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CITY OF VANCOUVER  
COMMUNITY SERVICES GROUP

DEVELOPMENT PERMIT STAFF COMMITTEE REPORT  
JUNE 4, 2014

FOR THE DEVELOPMENT PERMIT BOARD  
JULY 14, 2014

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235 KINGSWAY (COMPLETE APPLICATION)  
DE417686 - ZONE C-3A

TP/JMB/LK/LH

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

J. Greer (Chair), Development Services  
M. Holm, Engineering Services  
W. Mendes, Social Policy

**Also Present:**

T. Potter, Urban Design & Development Planning  
J. Bosnjak, Development Services  
L. King, Development Services  
W. LeBreton, Development Services  
D. Autiero, Development Services

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**APPLICANT:**

Robert Ciccozzi Architect Inc.  
Attention: Robert Ciccozzi  
200 - 2339 Columbia Street  
Vancouver, BC  
V5Y 3Y3

**PROPERTY OWNER:**

South Creek Vista Investment  
328 West 2nd Avenue  
Vancouver, BC  
V5Y 1C8

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**EXECUTIVE SUMMARY**

- **Proposal:** To develop a seven storey mixed-use building with one (1) level of retail and six (6) levels of residential containing 43 dwelling units over two (2) levels of underground parking, having vehicular access from the lane and also requesting an increase in the Floor Space Ratio using a Heritage Density Transfer from a donor site at 6 Water Street (providing 3,628 sq. ft.).

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations

Appendix D Applicant's Design Rationale

Appendix E Heritage Density Transfer Letter A

● **Issues:**

1. No significant Issues

- **Urban Design Panel:** Support
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**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DE417686 submitted, the plans and information forming a part thereof, thereby permitting the development of a seven storey mixed-use building with one (1) level of retail and six (6) levels of residential containing 43 dwelling units over two (2) levels of underground parking, having vehicular access from the lane and also requesting an increase in the Floor Space Ratio through a Heritage Density Transfer from the donor site at 6 Water Street (providing 3,628 sq. ft.), subject the following conditions:

**1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:**

- 1.1 design development to enhance the livability of the indoor and outdoor amenity spaces as follows:
- a) delete the roof and structure over the level 1 amenity terrace;
  - b) expand the level 1 terrace to incorporate adjacent "open to below" area to the extent possible;
  - c) provide an interconnecting stair between the rooftop amenity garden at level 2 and the level 1 amenity space;
  - d) provide soil depths to support mature trees without use of raised planters;
  - e) lower concrete parapet height for planters of the rooftop terrace at the lane edge; and
  - f) related to item "e" above, provide glass guardrails at the lane side of the rooftop terrace;

**Note to Applicant:** The above conditions will improve the livability and daylight exposure of the amenity spaces. Reducing parapet height at the lane will improve the visual scale of the building at the lane. The interconnecting stair can be interior or exterior and can be thought of a feature design component of the amenity spaces (See Standard Condition A.1.35).

- 1.2 design development to provide continuous weather protection along Kingsway; and

**Note to Applicant:** Design of weather protection with a minimum projection of 3.0 m (10 feet) may be broken in segments in order to respond to sloping topography along Kingsway. Further, weather protection design should take into consideration adjacent development having regard for pedestrian scale, and continuity of canopy height with neighbouring sites.

- 1.3 design development of the west elevation (Kingsway) to provide improved articulation, depth and relief of the enclosed balconies to help reduce the mass and visual scale of the building.

**Note to Applicant:** In general the depth of the elevation appears to be shallow which contributes to the overall bulk of the building. Provide a minimum offset dimension of 0.9 m (3 feet) between the enclosed balconies and the line of glazing of the living rooms.

**2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.**

**3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.**

• **Technical Analysis:**

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size <sup>1</sup>			99.00 ft. x 122.14 ft.
Site Area <sup>1</sup>			12,090 sq. ft.
Floor Area <sup>2</sup>	Outright: 12,090 sq.ft. Conditional: 36,270 sq.ft. 10% H.D.T.: 39,897 sq.ft.		Commercial 4,266 sq.ft. Residential 36,052 sq.ft. Total 40,318 sq.ft.
FSR <sup>2</sup>	Outright: 1.0 Conditional: 3.0 10% H.D.T.: 3.3		Commercial 0.35 Residential 2.98 Total 3.33
Balconies	2,882 sq.ft.		Open 1,471 sq.ft. Enclosed 980 sq.ft. Total 2,451 sq.ft.
Amenity	7,980 sq.ft.		1,331 sq.ft.
Height <sup>3</sup>	Outright: 30.18 ft.  Conditional: Discretionary to D.P.B.		Top of Guard 76.80 ft. Top Roof Pavilion 80.08 ft. Top of Elevator 81.07 ft.
Parking <sup>4</sup>	Small Car 12 (25% max.)	Commercial 5 Residential 42 Total 47  Disability (Res.) 2	Commercial Total: 5 (All Standard)  Residential: Standard 20 (48%) Small Car 19 (45%) Disability 3 (7%)  Residential Total 42  Total 47
Bicycle Parking <sup>5</sup>		Class A Class B Retail 1 0 Residential 55 6 Total 56 6	Class A Class B Retail 1 0 Residential 65 0 Total 66 0
Loading		Class B Retail 1	Class B Retail 1
Unit Type			Studio 4 One-bedroom 27 Two-bedroom 12 Total 43

<sup>1</sup> **Note on Site Size and Site Area:** The proposed site size and site area is based on the properties being consolidated. See Standard Condition A.2.1.

<sup>2</sup> **Note on Floor Area/FSR:** As per Section 4.7.1- Floor Space Ratio of the C-3A District Schedule, the Development Permit Board may permit an increase to the maximum floor space ratio to any figure up to and including 3.00. Under Section 4.7.5 an additional 10 percent heritage density transfer [noted as H.D.T. in Technical Table above - maximum 3.3 FSR or 39,897 sq. ft.] may be considered by the Development Permit Board. See discussion on Pages 8 and 9. Standard Condition A.1.3 seeks compliance (a reduction of 421 sq. ft.) with Section 4.7 - Floor Space Ratio of the C-3A District Schedule of the Zoning and Development Bylaw.

<sup>3</sup> **Note on Height:** The height of the building is above the maximum permitted in the C-3A District Schedule. The Development Permit Board may permit an increase in the maximum height of a building with respect to any

development as per Section 4.3.2 of the C-3A District Schedule. The Top of the roof pavilion(s) is considered to be the overall height of the building.

<sup>4</sup> **Note on Parking:** Standard Condition 1.7 seeks compliance with Section 4.1.8 - Small Car Spaces of the Parking Bylaw.

<sup>5</sup> **Note on Bicycle Parking:** Standard Condition 1.10 seeks compliance with Section 6 - Class B Bicycle Spaces of the Parking Bylaw.

**Guideline Analysis- Main Street C-3A Urban Design Guidelines**

SECTION	RECOMMENDED	PROPOSED
4.3 Height	New development should be built to a height that matches existing significant older buildings to 6 storeys and 70 ft. (21.4 m).	Proposed height of 80.08 ft. (24.4 m) is generally consistent with the context and Kingsway streetscape.
4.9 Off-Street Parking and Loading	All off-street parking areas should be provided on-site at the rear of the buildings with access from the lane.	Off-street parking is compliant and access thereto is provided at the lane.

**• Legal Description**

Lots: 15 & 16  
Block: 117  
District Lot: 301  
Plan: 187

**• History of Application:**

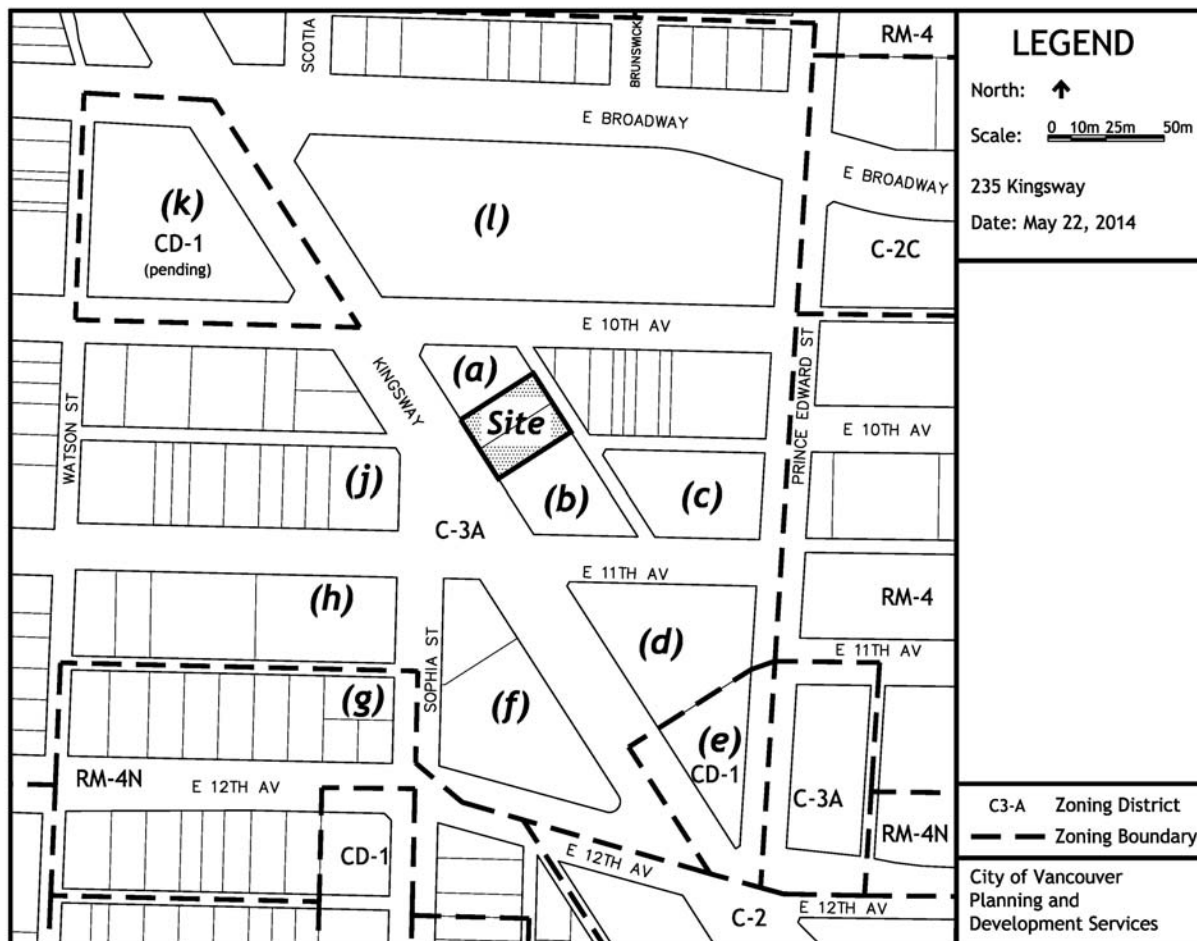
14 02 18 Complete DE submitted  
14 05 07 Urban Design Panel  
14 06 04 Development Permit Staff Committee

**• Site: Site and Context**

This 1,123 m<sup>2</sup> (12,090 sq. ft.) site is located in the mid-block of Kingsway between East 11th Avenue and East 10th Avenues (see site and context plan below). The site has a frontage of 30.17 m (99.00 feet) on Kingsway and is 37.22 m (122.14 feet) deep. There is a north/south slope along Kingsway of 1.56 m (5.11 feet). There is a slope of 3.84 m (12.5 feet) from the southwest corner to the northeast corner of the site.

The site is currently developed with a small structure at the rear of the site to support a used-car dealership lot. To the north of the site is the existing 4 storey Best Western Hotel. To the south of the site is a one storey tire service centre. Other properties along Kingsway are also zoned C-3A, some of which are developed with recent residential buildings. The site is well served by transit with bus routes on Kingsway and Main Street, and with frequent bus service along Broadway. The following list and site plan outline the location and height of the buildings that make up the surrounding context of the subject site.

- (a) Best Western Hotel: 205 Kingsway - approx. 50 ft. /4 storeys
- (b) Current Rezoning Application: 333 E 11th Avenue - 14 storeys commercial/residential (proposed)
- (c) Soma: 2635 Prince Edward Street - 70 ft. /7 storeys
- (d) Uno: 301 Kingsway - 98 ft. /11 storeys
- (e) Biltmore Hotel: 398 Kingsway- 80 ft. approx.
- (f) Stella: 2770 Sophia Street- 127 ft. /13 storeys
- (g) Salvation Army: 261 E 12<sup>th</sup> Avenue/2 stories
- (h) Sophia: 298 E 11<sup>th</sup> Avenue - 83 ft. /8 storeys
- (j) Coast Foundation: 293 E 11th Avenue - office/social service centre/1 storey
- (k) RIZE Alliance site: 215 ft. - 22 storeys
- (l) Kingsgate Mall



Site and Context Plan

*not to scale*

• **Background:**

Existing C-3A policy applies to this site. In addition, the Mount Pleasant Plan has confirmed the guideline height and density set out in this sub-area of C-3A. For sites with sloping topography, staff may consider additional height beyond the 70 feet to compensate for this change in grade. The consideration of additional height is subject to neighbourhood feedback in addition to the project exhibiting design excellence, and demonstrating compatibility with the neighbouring context.

• **Applicable By-laws and Guidelines:**

- *C-3A District Schedule*
- *Main Street C-3A Guidelines*
- *Mount Pleasant Community Plan (2010)*
- *Mount Pleasant Implementation Plan (October 2013)*
- *Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway:*
- *High-Density Housing for Families with Children Guidelines (1992)*

**1. C-3A District Schedule:**

**Use:** Retail is an outright approval use and residential use is a conditional approval use in the C-3A District.

**Density and Height:** The outright density permitted is 1.0 FSR with a maximum conditional density of 3.0 FSR in accordance with Section 4.7 of the C-3A District Schedule. A transfer of heritage density up to 10% of the maximum permitted density may be permitted under Section 4.7.5 of the C-3A District Schedule.

The outright height is 9.2 m (30.2 ft.). The height can be increased to a maximum which is unspecified in the District Schedule through Section 4.3 of the Zoning and Development By-law. Increases to density and height may be permitted provided the Development Permit Board first considers:

- the overall resolution of the building and its effects on the surrounding areas, including existing views;
- the amount of open space, the design and general amenity provided by the proposal;
- traffic, pedestrian amenity and livability of any dwelling uses; and
- submissions of any advisory group, property owner or tenant.

**2. Main Street C-3A Guidelines:**

In summary, the intent of the Guidelines as they relate to this development, are:

- provide for high density development within a mid-rise building form;
- assist in the creation of an attractive, cohesive, and residential neighbourhood with commercial uses at grade;
- ensure a high standard of livability; and
- high quality public realm with good sun access.

**3. Mount Pleasant Community Plan & Mount Pleasant Implementation Plan:**

- retain density and height limits as defined in the existing C-3A policy;
- retail uses that are local in scale and neighbourhood focused;
- increase bike access; and
- enhanced public realm.

#### 4. Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway:

- create neighborhoods outside the Broadway office uptown area where housing is the dominant use.

##### • Response to Applicable By-laws and Guidelines:

Use: Residential uses with retail at grade are considered optimum for this part of Broadway.

Density: The proposed density of 3.30 FSR, including a 10% transfer of heritage density is supportable for achieving the desired urban form subject to earning these increases according to the C3-A District Schedule and related Guidelines.

Height, Massing, and Form of Development: The proposed height of 24.4 m (80.08 feet) measured from the lowest grade of the site is within the acceptable guideline height of 21.34 m (70 feet) for this area. Staff's conditional support of the proposed height is based on the following consideration:

- Significant slope of the site's existing topography;
- Benefits to the public realm through enhanced setbacks and enhanced sidewalk treatment;
- Appropriate fit within the Kingsway context; and
- The building setback of the upper most floor has been created to reduce the perceived streetwall height at Kingsway.

The site is not subject to any public view cone restriction. The guideline objective in regards to private view amenity is to minimize view impacts to the extent possible recognizing that as further development within the City continues, some private view loss will occur, particularly in low to mid-rise developments. In general, staff concluded there was not a significant loss of private views.

Shadow analysis was undertaken. Like view studies, massing is generally set with the goal of minimizing the impacts on adjacent sites. In zones without sideyard setbacks, there is always impact to adjacent sites. The massing for ground floor commercial uses have a rear setback of 1.0 m (3.35 feet) and the residential uses, level 3-6 have a rear yard setback of 12.55 m (41.16 feet). The rear yard setbacks under the District Schedule are 0 m and 4.6 m (15.0 feet) respectively. The provision of additional setback improves the solar performance by reducing the shadow impacts, particularly during the summer months. While there are shadow impacts to adjacent sites staff conclude that such impacts are not significant.

Analysis of the streetscape and compatibility of scale shows that the massing is generally consistent with recent development approved along Kingsway and vicinity. In particular, the scale of the proposal is similar to recent buildings such as the Stella on 12th and Kingsway and the Uno at 11th and Kingsway. Staff have requested further design development to the west elevation to increase the articulation and expression of the building which will improve the perceived visual scale of the building (see Recommended Condition 1.3).

The Main Street C-3A Guidelines primarily address the retail streetscapes on the main arterials. Through this proposal, staff have sought improvements to the public realm achieved by widening the existing 3.65 m (12 feet) sidewalk with an additional 0.45 m (1.5 feet.) setback. The current proposal has provided this additional setback. A number of comments have been received from the public with respect to the lack of public realm treatment at the sidewalk. Staff have sought through design conditions additional enhancements to the sidewalk through the provision of street trees, landscape plantings and enhanced sidewalk treatments pursuant to *Section 4.4.3 of the Mount Pleasant Public Realm Plan* (see Standard Condition A.1.21). Further, staff have requested improvements to the proposed weather protection (see Recommended Condition 1.2).



**Livability:** The development application meets the livability standards for high density living on a commercial arterial. The majority of units are one bedroom units (27) with some two-bedroom units(12) and a handful of studios (4). All units have access to private outdoor space with the exception of the units facing Kingsway which provide enclosed balconies as a suitable screen to traffic noise. Compensating for this is the provision of common indoor and outdoor amenity spaces accessed from the second floor.

Substantial improvements to the livability and composition of the indoor and outdoor amenity spaces are outlined in Recommended Condition 1.1.

• **Conclusion:**

Staff consider this development proposal will be a positive contribution to the urban streetscape emerging along Kingsway. Earning of discretionary increases in density and height have been achieved in the following manner:

- A well resolved mid-rise building form with the use of high quality materials achieving higher densities up to 3.3 FSR;
- An enhanced sidewalk and public realm (see Standard Condition A.1.21);
- A compatible scale with respect to adjacent sites; and
- Generally good livability of units with the provision of common indoor and outdoor amenity space (see Recommended Condition 1.1).

Staff recommend support of the proposed application, subject to meeting the conditions of approval outlined within this report.

**URBAN DESIGN PANEL**

The Urban Design Panel reviewed this application on May 7, 2014, and provided the following comments:

**EVALUATION: SUPPORT (7-1)**

- **Introduction:** Tim Potter, Development Planner, introduced the proposal for a mid-block site located on Kingsway between East 10th and 11th Avenues. He described the context for the area noting the Best Western Hotel to the north. The proposal is for a 7-storey mixed-use building of multi-residential over a commercial base. The application is seeking a 10% heritage density transfer.

Advice from the Panel on this application is sought on the following:

In addition to any comment on the overall form of development proposed for this development application, the panel's advice was sought on the following questions:

- Is the overall form of development, height and density supportable in consideration of the site and its related context?
- Comments on the success of the amenity room and in particular the composition of the related amenity terrace.
- Comments on the success of the landscape design overall.
- Advice on materials and expression and their success in terms of:
  - Contributing to solar performance and related LEED™ objectives.
  - Provision of weather protection.
  - Effectiveness in offering relief and visual interest in the overall composition of the Kingsway elevation.

Mr. Potter took questions from the Panel.

- **Applicant's Introductory Comments:** Robert Ciccozzi, Architect, further described the proposal and mentioned they wanted to have a layering of materials with a series of steel systems. The sixth floor is pulled back with stair cases to the roof decks. There are canopies above the entry doors to the retail spaces and there is a loading bay and parkade entry on the lane.

Rod Maruyama, Landscape Architect, described the landscaping plans and mentioned there are private roof decks and then a shared common outdoor space. The units that face the amenity space on level 2 have their own private outdoor patio and are bordered with a planter and decorative fencing. The amenity space has an open space with lawn and a gathering space with a fire pit, pergola and a barbeque area with seating. The units on the 6th level have their own outdoor patio with fencing for privacy. There is a middle planting area that creates a buffer and a garden plot for each unit.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Consider making the material and colour palette stronger with more contextually appropriate materials;
  - Design development to improve the amenity spaces;
  - Addition of weather protection the full length of the Kingsway façade;
  - Design development to the lane elevation to decrease the visual weight and lack of neighbourliness;
  - Consider adding more than one street tree along Kingsway.
- **Related Commentary:** The Panel supported the proposal and thought it was a nice infill building.

The Panel supported the form of development, height and density and thought it was a very marketable project. The Panel sought a more contextually relevant material palette and thought it could be stronger with the use of metal or other materials and that the colour palette could also be improved to make the building more distinctive.

The Panel was disappointed with the location of the amenity room and thought it was located in a left-over space. They noted that a lot of work needed to be done to soften the interface and create a connection between the two levels. As well they thought the weather protection should be the entire length of the building along Kingsway.

Some Panel members thought the lane expression could be improved by reducing the height of the wall along the lane. As well they thought the concrete parapet should be deleted and changed to glass to help take the hard edge off the lane. Some Panel members thought the stair well could be increased and that the lobby space seemed a little pinched.

The Panel supported the landscape plans provided but thought there should be more than one street tree on Kingsway and the landscape on Kingway was lacking. They mentioned that one of the nicest features of the development was the landscaped roof deck.

- **Applicant's Response:** Mr. Ciccozzi said he agreed with the Panel regarding the amenity room. He thought it was a good idea to take the roof off the terrace and open it up, pull back the amenity room and terrace the upper area into that space. He said it would also reduce the impact on the lane. Regarding weather protection he noted that they are using a steel system that could accommodate weather protection along the Kingsway façade. He also agreed that they could introduce some stronger quality materials.

## ENGINEERING SERVICES

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix "A" attached to this report.

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Additional design work is required to ensure that the development meets the general principles for CPTED performance (see Standard Conditions A.1.32 and A.1.33).

## PROCESSING CENTRE - BUILDING:

This Development Application submission has not been reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Processing Centre-Building staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire fighting access and energy utilization requirements.

## SOCIAL PLANNING

### Indoor and Outdoor Amenity Spaces:

The proposed 7 storey building on this site includes 12 units with two bedrooms (28% of total units) which may be suitable for families with children. *The High Density Housing for Families with Children Guidelines* apply to this site. Consistent with the guidelines a multi-purpose amenity room is proposed on level 1. Design development is needed to the amenity room to add the following: a kitchenette, a storage closet, and an accessible washroom equipped with a baby change table to (see Standard Condition A.1.34). The guidelines also encourage the locating of indoor common amenity space adjacent to, or with a connection to outdoor space. Design development is required to improve the visual and physical connectivity between the indoor amenity space and the outdoor common amenity area located one floor above (see Standard Condition A.1.35).

The plans propose an outdoor common amenity area on level 2 with a kitchenette/sink, BBQ, and a sodded lawn. To meet the intent of the guidelines, natural low-maintenance features such as balancing logs and boulders should be included. These provide a myriad of creative and motor skills developing play opportunities for children, and can, if not used for play, simply provide a visually pleasing landscape (see Standard Condition A.1.36).

### Urban Agriculture:

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The "Urban Agriculture Guidelines for the Private Realm" encourage edible landscaping and shared gardening opportunities in new developments. Design development is needed to the podium rooftop landscape plan to include edible landscaping and to provide accessible urban agriculture plots with the infrastructure to support urban agricultural activity: compost bins, tool storage, a potting bench and a hose bib (see Standard Conditions A.1.30 and A.1.37).

## NOTIFICATION

On April 30, 2014, 647 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the City's website.

Four responses were received which include some concerns about the character and massing of the building. Others noted a lack of green space and trees along the sidewalk. There was one comment in support of the proposal.

*Staff Response: Recommended Conditions 1.2 and 1.3 have been crafted to improve the expression of the building by providing substantial, continuous weather protection in addition to improving the articulation of the Kingsway elevation. In terms feedback received about the sidewalk, through recommended conditions A.1.28 and A.1.29 staff have requested enhanced sidewalk treatments, trees, and pedestrian lighting all in accordance with the Public Realm Plan as set forth in the Mount Pleasant Community Plan Implementation. Staff conclude that the above outlined conditions address the concerns raised through the notification.*

**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by both the Development Permit Board and the Director of Planning.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of the small car parking space ratio [Section 4.1.8 of the Parking By-Law]. The Staff Committee supports the relaxations proposed.

The Staff Committee supports the proposal subject to the conditions contained within this report.

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J. Greer  
Chair, Development Permit Staff Committee

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T. Potter, AIA  
Development Planner

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J. Bosnjak  
Project Coordinator

Project Facilitator: D. Autiero

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

### A.1 Standard Conditions

- A.1.1 design development to improve the lobby design by increasing the visibility of the elevator doors to lobby. Further, space for the delivery of mail needs to be accommodated in the lobby;

**Note to Applicant:** The elevator entry is not apparent from the entry foyer of the lobby. The enhanced visibility of the elevator will also address the CPTED concerns outlined in Standard Condition A.1.26. The following solutions could be carried out to address these concerns:

- a) Provide a two-sided elevator;
- b) In the alternate to the forgoing, rotate the elevator such that the doors open in plain view of the lobby;
- c) provide a designated area for unit mailboxes with visibility from the elevator;

- A.1.2. design development to improve the livability and access to daylight for the "A3" unit type;

**Note to Applicant:** The primary living spaces have little direct access to a window. The unit plan needs revising to increase the window sizes for the main living space. Another solution may include providing an open balcony for this unit type instead of an enclosed balcony to improve daylight exposure.

- A.1.3 compliance with Section 4.7 - Floor Space Ratio, of the C-3A District Schedule;

**Note to Applicant:** A reduction of 421 sq.ft. is required to meet the maximum FSR allowed. The commercial amenity area is included in floor space calculation as it does not meet the intent of the exclusion noted in Section 4.7.3(b).

- A.1.4 confirmation if the trellises on the 2nd floor are open or covered;

**Note to Applicant:** If covered that are will be counted in floor area.

- A.1.5 design development to provide for high quality, durable materials throughout the proposal;

**Note to Applicant:** Materials such as hardi-panel and/or visible timber landscape walls are not supportable.

- A.1.6 compliance with Section 4.10 - Horizontal Angle of Daylight, of the C-3A District Schedule;

**Note to Applicant:** Den's in Unit C1 do not meet this regulation. Also please show compliance with any room behind a enclosed balcony/open balcony.

- A.1.7 compliance with Section 4.1.8 - Number of Small Car Spaces, of the Parking Bylaw;

**Note to Applicant:** Note to Applicant: The number of small car spaces is not to exceed 25% of the total parking spaces required for a Use.

- A.1.8 compliance with Disability Section 4.8.1 (c) of the Parking By-law;

**Note to Applicant:** Confirmation that the vertical clearance and stall width is met.

- A.1.9 removal of all stairs in the loading corridor;
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**Note to Applicant:** Ensure loading access to the retail units.

A.1.10 provision of bicycle parking in accordance with the Parking By-law;

**Note to Applicant:** Six Class B bicycle space are required as noted in Section 6.2.1.2 of the Parking By-law;

A.1.11 provision of details of bicycle rooms, in accordance with Section 6 of the Parking By-law, which demonstrates the following:

- a provision of one electrical receptacle per two bicycle spaces for the charging of electric bicycles; and
- notation on the plans that "construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law";

A.1.12 provision of an up-to-date copy of the City building grades plan;

A.1.13 provision of detailed floor and roof elevations for each floor and roof level in the building, as related to the existing grades on site;

**Note to Applicant:** Top of guard and top of elevator shaft to be provided on the roof plan and elevation plans.

A.1.14 provision of any proposed amenity space on the plans, including details regarding type, finishing, equipment and/or furnishings;

A.1.15 provision of details of balcony enclosures;

**Note to Applicant:** To qualify for an exclusion from floor space ratio (FSR) calculations, an enclosed balcony must be a distinct space separated from the remainder of the dwelling unit by walls, glass, and glazed doors (hinged or sliding), have an impervious floor surface, a flush threshold at the bottom of the door (for disabled access), large, openable windows for ventilation, and distinct exterior architectural expression. In addition, each dwelling unit should have no more than one enclosed balcony, and all balconies, both open and enclosed, should be clearly identified on the floor plans. Notation should also be made on the plans stating: "All enclosed balconies shall be designed and constructed in accordance with the Council-approved Balcony Enclosure Guidelines." Limitations on the amount of exclusions and enclosures permitted are described within the regulations of the respective District Schedule or Official Development Plan that apply to the specific site. For further details and specifications on enclosure requirements, refer to the Council-approved Balcony Enclosure Guidelines.

A.1.16 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

A.1.17 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

A.1.18 written confirmation shall be submitted by the applicant that:

- the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
  - adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
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- mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;

A.1.19 deletion of all references to the proposed signage, or notation on plans confirming that: "All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner assumes responsibility to achieve compliance with the Sign By-law and to obtain the required sign permits.";

**Note to Applicant:** The Sign By-law Coordinator should be contacted at 604.871.6714 for further information.

A.1.20 provision of Letter "B" which includes confirmation from the owner of the "donor" site that the agreement has been finalized, and confirming the new "balance" of transferable density remaining on the donor site;

#### Standard Landscape Condition

A.1.21 provision of a public realm treatment in accordance with the Public Realm Plan as outlined in Section 4.3 and 4.4 of the *Mount Pleasant Community Plan Implementation Strategy*.

**Note to Applicant:** A note should be added to the Landscape Plan as follows: "all public realm design to the approval of the General Manager of Engineering Services, and in accordance with the Mount Pleasant Public Realm Plan."

A.1.22 submission of a fully illustrated Landscape Plan for the ground level;

**Note to Applicant:** The landscape plan set is missing this information. The plan must show the property edges and incorporate existing features and proposed features located within the public realm at the street and lane edge. Show the existing 20 inch dbh street tree on the plan, as noted on the survey.

A.1.23 design development to protect the existing 20 inch dbh street tree at Kingsway, where possible;

**Note to Applicant:** Sidewalk construction hoarding must be installed to avoid damage to this tree.

A.1.24 arrangements made with Engineering Services and Vancouver Board of Parks to review the existing 20 inch dbh street tree located adjacent to the development site for retention possibilities;

A.1.25 design development to the enhancement of the 2<sup>nd</sup> floor common amenity courtyard to:

- i) provide opportunities for residents to gather for outdoor dining experience and practice urban agriculture;

**Note to Applicant:** Incorporate a harvest table for families to share meals and infrastructure required for urban agriculture activity such as plots, tool storage, hose bibs, and a potting bench. Reference the Urban Agriculture Guidelines for the Private Realm.

- ii) provision of gated entries to connect each private patio to the main courtyard space;
-



**Note to Applicant:** This can be achieved by dividing the length of the landscaped planter located at the east edge of the courtyard;

A.1.26 revision of the 2<sup>nd</sup> floor Landscape Plan L-1 to show design and placement of:

- i) urban agriculture plots and supporting infrastructure
- ii) outdoor dining area
- iii) gated entries for private patios to common courtyard

**Note to Applicant:** Consider locating the table close to the barbeque.

A.1.27 design development of proposed landscape planters on slab condition at the 2<sup>nd</sup> floor common amenity courtyard to provide finished levels continuous with the main courtyard walkway;

**Note to Applicant:** Depress the parkade slab to achieve a minimum 3'-0" depth to accommodate small to medium-sized tree roots. Coordinate the architectural and landscape drawings to show depressed slab condition.

A.1.28 provision of a larger- scale architectural detail at ½"=1'-0" or better to illustrate the paving interface across the front property line;

**Note to Applicant:** The detail should illustrate a seamless transition to the Kingsway public realm that indicates a high quality entrance and any transitional slope.

A.1.29 provision of a separate Lighting Plan;

**Note to Applicant:** The lighting plan should include details of the pedestrian level lighting along Kingsway.

A.1.30 provision of a high- efficiency irrigation system specified in all common landscape areas, including the 2<sup>nd</sup> floor and roof levels;

**Note to Applicant:** Consider timers and programmable irrigation systems to avoid over-watering; install moisture sensors as part of the irrigation system. Provide notation to this effect on the drawings, and to meet the Irrigation Association of BC current industry standard.

A.1.31 location of hose bibs on common landscaped roof decks and private patios having areas 9.3 sq. m/100 sq. ft. or greater to facilitate hand watering;

**Note to Applicant:** Provide notation on the Landscape Plan.

#### Crime Prevention Through Environmental Design (CPTED)

A.1.32 design development to respond to CPTED principles having particular regard for:

- a) theft in the underground parking;
- b) residential break and enter;
- c) mischief and vandalism, such as graffiti;

A.1.33 design development to reduce opportunities for mail theft by locating residential mail boxes within full view of the elevators and lobby;

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## Social Planning

- A.1.34 design development to the multi-purpose amenity room on level 1 to add a kitchenette, storage closet space and an accessible washroom with baby change table;
- A.1.35 design development is encouraged to improve the connectivity between the indoor and outdoor amenity spaces, consideration should be given to creating a vertical connection (i.e. glazed stair / access pavilion) with a high degree of visual connectivity between the two levels (see Recommended Condition 1.1);
- A.1.36 design development to the lawn area to include opportunities for a range of motor skills and creative children's play opportunities; and

**Note to Applicant:** Consideration should be given to including natural low-maintenance features such as balancing logs and boulders which providing a myriad of creative play opportunities, and can, if not used for play, simply provide a visually pleasing landscape; and

- A.1.37 design development to the podium rooftop landscape plan to include edible landscaping and accessible urban agriculture plots with the infrastructure to support urban agricultural activity: compost bins, tool storage, a potting bench and a hose bib.

## A.2 Standard Engineering Conditions

- A.2.1 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 15 & 16, Block 117, DL 301, Plan 187 to create a single parcel;
- A.2.2 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement & Indemnity Agreement 291987M (commercial crossing) prior to building occupancy;

**Note to Applicant:** Arrangements are to be secured prior to issuance of the development permit, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition at the Development Permit stage.

- A.2.3 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** The following items are required to meet provisions of the Parking By-law and the Parking and Loading Design Supplement:

- a) Provision of a minimum 20 ft. (6.1 m) maneuvering aisle for stalls 29-33 on P2 as 19.5 ft. is shown on drawing A2.0;
  - b) Provision of a 0.6 m (2 ft.) setback for the 2 ft. long parking columns from the end of the stall to improve maneuvering;
  - c) Improve the alignment of the overhead gates and the maneuvering aisle on P1 to reduce or eliminate the shift of the maneuvering aisle between the commercial and residential parking;
  - d) Provision of 20 ft. (6.1 m) wide overhead gates for 2-way vehicle flow (18 ft. gates are shown on drawing A2.1);
  - e) Provision of an improved plan showing the design elevations on both sides of the ramp at all breakpoints and within the parking and loading areas to be able to calculate slopes and cross falls. Provide elevations and slopes on sections drawings;
-

Contact Dave Kim of the Neighbourhood Parking and Transportation Branch at 604-871-6279 for more information.

- A.2.4 provision of either a 1.2 m wide independent access aisle, separated from the maneuvering aisle with bollards for the Class A bicycle lockers located off the maneuvering aisle or moving the Class A bicycle lockers to a secure bike room;

**Note to Applicant:** Engineering has concerns with the proposed Class A bike lockers with access directly from the maneuvering aisle and damage to the lockers from maneuvering vehicles. Consider relocating the lockers to a bike room.

- A.2.5 provision of a site plan detailing the pedestrian realm on all adjacent streets including labeled setbacks from proposed face of curb to property line, building line, and any other significant features in the public realm;

**Note to Applicant:** a minimum of 5.5m sidewalk width between curb face and building is typically required in front of commercial buildings.

- A.2.6 provision of street trees as space permits.

**Note to Applicant:** Please submit a copy of the landscape plan directly to Engineering for review;

- A.2.7 the General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) to be located on private property with no reliance on public property for placement of these features. In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

**Note to Applicant:** Provide correct imperial conversion of the metric design elevation 42.64 m at centre line of parking ramp (see P1 parking plan) and;

- 2.8 Arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for a canopy/awning application.

**Note to Applicant:** Canopies must be fully demountable and drain internally into the building's drainage system.

**A.3 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:**

- A.3.1 provision of release from the Ministry of Environment for the Development Permit;

- A.3.2 as required by the Manager of Environmental Planning and the Director of Legal Services in their full discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of section 571(B) of the Vancouver Charter; and

- A.3.3 if required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Planning, the General Manager of Engineering Services and the Director of Legal Services, including a Section 219 covenant that there will be no occupancy of
-

any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment has been provided to the City.

---

**B.1 Standard Notes to Applicant**

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **December 24, 2014**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.5 Erosion Sediment Control Plan is required at the Building application stage for Environmental Protection Branch's review and acceptance.
- B.1.6 Please note that additional addresses will be required prior to issuance of the Building Permit. Unit numbers to be assigned for example 2nd storey (200 series), 3rd storey (300 series) etc. Floor layout plan including addressing and unit numbers to be submitted prior to Building Permit issuance and shown on drawings submitted with Building Permit application. For information please contact Ms. Renae Foster at 604 873-7784.
- B.1.7 **This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**

**B.2 Conditions of Development Permit:**

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
  - B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
  - B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
  - B.2.4 The site shall be maintained in a neat and tidy condition.
  - B.2.5 Amenity areas/common residential storage spaces excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application
-

for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the building;

And

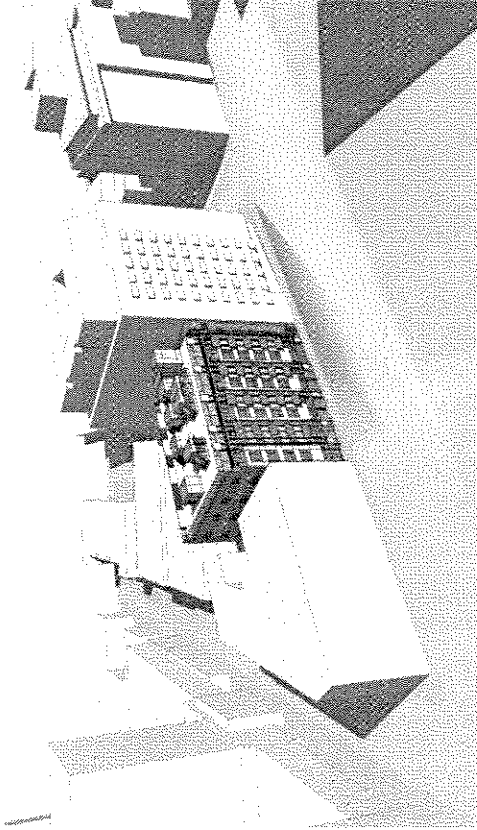
Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.

- B.2.6 The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure details on the approved plans and are not to be used as an integral part of the interior space of the building.
  - B.2.7 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
  - B.2.8 Waste Discharge Permit is required for any dewatering on the site.
  - B.2.9 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during subsurface work.
  - B.2.10 Environmental Reports must be submitted to the Environmental Contamination Team prior to the issuance of the occupancy permit.
  - B.2.11 Requires a Certificate of Compliance or Final Determination from the Ministry of Environment prior to issuance of the occupancy permit.
  - B.2.12 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12<sup>th</sup> floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
-

**MIXED USE DEVELOPMENT  
235 KINGSWAY**

**DEVELOPMENT PERMIT (REVISED)  
MARCH 19th, 2014**

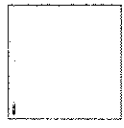
EXISTING CIVIC ADDRESS: 235 KINGSWAY, VANCOUVER, BC  
PROPOSED CIVIC ADDRESS: 235 KINGSWAY, VANCOUVER, BC  
LEGAL ADDRESS: LOT # A13, 16, 17, D1, 301, GROUP 1, NWD, PLAN 987



NOT TO SCALE  
NO. DATE  
REVISION

NO.	DATE	REVISION

DATE: 03/19/14  
TIME: 10:00 AM (PST)  
PROJECT: 235 KINGSWAY



**RCA**  
Robert Ciccuzzi Architects Inc.  
300 - 2338 Columbia Street  
Vancouver, B.C.  
Tel: (604) 687-4743  
Fax: (604) 687-4641  
admin@rcaarchitects.com

**235 KINGSWAY**  
235 Kingsway  
Vancouver, BC

DATE: 03/19/14  
TIME: 10:00 AM (PST)  
PROJECT: 235 KINGSWAY

COVER SHEET

**PROJECT TEAM CONTACT LIST**

CLIENT	ARCHITECT - MAIN CONTACT	LANDSCAPE	ACOUSTIC
<b>Port Capital Development</b> 9 # 928 West 2nd Avenue Vancouver, BC V6Y 1G8 Contact: Rob Vismore Camryn: Tish Bayne T: 604.393.3028 email: rob@portcapital.com T: 604.688.2333	<b>Robert Ciccuzzi Architects Inc.</b> 300-2338 Columbia Street Vancouver, BC V6Y 1G8 Contact: Robert Ciccuzzi Admin: Brian T: 604.687.4743 F: 604.687.4641 email: kate@rcaarchitects.com email: kate@rcaarchitects.com www.rcaarchitects.com	<b>Planomatic Landscape Architects</b> 185 Emmaus Landing Vancouver, B.C. V6Z 2G7 Contact: Rob Vismore T: 604.688.2333 F: 604.688.2333 email: rob@portcapital.com	<b>Brown Brashier Associates</b> 101230 Howe Street Vancouver, B.C. V6B 2Y6 Contact: Andrew R. Fawcett T: 604.688.2333 F: 604.688.2333 email: andrew@brownbrashier.com

ARCHITECTURAL DRAWINGS	SCALE
A00 COVER SHEET	N/B
A01 DEVELOPMENT SUMMARY	N/B
A02 COVER SITE PLAN	1/8" = 1'-0"
A03 COVER ELEVATIONS	1/8" = 1'-0"
A04 STREET ELEVATIONS	1/8" = 1'-0"
A05 SHADOW STUDIES	N/B
A06 VIEW STUDIES	N/B
A07 SITE PLAN	1/8" = 1'-0"
A08 P2 PARKING PLAN	1/8" = 1'-0"
A09 LEVEL 1 PLAN	1/8" = 1'-0"
A10 LEVEL 2 PLAN	1/8" = 1'-0"
A11 LEVEL 3 TO 5 PLAN	1/8" = 1'-0"
A12 ROOF PLAN	1/8" = 1'-0"
A13 UPPER ROOF PLAN	1/8" = 1'-0"
A14 UNIT PLAN	1/8" = 1'-0"
A15 UNIT PLAN	1/8" = 1'-0"
A16 UNIT PLAN	1/8" = 1'-0"
A17 UNIT PLAN	1/8" = 1'-0"
A18 UNIT PLAN	1/8" = 1'-0"
A19 WEST KINGSWAY ELEVATION	1/8" = 1'-0"
A20 EAST KINGSWAY ELEVATION	1/8" = 1'-0"
A21 SOUTH SIDE ELEVATION	1/8" = 1'-0"
A22 NORTH SIDE ELEVATION	1/8" = 1'-0"
A23 PERSPECTIVES	N/B
A24 SECTIONS	1/8" = 1'-0"
A25 SECTIONS	1/8" = 1'-0"
A26 SECTIONS	1/8" = 1'-0"

**225 KINGSWAY DEVELOPMENT SUMMARY**

ZONING (EXISTING AND PROPOSED) **C3-A** 12,090.5 sq ft 11,223.23 m<sup>2</sup> PROPOSED: 11,467 sq ft 10,653.31 m<sup>2</sup> 94.844 %  
 SITE AREA  
 SITE COVERAGE PERMITTED: NO LIMIT  
 FSR ALLOWED: 3.0 FSR + 10% HERITAGE TRANSFER = 3.3 FSR 3,989.6 sq ft 3,706.67 m<sup>2</sup>

FLOOR AREA SUMMARY	FSR INCLUSIONS			FSR EXCLUSIONS			RESIDENTIAL AMENITY		
	COMMERCIAL	RESIDENTIAL	PARKING	SERVICE	RES. STORAGE	ENCL. BALCONY	BALCONY/DECK	COMMERCIAL AMENITY	RESIDENTIAL AMENITY
LEVEL P2	0 sq ft	0 sq ft	11,319.6 sq ft	438.2 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft
LEVEL P1	0 sq ft	0 sq ft	10,119.8 sq ft	1,043.9 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft
LEVEL 1	3,844.5 sq ft	1,416.6 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	421.1 sq ft	1,331.2 sq ft
LEVEL 2	0 sq ft	6,773.5 sq ft	0 sq ft	0 sq ft	298.1 sq ft	244.7 sq ft	484.4 sq ft	0 sq ft	0 sq ft
LEVEL 3	0 sq ft	6,780.9 sq ft	0 sq ft	0 sq ft	294.8 sq ft	244.9 sq ft	297.3 sq ft	0 sq ft	0 sq ft
LEVEL 4	0 sq ft	6,780.9 sq ft	0 sq ft	0 sq ft	294.8 sq ft	244.9 sq ft	297.3 sq ft	0 sq ft	0 sq ft
LEVEL 5	0 sq ft	6,780.9 sq ft	0 sq ft	0 sq ft	294.8 sq ft	244.9 sq ft	297.3 sq ft	0 sq ft	0 sq ft
LEVEL 6	0 sq ft	6,515.4 sq ft	0 sq ft	0 sq ft	275.5 sq ft	0 sq ft	832.9 sq ft	0 sq ft	0 sq ft
ROOF	0 sq ft	1,002.9 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft
<b>SUB-TOTALS</b>	<b>3,844.5 sq ft</b>	<b>36,951.1 sq ft</b>	<b>21,439.4 sq ft</b>	<b>1,482.2 sq ft</b>	<b>1,459.1 sq ft</b>	<b>979.3 sq ft</b>	<b>2,209.2 sq ft</b>	<b>421.1 sq ft</b>	<b>1,331.2 sq ft</b>

FSR TOTAL PROPOSED 3.3 FSR 3,989.6 sq ft 3,706.67 m<sup>2</sup>  
 GROSS COMMERCIAL 4,265.6 sq ft 396.28 m<sup>2</sup>  
 GROSS RESIDENTIAL 37,382.3 sq ft 3,472.50 m<sup>2</sup>

ALLOWED DEDUCTIONS	PROPOSED DEDUCTIONS
1712.6 sq ft	1458.1 sq ft
2990.6 sq ft	3188.5 sq ft
1495.3 sq ft	979.3 sq ft
426.6 sq ft	421.1 sq ft
7476.5 sq ft	1331.2 sq ft
6198.4 sq ft	522.65 sq ft

EXCLUSION SUMMARY:  
 IN-SUITE STORAGE (3.7 SQ.M/UNIT)  
 DECKS AND BALCONIES (8% RES. AREA)  
 ENCLOSED BALCONIES (50% OF BALCONY TOTAL)  
 COMMERCIAL AMENITY (10% OF COMMERCIAL AREA)  
 RESIDENTIAL AMENITY (20% OF 1000 m<sup>2</sup>)

PARKING	AREA (m <sup>2</sup> )	REQUIRED	PROPOSED
1 STALL/100m <sup>2</sup> FOR 1ST 300 m <sup>2</sup>	300	3	
1 STALL/50 m <sup>2</sup> ADDITIONAL	57.16	1.143	
<b>Total Commercial</b>		<b>5 stalls</b>	<b>5 stalls</b>
0.5 STALLS PER UNIT (< 50m <sup>2</sup> )	4 units	2	
0.6 STALLS PER UNIT (> 50 m <sup>2</sup> )	39 units	23.4	
1 STALL/200 m <sup>2</sup> GFA	1,674.6	8.373	
<b>Total Residential</b>		<b>42 stalls</b>	<b>46 stalls</b>
<b>LOADING</b>	<b>AREA (m<sup>2</sup>)</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
1 CLASS 'B' FOR 1ST 465m <sup>2</sup>	357.16	1	1
no requirement for < 100 units		0	0
<b>BIKE PARKING</b>		<b>REQUIRED</b>	<b>PROPOSED</b>
CLASS A: 1 PER 500 m <sup>2</sup>		1	1
CLASS A: 1.257 UNIT		64.5	6
CLASS B: 6 per Building		6	6

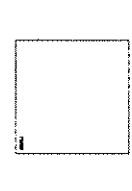
**SETBACK SUMMARY**  
 FRONT (KINGSWAY) REQUIRED = NONE PROPOSED = 18" (ALIGNS TO FACE OF PROPOSAL TO SOUTH)  
 REAR (LANE) REQUIRED (TO PARKING) = 3.1m (To CL of Lane) PROPOSED = 4.06 m (to CL of Lane)  
 SIDE (NORTH AND SOUTH) REQUIRED (RESIDENTIAL) = 7.6m (To CL of Lane) PROPOSED = 15.59 m (to CL of Lane)  
 REQUIRED = NONE PROPOSED = NONE

UNIT SUMMARY:	REQUIRED	PROPOSED
STUDIO	465 sq ft	43.2 m <sup>2</sup>
1 BEDROOM	602 to 670 sq ft	56 to 62 m <sup>2</sup>
2 BEDROOM	888 to 1201 sq ft	82 to 112 m <sup>2</sup>
<b>TOTAL UNITS</b>	<b>43</b>	<b>43</b>

CONTRACT REPRESENTATIVE: RICHARD M. HARRIS  
 85 STAZIE, WASHINGTON, DISTRICT OF COLUMBIA  
 (202) 462-1100  
 FAX: (202) 462-1101  
 WWW.RMHARRIS.COM

DATE: 10/15/2014  
 TIME: 10:00 AM  
 PROJECT: 225 KINGSWAY  
 DRAWING NO: 225-KING-01 (REVISED)

DATE: 10/15/2014  
 TIME: 10:00 AM  
 PROJECT: 225 KINGSWAY  
 DRAWING NO: 225-KING-01 (REVISED)



**RCA**  
 Robert Chizzoli Architectural Inc.  
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 Vancouver, B.C.  
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 Fax: (604) 687-4841  
 admin@rcaarchitect.com

**235 KINGSWAY**  
 235 Kingsway  
 Vancouver, BC

DATE: 10/15/2014  
 TIME: 10:00 AM  
 PROJECT: 225 KINGSWAY  
 DRAWING NO: 225-KING-01 (REVISED)

**DEVELOPMENT SUMMARY**

NO. 1  
 NO. 2  
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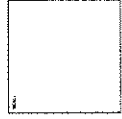


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PROJECT NO.	1000
DATE	2010.01.15
SCALE	AS SHOWN
PROJECT NAME	235 KINGWAY
CLIENT	235 KINGWAY
LOCATION	235 KINGWAY, VANCOUVER, B.C.

**REVISION**

NO.	DATE	DESCRIPTION



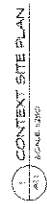
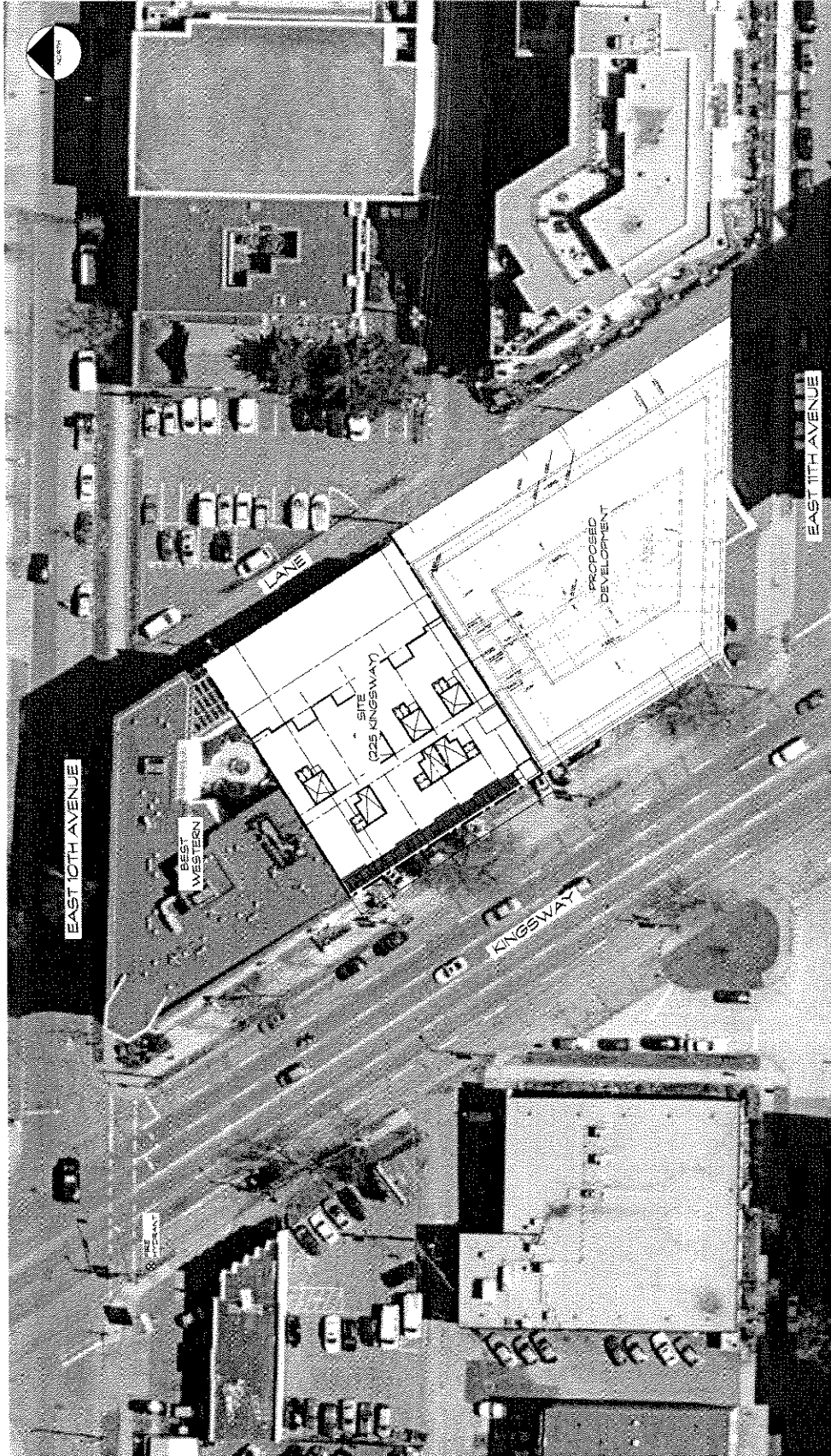
**RCA**

**Robert Crossart Architects Inc.**  
 200 - 2580 Columbia Street  
 Canada V6L 3T8  
 Tel: (604) 877-4641  
 admin@robertcrossart.com

**235 KINGWAY**  
 235 Kingway  
 Vancouver, B.C.

PROJECT NO.	1000
DATE	2010.01.15
SCALE	AS SHOWN
PROJECT NAME	235 KINGWAY
CLIENT	235 KINGWAY
LOCATION	235 KINGWAY, VANCOUVER, B.C.

**CONTEXT SITE PLAN**



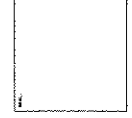
Appendix C; page 3 of 38

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NO. 101  
 LOCATION

DATE: 10/10/10  
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 CHECKED BY: [Name]  
 IN CHARGE: [Name]

SCALE: 1:100  
 PROJECT: [Name]  
 SHEET NO. 101 OF 101

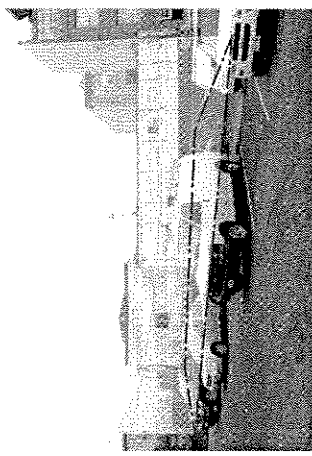


**RCA**  
 Robert Scazzari Architects Inc.  
 200 - 2338 Columbia Street  
 Vancouver, B.C.  
 Tel: (604) 687-2741  
 Fax: (604) 687-2742  
 admin@robertscazzari.com

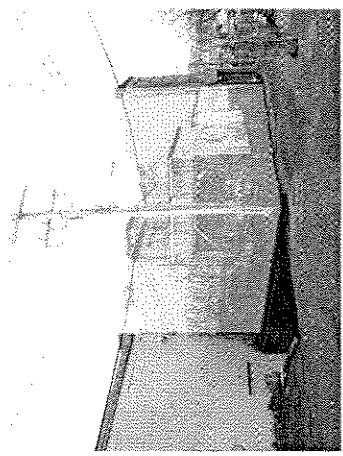
235 KINGSWAY  
 235 Kingsway  
 Vancouver, BC

DATE: 10/10/10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 IN CHARGE: [Name]

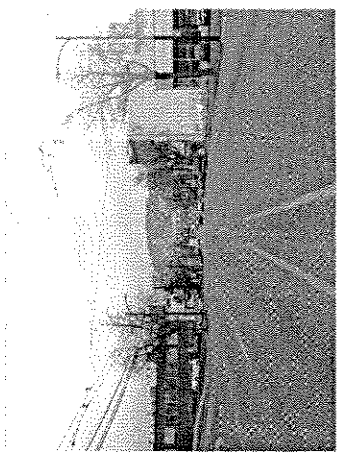
PROJECT: 235 KINGSWAY  
 SHEET NO. 101 OF 101



VIEW WEST TPO LANE



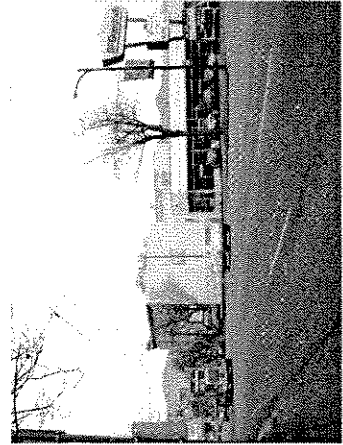
VIEW NORTH TPO LANE



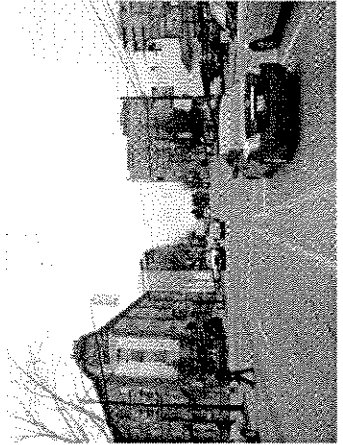
VIEW NORTH UP KINGSWAY



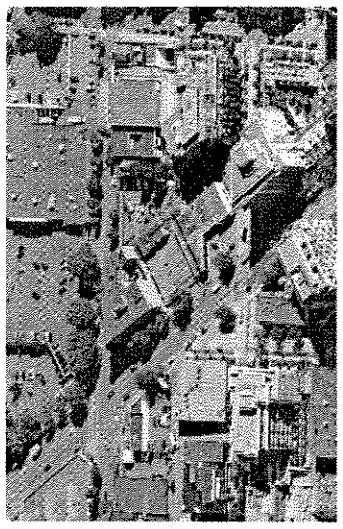
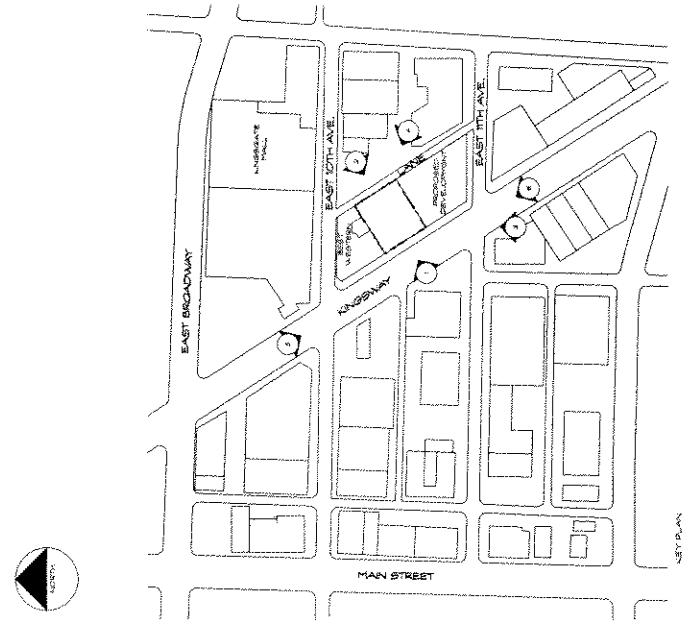
VIEW EAST FROM KINGSWAY



VIEW NORTH FROM KINGSWAY



VIEW SOUTH FROM KINGSWAY



AERIAL PHOTO

Appendix C; page 4 of 38

CONTRACTOR TO VERIFY THE DIMENSIONS AND MATERIALS SPECIFICATIONS AND UNDER THE SUPERVISION OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS SPECIFICATIONS OF THE WORK SHOWN ON THIS DRAWING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS SPECIFICATIONS OF THE WORK SHOWN ON THIS DRAWING.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

PROJECT: \_\_\_\_\_

NO. \_\_\_\_\_

REVISION: \_\_\_\_\_

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

PROJECT: \_\_\_\_\_

NO. \_\_\_\_\_

REVISION: \_\_\_\_\_

**RCA**  
 Robert Chazal Architecture Inc.  
 200 - 2338 Columbia Street  
 Vancouver, B.C.  
 Canada V6J 1A9  
 Tel: (604) 697-2774  
 Fax: (604) 697-4641  
 admin@rcaarchitecture.com

235 Kingway  
 235 Kingway  
 Vancouver, BC

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

PROJECT: \_\_\_\_\_

NO. \_\_\_\_\_

REVISION: \_\_\_\_\_

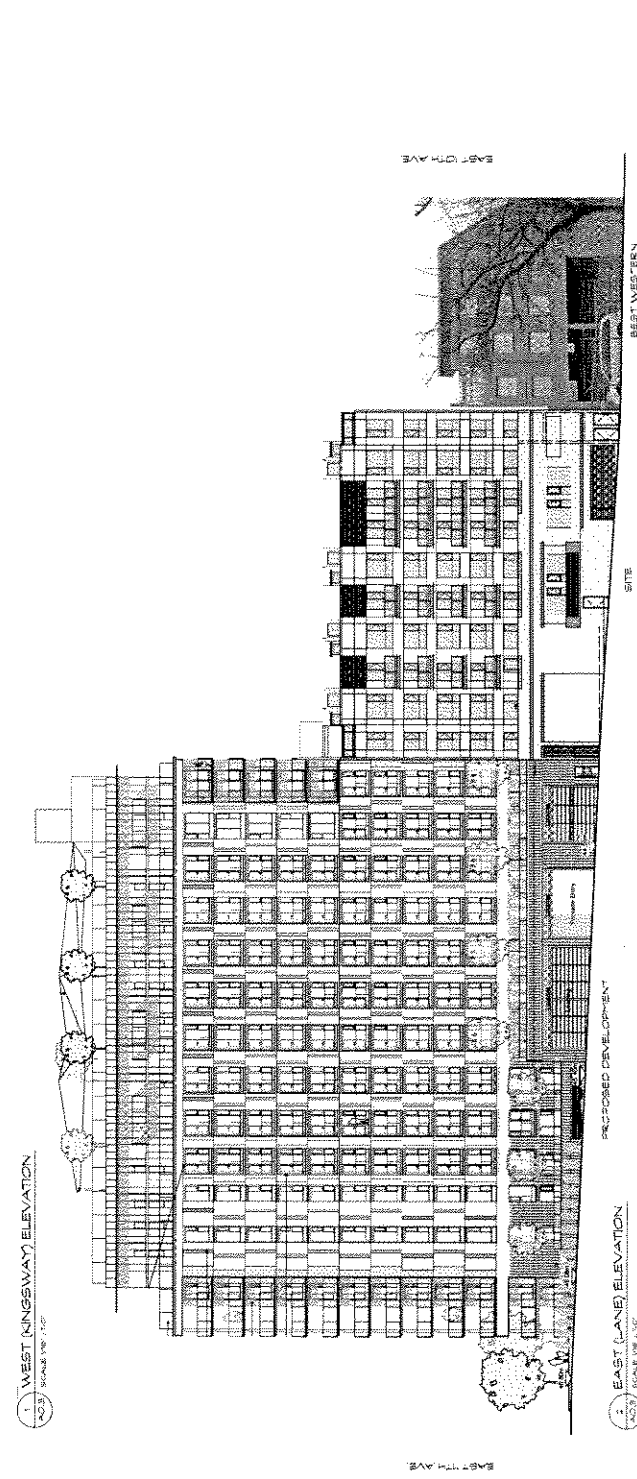
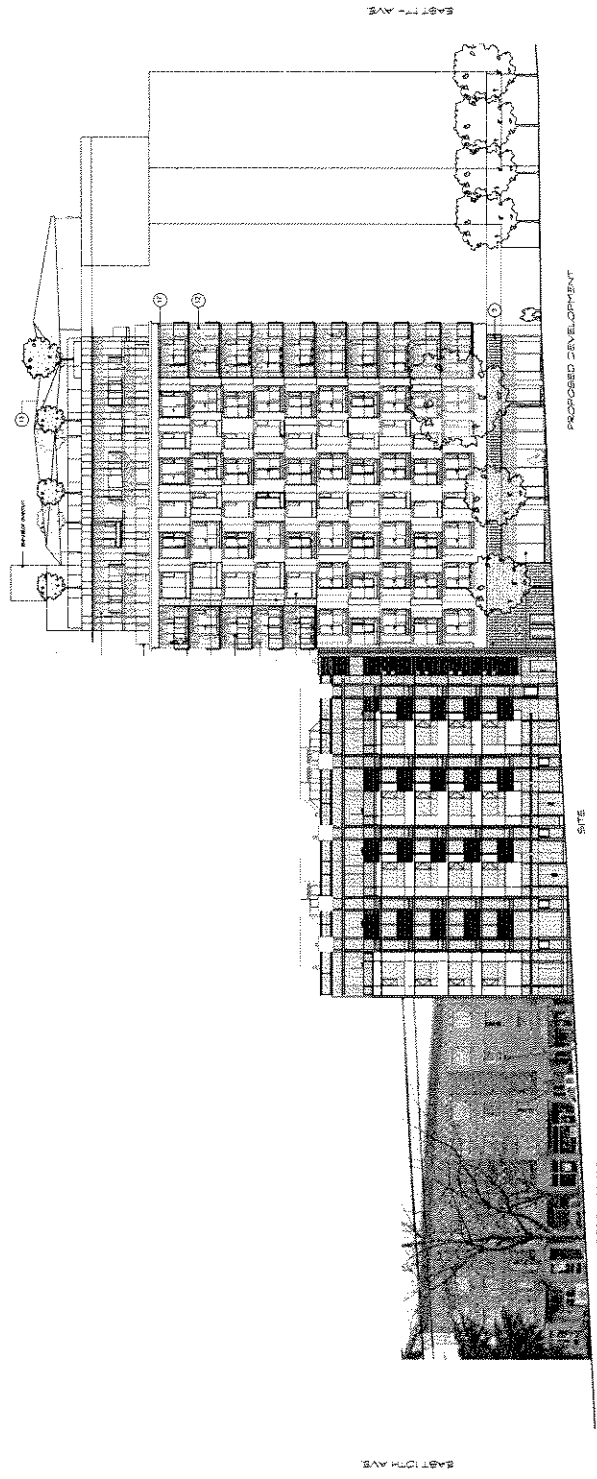
DATE: \_\_\_\_\_

BY: \_\_\_\_\_

PROJECT: \_\_\_\_\_

NO. \_\_\_\_\_

REVISION: \_\_\_\_\_



WE HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. WE FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS NOT FALSE, MISLEADING OR DECEPTIVE. WE FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS NOT IN VIOLATION OF ANY APPLICABLE LAW, REGULATION OR STANDARD. WE FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS NOT IN VIOLATION OF ANY APPLICABLE LAW, REGULATION OR STANDARD. WE FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS NOT IN VIOLATION OF ANY APPLICABLE LAW, REGULATION OR STANDARD.

DATE:	
BY:	
FOR:	

PROJECT:	
NO.:	
DATE:	



**RCA**

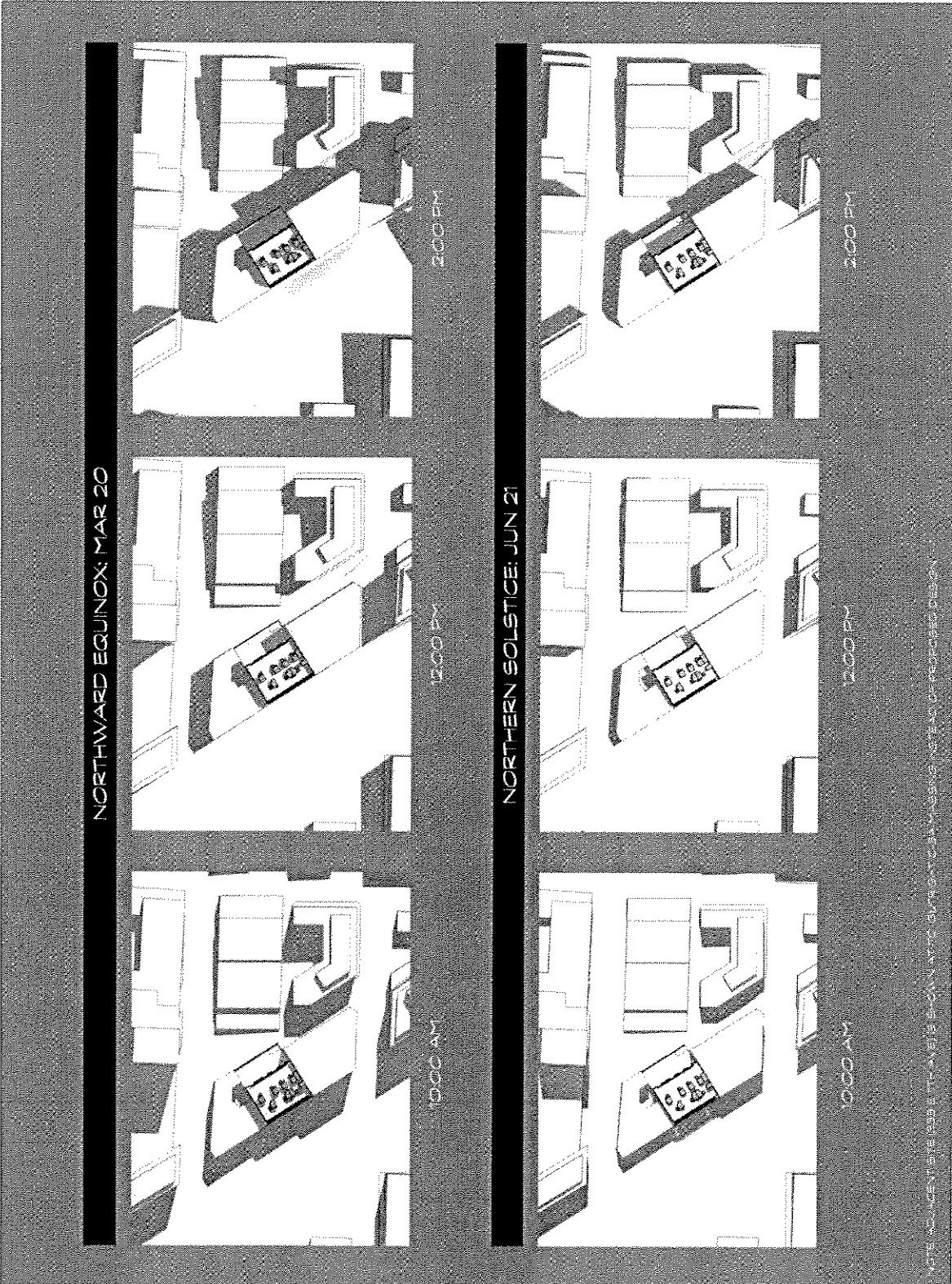
Robert Chozak Architects Inc.  
 200 - 1025 Schuster Street  
 Vancouver, B.C.  
 Canada V6T 3T9  
 Tel: (604) 277-4441  
 Fax: (604) 277-4441  
 admin@chozakarchitecture.com

**235 KINGSWAY**  
 235 Kingsway  
 Vancouver, BC

PROJECT:	
NO.:	
DATE:	

**SHADOW STUDIES**

SCALE: **AO.5**



NOTE: ALL SHADOWS ARE BASED ON THE ASSUMPTION THAT THE SUN IS AT THE EQUATOR. THIS IS A GENERALIZATION AND DOES NOT REPRESENT AN EXACT REPRESENTATION OF THE SUN'S POSITION AT ANY GIVEN TIME.

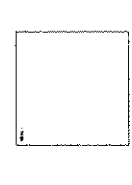
Appendix C; page 6 of 38



CONTRACTOR REPRESENTATIVE: THE INFORMATION ON THIS PLAN IS BASED ON THE INFORMATION AND DATA PROVIDED TO THE ARCHITECT BY THE CONTRACTOR. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION AND DATA PROVIDED TO THE ARCHITECT BY THE CONTRACTOR. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION AND DATA PROVIDED TO THE ARCHITECT BY THE CONTRACTOR. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION AND DATA PROVIDED TO THE ARCHITECT BY THE CONTRACTOR.

REVISION	DATE	DESCRIPTION

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CLIENT	235 Kingsway, Vancouver, BC
SCALE	1/8" = 1'-0"

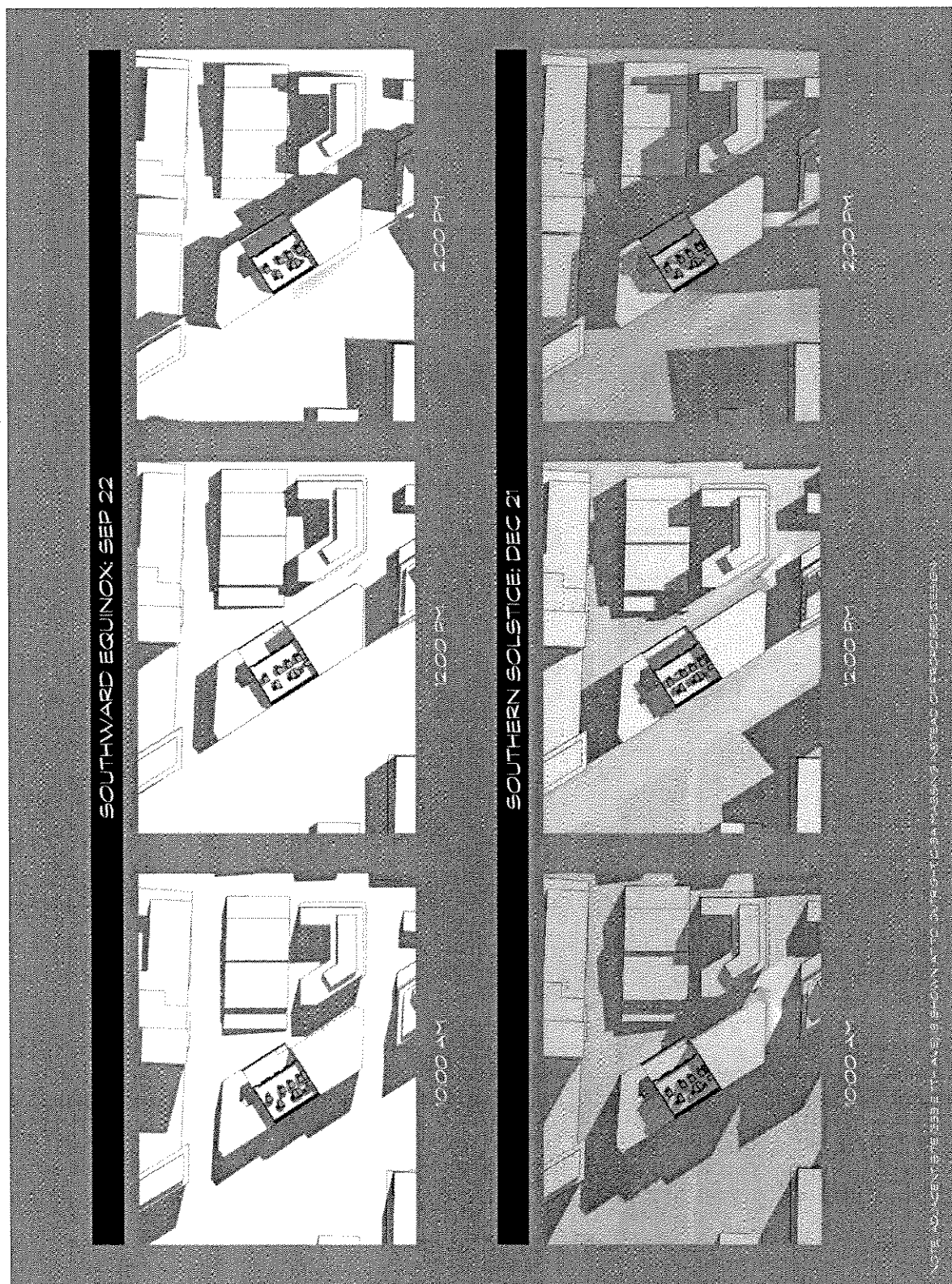


**RCA**  
 Robert Caldwell Architecture Inc.  
 200 - 2339 Columbia Street  
 Vancouver, B.C.  
 V6J 1Y4  
 Tel: (604) 687-4741  
 Fax: (604) 687-4641  
 admin@robertcaldwellarchitecture.com

**235 KINGSWAY**  
 235 Kingsway  
 Vancouver, BC

DATE	2013.09.22
PROJECT	235 Kingsway, Vancouver, BC
CLIENT	235 Kingsway, Vancouver, BC
SCALE	1/8" = 1'-0"

NO. AC.6

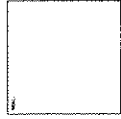


appendix C, page 7 of 38

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REVISION: No. 1 Date: 10/10/2010

DATE: 10/10/2010  
 DRAWN BY: R. COOPER  
 CHECKED BY: R. COOPER  
 PROJECT: 235 KINGSWAY



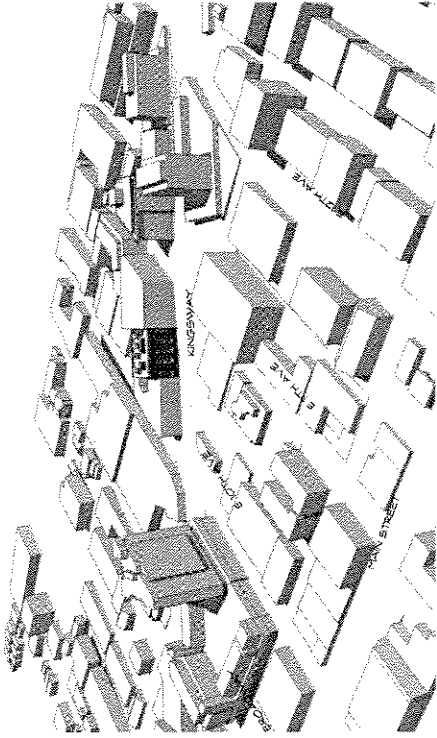
**RCA**  
 Robert Crockett Architecture Inc.  
 200 - 2335 Columbia Street  
 Vancouver, BC  
 Canada V6J 1A6  
 Tel: (604) 687-2771  
 Fax: (604) 687-2772  
 admin@rcaarchitecture.com

235 KINGSWAY  
 235 Kingsway  
 Vancouver, BC

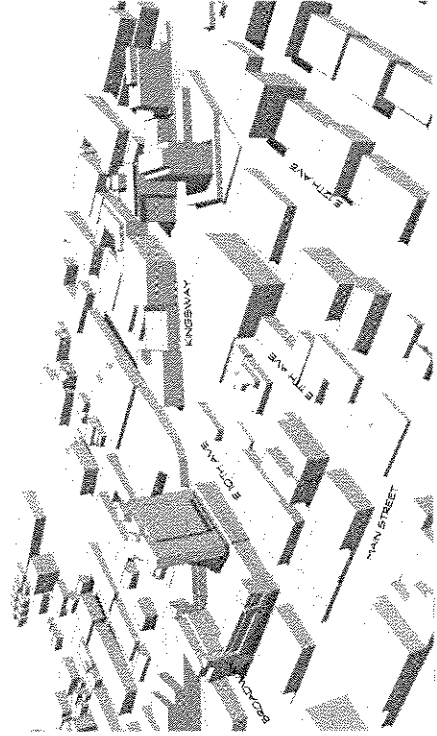
PROJECT: 235 KINGSWAY  
 DRAWN BY: R. COOPER  
 CHECKED BY: R. COOPER  
 DATE: 10/10/2010  
 VIEW STUDIES

SCALE: -  
 SHEET: AO.7

AERIAL VIEW

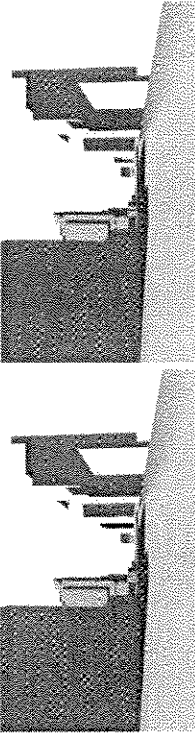


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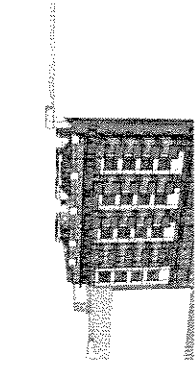


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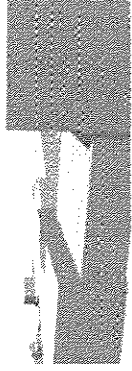
VIEW LOOKING NORTH ON E 12TH AVE



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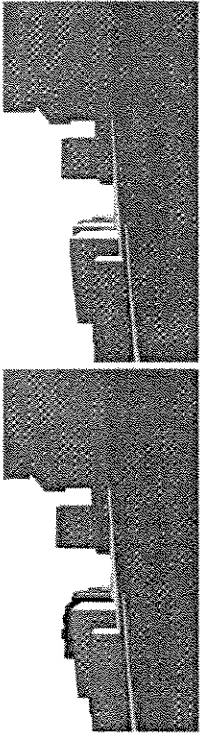


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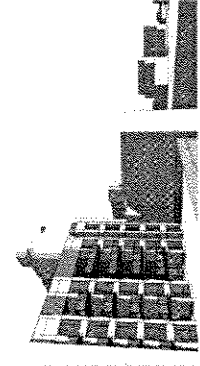


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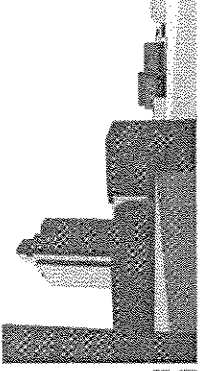
VIEW LOOKING SOUTH ON BROADWAY



PROPOSED MASSING

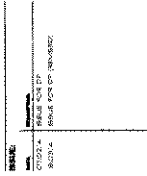
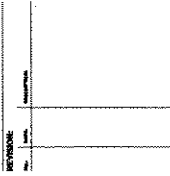


EXISTING MASSING



OUTRIGHT C-3A MASSING

THIS PLAN IS PREPARED BY THE ARCHITECT AND ENGINEER (A/E) AND IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE A/E AND ENGINEER (A/E) SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE A/E AND ENGINEER (A/E) SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE A/E AND ENGINEER (A/E) SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.



**PCA**

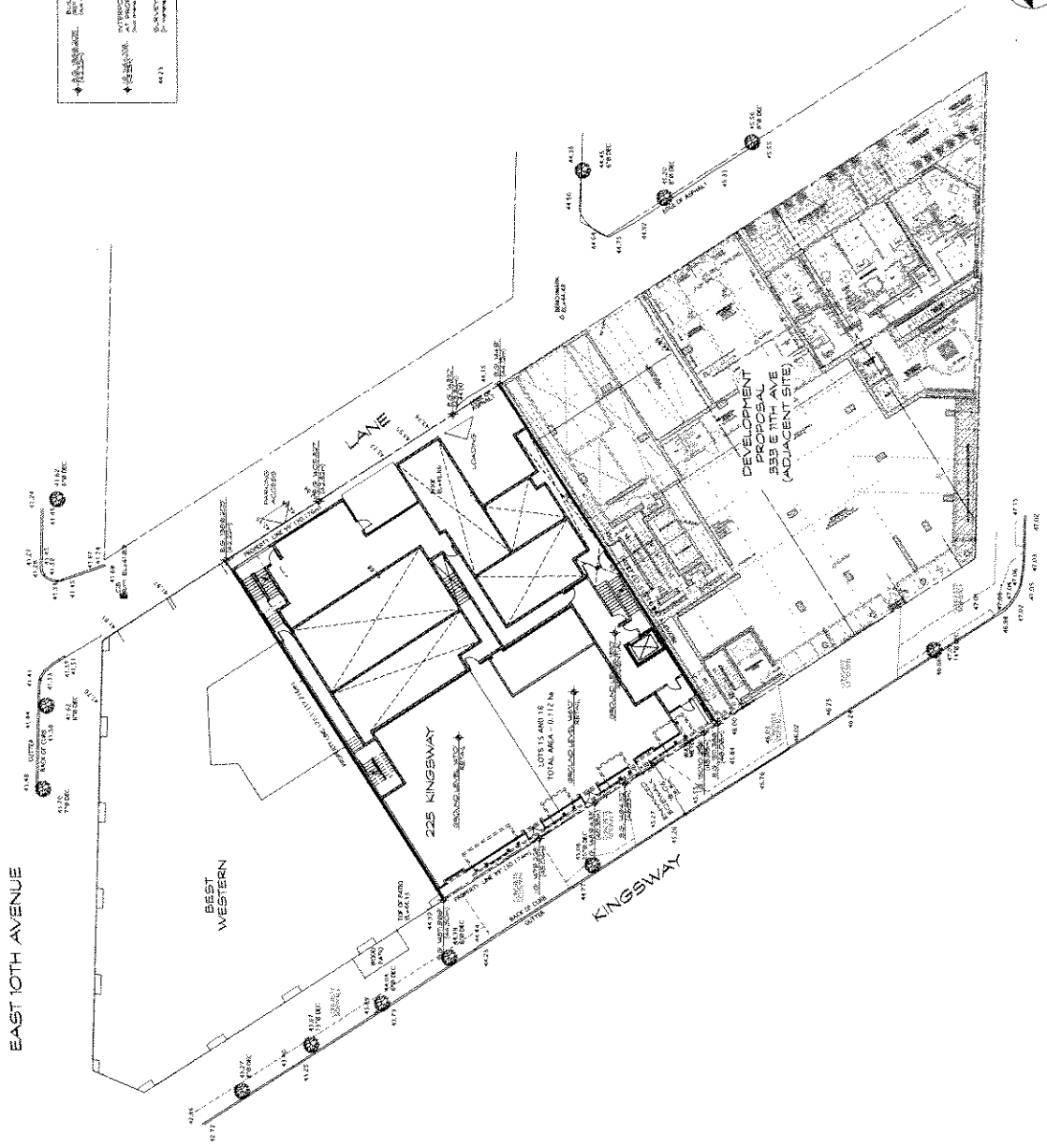
Robert Chiodo Architects Inc.  
 250 Columbia Street  
 Vancouver, BC  
 Canada V7T 1T3  
 Phone: (604) 687-4441  
 www.robertchiodoarchitects.com

**235 KINGSWAY**  
 235 Kingsway  
 Vancouver, BC

**SITE PLAN**

**A10**

KEYNOTE  
 41.73 INTERLOCKED GRASS  
 41.73 INTERLOCKED GRASS  
 41.73 INTERLOCKED GRASS



EAST 11TH AVENUE

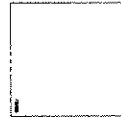
SITE PLAN  
 SCALE: 1" = 10'

Appendix C, page 9 of 38

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCES AND THE CITY OF CHARLOTTE SUBDIVISION ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE.

NO.	DATE	DESCRIPTION

DATE	
PROJECT	
CLIENT	
SCALE	

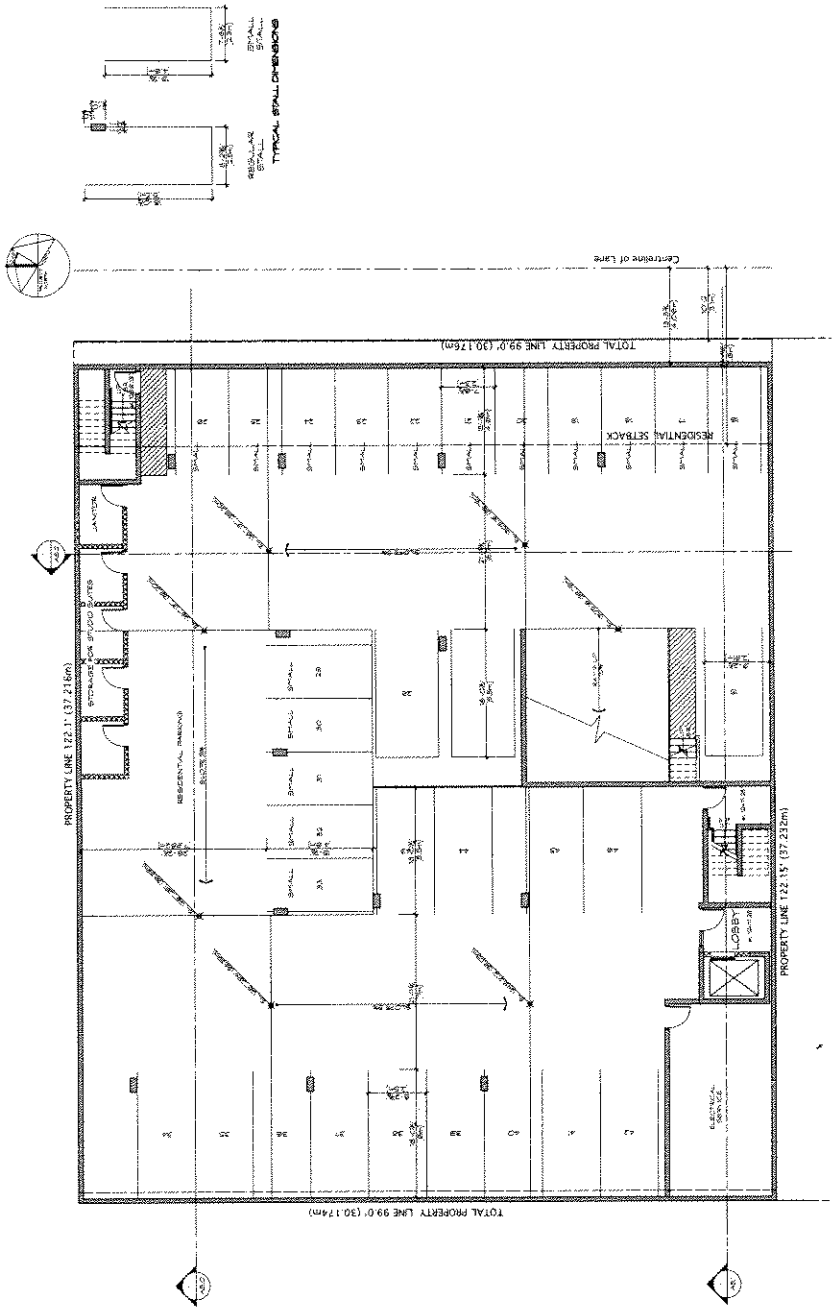


**RCA**  
 Robert Conrad Architecture Inc.  
 200 - 2228 Columbia Street  
 Charlotte, NC 28203  
 Tel: (704) 887-1141  
 Fax: (704) 887-1141  
 www.rcaarchitects.com

**235 KINGSWAY**  
 235 Kingsway  
 Asheville, NC

DATE	
PROJECT	
CLIENT	
SCALE	

P2 PARKING PLAN  
 -  
 A2.0

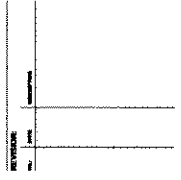


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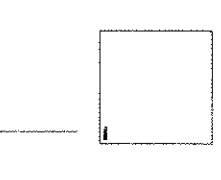
Appendix C; page 10 of 38



CONTRACTOR SHALL VERIFY THE DIMENSIONS AND BE SURE TO MAINTAIN AND VERIFY DIMENSIONS TO THE CONTRACT DOCUMENTS. THE DIMENSIONS TO THE CONTRACT DOCUMENTS SHALL BE THE DIMENSIONS TO THE CONTRACT DOCUMENTS. THE DIMENSIONS TO THE CONTRACT DOCUMENTS SHALL BE THE DIMENSIONS TO THE CONTRACT DOCUMENTS.



SCALE: 1/8" = 1'-0"

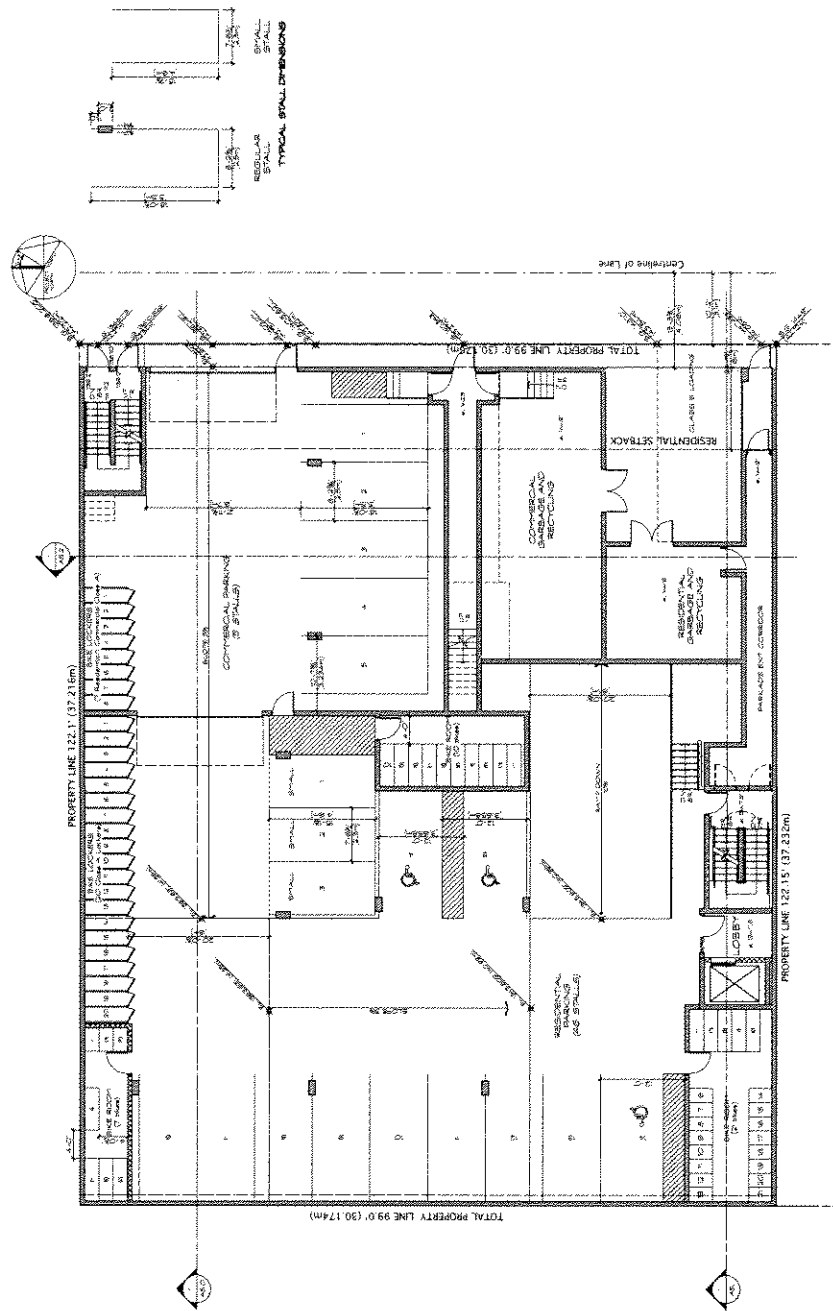
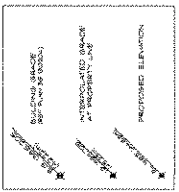


**RCA**  
 Robert Conrad Architects Inc.  
 200 - 238 Columbia Street  
 Vancouver, B.C.  
 Canada V6C 3T7  
 Tel: (604) 681-4411  
 admin@rcaarchitects.com

**235 KINGSWAY**  
 235 Kingsway  
 Vancouver, BC

**P1 PARKING PLAN**

A2.1



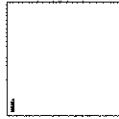
**P1 PARKING PLAN**  
 SCALE: 1/8" = 1'-0"

Appendix C; page 38 of 38

CONTRACTOR SHALL VERIFY THE DIMENSIONS OF ALL EXISTING STRUCTURES AND MATERIALS TO BE INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

NO.	DATE	REVISION

**DATE:** 2023.04.10  
**SCALE:** 1:100  
**PROJECT:** 235 KINGSWAY  
**CLIENT:** 235 KINGSWAY

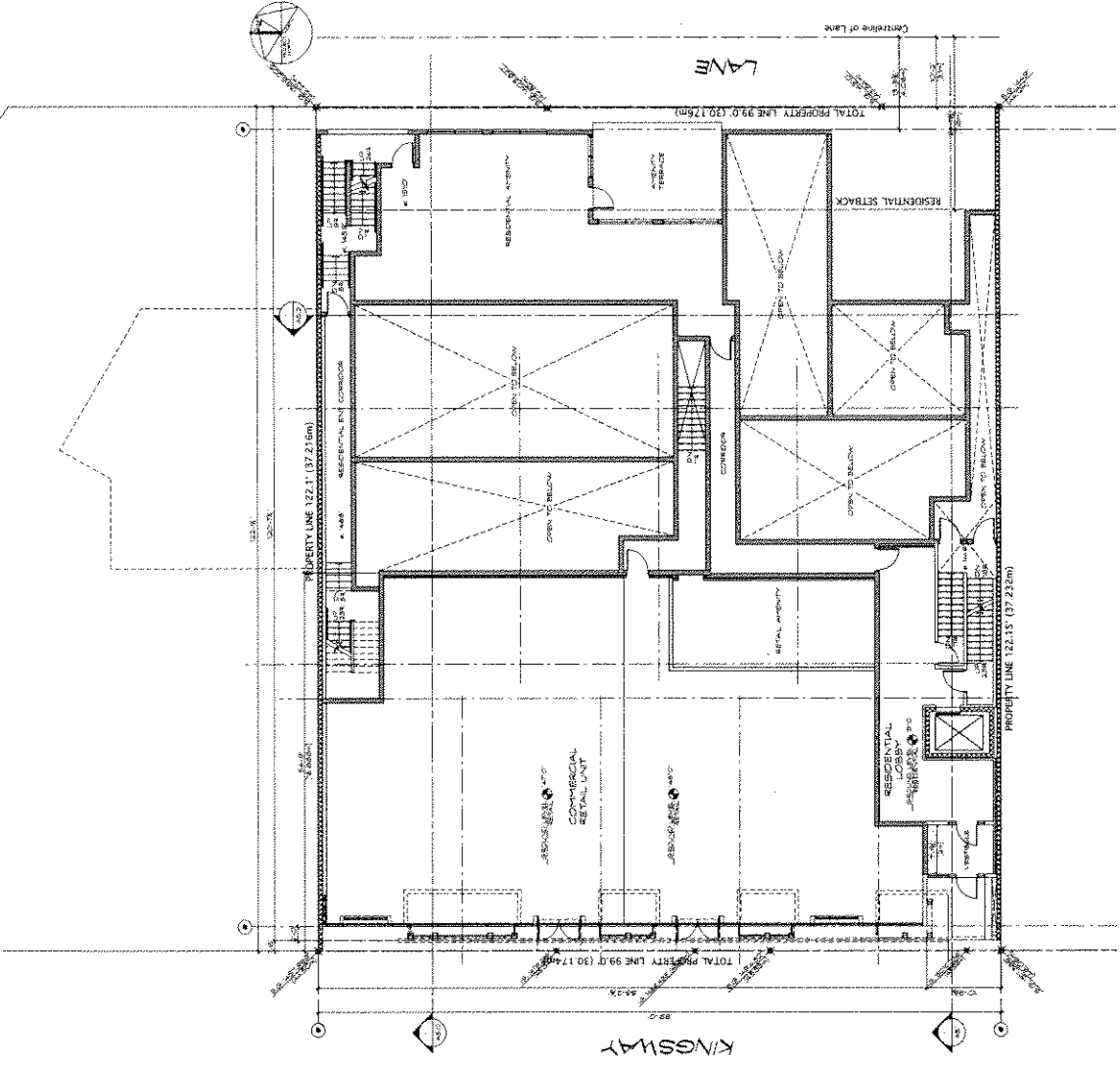
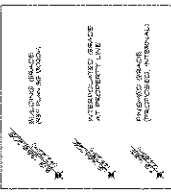


**RCA**  
 Robert Closson Architects Inc.  
 200 - 2350 Columbia Street  
 Vancouver, B.C.  
 Tel: (604) 687-4271  
 Fax: (604) 687-4611  
 www.rcaarchitects.com

**235 KINGSWAY**  
 235 Kingsway  
 Vancouver, BC

NO.	DATE	REVISION

**LEVEL 1 (RETAIL) PLAN**  
 -  
 A2.2



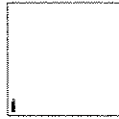
LEVEL 1 (RETAIL) PLAN  
 SCALE 1/8" = 1'-0"

Appendix C page 2 of 38

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NO.	DATE	DESCRIPTION

**DATE:** 10/23/2014  
**PROJECT:** 235 KINGSWAY  
**SCALE:** 1/8" = 1'-0" (AS SHOWN)  
**DESIGNER:** ROBERT CHIZZOLI ARCHITECTURE INC.

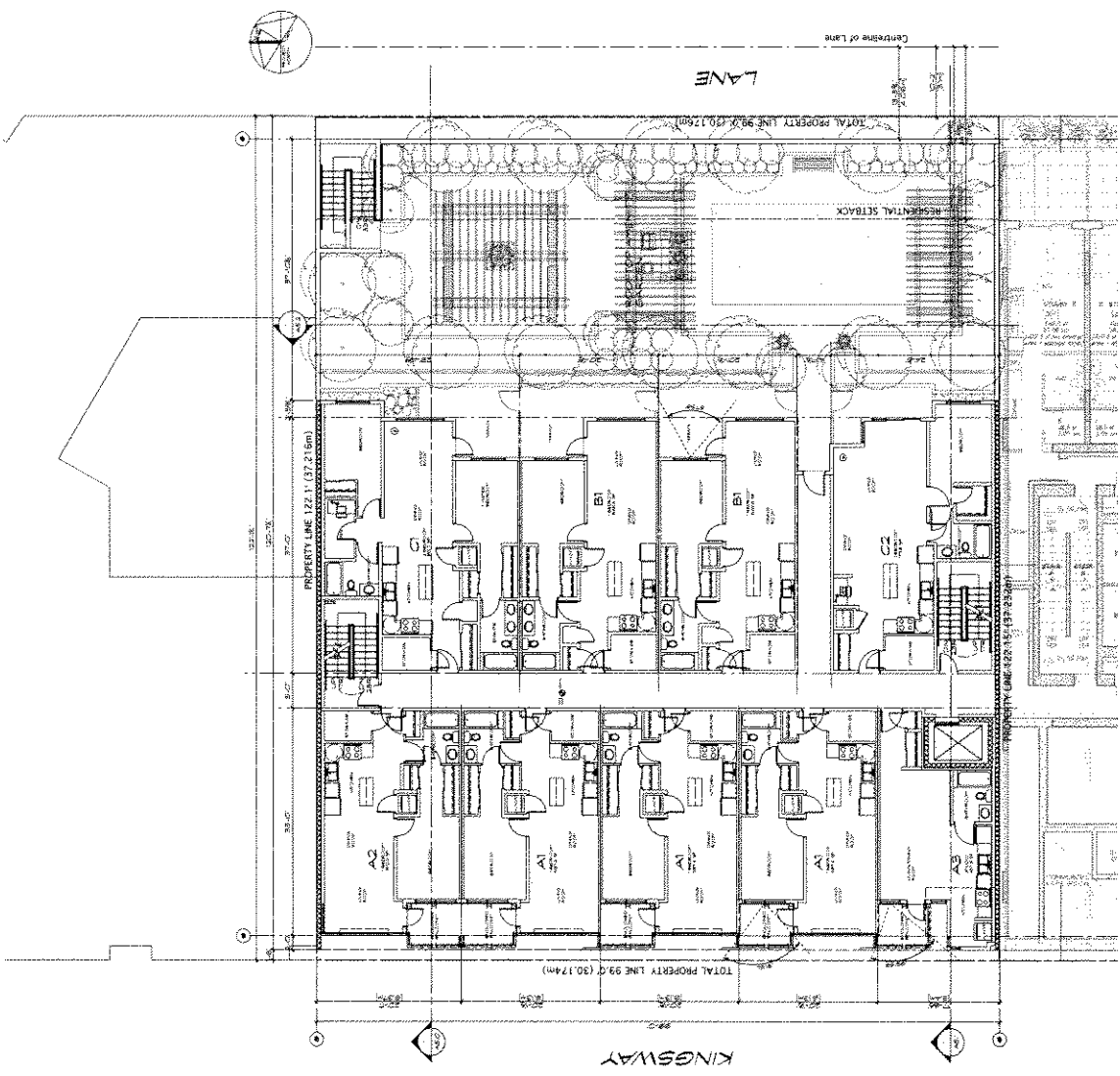


**RCA**  
**Robert Chizzoli Architecture Inc.**  
 200 - 235 Columbia Street  
 Vancouver, B.C.  
 Tel: (604) 687-4747  
 Fax: (604) 687-4841  
 info@rchizzoli.com

**235 KINGSWAY**  
 235 Kingsway  
 Vancouver, BC

**LEVEL 2 PLAN**  
 1/8" = 1'-0"  
 10/23/2014

**A2.3**



**LEVEL 2 FSR AREA**  
 TOTAL FSR: 10,000 sq. ft.  
 TOTAL RESIDENTIAL: 7,000 sq. ft.  
 TOTAL COMMERCIAL: 3,000 sq. ft.  
 TOTAL OFFICE: 3,000 sq. ft.  
 TOTAL RETAIL: 1,000 sq. ft.  
 TOTAL GARAGE: 1,000 sq. ft.

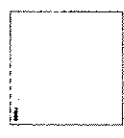
**LEVEL 2 PLAN**  
 SCALE: 1/8" = 1'-0"

Appendix C, page 13 of 38

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

NO.	REVISION

DATE: 10/20/10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]



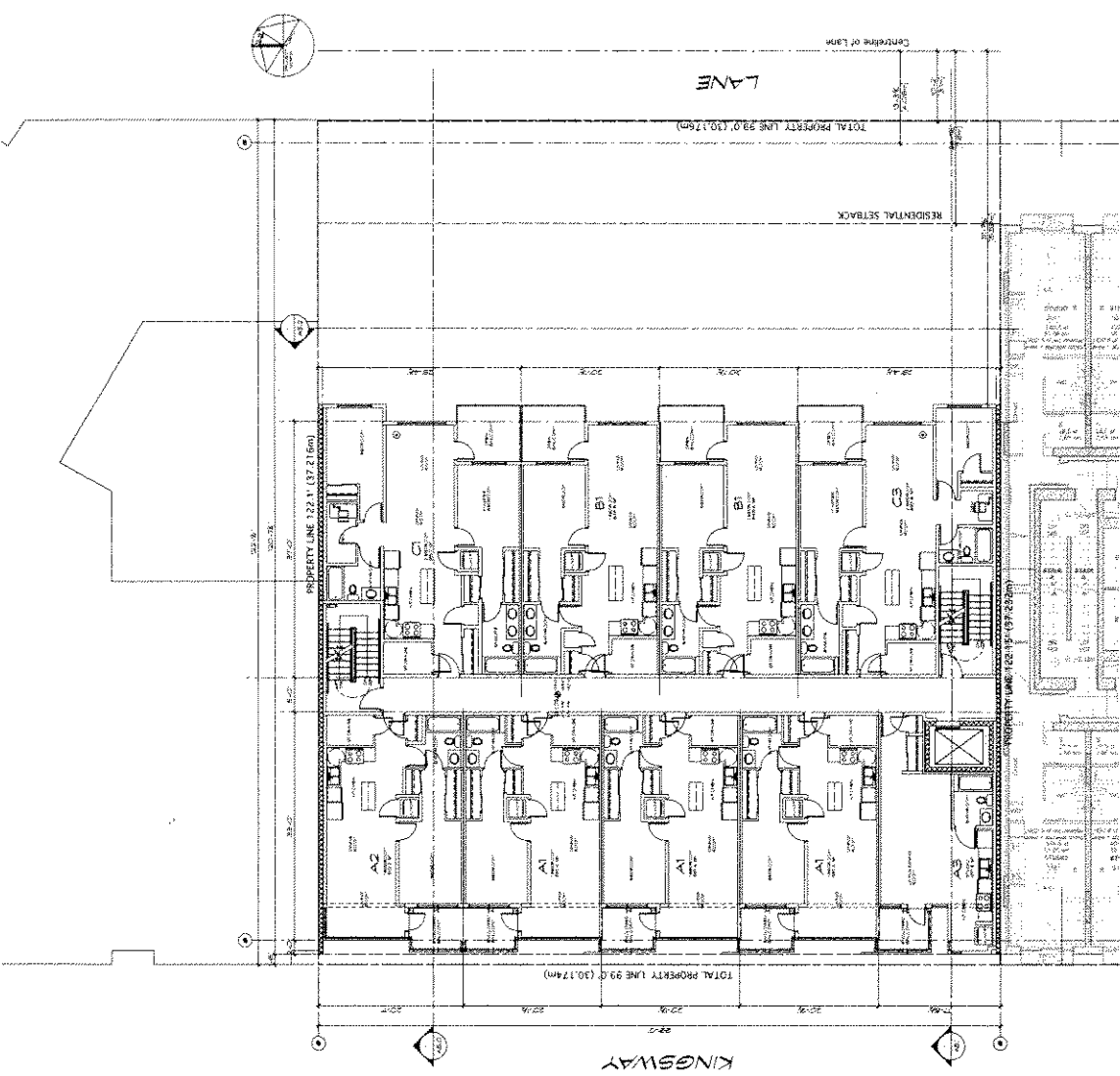
**RCA**

Robert Ciccocioppo Architects Inc.  
 200 - 2384 Columbia Street  
 Vancouver, B.C.  
 V6J 1K6  
 Tel: (604) 681-4741  
 Fax: (604) 687-8641  
 robert@rcaarchitects.com

**235 KINGSWAY**  
 235 Kingsway  
 Vancouver, BC

DATE	10/20/10
SCALE	AS SHOWN
<b>LEVEL 3 TO 5 PLAN</b>	

Sheet No. **A2.4**



LEVEL 3 TO 5 PLAN  
 SCALE 1/8" = 1'-0"

Appendix C; page 14 of 38

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE ARCHITECTURE INC. AND ARCHITECTS ASSOCIATES INC. SHALL NOT BE RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

NO.	DATE	DESCRIPTION

REVISIONS:  
 1. 11/23/14 - 100% PLAN SET (REVISED)  
 2. 11/23/14 - 100% PLAN SET (REVISED)

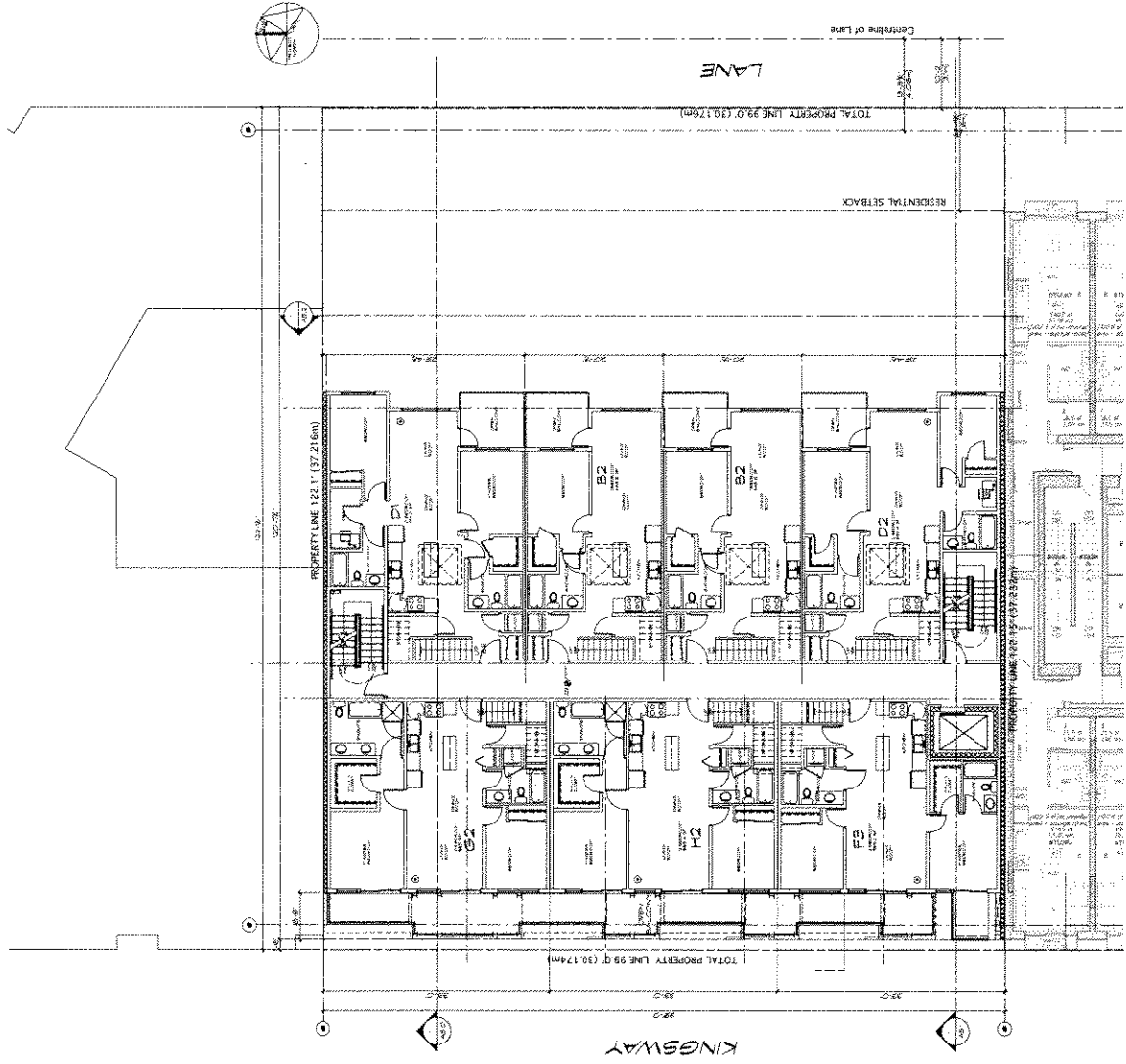


**RCA**  
 Robert Cassel Architects Inc.  
 200 - 2338 Columbia Street  
 Vancouver, B.C.  
 Tel: (604) 681-2741  
 Fax: (604) 687-2661  
 info@robertcassel.com

**235 KINGSWAY**  
 235 Kingsway  
 Vancouver, BC

PROJECT NO.	1401140
DATE	11/23/14
SCALE	AS SHOWN
DESIGNER	RCA 235
<b>LEVEL 6 PLAN</b>	

Sheet No. **A2.5**



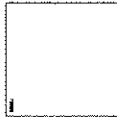
LEVEL 6 PLAN  
 SCALE: 1/8" = 1'-0"

Appendix C; page 15 of 38

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

DATE: 1/18/2018  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

PROJECT: [Name]  
 ADDRESS: [Address]  
 PHONE: [Phone]



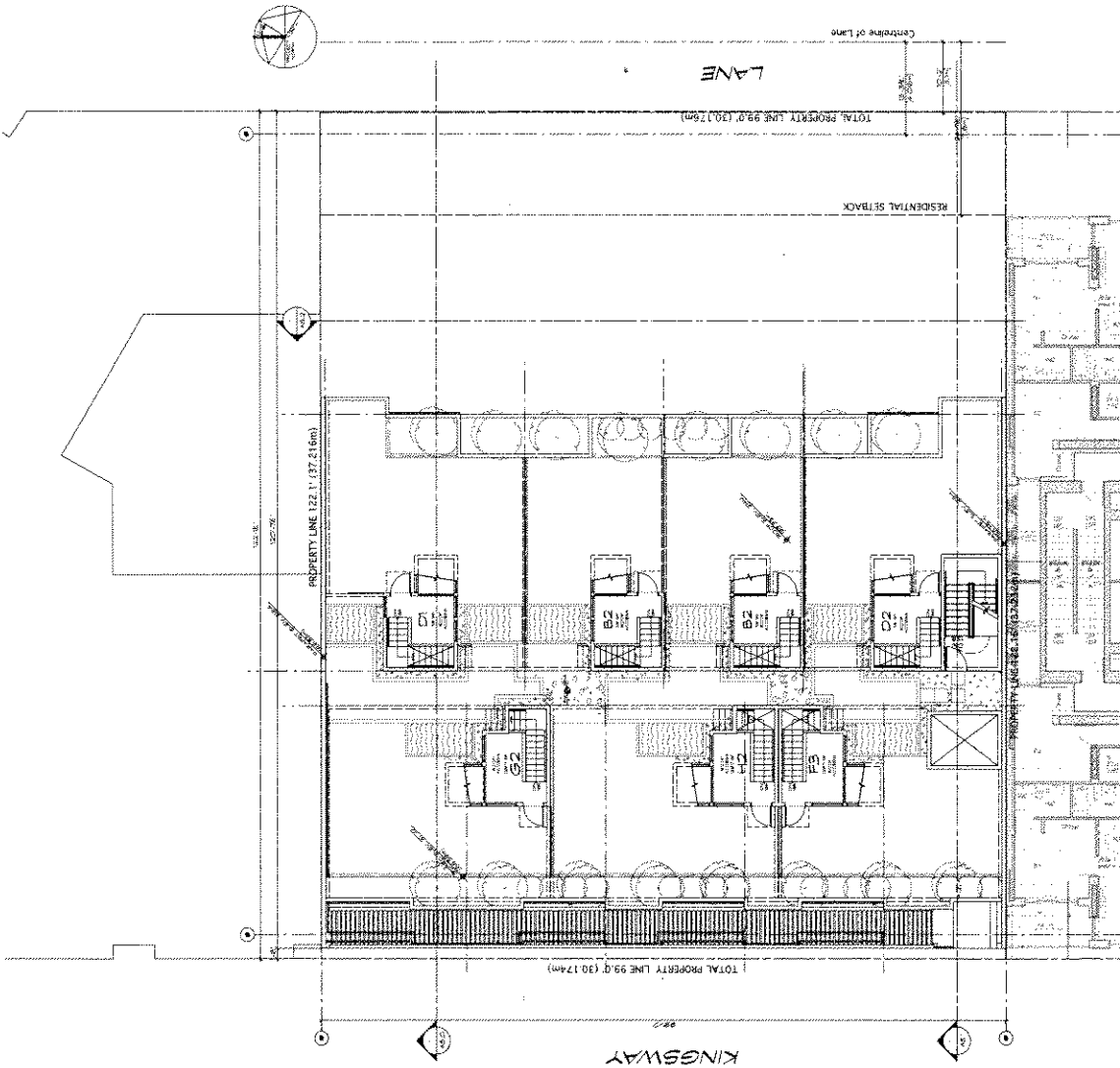
**RCA**

Robert Casazzi Architecture Inc.  
 200 - 2388 Columbia Street  
 Vancouver, B.C.  
 Tel: (604) 687-7373  
 Fax: (604) 687-4411  
 robert@rcacorp.com

**235 KINGSWAY**  
 235 Kingsway  
 Vancouver, BC

**ROOF PLAN**  
 SCALE: 1/8" = 1'-0"  
 DATE: 01-18-2018

**A2.6**



AREA	SCALE
ROOF AREA	1/8" = 1'-0"
RESIDENTIAL AREA	1/8" = 1'-0"
RECREATION AREA	1/8" = 1'-0"
LANDSCAPE AREA	1/8" = 1'-0"
DRIVEWAY AREA	1/8" = 1'-0"
STAIR AREA	1/8" = 1'-0"
MECHANICAL AREA	1/8" = 1'-0"

**ROOF PLAN**  
 SCALE: 1/8" = 1'-0"

Appendix C; page 16 of 38

CONTRACTOR ADVISED THAT DRAWINGS MUST BE SIGNED AND SEALED BY A REGISTERED ARCHITECT IN THE PROVINCE OF ONTARIO. THE ARCHITECT HAS REVIEWED THE DRAWINGS AND HAS SIGNED AND SEALED THEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARCHITECTURE ACT, R.S.O. 1990, CHAPTER A.2.1. THE ARCHITECT'S SIGNATURE AND SEAL ARE LOCATED AT THE BOTTOM RIGHT OF THE DRAWING.

PROJECT NO.	100-1000
DATE	10/10/10
SCALE	AS SHOWN
PROJECT NAME	235 KINGSWAY
CLIENT	235 KINGSWAY

PREPARED BY  
 Robert Ciccuzzi  
 Robert Ciccuzzi Architects Inc.  
 200 - 2339 Columbia Street  
 Vancouver, B.C.  
 Canada V6J 1A7  
 Tel: (604) 687-4774  
 Fax: (604) 687-4681  
 admin@rcaarchitects.com

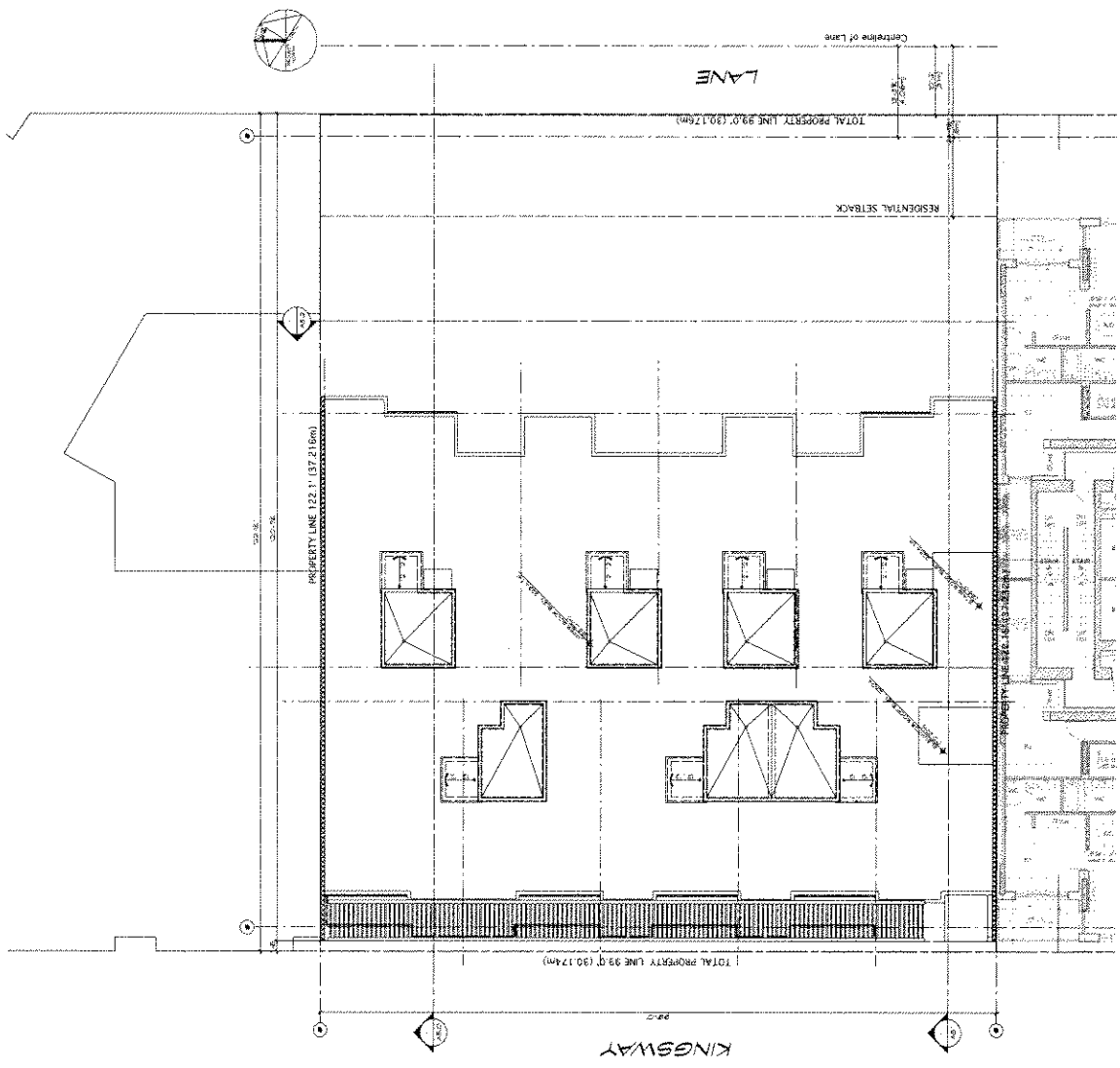


**RCA**  
 Robert Ciccuzzi Architects Inc.  
 200 - 2339 Columbia Street  
 Vancouver, B.C.  
 Canada V6J 1A7  
 Tel: (604) 687-4774  
 Fax: (604) 687-4681  
 admin@rcaarchitects.com

**235 KINGSWAY**  
 235 Kingsway  
 Vancouver, BC

DATE	10/10/10
SCALE	AS SHOWN
PROJECT NAME	235 KINGSWAY
CLIENT	235 KINGSWAY

**UPPER ROOF PLAN**  
 -  
 A2.7



UPPER ROOF PLAN  
 SCALE: 1/8" = 1'-0"

Appendix C, page 17 of 38

CONTRACTOR SHALL VERIFY THE DIMENSIONS SHOWN ON THIS PLAN AGAINST THE ACTUAL DIMENSIONS OF THE EXISTING STRUCTURE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN.

DATE:	1/24/12
PROJECT:	235 KINGSWAY
UNIT:	A1/A2/A3
SCALE:	1/4" = 1'-0"
DESIGNED BY:	ROBERT GIOZZI ARCHITECTURE INC.

REVISIONS:  
 NO. DATE DESCRIPTION  
 1 1/24/12 INITIAL PLAN (REVISED)



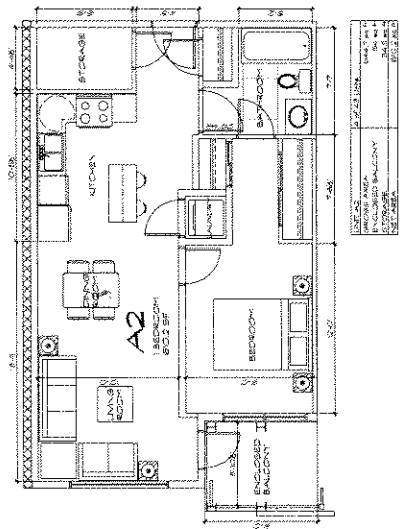
**RCA**  
 Robert Giozzi Architects Inc.  
 200 - 2338 Columbia Street  
 Vancouver, B.C.  
 V6C 5R6  
 Tel: (604) 687-7771  
 Fax: (604) 687-4841  
 website: robertgiozzia.com

235 KINGSWAY  
 235 Kingsway  
 Vancouver, BC

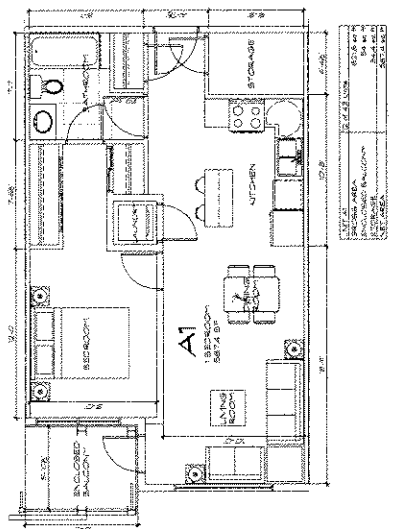
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PROJECT:	235
UNIT:	A1/A2/A3
SCALE:	1/4" = 1'-0"
DESIGNED BY:	ROBERT GIOZZI ARCHITECTURE INC.

UNIT PLANS  
 A1/A2/A3

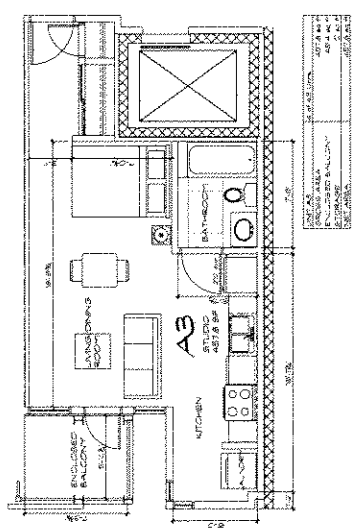
DATE:	1/24/12
PROJECT:	235
UNIT:	A1/A2/A3
SCALE:	1/4" = 1'-0"
DESIGNED BY:	ROBERT GIOZZI ARCHITECTURE INC.



3 UNIT A2 PLAN  
 1/4" = 1'-0"



3 UNIT A1 PLAN  
 1/4" = 1'-0"



3 UNIT A3 PLAN  
 1/4" = 1'-0"

Appendix C; page 18 of 38



CLIENTS AND ARCHITECTS: THIS DRAWING IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE CONSTRUCTION ADMINISTRATION OR OTHER SERVICES UNLESS SPECIFICALLY STATED OTHERWISE.

REVISION:

NO.	DATE	DESCRIPTION

PROJECT: 235 KINGSWAY  
 UNIT: B1, B2  
 DATE: 2018.05.15  
 DRAWN BY: J. BLOOZAR  
 CHECKED BY: J. BLOOZAR  
 APPROVED BY: J. BLOOZAR

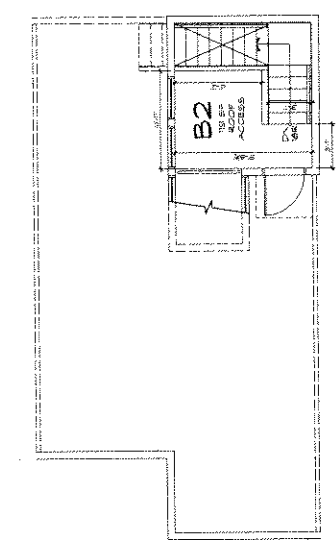


**RCA**  
 Robert Record Architects Inc.  
 200 - 2888 Columbia Street  
 Canada V6Y 3T9  
 Vancouver, BC  
 Tel: (604) 987-2641  
 Fax: (604) 987-2641  
 email: info@rcaarchitects.com

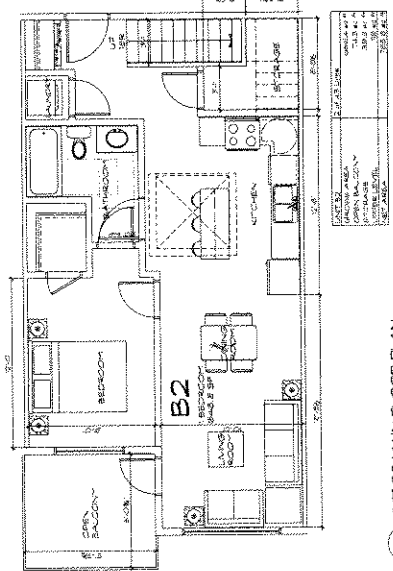
**235 KINGSWAY**  
 235 Kingsway,  
 Vancouver, BC

UNIT PLANS  
 B1/B2

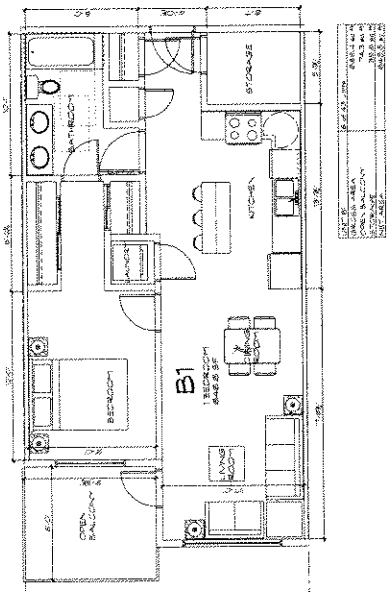
AS1



1. UNIT B2 UPPER FLOOR PLAN  
 AS1 SCALE: 1/4" = 1'-0"



2. UNIT B2 MAIN FLOOR PLAN  
 AS1 SCALE: 1/4" = 1'-0"



3. UNIT B1 PLAN  
 AS1 SCALE: 1/4" = 1'-0"

CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND SERVICES PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND SERVICES.

DATE:	15/01/2023
BY:	ARCHITECT
PROJECT:	235 KINGSWAY
CLIENT:	235 KINGSWAY
ADDRESS:	235 KINGSWAY
CITY:	VANCOUVER, BC

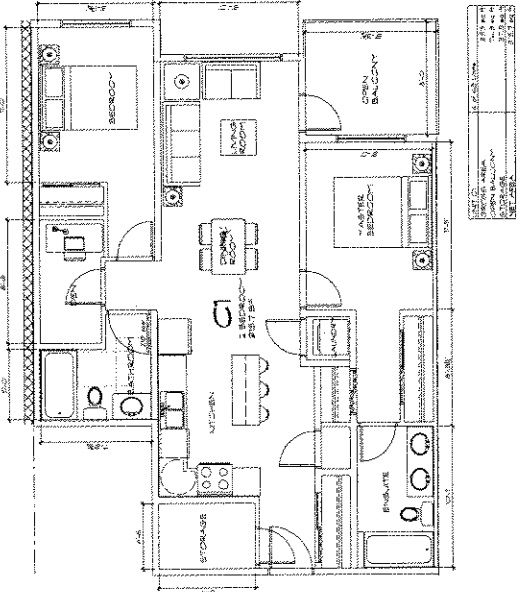


**RCA**  
Robert Cozzari Architecture Inc.  
200 - 2338 Columbia Street  
Vancouver, BC  
Canada V5V 3T3  
Tel: (604) 687-4741  
Fax: (604) 687-4741  
admin@rcozzariarchitecture.com

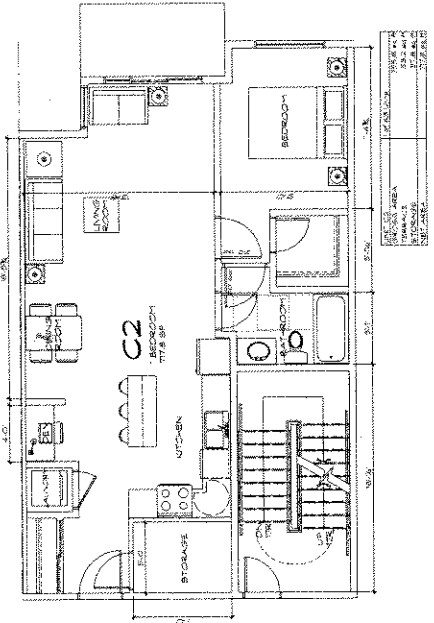
235 KINGSWAY  
235 KINGSWAY  
VANCOUVER, BC

DATE:	15/01/2023
BY:	ARCHITECT
PROJECT:	235 KINGSWAY
CLIENT:	235 KINGSWAY
ADDRESS:	235 KINGSWAY
CITY:	VANCOUVER, BC

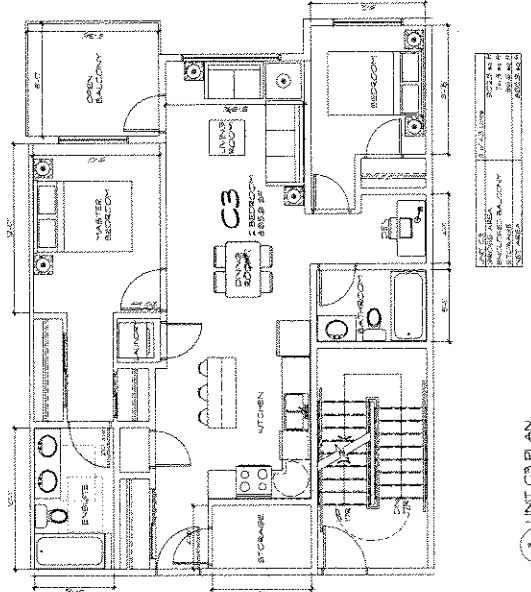
UNIT PLANS  
C1/C2/C3  
SCALE: 1/4" = 1'-0"  
DATE: 15/01/2023  
BY: ARCHITECT



1 UNIT C1 PLAN  
SCALE: 1/4" = 1'-0"



2 UNIT C2 PLAN  
SCALE: 1/4" = 1'-0"

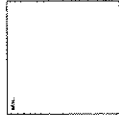


3 UNIT C3 PLAN  
SCALE: 1/4" = 1'-0"

Appendix C, page 20 of 28

CONTRACTOR'S NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE LOCAL FIRE DEPARTMENT.

PROJECT NO.	
DATE	
BY	
CHECKED BY	
SCALE	1/8" = 1'-0"
REVISIONS	



**RCA**  
Robert Choccolu Architects Inc.  
200 - 2338 Columbia Street  
Vancouver, BC V6J 3Y3  
Tel: (604) 681-4741  
admin@rcaarchitects.com

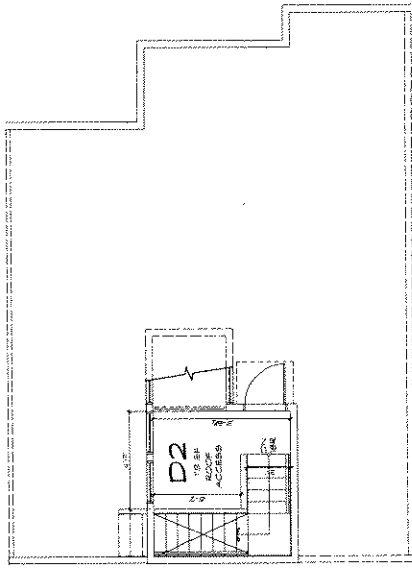
**235 KINGSWAY**  
235 Kingsway, Vancouver, BC

PROJECT NO.	
DATE	07/11/10
BY	338
CHECKED BY	

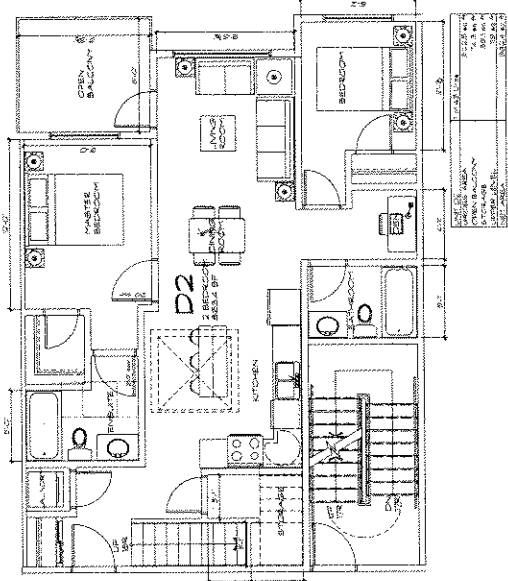
**UNIT PLANS**  
D1/D2

SCALE	1/8" = 1'-0"
DATE	
BY	
CHECKED BY	

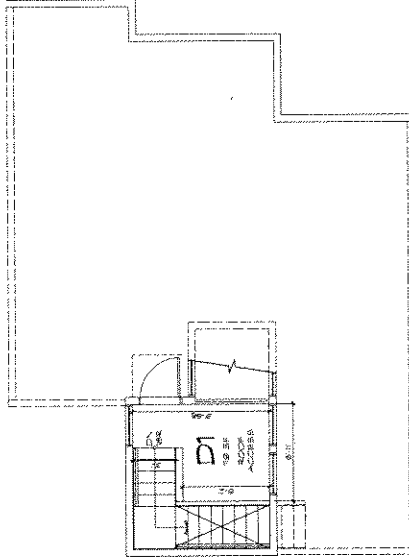
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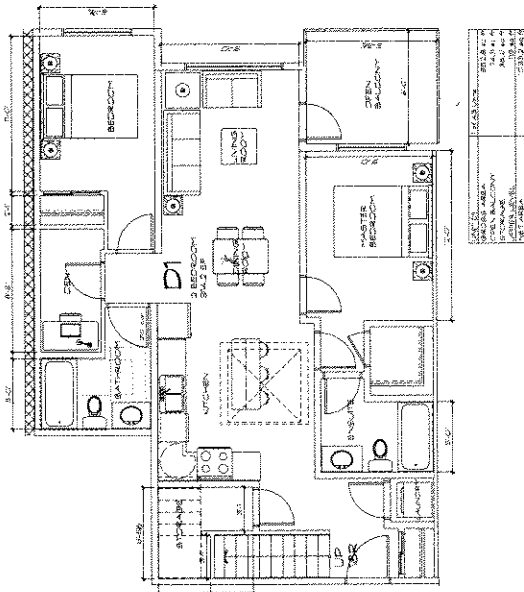
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A3.3 SCALE 1/8" = 1'-0"



4 UNIT D2 MAIN FLOOR PLAN  
A3.3 SCALE 1/8" = 1'-0"



1 UNIT D1 UPPER FLOOR PLAN  
A3.3 SCALE 1/8" = 1'-0"



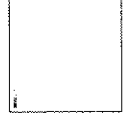
2 UNIT D1 MAIN FLOOR PLAN  
A3.3 SCALE 1/8" = 1'-0"

Appendix C: page 21 of 38

CONTRACTOR SHALL VERIFY UNIT DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND SERVICES BEFORE PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND SERVICES BEFORE PROCEEDING WITH CONSTRUCTION.

REVISION:	DATE:	BY:

**SCALE:**  
**DATE:** 07/23/24  
**BY:** M. J. BOYD  
**PROJECT:** 235 KINGSWAY, VANDERBILT, VANDERBILT

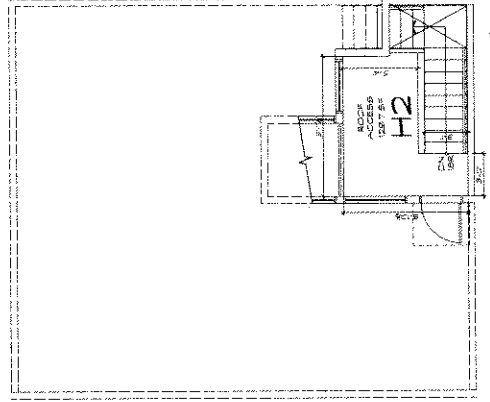


**RCA**  
**Robert Ciccotelli Architects Inc.**  
 200 - 2338 Columbia Street  
 Canada, VT 5173  
 at 1000 67/444  
 Fax: (800) 677-4441  
 admin@rcaarchitects.com

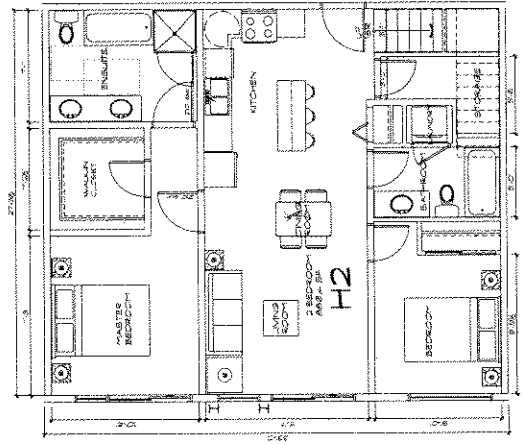
**235 KINGSWAY**  
 235 Kingsway,  
 Vancouver, BC

UNIT PLANS G2/H2
DATE: 07/23/24
SCALE: 1/4" = 1'-0"
PROJECT: 235

REVISION: -  
 DATE: -  
 BY: -  
 PROJECT: AS.4

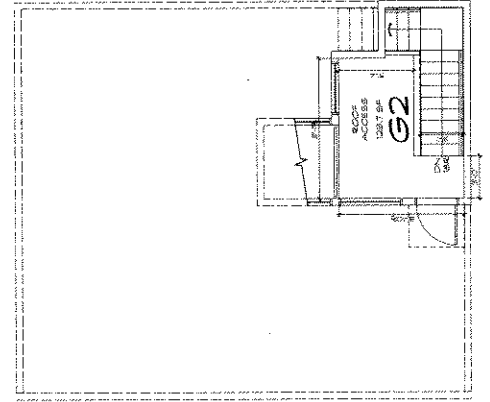


2. UNIT H2 UPPER FLOOR PLAN  
 AS.4 SCALE 1/4" = 1'-0"

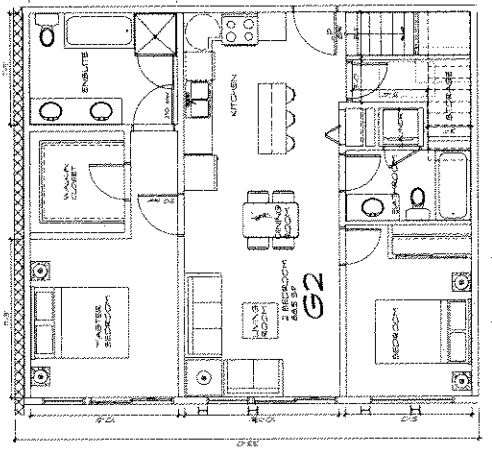


UNIT H2 MAIN FLOOR PLAN
DATE: 07/23/24
SCALE: 1/4" = 1'-0"
PROJECT: 235

3. UNIT H2 MAIN FLOOR PLAN  
 AS.4 SCALE 1/4" = 1'-0"



2. UNIT G2 UPPER FLOOR PLAN  
 AS.4 SCALE 1/4" = 1'-0"



UNIT G2 MAIN FLOOR PLAN
DATE: 07/23/24
SCALE: 1/4" = 1'-0"
PROJECT: 235

3. UNIT G2 MAIN FLOOR PLAN  
 AS.4 SCALE 1/4" = 1'-0"

Appendix C; page 22 of 38

CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED STRUCTURAL MEMBERS AND SERVICES PRIOR TO CONSTRUCTION. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO CONSTRUCTION.

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

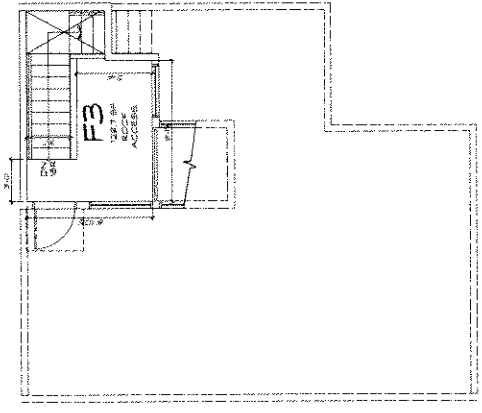


**RCA**  
 Robert Ciccuzzi Architecture Inc.  
 200 - 2338 Columbia Street  
 Vancouver, BC  
 Canada V5Z 2T3  
 Tel: (604) 894-4741  
 Fax: (604) 894-4741  
 admin@rcaarchitecture.com

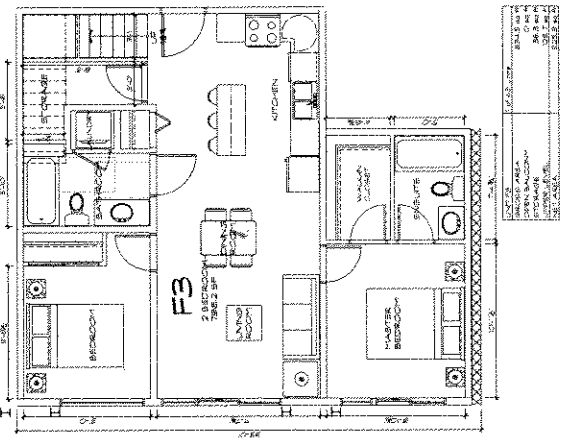
**235 KINGSWAY**  
 235 Kingsway  
 Vancouver, BC

NO.	DATE	DESCRIPTION

UNIT PLANS  
 F3  
 SCALE: 1/8" = 1'-0"  
 SHEET NO. 1  
 DATE: 11/11/11



1 UNIT F3 UPPER FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



2 UNIT F3 MAIN FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

Appendix C: page 23 of 38

**MATERIAL LEGEND**

- ◊ PAINTED CONCRETE BLOCK
- ◊ WINDOW GLAZING
- ◊ ALUMINA BRICK
- ◊ VINTL WINDOWS - WHITE
- ◊ PAINTED STEEL FRAME
- ◊ PERFORATED METAL PANEL (CREAM COLOR)
- ◊ STOREFRONT GLAZING

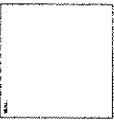
COURTESY PROVIDED FOR THIS PROJECT BY THE ARCHITECT. THE DRAWING IS THE PROPERTY OF ARCHITECTURE WITH FORMS AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURE WITH FORMS AND.

**REVISIONS**

NO.	DATE	DESCRIPTION

**SCALE**

1/8" = 1'-0"

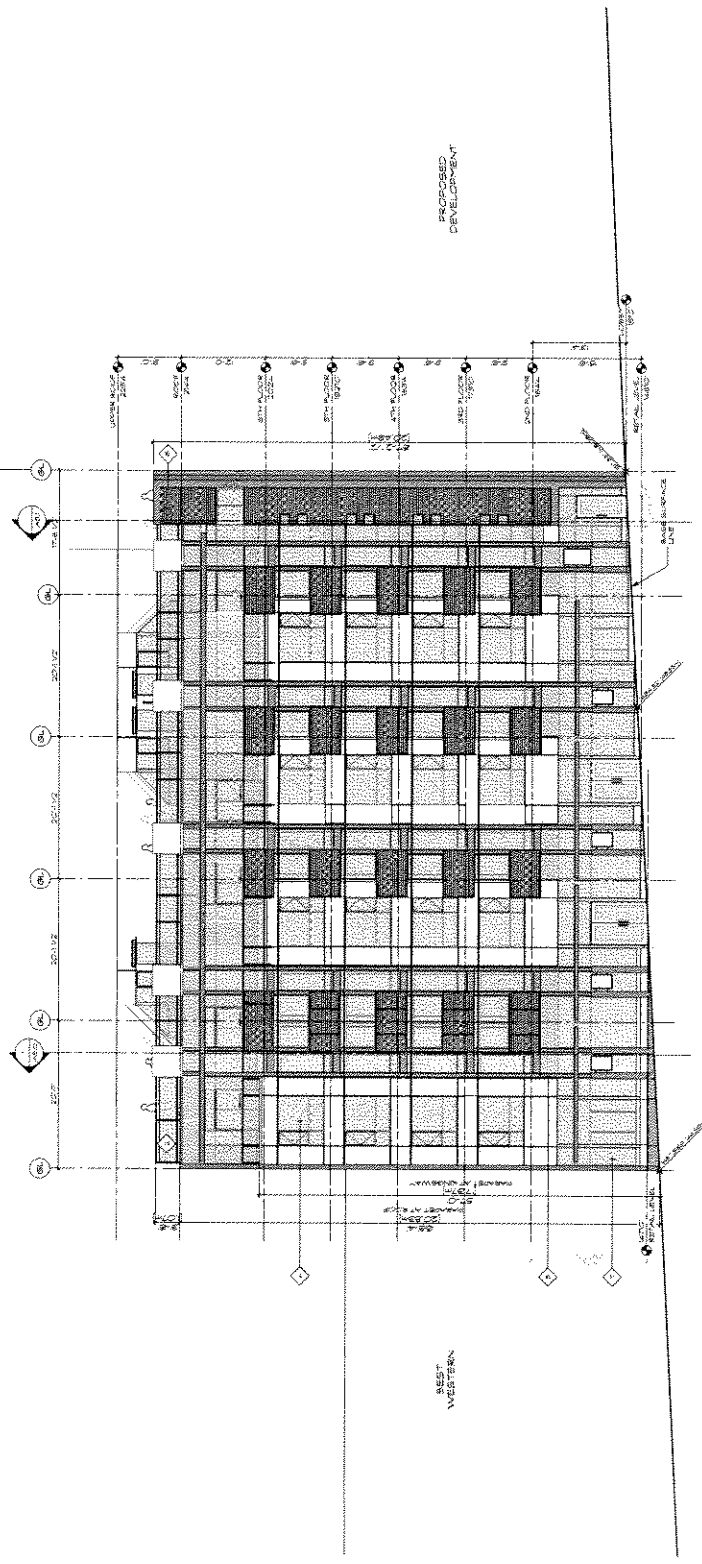


**RCA**  
 Robert Kiscaud Architecture Inc.  
 200 - 2398 Columbia Street  
 Vancouver, B.C.  
 Canada V6L 1T1  
 Tel: (604) 807-4744  
 Fax: (604) 807-4641  
 admin@rca0222architecture.com

**235 Kingsway**  
 235 K. Kingsway  
 Vancouver, BC

**West (Kingsway) Elevation**

Sheet No. A4.0



**WEST (KINGSWAY) ELEVATION**  
 SCALE 1/8" = 1'-0"

Appendix C; page 24 of 38

**MATERIAL LEGEND**

- ◇ PAINTED CONCRETE BLOCK
- ◇ ANODIZED ALUMINUM CLADDING
- ◇ ALUMINUM GLASS CURTAIN WALL
- ◇ ALUMINUM WINDOW SILLING
- ◇ VINYL WINDOWS - WHITE
- ◇ PAINTED STEEL FRAME
- ◇ PREPARED METAL PANEL (CORRUGATED)
- ◇ STOREFRONT GLAZING

**REVISIONS**

No.	Date	Description

**BSSE**

NO.	DATE	DESCRIPTION

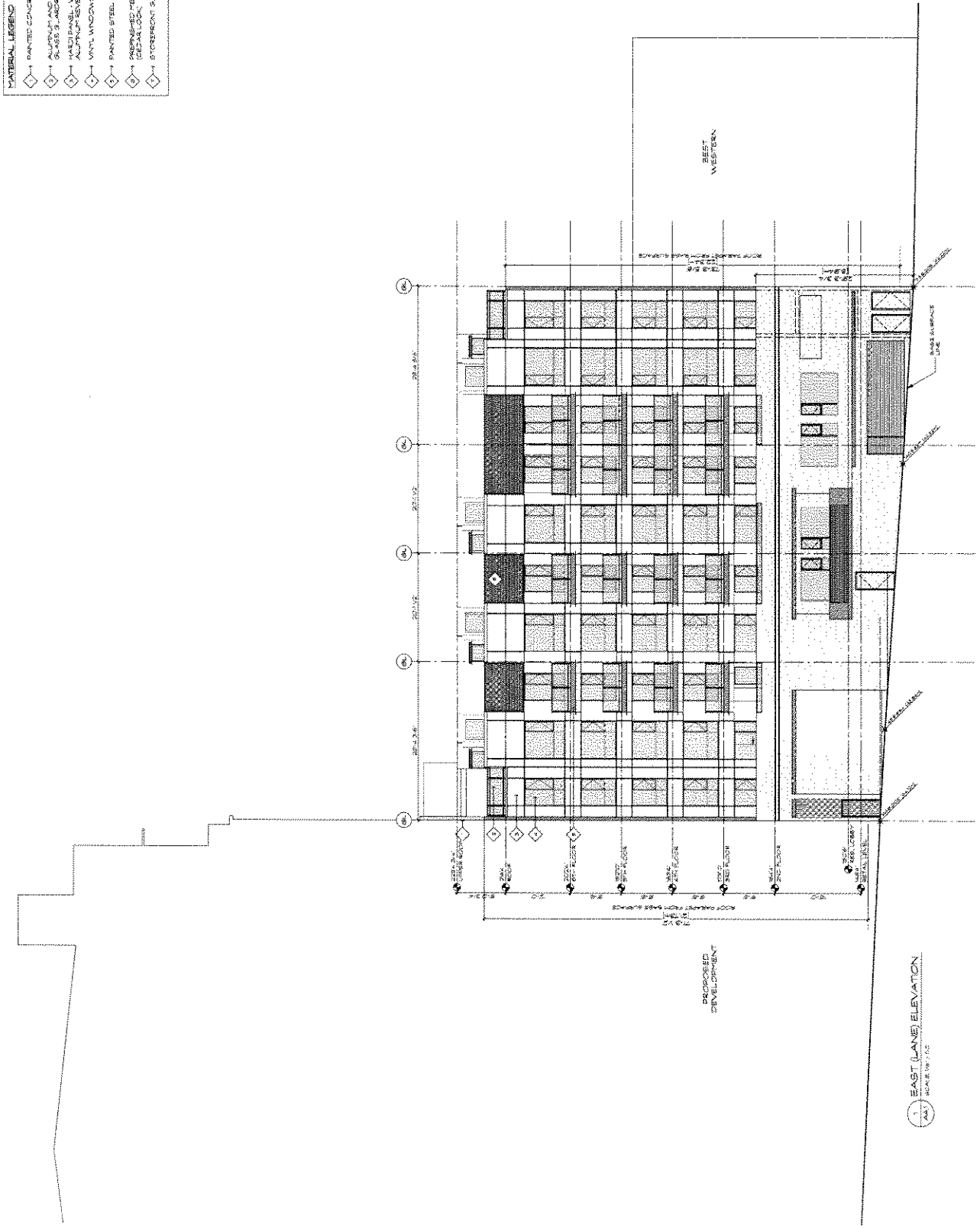


**RCA**  
**Robert Caspari Architects Inc.**  
 200 - 2348 Columbia Street  
 Vancouver, B.C.  
 Tel: (604) 897-4741  
 Fax: (604) 897-4641  
 admin@robertcaspariarchitects.com

**235 Kingsway**  
 235 Kingsway  
 Vancouver, BC

PROJECT NO.	235 KINGSWAY
DATE	NOV 2008
SCALE	1/8" = 1'-0"
<b>East (Lane) Elevation</b>	

Sheet No. **A4.1**



Appendix C: page 25 of 28

**MATERIAL LEGEND**

◊	PAINTED CONCRETE BLOCK
◊	ALUMINUM AND CLEAR GLASS SLIDING DOOR
◊	PAINT PANEL - WHITE WITH ALUMINUM TRIM
◊	VINYL WINDOW - WHITE
◊	PAINTED STEEL FRAME
◊	PREPARED METAL PANEL - CLEAR LOK
◊	STORAGE UNIT - SANDS

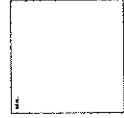
CONTRACTOR ADVISED THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

**REVISION**

NO.	DATE	DESCRIPTION

**SCALE**

DATE	
SCALE	
PROJECT	
CLIENT	



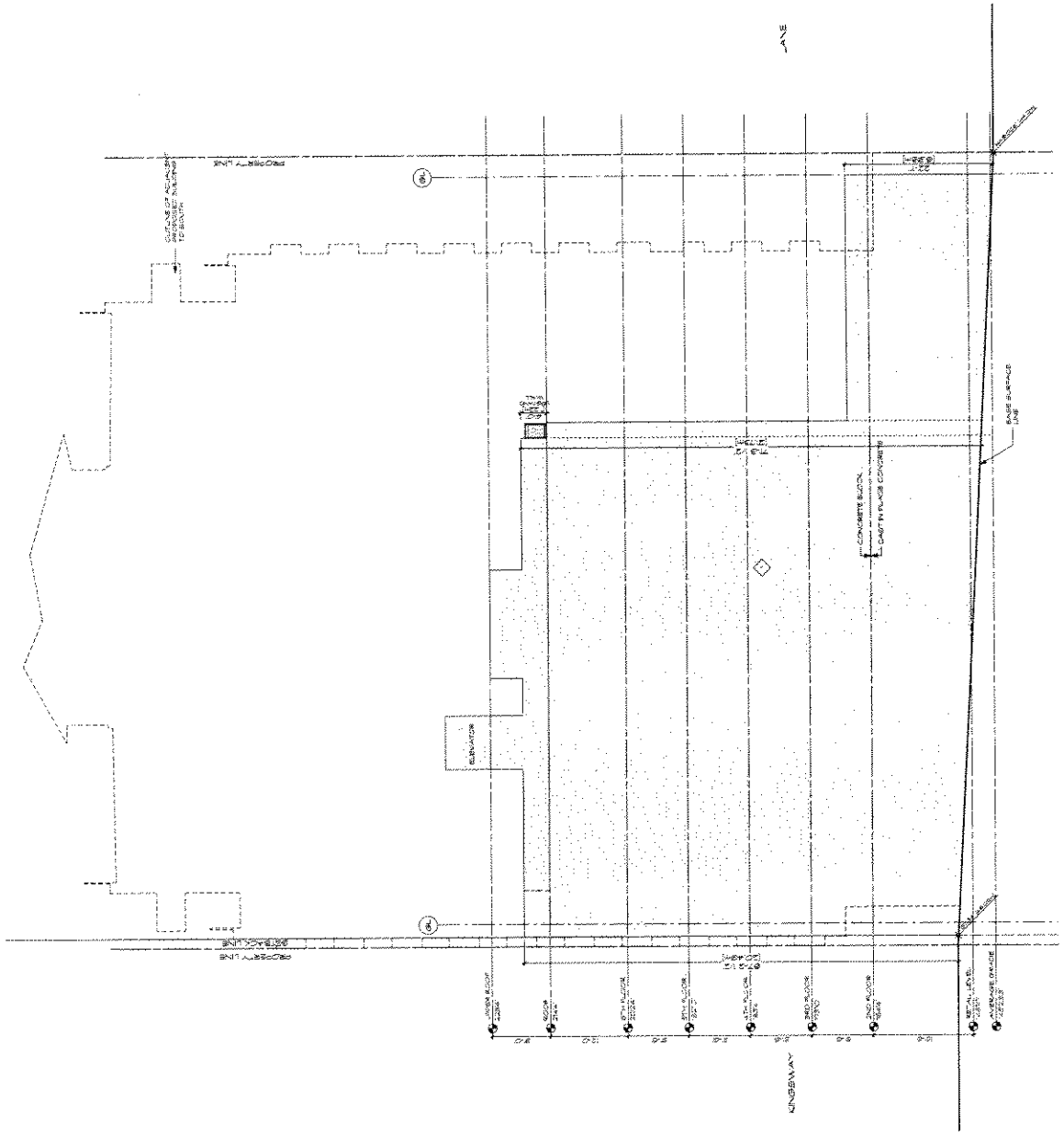
**RCA**  
Robert Conrad Architecture Inc.  
200 - 2338 Columbia Street  
Vancouver, BC  
Canada V5T 1T3  
Tel: (604) 687-2741  
Fax: (604) 687-2742  
admin@rcaarchitecture.com

**235 KINGSWAY**  
235 Kingsway  
Vancouver, BC

PROJECT NO.	
DATE	
SCALE	
PROJECT	
CLIENT	

**South Elevation**

**A4.2**



**SOUTH ELEVATION**  
RCA ARCHITECTURE INC.

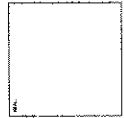
Appendix C : page 26 of 38



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS BEFORE COMMENCING WORK. ANY DISCREPANCIES OR OMISSIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT CANADIAN NATIONAL BUILDING CODE AND ALL APPLICABLE REGULATIONS. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ALL WORK SHALL BE SUBJECT TO THE REQUIREMENTS OF THE LOCAL AUTHORITY. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ALL WORK SHALL BE SUBJECT TO THE REQUIREMENTS OF THE LOCAL AUTHORITY.

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION



**BCA**  
**Robert Goodall Architecture Inc.**  
 200 - 2338 Columbia Street  
 Victoria, BC V8W 2E1  
 Canada V8V 1T3  
 Tel: (250) 383-1111  
 Fax: (250) 383-1111  
 Email: info@robertgoodall.com  
 admin@robertgoodall.com

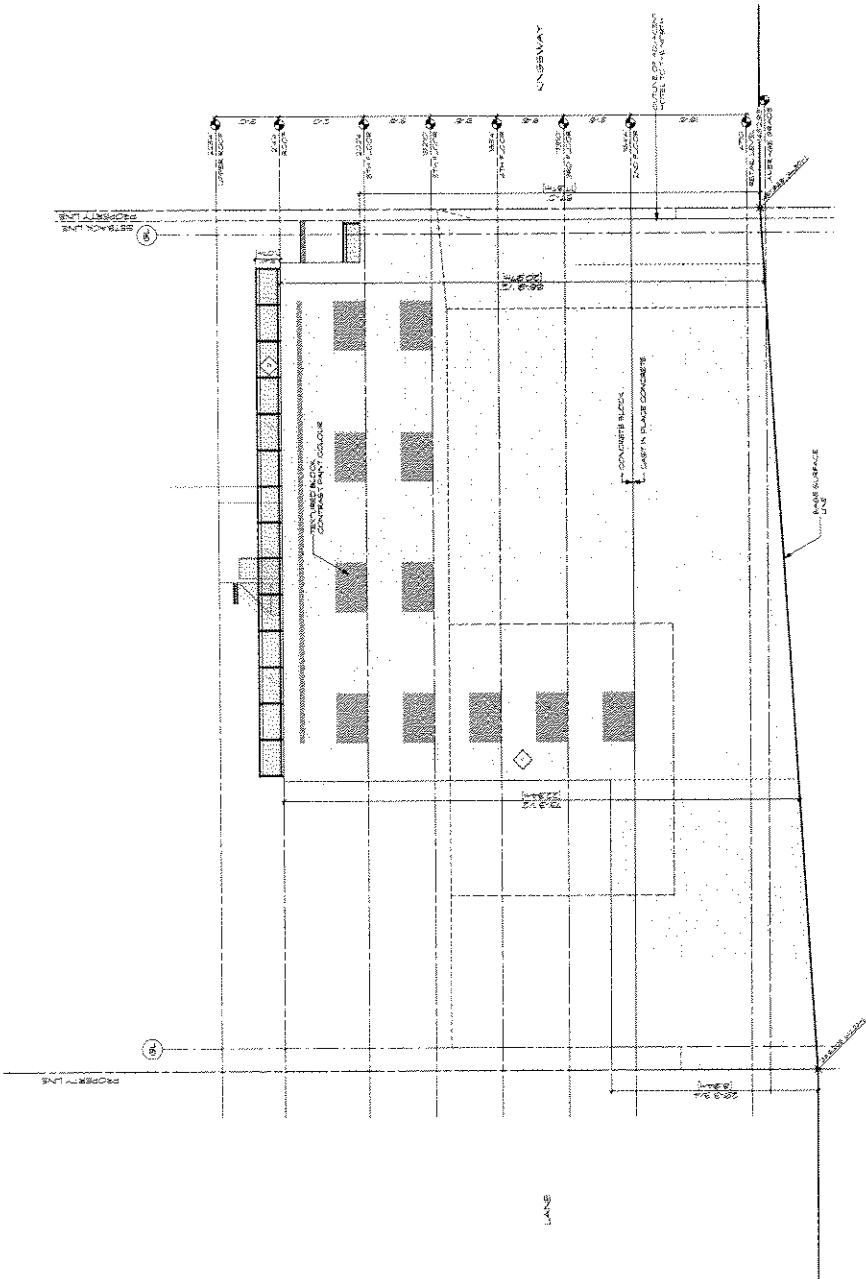
**235 Kingsway**  
 235 KINGSWAY  
 VICTORIA, BC

NO.	DATE	DESCRIPTION

**North Elevation**  
 -  
 A4.3

**MATERIAL LEGEND**

◊	PAINTED CONCRETE BLOCK
◊	ALUMINUM AND CLEAR GLASS SLAB/FRONT
◊	HATCHING - WHITE WITH ALUMINUM FINISH
◊	VENT. MESH/SCREEN - WHITE
◊	PAINTED STEEL SHAPES
◊	REFINISHED METAL PANEL (STEEL DOOR)
◊	STORMDOOR/SUNING



**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

Appendix C, page 27 of 38

CONTRACTOR'S RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

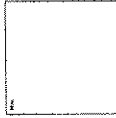
REVISION:	DATE:	DESCRIPTION:

SCALE: 1/8" = 1'-0"

DATE: 01/15/14

PROJECT: 235 KINGSWAY

CLIENT: RBC BANK



**RCA**

Robert Roszki Architecture Inc.

200 - 1040 Columbia Street  
 Victoria, BC  
 Canada V8T 3T3  
 Tel: (250) 383-4441  
 Fax: (250) 383-4441  
 admin@roszkiarchitecture.com

**235 KINGSWAY**

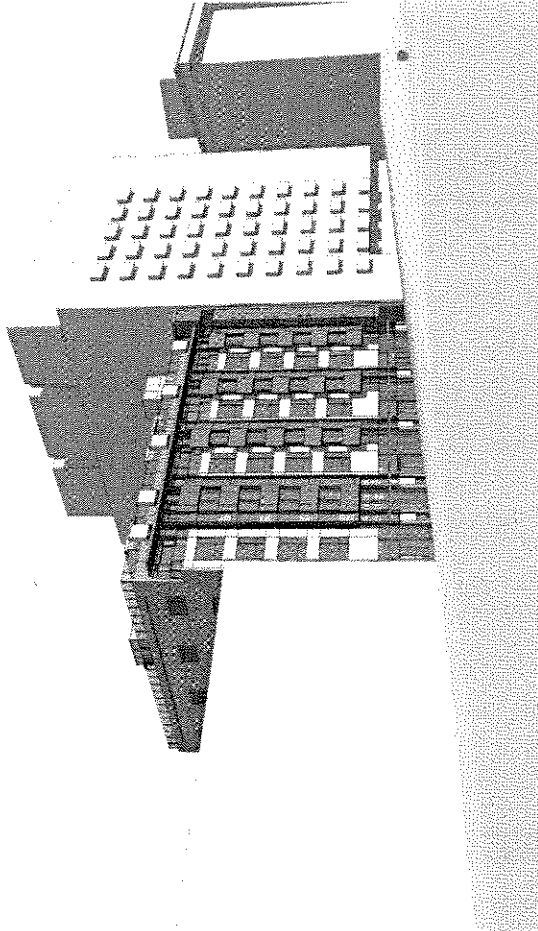
235 Kingsway  
 Vancouver, BC

PROJECT:	235 KINGSWAY
DATE:	01/15/14
SCALE:	1/8" = 1'-0"
PERSPECTIVES	

APPENDIX C

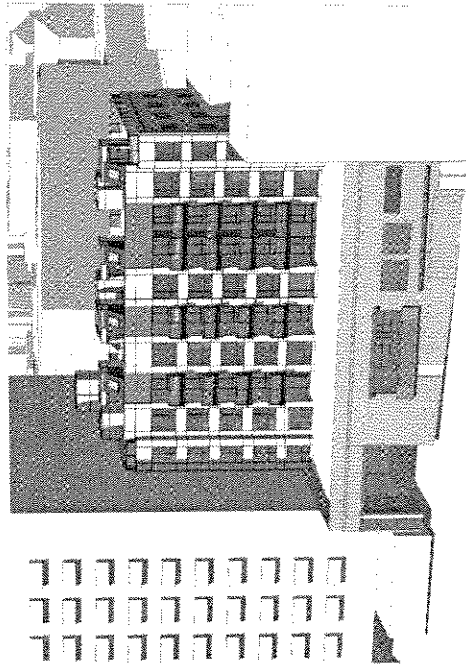
FIGURE C-1

SCALE: A4:4



KINGWAY PERSPECTIVE

1/8" = 1'-0"



LANE PERSPECTIVE

1/8" = 1'-0"

Appendix C - page 28 of 38

CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

PROJECT NO.	235 KINGSWAY
DATE	10/1/10
SCALE	AS SHOWN
REVISION	

DATE: 10/1/10  
 PROJECT: 235 KINGSWAY  
 DRAWING: SECTION THROUGH RETAIL  
 SCALE: AS SHOWN

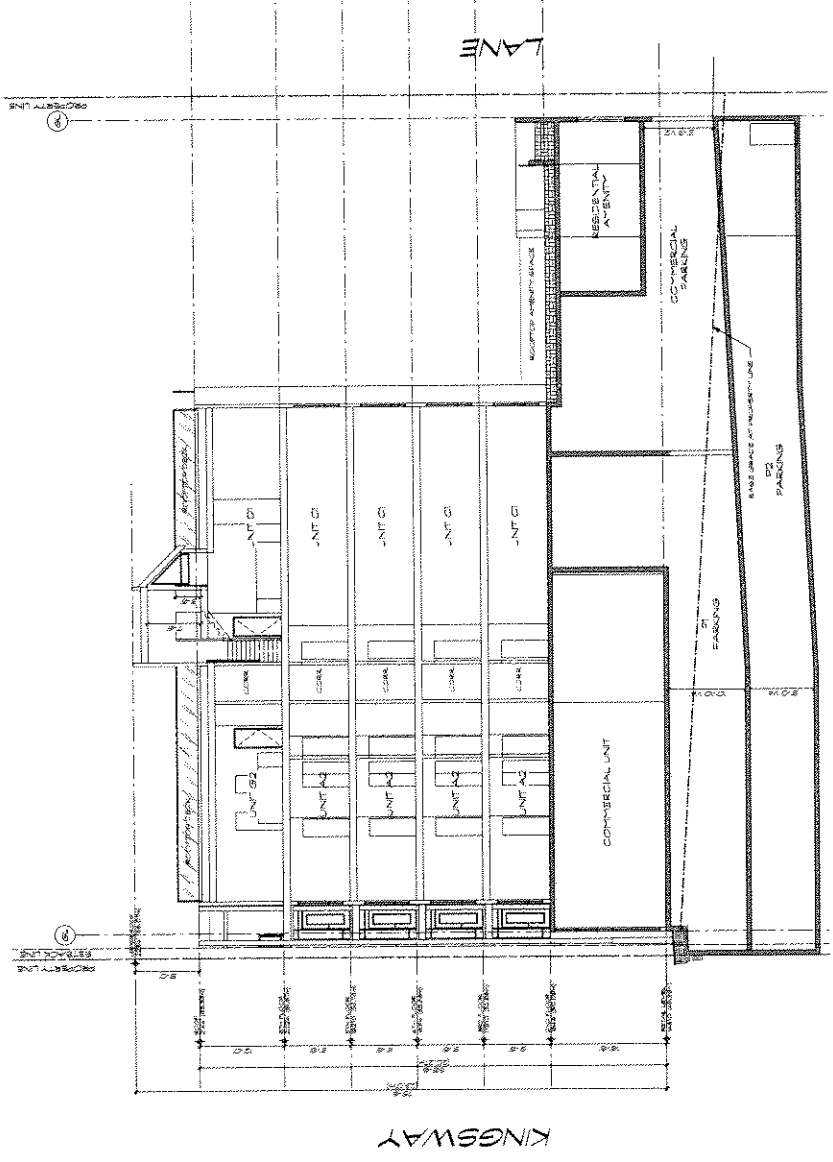


**RCA**  
 Robert Conrad Architects Inc.  
 200 - 2382 Columbia Street  
 Canada V6T 2T3  
 Tel: (604) 877-4641  
 Fax: (604) 877-4641  
 admin@rcaarchitects.com

**235 KINGSWAY**  
 235 Kingsway  
 Vancouver, BC

PROJECT	235 KINGSWAY
DATE	10/1/10
SCALE	AS SHOWN
REVISION	

PROJECT NO. -  
 SCALE A5.0



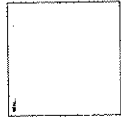
SECTION THROUGH RETAIL  
 SCALE 1/8" = 1'-0"

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NO.	DATE	REVISION

**PROJECT:**  
**NO.** 200-0158  
**CLIENT:** 235 Kingsway  
**ADDRESS:** 235 Kingsway, Vancouver, BC

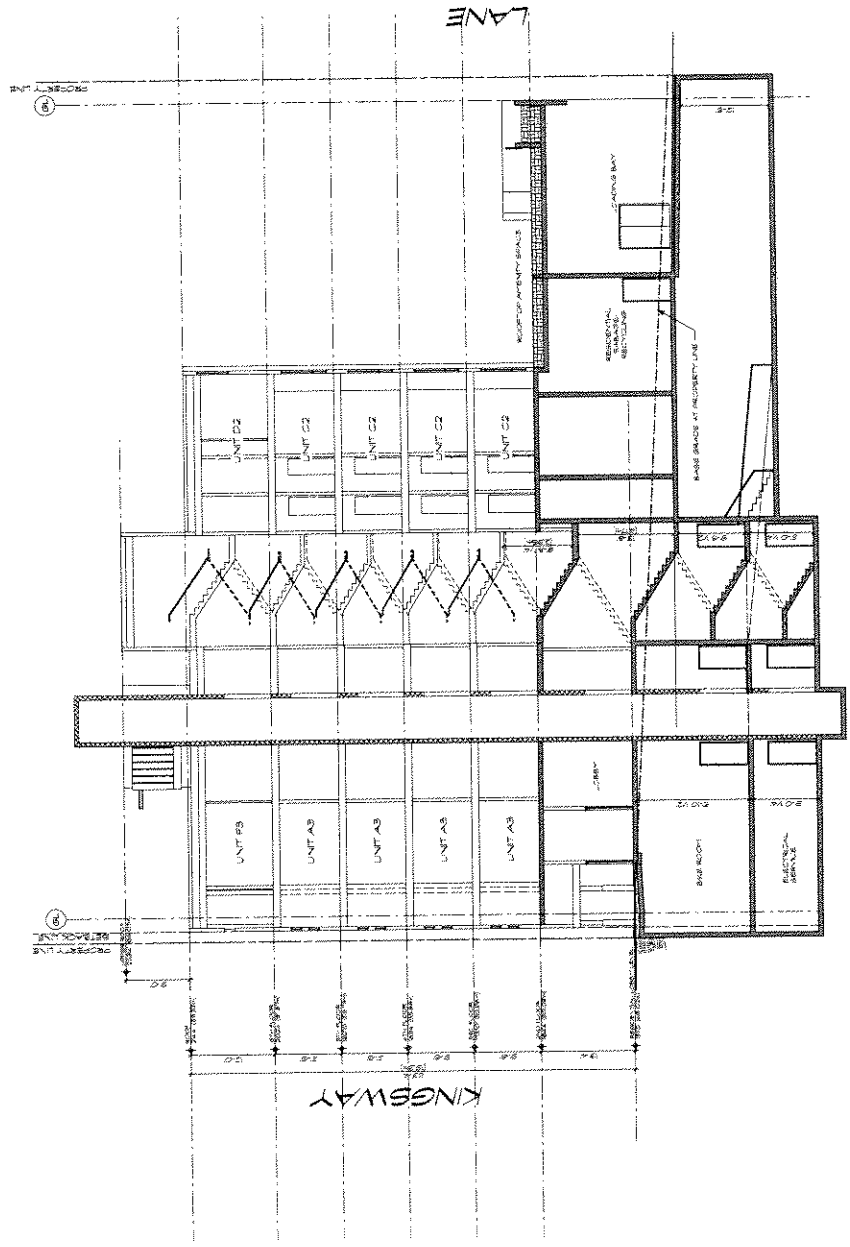


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**Robert Cozzal Architecture Inc.**  
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 Fax: (604) 687-4841  
 admin@cozzalarchitecture.com

**235 KINGSWAY**  
 235 Kingsway  
 Vancouver, BC

NO.	DATE	REVISION

**BUILDING SECTIONS**  
 SHEET NO. AS1



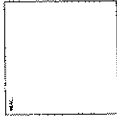
**SECTION THROUGH LOBBY**  
 SCALE 1/8" = 1'-0"

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SECTION	
NO.	DESCRIPTION

TITLE	
NO.	DESCRIPTION

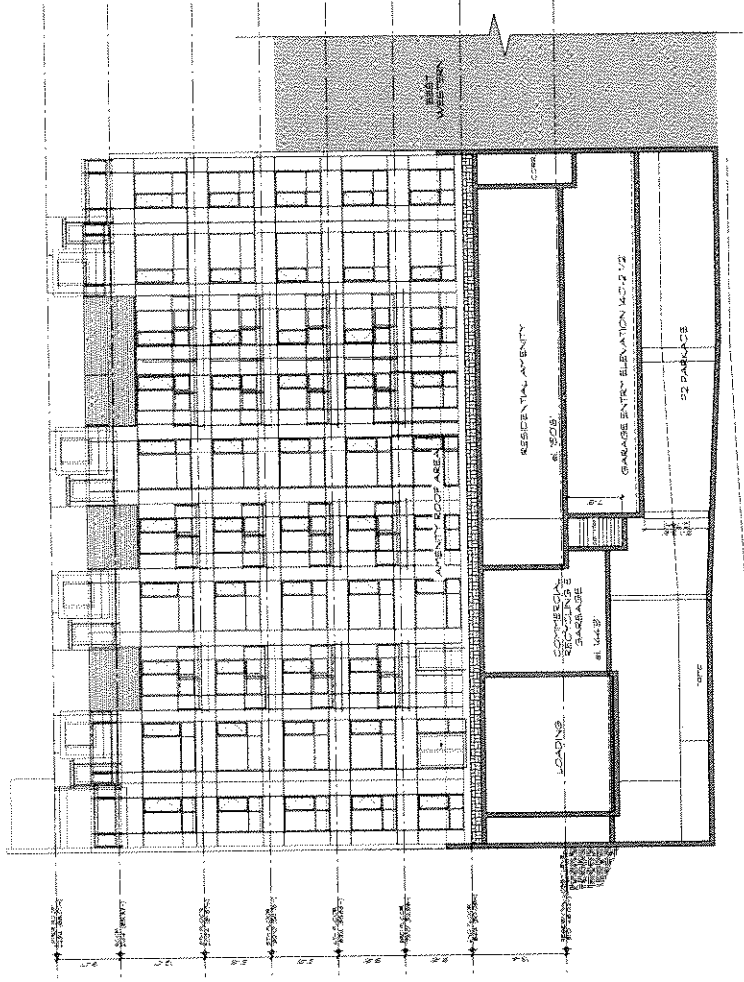


**RCA**  
**Robert Ciccardi Architecture Inc.**  
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 Tel: (604) 687-4641  
 Fax: (604) 687-4641  
 admin@rca.ca  
 www.rca.ca

**235 KINGSWAY**  
 235 Kingsway  
 Vancouver, BC

BUILDING SECTIONS	
NO.	DESCRIPTION

SCALE: 1/8" = 1'-0"  
 SHEET NO. A5.2



SECTION THROUGH PODIUM  
 SCALE 1/8" = 1'-0"

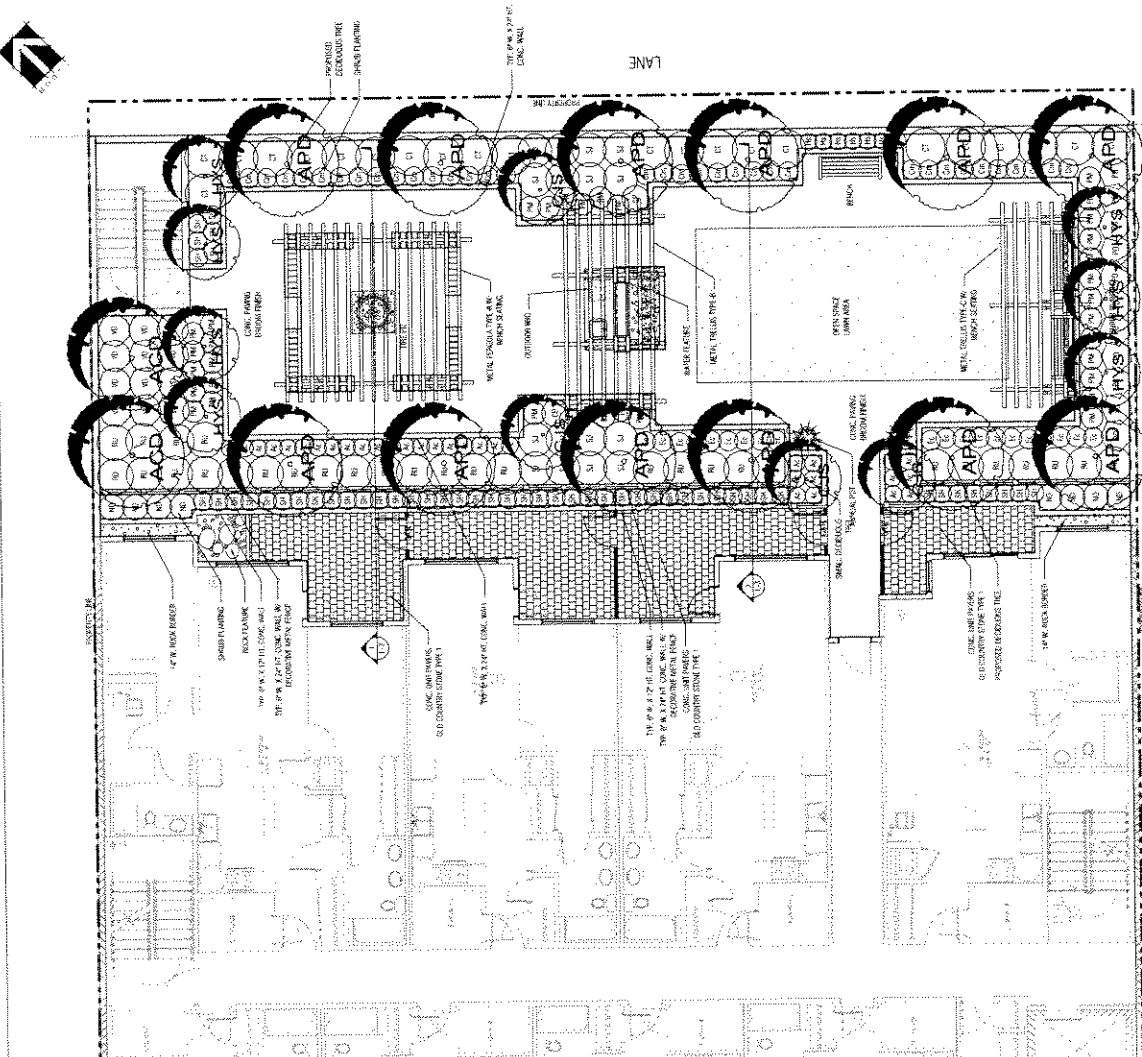
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**GENERAL LANDSCAPE NOTES:**

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF VANCOUVER LANDSCAPE CODE.
2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF VANCOUVER LANDSCAPE CODE.
3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF VANCOUVER LANDSCAPE CODE.
4. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF VANCOUVER LANDSCAPE CODE.
5. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF VANCOUVER LANDSCAPE CODE.
6. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF VANCOUVER LANDSCAPE CODE.
7. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF VANCOUVER LANDSCAPE CODE.
8. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF VANCOUVER LANDSCAPE CODE.
9. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF VANCOUVER LANDSCAPE CODE.
10. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF VANCOUVER LANDSCAPE CODE.
11. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF VANCOUVER LANDSCAPE CODE.
12. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF VANCOUVER LANDSCAPE CODE.
13. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF VANCOUVER LANDSCAPE CODE.
14. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF VANCOUVER LANDSCAPE CODE.
15. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF VANCOUVER LANDSCAPE CODE.
16. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF VANCOUVER LANDSCAPE CODE.

**LEGEND:**

	PROPOSED TREES
	EXISTING TREES
	SHRUBS
	LAWN
	BENCH
	DECKING
	STAIRS
	WALL
	GATE
	SIGN
	LIGHT
	WATER
	FIRE HYDRANT
	MANHOLE
	UTILITY
	OTHER

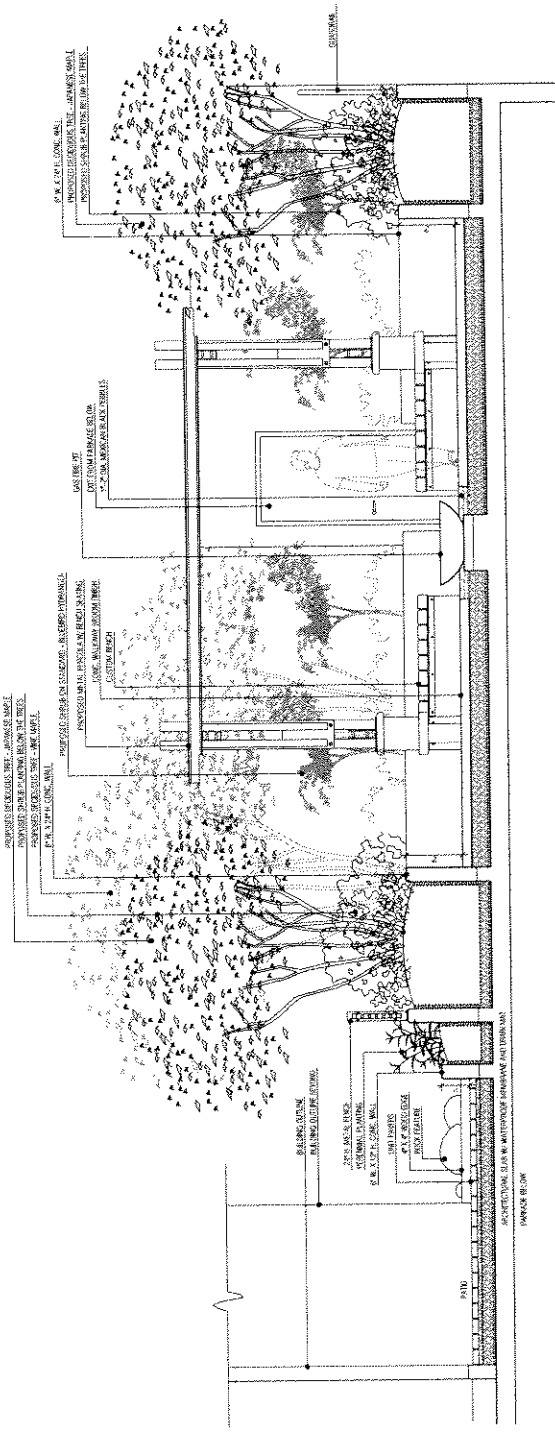


**PLANT LIST:**

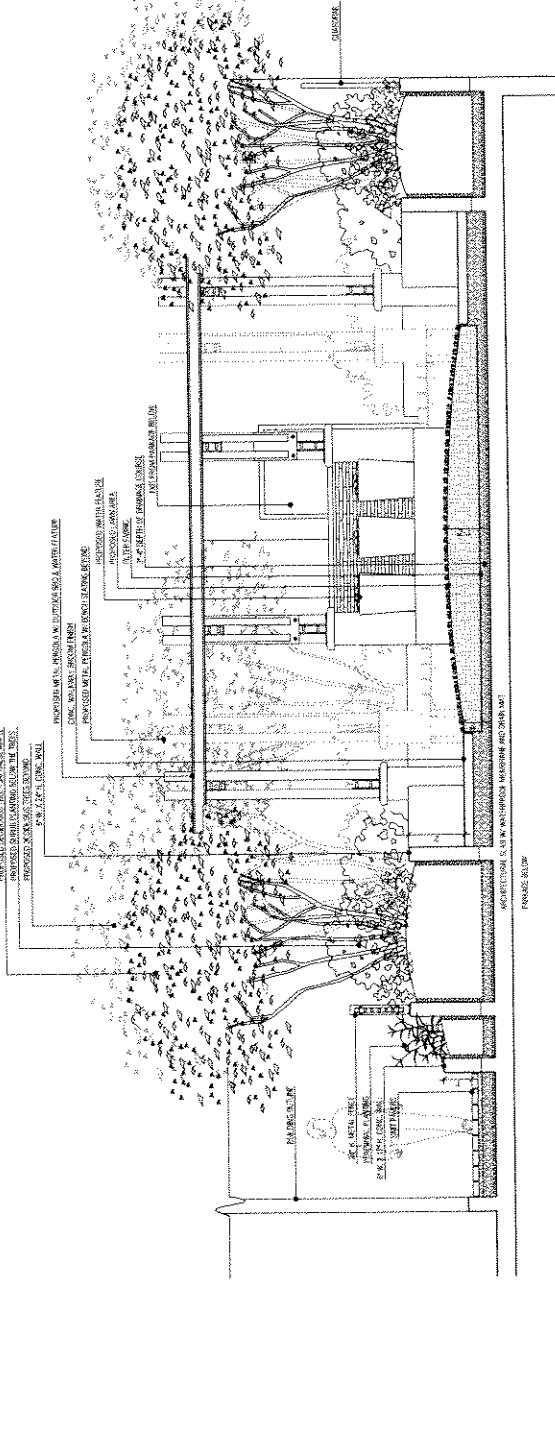
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11	12	ACTINOPTERIS ALPINA	ALPINE PINE	4"	10.5
12	12	ACTINOPTERIS ALPINA	ALPINE PINE	4"	10.5
13	12	ACTINOPTERIS ALPINA	ALPINE PINE	4"	10.5
14	12	ACTINOPTERIS ALPINA	ALPINE PINE	4"	10.5
15	12	ACTINOPTERIS ALPINA	ALPINE PINE	4"	10.5
16	12	ACTINOPTERIS ALPINA	ALPINE PINE	4"	10.5
17	12	ACTINOPTERIS ALPINA	ALPINE PINE	4"	10.5
18	12	ACTINOPTERIS ALPINA	ALPINE PINE	4"	10.5
19	12	ACTINOPTERIS ALPINA	ALPINE PINE	4"	10.5
20	12	ACTINOPTERIS ALPINA	ALPINE PINE	4"	10.5
21	12	ACTINOPTERIS ALPINA	ALPINE PINE	4"	10.5
22	12	ACTINOPTERIS ALPINA	ALPINE PINE	4"	10.5
23	12	ACTINOPTERIS ALPINA	ALPINE PINE	4"	10.5
24	12	ACTINOPTERIS ALPINA	ALPINE PINE	4"	10.5
25	12	ACTINOPTERIS ALPINA	ALPINE PINE	4"	10.5
26	12	ACTINOPTERIS ALPINA	ALPINE PINE	4"	10.5
27	12	ACTINOPTERIS ALPINA	ALPINE PINE	4"	10.5
28	12	ACTINOPTERIS ALPINA	ALPINE PINE	4"	10.5
29	12	ACTINOPTERIS ALPINA	ALPINE PINE	4"	10.5
30	12	ACTINOPTERIS ALPINA	ALPINE PINE	4"	10.5

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Appendix ; page





1 SECTION-A  
 SCALE: 1/8" = 1'-0"

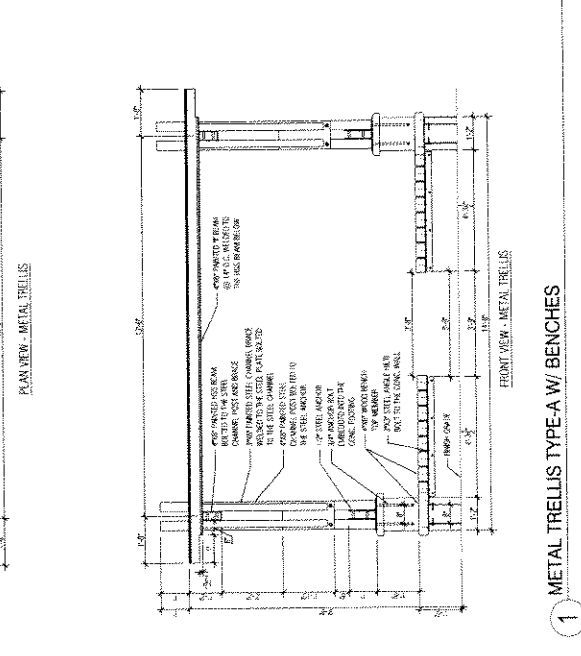
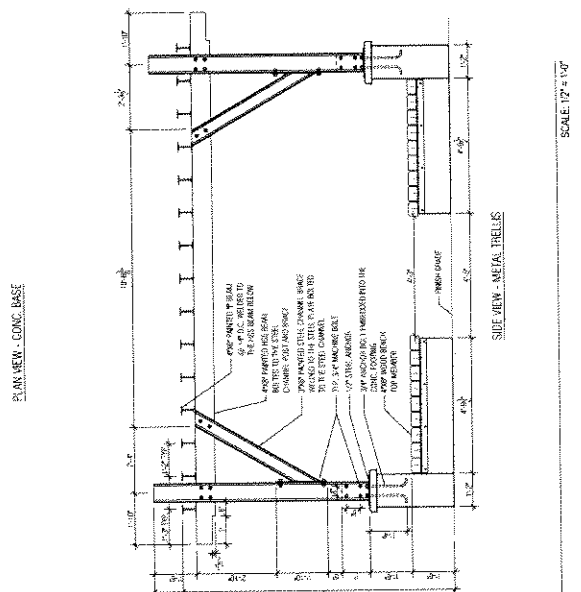
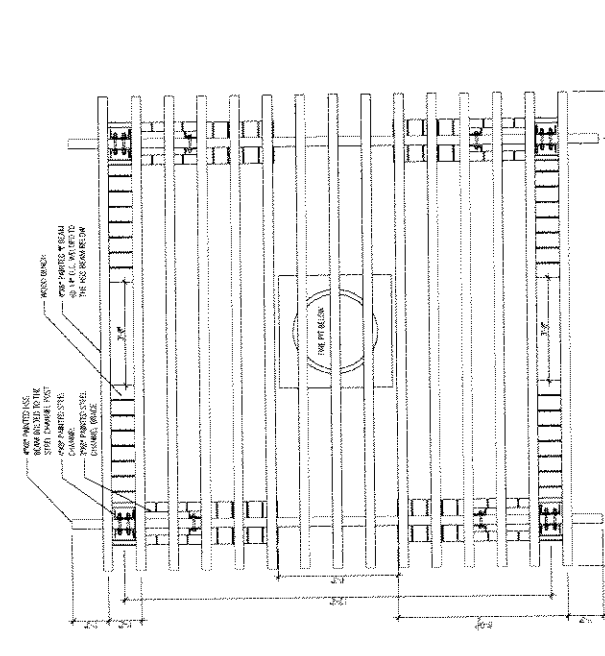
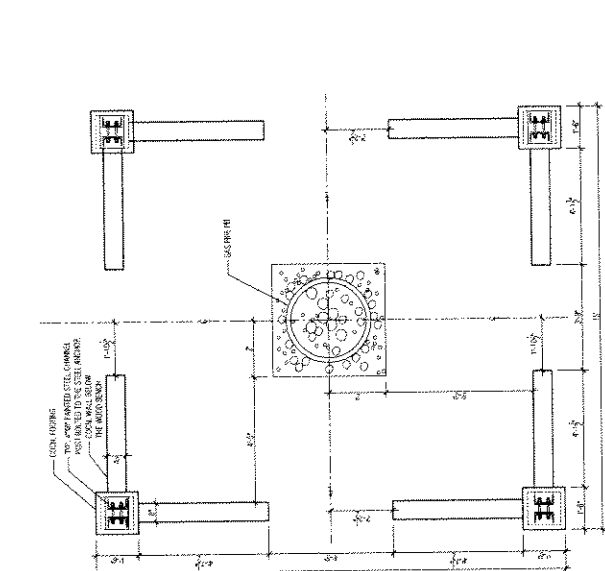
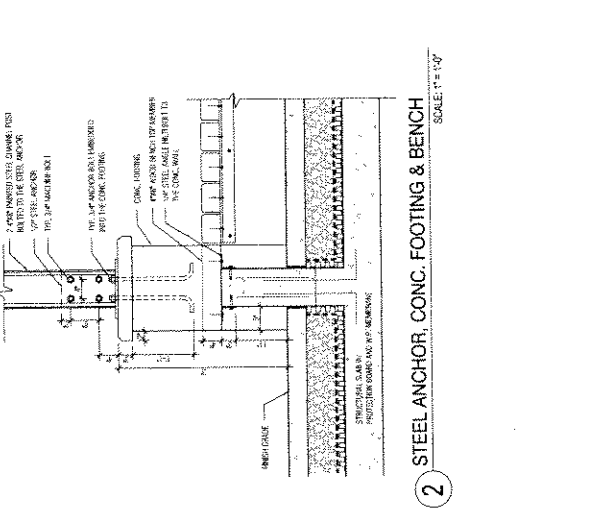


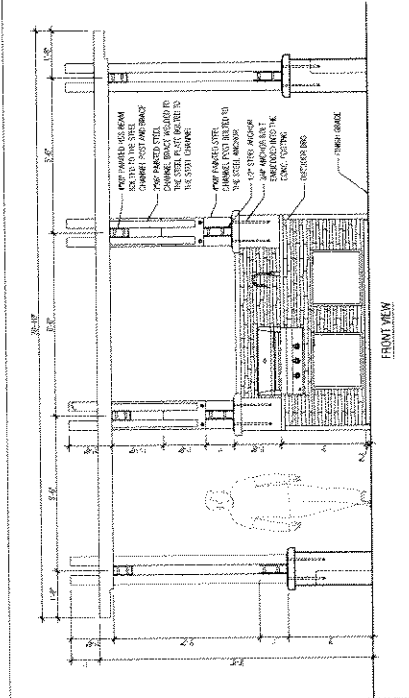
2 SECTION-B  
 SCALE: 1/8" = 1'-0"

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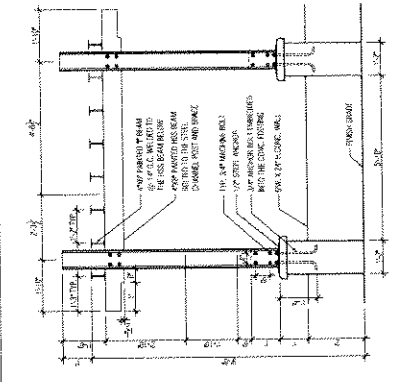




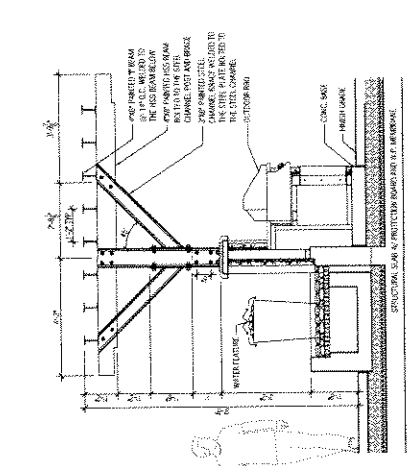




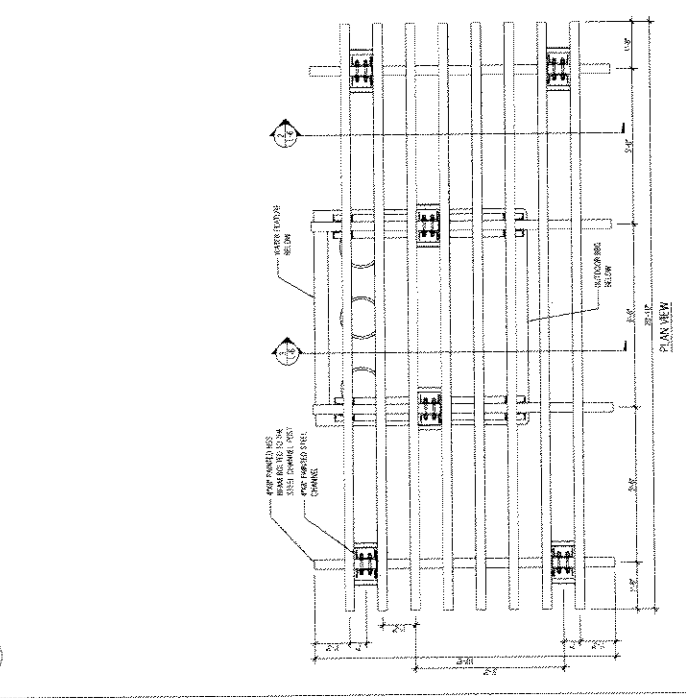
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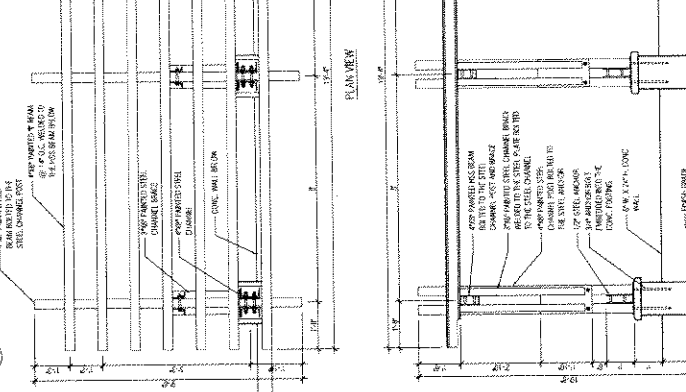
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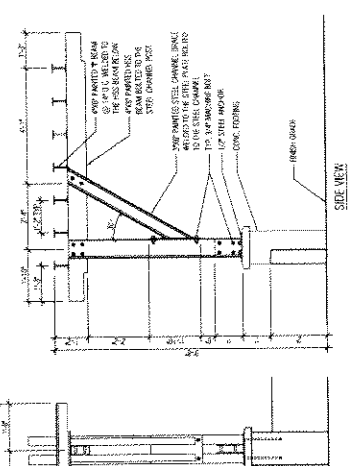
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4 METAL TRELLIS TYPE-B PLAN VIEW SCALE: 1/2" = 1'-0"

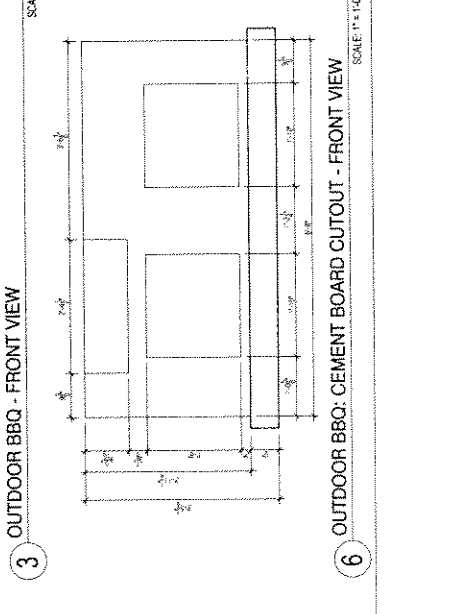
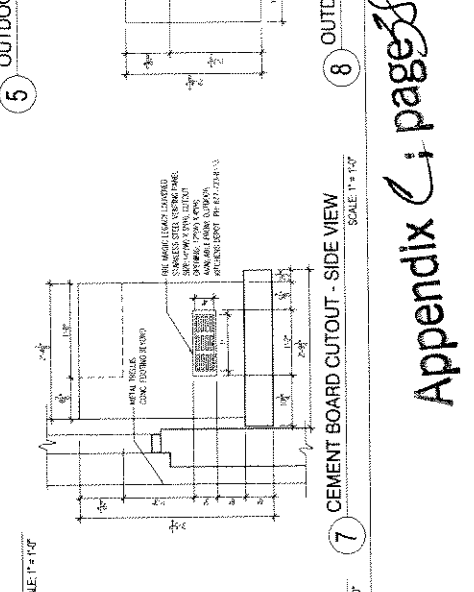
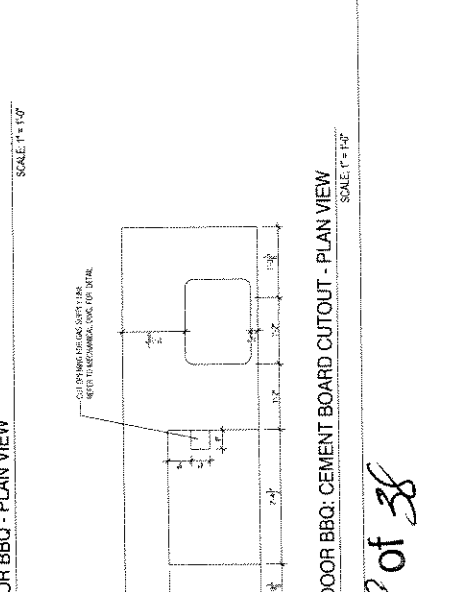
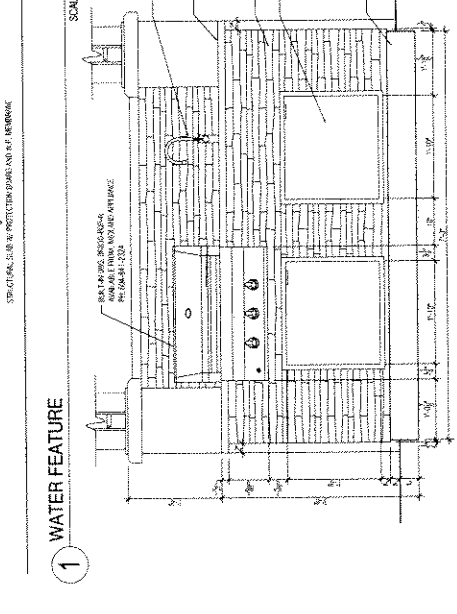
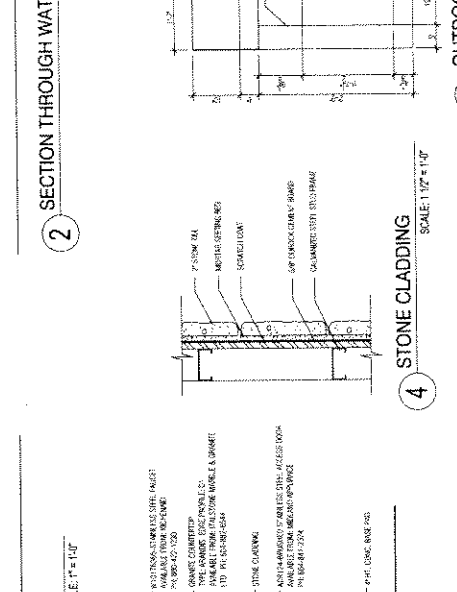
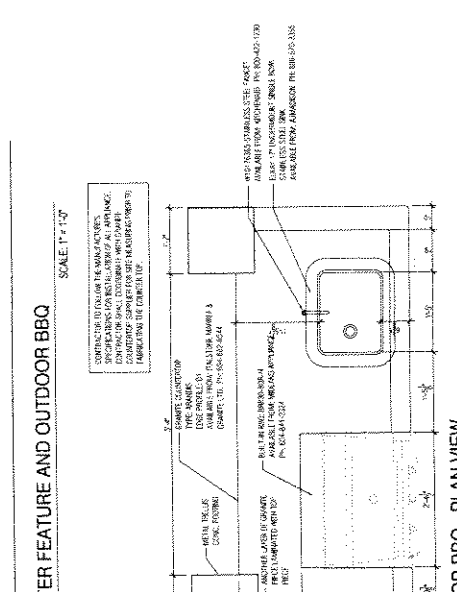
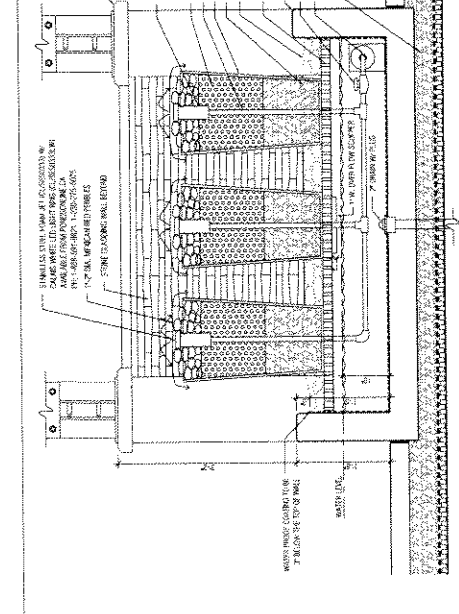
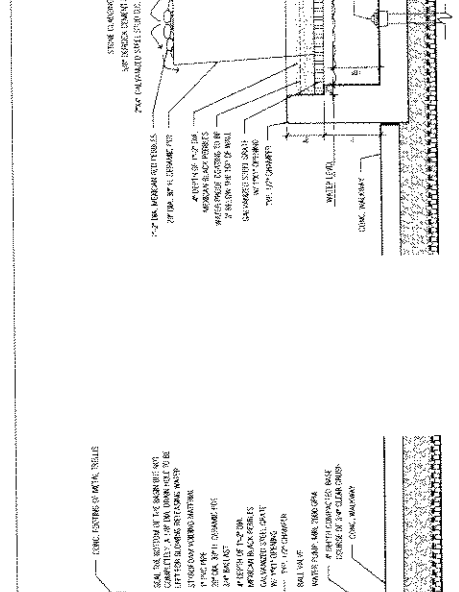
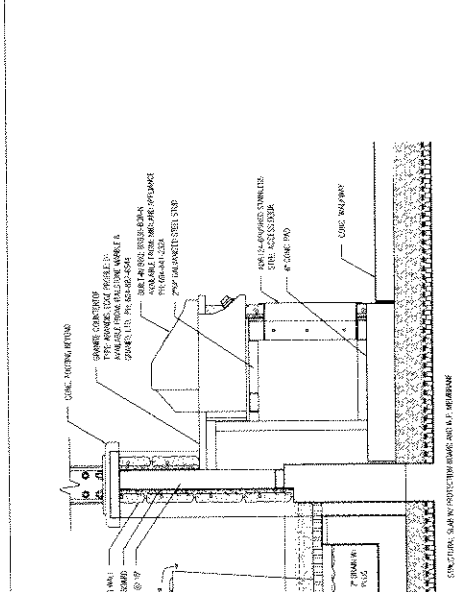


5 METAL TRELLIS TYPE-C SCALE: 1/2" = 1'-0"



6 METAL TRELLIS TYPE-C SCALE: 1/2" = 1'-0"

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