



August 24, 2020 ISSUED FOR OPEN HOUSE

602-644 KINGSWAY, VANCOUVER, BC - MIXED-USE DEVELOPMENT / SECURED MARKET RENTAL HOUSING

#### SITESTATISTICS

PROJECT ADDRESS: 610-644 KINGSWAY, VANCOUVER

ZONING: C-2C, REZONE TO CD-1

LEGAL DESCRIPTION: PLAN OF AMENDED LOT 3 (SEE 224853L), AMENDED LOT 5 ( EXPLANATORY PLAN 3722)

LOTS 6 AND 7, ALL OF PLAN 1888, AND LOT D, PLAN BCP1286 AND LOT A, PLAN 20943

LOTS 6 AND 7, ALL OF PLAN 1888, AND LOT D, PLAN BCP1286 AND LOT A, PLAN 20943 ALL OF BLOCK 101, DISTRICT LOT 301, GROUP 1, NEW WESTMINSTER DISTRICT

(LOT A) PID:004-696-760 (AMD 3) PID:014-234-521 (LOT D) PID:025-565-613 (AMD 5) PID:014-234-599 (LOT 6) PID: 014-234-611

(LOT 6) PID: 014-234-611 (LOT 7) PID: 014-234-629 DNS: IRREGULAR

SITE DIMENSIONS: SITE AREA( AFTER LANEWAY 4' SETBACK):

20,006 SF. 1,859 SQ.M.

#### REZONING RATIONALE STATEMENT

		EXISTING C-2C			PROPOSED CD-1			NOTES
HEIGHT		45.2 FT	13.8 M		69.0 FT	21.0 M		
FRONT YARD / NORTH SETBACK (KINGSWAY)		20 ET	OSM		18 FT	5.5 M		
		2.0 FT 0.6 M			FROM CURB	FROM CU	RB	
SIDE YARD WEST SETBACK (CAROLINA ST.)  SIDE YARD EAST SETBACK (ADJACENT PROJECT)			0		18 FT	5.5 M		
		o .			FROM CURB	FROM CU	RB	
			0			0		
REAR YARD / SOUTH SETBACK	GF	.03 FT	0.1 M		2.6 FT	0.8 M		
(LANE)	RESIDENTIAL	15 FT	4.6 M		20 FT	6.1 M		
FSR		3.00	60,018.0	5,575.9	4.05	81,105.3	7,534.9	
rak		5.00	SF	SQ.M	4.03	SF	SQ.M	

## F.S.R. CALCULATION

 COMMERCIAL
 12,588
 SF.
 1169.4
 SQ.M.
 FSR: 0.63

 RESIDENTIAL
 68,518
 SF.
 6365.5
 SQ.M.
 FSR: 3.42

 TOTAL
 81,105
 SF.
 7534.9
 SQ.M.
 FSR: 4.05

	CBO	SC ABEA (SE)			EOD EVOLUE	FSR AREA	FSR AREA		
	GRO	GROSS AREA (SF)			FSR EXCLUS	ION ( SF)		FOR AREA	FOR AREA
	SUBTOTAL	COMMER.	RESID.	STORAGE	<b>AMENITY</b>	WALL EXCLU.	M/E	(SF)	(m2)
GROUND FLOOR	14,498.6	12,587.7	1,910.9	-	-	-		14,498.6	1,347.0
2ND FLOOR	13,925.2	-	13,925.2	495.2		-		13,430.0	1,247.7
3RD FLOOR	13,925.2		13,925.2	495.2	-	-		13,430.1	1,247.7
4TH FLOOR	13,648.1		13,648.1	494.6	-	-	-	13,153.5	1,222.0
5TH FLOOR	13,648.1		13,648.1	494.6	-	-		13,153.5	1,222.0
6TH FLOOR	13,234.1		13,234.1	511.6	-	-		12,722.5	1,182.0
ROOF ( MECH.)	1,815.0	-	1,815.0	-	1,098.0	-	-	717.0	66.6
SUBTOTAL	84,694.4	12,587.7	72,106.7	2,491.1	1,098.0	0.0	0.0	81,105.3	7,534.9
TOTAL		·			<u> </u>		3,589.1	81,105.3	7,534.9

#### \*Note: Wall and M/E Exclusion Calculations are not estimated at this stage.

## UNIT MIX SCHEDULE

	1 BD [Av. 528 sf]	2 BD [Av. 707 sf]	3 BD [Av. 885 sf]	TOTAL UNITS PER FLOOR
L 2	6	8	2	16
L 3	6	8	2	16
L 4	7	7	2	16
L 5	7	7	2	16
L 6	8	6	2	16
SUBTOTAL	34	36	10	80
	42.5%	45.0%	12.5%	100.0%

### 2BD + 3BD UNIT= 57.5% OF TOTAL UNITS

		REQUIRED	PROVIDED
Residential Parking:			
4.5.B1 For secured market rental housing,			
A min. of 1 space for each 125 m² (1345.5 ft² ) of gross floor area;	Min.	54	59
A maximum number of spaces equal to the total minimum number of spaces plus .5 spaces per dwelling unit.	Max.	59	
4.8.4 Accessible Parking Spaces			
(a) multiple dwelling or live-work use, there must be at least one accessible parking space for each building that		3.5	4
contains at least seven residential units and an additional 0.034 space for each additional dwelling unit;			
4.1.16 Visitor Parking a minimum of an additional 0.05 parking spaces for every dwelling unit and a maximum	Min.	4	4
of an additional 0.1 spaces for every dwelling unit must be provided	Max.	0	
TOTAL RESIDENTIAL:		58	63
Commercial Parking:			
4.2.5.3 A min. of one parking space for each 100m² (1076ft²) of gross floor area up to			
300m² (3229ft²) of gross floor area;and 1 additional for each additional 20m²(215ft²) of gross floor area up to 2 300m²		47	55
4.8.4 Accessible Parking Spaces			
(b) non-residential uses, there must be at least one accessible parking space for each building that contains at least		1.2	2
500 m²(5382ft²) of gross floor area and an additional 0.4 parking space for each 1000 m² (10,764ft²) of gross floor area;			
TOTAL COMMERCIAL:		47	55
TOTALPARKING:		105	118

PASSENGER SPACE		
Dwelling	REQUIRED	PROVIDED
7.2.1 A min. of one space for any development w/ 50 to 125 dwelling units, plus one space for every	1	
additional 150 dwelling units.		
Retail	•	
7.2.5.1 A min. of one space for each 4000m <sup>2</sup> of gross floor area	1	1
SUBTOT	AL: 2	1

#### PROVIDED PARKING SUMMARY

	REGULAR		SMA	SMALL		H/C	
	COMM.	RESID.	COMM.	RESID.	COMM.	RESID.	TOTAL
GROUND FLOOR	0	0	0	0	0	0	0
U/G P1	28	0	6	0	2	0	38
U/G P2	19	20	2	4	0	0	45
U/G P3	0	26	0	1	0	4	35
TOTAL	47	46	8	5	2	4	118

#### LOADING

Class B	REQUIRED		PROVIDED
Residential:	No spaces required for less than 100 Dwelling Units	0	0
Commerical:	1 Space - for first 465 m <sup>2</sup> Retail Use / Restaurant	2	2

#### BICYCLE PARKING

REQUIRED		CLASS A						
	Parking by-law 6:2.	1.2:		Units	Spaces	2 spaces for any development w/ a		
RESIDENTIAL	1.5 spaces per dw	elling unit under 65	im <sup>2</sup> (700sf)	40	60	least 20 dwelling units w/ an		
KEOIDENTIAL	2.5 spaces per unit	over 65m <sup>2</sup> (700sf)	&under 105m <sup>2</sup> (1	40	100	additional one space for each 20		
	3 spaces per dwell	3 spaces per dwelling unit over 105m2 (1130sf)				additional dwelling unit		
TOTAL		160						
PROVIDED		CLASS B						
PROVIDED	Locker	Hori. Space	Vert. Space	SUBTOTA	L	CLASS B		
P1	16	44	13	73				
P2	8	18	0	26		0		
P3	8	29	24	61		0		
TOTAL	32	91	37	160		5		
TOTAL	20%	57%	23%	100%		(located at Ground Floor)		

\* 6.3.13A At least 20% of the Class A bicycle spaces must be bicycle lockers.

\* 6.3.13 No more than 30% of the required Class A bicycles may be vertical.

REQUIRED			CLASS A			CLASS B	
COMMERCIAL	A minimum of one of gross floor area	space for each 340	A minimum of 6 spaces for any development containing a mimimum of 1,000 square metres of gross floor area				
TOTAL					3.4	6	
PROVIDED			CLASS B				
PROVIDED	Locker	Hori. Space	Vert. Space	SUBTOTAL	Clothing Locker	CLASS B	
GROUND FLOOR	1	3	0	4	5.6	6	
TOTAL	1	3	0	4			
TOTAL	25%	75%	0%	100%	0	6	

\* 6.3.13A At least 20% of the Class A bicycle spaces must be bicycle lockers.

\* 6.3.13 No more than 30% of the required Class A bicycles may be vertical.



LOCATION PLAN

N.T.S.

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 2.
 May 21, 2020
 I.F. Rezoning

 1.
 Apr 15, 2020
 I.F. Draft Rezoning

no.: date: description: revisions

project title:

602-644 KINGSWAY VANCOUVER, BC

drawing title:

PROJECT STATISTICS

project no.: 15013
drawn by: FX, MS
checked by: ST/JW
date: MAY. 21 /20
scale: N.T.S.

drawing no.:

40.1



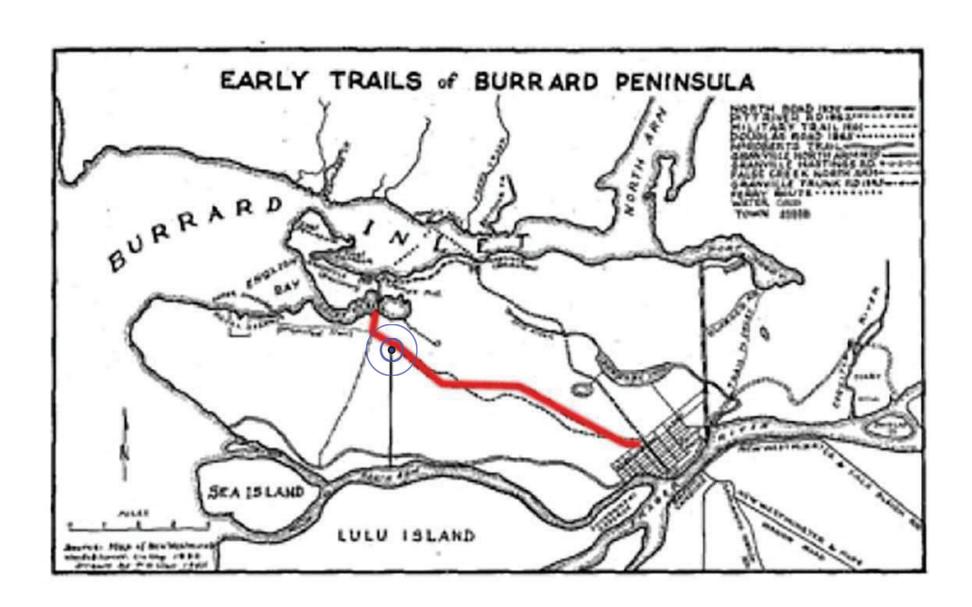
1. KINGSWAY - HISTORIC ROAD TO THE CAPITAL AT NEW WESTMINSTER

## KINGSWAY - HISTORIC CONTEXT

Originating as an ancient Indigenous trail, Kingsway was developed into a road, principally because it followed the gentlest incline across the Burrard Peninsula, to move troops between then Gastown and the former capital of the Colony of British Columbia at New Westminster. Now one of the only diagonal routes through Vancouver, Kingsway predates Vancouver's street grid. Main St was seen as a continuation of Kingsway, then Westminster Ave & Westminster Rd respectively, serving as the main route into downtown. Kingsway served as a numbered provincial highway, component of the Trans-Canada Highway for many years. Notably, the proposed site terminates the section of Kingsway turning from Main St., as one heads southeast out of town, or vice versa. The stretch of Kingsway from E 12th Ave aligns with the corner of Carolina St, seemingly diverting around the site, and then continues on after without a bend for more than 4km.









2. KINGSWAY - GATEWAY TO DOWNTOWN

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1. Apr 15, 2020 I.F. Draft Rezoning

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drawing title:

KINGSWAY HISTORIC CONTEXT

project no.: 15013
drawn by: LI
checked by: ST/JW
date: MAY. 21 /20

ST/JW 21 /20 NTS



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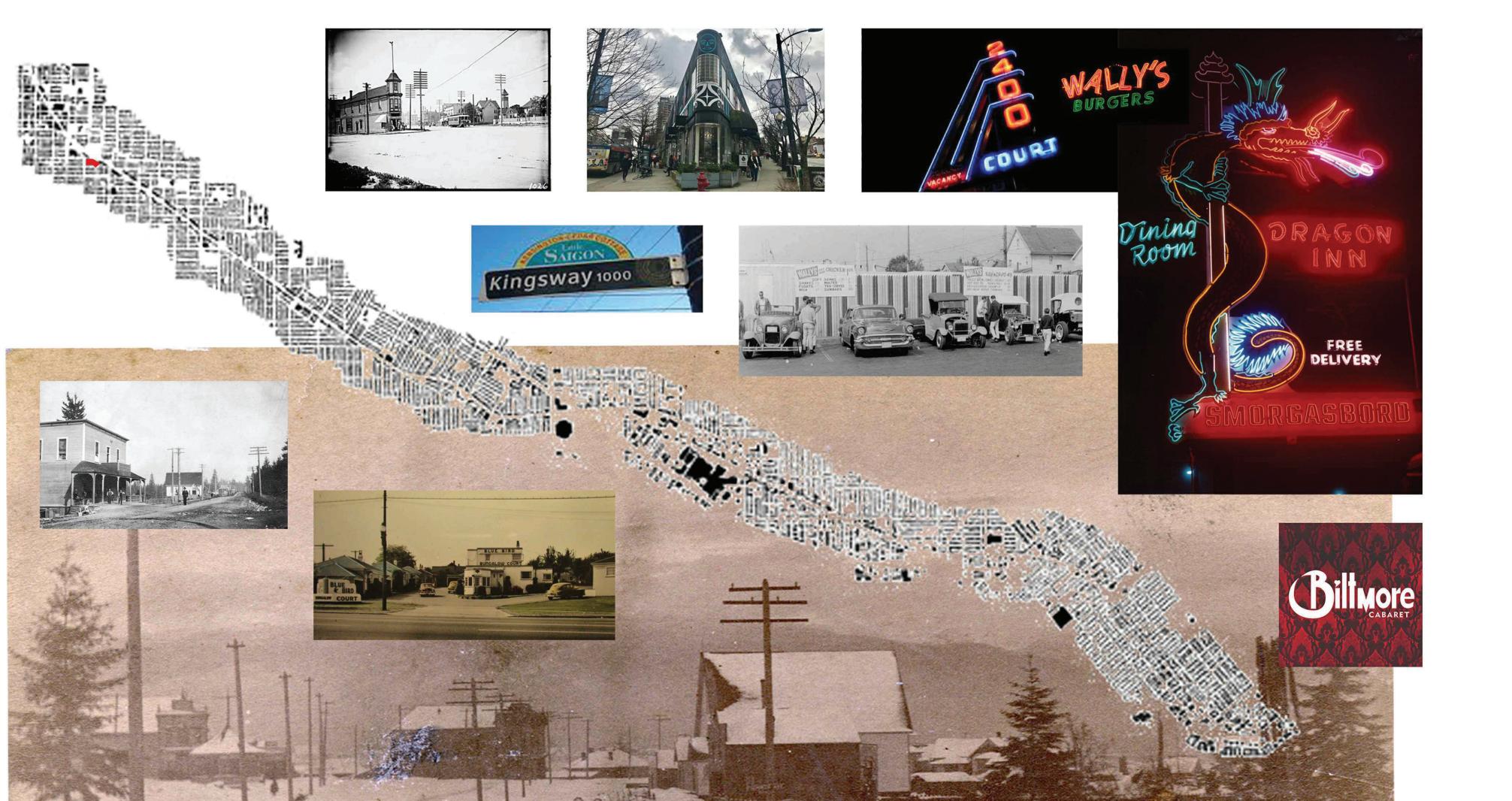
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REZONING INTENT & RATIONALE

project no.: 15013
drawn by: LI
checked by: ST/JW
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scale: NTS

drawing no.:





## REZONING RATIONALE

The rationale for providing rental housing at this location includes access to green space & recreation, transit, a wide range of amenities, and established character neighbourhoods for the greatest range of compatibility for prospective renters. Robson Pk directly across Kingsway offers a large green space with a sports field, wading pool, & neighbouring community services. As the result of the localized ambling geometry of Kingsway & Fraser, McAuley Pk & the new green space resulting from the closure of E15th Ave east of Carolina are residual, interstitial green spaces that relate more directly to street life, acting as a buffer from the busy traffic. Both Kingsway & Fraser are major transit routes offering the commuter direct access to the downtown business district and the Skytrain. Kingsway is listed on Translink's Major Road Network (MRN) and is one of their night bus routes (N19). The local area is an emerging commercial district with a similar character to nearby Main St (characterized by local, non-brand-name retail, for example). There is local access to medical (Mt St Joseph hospital), dental, pharmacy, and a wide range of service-oriented shops including a wide assortment of diverse restaurants. Few neighbourhoods offer the diverse range of services & character in Vancouver, ideal for the needs of a renter's community. The continuity of the commercial uses as part of the unique character of Kingsway, as per the original C-2C zoning, is proposed preserved, extended on Carolina St., and even given a presence on the lane for activation.



## REZONING INTENT

The proposed rezoning application, from C-2C to CD-1, is submitted for consideration within the City of Vancouver's 'Secured Rental Policy', as part of the Housing Vancouver Strategy. The site would consolidate 6 lots at the corner of Kingsway & Carolina St, all currently zoned C-2C, to create a unified parcel of 1,859sm. As permitted within the Secured Rental Policy, the proposed development would be mixed-use, with commercial uses on the ground floor and 80 rental residences, 100% purpose-built & non-stratified, on the floors above.

KINGSWAY - HISTORIC CONTEXT

SCALE N.T.S.

BIRDSEYE MASSING IN CONTEXT





1. KINGSWAY BIRDSEYE & ELEVATION VIEW

## DESIGN RATIONALE

The rationale for the form of development is characterized by a response to context, from the alignment of Kingsway and its unique commercial character to the diverse range of green spaces that make this particular stretch of Kingsway special. The increased mass responds to the adjacent green spaces and widening of Kingsway. From 12th Ave looking southeast, Kingsway aligns with the corner of Carolina St. before it seemingly diverts around the site. For that reason and the relationship to Robson Pk, a prominent vertical volume marks the corner. At almost all the other locations, the residential bays seem to peer out over the largely continuous commercial frontage, syncopating the crank of Kingsway. The residential balconies along Kingsway project out at a slight angle to heighten the expression of the turn, while maintaining the flow of the street. Starting with the vertical expression at the corner, the adjacent residential bays maintain a relatively grand scale with the exception of the last bay along Kingsway, at the east PL. Here the height of the bay is reduced to match the neighbouring building and the bay is grounded, framing the continuously clear-glazed expanse of storefront that carries throughout.

Roughly midway along Kingsway, there is a large recess in the street wall, as required by zoning for frontages in excess of 100ft, where a singular bay of juliette balconies addresses the intimate, impromptu plaza space created by the setback. A unique street-level canopy and rooftop trellis frame a vertical expression which connects the varied programme of the rooftop amenity to the street life below.

The character at the lane evolves into an alternate expression from the individuated bays along Kingsway but is still an expression of the turn that characterizes the site as a basis for continuity. Starting on Carolina St, one of the seemingly symmetrical bays that frame the pronounced vertical corner at Kingsway wraps back along the lane to present as a horizontal bar. The uppermost floor above this element is clad differently to reduce the apparent height of the bar volume and to provide contrast to its more vertical counterpart on the apposing, angled face. The relatively narrow, vertical bay between the larger volumes acts as a pivot, accentuating the change in the angle. As with the Kingsway recess, this bay defines a gathering space within the rooftop amenity. The two volumes on either side show differentiated symmetry. They both feature south-facing, alternating balconies for continuity (and solar shading) but their purposeful horizontal and more vertical formal expression individuates them.



2. RESIDENTIAL ENTRANCE - CAROLINA ST & LANE

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project title:

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DESIGN RATIONALE

project no.: 15013
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PROJECT SITE

EXISTING KINGSWAY STREETSCAPE (NORTH ELEVATION)
N.T.S.



PROPOSED KINGSWAY STREETSCAPE (NORTH ELEVATION)
N.T.S.

KINGSWAY STREETSCAPE SCALE N.T.S.

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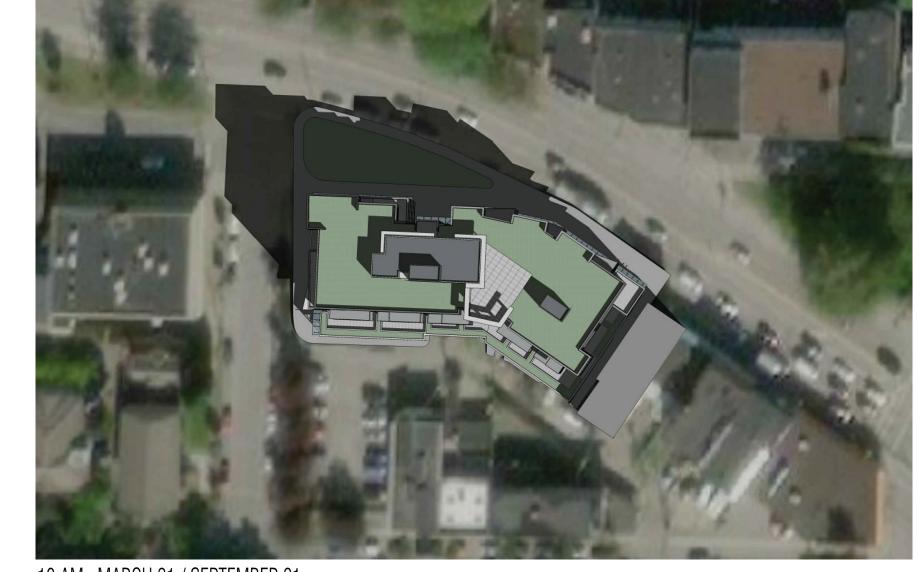
KINGSWAY STREETSCAPE

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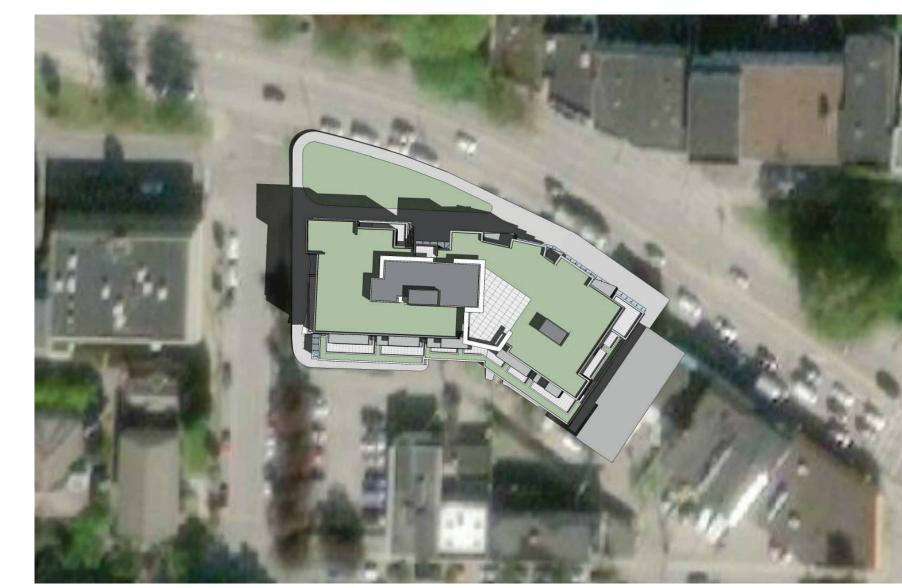
10 AM MARCH 21 / SEPTEMBER 21



NOON MARCH 21 / SEPTEMBER 21



2 PM MARCH 21 / SEPTEMBER 21



10 AM JUN 21



NOON JUN 21



2 PM JUN 21



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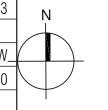
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SHADOW ANALYSIS

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2 MAY. 21,2020 I. F. REZONING 1 APR. 15,2020 I. F. DRAFT REZONING

description:

Revisions

602-644 KINGSWAY VANCOUVER BC

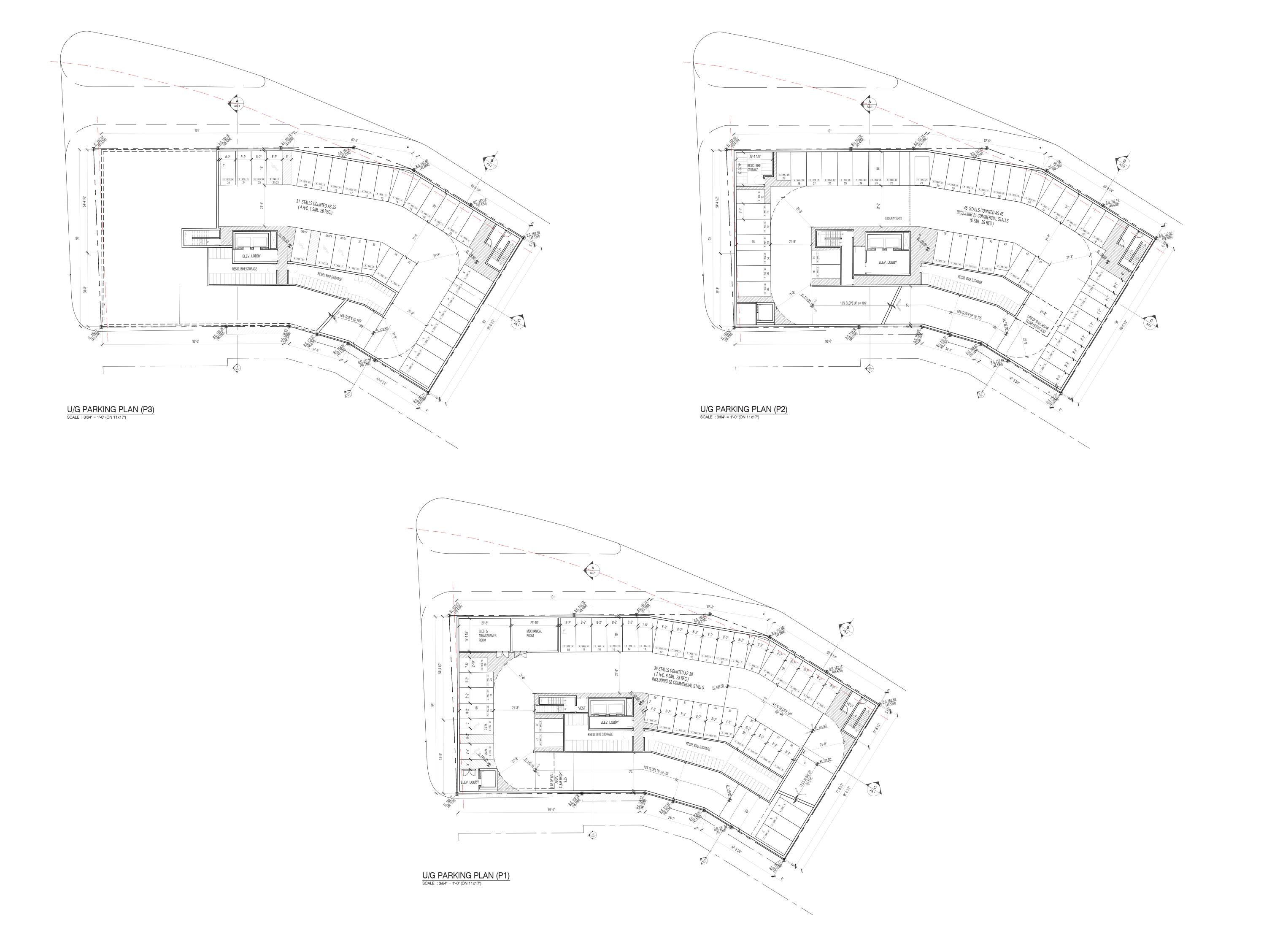
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SITE PLAN

project no.: 15013

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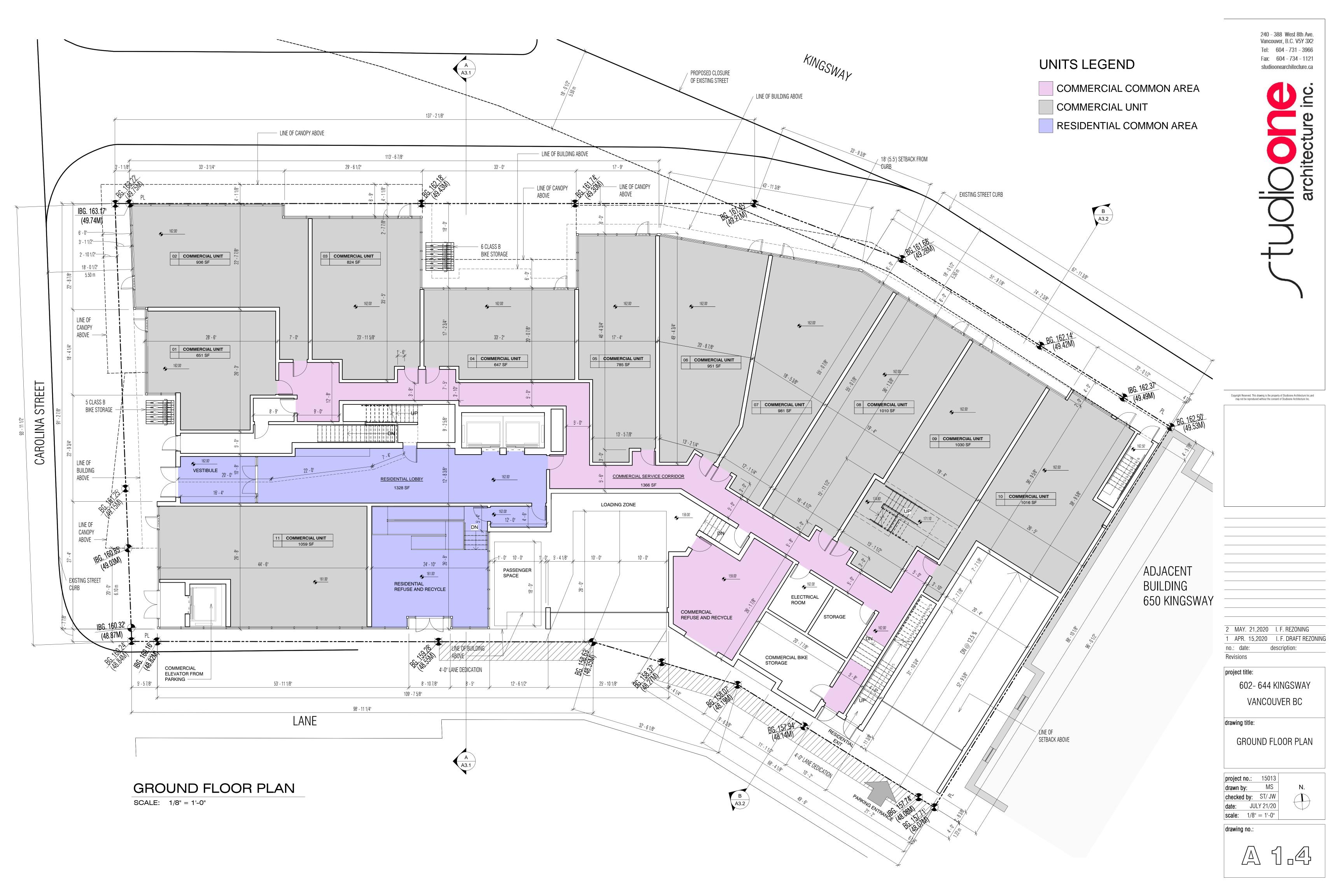
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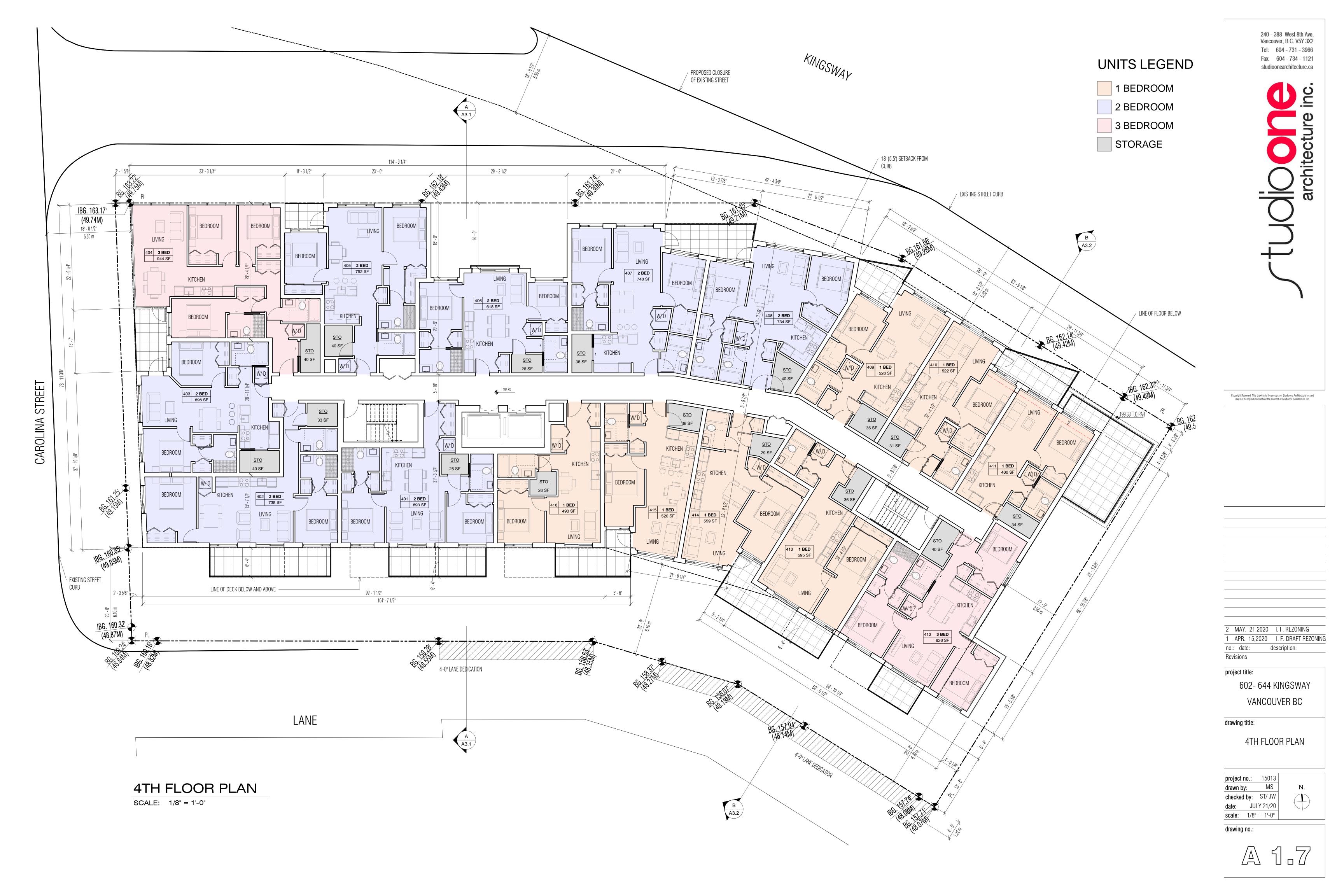
U/G PARKING PLANS

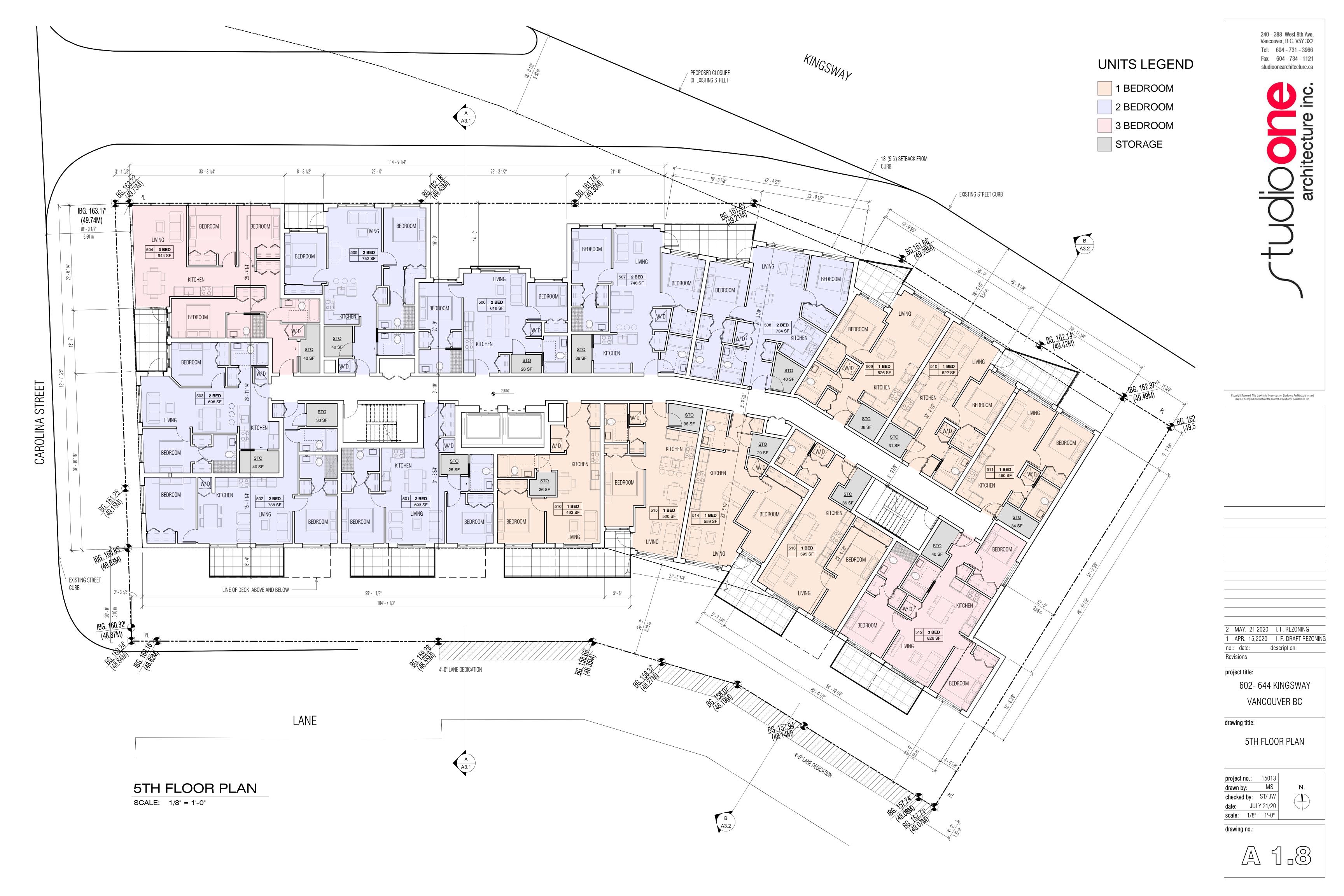
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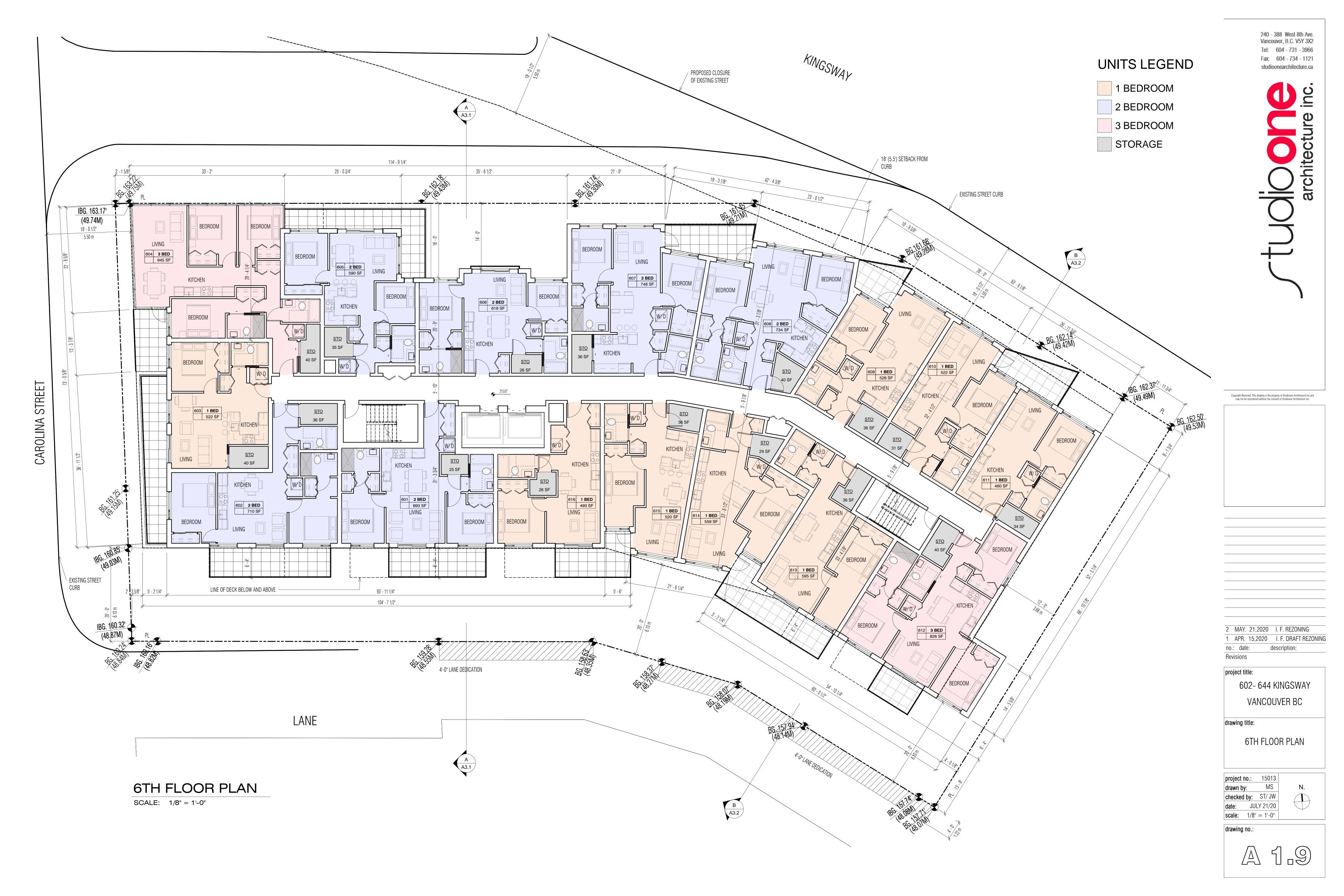








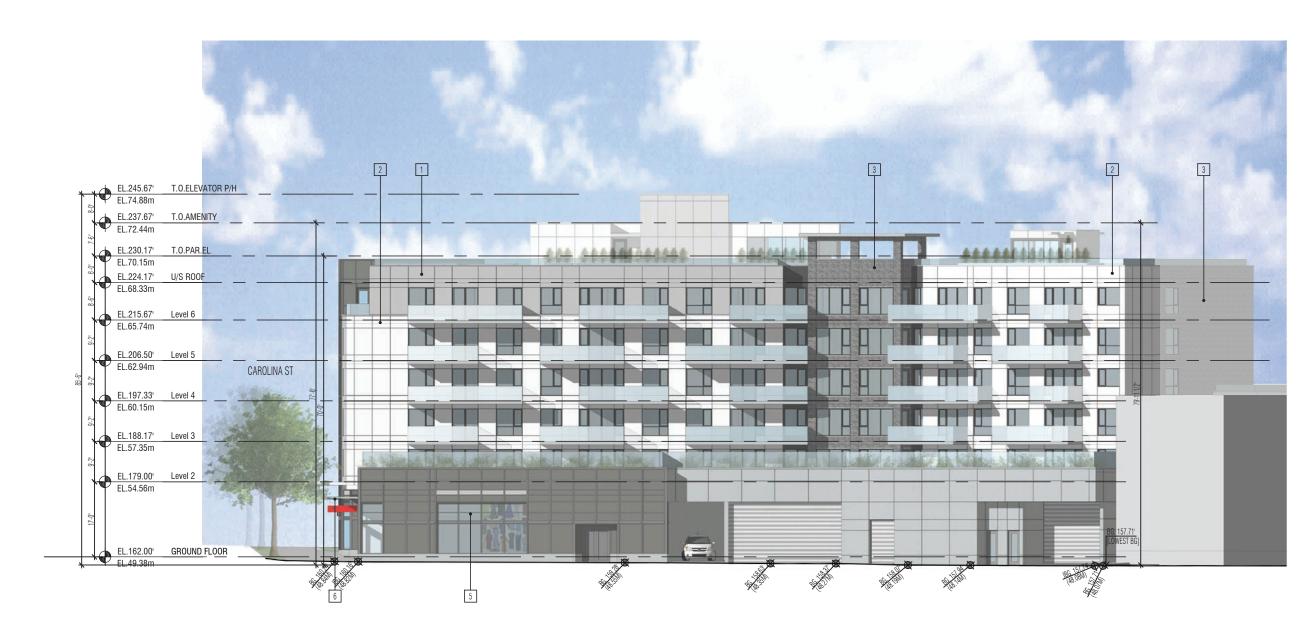






NORTH ELEVATION - KINGSWAY

3/64" = 1'-0" [ON 11x17]



SOUTH ELEVATION - LANE

3/64" = 1'-0" [ON 11x17]



WEST ELEVATION - CAROLINA ST

3/64" = 1'-0" [ON 11x17]

EXTERIOR FINISHES SCHEDULE:

1 ALUMINUM COMPOSITE PANEL
2 ALUMINUM COMPOSITE PANEL
3 BRICK CLADDING
COLOR: DARK GREY
5 ALUMINUM CURTAIN WALL SYSTEM
6 COLOR: CHARCOAL
6 COLOR: CHARCOAL

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602- 644 KINGSWAY VANCOUVER BC

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ELEVATIONS

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scale: 3/32" = 1'-0"





SECTION A SCALE: 3/64" = 1'-0" (ON 11X17)

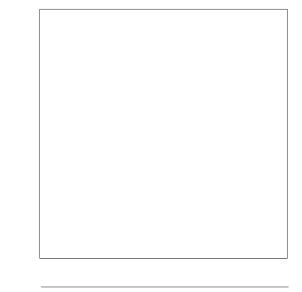
EL.245.67' T.O.ELEVATOR P/H
EL.74.88m EL.230.17' T.O.PAR.EL
EL.70.15m
EL.224.17' U/S ROOF
EL.68.33m EL.215.67' Level 6
EL.65.74m EL.206.50' Level 5
EL.62.94m EL.197.33' Level 4
EL.60.15m EL.188.17' Level 3
EL.57.35m RESIDENTIAL UNITS EL.179.00' Level 2
EL.54.56m EL.162.00' GROUND FLOOR EL.49.38m EL.149.50' P1
EL.45.57m EL.139.00' P2
EL.42.37m

SECTION B SCALE: 3/64" = 1'-0" (ON 11X17)

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SECTIONS

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scale: 3/32" = 1'-0"



RENDERING - KINGSWAY AT EAST PROPERTY LINE SCALE N.T.S.



RENDERING - KINGSWAY VIEW SCALE N.T.S.



RENDERING - KINGSWAY AT WEST PROPERTY LINE SCALE N.T.S.



RENDERING - KINGSWAY AND CAROLINA SCALE N.T.S.

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RENDERING ELEVATION VIEWS

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2. CAROLINA ST & LANE MASSI



4. KINGSWAY MASSING



1. KINGSWAY MASSING



3. CAROLINA & KINGSWAY MASSING

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RENDERING MASSING VIEWS

project no.: 15013 checked by: ST/JW date: MAY. 21 /20



PLANT LIS	т					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Height (m)	Spread (m)
TREES						
Ар	Acer palmatum	Japanese Maple	6	1.25m, #20 pot	9.842	9.842
Au	Arbutus unedo	Strawberry tree	4	#25 pot, 3m ht. specime	14.764	6
CK We	Cornus kousa 'Wolf Eyes'	Wolf Eyes Chinese Dogwood	6	#25 pot, 3m ht. specime	14.764	11.483

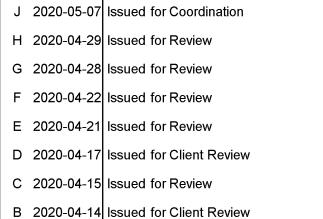


#### LANDSCAPE NOTES

- 1. All landscape construction to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington and BC.
- 2. Sizes on the planting plan shall be considered minimum sizes.
- 3. Root balls to be free of pernicious weeds.

4. Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Provide verification of fertilizer and lime applications and rates during the installation and maintenance periods. Off slab mininum soil depths are 6" (150mm) for lawn areas and 18" (450mm) for shrub beds and ground cover plantings. On slab minimum soil depths are min. 2'-0". Install 2" (50mm) of composted organic mulch on all shrub beds after planting and rake smooth.

- 5. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Scarify compacted subgrades to a minimum depth of 6" (150mm) immediately before placing growing medium. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. Slope towards lawn basins at minimum 4%. Slope lawn and grass areas minimum 2% and maximum 3:1 slopes. Slope grass swales (without additional erosion protection) along invert minimum 1% and maximum 10% and along side slopes minimum 6:1 slope and maximum 3:1 slope.
- 6. Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Groomed' as per Canadian Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
- 7. Protection of existing trees/shrubs to remain: Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing as directed and landscape as directed.
- 8. Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
- 9. All landscaping to have high efficiency irrigation system to IIABC standards.



Issue Notes

K 2020-05-25 Issued for Rezoning

A 2020-04-09 Issued for Client Review

Date

# Prospect & Refuge

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Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address

644 Kingsway Landscape
602-644 Kingsway, Vancouver, BC

Landscape Rooftop - Tree Planting

	Project Manager	Project No.
	AS	2019-01
	Drawn By NR	1/8" = 1'-0"
	Reviewed By	Sheet No.
	AS	

2020-05-25 L05