The Site

The site is located on the corner of Prince Albert Street and Kingsway in the Kensington-Cedar Cottage neighbourhood. It is directly serviced by bus transit and bike routes with strong connections to shops, services, and parks.

PURPOSE-BUILT RENTAL

108 secured market rental homes in apartment and townhomes layouts

COMMERCIAL

Ground floor retail on Kingsway and Prince Albert Street

FAMILY HOMES

35% of the homes will be family-oriented with 2 or more bedrooms

PUBLIC PLAZA

Outdoor plaza, that offers a connection to the neighbourhood.

Ríze

Project Statistics

Our application to the City of Vancouver to rezone 810 Kingsway is to allow for a 6-storey mixed-use building with ground-floor retail and 5-storeys of purpose-built rental housing above.

810 Kingsway, Vancouver BC

Current zoning: C-2

Site size: 24,816 sq.ft.

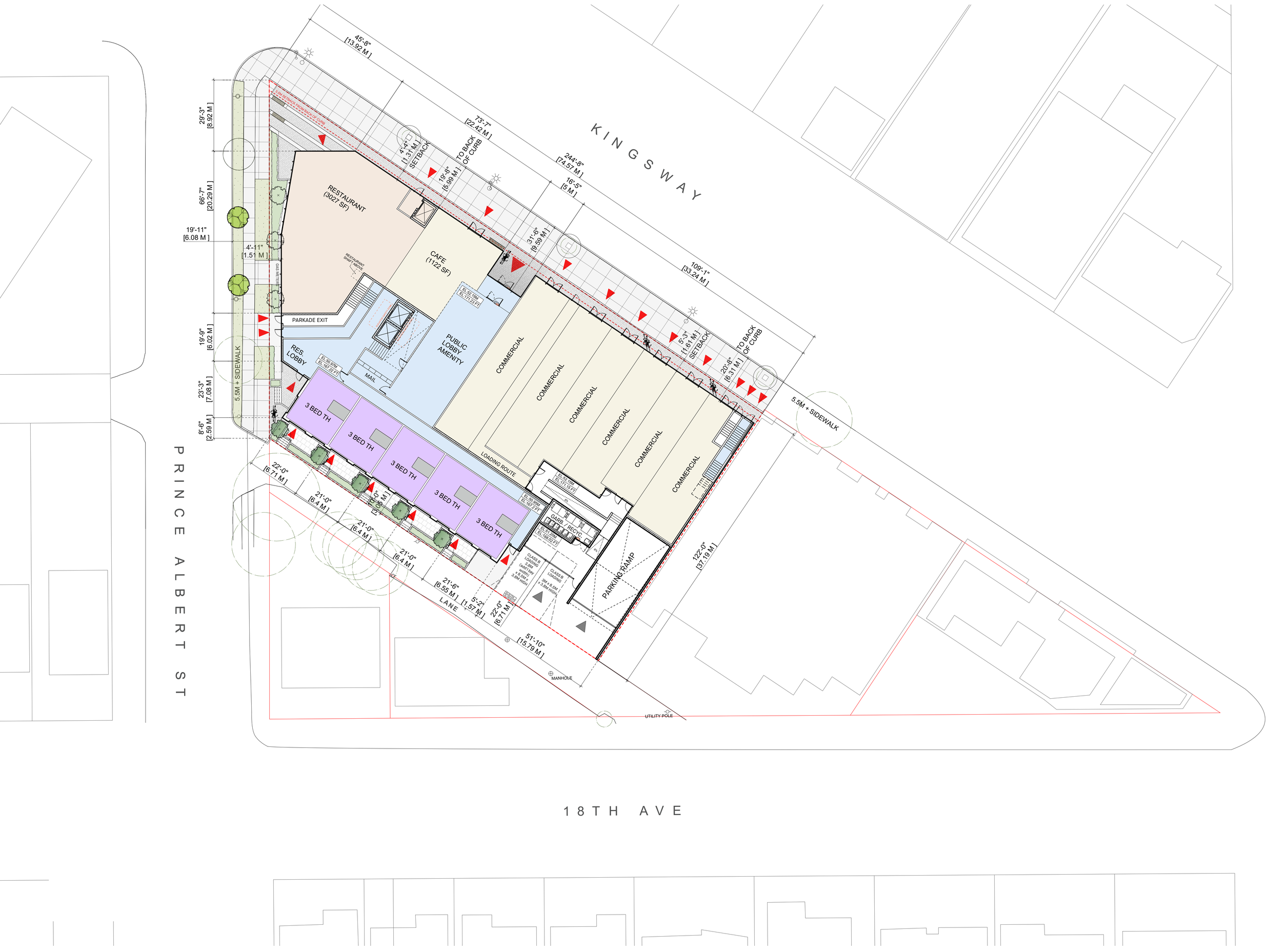
- Zoning: CD
- Density: 3.62 FSR
- Building height: 6 storeys, 72.33 ft
- Floor area: 89,750 sq.ft.
- Commercial Retail Area: 11,210 sq.ft.
- Residential Area: 78,540 sq.ft.

3 bed	8 units	7%
2 bed	30 units	28%
1 bed	36 units	33%
Studio	34 units	31%

Total 108 units, 35% family units

- Vehicle Parking: 95 spaces
- Bicycle Parking: 200 spaces

Site Plan

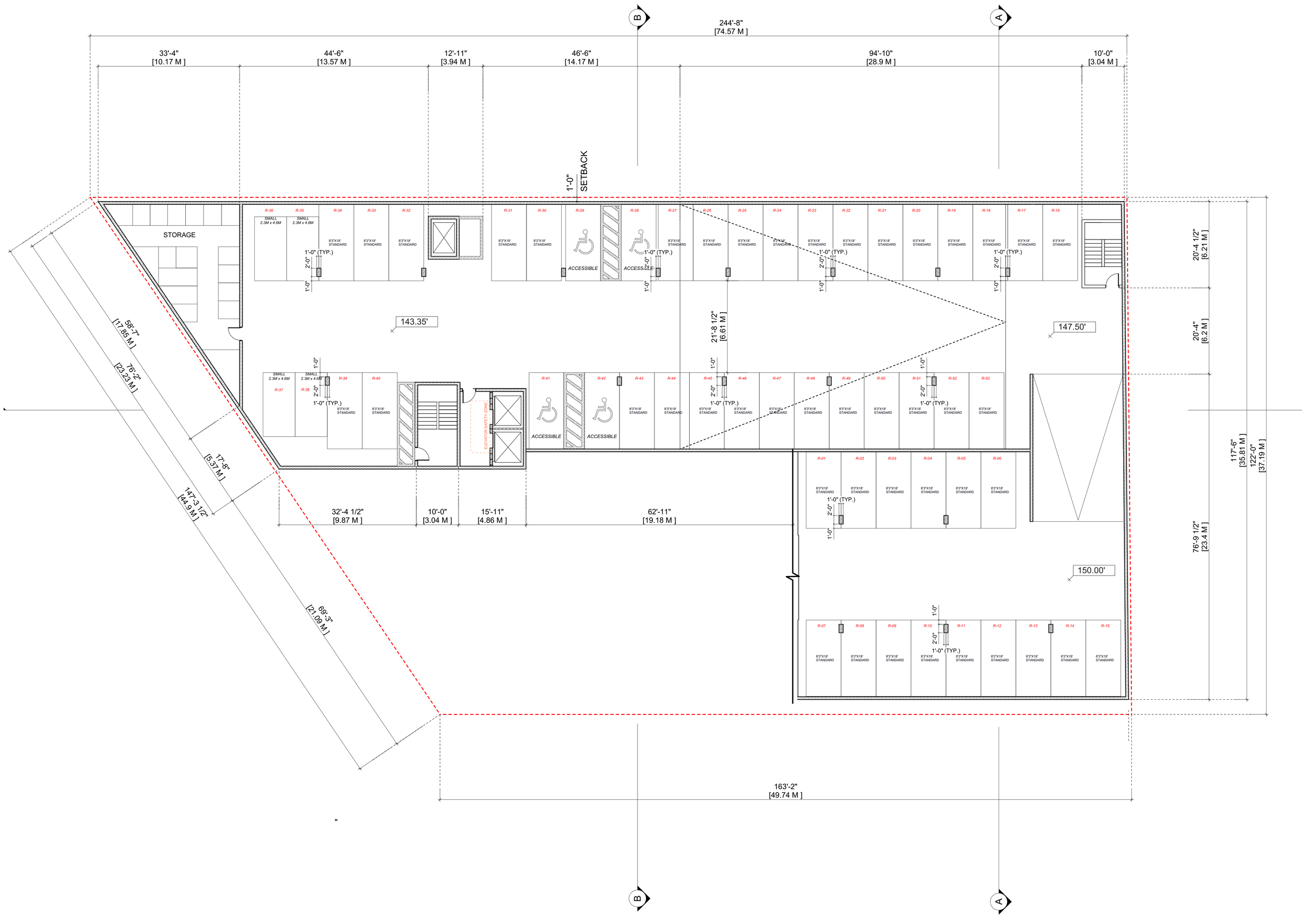


SITE PLAN

Ríze

810 Kingsway

Floorplans

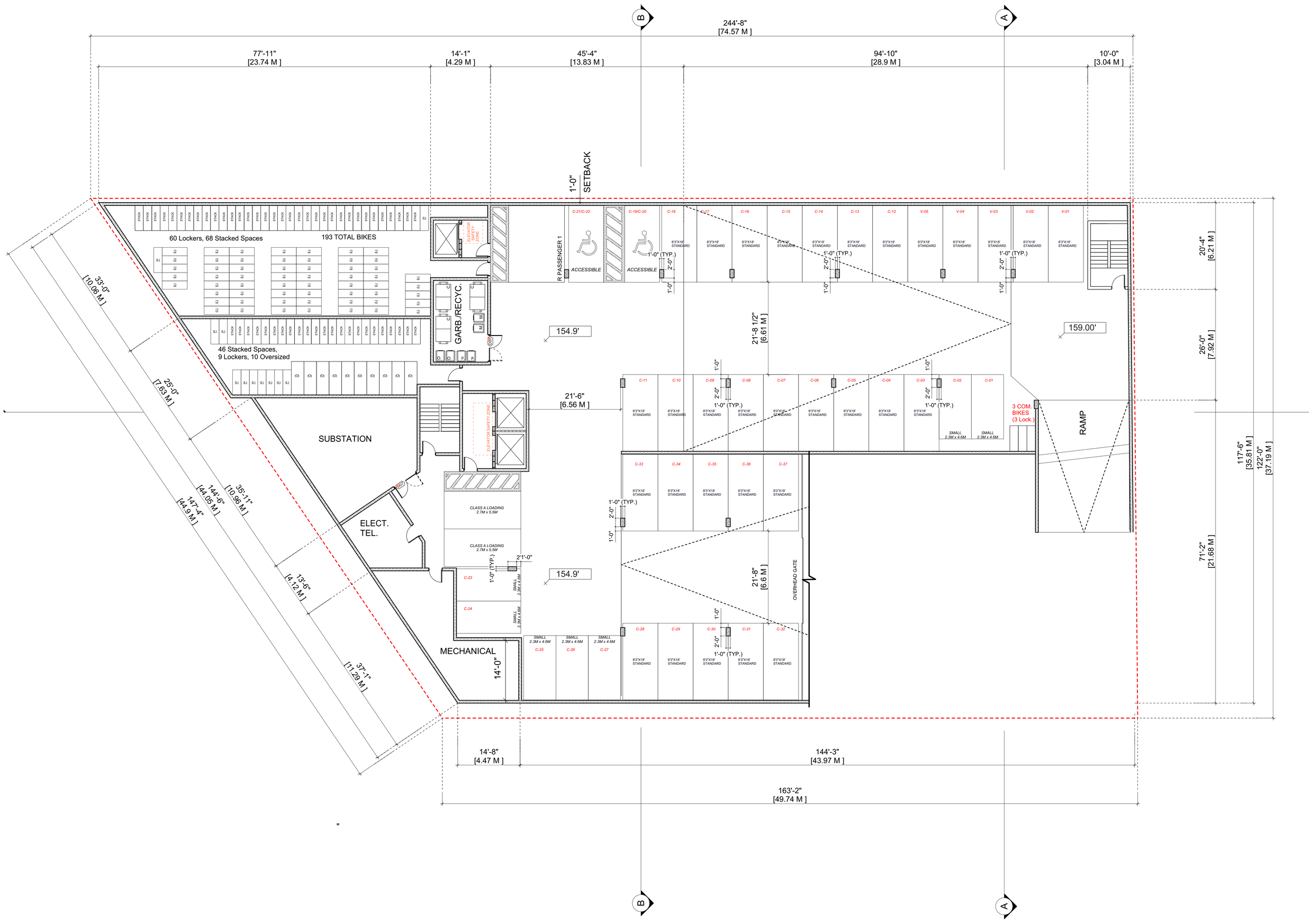


PARKING LEVEL 2

Ríze

810 Kingsway

Floorplans

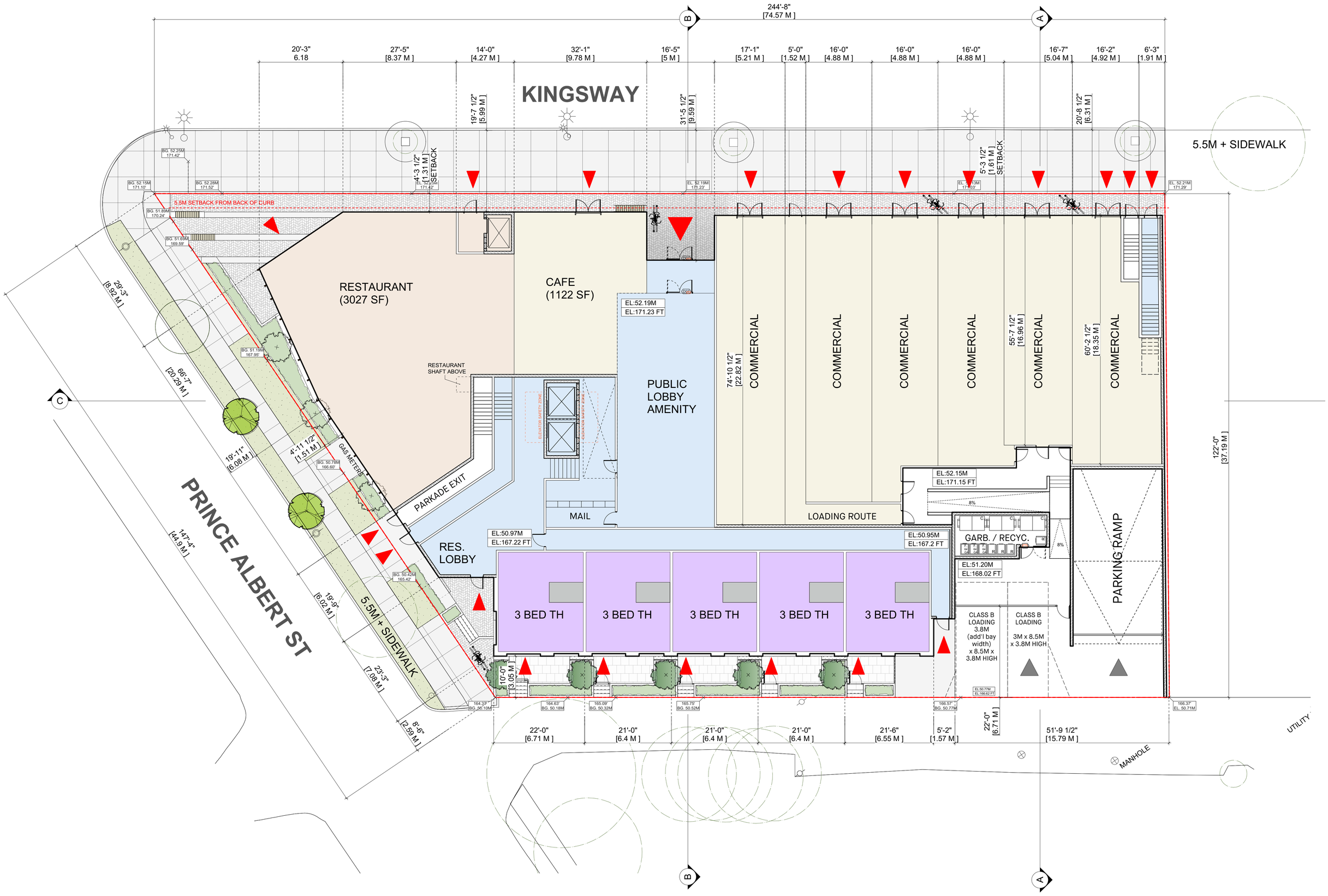


PARKING LEVEL 1

Ríze

810 Kingsway

Floor Plans



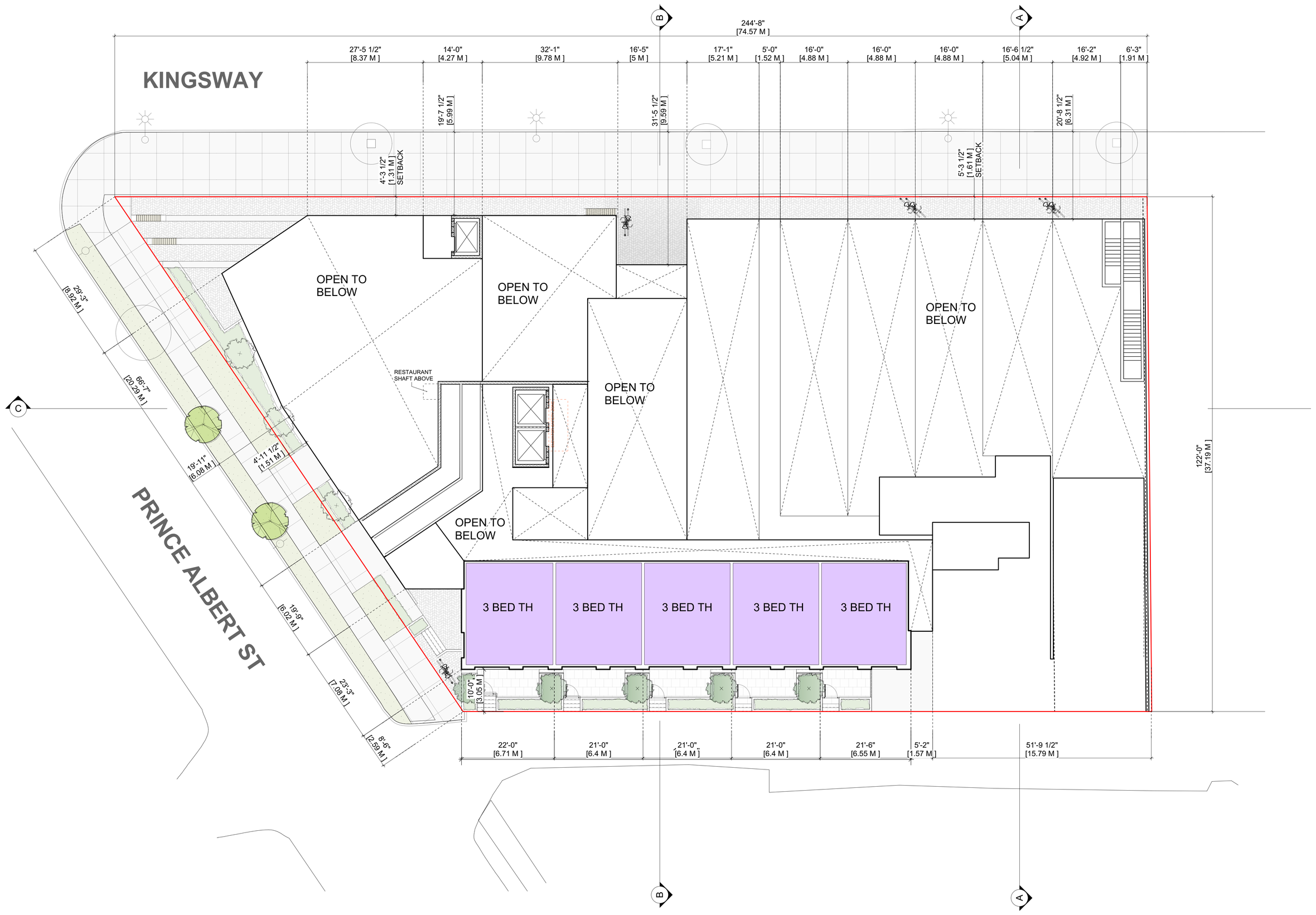
LEVEL 1 FLOOR PLAN

› 3 bed TH	8 units	5%
› 2 bed	30 units	28%
› 1 bed	36 units	33%
› Studio	34 units	31%

Ríze

810 Kingsway

Floor Plans



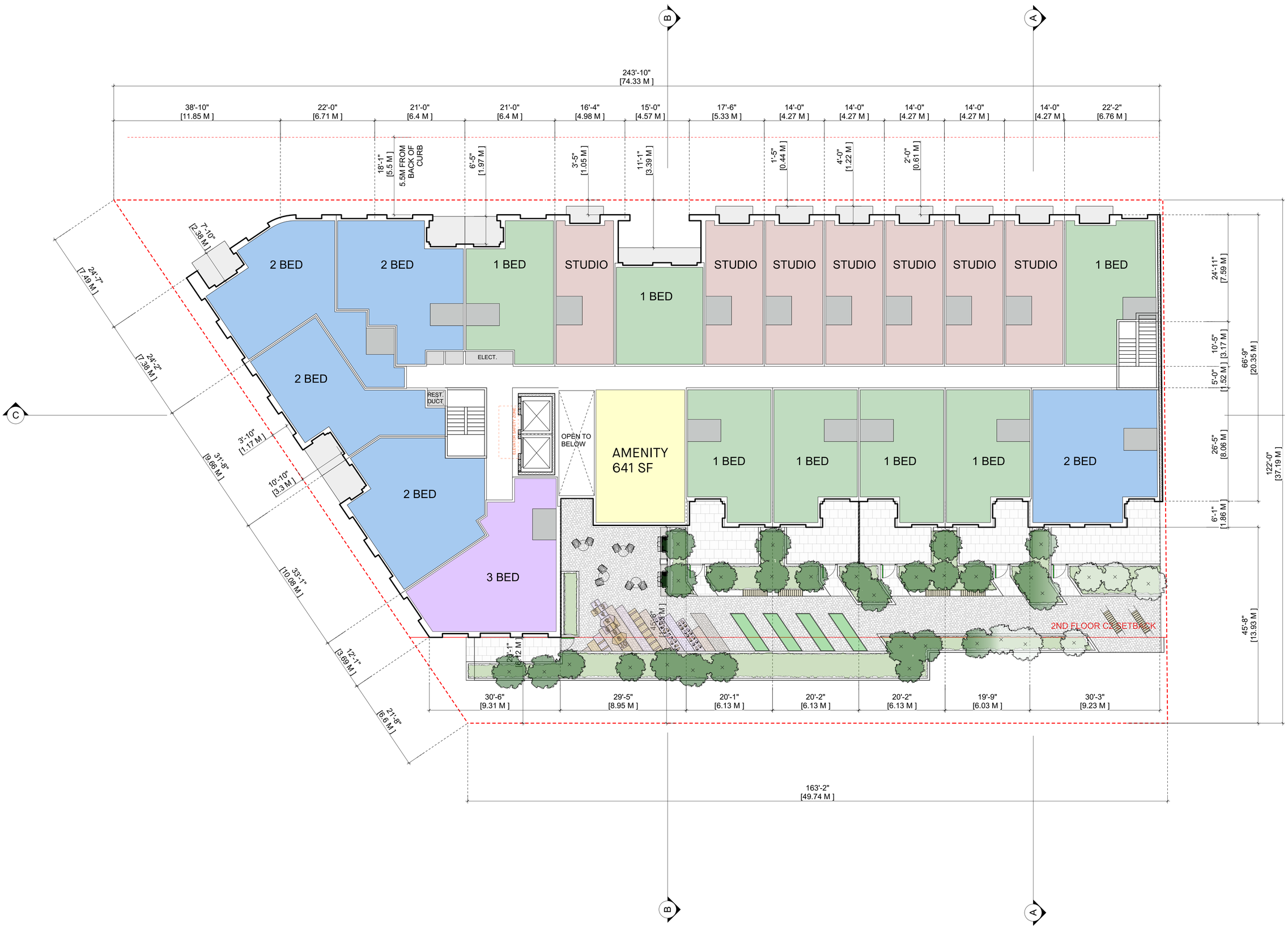
MEZZANINE FLOOR PLAN

› 3 bed TH	8 units	5%
› 2 bed	30 units	28%
› 1 bed	36 units	33%
› Studio	34 units	31%

Ríze

810 Kingsway

Floor Plans



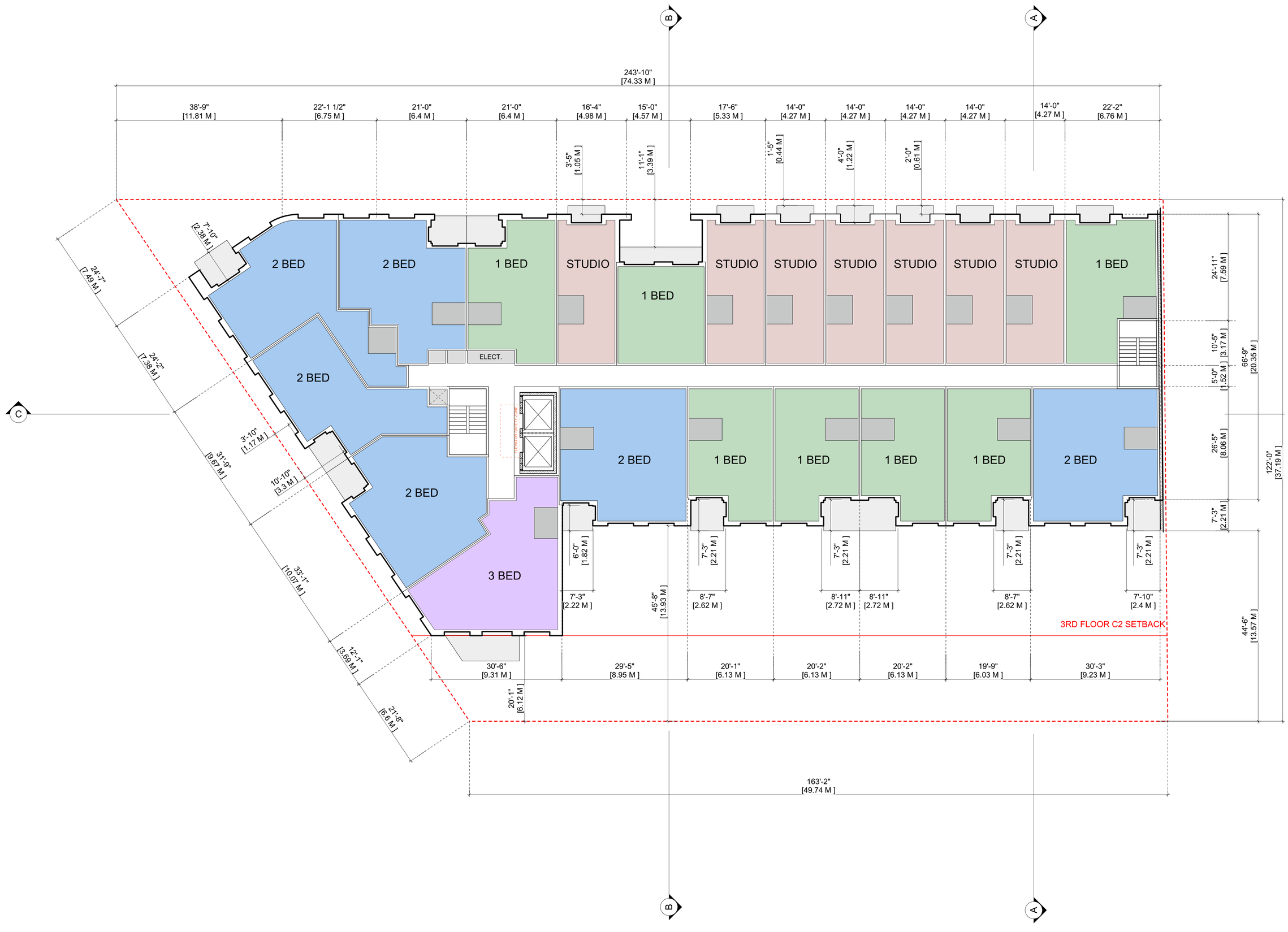
LEVEL 2 FLOOR PLAN

› 3 bed TH	8 units	5%
› 2 bed	30 units	28%
› 1 bed	36 units	33%
› Studio	34 units	31%

Ríze

810 Kingsway

Floor Plans



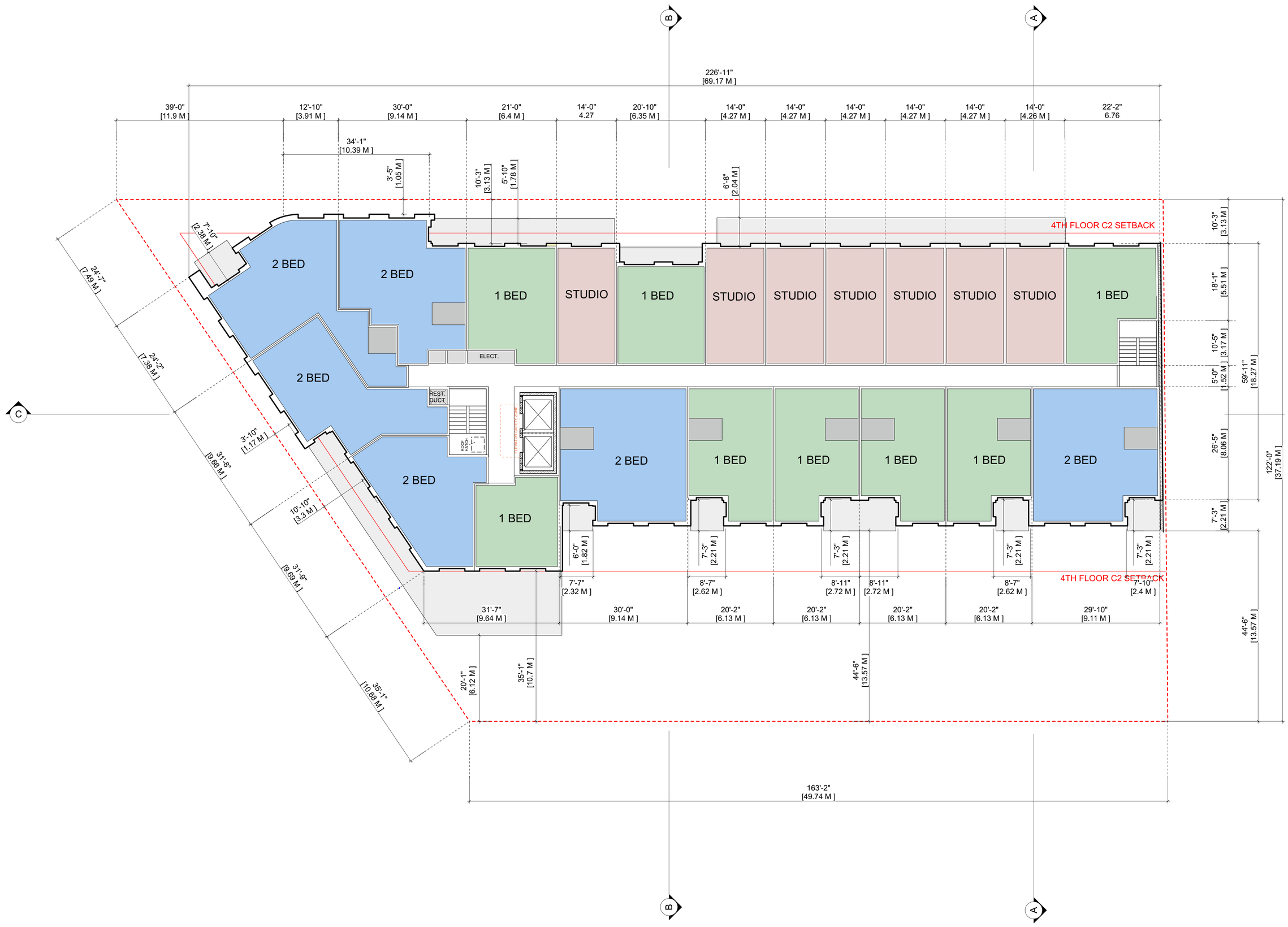
LEVEL 3 & 4 FLOOR PLAN

› 3 bed TH	8 units	5%
› 2 bed	30 units	28%
› 1 bed	36 units	33%
› Studio	34 units	31%

Ríze

810 Kingsway

Floor Plans



LEVEL 5 & 6 FLOOR PLAN

› 3 bed TH	8 units	5%
› 2 bed	30 units	28%
› 1 bed	36 units	33%
› Studio	34 units	31%

Ríze

810 Kingsway

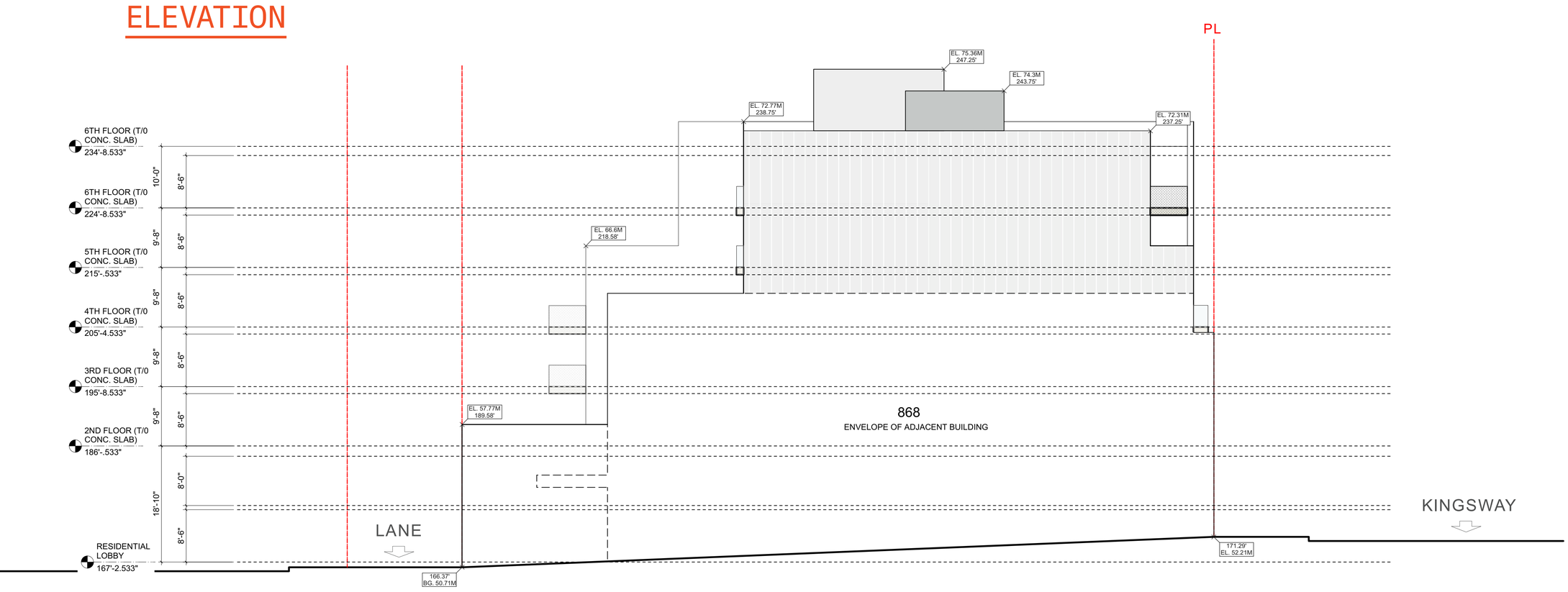
Elevations

KINGSWAY ELEVATION

PRINCE ALBERT STREET ELEVATION

Elevations

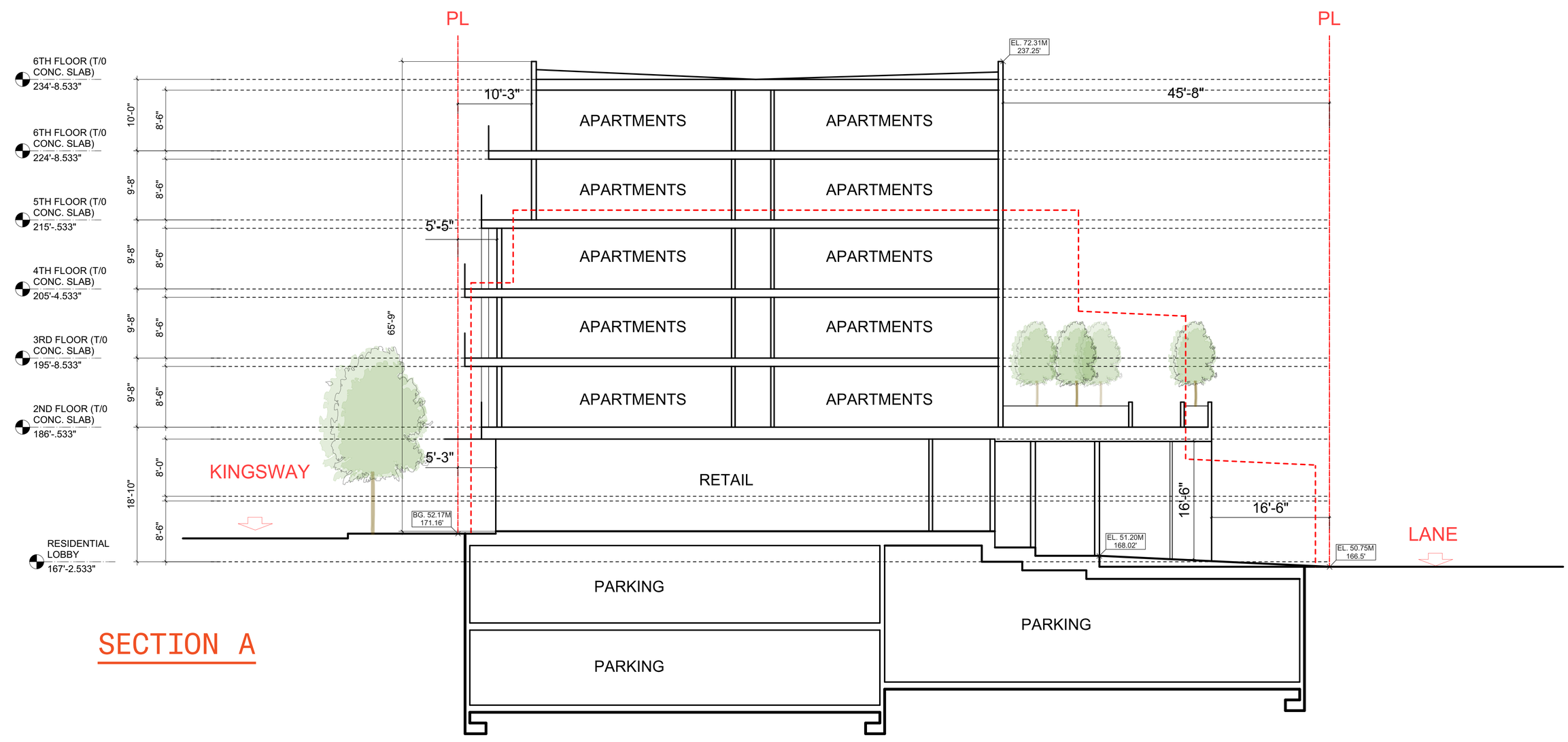
FROM THE LANE ELEVATION



FROM LOT 868 ELEVATION

Ríze

Sections



Ríze

810 Kingsway

Shadow Studies

MARCH 21 10:00AM

JUNE 21 10:00AM

SEPTEMBER 21 10:00AM

DECEMBER 21 10:00AM

MARCH 21 12:00PM

JUNE 21 12:00PM

SEPTEMBER 21 12:00PM

DECEMBER 21 12:00PM

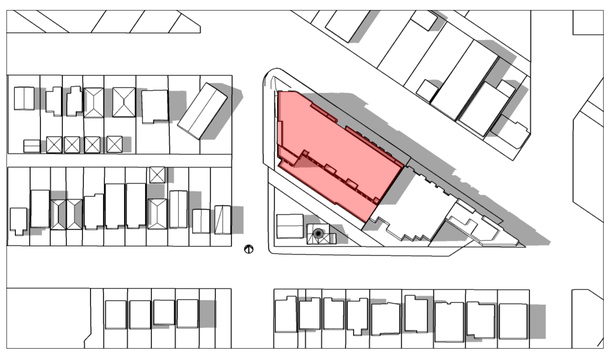
MARCH 21 2:00PM

JUNE 21 2:00PM

SEPTEMBER 21 2:00PM

DECEMBER 21 2:00PM

MARCH 21 4:00PM



JUNE 21 4:00PM

SEPTEMBER 21 4:00PM

DECEMBER 21 3:00PM

Ríze

810 Kingsway

Renderings

VIEW OF NORTH WEST CORNER KINGSWAY
AT PRINCE ALBERT

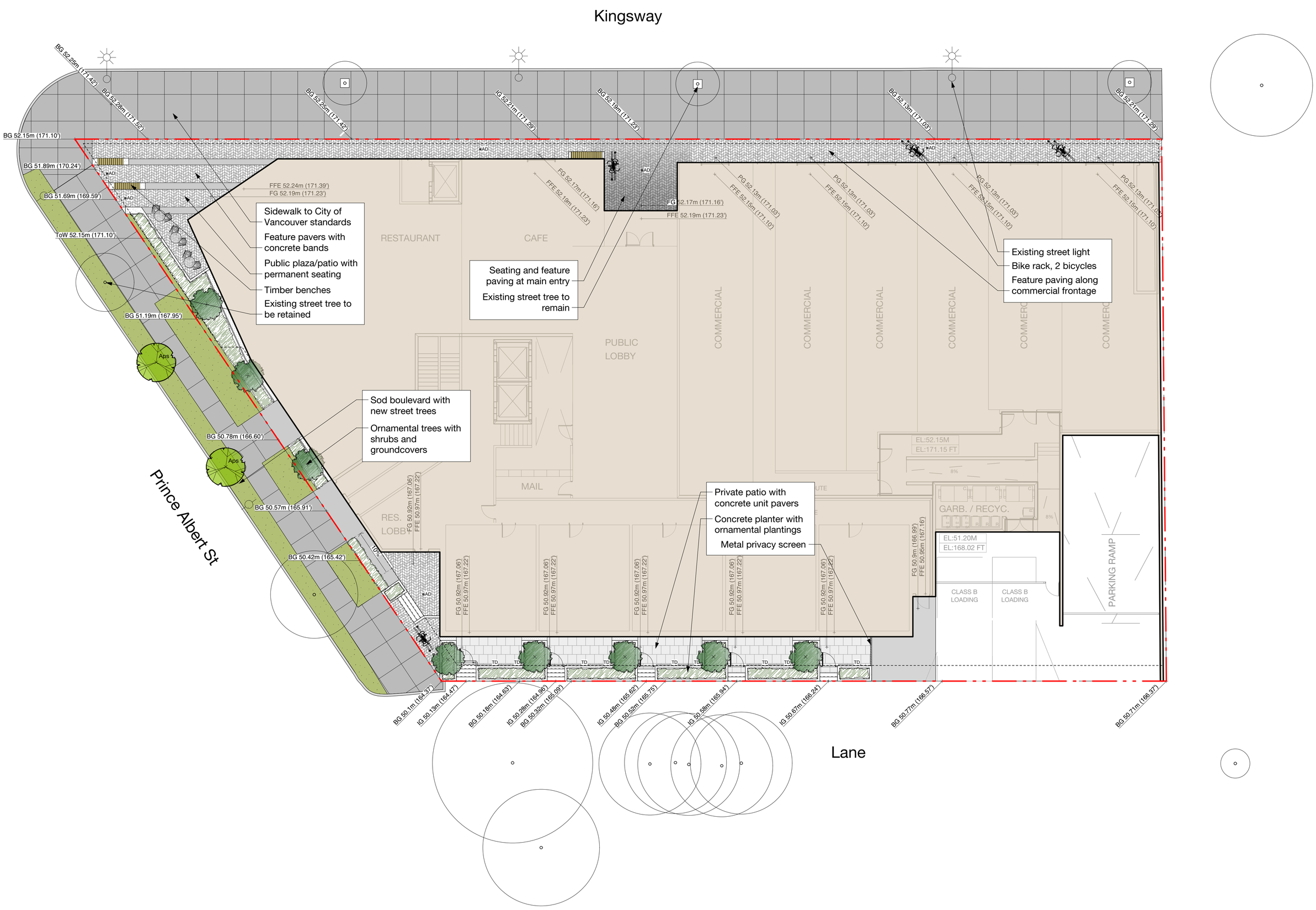
Renderings

VIEW OF KINGSWAY

Renderings

VIEW OF RESIDENTIAL LOBBY ON PRINCE ALBERT

Landscape Plan



GROUND LEVEL

Rize

810 Kingsway

Landscape Plan

AMENITY ROOFTOP

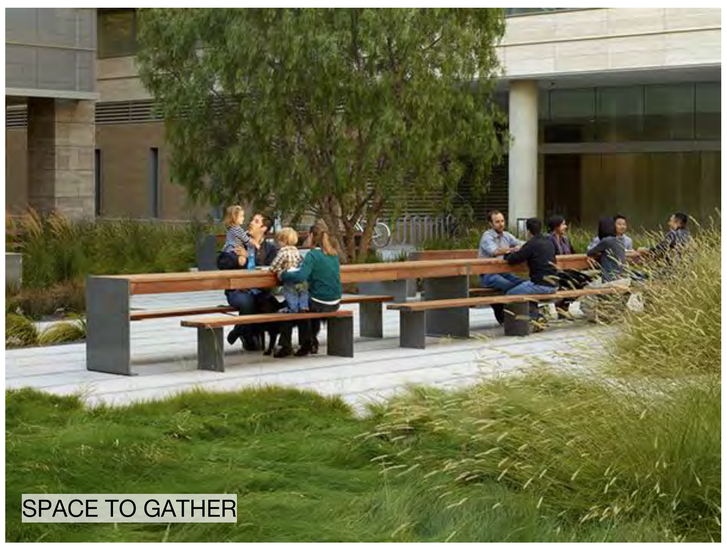
Ríze

810 Kingsway

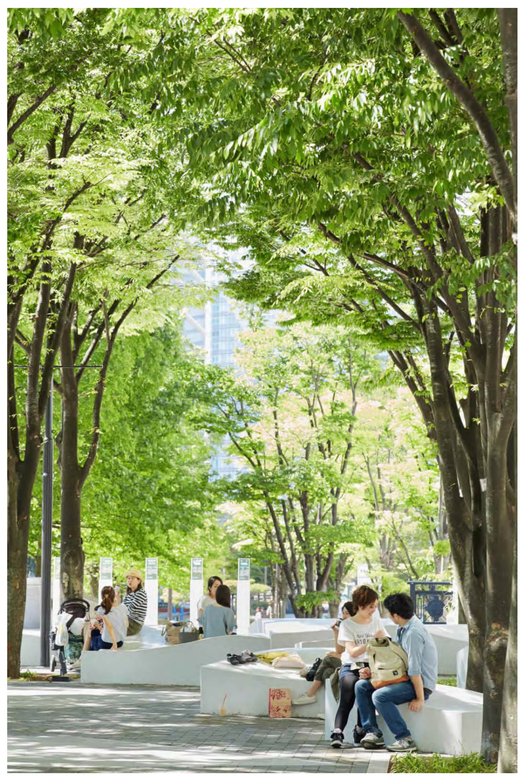
Landscape Precedents

DEFINED SPACES

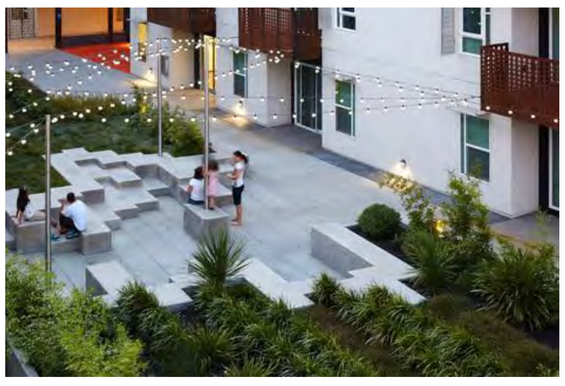
FEATURE PAVING

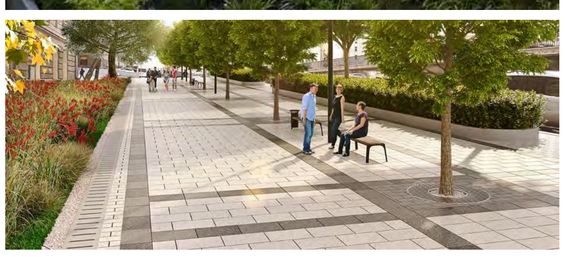

SPACE TO GATHER

URBAN OASIS

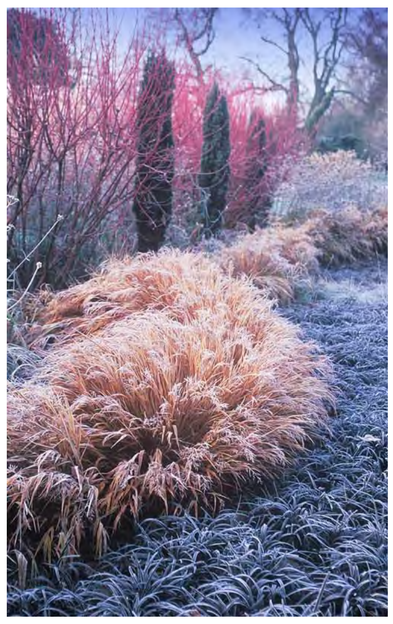


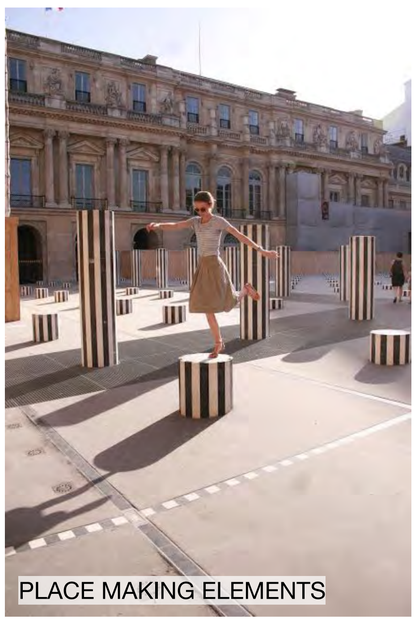
UNIQUE LIGHTING





SEASONAL INTEREST




PLACE MAKING ELEMENTS