

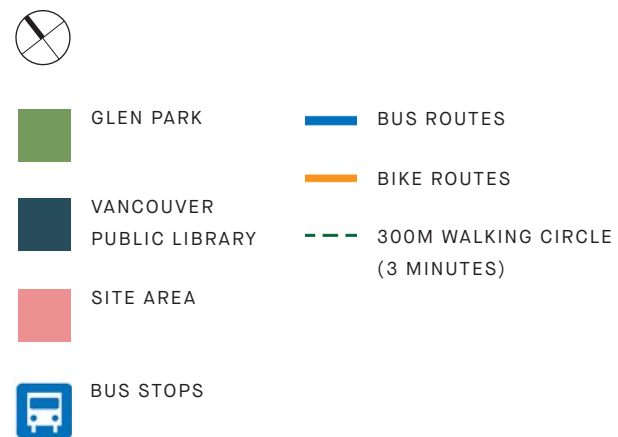
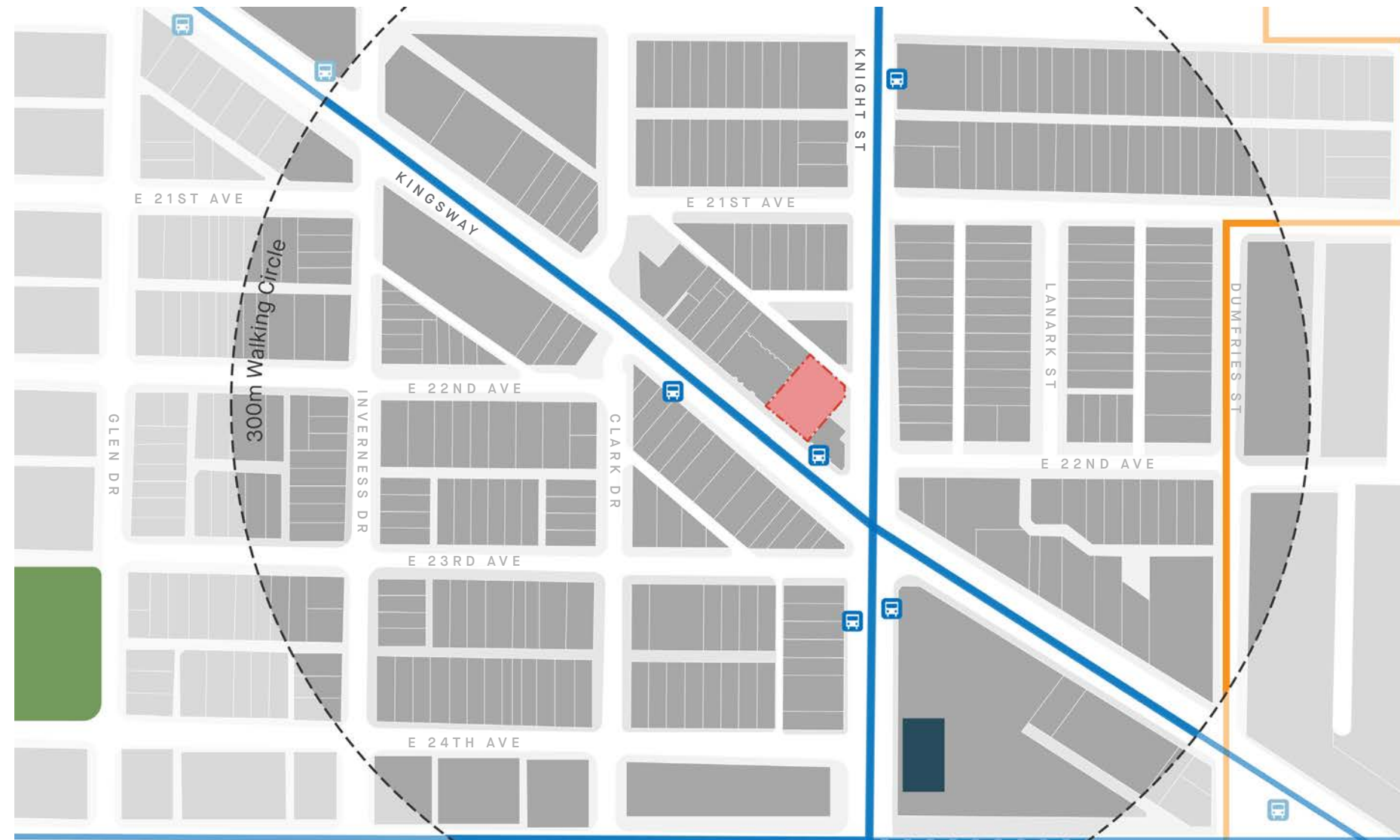
SITE CONTEXT

# NEIGHBOURHOOD CONTEXT

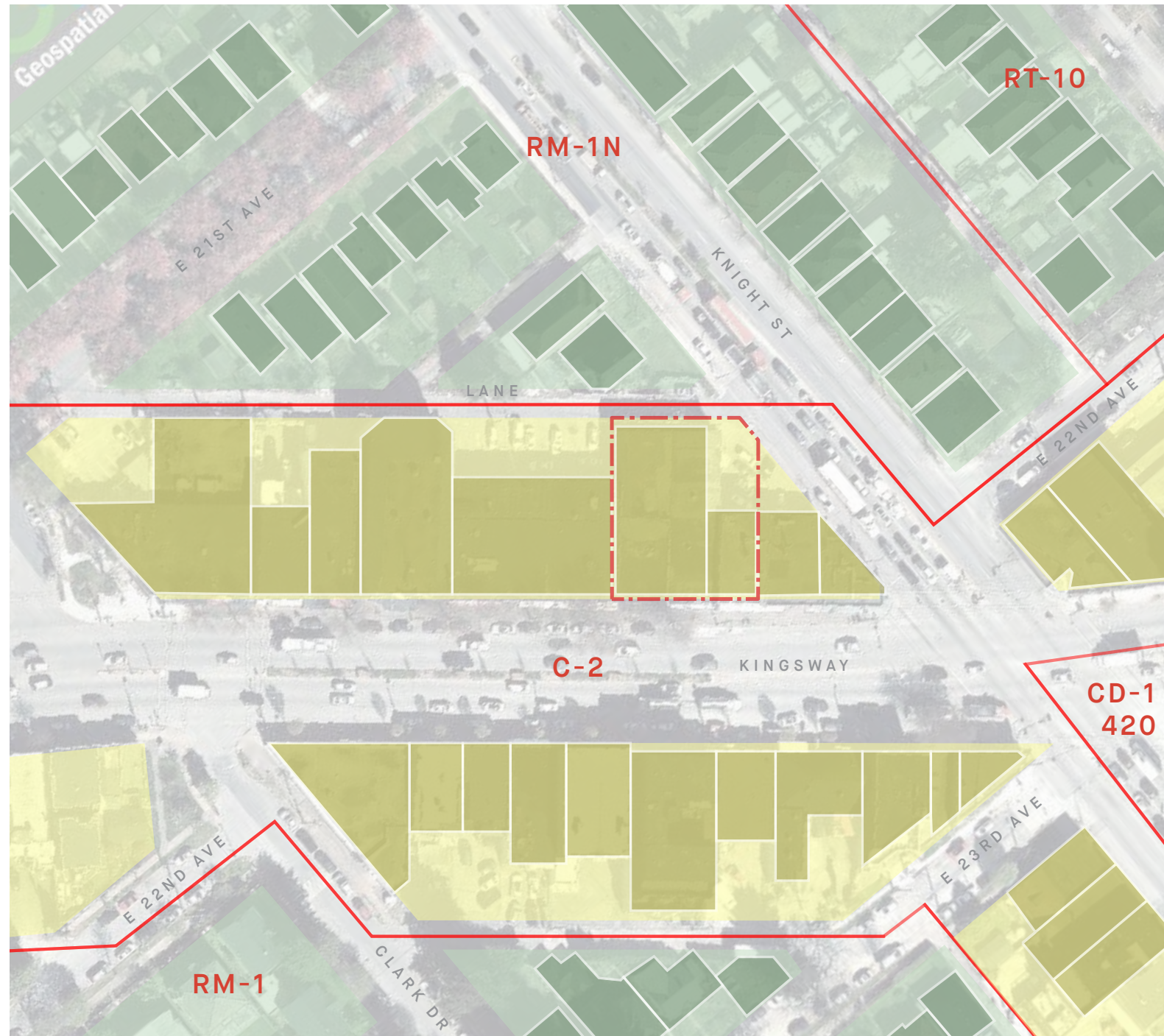
The site is located at 1375-1379 Kingsway, on the south end of a triangular-shaped block at the corner of Kingsway and Knight Street. The rear of the site is also serviced by a Lane that runs from Knight Street towards East 21st Avenue. The site is currently zoned C-2 and is a consolidation of 3 separate lots, located between 2 existing 2-storey commercial developments, 1345 and 1387 Kingsway. Directly across the site along Kingsway are 3-4 storey commercial developments all of which fall under C-2 zoning. Across the Lane are 1-2 storey single-family developments currently zoned as RM-1N.






The site is in close proximity to both Glen Park and Kingcrest Park. To the North of the site is Tye Elementary School, while to the west is, Lord Selkirk Elementary. Along Knight Street and King Edward Avenue is a Vancouver Public Library branch.

The site is well served by bus transit, north-south service along Knight Street, and east-west along Kingsway.



# ZONING + USAGE



-  NORTH
-  PROPOSED
-  ZONING DISTRICTS
-  COMMERCIAL / MIXED-USE
-  SINGLE-FAMILY

# BUILDING HEIGHTS



SITE CONTEXT

SITE PHOTOS



1 - Corner of Kingsway and Knight Street



2 - Buildings across subject site along Kingsway



3 - Subject site



4 - Lane behind subject site - neighbouring residential building



5 - Lane behind subject site



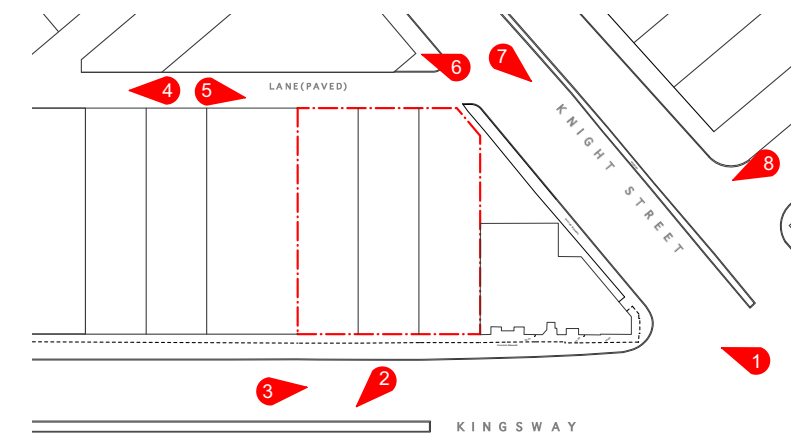
6 - Lane behind subject site - neighbouring residential building



7 - Knight Street towards Kingsway - subject site on right



8 - Knight Street - subject site



Key Plan



# C-2 ZONING COMPARISON

While the proposed development is a Rezoning, we have used the C-2 Zoning Bylaw and Guidelines to inform the design.

The proposal meets the intent of the C-2 Guidelines by reinforcing the Kingsway streetwall with ground level retail and an enhanced pedestrian realm. Continuous weather protection will be provided along the Kingsway frontage, with the residential lobby canopy differentiated from the retail canopies.

The laneway is used for loading and access to parking, and two-level townhouses fronting the lane are proposed to maximize passive surveillance and lane activation. The building steps down towards the lane, and planted buffers are proposed on level 2 to maximize privacy for the adjacent single family home to the north.

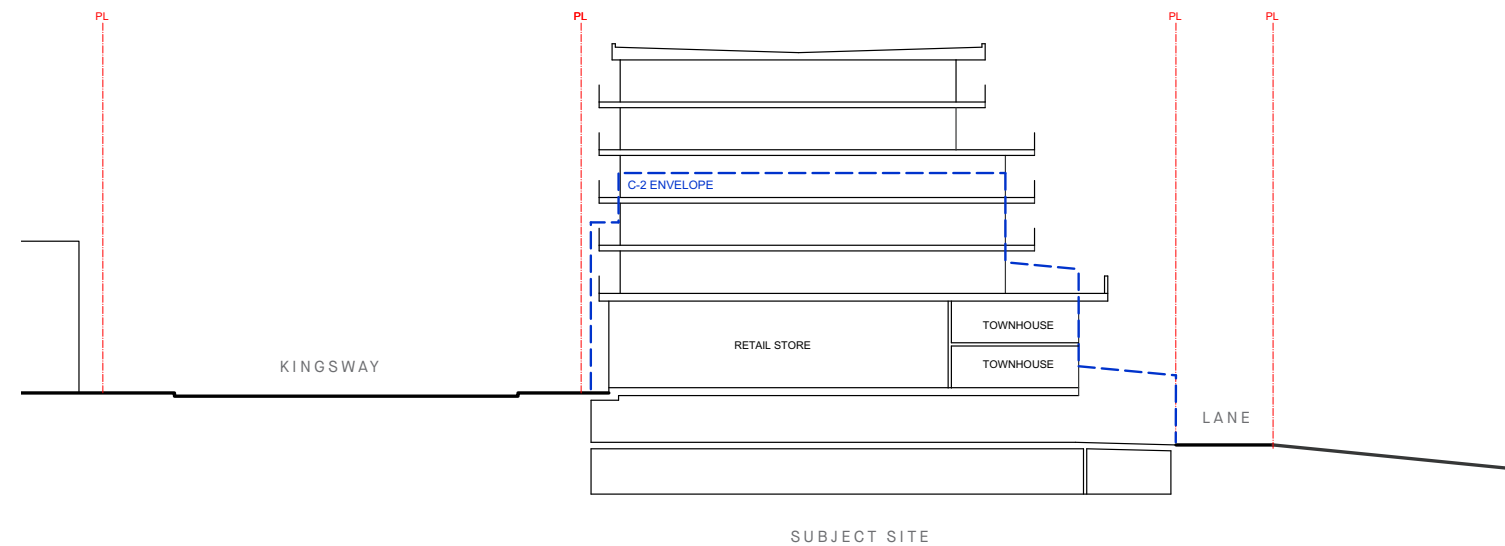
## VARIANCES TO THE C-2 ZONING

**Density:**  
FSR of 3.80 proposed compared to 2.5 allowed within C-2.

The proposed Rezoning is providing 100% purpose-built market rental apartments as outlined in the Secured Market Rental Policy. The Policy states that projects providing 100% residential floor space for rental are eligible for additional floor area through a rezoning.

**Height:**  
6 storeys and 78.98' (24.1M) compared to 4 storeys and 13.8M.

The proposed additional two storeys and height are the result of the additional 1.30 FSR applied to the property. The height of the retail space is optimized at 17.2' (5.2M), while the slope of the site allows us to incorporate two-level townhouses below the second level slab. The slope of the site results in a higher technical building height, however, our approach is to reduce the massing of the building towards the lane following the dimensions of the C-2 Zoning stepped setbacks.



# SUSTAINABLE MEASURES

**Performance Limits:**

TEDI: 23.5 kWh/y/m<sup>2</sup> - complies  
 TEUI: 83.4 kWh/y/m<sup>2</sup> - complies  
 GHGI: 0.9 kgCO<sub>2</sub>/y/m<sup>2</sup> - complies

This project will comply with the requirements of the City of Vancouver Green Building Policy for Rezoning (COV-GBPR)



611 Bent Court, New Westminster  
 BC, Canada V3M 1V3  
 bcbuildingscience.com

Date: November 25, 2020  
 To: Peterson – Tim Yeung / David Evans  
 Cc: Yamamoto Architecture Inc. – Taizo Yamamoto  
 Project: Peterson – Mixed-use Development  
 1375 Kingsway, Vancouver, BC

**ENERGY REPORT  
 ER01**

Subject: **ENERGY PERFORMANCE SIMULATION – REZONING**

BC Building Science Ltd. (BCBS) has been retained as the Building Envelope and Energy Consultant for this project. The building has been modeled for compliance with the energy targets outlined in the City of Vancouver Green Building Policy for Rezoning (CoV-GBPR) and specifically, to the path B) Low Emissions Green Buildings – Section B.1.2. Requirements for the Performance Limits.

As the project is at a preliminary design stage and the detailed design of building envelope, mechanical, and electrical systems are not available yet, the basis of design of such systems is established to comply with the applicable energy and GHG targets. It is assumed that the building will be connected to a Low-Carbon Energy System in accordance with the Vancouver LCES Policy. Some of the assumptions in this energy submittal may change at later stages of the project when detailed designs of the contributing systems are developed.

The energy modeling has been executed in accordance with the *City of Vancouver Energy Modeling Guideline Version 2.0 (CoV-EMG)*. Thermal bridging calculations have been performed based on the *Building Envelope Thermal Bridging Guide Version 1.4 (BETBG)*. The building was modeled using IES-VE 2019 and the energy compliance results follow:

Energy Simulation – Results			BCBS
Metric	Requirement <sup>1</sup>	Proposed Design	Result
Thermal Energy Demand Intensity (TEDI) [kWh/m <sup>2</sup> /y]	≤ 24.5	23.5	✓ Complies
Total Energy Use Intensity (TEUI) [kWh/m <sup>2</sup> /y]	≤ 117.7	83.4	✓ Complies
Greenhouse Gas Intensity (GHGI) [kgCO <sub>2</sub> /m <sup>2</sup> /y]	≤ 3.1	0.9	✓ Complies

Notes (\*):  
 1. Area-averaged with the assumption of building be connected to LCES – Type 3: User-owned On-site (33% reduction on GHGI limit applied).

The following table summarizes the preliminary requirements of the building envelope, heating, cooling, ventilation, domestic hot water, and lighting systems of the building to comply with the applicable energy performance limits.

Energy Simulation – Inputs		BCBS
<b>1. Project Data</b>		
Drawing Submittal	Architectural drawings provided by Yamamoto Architecture Inc., dated November 12, 2020.	
Address	1375 Kingsway, Vancouver, BC	
Description	Type of Building / Construction: • L1: Non-combustible, Concrete • L2-L6: Combustible, Wood  Total Levels of Buildings: 6	
<b>2. Building and Location</b>		
Location	Vancouver, BC	
Weather File	CAN_BC_VANCOUVER-INTL-A_1108395_CWEC.epw	
Modeling Software	IES-VE 2019	
Modeled Floor Area	• Residential: 3,881 [m <sup>2</sup> ] • Retail: 568 [m <sup>2</sup> ]	
Vertical Surface Area to Floor Area Ratio		
Window to Wall Ratio	24%	
<b>3. Building Envelope</b>		
Exterior Walls	Wood-framed Walls: • R22 Batt in 2x6 Studs + 4" Mineral Wool Exterior with Thermally Enhanced Attachments (or equivalent)  Interior Insulated Concrete / Fire Walls: • 2.5" SPF Interior Steel Studs + Spaced 2" Off Concrete and Filled with SPF (4.5" SPF, or equivalent)  Balconies / Floor Headers / Box Joists (including connection at fire wall): • At Wood-framed Walls: Same as Walls (or equivalent) • At Concrete / Fire Wall: 2" Mineral Wool at Outside Edge of Rim Joist + 2.5" SPF in Joist (or equivalent)  Curtain Wall Spandrels: • 4" Mineral Wool in Backpan  Below-grade Concrete Walls (heated spaces): • 2" XPS Continuous (or equivalent)  Overall Wall Effective (BETBG): R12.0	
Roofs	Roofs: • 8" XPS Continuous (or equivalent)  Decks: • 4" XPS Continuous (or equivalent)  Overall Roof Effective (BETBG): R27.4	
Exposed Floors	Soffits: • 6" Mineral Wool Outboard with Thermally Enhanced Attachments (or equivalent)  Over Parkade: • 5" Spray Fibreglass Continuous  Overall Floor Effective (BETBG): R16.2	
Glazing	Residential Windows and Glazed Doors: • High Efficiency Double-glazed Vinyl • U <sub>overall</sub> 0.25, SHGC <sub>overall</sub> 0.32  Storefront / Curtain Wall: • High Efficiency Double-glazed Aluminum • U <sub>overall</sub> 0.33, SHGC <sub>overall</sub> 0.34	
Door	Opaque Doors: • Swinging, U 0.4	
Airtightness	Standard: 0.2 [L/s/m <sup>2</sup> facade]	

4. Mechanical Systems	
Heating / Cooling	Suites / Amenity / Retail / Lobby: • 4-Pipe Fan Coils Connected to Central Air Source Heat Pump (COP <sub>H</sub> : 3+ & EER: 11+) (alternatively, air source VRF with similar COP / EER)  Corridors: • Central Air Source Heat Pump Make-up Air Unit (COP <sub>H</sub> : 3+ & EER: 11+)
Ventilation	Suites: • Direct Ventilation by Unitized HRV/ERV 80+% SRE at 32°F • Continuous Operation: 15 [cfm/person], Not Less Than 0.35 ACH, Not Overventilated  Amenity / Retail / Lobby: • Direct Ventilation by Unitized HRV/ERV 80+% SRE at 32°F • ASHRAE 62 Ventilation Rates, Not Overventilated  Corridors: • Pressurized at Maximum 20 cfm per Suite Door • Heating LAT: 65°F  Parking Areas: • Supply and Exhaust Fans at 0.75 [cfm/ft <sup>2</sup> ]
Service Hot Water	Hot Water Demand and Schedule: • Suites: 0.0016 L/s/person, NECB 2011 Table A-8.4.3.2.(1)G • Other: NECB 2011 Table A-8.4.3.3.(1)B  Service Water Heating System: • Central Air Source Heat Pump Water Heater (COP <sub>H</sub> : 3+) with Electric Backup Boiler
5. Lighting Systems	
Interior Lighting	Interior Lighting Power Density [W/m <sup>2</sup> ], Schedule: • Suites: 5.0, NECB 2011 Table A-8.4.3.2.(1)G • Amenity: 4.0, NECB 2011 Table A-8.4.3.2.(1)C • Corridor / Lobby: 4.0, 24/7 • Stairway: 5.0, 24/7 • Elec / Mech: 4.5, Appendix B of BC Hydro's Energy Modeling Guidelines • Parking: 1.4, 24/7 • Retail: 15.5, NECB 2011 Table A-8.4.3.2.(1)C (future tenant improvement, NECB 2015 - 4.2.1.6)
Exterior Lighting	1 kW, Astronomical Clock
6. Other	
Indoor Design Temperature	Suites: NECB 2011 Table A-8.4.3.2.(1)G • Heating: 18-22°C • Cooling: 24°C  Other: • NECB 2011 Table A-8.4.3.3.(1)B
Occupancy	Suites: • Studio / 1-Bedroom: 2 People • 1+ Bedroom: 1 Person per Additional Bedroom • Schedule: NECB 2011 Table A-8.4.3.2.(1)G  Other: • NECB 2011 Table A-8.4.3.3.(1)B
Plug Loads (Receptacle)	Suites: • 5.0 [W/m <sup>2</sup> ], NECB 2011 Table A-8.4.3.2.(1)G  Elevators: • 2 x 3 kW, NECB 2011 Table A-8.4.3.2.(1)G • 1 x 3 kW, NECB 2011 Table A-8.4.3.2.(1)C  Other: • NECB 2011 Table A-8.4.3.3.(1)B

Further energy modeling is required to ensure compliance with the performance limits at the building permit stage of the project when detailed designs of architectural, envelope, mechanical, and electrical systems are available. If any of the assumptions in the above table require alterations, other assumptions will be affected. It is crucial that any updates on the architectural, mechanical, or electrical designs of the building be confirmed with the energy modeling team to ensure preserving the energy compliance throughout the design and construction phases.

Note that the results of this energy simulation are for the purpose of energy compliance with the applicable performance limits and are not representatives of the actual energy consumption of the proposed buildings. The real energy consumption of the building may differ from these results as the assumptions are based on the typical operating conditions applicable from the standards and guidelines which may or may not represent the real occupant behavior and usage of the building.

We look forward to the successful completion of this project. If there are any questions, please contact our office.

Respectfully Submitted,  
 BC Building Science

Prepared by:  
  
 Vicki Zhou  
 M.Sc.

Reviewed by:  
  
 Farshid Bagheri  
 P.Eng., Ph.D., CEA, CBCP



# SUSTAINABLE MEASURES

Zero Emissions Building Plan Energy Checklist						
Large Buildings (Residential >3 Storeys, Mixed-Use, Commercial)						
Please complete all fields that apply to the project, using information that represents the current stage of design. For fields that do not apply or for which there is no information yet, please enter "N/A". Refer to the latest Green Building Policy for Rezoning (and supplementary Bulletin) at <a href="http://vancouver.ca/zeroemissions">vancouver.ca/zeroemissions</a> .						
<b>Project Information</b> (enter all that apply)						
Project Address	1375 Kingsway, Vancouver					
Secondary Address						
Project Working Title	Mixed-use Development					
Gross Floor Area indicated on Arch. Drawings (m <sup>2</sup> )	4,436					
Parkade Area (m <sup>2</sup> )	1,889					
<b>Building Information and Performance Limits</b>						
For building types with Performance Limits, enter this information in this section						
Building Type(s)	Modelled Floor Area (m <sup>2</sup> )	Rezoning or VBBL only?	City-Recognized Low Carbon Energy System?	TEUI	TEDI	GHGI
Residential <7 storeys (Group C except Hotel)	3,881	Rezoning	Yes	110	25	5
Retail (Group D & E except Office)	568	Rezoning	Yes	170	21	3
				0	0	0
<b>Total</b>	<b>4,450</b>	<b>TEDI limit for this portion of building</b>			<b>24.5</b>	
For other building types, create a baseline energy model to establish limits, and enter this information in this section						
Building Type	Modelled Floor Area (m <sup>2</sup> )	Rezoning?				
Enter Other Building Type Baseline Model Performance						
Total Annual Electricity Use	Energy (kWh)	Em. Factor	Emissions (kgCO <sub>2</sub> e)	TEUI	TEDI	GHGI
		0.011	-	Baseline: 0	0	0
Total Annual Natural Gas Use		0.185	-	Target: 0	0	0
Total Annual District Energy Use		0.070	-			
<b>Total</b>						
<b>Total Annual Heat Demand - for TEDI</b>						
Total Modelled Floor Area (m <sup>2</sup> )	4,450	<b>Whole-Building Performance Limits</b>		<b>117.7</b>	<b>24.5</b>	<b>4.7</b>
Modelled Floor Area within 5% of Gross Floor Area?	Yes					
<b>Modelled Building Performance</b>						
	Energy (kWh)	Fuel Type	Em. Factor	Emissions (kgCO <sub>2</sub> e)	TEUI	GHGI
Interior Lighting	112,784	Electricity	0.011	1240.624	25.3	0.3
Exterior Lighting	4,253	Electricity	0.011	46.7775	1.0	0.0
Heating	53,593	Electricity	0.011	589.5208	12.0	0.1
Cooling	29,891	Electricity	0.011	328.7955	6.7	0.1
Pumps	3,212	Electricity	0.011	35.3287	0.7	0.0
Fans	47,281	Electricity	0.011	520.0877	10.6	0.1
Domestic Hot Water	42,325	Electricity	0.011	465.5794	9.5	0.1
Plug Loads	102,757	Electricity	0.011	1130.3215	23.1	0.3
Enter other end use here						
Total Annual Electricity Use	396,094	0.011	4,357			
Total Annual Natural Gas Use	-	0.185	-			
Total Annual District Energy Use	-	0.070	-			
<b>Total</b>	<b>396,094</b>		<b>4,357</b>			
Total Electricity Generated On-Site (kWh)	-	% of Use	0.0%			
Total Purchased Renewable Electricity (kWh)	-	% of Use	0.0%			
Total Purchased Renewable Natural Gas (kWh)	-	% of Use	0.0%			
Note: purchases renewables used to demonstrate compliance must be secured to satisfaction of AHJ						
Adjusted Electricity Emissions Factor (kgCO <sub>2</sub> e/kWh)	0.011					
Adjusted Natural Gas Emissions Factor (kgCO <sub>2</sub> e/kWh)	0.185					
Annual Heat Demand of portions with Perf. Limits (kWh)	138,000			<b>31.0</b>		
Total Annual Heat Demand - for TEDI (kWh)	138,000					
Total Annual Cooling Demand - for info only (kWh)	71,326			16.0 kWh/m <sup>2</sup>		
<b>Modelled Whole-Building Performance</b>				<b>89.0</b>	<b>31.0</b>	<b>1.0</b>
<b>Corridor Pressurization Adjustment</b>						
Heating Degree Days	2825					
Number of Suite Doors Pressurized	49					
Airflow for Pressurization per Door (L/s/door)	9.44					
Area of Corridors Pressurized (m <sup>2</sup> )	226.3					
Make-Up Air Fuel Type	Electricity					
Make-Up Air Emissions Factor	0.011			TEUI	TEDI	GHGI
				7.5	7.5	0.1
Suite-level Metering for Space Heating	No			Adjustments for Suite Submetering of Heating		
				1.8		
Note: select yes if the energy used for heating is metered at the suite level						
<b>Adjusted TEDI Performance of Portions with Limits</b>					<b>23.5</b>	
<b>Adjusted Whole-Building Performance for Compliance</b>					<b>83.4</b>	<b>23.5</b> <b>0.9</b>

Passive Cooling and Overheating Analysis			
Does this building have full mechanical cooling?	Yes	(if yes, this section may be left blank)	
Does this building house vulnerable populations?		(if yes, the overheated hours limit is 20hrs rather than 200hrs)	
If yes, please describe			
	Overheated Hours	Peak Temp.(°C)	
Critical Zone #1			
Critical Zone #2			
Optional - Critical Zone #3			
Optional - Critical Zone #4			
Optional - Critical Zone #5			
<b>Modelled Inputs</b>			
Modelled Above-Ground Wall Area (m <sup>2</sup> )	2,258	Vertical facade-to-Floor Area Ratio (VFAR)	0.51
Window-to-Wall Area Ratio (WWR)	24%	Window-to-Floor Area Ratio	0.12
Infiltration Rate (L/s/m <sup>2</sup> fac)	0.2		
Wall Effective R-Value - incl. thermal bridging (m <sup>2</sup> K/W)	2.1	12.00 (ft <sup>2</sup> hr <sup>2</sup> F/Btu)	Average Floor Edge Psi-Value (W/m <sup>2</sup> K) 0.12
Roof Effective R-Value - incl. thermal bridging (m <sup>2</sup> K/W)	4.8	27.40 (ft <sup>2</sup> hr <sup>2</sup> F/Btu)	Avg. Window Transition Psi-Value (W/m <sup>2</sup> K) 0.1
Average Window Effective U-Value (W/m <sup>2</sup> K)	1.55	0.27 (Btu/ft <sup>2</sup> hr <sup>2</sup> F)	Window Solar Heat Gain Coefficient 0.33
Average Suite Occupant Density (m <sup>2</sup> /pers)	27		Average Lighting W/m <sup>2</sup> 6
Average Suite Ventilation Rate (L/s/m <sup>2</sup> )	0.3		DHW Low-Flow Savings (%) 0
Average HRV Effectiveness	80%		DHW Drain Heat Recovery Effectiveness 0%
Heating System Type (fuel, plant, distribution, etc.)	4-Pipe Fan Coils Connected to Central Air Source Heat Pump (or VRF)		
Cooling System Type (fuel, plant, distribution, etc.)	4-Pipe Fan Coils Connected to Central Air Source Heat Pump (or VRF)		
DHW System Type (fuel, plant, distribution, etc.)	Central Air Source Heat Pump Water Heater		
Solar Shading Strategies (type, location, operation, etc.)	Distributed Balconies at Each Floor		
<b>Modeller Information</b>			
Modeller Name	Farshid Bagheri, P.Eng		
	<input type="checkbox"/> These results have been created using the COV Energy Modelling Guidelines version: 2		
Company	BC Building Science Ltd.		
Phone Number	604 520 6456 Ext 133		
Email	farshid@bcbuildingscience.com		
ZEBP Energy Checklist v1.7 - 2019-08-10			

# AERIAL PERSPECTIVES



View from southeast



View from northwest



# RENDERINGS



Street level view of proposed building along Kingsway

# RENDERINGS

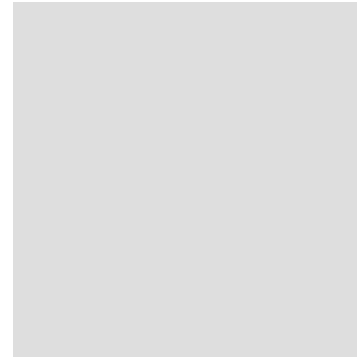


Street level view of proposed building along Lane

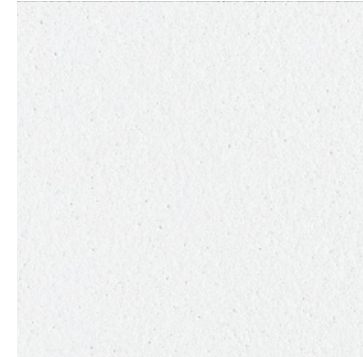
# MATERIAL PALETTE



NORTHEAST CORNER OF BUILDING



PAINTED CONCRETE  
(SIDE WALLS + LOWEST LANE  
LEVEL)



CLADDING  
CEMENTITIOUS PANELS  
(BACK)



CLADDING  
CEMENTITIOUS PANELS  
(FRONT)



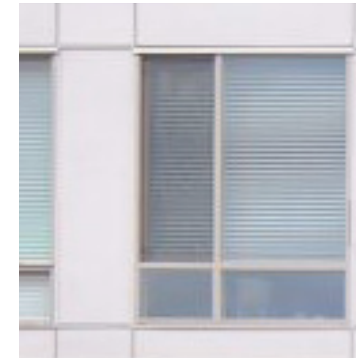
CANOPY + SOFFIT  
WOOD  
(RESIDENTIAL)



STEEL CANOPY WITH GLAZING  
(RETAIL)



STOREFRONT WINDOWS  
(RETAIL)



VINYL WINDOWS  
(RESIDENTIAL)



GUARDRAILS  
CLEAR GLASS W/ FROSTED  
BAND

# PROJECT STATISTICS

CIVIC ADDRESS: 1375-1379 KINGSWAY, VANCOUVER, BC  
 CURRENT ZONING: C-2

TOTAL SITE AREA: 1,115.8 SQ.M. = (12,010.0 SQ.FT.) (0.276 ACRES)

**BUILDING COVERAGE**  
 PROPOSED: 892 SQ.M. = (9,601 SQ.FT.) 80%

**BUILDING HEIGHT**  
 PROPOSED: 24.1 M = (78.98 FT) 6 STOREYS

**FLOOR SPACE RATIO** EXISTING ZONING / ALLOWABLE PROPOSED  
 4.7.1(a) 2.50 FSR 30,025.0 SQ.FT. 45,591.0 SQ.FT.  
 3.80 FSR

FLOOR AREA SUMMARY							UNIT COUNT					
FLOOR	CRU	RESIDENTIAL	(STORAGE)	(BALCONY)	(AMENITY)	REST. SHAFT EXCL.	SUBTOTAL	STUDIO	1BR	2BR	3BR	TOTAL
8 UNIT / FL. 6F		6,573 SQFT	(240 SQFT)			(16 SQFT)	6,317 SQFT	3	1	4	0	8
8 UNIT / FL. 5F		6,573 SQFT	(240 SQFT)			(16 SQFT)	6,317 SQFT	3	1	4	0	8
10 UNIT / FL. 4F		7,357 SQFT	(358 SQFT)			(16 SQFT)	6,983 SQFT	5	3	2	0	10
10 UNIT / FL. 3F		7,357 SQFT	(358 SQFT)			(16 SQFT)	6,983 SQFT	5	3	2	0	10
9 UNIT / FL. 2F		7,357 SQFT	(318 SQFT)		(485 SQFT)	(16 SQFT)	6,538 SQFT	4	3	2	0	9
1 UNIT / FL. MEZZ		4,240 SQFT	(40 SQFT)				4,200 SQFT	0	0	1	0	1
3 UNIT / FL. 1F	5,874 SQFT	2,419 SQFT	(40 SQFT)				8,253 SQFT	0	0	1	0	3
<b>TOTAL</b>	5,874 SQFT	41,876 SQFT	(1,594 SQFT)	9 UNITS WITHOUT IN SUITE STORAGE	(485 SQFT)	(80 SQFT)	<b>45,591 SQFT</b>	20	11	15	3	49 PROVIDED
SITE AREA	12,010 SQFT						47,750 SQFT GROSS	40.8 %	22.4 %	30.6 %	6.1 %	
												3.80 (FSR)

\*AREAS IN BRACKETS ARE EXCLUDED FROM FSR

1375 KINGSWAY: FLOOR AREA SUMMARY

NAME	GROUND FLOOR	MEZZANINE FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL
Commercial Area sq ft	5,874.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	5,874.0 sq ft
Residential Area	2,419.0 sq ft	4,240.0 sq ft	7,357.0 sq ft	7,357.0 sq ft	7,357.0 sq ft	6,573.0 sq ft	6,573.0 sq ft	41,876.0 sq ft
Amenity Area Exclusion	0.0 sq ft	0.0 sq ft	485.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	485.0 sq ft
Storage Area Exclusion	40.0 sq ft	40.0 sq ft	318.0 sq ft	358.0 sq ft	358.0 sq ft	240.0 sq ft	240.0 sq ft	1,594.0 sq ft
Restaurant Shaft Exclusion	0.0 sq ft	0.0 sq ft	16.0 sq ft	16.0 sq ft	16.0 sq ft	16.0 sq ft	16.0 sq ft	80.0 sq ft
Net Area	8,253.0 sq ft	4,200.0 sq ft	6,538.0 sq ft	6,983.0 sq ft	6,983.0 sq ft	6,317.0 sq ft	6,317.0 sq ft	45,591.0 sq ft
Balcony Area Exclusion	0.0 sq ft	361.0 sq ft	200.0 sq ft	969.0 sq ft	1035.0 sq ft	969.0 sq ft	960.0 sq ft	4,494.0 sq ft

SECURED MARKET RENTAL HOUSING - RESIDENTIAL, PARKING BYLAW 4.5.B1

3690 SQ.M.

**RESIDENTIAL STALLS REQUIRED (MINIMUM)**

1 SPACE FOR EACH 125 SQ.M. OF GFA	RESIDENTIAL SPACES	=	30 SPACES
TRANSIT REDUCTION (PER SECTION 3.2.2, TDM2040)	20% OF TOTAL SPACES	=	6 SPACES
	TOTAL RESIDENT PARKING :	=	24 SPACES
0.05 PER UNIT (PER 4.1.16)	VISITOR SPACES	=	2 SPACES
	TOTAL RESIDENT + VISITOR PARKING :	=	26 SPACES (MINIMUM)

**RESIDENTIAL STALLS REQUIRED (MAXIMUM)**

TOTAL ALLOWED +.5 SPACES PER UNIT	RESIDENTIAL SPACES	=	55 SPACES
0.1 PER UNIT (PER 4.1.16)	VISITOR SPACES	=	5 SPACES
	TOTAL RESIDENT + VISITOR PARKING :	=	59 SPACES (MAXIMUM)

546 SQ.M.

**RETAIL STALLS REQUIRED**

RETAIL AS PER 4.2.5.1: 3 SPACES FOR 1ST 300 SQ.M. + 1 SPACE / 50 SM ADDITIONAL	=	8 SPACES	
REDUCTION - PROXIMITY TO TRANSIT	10% OF TOTAL SPACES	=	1 SPACE
	TOTAL COMMERCIAL REQUIRED :	=	7 SPACES

**ACCESSIBLE STALLS REQUIRED**

RESIDENTIAL AS PER 4.8.4(a): 1 FOR FIRST 7 UNITS + 0.034 SPACES / EACH ADDITIONAL UNIT:	=	2 SPACES	
COMMERCIAL AS PER 4.8.4(b): 1 + 0.4 SPACES/1000 SM:	=	1 SPACE	
	TOTAL ACCESSIBLE REQUIRED :	=	3 SPACES

**TOTAL PARKING (MINIMUM):** = 33 SPACES  
**TOTAL PARKING (MAXIMUM):** = 66 SPACES

RESIDENT. SMALL PARK'G SPACES ALLOWED AS PER 4.1.8: 25% OF TOTAL RESIDENT. PROVIDED: = 6 SPACES OF TOTAL (MAXIMUM)  
 COMM. SMALL PARK'G SPACES ALLOWED AS PER 4.1.8: 25% OF TOTAL COMM. PROVIDED: = 2 SPACES OF TOTAL (MAXIMUM)

MIN. ELECTRIC VEHICLE CHARGING STALLS 100% OF RESIDENTIAL SPACES = 26 SPACES OF TOTAL (MINIMUM)

**PARKING PROVIDED**

RESIDENTIAL STALLS	24 SPACES
VISITOR STALLS	2 SPACES
COMMERCIAL STALLS	8 SPACES
<b>TOTAL PARKING PROVIDED:</b>	<b>34 SPACES</b>

RESIDENTIAL SMALL PARKING SPACES PROVIDED: = 0 SPACES 0 % OF REQ.  
 COMMERCIAL SMALL PARKING SPACES PROVIDED: = 0 SPACES 0 % OF REQ.

ELECTRIC VEHICLE SPACES PROVIDED: = 24 SPACES 100 % OF SPACES

RESIDENTIAL ACCESSIBLE SPACES PROVIDED: = 2 SPACES  
 COMMERCIAL ACCESSIBLE SPACES PROVIDED: = 1 SPACES

**PASSENGER STALLS REQUIRED**

RESIDENTIAL AS PER 7.2.1: 1 FOR FIRST 50 - 125 UNITS	=	1 SPACE
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**LOADING:**

	REQUIRED	PROVIDED
<b>DWELLING USE</b>		
CLASS A AS PER 5.2.1:	NO REQUIREMENT	= 0 SPACES 0 SPACES
CLASS B AS PER 5.2.1:	NONE FOR LESS THAN 100 UNITS	= 0 SPACE 0 SPACE
CLASS C AS PER 5.2.1:	NO REQUIREMENT	= 0 SPACES 0 SPACES
	TOTAL:	0 SPACE 0 SPACE

542 SQ.M.

**COMMERCIAL (RETAIL)**

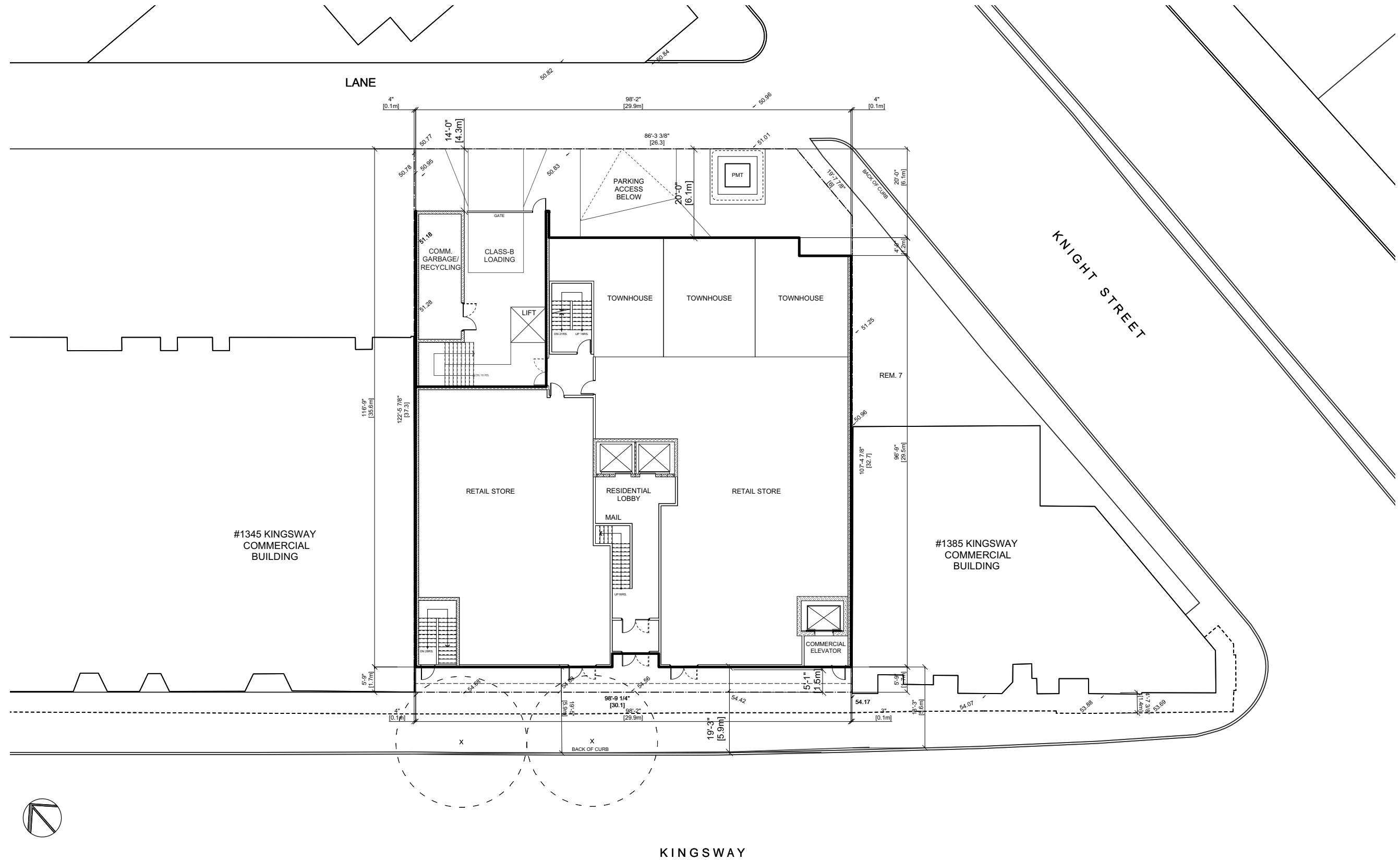
CLASS A AS PER 5.2.5:	NO REQUIREMENT	=	0 SPACES	0 SPACES
CLASS B AS PER 5.2.5:	1 SPACE FOR FIRST 465 SQ.M.	=	2 SPACES	1 SPACE*
	+ 1 SPACE FOR PORTION OF NEXT 1,860 SQ.M.	=		
CLASS C AS PER 5.2.5:	1 SPACE FOR 2,000 - 5,000 SQ.M.	=	0 SPACES	0 SPACES
	TOTAL:	=	2 SPACES	1 SPACE*

RELAXATION REQUESTED\*

**BICYCLE PARKING:**

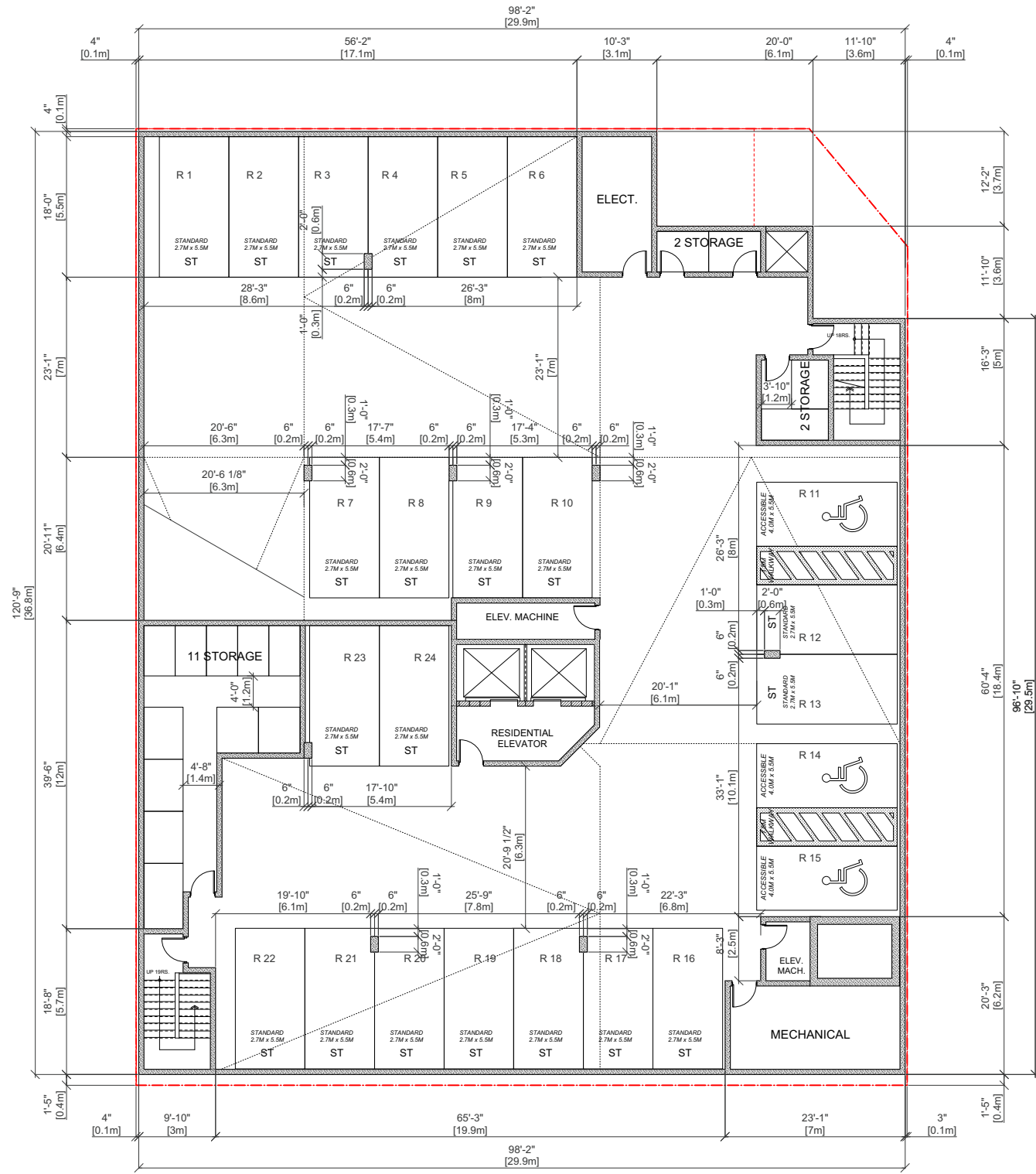
	REQUIRED	PROVIDED
<b>RESIDENTIAL</b>		
CLASS A AS PER 6.2.1.2	1.5 SPACES PER UNIT < 700 SF 2.5 SPACES PER UNIT > 700 SF < 1130 SF 3 SPACES PER UNIT > 1130 SF	= 51 SPACES 38 SPACES 0 SPACES
	BIKE SPACE IN STORAGE LOCKER (HORIZ.) (MIN 10%)	= 8.85 OF TOTAL 10 SPACES
	HORIZONTAL SPACES IN BIKE ROOMS (TOTAL HORIZONTAL SPACES)	= 26 SPACES 36 SPACES
	STACKED SPACES (MAX 60%)	= 53.1 52 SPACES
	OVERSIZED SPACES (MIN 5%)	= 4.425 6 SPACES
	VERTICAL SPACES IN BIKE ROOMS (MAX 30%)	= 2 SPACES
	TOTAL:	= 88.5 SPACES 96 SPACES
	TOTAL W/ ELECTRICAL OUTLET (50%)	= 44 OF TOTAL 48 SPACES OF TOTAL
CLASS B AS PER 6.2.1.2	2 FOR 1ST 20 UNITS, 1 PER ADDITIONAL 20	= 4 SPACES 6 SPACES (BIKE RACKS AT GRADE)
<b>COMMERCIAL</b>		
CLASS A AS PER 6.2.5.1:	1 SPACE PER 340 SQ.M.	= 2 SPACES 2 SPACES
CLASS B AS PER 6.2.5.1:	6 SPACES PER DEVELOPMENT	= 6 SPACES COMBINED WITH RESIDENTIAL (BIKE RACKS AT GRADE)

# SITE PLAN

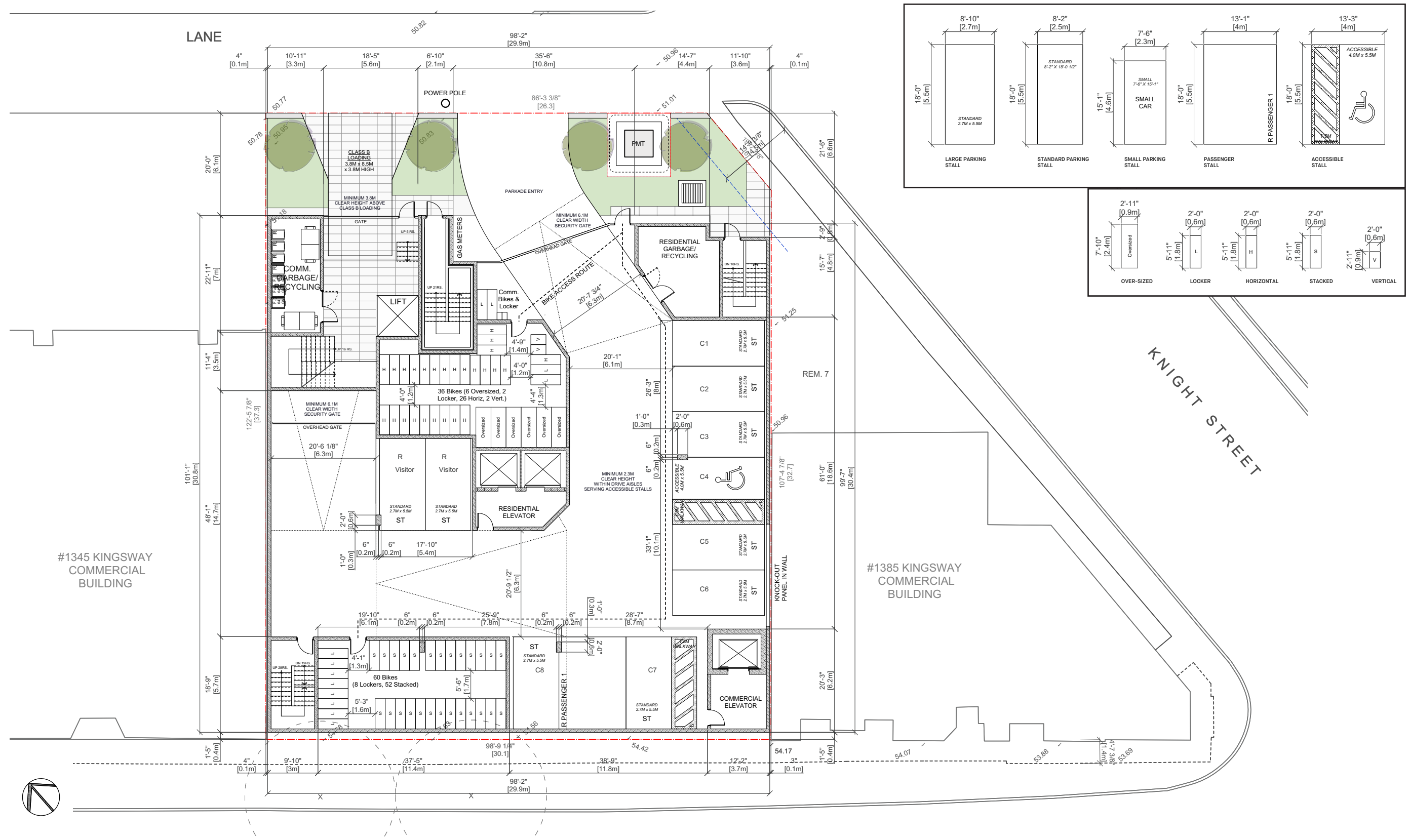


KINGSWAY

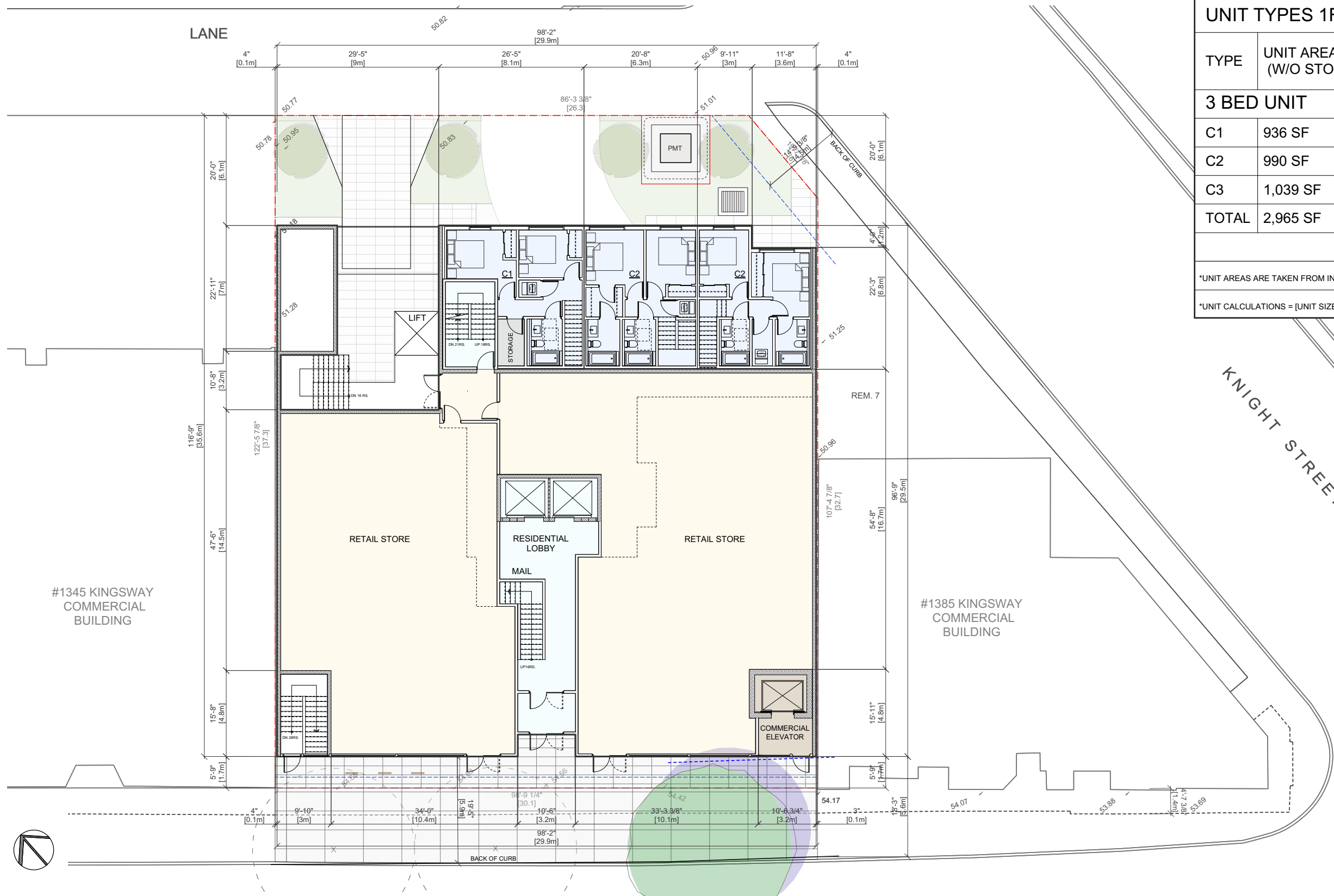
# P2 PARKING PLAN



# P1 PARKING PLAN



# 1ST FLOOR PLAN



UNIT TYPES 1F		
TYPE	UNIT AREA (W/O STORAGE)	COUNT
<b>3 BED UNIT</b>		
C1	936 SF	1
C2	990 SF	1
C3	1,039 SF	1
<b>TOTAL</b>	<b>2,965 SF</b>	<b>3</b>
*UNIT AREAS ARE TAKEN FROM INSIDE OF WALLS		
*UNIT CALCULATIONS = [UNIT SIZE] - [STORAGE]		

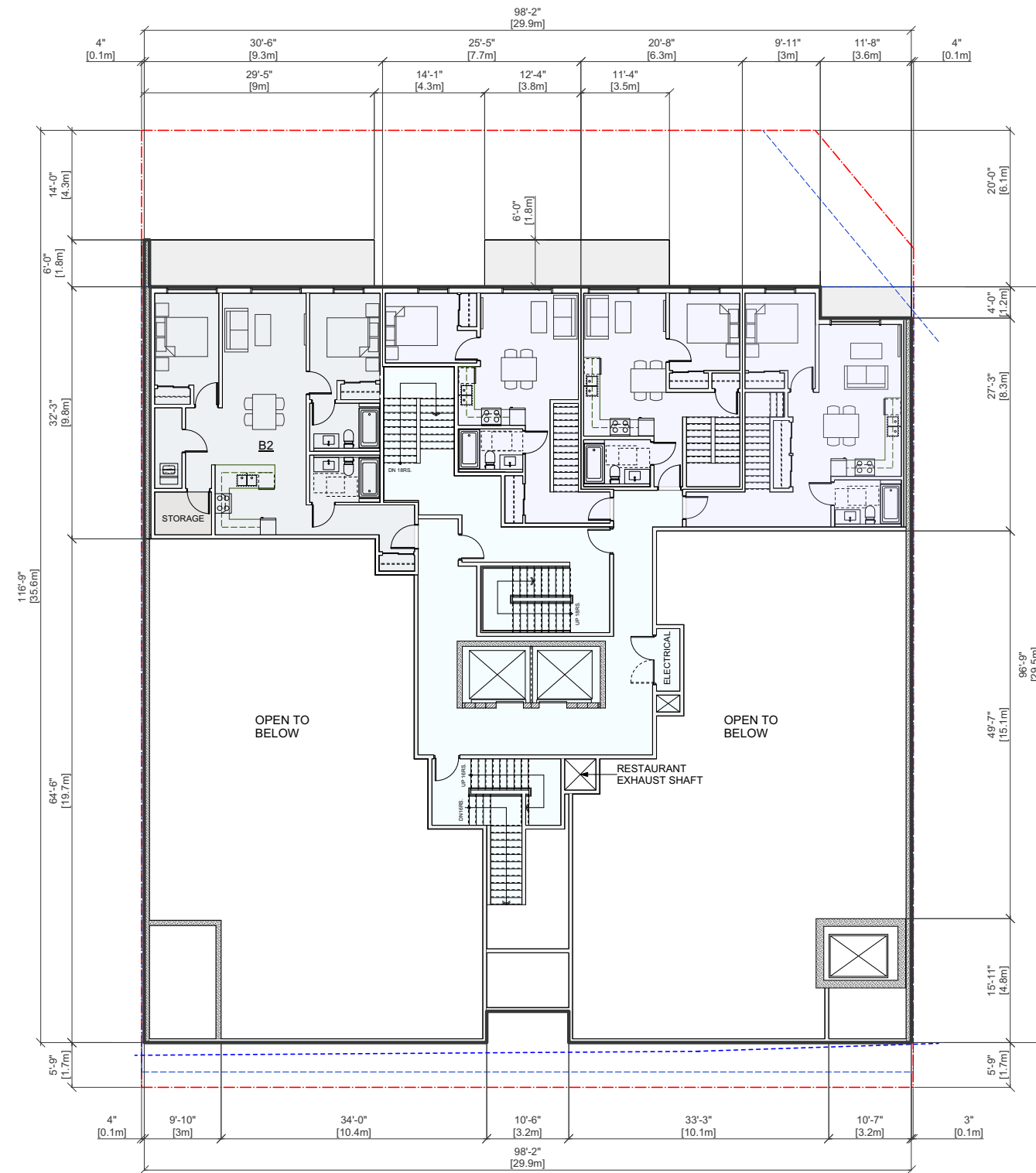
#1345 KINGSWAY  
COMMERCIAL  
BUILDING

#1385 KINGSWAY  
COMMERCIAL  
BUILDING

KNIGHT STREET



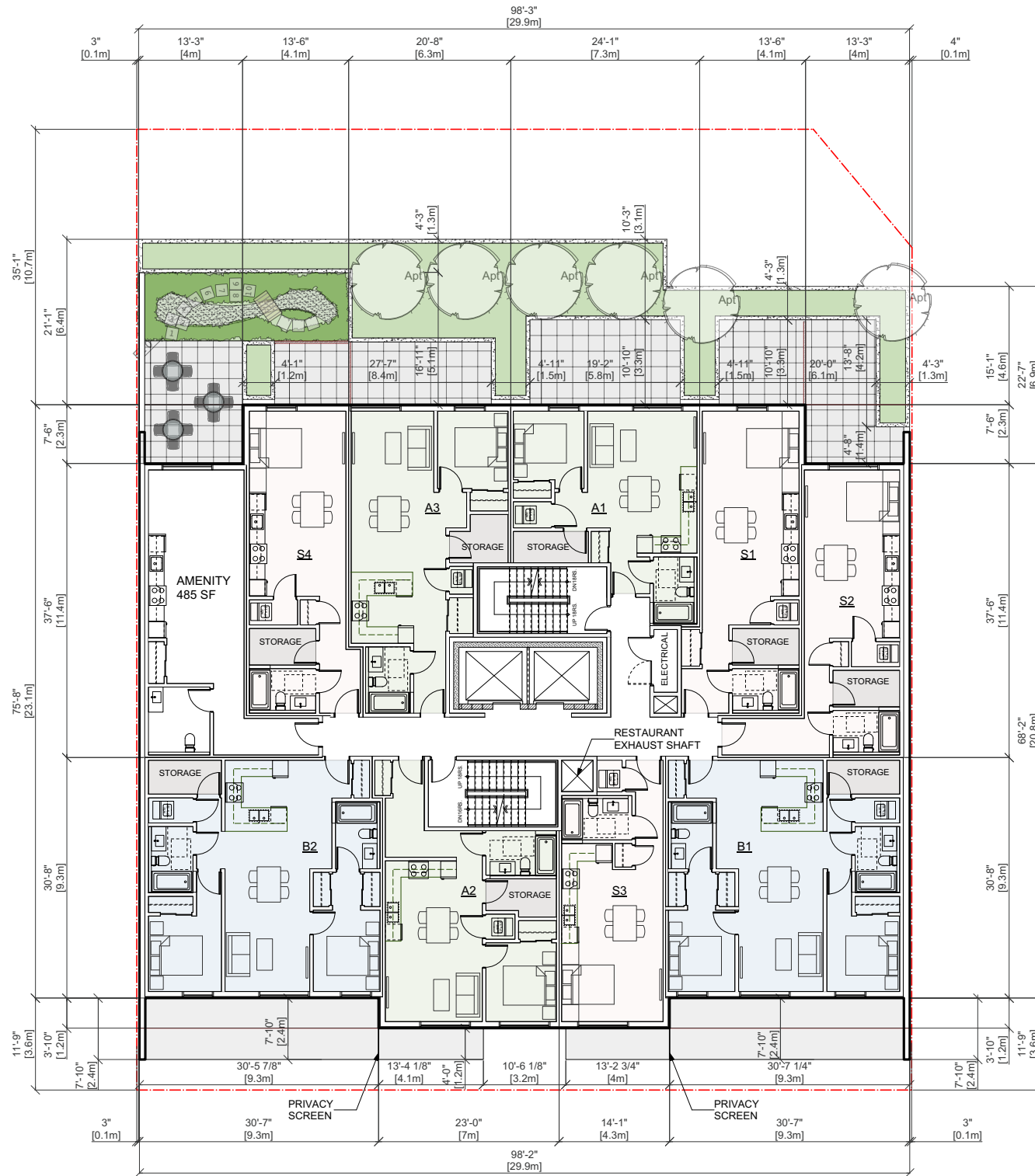
# MEZZANINE FLOOR PLAN



UNIT TYPES MF		
TYPE	UNIT AREA (W/O STORAGE)	COUNT
<b>1 BED UNIT</b>		
B1	642 SF	1
<b>TOTAL</b>	<b>1,226 SF</b>	<b>1</b>
*UNIT AREAS ARE TAKEN FROM INSIDE OF WALLS		
*UNIT CALCULATIONS = [UNIT SIZE] - [STORAGE]		



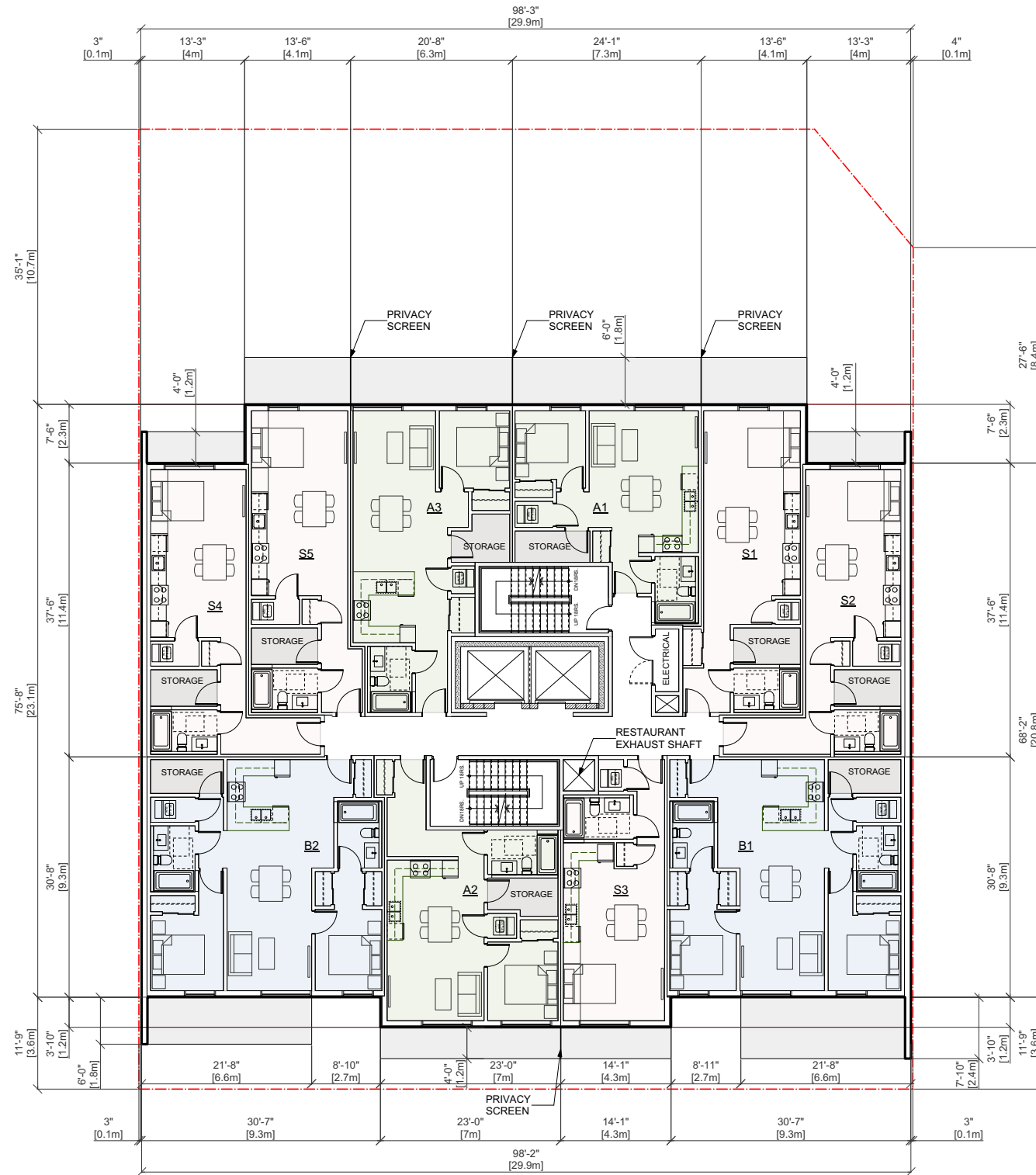
# 2ND FLOOR PLAN



UNIT TYPES 2F		
TYPE	UNIT AREA (W/O STORAGE)	COUNT
<b>STUDIO UNIT</b>		
S1	464 SF	1
S2	451 SF	1
S3	410 SF	1
S4	450 SF	1
<b>TOTAL</b>	<b>1775 SF</b>	<b>4</b>
<b>1 BED UNIT</b>		
A1	479 SF	1
A2	542 SF	1
A3	593 SF	1
<b>TOTAL</b>	<b>1,614 SF</b>	<b>3</b>
<b>2 BED UNIT</b>		
B1	830 SF	1
B2	823 SF	1
<b>TOTAL</b>	<b>1,653 SF</b>	<b>2</b>
*UNIT AREAS ARE TAKEN FROM INSIDE OF WALLS		
*UNIT CALCULATIONS = [UNIT SIZE] - [STORAGE]		



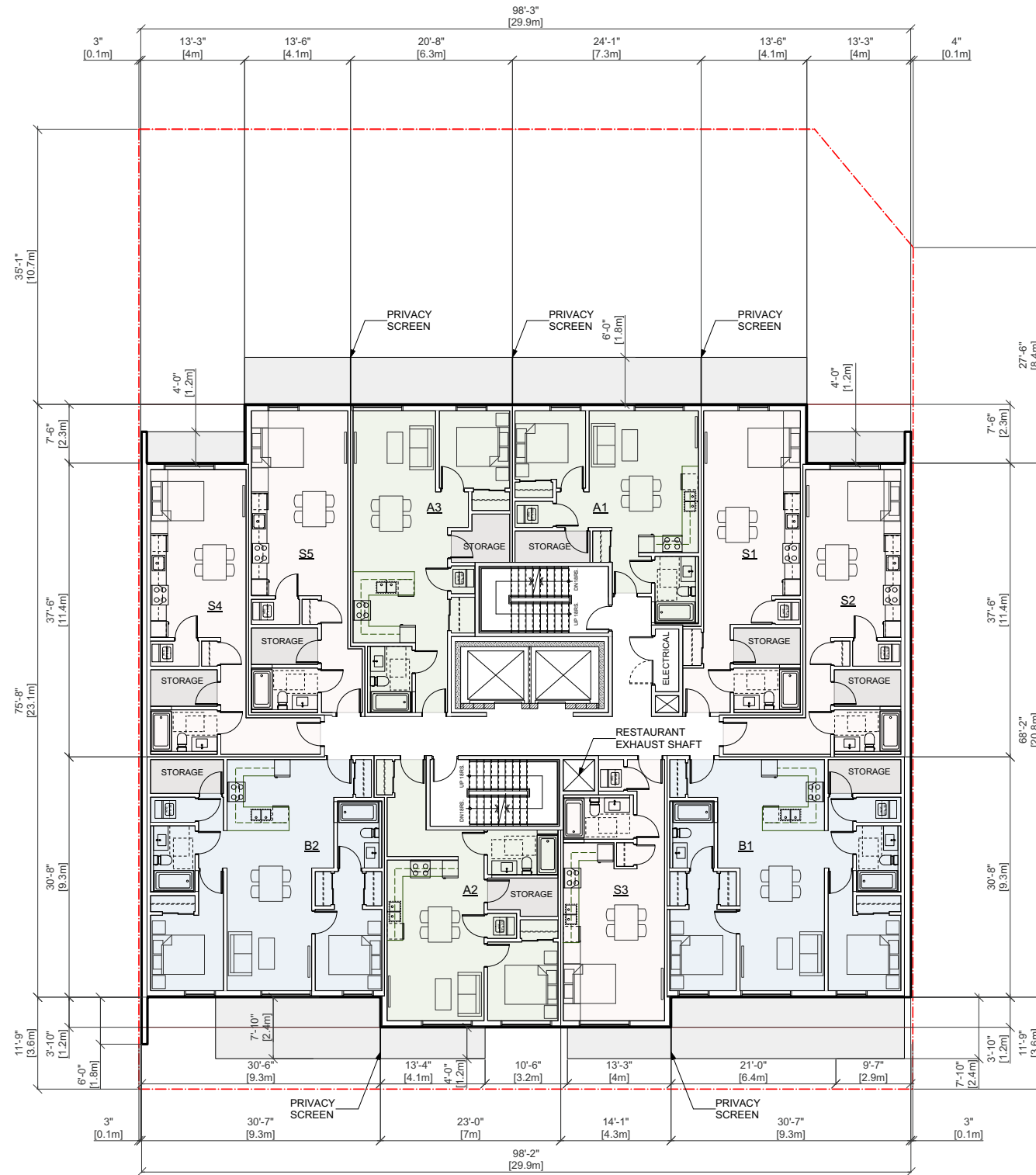
# 3RD FLOOR PLAN



UNIT TYPES 3F		
TYPE	UNIT AREA (W/O STORAGE)	COUNT
<b>STUDIO UNIT</b>		
S1	464 SF	1
S2	451 SF	1
S3	410 SF	1
S4	447 SF	1
S5	450 SF	1
TOTAL	2,222 SF	5
<b>1 BED UNIT</b>		
A1	479 SF	1
A2	542 SF	1
A3	593 SF	1
TOTAL	1,614 SF	3
<b>2 BED UNIT</b>		
B1	830 SF	1
B2	823 SF	1
TOTAL	1,653 SF	2
*UNIT AREAS ARE TAKEN FROM INSIDE OF WALLS		
*UNIT CALCULATIONS = [UNIT SIZE] - [STORAGE]		



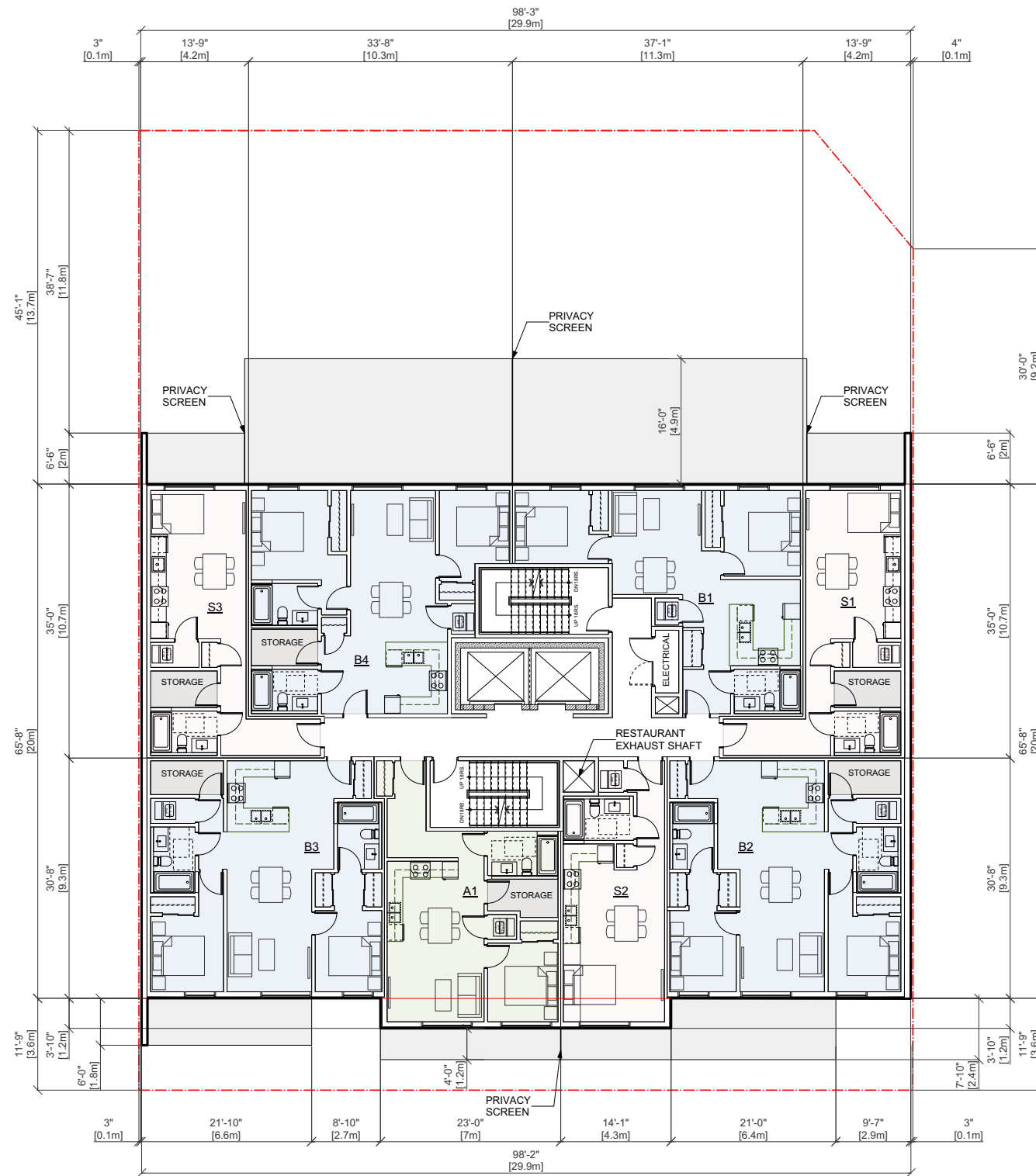
# 4TH FLOOR PLAN



UNIT TYPES 4F		
TYPE	UNIT AREA (W/O STORAGE)	COUNT
<b>STUDIO UNIT</b>		
S1	464 SF	1
S2	451 SF	1
S3	410 SF	1
S4	447 SF	1
S5	450 SF	1
TOTAL	2,222 SF	5
<b>1 BED UNIT</b>		
A1	479 SF	1
A2	542 SF	1
A3	593 SF	1
TOTAL	1,614 SF	3
<b>2 BED UNIT</b>		
B1	830 SF	1
B2	823 SF	1
TOTAL	1,653 SF	2
*UNIT AREAS ARE TAKEN FROM INSIDE OF WALLS		
*UNIT CALCULATIONS = [UNIT SIZE] - [STORAGE]		



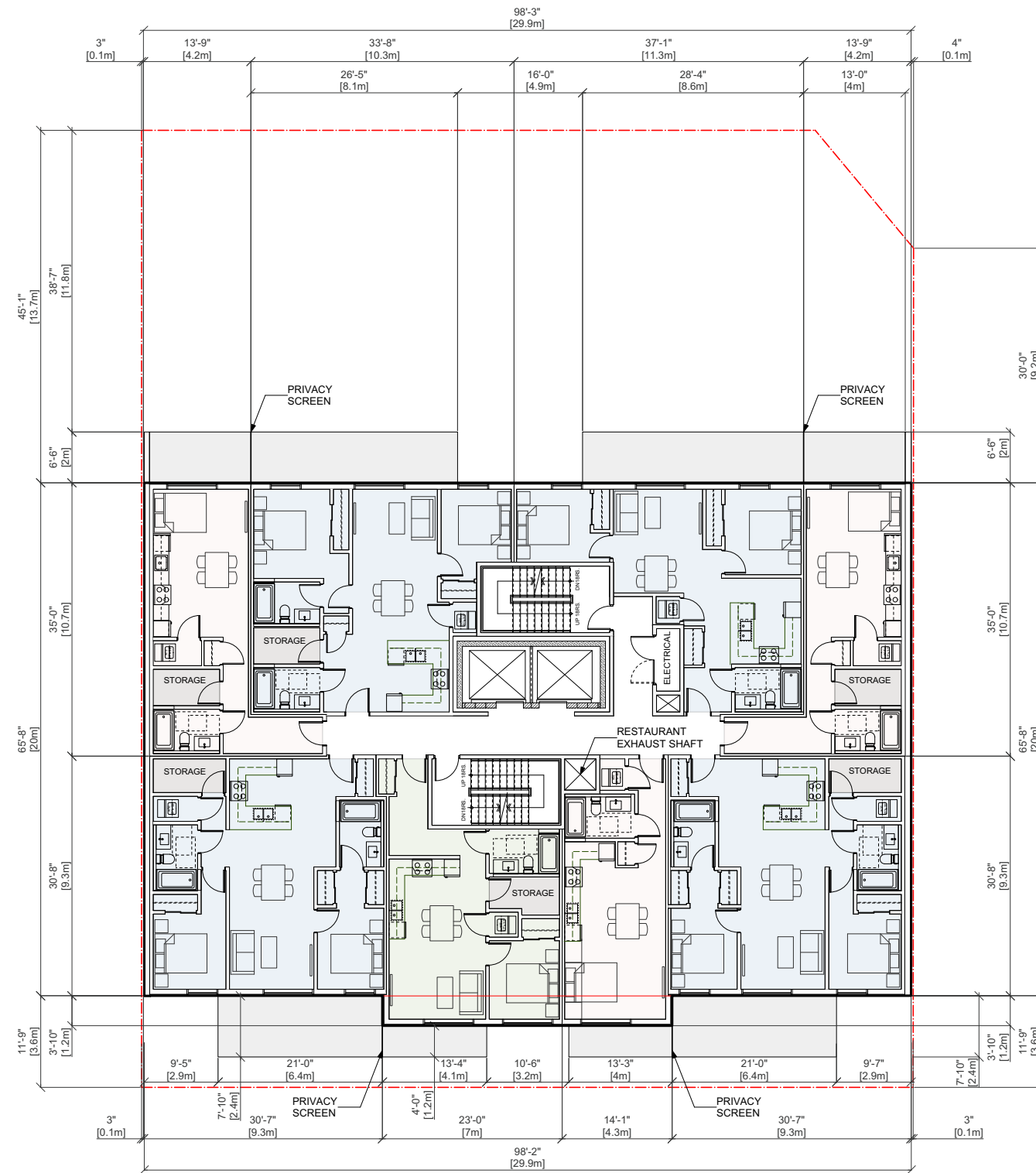
# 5TH FLOOR PLAN



UNIT TYPES 5F		
TYPE	UNIT AREA (W/O STORAGE)	COUNT
<b>STUDIO UNIT</b>		
S1	421 SF	1
S2	410 SF	1
S3	416 SF	1
<b>TOTAL</b>	<b>1,247 SF</b>	<b>3</b>
<b>1 BED UNIT</b>		
A1	542 SF	1
<b>TOTAL</b>	<b>542 SF</b>	<b>1</b>
<b>2 BED UNIT</b>		
B1	676 SF	1
B2	830 SF	1
B3	823 SF	1
B4	780 SF	1
<b>TOTAL</b>	<b>3,109 SF</b>	<b>4</b>
*UNIT AREAS ARE TAKEN FROM INSIDE OF WALLS		
*UNIT CALCULATIONS = [UNIT SIZE] - [STORAGE]		



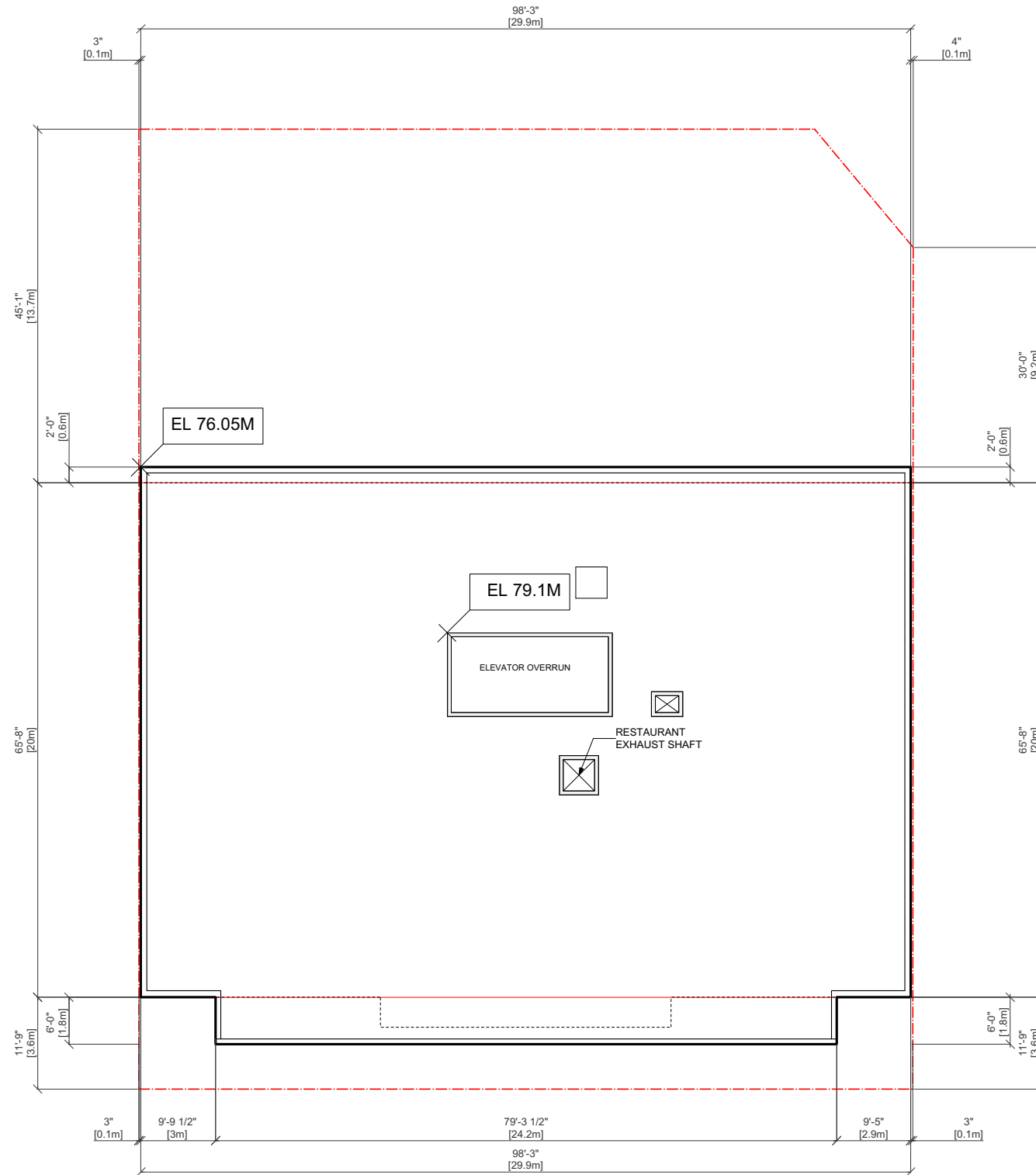
# 6TH FLOOR PLAN



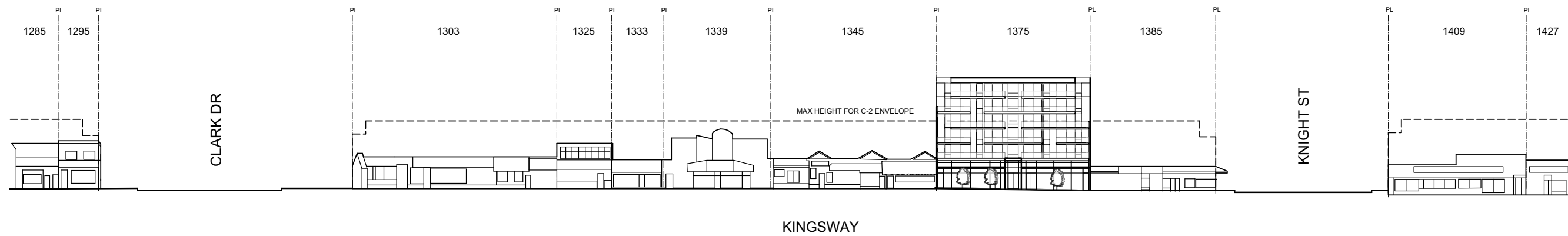
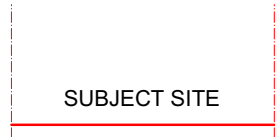
UNIT TYPES 6F		
TYPE	UNIT AREA (W/O STORAGE)	COUNT
<b>STUDIO UNIT</b>		
S1	421 SF	1
S2	410 SF	1
S3	416 SF	1
<b>TOTAL</b>	<b>1,247 SF</b>	<b>3</b>
<b>1 BED UNIT</b>		
A1	542 SF	1
<b>TOTAL</b>	<b>542 SF</b>	<b>1</b>
<b>2 BED UNIT</b>		
B1	676 SF	1
B2	830 SF	1
B3	823 SF	1
B4	780 SF	1
<b>TOTAL</b>	<b>3,109 SF</b>	<b>4</b>
*UNIT AREAS ARE TAKEN FROM INSIDE OF WALLS		
*UNIT CALCULATIONS = [UNIT SIZE] - [STORAGE]		



# ROOF FLOOR PLAN



# KINGSWAY STREETSCAPE

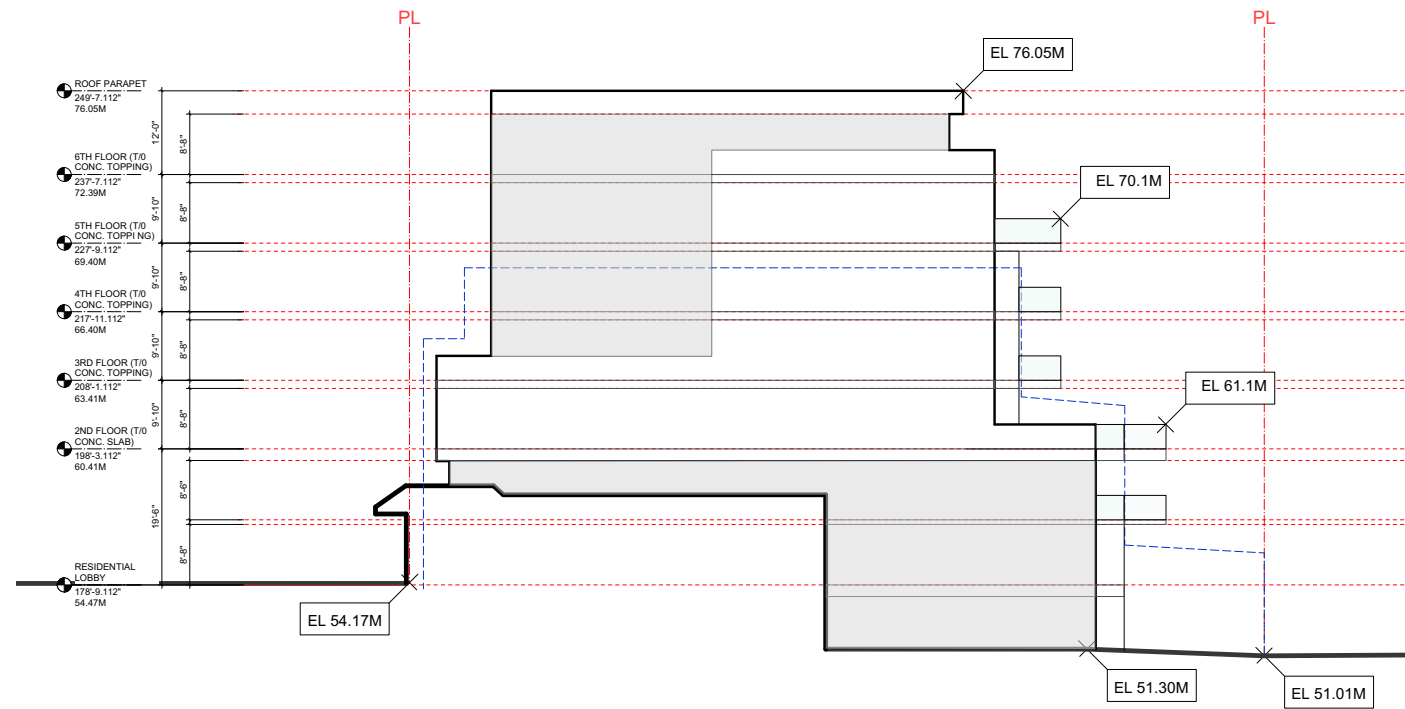




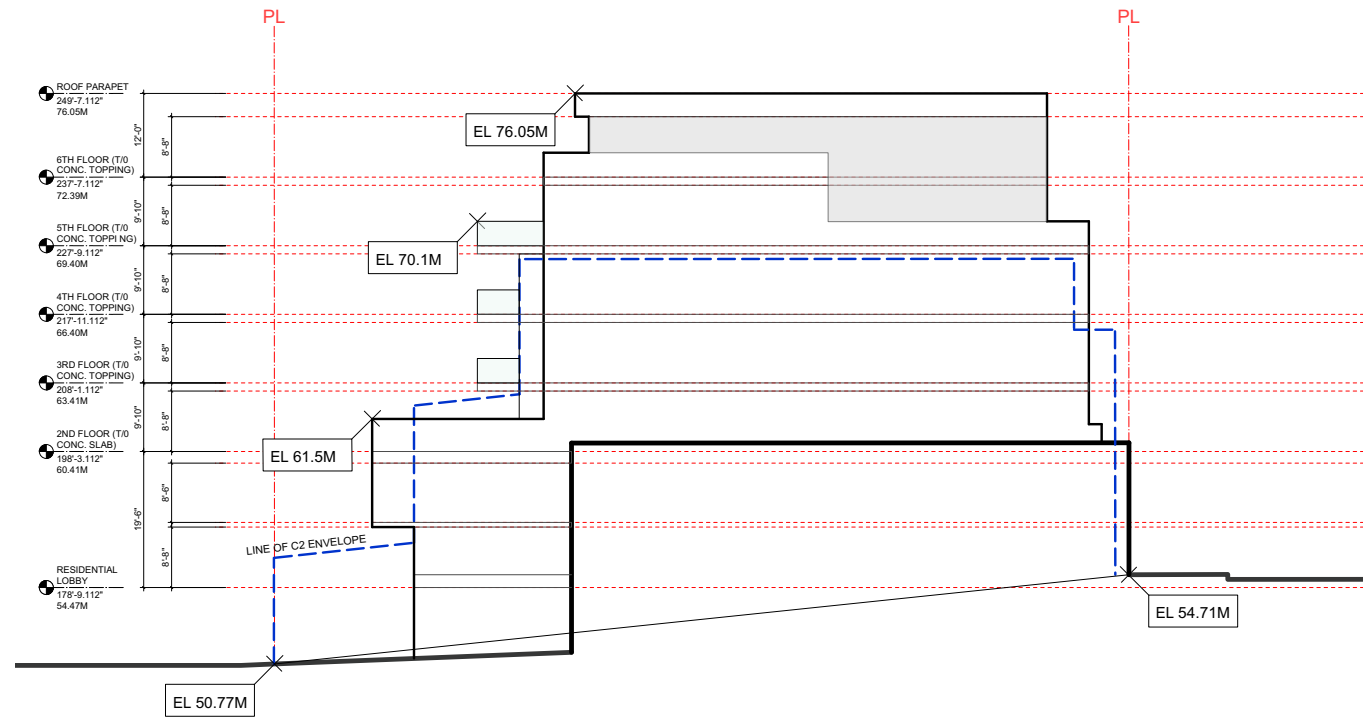
# ELEVATIONS



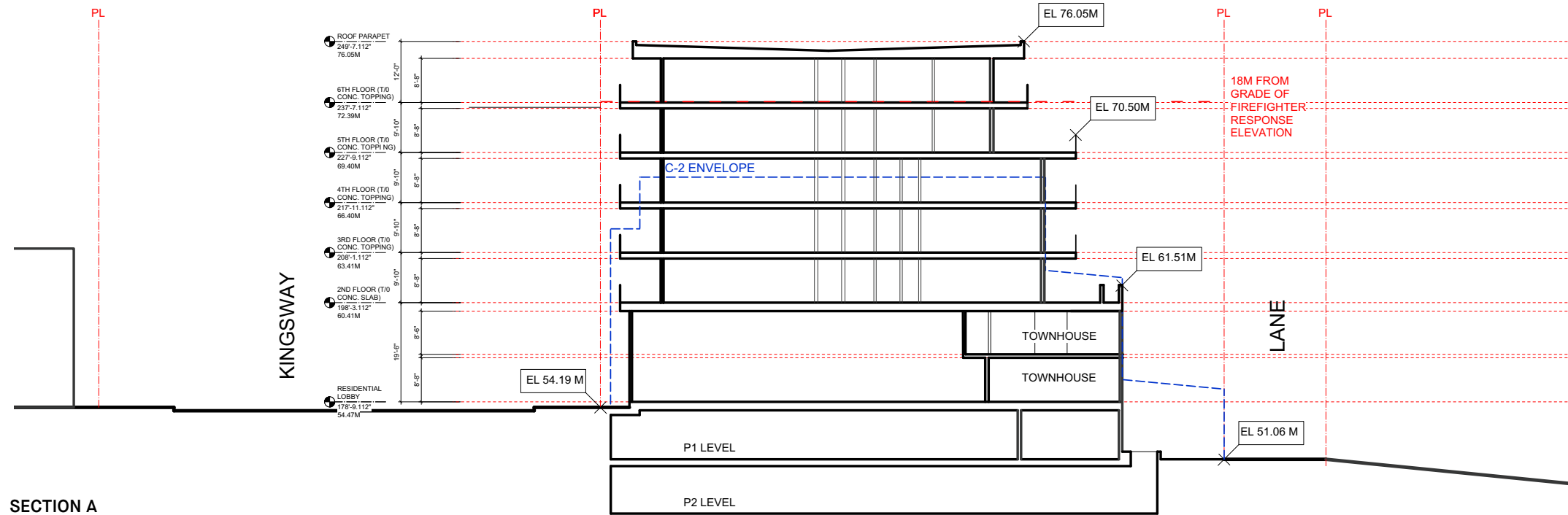
SOUTH ELEVATION



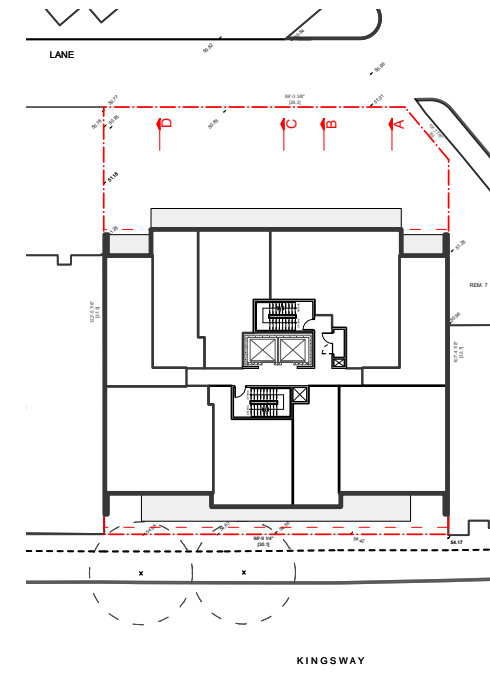
EAST ELEVATION



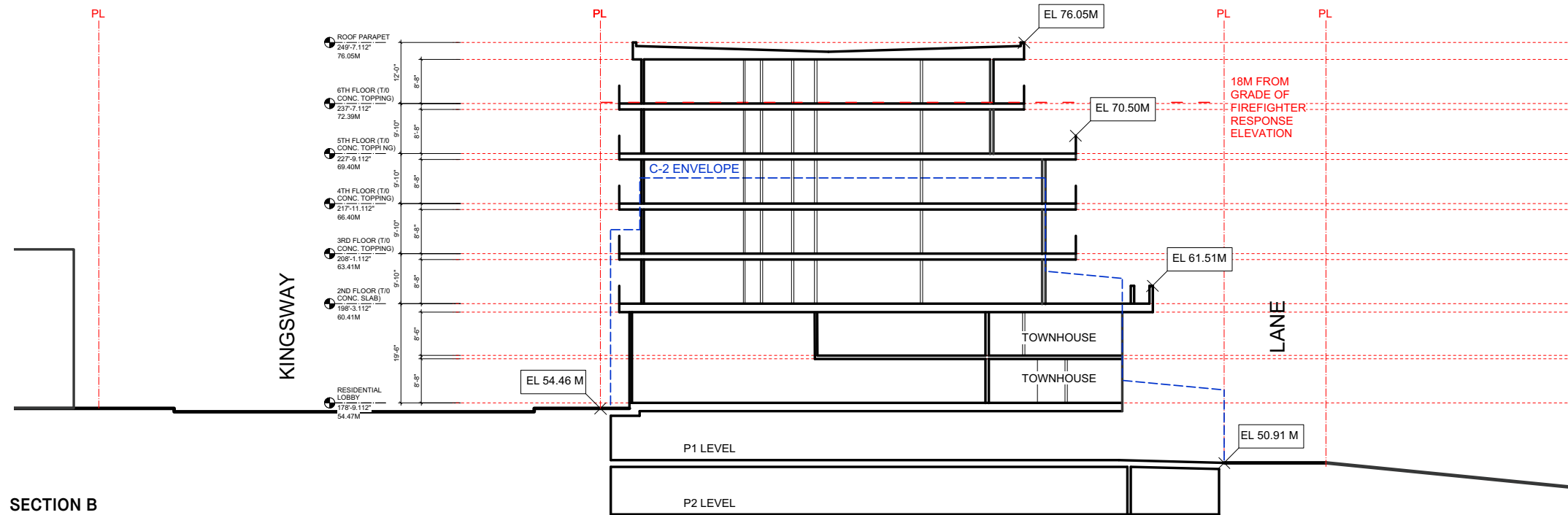
# SECTIONS



SECTION A

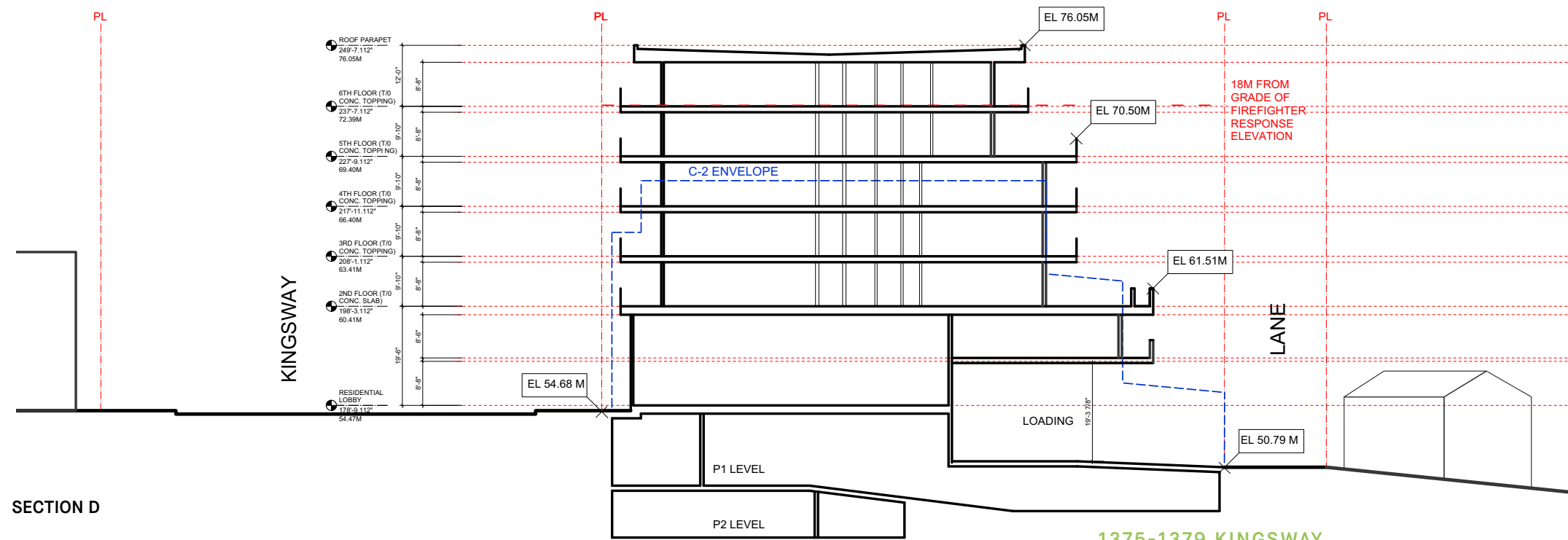
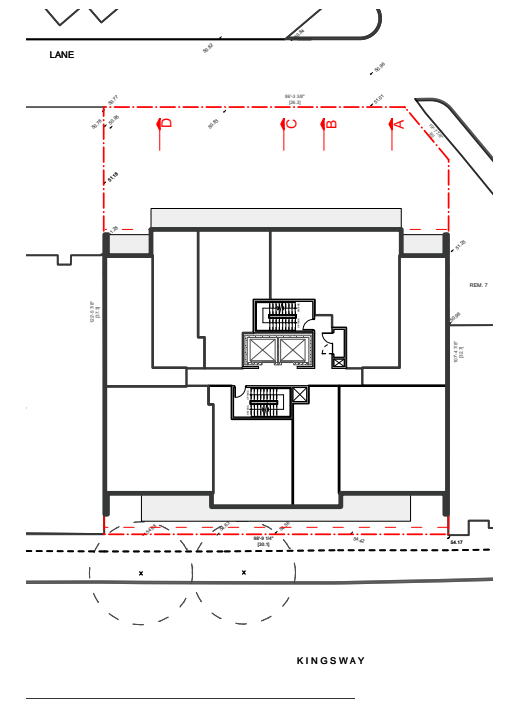
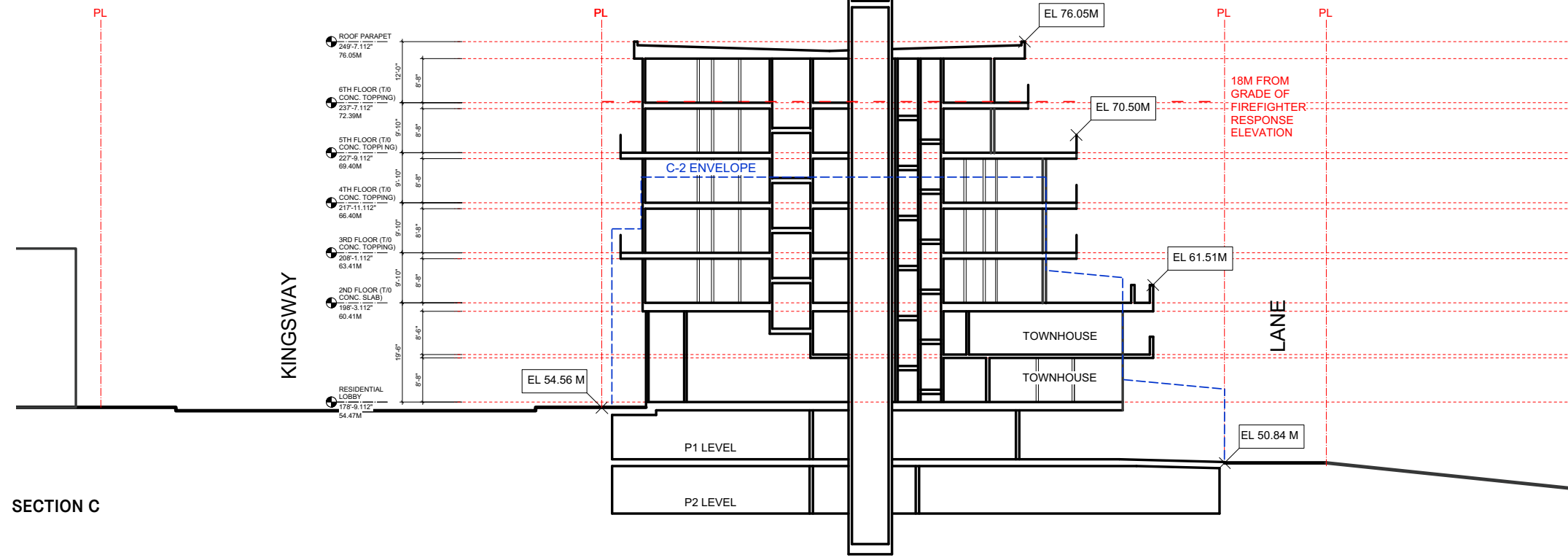


KEYPLAN



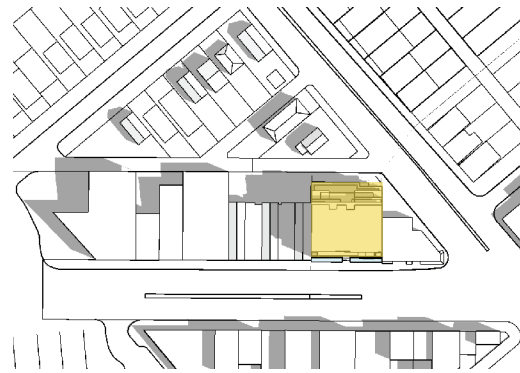
SECTION B

SECTIONS

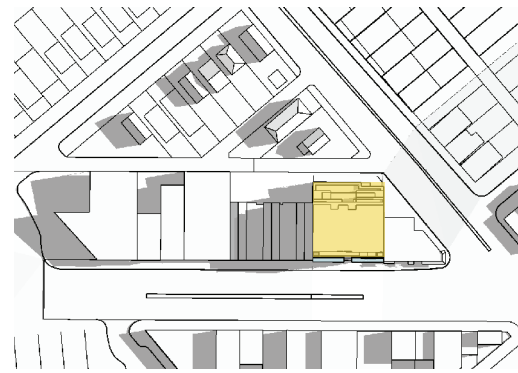


1375-1379 KINGSWAY

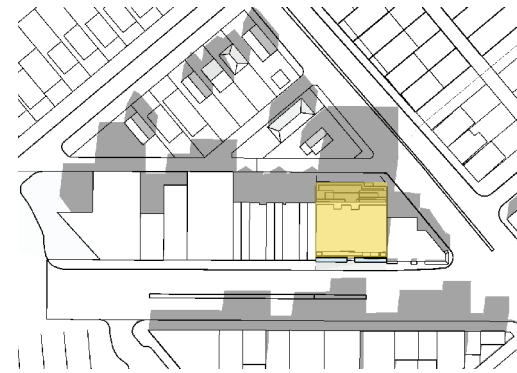
# SHADOW STUDIES



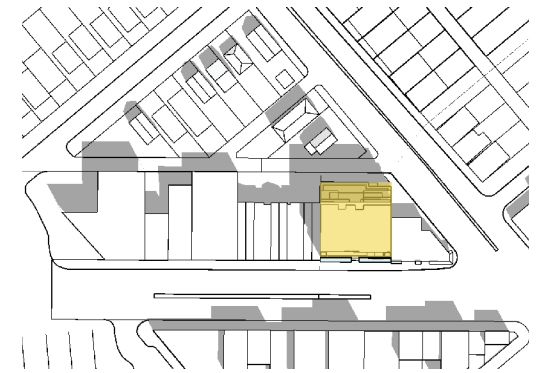
MARCH 21 10:00 AM



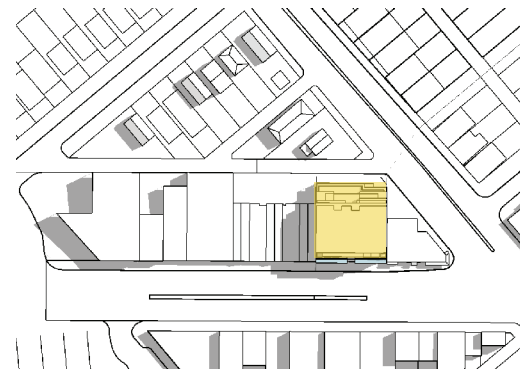
MARCH 21 12:00 PM



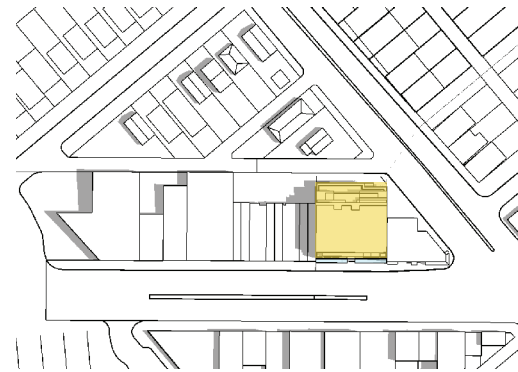
MARCH 21 2:00 PM



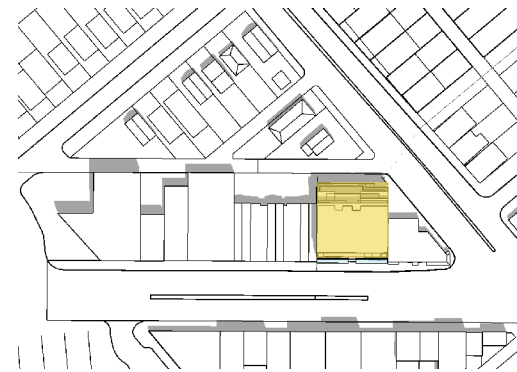
MARCH 21 4:00 PM



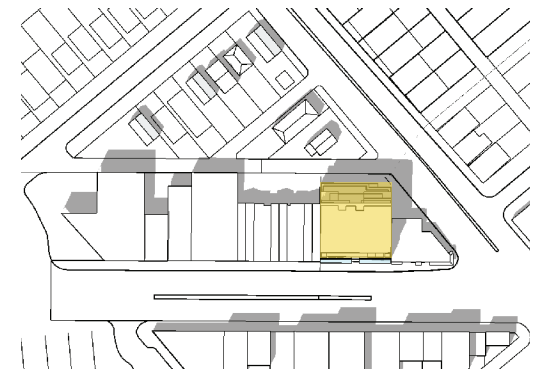
SEPTEMBER 21 10:00 AM



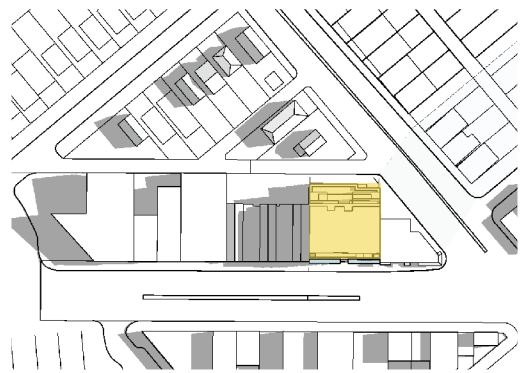
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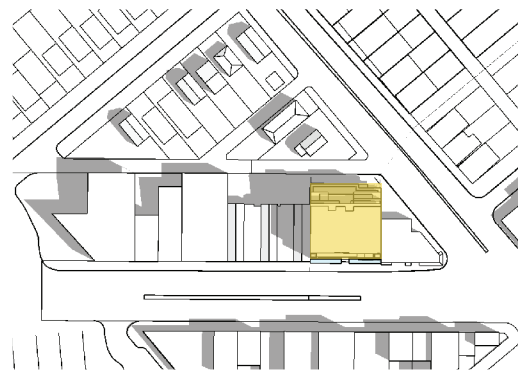
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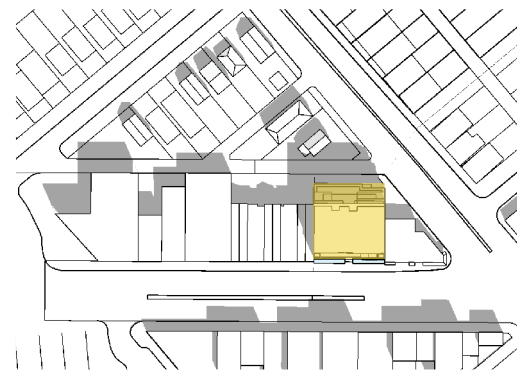
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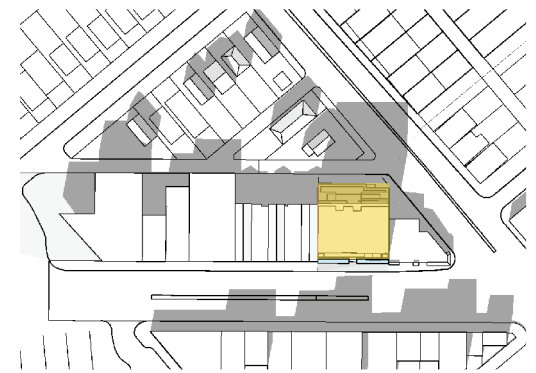
DECEMBER 21 10:00 AM



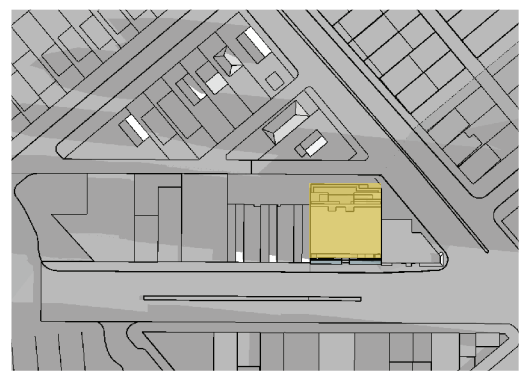
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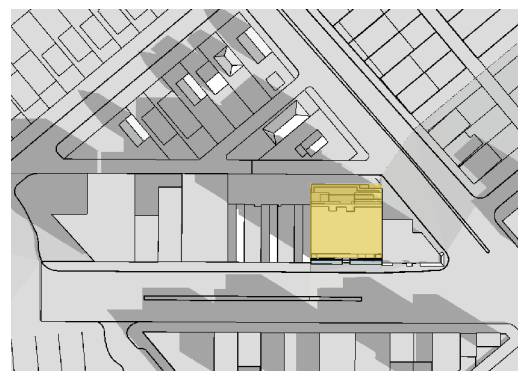
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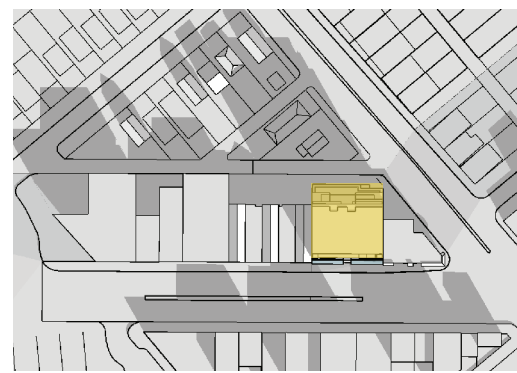
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JUNE 21 10:00 AM



JUNE 21 12:00 PM



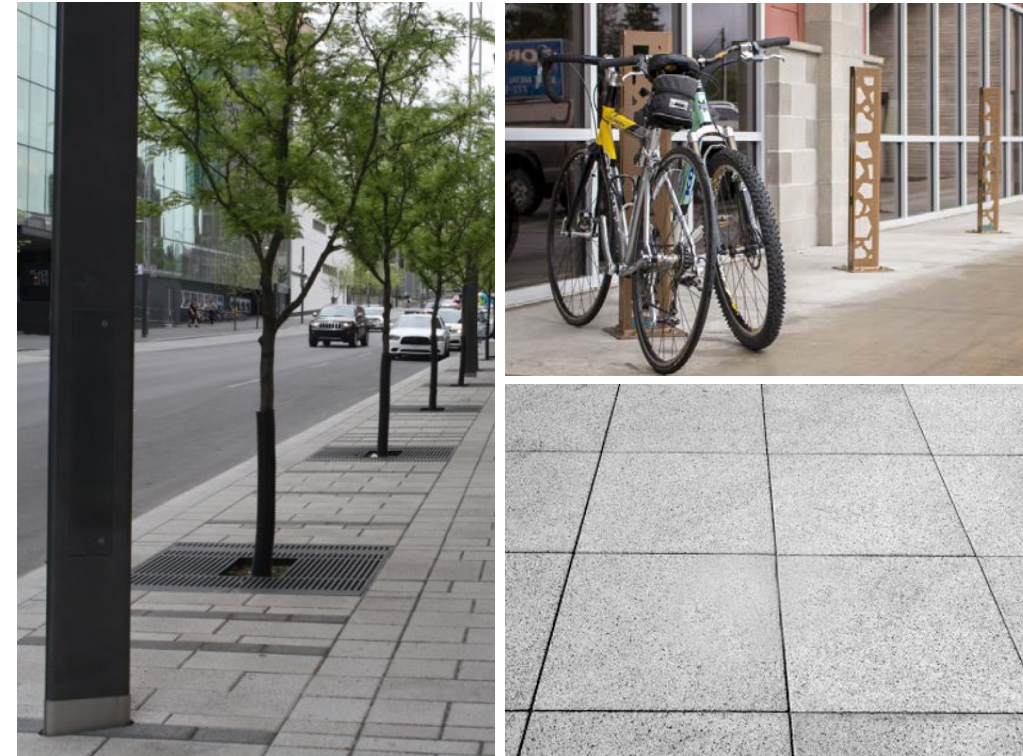
JUNE 21 2:00 PM



JUNE 21 4:00 PM

# LANDSCAPE MATERIALS

**Streetscape**



**Interactive Planting**



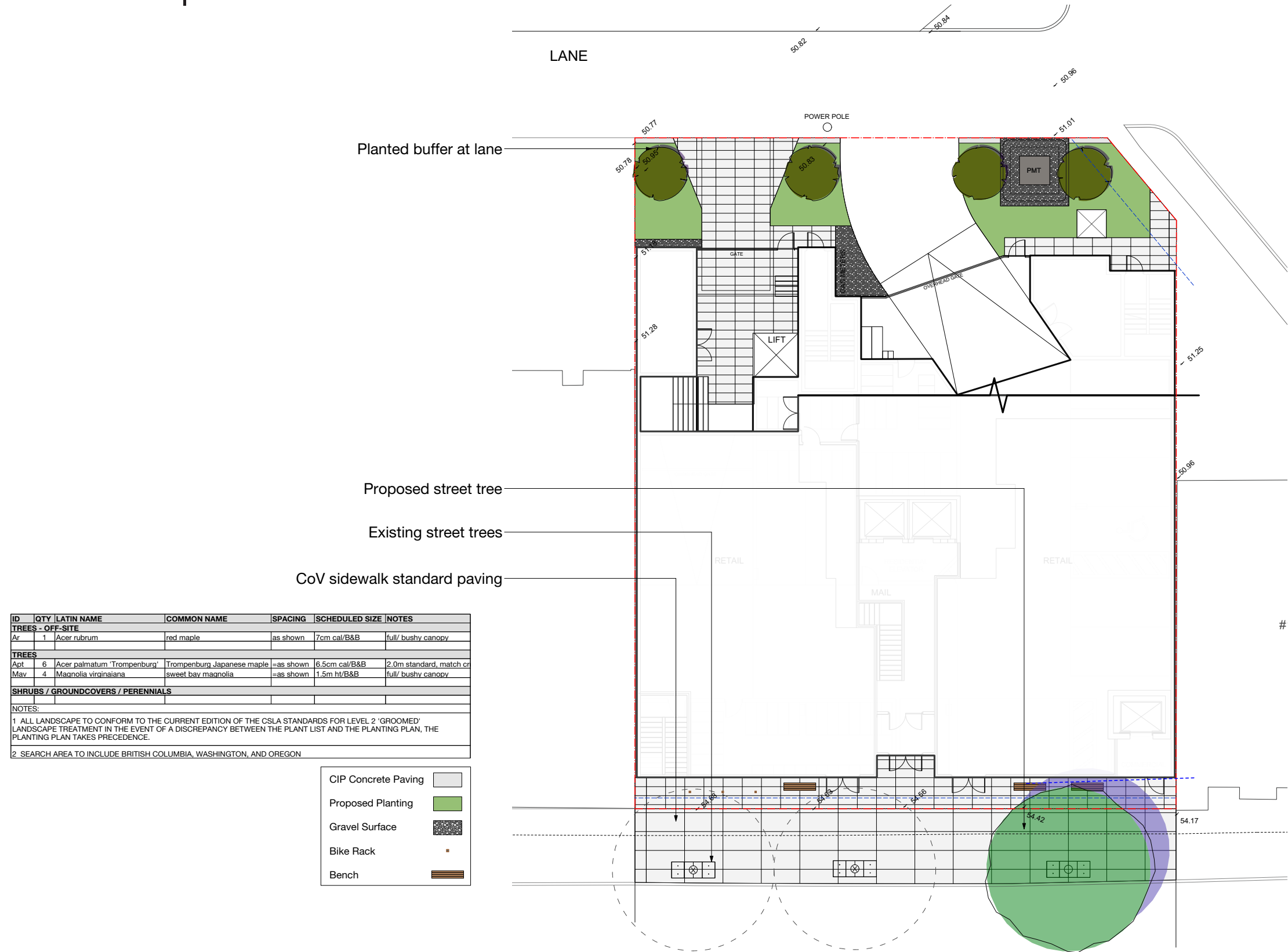
**Private Outdoor Space**



**Nature Play**



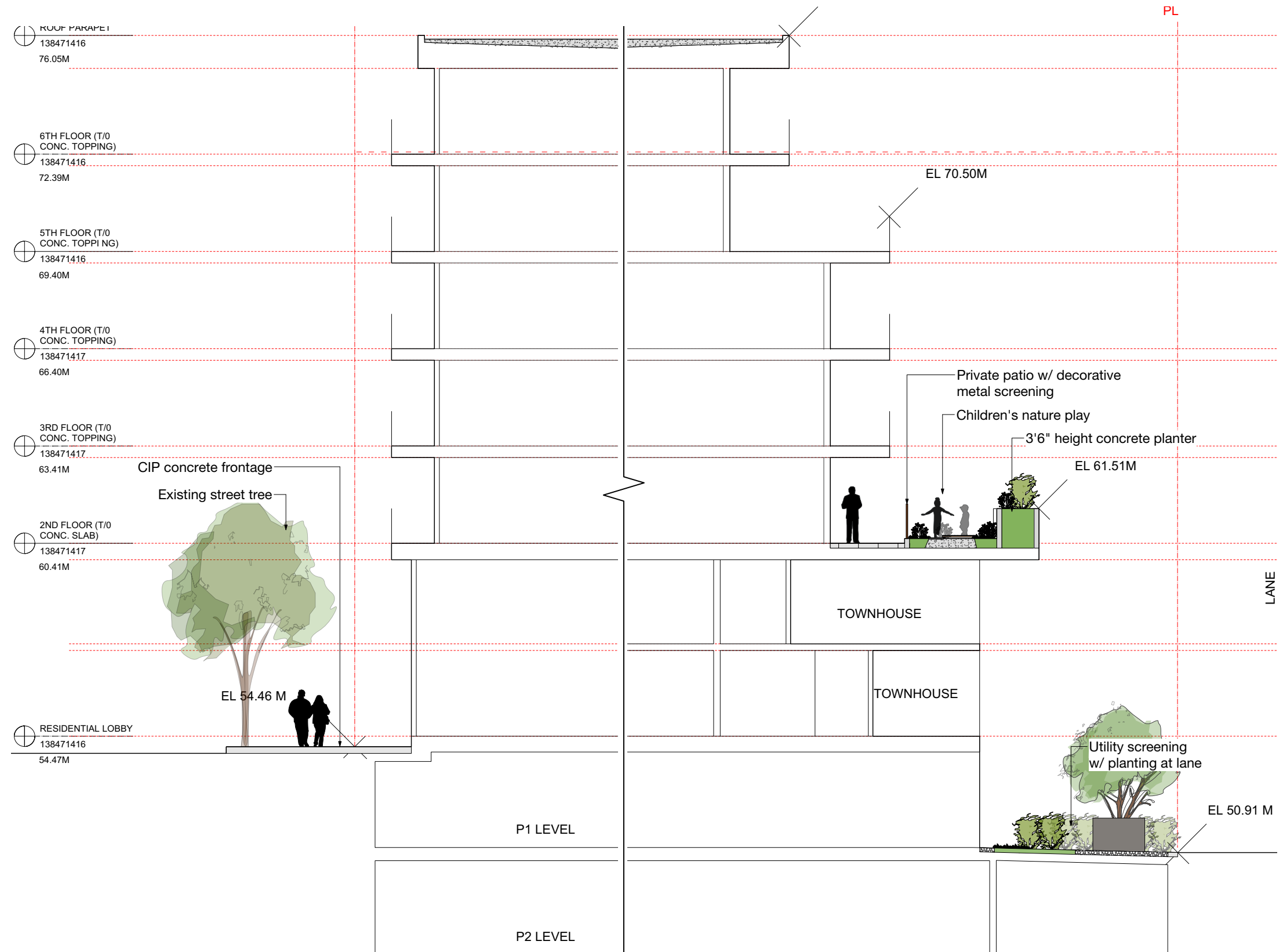
# LAYOUT + MATERIALS | P1 + GROUND LEVEL



# LAYOUT + MATERIALS | LEVEL 2

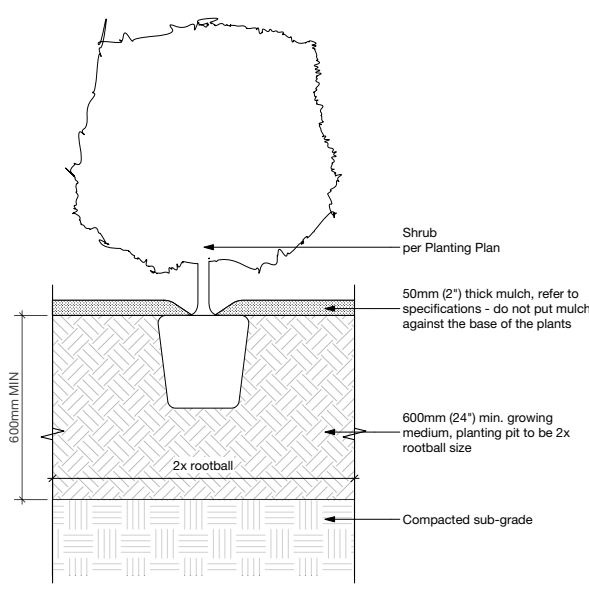


# SECTION

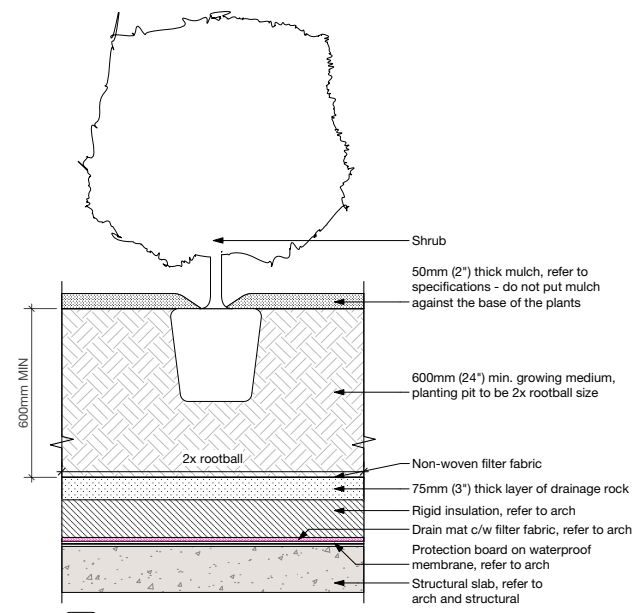




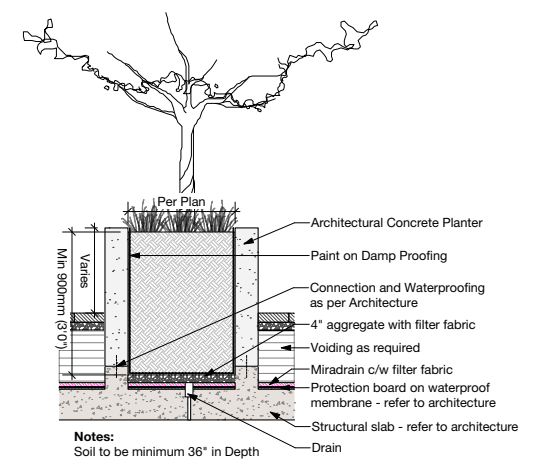
# LANDSCAPE DETAILS



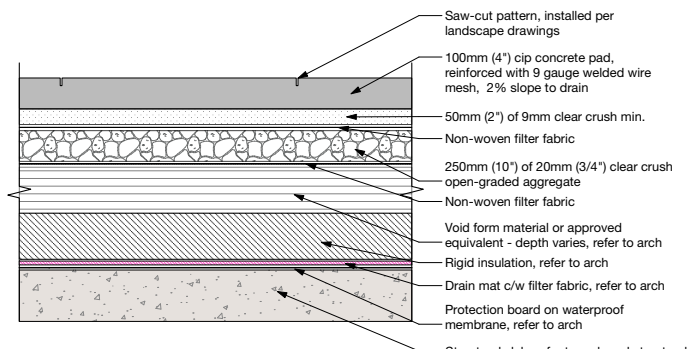
1 Shrub on Grade  
Scale: 1:10



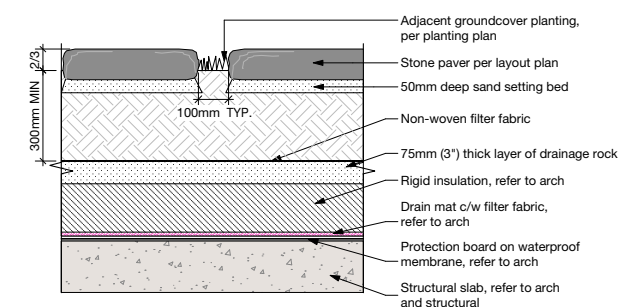
2 Shrub on Slab  
Scale: 1:10



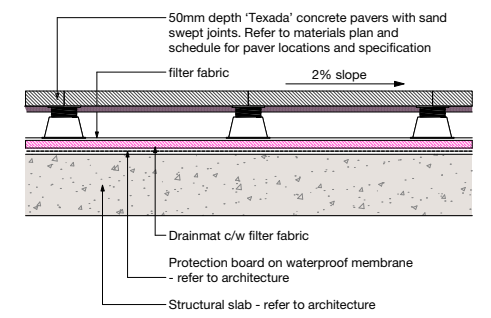
3 Tree in CIP Planter  
Scale: 1:20



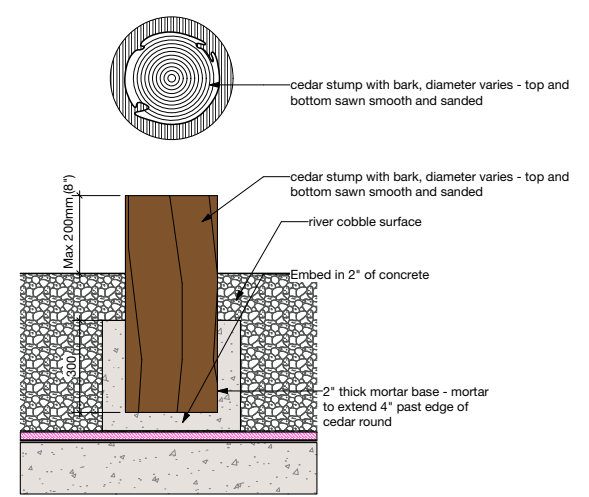
4 CIP Concrete on Slab  
Scale: 1:10



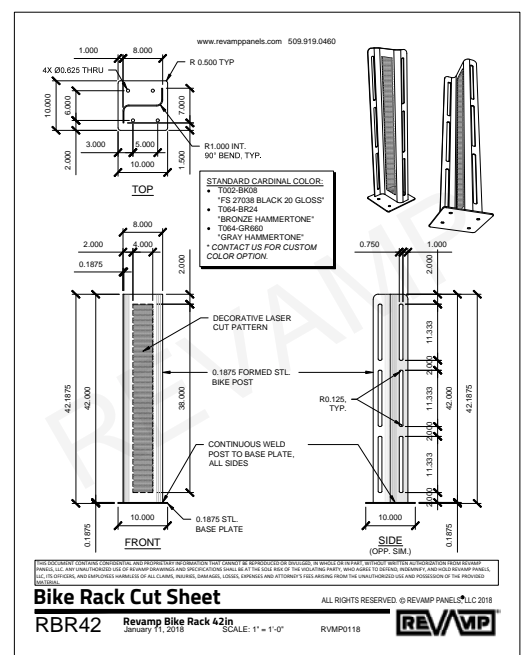
5 Step Pavers in Planting  
Scale: 1:10



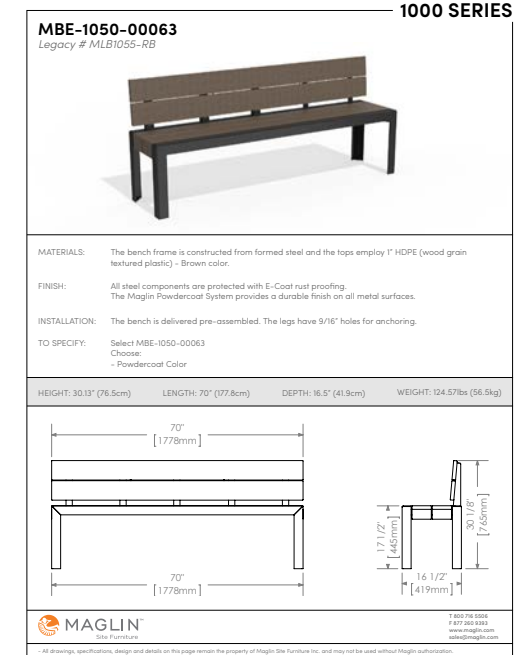
6 Slab Pavers on Pedestal  
Scale: 1:10



7 Timber Play Stumps on Slab  
Scale: 1:10



8 Surface Mounted Bike Rack



9 Surface Mounted Bench