



1 context plan
A0.01 1 : 1000

Parking Requirements	
Commercial Parking	
L1-L2 Commercial area	7,806.8
less service space on L1	73.4
balance	7,733.3
less 290 sm	7,443.3
one space per 70sm	106
subtotal	108
Less 10%	10.8
total commercial	97.0
Market Parking	
a) based on individual unit areas	
Units <50sm=27x0.5	13.5
Units >50sm=213x0.6	127.8
Unit >180sf=1x1.5	1.5
subtotal	142.8
b) based on total net unit areas	
total unit area of units >50 sm	15,684.1
less storage area	653.2
balance	15,030.9
1 space per 200sm	75.0
subtotal from (a) above	142.8
total	217.8
less 10% reduction	21.8
total market	196.0
Grand total	
total commercial	97.0
total market parking	196.0
car share spaces	2.0
TOTAL	295.0

Unit Types					
Level	studio	1 bed	2 bed	3 bed	total
L3		8	17	1	26
L4	3	11	1	4	19
L5	3	13	10	1	27
L6		13	5	1	19
L7		13	5	1	19
L8		15	4		19
L9		15	4		19
L10		6	4		10
L11		6	4		10
L12		6	4		10
L13		6	4		10
L14		6	4		10
L15		6	4		10
L16		6	4		10
L17		6	4		10
L18		6	4		10
L19				3	3
	6	142	82	11	241

Parking + Loading Space Totals

PARKING	area	# of units	minimum	provided
residential parking (Parking By-Law 4.2.1.13) min. requirement <50sm:0.5 spaces,>50sm:0.6spaces	19,901 sm	241	196	221
retail parking (Parking By-Law 4.3.9) min. requirement - first 290 sm: 2 spaces 1 space per 70sm thereafter	7,733 sm		97	97
car sharing requirement - 1% of residential unit total		241	2	2
car sharing space credit credit of 4 spaces per car share space			<8>	
accessible space credit				
Total Parking			287	320
accessible parking-residential 1 space per first 7 dwelling units + 0.034 spaces X # of units		241	9	9
accessible parking-retail 1 space per first 500sm + 0.4 spaces per additional 1,000sm	7,733 sm		4	4
LOADING				
loading requirements: class A		241	0	2
loading requirements: class B residential: 1 space per 100-299 units retail: 1 space per 465 sm / 1 space per next 1,860 sm / 1 space per additional 2325 sm (note: total relaxed from 5 to 4)	7,733 sm	241	5	4
loading requirements: class C retail: 2 spaces per 5,000 sm	7,733 sm		2	2
Total Loading			7	8

Bicycle Storage Calculations - Required

retail bicycle storage	7,733 sm X 1 space per 500m2 min. 6 spaces for 1,000m2 GFA
total: retail	16 class A spaces 6 class B spaces
residential bicycle storage	241 residential units X 1.25 spaces per unit min. 6 spaces for 20+ dwelling units
total: residential	301 class A spaces 6 class B spaces

Bicycle Storage Spaces - Provided

bicycle storage: retail	% (H vs. V)	# of spaces
class A - horizontal	87.5%	14
class A - vertical	12.5%	2
subtotal		16
class B (rack)		6
total: retail spaces provided		22
bicycle storage: residential		
class A - horizontal	70%	212
class A - vertical	30%	89
subtotal		301
class B (rack)		6
total: residential spaces provided		307

Total Bicycle Storage **329**

clothing lockers: retail	0.7 spaces per class A space per sex 16 class A bicycle spaces
total: clothing lockers provided	22 clothing lockers

Project Data

Civic Address
228, 236, 246 East Broadway
102-112, 180 Kingsway, Vancouver BC

Legal Description
Block 119 District Lot 301 Group 1 New Westminster District
- Lot A Blk 119 D.L. 301 GP. 1 NWD Plan 9097 (PID: 009-760-814)
- Lot B Blk 119 D.L. 301 GP. 1 NWD Plan 9097 (PID: 009-760-822)
- Lot C Blk 119 D.L. 301 GP. 1 NWD Plan 9097 (PID: 009-760-821)
- Lot E (Ex. Plan 6228) Blk 119 D.L. 301 GP. 1 NWD Plan 6082 (PID: 009-976-523)

Zoning
Existing: C-3A; proposed CD-1

Site Area
4,978.7 sq.m. (53,590 s.f.)

Proposed Use:
Mixed Use Residential / Commercial

Total Floor Area:
30,915.93 sq.m. (332,776.3 s.f.)

Proposed FSR Exclusions:

- Balcony area	2,173.35 sq.m
- In-suite Storage:	669.45 sq.m
- Amenity Room:	325.69 sq.m
- Ground level service:	112.60 sq.m
Total exclusions:	3,281.09 sq.m.

Floor Area less exclusions:
27,634.84 sq.m. (297,459 s.f.)

Floor Space Ratio:
5.55

Proposed Height:
65.51 m (214.93')

Setbacks (at Grade):
Broadway: 3.285m (min.)
Kingsway: 1.200m (min.)
Tenth Avenue: 1.880m (min.)
Watson Street: 0 - 0.900m

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Landscape:
L1 Landscape Plan - Level 1 Broadway Grade
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L4 Landscape Plan - Level 6 / 10 Roof Decks

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issues	
9 Jun 10	Issued for UDP Workshop
26 Jul 10	Issued for Rezoning
revisions	
△ 2 Jun 11	Revised Rezoning Submission
△ 6 Oct 11	Revised Rezoning Submission
△ 23 Jan 12	Revised Rezoning Submission

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**Kingsway +
Broadway**

Rize Alliance
Kingsway + Broadway

scale	date
1 : 500	23 Jan 12
project code	status
KWY	Rezoning
drawn	checked
WS	RA



Context Plan

drawing number
A0.01

