KEY PLAN / NOTES:

ISSUED FOR REZONING - Dec 15th, 2023



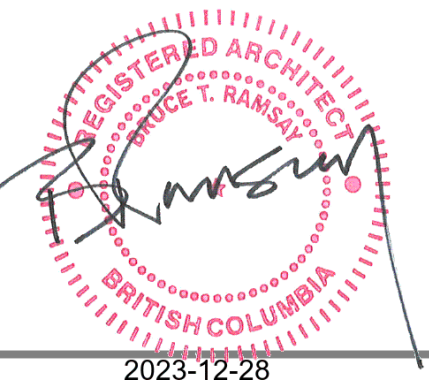
3 Fraser Street Elevation

SCALE: 1/16" = 1'-0"



4 South Elevation

SCALE: 1/16" = 1'-0"



PROJECT TITLE:
701 KINGSWAY
701 Kingsway, Vancouver, BC

2302

DRAWING TITLE:
Elevations

SCALE: 1/16" = 1'-0" SHEET NO: **A 302**
DRAWN BY:
FILE NAME:

CLIENT:

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Suite 670, 999 Canada Place
Vancouver, BC V6C 3E1



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KEY PLAN / NOTES:

ISSUED FOR REZONING - Dec 15th, 2023



5 Kingsway Elevation

SCALE: 1/16" = 1'-0"

SEAL:



2023-12-28

PROJECT TITLE:

701 KINGSWAY
701 Kingsway, Vancouver, BC

2302

DRAWING TITLE:

Elevation E

SCALE: 1/16" = 1'-0" SHEET NO: **A 303**
DRAWN BY:
FILE NAME:

CLIENT:
Qualex Landmark
Suite 670, 999 Canada Place
Vancouver, BC V6C 3E1



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1 Issued For Rezoning

DATE ISSUED:
2023.12.15

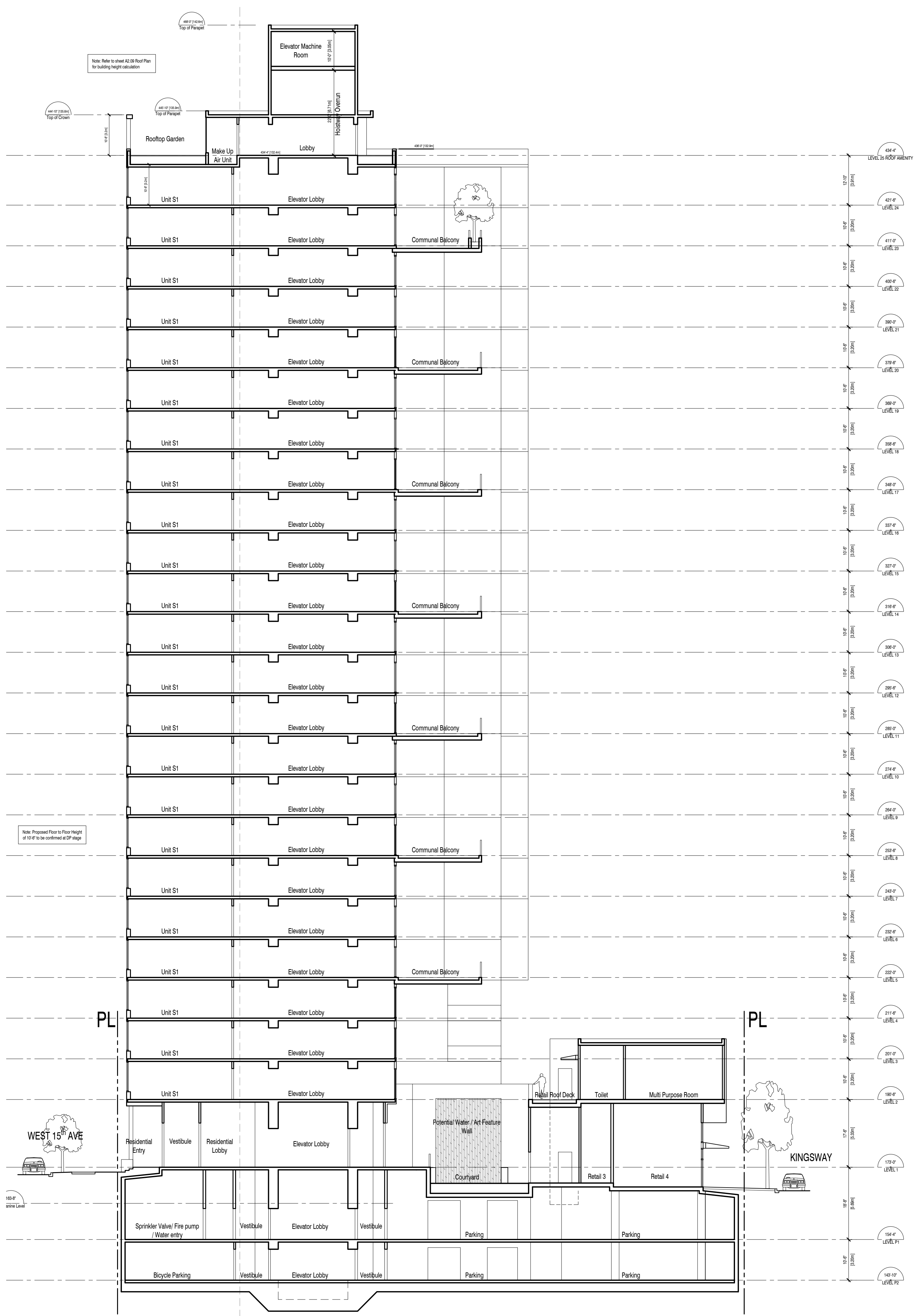
BY:
RWA

REVISIONS (post tender) DATE REVISED BY

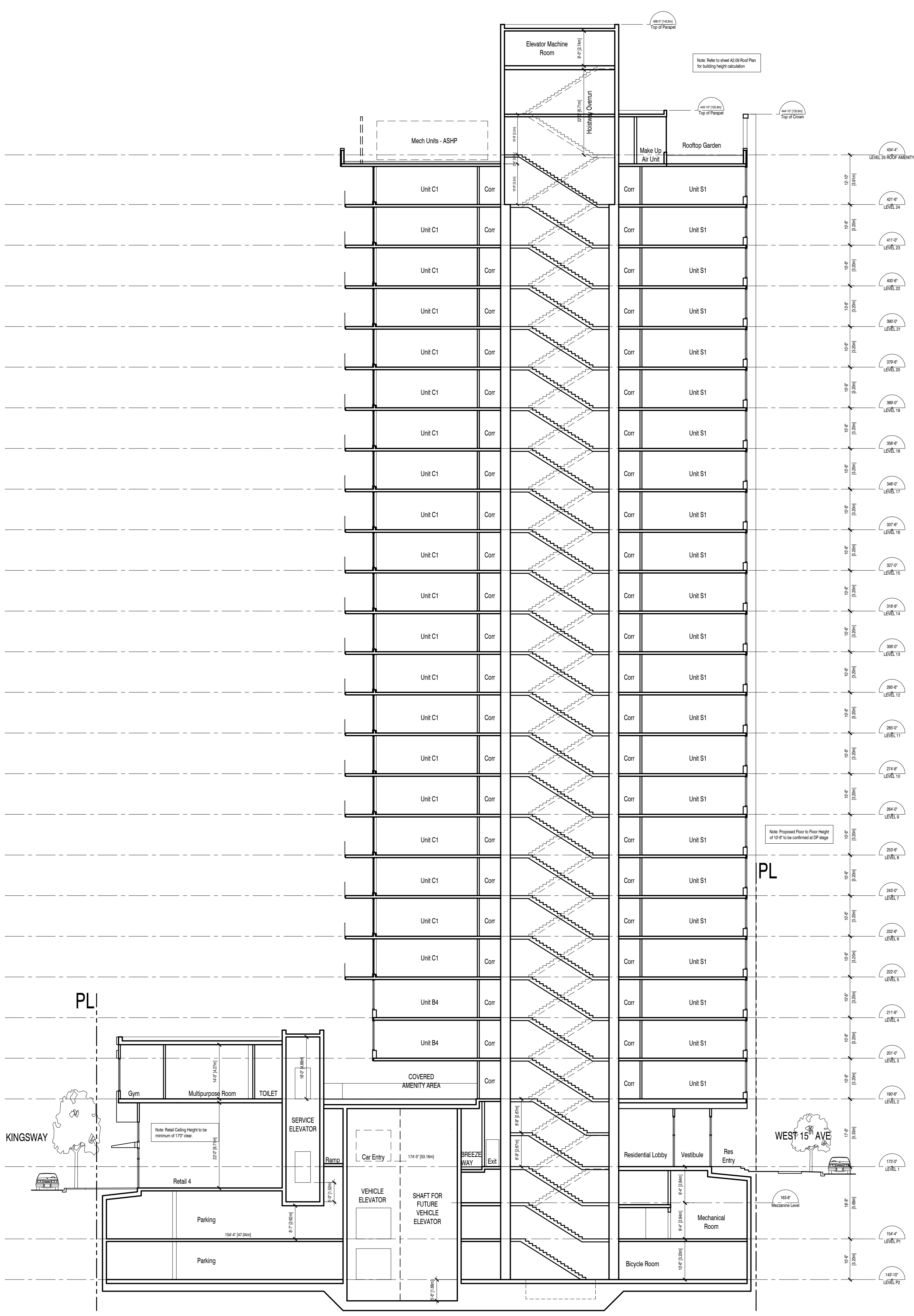
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KEY PLAN / NOTES:

ISSUED FOR REZONING - Dec 15th, 2023



1 Section A
SCALE: 1/16" = 1'-0"

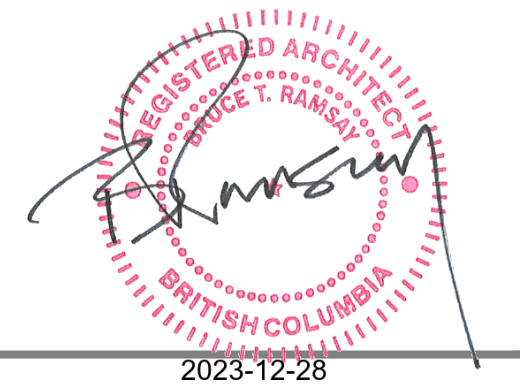


2 Section B
SCALE: 1/16" = 1'-0"

PROJECT TITLE:
701 KINGSWAY
701 Kingsway, Vancouver, BC

DRAWING TITLE:
Section A & B

SCALE: 1/16" = 1'-0" SHEET NO: **A 401**
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Vancouver, BC V6C 3E1



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1 Issued For Rezoning

DATE ISSUED:
2023.12.15

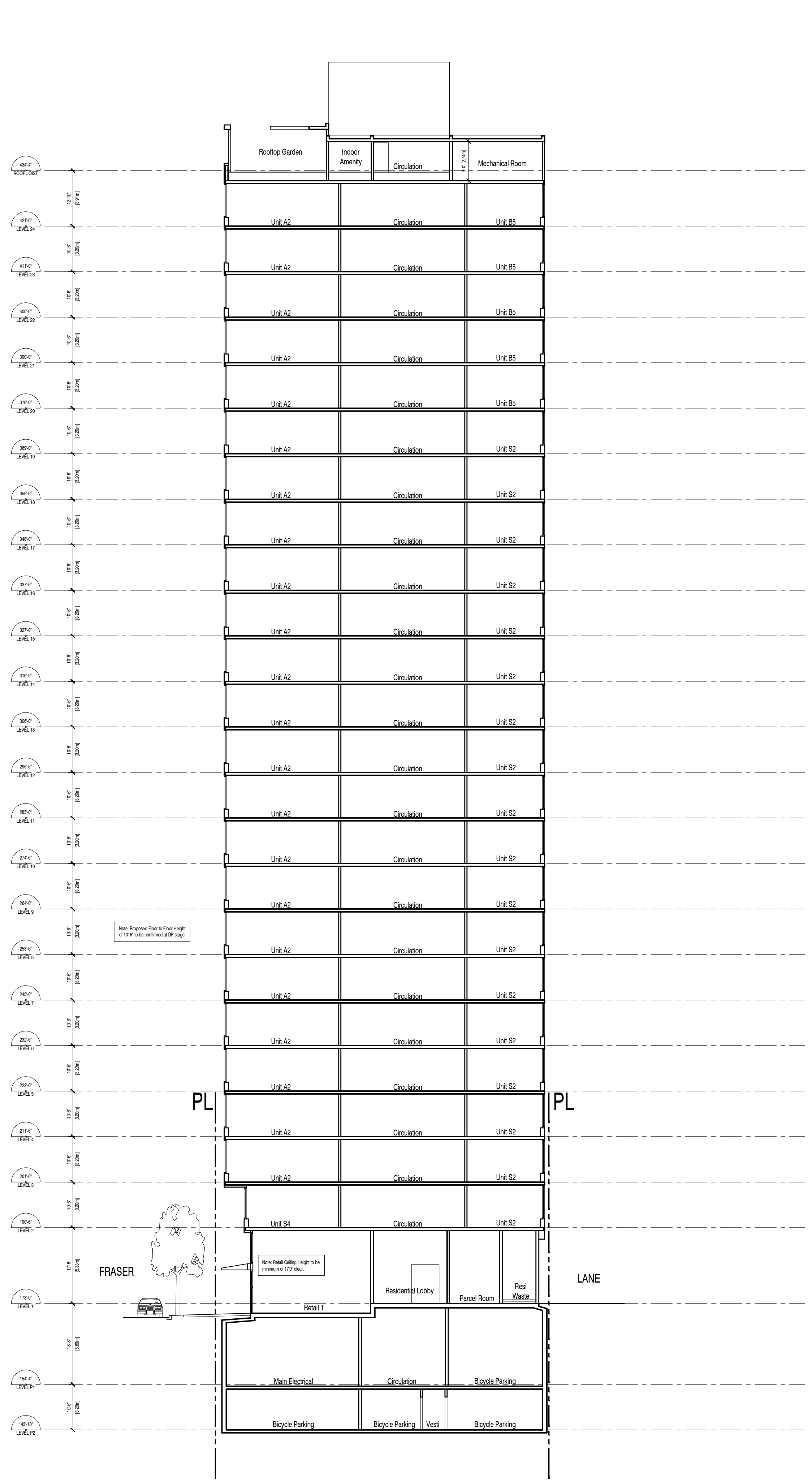
BY:
RWA

REVISIONS (post tender) DATE REVISED BY

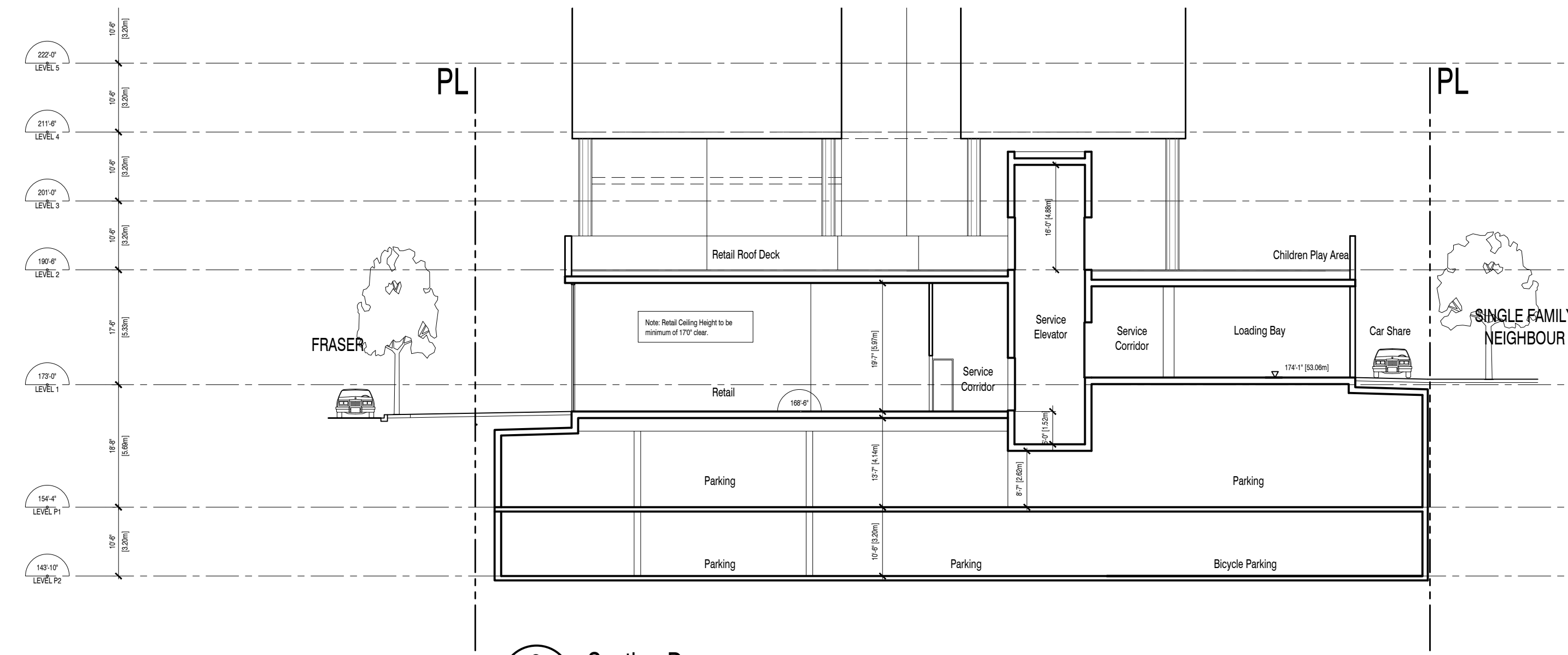
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KEY PLAN / NOTES:

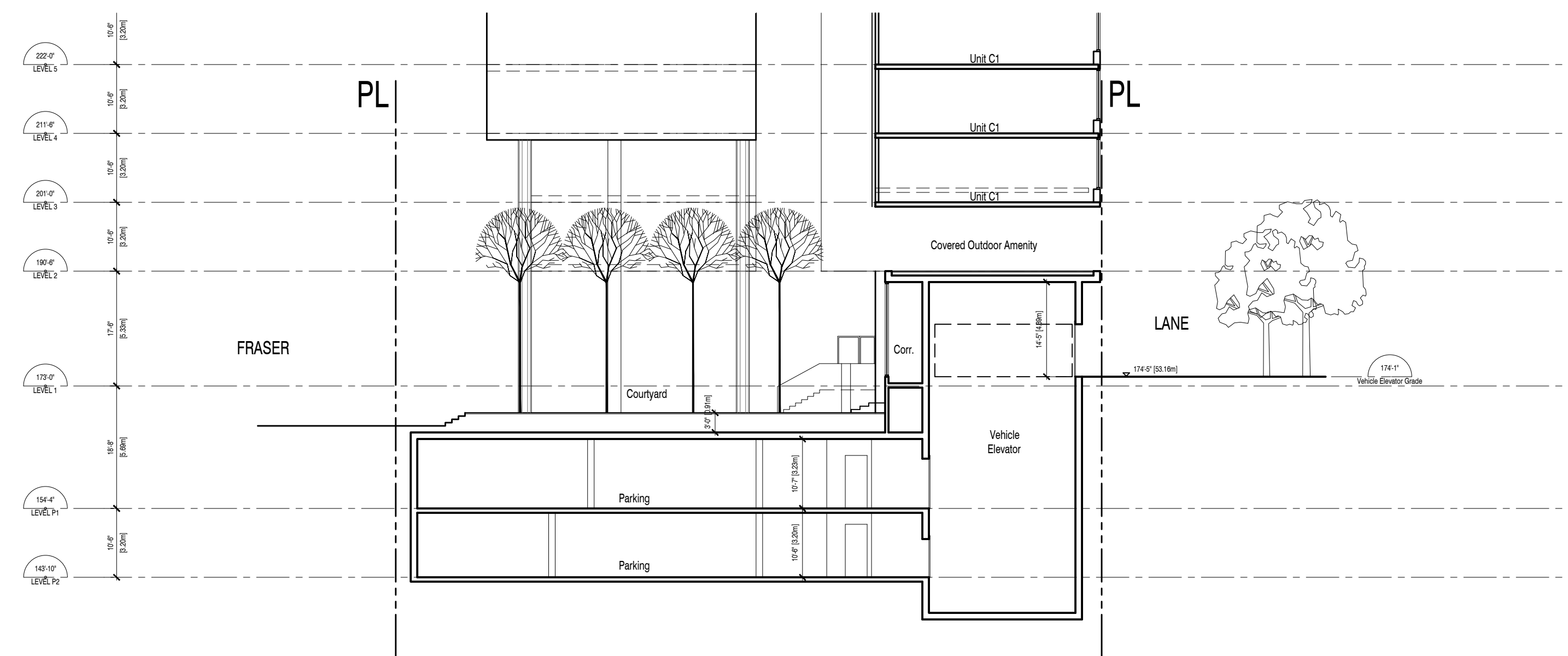
ISSUED FOR REZONING - Dec 15th, 2023



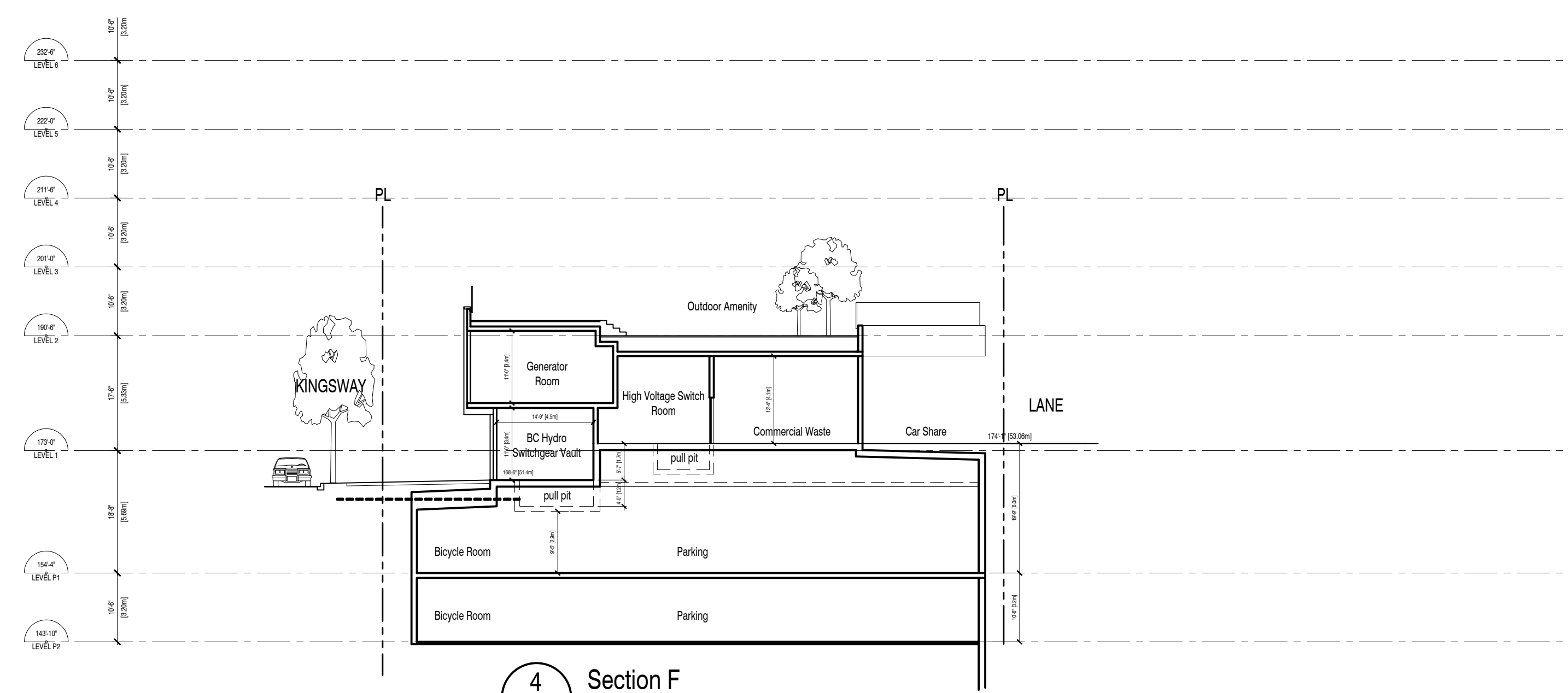
1 Section C
SCALE: 1/16" = 1'-0"



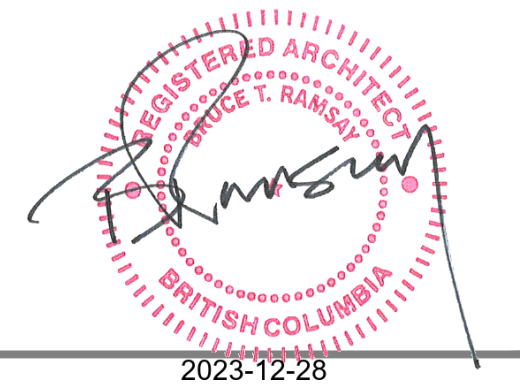
2 Section D
SCALE: 1/16" = 1'-0"



3 Section E
SCALE: 1/16" = 1'-0"



4 Section F
SCALE: 1/16" = 1'-0"



SEAL: 2023-12-28

PROJECT TITLE:
701 KINGSWAY
701 Kingsway, Vancouver, BC

DRAWING TITLE:
Section C & D

SCALE: 1/16" = 1'-0" SHEET NO.: **A 402**
DRAWN BY:
FILE NAME:

2302

RESIDENTIAL FLOOR AREA SUMMARY - LEVEL 1

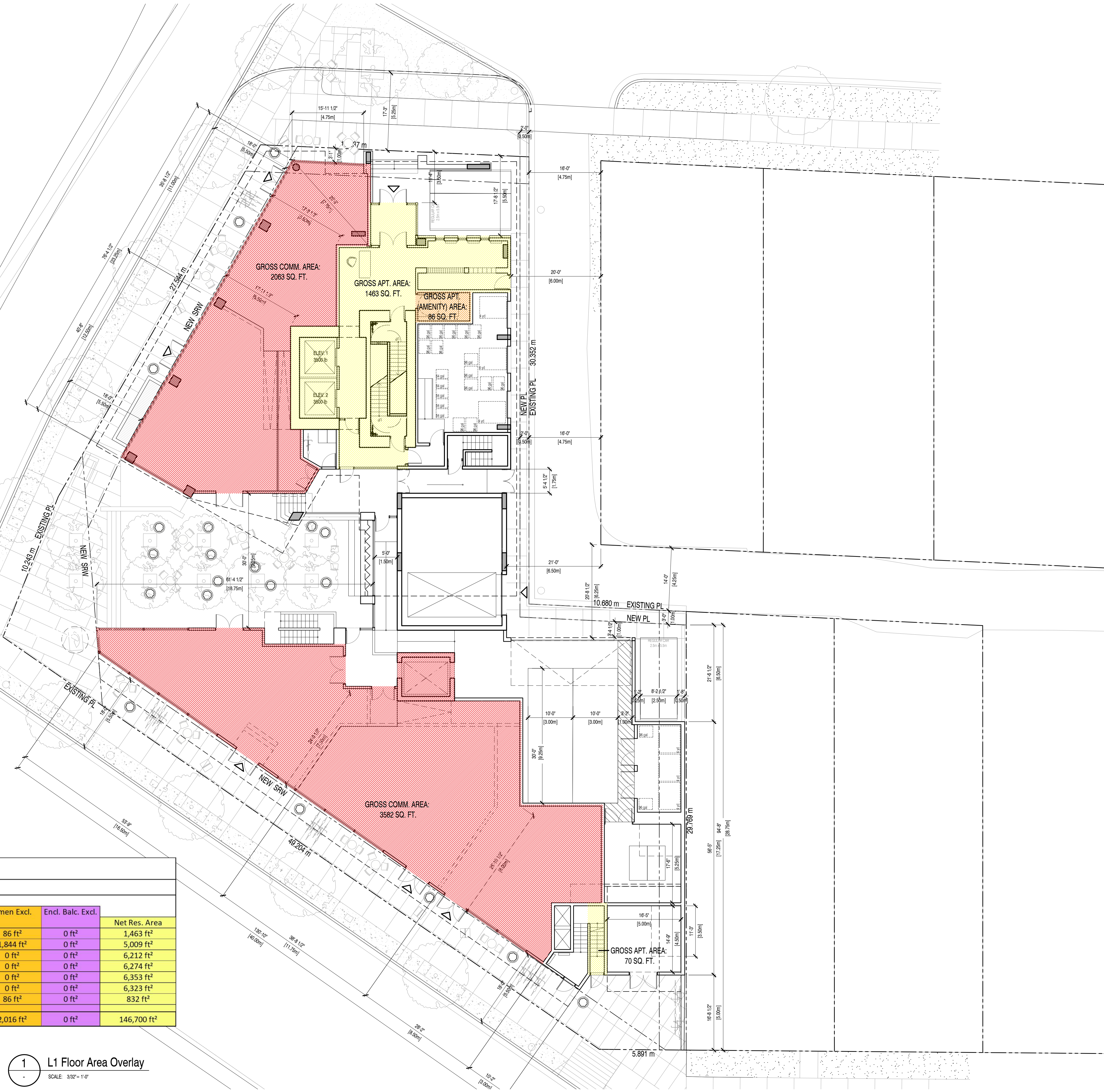
L1 Gross Floor Area =	1,549 ft ²
Storage Exclusion Area =	0 ft ²
Amenity Exclusion Area =	86 ft ²
Enclosed Balcony Exclusion Area =	0 ft ²
L1 Net Floor Area =	1,463 ft ²
Storage Exclusions	
Total Storage Exclusion =	0 ft ²
Amenity Exclusions	
Total Amenity Exclusion =	86 ft ²
Enclosed Balcony	
Total Balcony Area =	0 ft ²
Total Exclusion @ Level 1 =	86 ft ²
Level 1 Net Area =	1,463 ft ²

COMMERCIAL FLOOR AREA SUMMARY - LEVEL 1

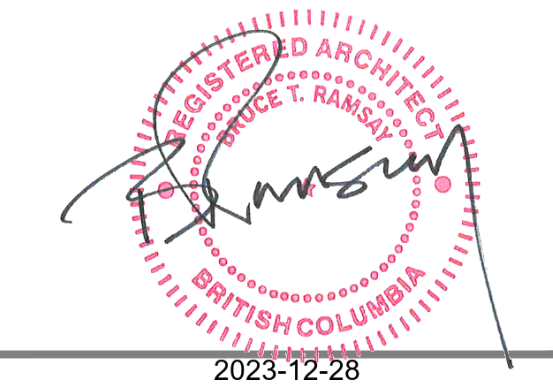
L1 Gross Floor Area =	5,645 ft ²
-----------------------	-----------------------

PROJECT AREA SUMMARY

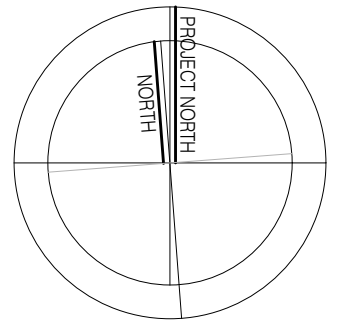
	Total Gross Area						Net Res. Area
	Gross Commercial Area	Gross Residential Area	Storage Excl.	Amen Excl.	Encl. Balc. Excl.		
Level 1	7,194 ft ²	1,549 ft ²	0 ft ²	86 ft ²	0 ft ²	1,463 ft ²	
Level 2	7,493 ft ²	7,024 ft ²	171 ft ²	1,844 ft ²	0 ft ²	5,009 ft ²	
Level 3	6,481 ft ²	6,481 ft ²	269 ft ²	0 ft ²	0 ft ²	6,212 ft ²	
Level 4	6,552 ft ²	6,552 ft ²	278 ft ²	0 ft ²	0 ft ²	6,274 ft ²	
Levels 5-19	6,631 ft ²	6,631 ft ²	278 ft ²	0 ft ²	0 ft ²	6,353 ft ²	
Levels 20-24	6,599 ft ²	6,599 ft ²	276 ft ²	0 ft ²	0 ft ²	6,323 ft ²	
Level 25	918 ft ²	918 ft ²	0 ft ²	86 ft ²	0 ft ²	832 ft ²	
Total	161,098 ft²	154,984 ft²	6,268 ft²	2,016 ft²	0 ft²	146,700 ft²	



1 L1 Floor Area Overlay
SCALE: 3/32" = 1'-0"



SEAL: 2023-12-28



PROJECT TITLE:
701 KINGSWAY
701 Kingsway, Vancouver, BC

DRAWING TITLE:
**Floor Plan - Level 1
Floor Area Overlay**

SCALE: 3/32" = 1'-0" SHEET NO: **A 501**
DRAWN BY:
FILE NAME:



DRAWING ISSUED FOR:	DATE ISSUED	BY
1 Issued For Rezoning	2023.12.15	RWA
2 10P	2023.12.15	RWA

REVISIONS (post tender)	DATE REVISED	BY

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KEY PLAN / NOTES:

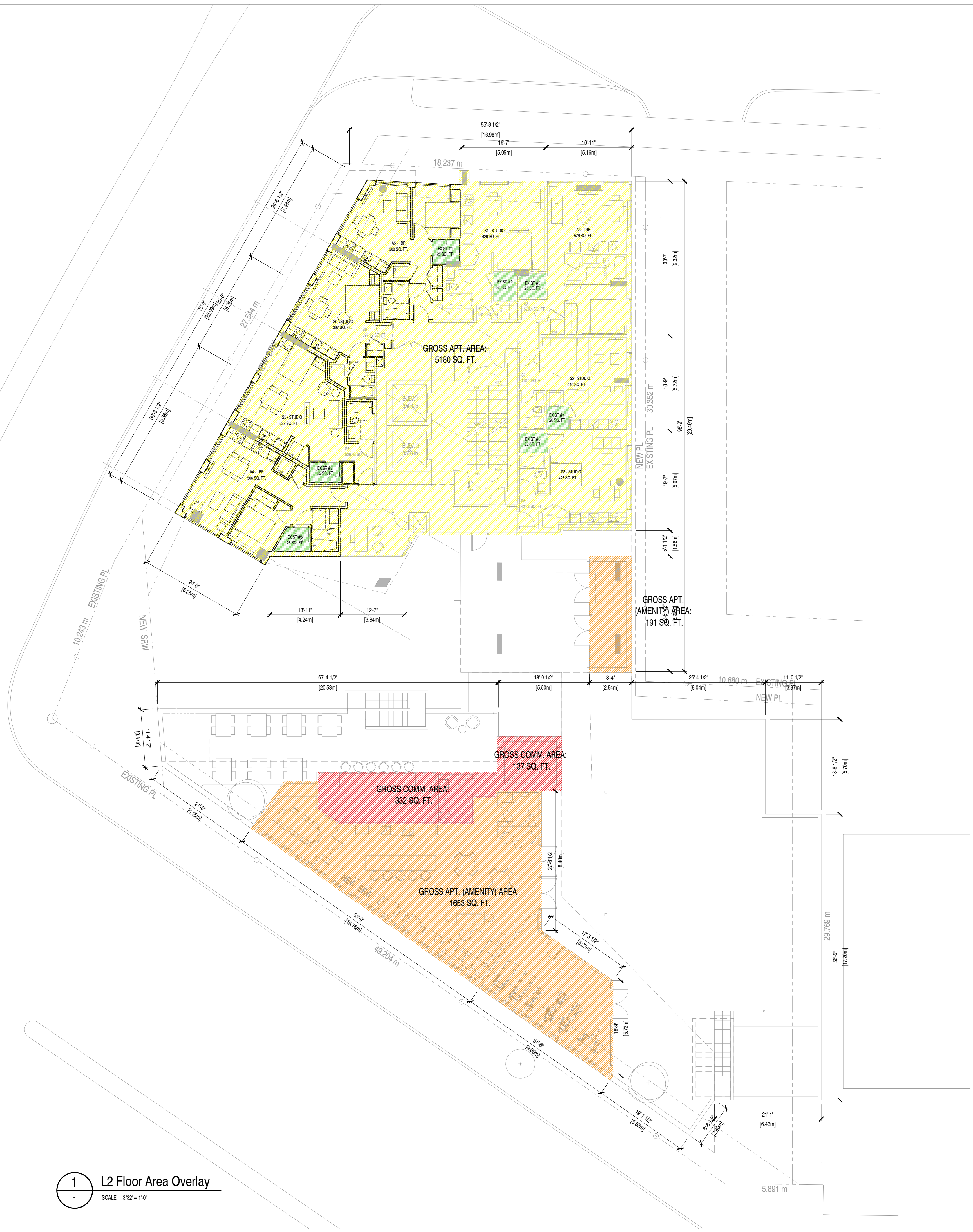
ISSUED FOR REZONING - Dec 15th, 2023

RESIDENTIAL FLOOR AREA SUMMARY - LEVEL 2	
L2 Gross Floor Area =	7,024 ft ²
Storage Exclusion Area =	171 ft ²
Amenity Exclusion Area =	1,844 ft ²
Enclosed Balcony Exclusion Area =	0 ft ²
L2 Net Floor Area =	5,009 ft²
Storage Exclusions	
EX ST #1	26 ft ²
EX ST #2	25 ft ²
EX ST #3	25 ft ²
EX ST #4	20 ft ²
EX ST #5	22 ft ²
EX ST #6	28 ft ²
EX ST #7	25 ft ²
Total Storage Exclusion =	171 ft²
Amenity Exclusions	
Total Amenity Exclusion =	1,844 ft²
Enclosed Balcony	
Total Enclosed Balcony Exclusion =	0 ft²
Total Exclusion @ Level 2 =	2,015 ft²
Level 2 Net Area =	5,009 ft²

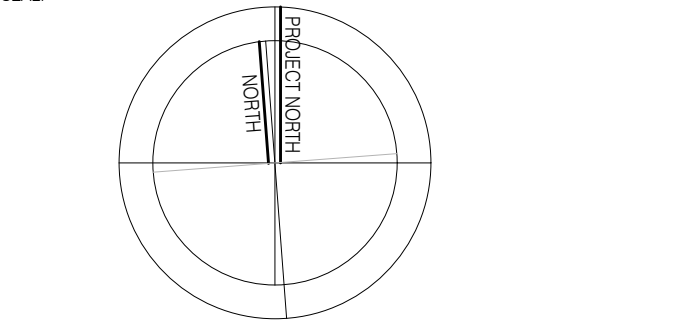
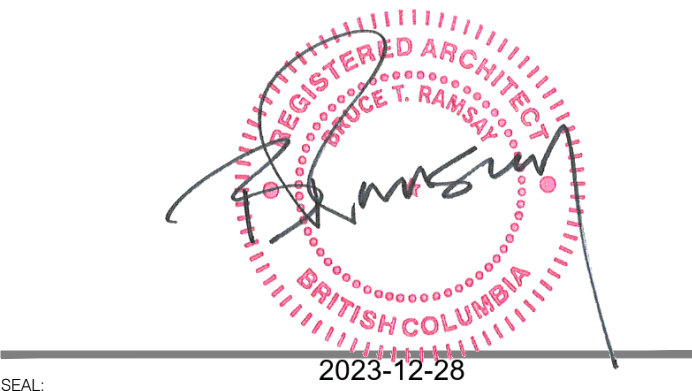
COMMERCIAL FLOOR AREA SUMMARY - LEVEL 2	
L1 Gross Floor Area =	469 ft ²

Open Balcony Summary - L2	
Apartment	
Balcony	
B5	0 ft ²
A4	0 ft ²
S4	0 ft ²
A5	0 ft ²
S1	0 ft ²
A3	0 ft ²
S2	0 ft ²
S3	0 ft ²
Total Balcony L2 =	0 ft²

Open Roof Deck Summary - L2	
Roof Deck	
L25	5,057 ft ²



1 L2 Floor Area Overlay
 SCALE: 3/32" = 1'-0"



PROJECT TITLE:
701 KINGSWAY
 701 Kingsway, Vancouver, BC

DRAWING TITLE:
**Floor Plan - Level 2
 Floor Area Overlay**

SCALE: 3/32" = 1'-0" SHEET NO: **A 502**
 DRAWN BY: xxx
 FILE NAME:

2302

CLIENT:

Qualex Landmark
Suite 670, 999 Canada Place
Vancouver, BC V6C 3E1



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DATE ISSUED: 2023.12.15
BY: RWA

REVISIONS (post tender) DATE REVISED BY

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KEY PLAN / NOTES:

ISSUED FOR REZONING - Dec 15th, 2023

RESIDENTIAL FLOOR AREA SUMMARY - LEVEL 3	
L3 Gross Floor Area =	6,481 ft ²
Storage Exclusion Area =	269 ft ²
Amenity Exclusion Area =	0 ft ²
Enclosed Balcony Exclusion Area =	0 ft ²
L3 Net Floor Area =	6,212 ft ²

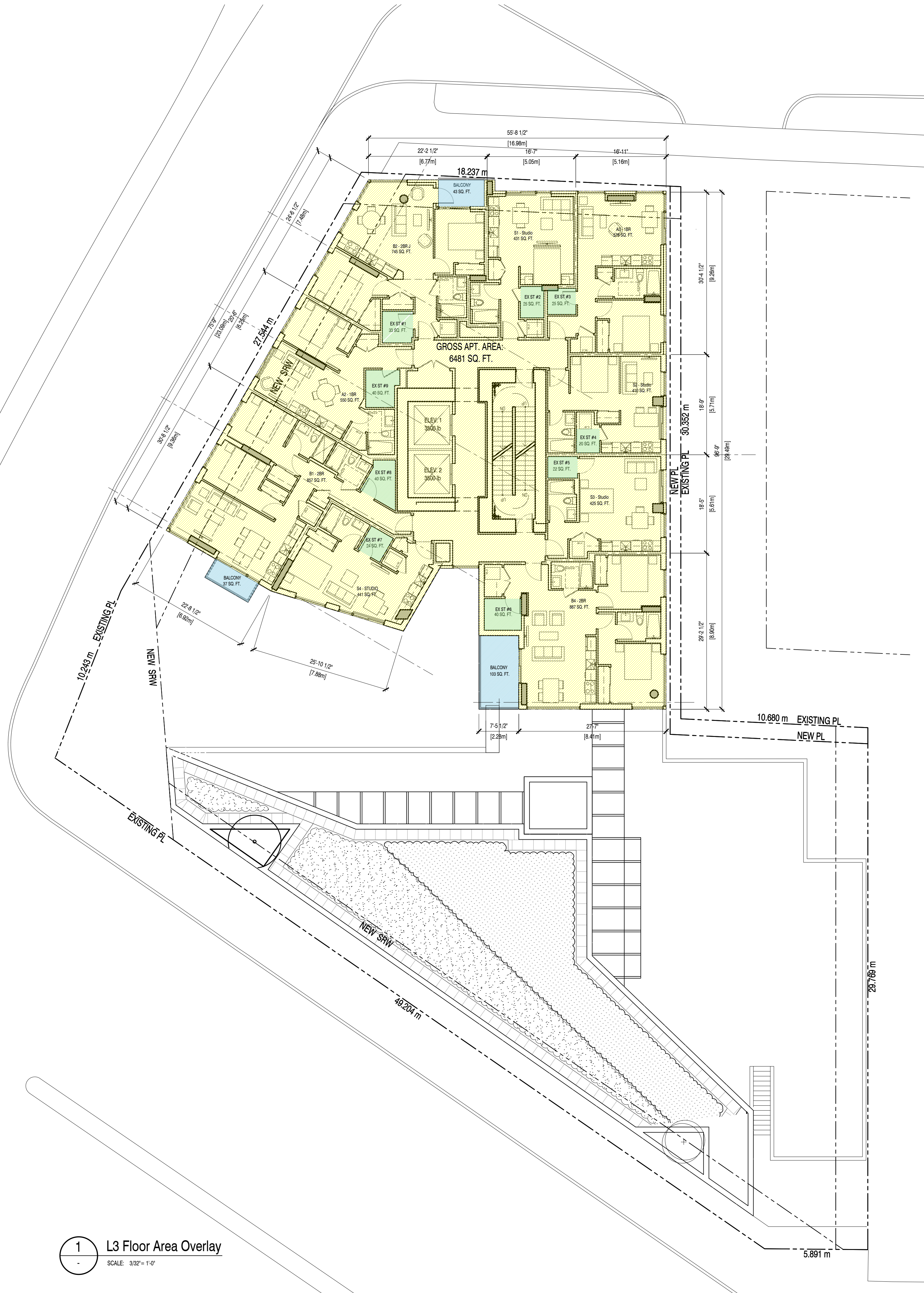
Storage Exclusions	
EX ST #1	33 ft ²
EX ST #2	25 ft ²
EX ST #3	25 ft ²
EX ST #4	20 ft ²
EX ST #5	22 ft ²
EX ST #6	40 ft ²
EX ST #7	24 ft ²
EX ST #8	40 ft ²
EX ST #9	40 ft ²
Total Storage Exclusion =	269 ft ²

Amenity Exclusions	
Total Amenity Exclusion =	0 ft ²

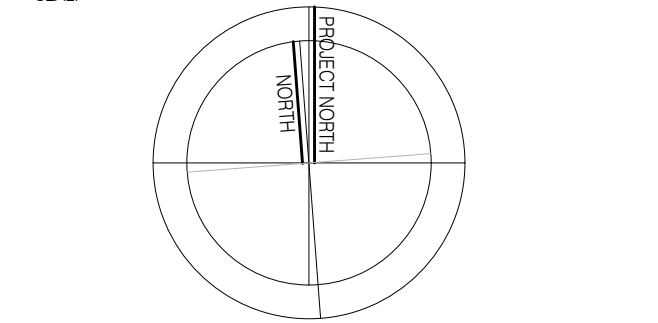
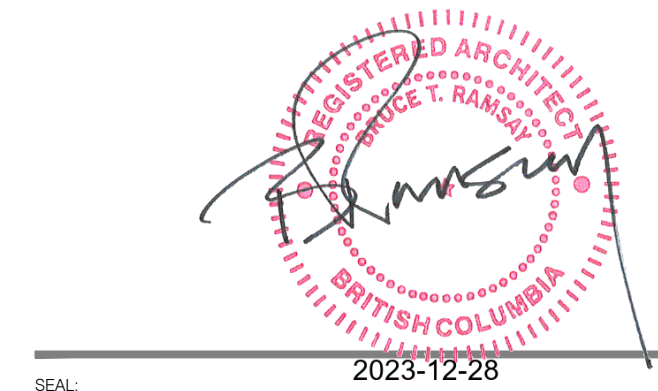
Enclosed Balcony	
Total Enclosed Balcony Exclusion =	0 ft ²

Total Exclusion @ Level 3 =	269 ft ²
Level 3 Net Area =	6,212 ft ²

Open Balcony Summary - L3	
Apartment	Balcony
S5	0 ft ²
B1	37 ft ²
A2	0 ft ²
B2	43 ft ²
S1	0 ft ²
A3	0 ft ²
S2	0 ft ²
S3	0 ft ²
B4	103 ft ²
Total Balcony L3 =	183 ft ²



1 L3 Floor Area Overlay
SCALE: 3/32" = 1'-0"



PROJECT TITLE:
701 KINGSWAY
701 Kingsway, Vancouver, BC

DRAWING TITLE:
**Floor Plan - Level 3
Floor Area Overlay**

SCALE: 3/32" = 1'-0" SHEET NO: **A 503**
DRAWN BY:
FILE NAME:

2302

CLIENT:

Qualex Landmark
Suite 670, 999 Canada Place
Vancouver, BC V6C 3E1



DRAWING ISSUED FOR: 1 Issued For Rezoning
DATE ISSUED: 2023.12.15
BY: RWA

REVISIONS (post tender):
DATE REVISED: BY:

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KEY PLAN / NOTES:

ISSUED FOR REZONING - Dec 15th, 2023

RESIDENTIAL FLOOR AREA SUMMARY - LEVEL 4	
L4 Gross Floor Area =	6,552 ft ²
Storage Exclusion Area =	278 ft ²
Amenity Exclusion Area =	0 ft ²
Enclosed Balcony Exclusion Area =	0 ft ²
L4 Net Floor Area =	6,274 ft ²

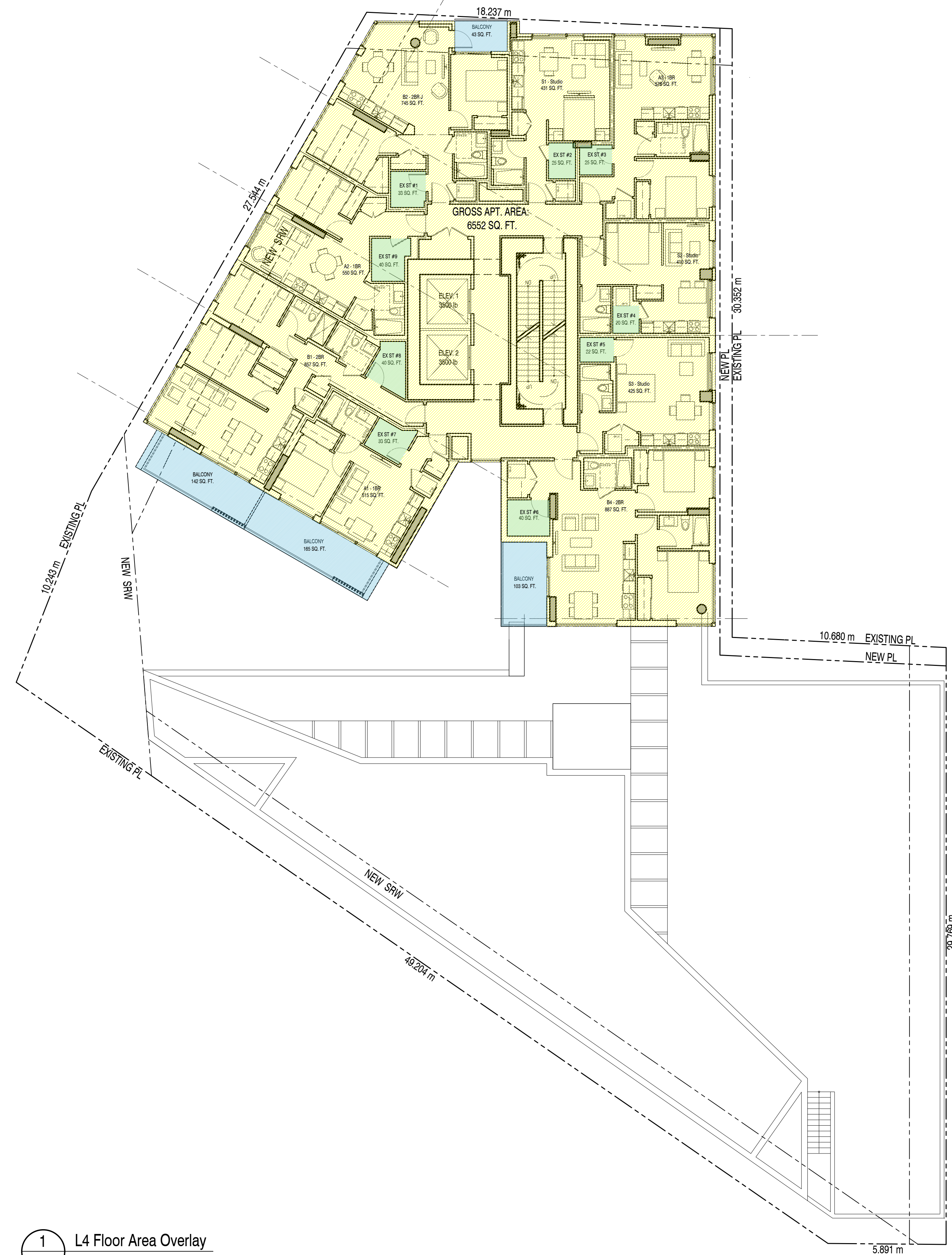
Storage Exclusions	
EX ST #1	33 ft ²
EX ST #2	25 ft ²
EX ST #3	25 ft ²
EX ST #4	20 ft ²
EX ST #5	22 ft ²
EX ST #6	40 ft ²
EX ST #7	33 ft ²
EX ST #8	40 ft ²
EX ST #9	40 ft ²
Total Storage Exclusion =	278 ft²

Amenity Exclusions	
Total Amenity Exclusion =	0 ft ²

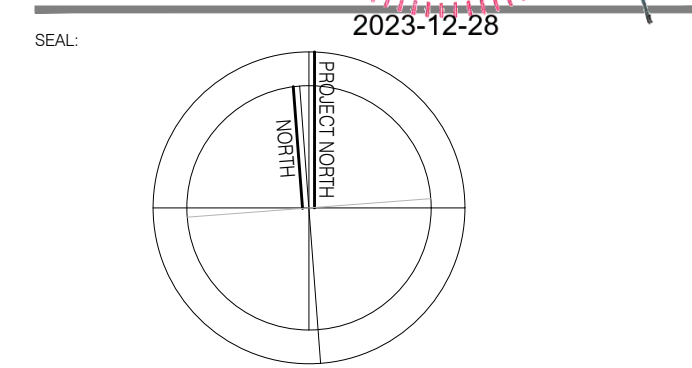
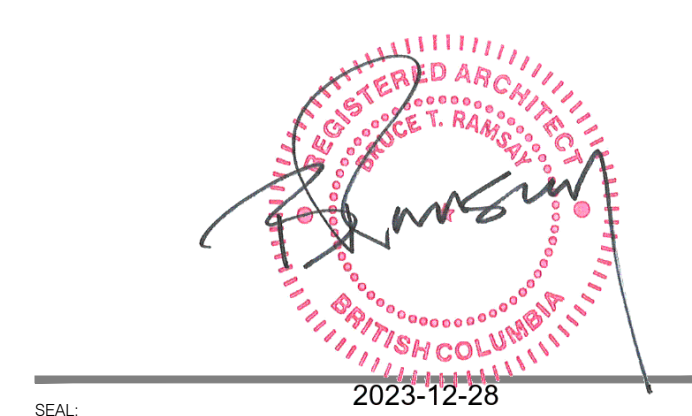
Enclosed Balcony	
Total Enclosed Balcony Exclusion =	0 ft ²

Total Exclusion @ Level 4 =	278 ft ²
Level 4 Net Area =	6,274 ft²

Open Balcony Summary - L4		
Apartment	Balcony	Area
A1	A1	165 ft ²
B1	B1	142 ft ²
A2	A2	0 ft ²
B2	B2	43 ft ²
S1	S1	0 ft ²
A3	A3	0 ft ²
S2	S2	0 ft ²
S3	S3	0 ft ²
B4	B4	103 ft ²
Total Balcony L4 =		453 ft²



1 L4 Floor Area Overlay
SCALE: 3/32" = 1'-0"



PROJECT TITLE:
701 KINGSWAY
701 Kingsway, Vancouver, BC

DRAWING TITLE:
**Floor Plan - Level 4
Floor Area Overlay**

SCALE: 3/32" = 1'-0" SHEET NO: **A 504**
DRAWN BY:
FILE NAME:

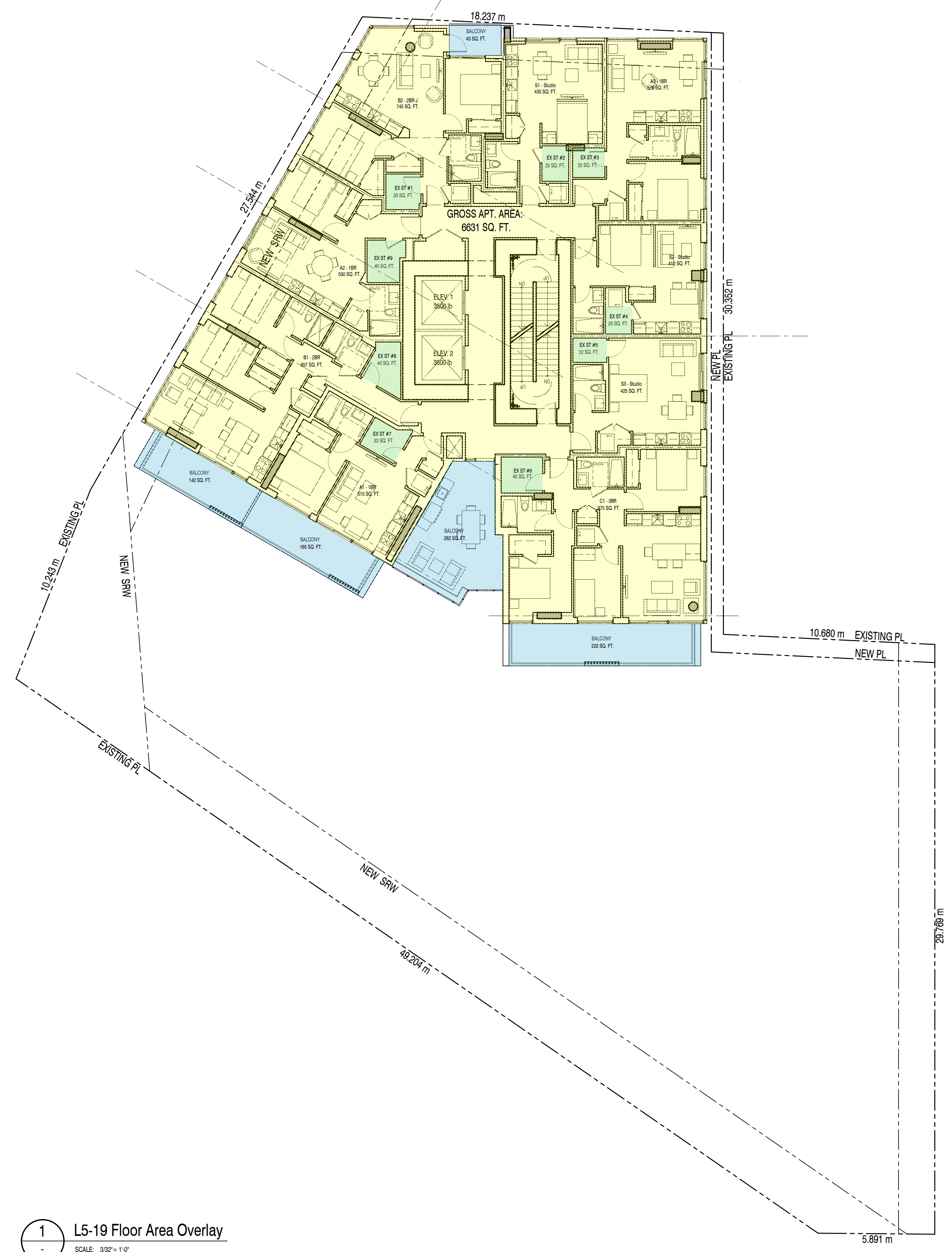
2302

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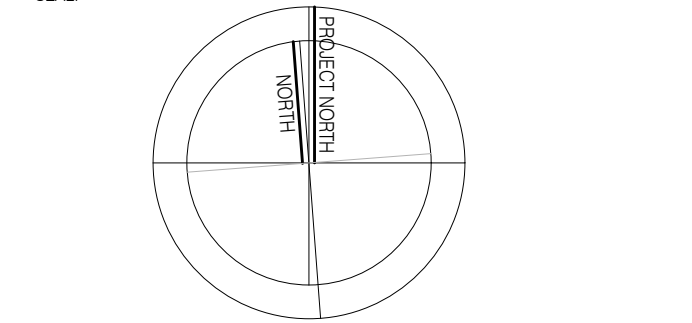
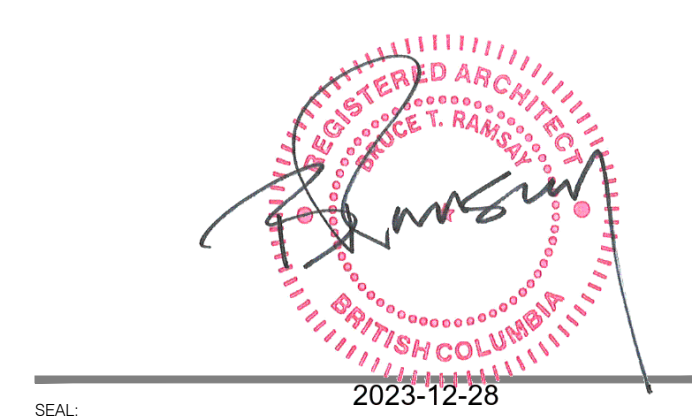
RESIDENTIAL FLOOR AREA SUMMARY - LEVELS 5-19	
L 5-19 Gross Floor Area =	6,631 ft²
Storage Exclusion Area =	278 ft²
Amenity Exclusion Area =	0 ft²
Amenity Exclusion Area =	0 ft²
L 5-19 Net Floor Area =	6,353 ft²
Storage Exclusions (SF)	
EX ST #1	33 ft ²
EX ST #2	25 ft ²
EX ST #3	25 ft ²
EX ST #4	20 ft ²
EX ST #5	22 ft ²
EX ST #6	40 ft ²
EX ST #7	33 ft ²
EX ST #8	40 ft ²
EX ST #9	40 ft ²
Total Storage Exclusion =	278 ft²
Amenity Exclusions (SF)	
Total Amenity Exclusion =	0 ft²
Enclosed Balcony (SF)	
Total Enclosed Balcony Exclusion =	0 ft²
Total Exclusion @ Levels 5-19 =	278 ft²
Level Rooftop Amenity Net Area =	6,353 ft²

Open Balcony Summary - L5-19	
Apartment	
Balcony	
A1	165 ft ²
B1	142 ft ²
A2	0 ft ²
B2	43 ft ²
S1	0 ft ²
A3	0 ft ²
S2	0 ft ²
S3	0 ft ²
C1	222 ft ²
Total Balcony L5-19 =	572 ft²

Open Roof Deck Summary - L5-19	
Roof Deck	
L5	282 ft ²
L8	282 ft ²
L11	282 ft ²
L14	282 ft ²
L17	282 ft ²
Total Roof Deck Area =	1,410 ft²



1 L5-19 Floor Area Overlay
SCALE: 3/32" = 1'-0"



PROJECT TITLE:
701 KINGSWAY
701 Kingsway, Vancouver, BC

DRAWING TITLE:
**Floor Plan - Level 5-19
Floor Area Overlay**

SCALE: 3/32" = 1'-0" SHEET NO: **A 505**
DRAWN BY:
FILE NAME:

2302

CLIENT:
Qualex Landmark
Suite 670, 999 Canada Place
Vancouver, BC V6C 3E1



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1 Issued For Rezoning
DATE ISSUED: 2023.12.15
BY: RWA

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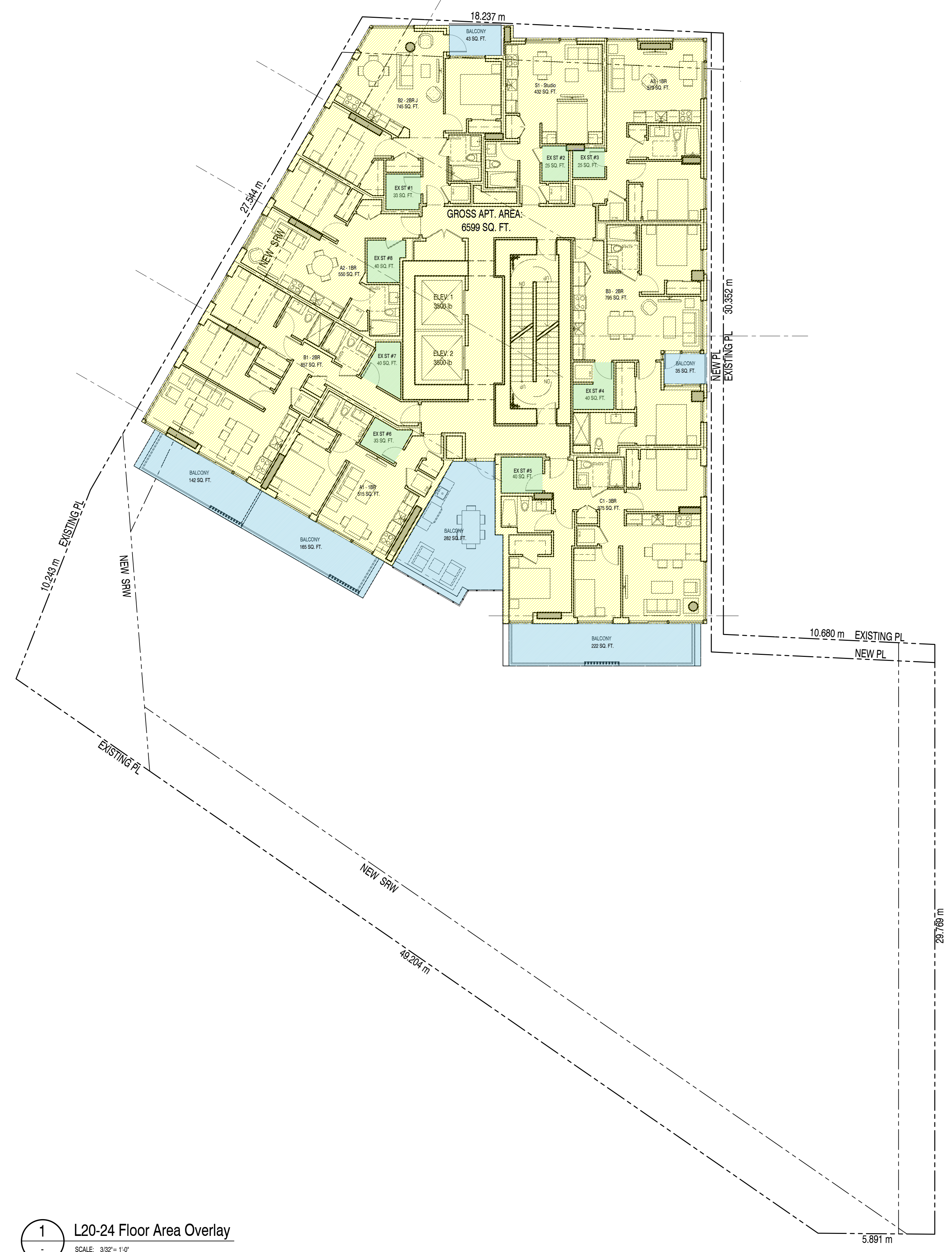
KEY PLAN / NOTES:

ISSUED FOR REZONING - Dec 15th, 2023

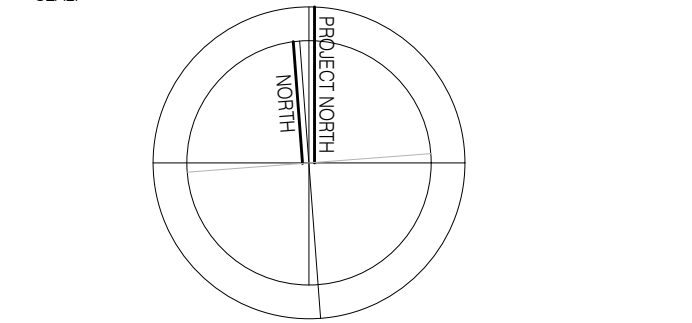
RESIDENTIAL FLOOR AREA SUMMARY - LEVELS 20-24	
L 20-24 Gross Floor Area =	6,599 ft ²
Storage Exclusion Area =	276 ft ²
Amenity Exclusion Area =	0 ft ²
Amenity Exclusion Area =	0 ft ²
Level Rooftop Net Floor Area =	6,323 ft ²
Storage Exclusions (SF)	
EX ST #1	33 ft ²
EX ST #2	25 ft ²
EX ST #3	25 ft ²
EX ST #4	40 ft ²
EX ST #5	40 ft ²
EX ST #6	33 ft ²
EX ST #7	40 ft ²
EX ST #8	40 ft ²
Total Storage Exclusion =	276 ft ²
Amenity Exclusions (SF)	
Total Amenity Exclusion =	0 ft ²
Enclosed Balcony (SF)	
Total Enclosed Balcony Exclusion =	0 ft ²
Total Exclusion @ Levels 20-24 =	276 ft ²
Level Rooftop Amenity Net Area =	6,323 ft ²

Open Balcony Summary - L20-24	
Apartment	
Balcony	
A1	165 ft ²
B1	142 ft ²
A2	0 ft ²
B2	43 ft ²
S1	0 ft ²
A3	0 ft ²
B3	35 ft ²
C1	222 ft ²
Total Balcony L5-19 =	607 ft ²

Open Roof Deck Summary - L20-24	
Roof Deck	
L20	282 ft ²
L23	282 ft ²
Total Roof Deck Area =	564 ft ²



1 L20-24 Floor Area Overlay
SCALE: 3/32" = 1'-0"



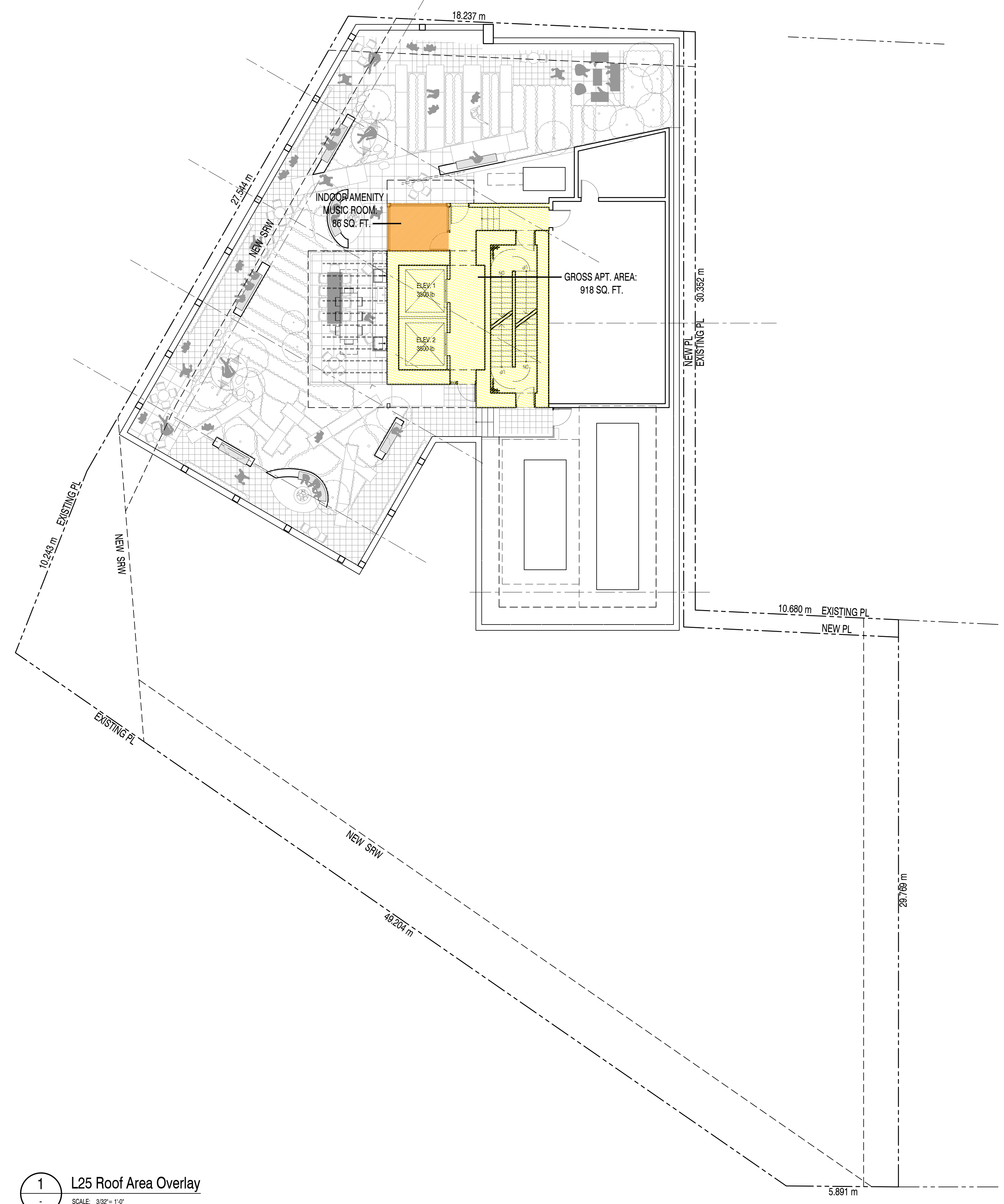
PROJECT TITLE:
701 KINGSWAY
701 Kingsway, Vancouver, BC

DRAWING TITLE:
**Floor Plan - Level 20-24
Floor Area Overlay**

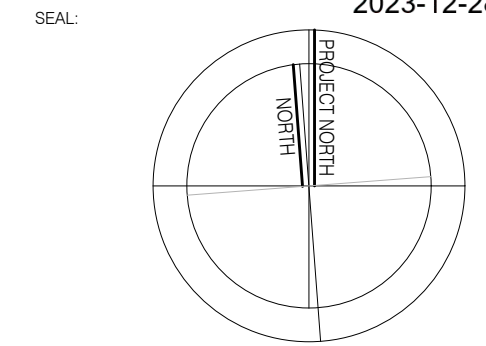
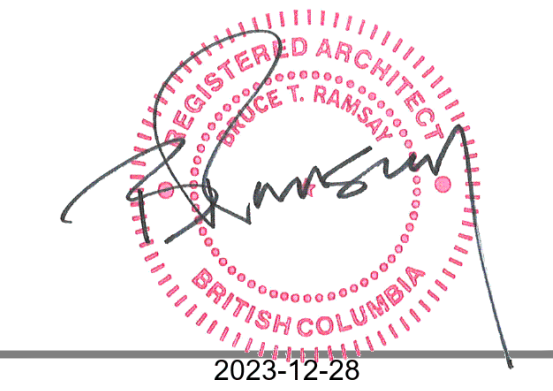
SCALE: 3/32" = 1'-0" SHEET NO: **A 506**
DRAWN BY:
FILE NAME:

2302

RESIDENTIAL FLOOR AREA SUMMARY - LEVEL 25	
L 25 Gross Floor Area =	918 ft ²
Storage Exclusion Area =	0 ft ²
Amenity Exclusion Area =	86 ft ²
Amenity Exclusion Area =	0 ft ²
Level Rooftop Net Floor Area =	832 ft ²
Storage Exclusions (SF)	
Total Storage Exclusion =	0 ft ²
Amenity Exclusions (SF)	
Total Amenity Exclusion =	86 ft ²
Enclosed Balcony (SF)	
Total Enclosed Balcony Exclusion =	0 ft ²
Total Exclusion @ Level 25 =	86 ft ²
Level Rooftop Amenity Net Area =	832 ft ²
Open Roof Deck Summary - L25 (Roof)	
Roof Deck	
L25	3,500 ft ²



1 L25 Roof Area Overlay
SCALE: 3/32" = 1'-0"



PROJECT TITLE:
701 KINGSWAY
701 Kingsway, Vancouver, BC

2302

DRAWING TITLE:
**Floor Plan - Level 25 Roof
Floor Area Overlay**

SCALE: 3/32" = 1'-0" SHEET NO.: **A 507**
DRAWN BY:
FILE NAME: