

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.



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.

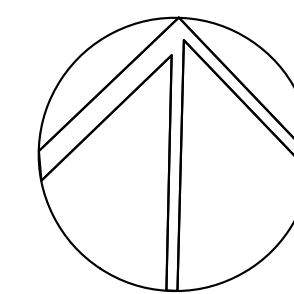
› 3 bed	8 units	7%
› 2 bed	30 units	28%
› 1 bed	36 units	33%
› Studio	34 units	31%

Total 108 units, 35% family units

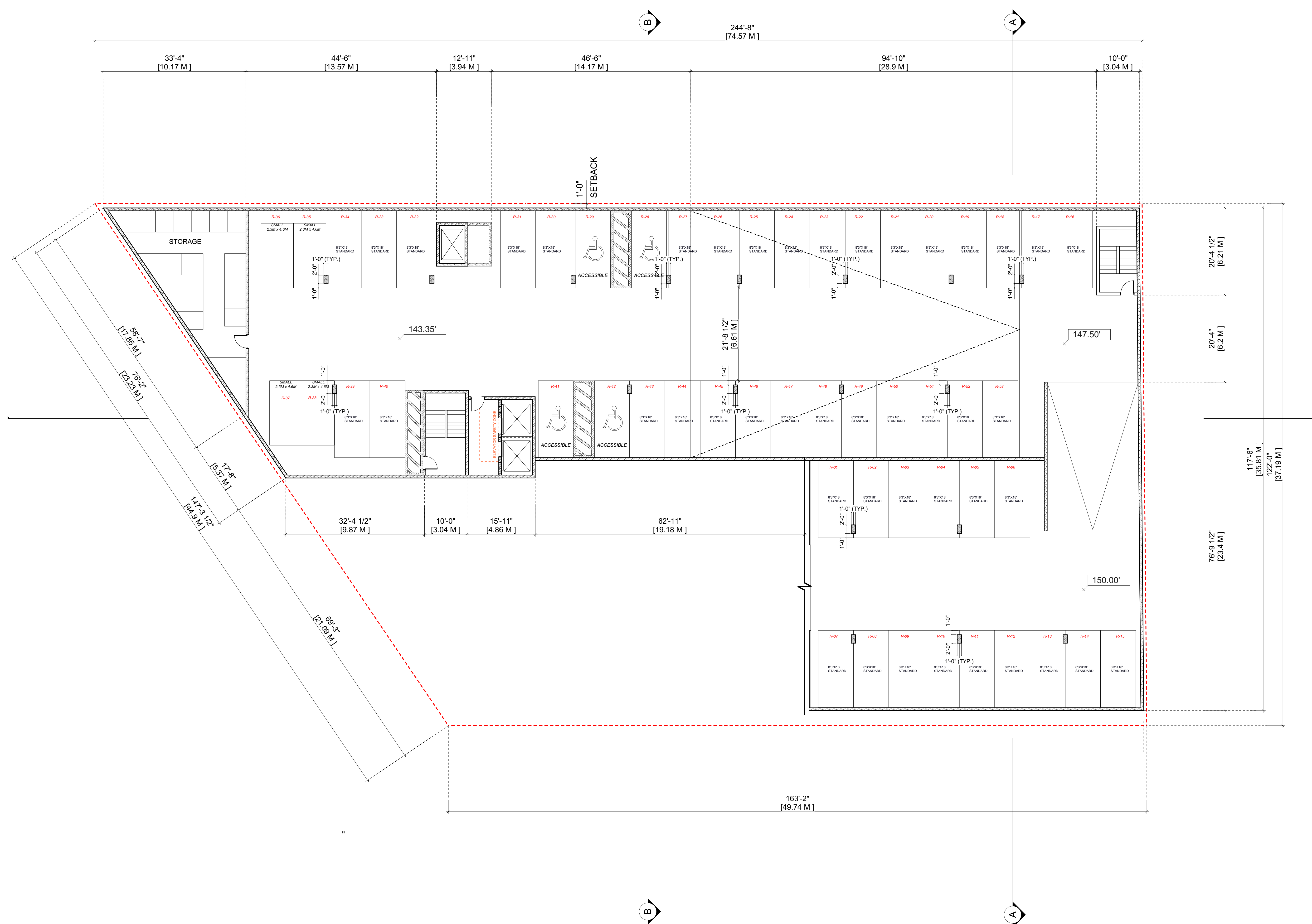
- › Vehicle Parking: 95 spaces
- › Bicycle Parking: 200 spaces



Site Plan



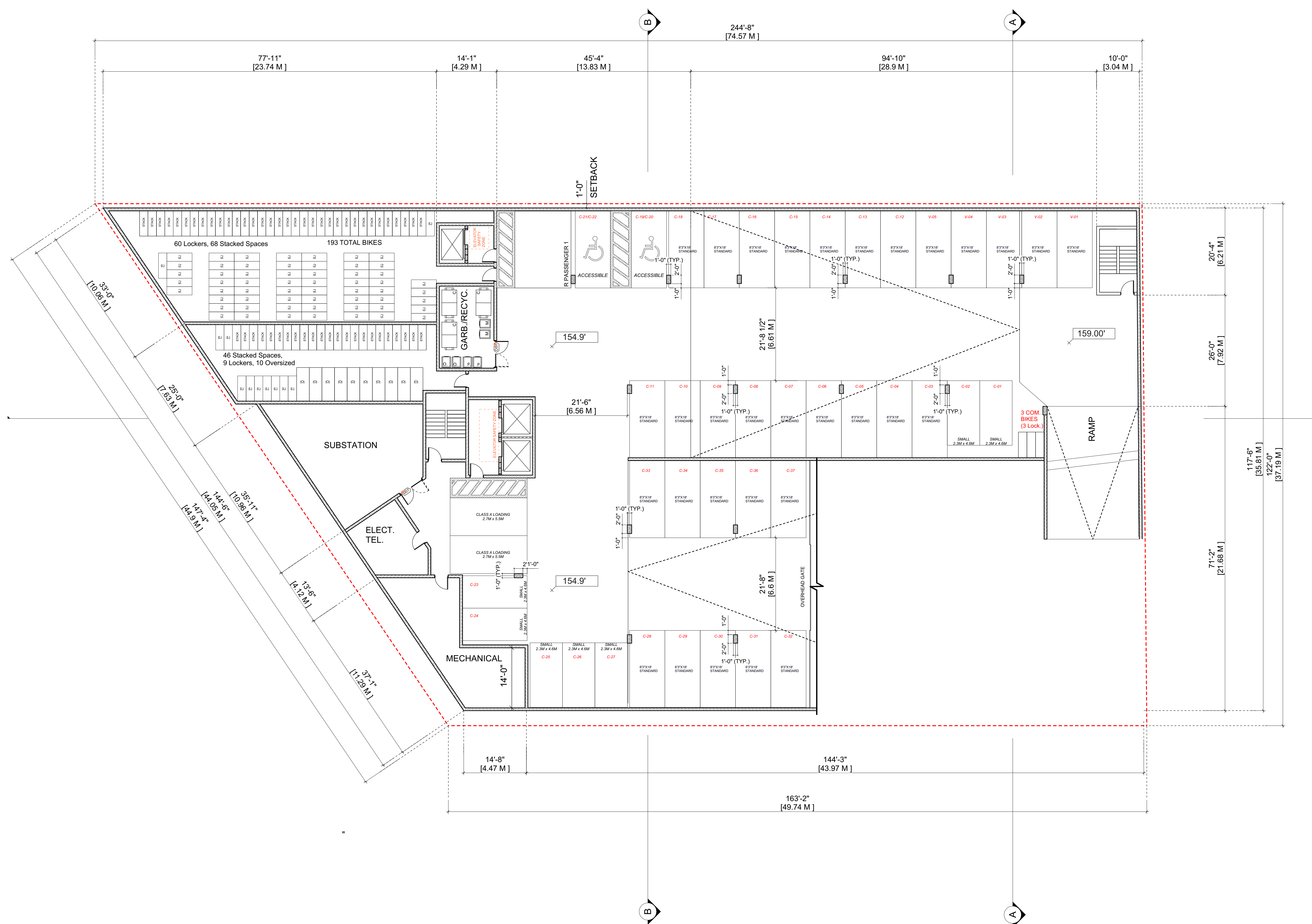
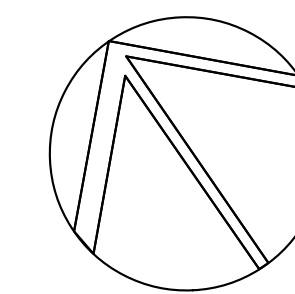
SITE PLAN



Ríze

810 Kingsway

Floorplans



PARKING LEVEL 1

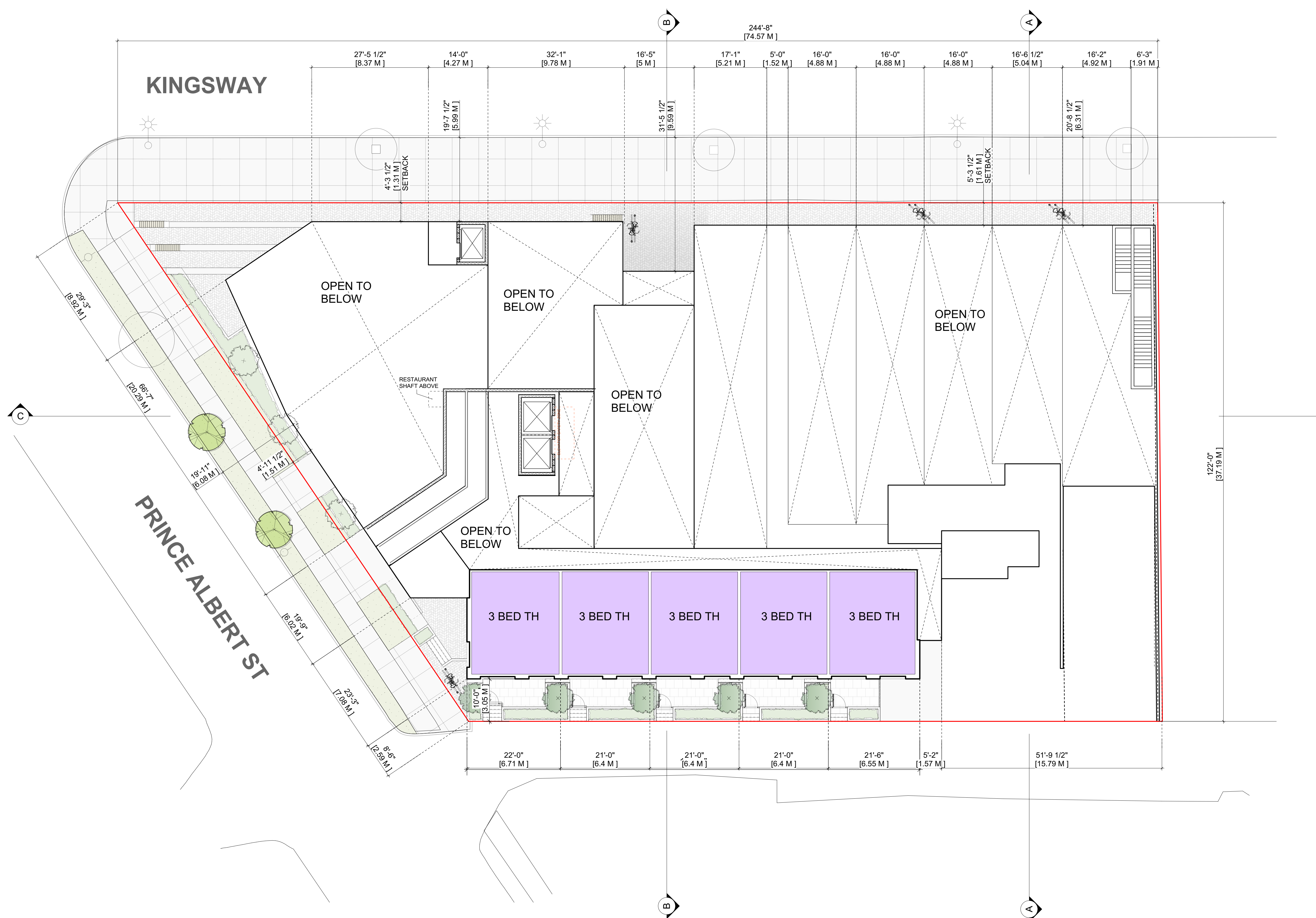
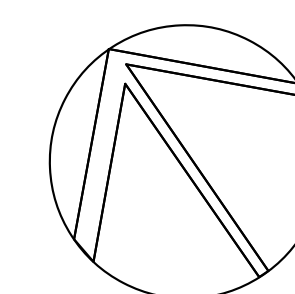
Floor Plans



LEVEL 1 FLOOR PLAN

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

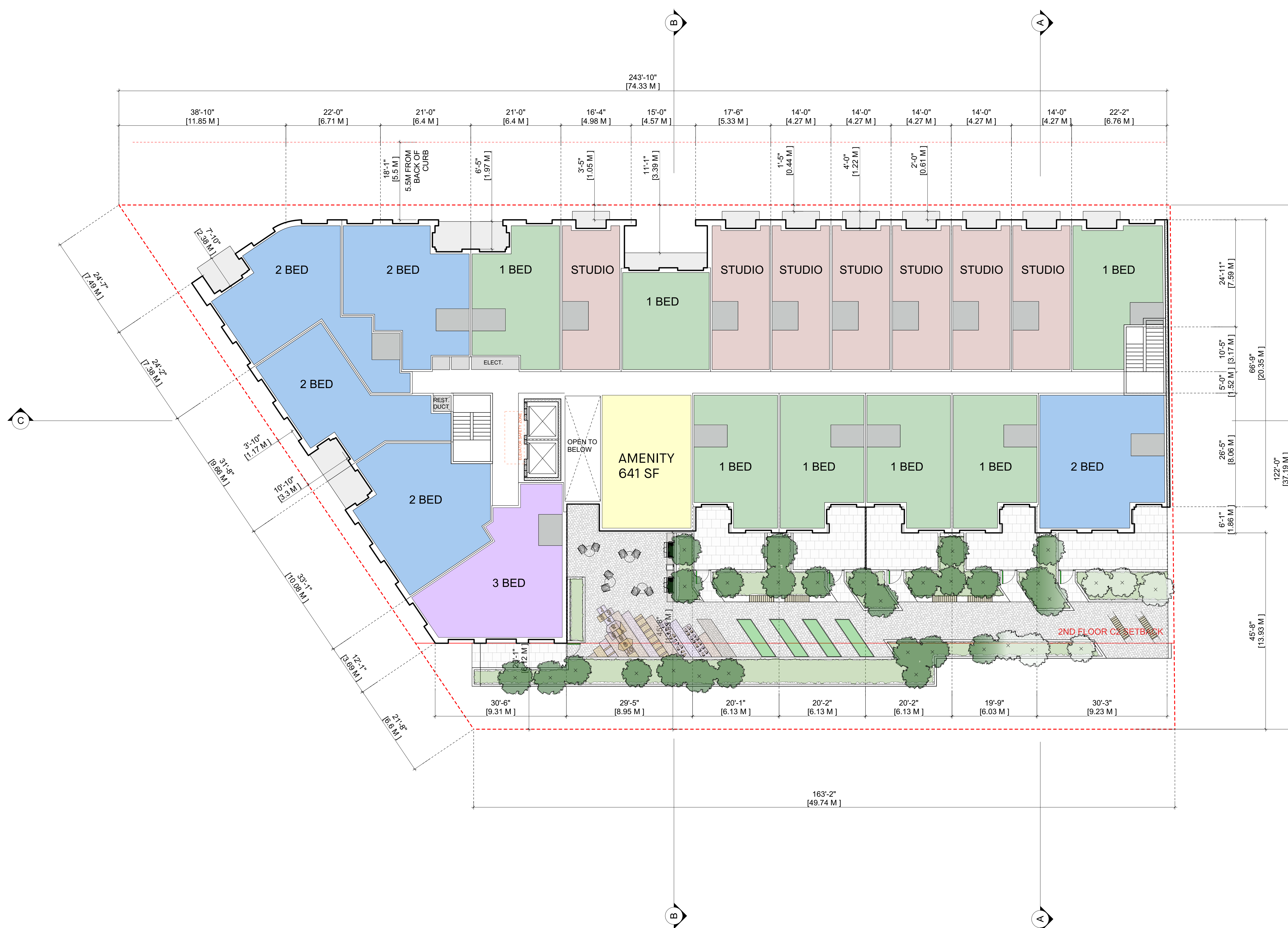
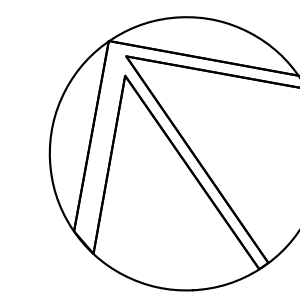
Floor Plans



MEZZANINE FLOOR PLAN

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

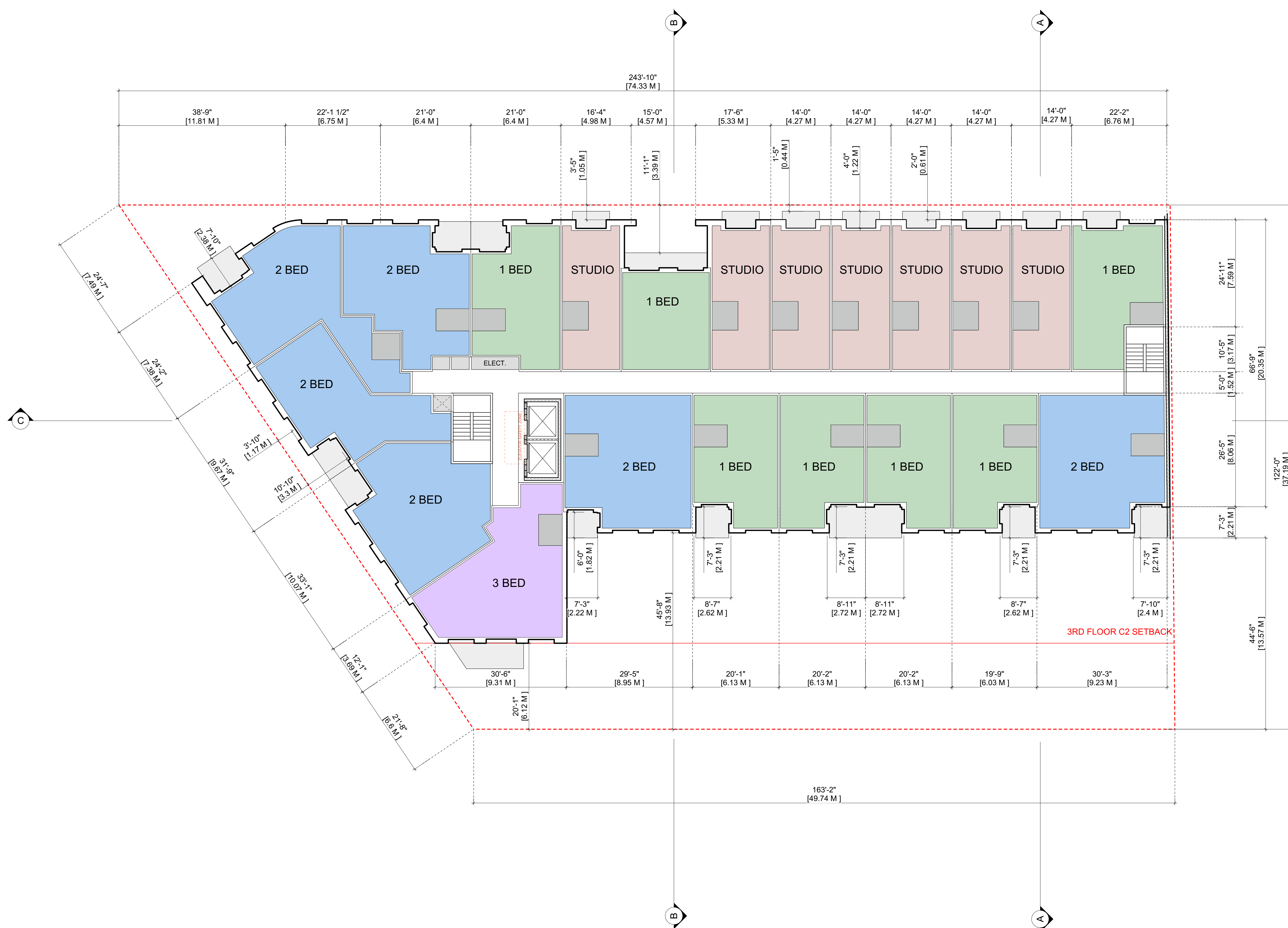
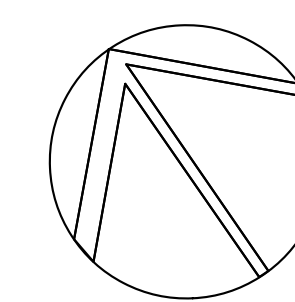
Floor Plans



LEVEL 2 FLOOR PLAN

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

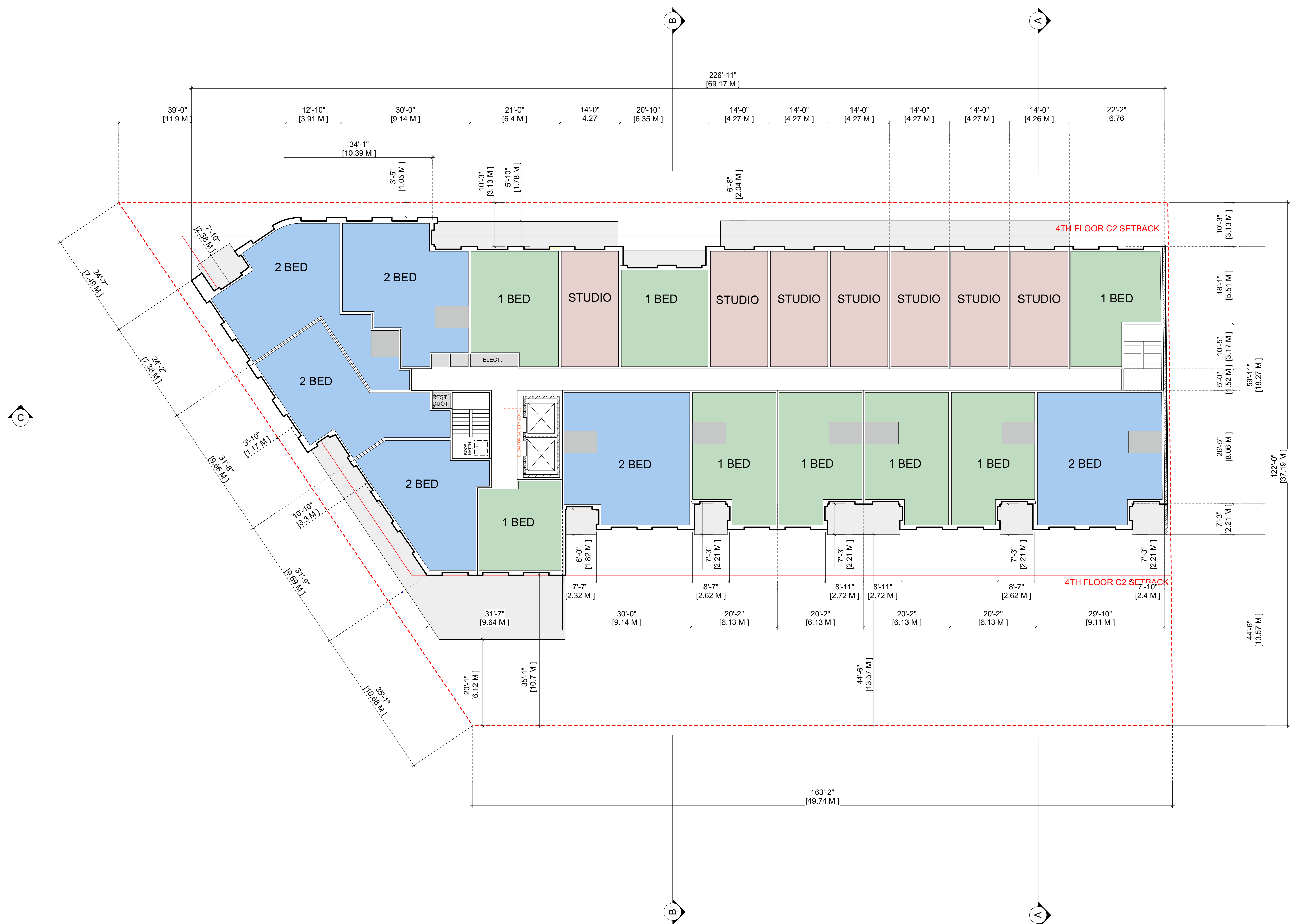
Floor Plans



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%

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%

Elevations



KINGSWAY ELEVATION

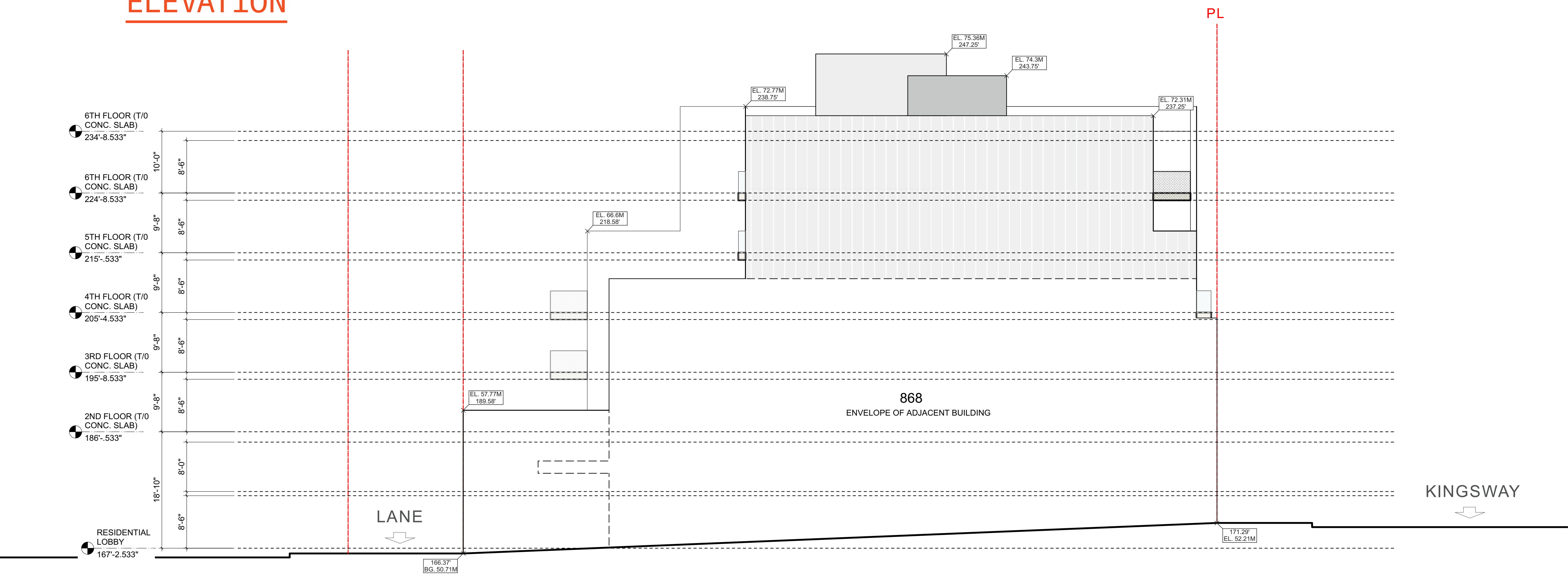


PRINCE ALBERT STREET
ELEVATION

Elevations

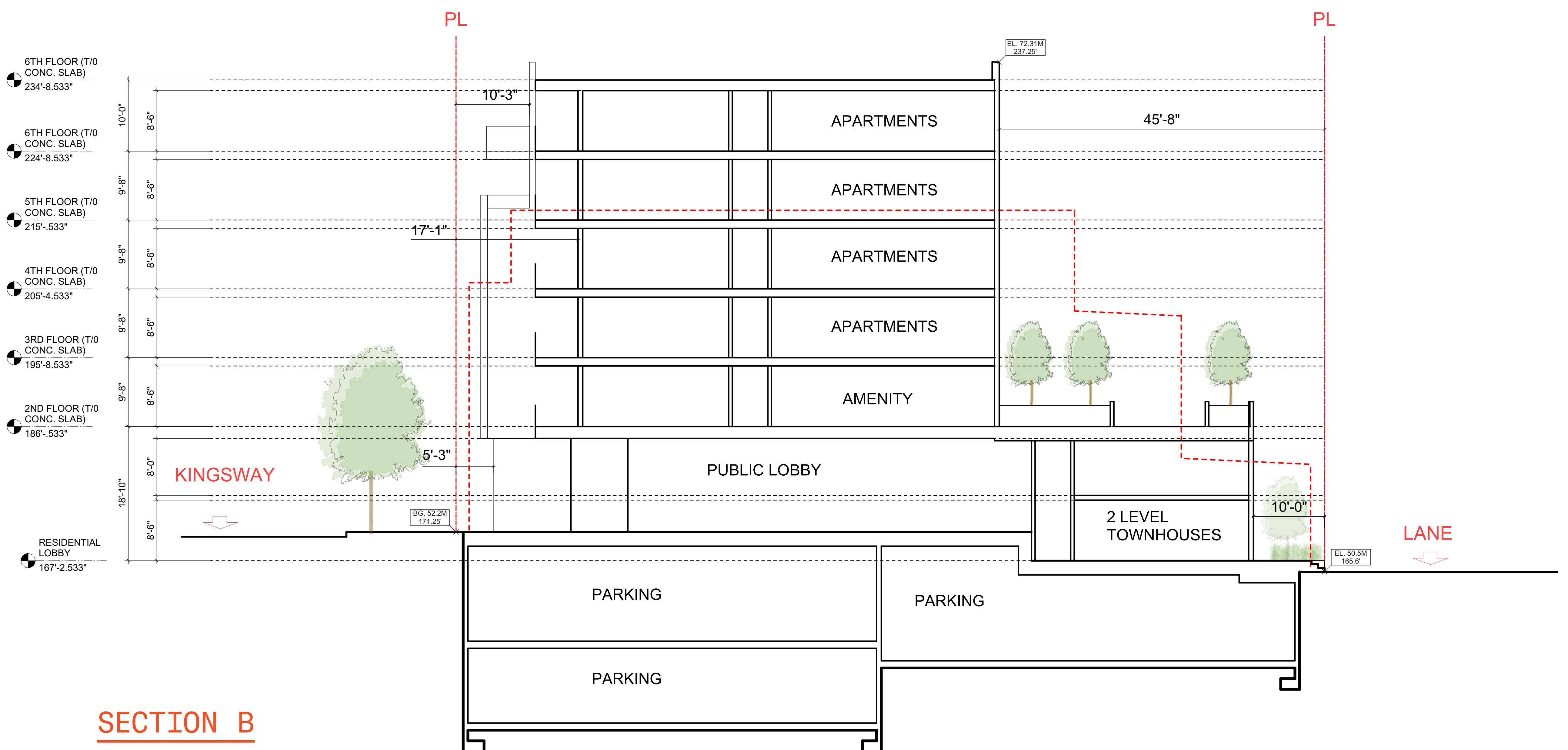
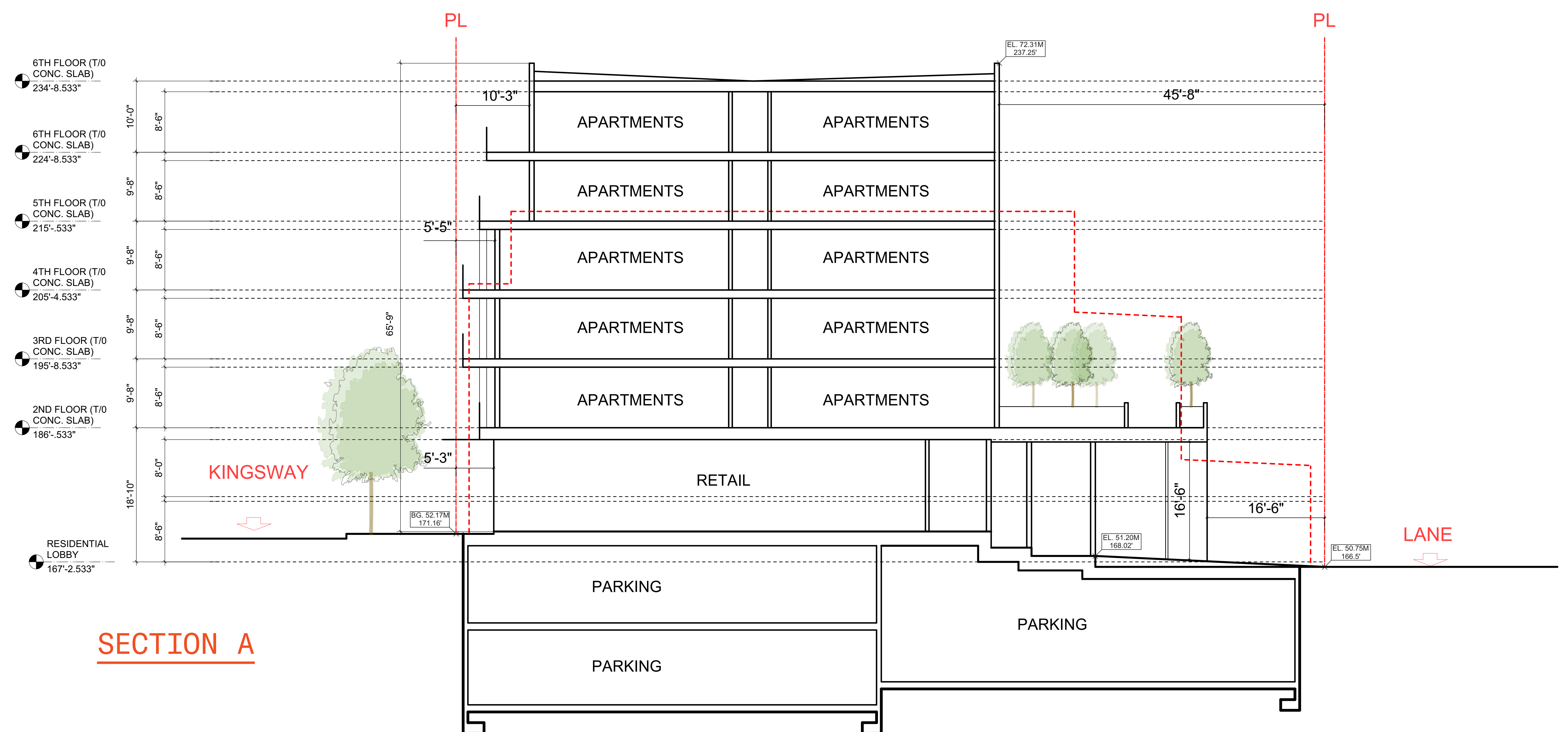


FROM THE LANE
ELEVATION



FROM LOT 868
ELEVATION

Sections



Shadow Studies



MARCH 21 10:00AM



JUNE 21 10:00AM



SEPTEMBER 21 10:00AM



DECEMBER 21 10:00AM



MARCH 21 12:00PM



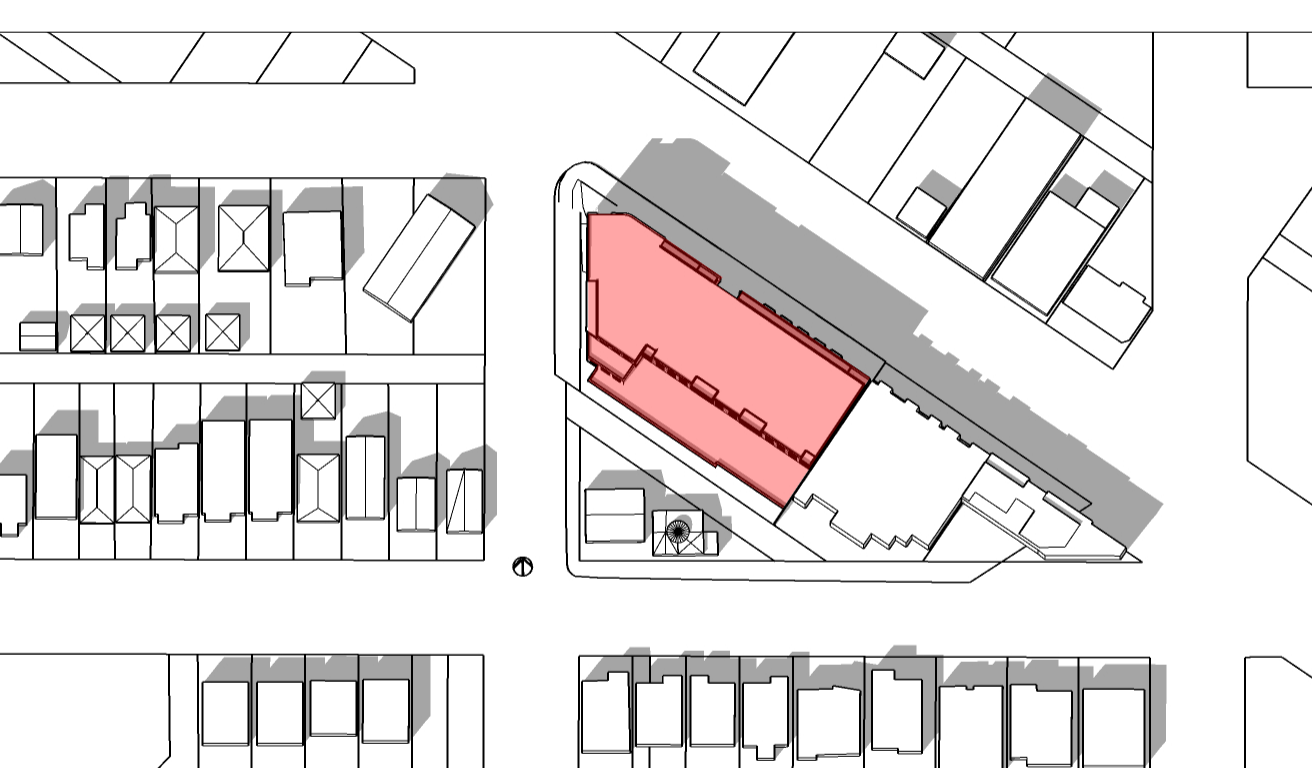
JUNE 21 12:00PM



SEPTEMBER 21 12:00PM



DECEMBER 21 12:00PM



MARCH 21 2:00PM



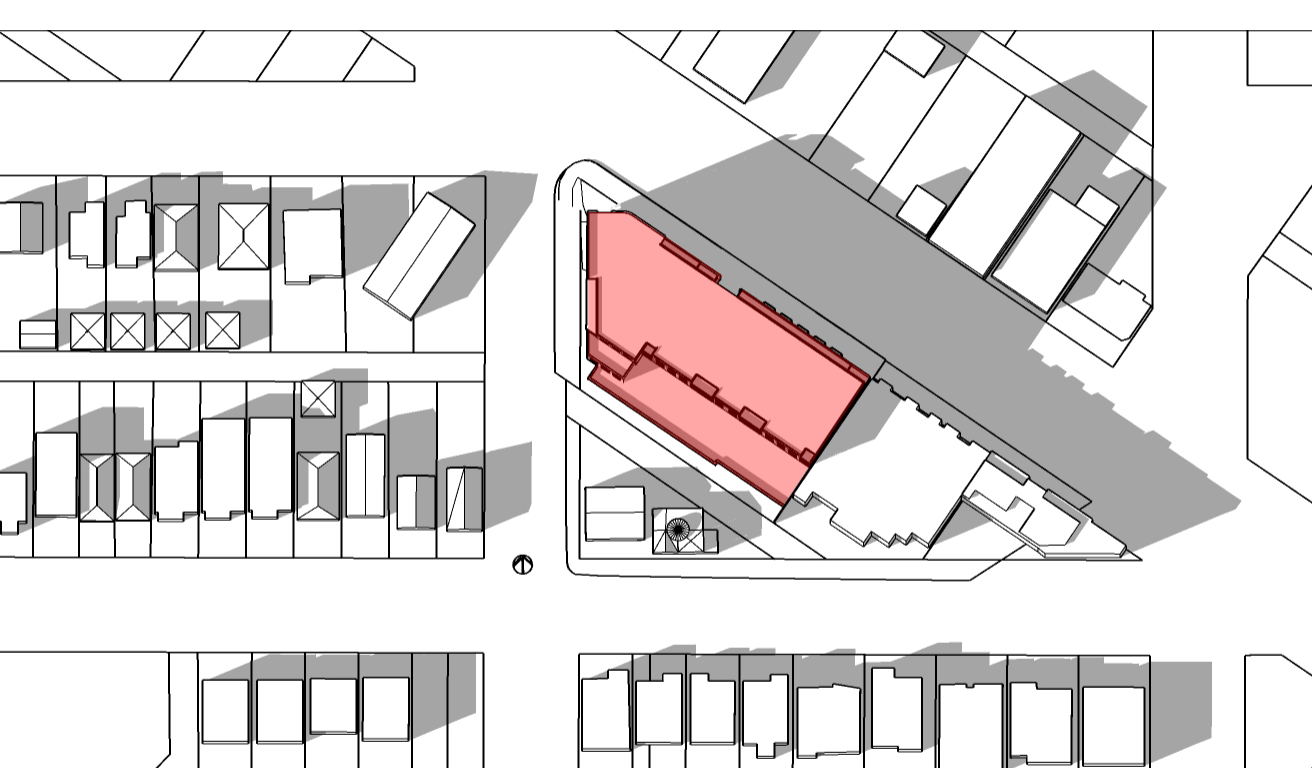
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SEPTEMBER 21 2:00PM



DECEMBER 21 2:00PM



MARCH 21 4:00PM



JUNE 21 4:00PM



SEPTEMBER 21 4:00PM



DECEMBER 21 3:00PM

Renderings



VIEW OF NORTH WEST CORNER KINGSWAY
AT PRINCE ALBERT

Renderings



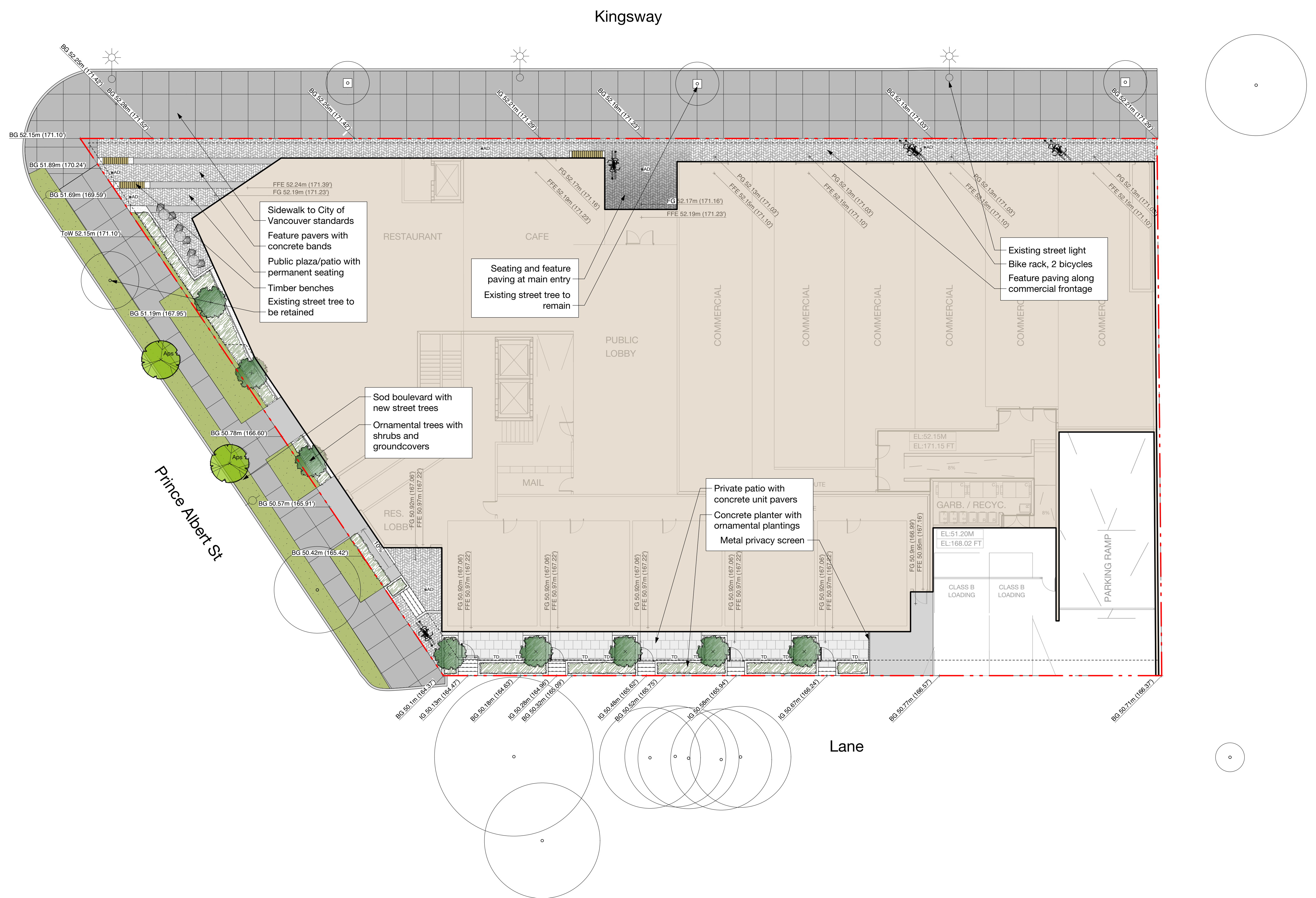
VIEW OF KINGSWAY

Renderings



VIEW OF RESIDENTIAL LOBBY ON
PRINCE ALBERT

Landscape Plan



810 Kingsway

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