

E:\ACADJOB\2016\1617 - RONA SITE - CRESSEY\DP\1617-A0.0.DWG

Rona Site

Mixed-use Commercial, Apartments and Townhomes Development
1503 Kingsway, Vancouver, British Columbia V5N 3W3

PROJECT DIRECTORY

PROJECT DIRECTORY					
OWNER	CRESSEY DEVELOPMENT GROUP 555 W7th Ave #200 Vancouver BC, V5Z 1C6	CONTACT	NATHAN GRUVICH JASON TURCOTTE	PHONE	604-683-1256
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LANDSCAPE ARCHITECT	DURANTE KREUK LTD 102-1637 W5th Ave Vancouver, BC V6J 1N5	JENNIFER STAMP	6046844611		jennifer@dkl.bc.ca
ARBORIST	ABORTECH CONSULTING Unit 145 - 12051 Horseshow way Richmond, BC V7A 4V4	NICK McMAHON	6042753484		
SURVEYOR	OLSEN & ASSOCIATES 204-15585 24th Ave Surrey BC, V4A 2J4		604-531-4067		info@olsensurveying.ca

PROJECT STATISTICS

Lot Area:	6,226.64	m ²	67,023	Ft ²
	Allowed		Proposed	
FSR	2.50		2.50	
GFA	167,558		167,563	
FSR	Allowed		Proposed	
Permitted	Area	FSR	Area	FSR
Commercial	23,458	0.35	23,247	0.35
Residential	144,099	2.15	144,316	2.15
Gross Floor Area (all areas in square feet, uno)				
TH Blk 1	17,319		48,389	
TH Blk 2	13,821			
TH Blk 3	7,849			
TH Blk 4	9,400			
Commercial			23,247	
Tower (13 Storey)			100,887	
Less Total Storage Area (113 apt + 11 TH units x 40 Ft ²)			4,960	
Less Total Enclosed Balconies (Ft ²)			0	
Total GFA			167,563	
FSR			2.50	
Total # of Units			154	

OVERALL GFA

OVERALL GFA																	
	P1	L1	L2	L3	L4	L5	L6	L7	L8	L9	L10	L11	L12	L13	Roof Deck Circulation	Total	# of Units
APT - COMMERCIAL		10,497	12,750													23,247	
APT - RESIDENTIAL		2,008	958	12,374	12,374	11,719	11,719	6,500	6,500	6,500	6,500	6,500	6,500	6,500	898	97,550	113
APT - TH (portion)		1,669	1,669													3,337	3
APT - AMENITY		1,019	2,666													3,685	
TH - 1		5,349	5,343	5,505	1,122											17,319	15
TH - 2		4,256	4,256	4,408	901											13,821	12
TH - 3	1,465	2,491	2,443	1,450												7,849	5
TH - 4	1,753	2,978	2,930	1,739												9,400	6
TOTAL	3,218	30,267	33,015	25,476	14,397	11,719	11,719	6,500	6,500	6,500	6,500	6,500	6,500	6,500	898	176,208	154

Less Indoor Amenity at Level 1 & 2 3,685 Ft²
Less 40 ft² storage per apt unit (113 units) + 11 units TH w/ in-suite Storage 4,960 Ft²
Less Total Enclosed Balcony sq.footage 0 Ft²
For FSR 167,563 Ft²
FSR Allowed 167,558 Ft²

OPEN & ENCLOSED BALCONIES

Open Balconies (Ft ²)	Enclosed Balconies (Ft ²)
Level 1	- Level 1 -
Level 2	- Level 2 -
Level 3	468 Level 3 -
Level 4	1,000 Level 4 -
Level 5	1,126 Level 5 -
Level 6	1,126 Level 6 -
Level 7	270 Level 7 -
Level 8	604 Level 8 -
Level 9	604 Level 9 -
Level 10	604 Level 10 -
Level 11	604 Level 11 -
Level 12	604 Level 12 -
Level 13	604 Level 13 -
Total Open Balconies	7,614 Total -
% of open balconies	7.5%

Apt No. of Units	113
TH in Apt Building	3
TH No. Units	38
Total No. Units	154

DESIGN CHARACTER



PARKING

Parking	Required				Provided	
Uses		Floor Area (Ft ²)	# of Units	# of Cars	# of Cars	
Grocery Store	4.2.5.3 1/100m ² GFA up to 300m ² , 1/20m ² up to 2,300 m ² , 1/30m ² over 2,300 m ²	10,497		37	37	
Fitness Centre (L2 - 80%)	4.2.4.4 1/18.6m ² (200 Ft ²) GFA	10,245		51	51	90
Office Uses (L2 - 20%)	4.2.5.1 1/100m ² GFA up to 300m ² & 1/50m ² of GFA	2,505		2	2	
Apartments	unit < 50m ² , 0.5 car / unit	0%	0	0	107	As per required
	unit > 50m ² , 0.6 car / unit	100%	113	68		
	Plus 1 car/200 sq.m. of Apt Residential GFA portion	84,129		39		
TH in the Apt Bldg.	1.0 car / unit		3	3	3	171
Townhouse Stacked	1.0 car / unit		27	27	39	1.4 cars / unit
Townhouse Row	1.0 car / unit		11	11	22	2.0 cars / unit
			154	238	261	
Residential Visitors	0.05 spaces per unit			8	8	Shared w/ Commercial
Total				245	261	

Provided Car Stalls		
small	11%	29
disability		6
standard		226
Total		261

Loading Requirements		
Commercial:		
Retail and Services Uses	Class B: 1 for 465 sq.m.	2

BICYCLE

Bicycle Spaces Requirements		
Commercial:		
Retail and Services Uses	Class A: 1/each 500 m ² (5,382 Ft ²)	2
	Class B: min 6	6
Fitness Centre	Class A: 1/each 250 m ² (2,691 Ft ²)	4
Office Uses	Class A: 1/each 500 m ² (5,382 Ft ²)	1
Total Commercial Bicycle Spaces		13
Residential:		
Class A: 1.25/unit		193
	Class B:	6
Total Residential Bicycle Spaces		199

LOCATION PLAN



DRAWING LIST

DRAWING LIST		
PAGE	TITLE	SCALE
A0.0	COVER PAGE & STATISTICS	N/A
A0.0b	STATISTICS	N/A
A0.1	CONTEXT PLAN	N/A
A0.2	CONTEXT PHOTOS	N/A
A0.3	MASSING VIEWS	N/A
A0.4	MASSING VIEWS	N/A
A0.5	MASSING VIEWS	N/A
A0.6	MASSING VIEWS	N/A
A0.7	MASSING VIEWS	N/A
A0.8	SHADOW DIAGRAMS	N/A
PLANS		
A1.0	SITE PLAN	1/16"=1'-0"
A1.1	FIRE FIGHTING PLAN	1" =20'-0"
A2.0	PARKING LEVEL 1	1/16"=1'-0"
A2.1	PARKING LEVEL 2	1/16"=1'-0"
A3.0	LEVEL 1 PLAN	1/16"=1'-0"
A3.1	LEVEL 2 TH-5 UPPER FLOOR	1/16"=1'-0"
A3.2	LEVEL 2 COMMERCIAL	1/16"=1'-0"
A3.3	LEVEL 3, 4 & 5	1/16"=1'-0"
A3.4	LEVEL 6	1/16"=1'-0"
A3.5	LEVEL 7, 8, 9 & 10	1/16"=1'-0"
A3.6	LEVEL 11 & 12	1/16"=1'-0"
A3.7	ROOF PLAN / MECH PENTHOUSE	1/16"=1'-0"
A3.8	TOWNHOUSE, P1 BASEMENT PLAN	1/8"=1'-0"
A3.9	TOWNHOUSE, LEVEL 1	1/8"=1'-0"
A3.10	TOWNHOUSE, LEVEL 2	1/8"=1'-0"
A3.11	TOWNHOUSE, LEVEL 3	1/8"=1'-0"
A3.12	TOWNHOUSE, LEVEL 4 ROOF DECKS	1/8"=1'-0"
A3.13	TOWNHOUSE, ROOF PLANS	1/8"=1'-0"
ELEVATIONS		
A4.0a	MATERIALS - CONCRETE BUILDING	N/A
A4.0b	MATERIALS - TOWNHOUSE STACKED	N/A
A4.0c	MATERIALS - TOWNHOUSE ROW	N/A
A4.1	BUILDING ELEVATIONS	1/16"=1'-0"
A4.1.1	KINGSWAY - STREETSCAPE	1/32"=1'-0"
A4.2	BUILDING ELEVATIONS-STREETSCAPE	1/16"=1'-0"
A4.3	BUILDING ELEVATIONS-STREETSCAPE	1/16"=1'-0"
A4.4	TOWNHOUSE ELEVATIONS	1/8"=1'-0"
A4.5	TOWNHOUSE ELEVATIONS	1/8"=1'-0"
A4.6	TOWNHOUSE COURTYARD ELEVATIONS	1/8"=1'-0"
BUILDING SECTIONS		
A5.0	BUILDING SECTIONS	1/16"=1'-0"
A5.1	BUILDING SECTIONS	1/16"=1'-0"
A5.2	BUILDING SECTIONS	1/16"=1'-0"
A5.3	BUILDING SECTIONS	1/16"=1'-0"
TOTAL		42

PROJECT DESCRIPTION

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PROPOSED MIXED-USE COMMERCIAL, APARTMENTS AND TOWNHOMES DEVELOPMENT.					
MUNICIPAL ADDRESS					
1503 Kingsway, Vancouver BC V5N 3W3					
LEGAL DESCRIPTION					
Lots 1 to 3, Block 6, District Lot 352, Plan 2497.					
SITE AREA					
6,226.64 M ² 67,023.00 Ft ²					
ZONING					
C-2					
BUILDING HEIGHT					
ALLOWED					
13.80 M 45.3 Ft 4 STOREY					
PROPOSED					
48.00 M 157.5 Ft 13 STOREY REFER TO ELEVATIONS AND SECTIONS					
FSR					
ALLOWED					
2.50 167,558 Ft ²					
PROPOSED					
2.50 167,563 Ft ²					

SETBACKS	REQUIRED		PROPOSED	
FRONT Along Dumfries St. Residential	3.70 m	12.14 Feet	3.70 m	12.14 Ft Average
FRONT Along Dumfries St. Commercial	0.6 m	1.97 Feet	0.6 m	1.97 Feet
FRONT Along Kingsway (back of existing curb)	18.0 m	59.06 Feet	18.0 m	59.06 Feet
FRONT Along Fleming St. Residential	3.7 m	12.14 Feet	3.7 m	12.14 Ft Average
FRONT Along Fleming St. Commercial	0.6 m	1.97 Feet	0.6 m	1.97 Feet
SIDE (North Property Line)	3.70 m	12.14 Feet	3.70 m	12.14 Feet
PARKING STALL	MINIMUM SIZE		PROVIDED	
REGULAR	2.5 x 5.5 m	8'-2" x 18'-0"	2.7 x 5.5 m	8'-10" x 18'-0"
SMALL	2.3 x 4.6 m	7'-6" x 15'-1"	2.7 x 4.6 m	8'-10" x 15'-1"
ACCESSIBLE	4.0 x 5.5 m	13'-2" x 18'-0"	4.0 x 5.5 m	13'-2" x 18'-0"



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ISSUED: DATE:
1. DPA 1st Submission 28 SEPT 2018
2. DPA 2nd Submission 14 MAY 2019

ISSUED FOR
DP RE-SUBMISSION
MAY 14 2018

NO. REVISION: DATE:

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ARCHITECTURAL SEAL:

CLIENT:



PROJECT:

RONA SITE
MIXED-USE RESIDENTIAL / TOWNHOUSE DEVELOPMENT
1503 KINGSWAY, VANCOUVER, B.C.

DRAWING TITLE:

COVER PAGE
PROJECT STATISTICS

DATABASE: 1617-A0.0.dwg

SCALE: NA

PLOT DATE: 14 MAY 2019

DRAWN: LB

CHECKED: EBR

PROJECT NO. 1617

DWG. NO.



A0.0



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DRAWING TITLE:
UNIT SYNOPSIS

DATABASE : 1617-A0.0.dwg
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UNITS SYNOPSIS

TOWNHOUSES

Townhouse Stats											
Unit Type		Floor Area (Sq. Ft.)					Total Unit Area (Sq.Ft.)	Total Units	Total Area (Sq.Ft.)	Unit Mix	Site Coverage (Sq.Ft.)
		P1-Bsmt	Level 1	Level 2	Level 3	Level 4 (Roof Deck)					
TH-A	Stacked-38' wide, 2 br, 1 Level		938				938	6	5,628	24%	6,472
TH-A1	Stacked-38' wide, 2 br + den, 1 Level		978				978	1	978		1,125
TH-A2	Stacked-38' wide, 2 br + den, 1 Level		940				940	2	1,880		2,162
TH-B	Stacked-19' wide, 2 br + Flex, 3.5 Levels		61	530	550	112	1,253	10	12,530	47%	
TH-B1	Stacked-19' wide, 2 br + Flex, 3.5 Levels		61	549	553	112	1,275	2	2,550		
TH-B2	Stacked-19' wide, 2 br + Flex, 3.5 Levels		63	534	553	116	1,266	6	7,596		
TH-C*	Row-19' wide, 3 br + Den, 3.5 Levels	287	487	487	289		1,550	7	10,850	29%	3,920
TH-C1*	Row-19' wide, 3 br + Den, 3.5 Levels	300	515	491	291		1,597	3	4,791		1,777
TH-C2*	Row-19' wide, 3 br + Den, 3.5 Levels	300	515	491	291		1,597	1	1,597		592
Total								38 Units	48,400	100%	16,048
* Total 11 TH with in-suite 40 ft² storage		440									

APARTMENTS

Apartment Building 1																			
Unit Type		Unit Area Ft²	Unit Distribution per Floor Level												Level 13	Level 14 (Roof Terrace)	Total Units	Total Area (Sq.Ft.)	Unit Mix
			Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12					
A	1 Bedroom	560			7	7	3	3									20	11,200	43%
B	1 Bedroom	571			2	2	2	2	2	2		2	2	2	2		22	12,562	
B1	1 Bedroom	598			1	1	1	1									4	2,392	
B2	1 Bedroom	702			1	1	1	1									4	2,808	
C	1 Bedroom + Den	695			1	1	1	1									4	2,780	18%
C1	1 Bedroom + Den	694			1	1	1	1									4	2,776	
C2	1 Bedroom + Den	615			1	1											2	1,230	
C3	1 Bedroom + Den	635			1	1	1	1									4	2,540	
C4	1 Bedroom + Den	694							1	1	1	1	1	1	1		7	4,858	36%
D	2 Bedroom	804			1	1	1	1									4	3,216	
D1	2 Bedroom	774			1	1	1	1									4	3,096	
D2	2 Bedroom	725					2	2									4	2,900	
D3	2 Bedroom	770					1	1									2	1,540	
D4	2 Bedroom	948							1	1	1	1	1	1	1		7	6,636	
D5	2 Bedroom	900							1	1	1	1	1	1	1		7	6,300	
D6	2 Bedroom	925							1	1	1	1	1	1	1		7	6,475	
D7	2 Bedroom	900							1	1	1	1	1	1	1		7	6,300	
TH-D	Townhouse, 2 Bedroom	1,110	2														2	2,220	3%
TH-D1	Townhouse, 2 Bedroom	1,117	1														1	1,117	
Total			3		17	17	15	15	7	7	7	7	7	7	7		116	82,946	100%
APARTMENT BUILDING 1			Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12	Level 13	Level 14 (Roof Terrace)			
Residential (Net Floor Area)					10,579	10,579	9,944	9,944	5,509	5,509	5,509	5,509	5,509	5,509	5,509			79,609	Total Unit NFA Ft²
Storage, (40 Ft² / unit)		113 Units			680	680	600	600	280	280	280	280	280	280	280			4,520	Total Storage Area Ft²
Amenity Area			1,019	2,666														3,685	Total Amenity Area Ft²
Common Area			2,008	958	1,795	1,795	1,775	1,775	991	991	991	991	991	991	991	898		17,941	Total Common Area Ft²
Enclosed Balcony					0	0	0	0	0	0	0	0	0	0	0			0	Total Enclosed Balcony Ft²
Retail Space			10,497														23,247		Total Commercial Area Ft²
Fitness Use				10,245															
Office Use				2,505															
Townhouse Floor Area			1,669	1,669														3,337	TotalTownhouse Area Ft²
Gross Floor Area			15,193	18,043	12,374	12,374	11,719	11,719	6,500	6,500	6,500	6,500	6,500	6,500	6,500	898		127,819	Total Gross Buildable Area Ft²
Open Balcony					468	1,000	1,126	1126	270	604	604	604	604	604	604			7,614	Total Open Balcony Ft²
																	7.5%	Total Open Balcony %	
																	100,887	Total Res. Portion GFA Ft²	



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ARCHITECTURAL SEAL:

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Superior Design. Quality Construction.

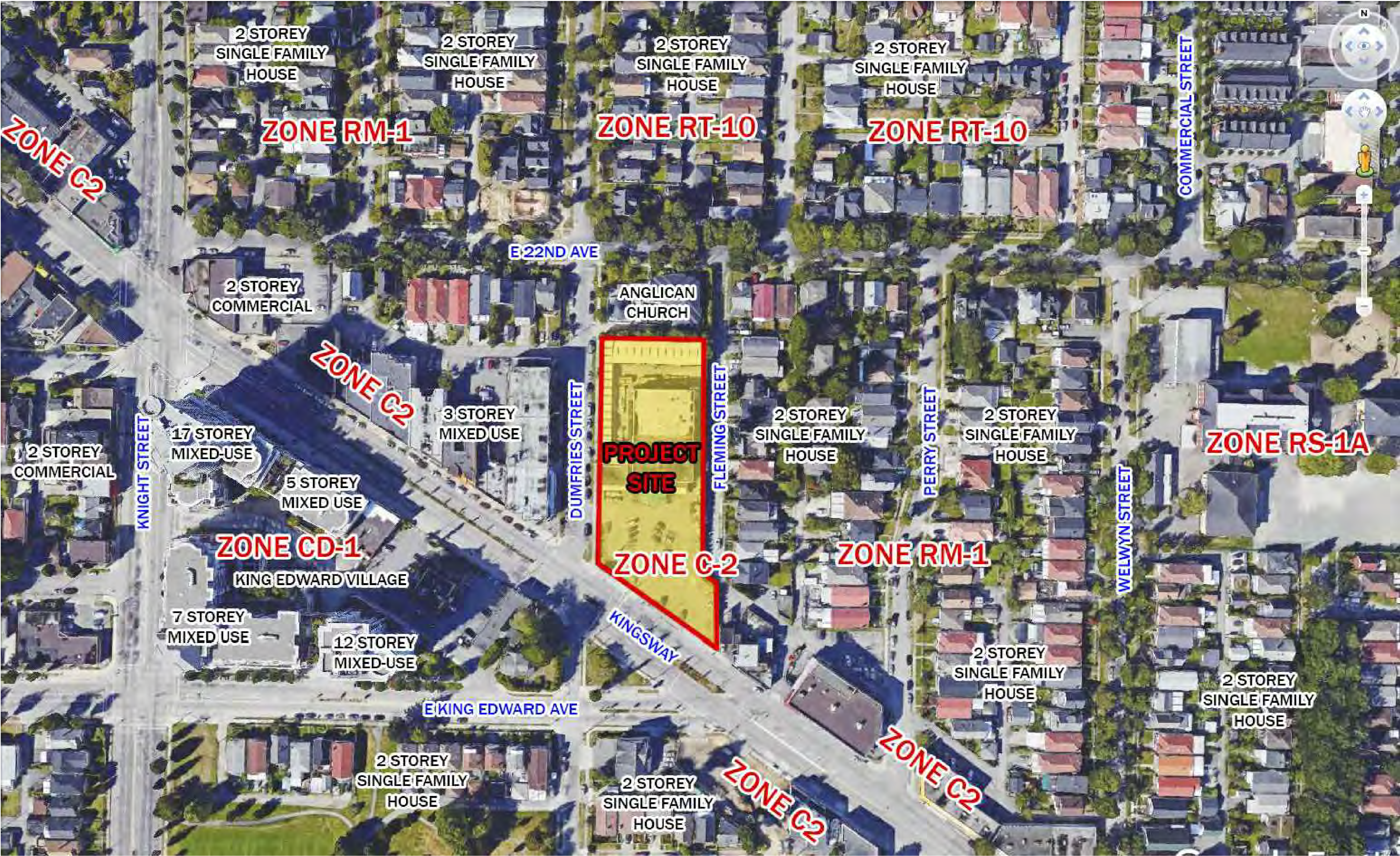
PROJECT:
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1503 KINGSWAY, VANCOUVER, B.C.

DRAWING TITLE:
CONTEXT PLAN

DATABASE : 1617-A3.0.dwg
SCALE : 1/16"=1'-0"
PLOT DATE : 14 MAY 2019
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PROJECT NO. **1617**

DWG. NO.
 A0.1





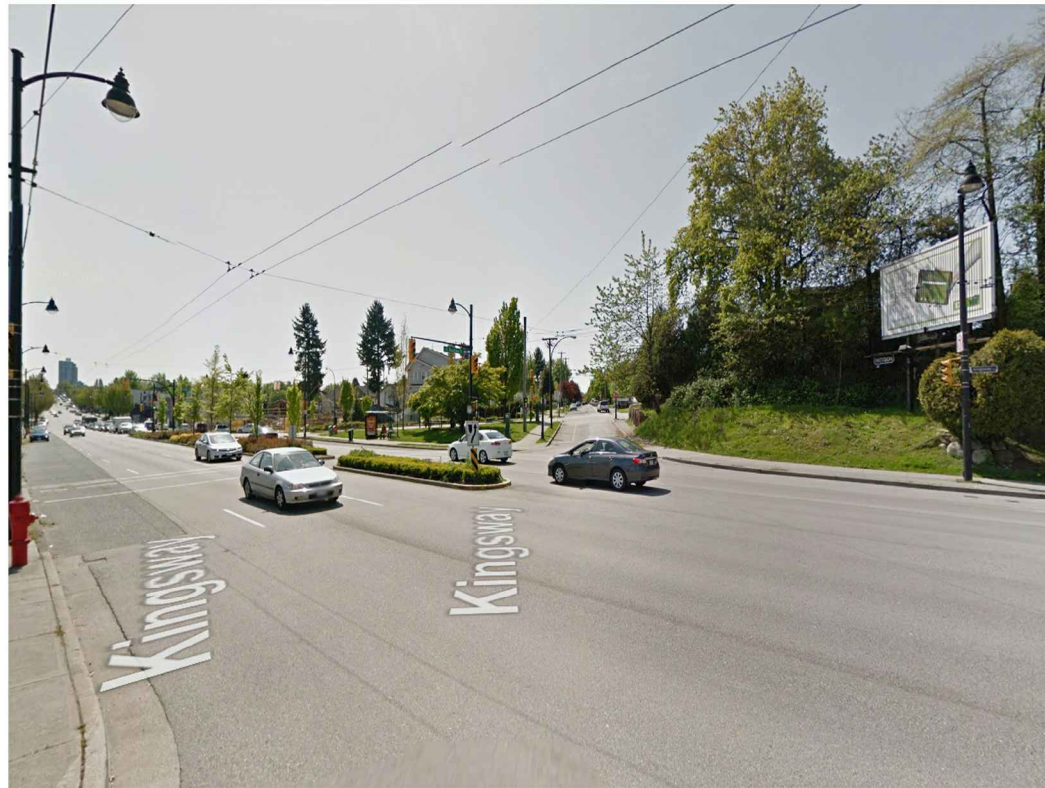
KINGSWAY LOOKING NORTH WEST



KINGSWAY LOOKING NORTH



KINGSWAY CORNER DUMFRIES
LOOKING NORTH EAST



KINGSWAY CORNER DUMFRIES
LOOKING SOUTH EAST



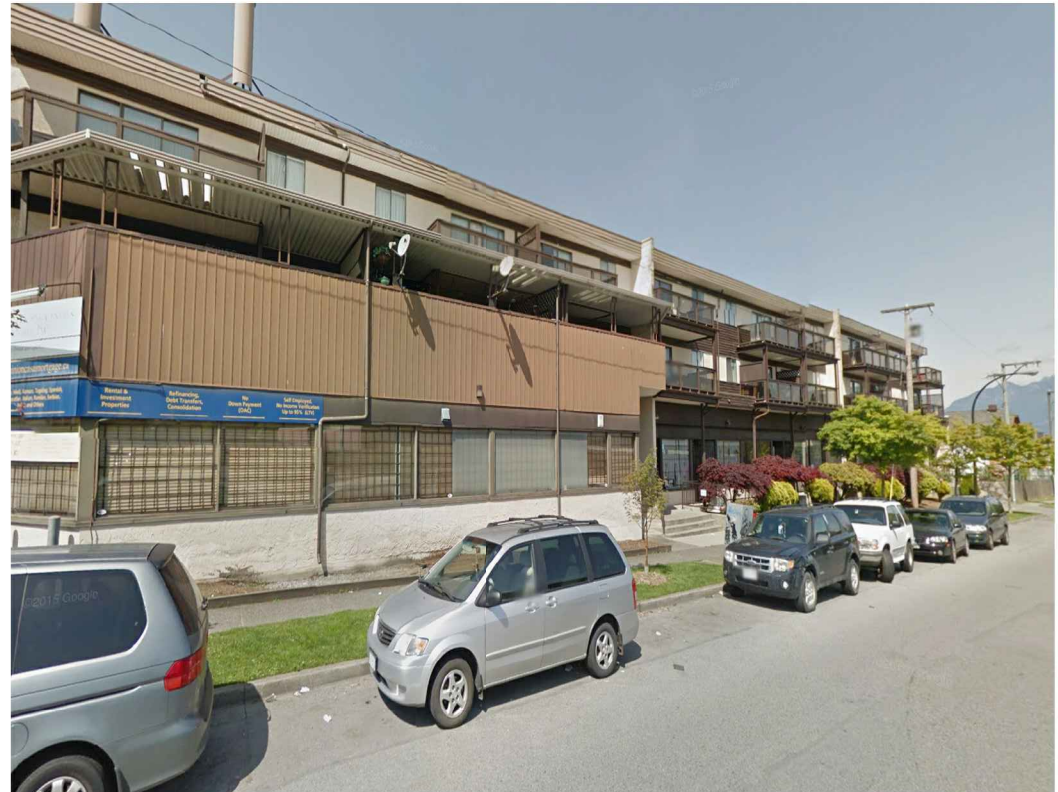
KINGSWAY LOOKING SOUTH



KINGSWAY LOOKING SOUTH WEST



DUMFRIES LOOKING NORTH



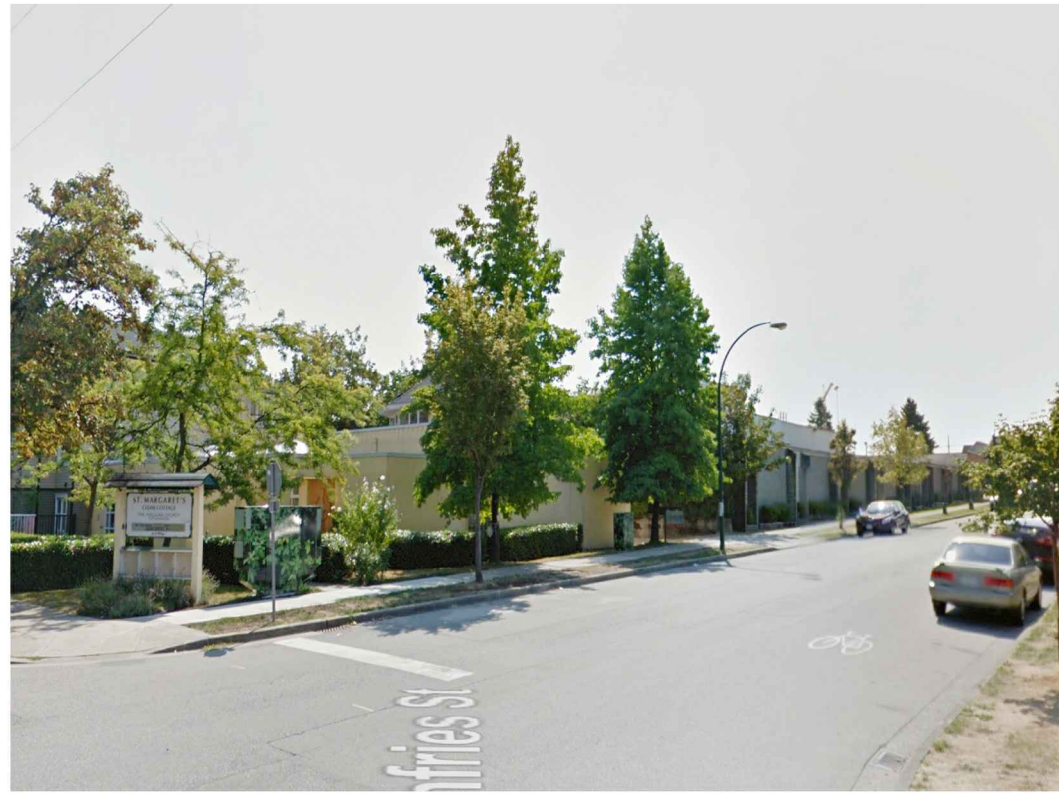
DUMFRIES LOOKING NORTH WEST



DUMFRIES LOOKING NORTH EAST



DUMFRIES LOOKING SOUTH



DUMFRIES LOOKING SOUTH EAST



DUMFRIES LOOKING SOUTH WEST



FLEMING LOOKING NORTH



FLEMING LOOKING NORTH EAST



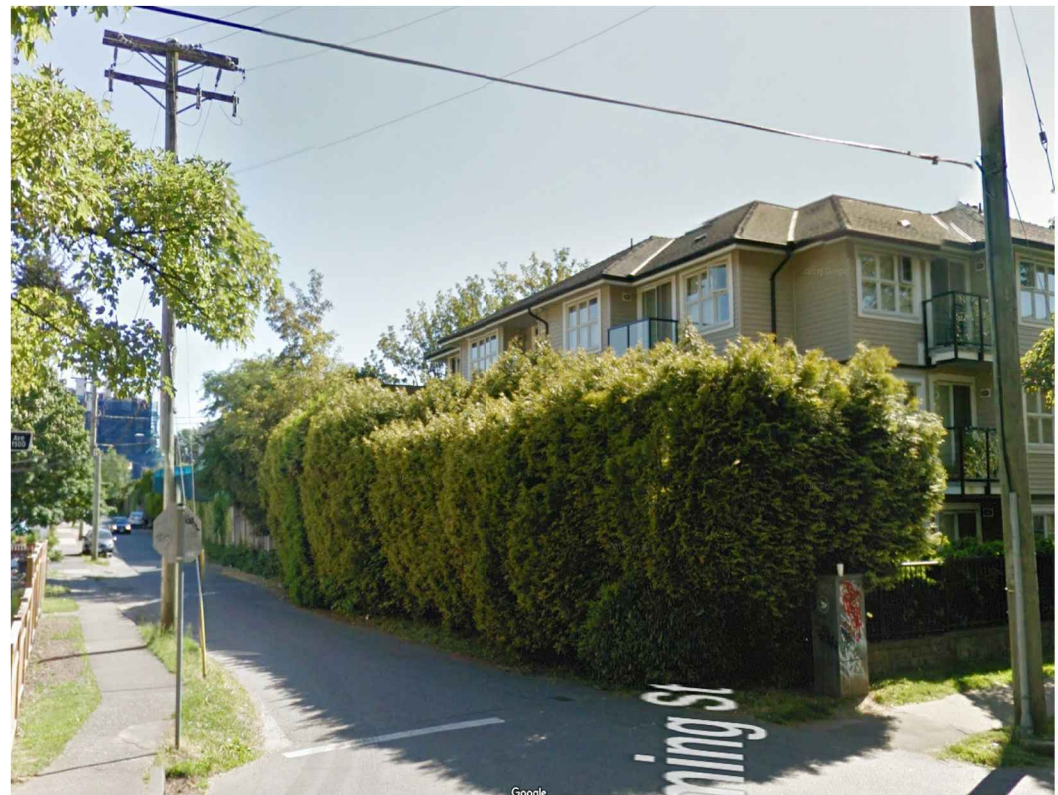
FLEMING LOOKING NORTH WEST



FLEMING LOOKING SOUTH



FLEMING LOOKING SOUTH EAST



FLEMING LOOKING SOUTH WEST



SOUTH EAST LANE LOOKING WEST



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1. DPA	1st Submission	28 SEPT 2018
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 **CRESSEY**
Superior Design. Quality Construction.

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DRAWING TITLE:

CONTEXT PHOTO

DATABASE: 1617-A3.0.dwg
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PROJECT NO. **1617**

DWG. NO.
A0.2



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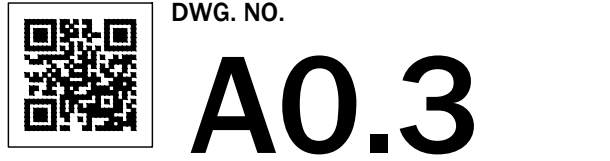


PROJECT:
RONA SITE
MIXED-USE RESIDENTIAL / TOWNHOUSE DEVELOPMENT
1503 KINGSWAY, VANCOUVER, B.C.

DRAWING TITLE:
**GOOGLE EARTH
AERIAL 3D VIEWS**

DATABASE :	1617-A0.3.dwg
SCALE :	N/A
PLOT DATE :	14 MAY 2019
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PROJECT NO. **1617**



AERIAL NORTHWEST



AERIAL NORTHEAST



AERIAL SOUTHWEST



AERIAL SOUTHEAST



Rositch Hemphill Architects

120 Powell Street, Unit 10
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ISSUED:		DATE:
1. DPA	1st Submission	28 SEPT 2018
2. DPA	2nd Submission	14 MAY 2019

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MAY 14 2018

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CLIENT:
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PROJECT:
RONA SITE
MIXED-USE RESIDENTIAL / TOWNHOUSE DEVELOPMENT
1503 KINGSWAY, VANCOUVER, B.C.

DRAWING TITLE:
3D VIEWS

DATABASE : 1617-A0.3.dwg
SCALE : N/A
PLOT DATE : 14 MAY 2019
DRAWN : LB
CHECKED : EBR

PROJECT NO. **1617**

DWG. NO.
 **A0.4**



KINGSWAY - VIEW LOOKING NORTHWEST



KINGSWAY - VIEW LOOKING EAST



KINGSWAY - VIEW LOOKING NORTH



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DWG. NO.

A0.5



FLEMING ST. TOWNHOUSES



MEWS - VIEW LOOKING SOUTHWEST



MEWS - VIEW LOOKING SOUTHEAST



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DRAWING TITLE:
3D VIEWS

DATABASE : 1617-A0.3.dwg
SCALE : N/A
PLOT DATE : 14 MAY 2019
DRAWN : LB
CHECKED : EBR

PROJECT NO. **1617**

DWG. NO. **A0.6**



AERIAL VIEW NORTHWEST



AERIAL VIEW NORTHEAST



AERIAL VIEW SOUTHWEST



AERIAL VIEW SOUTHEAST



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ARCHITECTURAL SEAL:

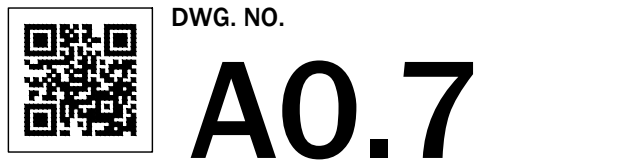


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1503 KINGSWAY, VANCOUVER, B.C.

DRAWING TITLE:
3D VIEWS

DATABASE : 1617-A0.3.dwg
SCALE : N/A
PLOT DATE : 14 MAY 2019
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CHECKED : EBR

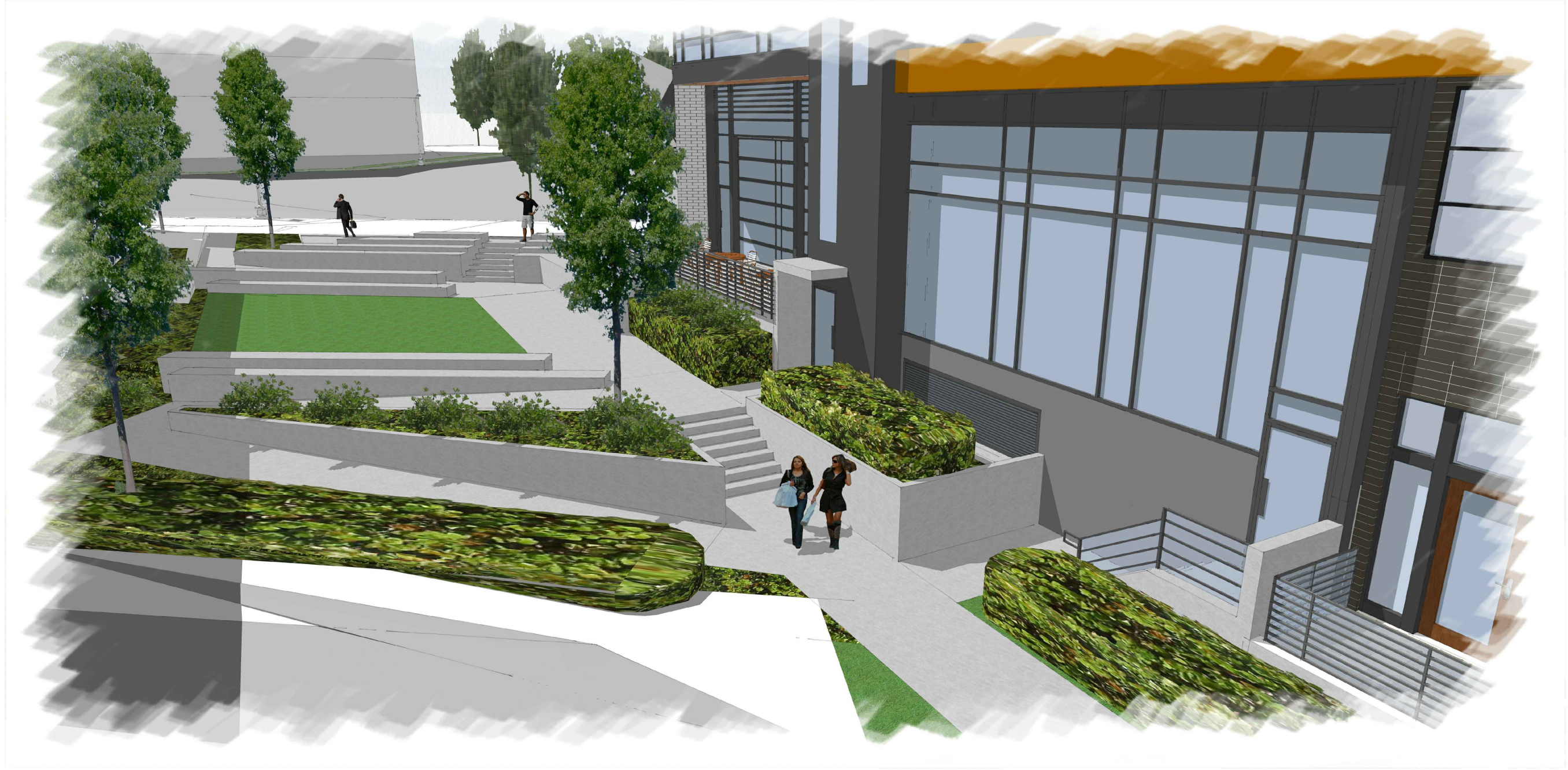
PROJECT NO. **1617**



Fleming Street Greenway View looking North



Dumfries Street Townhouses View looking South



Fleming Street Greenway View looking South



Dumfries Street Townhouses View looking North



Dumfries Street Tower Main Lobby



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DRAWING TITLE:
SHADOW DIAGRAM

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SCALE: N/A
PLOT DATE: 14 MAY 2019
DRAWN: JB
CHECKED: LB / EBR

PROJECT NO. **1617**

DWG. NO.
A0.8



MARCH 21: 10:00 am



MARCH 21: 12:00 Noon



MARCH 21: 2:00 pm



MARCH 21: 4:00 pm



JUNE 21: 10:00 am



JUNE 21: 12:00 Noon



JUNE 21: 2:00 pm



JUNE 21: 4:00 pm



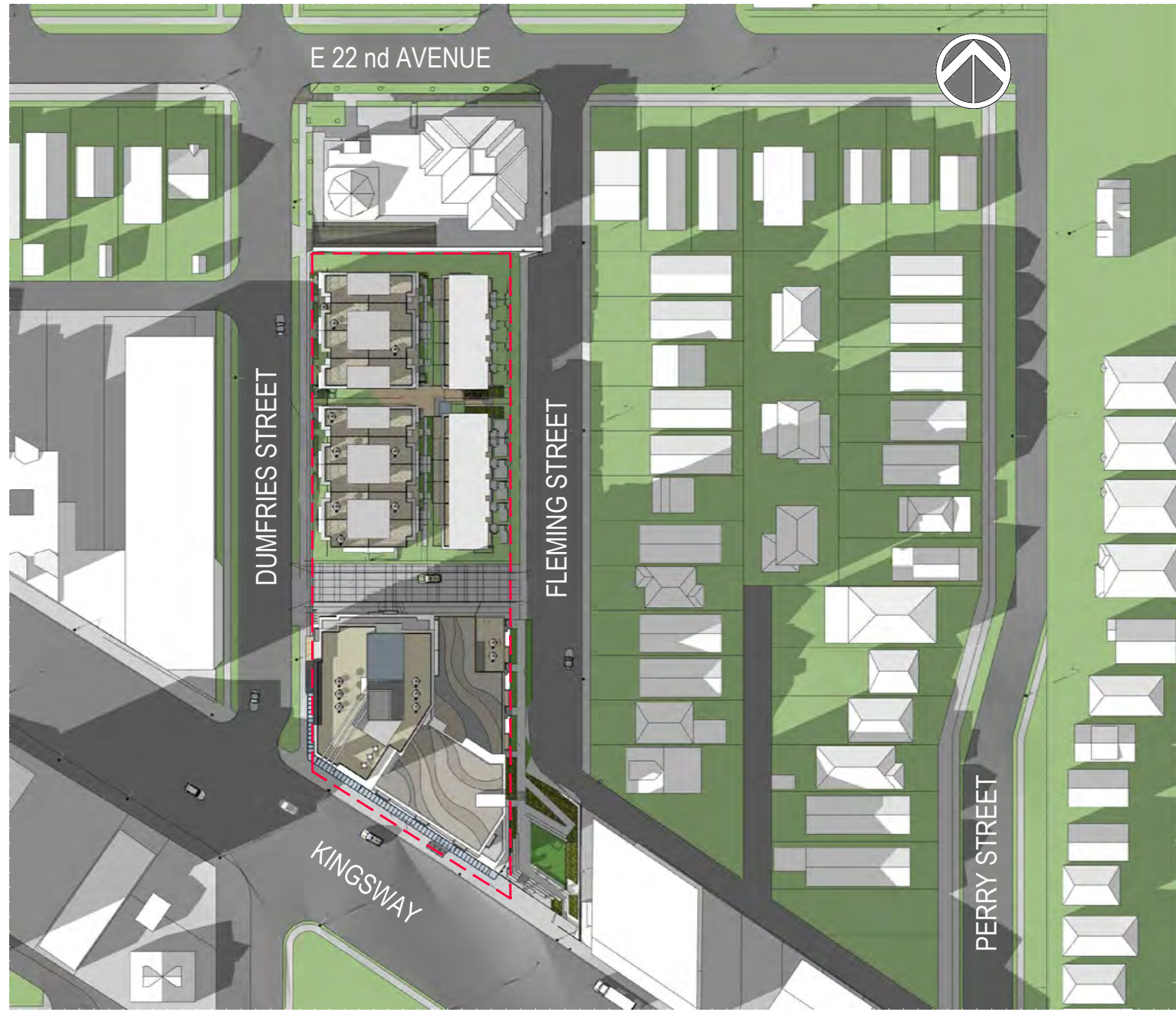
SEPT 21: 10:00 am



SEPT 21: 12:00 Noon



SEPT 21: 2:00 pm



SEPT 21: 4:00 pm