



1 context plan
A0.01 1:1000

Parking Space Calculations

| | area | # of units | minimum | provided |
|---|---------|------------|------------|------------|
| residential parking min. requirement - 1 space per 120 sm | | 206 | 173 | 187 |
| rental parking min. requirement - 1 space per 140 sm max. requirement - 1 space per 125 sm | | 62 | 33 | 33 |
| visitor parking requirement - 10% of unit total | | 268 | 27 | 27 |
| retail parking min. requirement - 1 space per 115 sm max. requirement - 1 space per 93 sm | 7723 sm | | 67 | 70 |
| car sharing requirement - 1% of non-rental unit total | | 206 | 2 | 2 |
| car sharing space credit credit of 4 spaces per car share space | | | <8> | |
| accessible parking-residential 1 space per first 7 dwelling units + 0.034 spaces X # of units | | 268 | 10 | 10 |
| accessible parking-retail 1 space per first 500sm + 0.4 spaces per additional 1000sm | 7723 sm | | 4 | 4 |
| accessible space credit | | | <14> | <14> |
| Total Parking | | | 290 | 319 |
| loading requirements: class A residential: 1 space per 100 units | | 268 | 3 | 3 |
| loading requirements: class B residential: 1 space per 100-299 units retail: 1 space per 465 sm / 1 space per next 1860 sm / 1 space per additional 2325 sm (note: total relaxed from 5 to 4) | 7723 sm | 268 | 4 | 4 |
| loading requirements: class C retail: 2 spaces per 5000 sm | 7723 sm | | 2 | 2 |
| Total Loading | | | 9 | 9 |

Bicycle Storage Calculations - Required

| | | | |
|------------------------------------|--|---------------------------|-------------------------|
| retail bicycle storage | | | |
| class A spaces | 7723 sm X 1 space per 500m2 | | |
| class B spaces | min. 6 spaces for 1000m2 GFA | | |
| total: retail | | 15 class A spaces | 6 class B spaces |
| residential bicycle storage | | | |
| class A spaces | 268 residential units X 1.25 spaces per unit | | |
| class B spaces | min. 6 spaces for 20+ dwelling units | | |
| total: residential | | 335 class A spaces | 6 class B spaces |

Bicycle Storage Spaces - Provided

| | % (H vs. V) | # of spaces |
|---|-------------|-------------|
| bicycle storage: retail | | |
| class A - horizontal | 100.0% | 15 |
| class A - vertical | 0.0% | 0 |
| subtotal | | 15 |
| class B (rack) | | 6 |
| total: retail spaces provided | | 21 |
| bicycle storage: residential | | |
| class A - horizontal | 70% | 234 |
| class A - vertical | 30% | 101 |
| subtotal | | 335 |
| class B (rack) | | 6 |
| total: residential spaces provided | | 341 |
| Total Bicycle Storage | | 362 |

| | | |
|---|--------------------------------------|----------------------------|
| clothing lockers: retail | | |
| | 0.7 spaces per class A space per sex | |
| | 15 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: 009-760-831)
- 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

Gross Floor Area:
33,155 sq.m. (356,877 s.f.)

Floor Space Ratio:
6.37

Proposed FSR Exclusions:
1,421.91 sq.m.

Proposed Height:
74.96 m (245.93')

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

Drawing List

Architectural:

| | |
|--------|--|
| A0.00 | Cover |
| A0.01 | Context Plan |
| A0.02 | Site Plan |
| A1.01 | Parking Level P3 |
| A1.02 | Parking Level P2 |
| A1.03 | Parking Level P1 |
| A1.04 | Level 01 Grade @ Broadway |
| A1.05 | Level 02 Grade @ 10th Avenue |
| A1.06 | Level 03 |
| A1.07 | Level 04 |
| A1.08 | Level 05 |
| A1.09 | Level 06 |
| A1.10 | Level 07 |
| A1.11 | Levels 08 - 23 |
| A1.11A | Typical Strata Floor - Levels 08 - 23 |
| A1.12 | Level 24 |
| A1.13 | Level 25 |
| A1.14 | Level 26 |
| A1.15 | Roof |
| A2.01 | Section AA |
| A2.02 | Section BB |
| A2.03 | Section CC |
| A3.01 | East Elevation (Kingsway) |
| A3.02 | North Elevation (Broadway) |
| A3.03 | West Elevation (Watson Street) |
| A3.04 | South Elevation (10th Avenue) |
| A3.05 | North Elevation - Tower |
| A4.01 | View Studies |
| A4.02 | View Studies |
| A4.03 | Aerial Views |
| A4.04 | Street Level View Studies |
| A4.05 | Street Level View Studies |
| A4.06 | Shadow Studies |
| A5.01 | FSR overlay - Level 01 Grade @ Broadway |
| A5.02 | FSR overlay - Level 02 Grade @ 10th Avenue |
| A5.03 | FSR overlay - Level 03 |
| A5.04 | FSR overlay - Level 04 |
| A5.05 | FSR overlay - Level 05 |
| A5.06 | FSR overlay - Level 06 |
| A5.07 | FSR overlay - Level 07 |
| A5.08 | FSR overlay - Level 08 |
| A5.09 | FSR overlay - Level 24 |
| A5.10 | FSR overlay - Level 25 |
| A5.11 | FSR overlay - Level 26 |

Landscape:

| | |
|----|--|
| L1 | Landscape Plan - Level 1 Broadway Grade |
| L2 | Landscape Plan - Level 2 10th Avenue Grade |
| L3 | Landscape Plan - Level 3 Podium |
| L4 | Landscape Plan - Level 7 / 8 Roof Decks |
| L5 | Landscape Plan - Level 24 Penthouse Terraces |
| L6 | Image Board |

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issues

| | |
|-----------|-------------------------|
| 9 Jun 10 | Issued for UDP Workshop |
| 26 Jul 10 | Issued for Rezoning |

revisions

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Kingsway + Broadway

Rize Alliance
Kingsway + Broadway

| scale | date |
|--------------|-----------|
| 1 : 500 | 26 Jul 10 |
| project code | status |
| KWY | Rezoning |
| drawn | checked |
| WS | RA |



Context Plan

drawing number

A0.01