

# 2970 KINGSWAY

VIRTUAL OPEN HOUSE

SEPTEMBER 13 - OCTOBER 3



# 2970 KINGSWAY

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WELCOME



Thank you for your interest in our proposal.

Kerkhoff Construction, in collaboration with Formosis Architecture, have prepared a rezoning application for the property at 2970 Kingsway.

In response to COVID-19, the City of Vancouver will be holding an extended online question and answer period in place of an in-person open house for this project. The purpose of the online consultation process is to share our vision for the site and to gain valuable feedback from the community.



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## PROJECT TEAM OVERVIEW



For over fifty years, Kerkhoff has been a well respected industry leader in development and construction across BC. We are leaders in real estate development, construction, and project management.

A commitment to excellence, innovation, and integrity has maintained our reputation for quality. By teaming up with like-minded groups, Kerkhoff is changing skylines and communities for the better.



Formosis architecture is a local, independently owned boutique design firm located in Gastown and Burnaby. With over 75 years of combined expertise in complex commercial, institutional, community, mixed use projects, commercial interiors, and sustainable design, Formosis uniquely offers distinctive ideas with the technical knowledge and in-the-field experience to support our client's vision and produce a community asset.

From the initial concept sketch all the way through the project's construction and occupancy we work hand in hand with our clients and their stakeholders to provide a sound and beautifully designed space.



Connect is not just a word in our name. It is the foundation of who we are and what we do. The connections to each other, our clients, and our community fuel our collaborative nature. Our commitment to our craft inspires a curious, creative, and solution focused approach. We embrace challenge, promote initiative, and celebrate our successes. We truly believe our potential is limitless.

Our vision is simple – Connect people to their environment through meaningful design. We draw inspiration from the natural landscape while embracing built form and infrastructure – the intersection of art, science, context, and people.

## Owner

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Email: [john.moore@integralgroup.com](mailto:john.moore@integralgroup.com)

180 - 200 Granville Street  
Vancouver, B.C. V6C 1S4  
Tel: 604-687-1800  
[www.integralgroup.com](http://www.integralgroup.com)

## Envelope

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Email: [sam@bcbuildingscience.com](mailto:sam@bcbuildingscience.com)

611 Bent Court  
New Westminster, B.C. V3M 1V3  
Tel: 604-520-6456  
[www.bcbuildingscience.com](http://www.bcbuildingscience.com)

## Energy

BC Building Science Ltd.  
Contact: Farshid Bagheri  
Email: [farshid@bcbuildingscience.com](mailto:farshid@bcbuildingscience.com)

611 Bent Court  
New Westminster, B.C. V3M 1V3  
Tel: 604-520-6456  
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Vancouver, B.C. V6P 6P2  
Tel: 604-439-0922  
[www.geopacific.ca](http://www.geopacific.ca)

## Arborist

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Contact: Dave Klein

6485 Prince Albert Street  
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Tel: 604-833-2479  
[www.thetreepolice.com](http://www.thetreepolice.com)

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## PROJECT TEAM



# 2970 KINGSWAY

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## Rezoning Rationale

The intent is to rezone 2970 Kingsway from C-2 to CD-1 to permit the development of a six-storey mixed-use building with 127 secured market rental units and commercial at grade.

The development proposal is located in the Renfrew-Collingwood neighbourhood of Vancouver where Kingsway cuts through the traditionally orthogonal network of N-S and E-W streets to form a unique triangular parcel. The 24,905 sf (2,313.8 m<sup>2</sup>) site is located between Kingsway to the North, Rupert St to the East and School Avenue to the South. The Kingsway frontage is approximately 345'-0" (105 m) in length, the Rupert Street frontage is approximately 138'-0" (42 m), and the School Avenue frontage is approximately 320'-0" (98 m).

The variety of schools, parks, and commercial retail, as well as public library and community centre within a 5 – 10 minute walking radius make 2970 Kingsway an ideal location for secured market rental housing. The site is also well connected to the Translink network with multiple transit options within a very short distance: Joyce-Collingwood Skytrain station is less than 15 minute walk, the RapidBus R4 stop is less than a 5 minute walk, and there are multiple Frequent Transit Network buses along Kingsway.

The proposed development accommodates 5.5m SRWs along both the Kingsway and Rupert Street frontages, as well as a 4.5m SRW along the School Avenue frontage. There are also dedications along Rupert Street and at the West end of the site where Kingsway meets School Avenue. This widened pedestrian realm will encourage pedestrian movement around all three sides of the site, allow commercial uses at grade to provide outdoor seating and animate the street, and provide a green buffer along School Avenue with integrated seating and new street trees.

## Project Description

The proposal includes a total gross floor area of 103,450 SF (9,610.8 m<sup>2</sup>) of which 16,845 SF (1,565.0 m<sup>2</sup>) is commercial use at grade. A total of 127 residential rental units are provided, including 6 three-bed units, 39 two-bed units, 46 one-bed units and 36 studios. A total of 36% family-oriented units are provided.

A common indoor amenity room is located at the ground floor adjacent the residential lobby, providing a convenient, flexible, and highly visible multi-purpose space for residents. The building roof level contains an extensive amount of common amenity programming including bbq and dining areas, firepits and lounge areas, a kids play area, dog run, and urban agriculture. The remaining roof area is covered by an extensive green roof containing a wide variety of grasses and planting.

The design of the building will comply with the energy targets set out in Path B of the City of Vancouver's Green Building Policy for Rezoning, resulting in an efficient, progressive, and environmentally responsible development. The intent is for this project to incorporate modern building envelope strategies and mechanical systems that both build for the future and enhance the livability and comfort of the indoor environments.

Parking for the building is provided in two levels of underground parking, with the P1 level reserved for commercial use, residential visitor parking, Class A passenger loading, two Class A loading spaces, and extensive bicycle storage rooms. The P2 level will be secured parking for residential building tenants only. Two Class B loading spaces are provided at grade off School Avenue. Access to commercial parking from grade is made convenient and safe via a dedicated elevator fronting onto Kingsway.

Guidelines and policies informing this rezoning application can be found in the subsequent Policies and Guidelines section of this submission.

The vacant site at 2970 Kingsway is well positioned for development into a mixed-use secured market rental building given its ability to accommodate a reasonable density, integrate into the urban, mixed-use context along Kingsway, and its proximity to amenities and transit. The proposal which follows is an appropriate response which incorporates accessibility, sustainability, and a carefully considered building form.

# 2970 KINGSWAY

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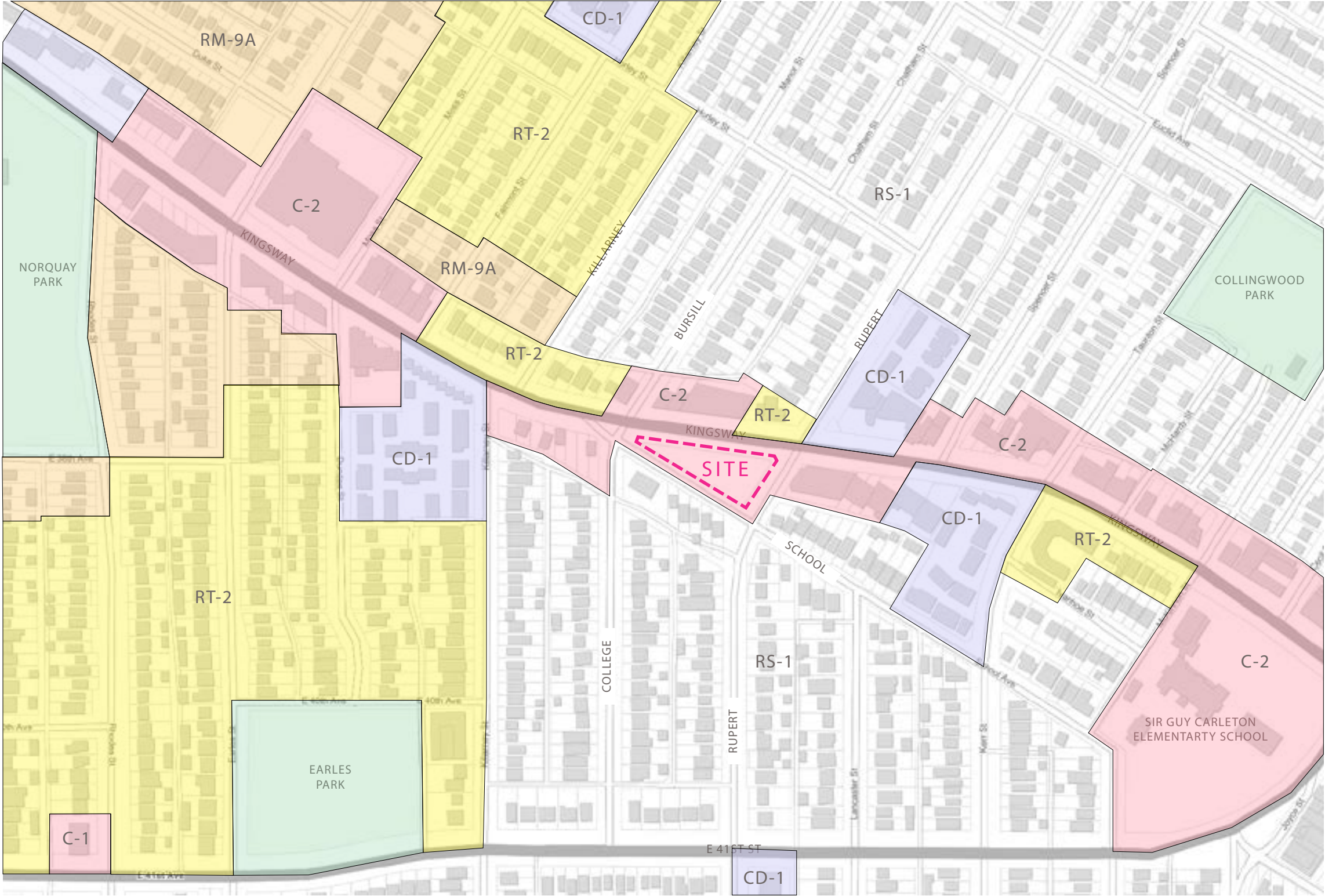
## REZONING RATIONALE

Civic Address:	2970 Kingsway
Legal Description:	Lot D Block 13 District Lot 37 Group 1 N.W.D. Plan LMP15755
Local Area:	Renfrew-Collingwood
Current Zoning:	C-2 Commercial District
Proposed Zoning:	CD - 1 Comprehensive Development
Proposed Uses:	
L1 / Ground Floor:	Commercial
L2 - L6:	Residential
Proposed Height:	24.21m / 79'-5"
Number of Stories:	6
Setbacks:	
Kingsway:	5.5m / 18'-0" SRW
Rupert Street:	5.5m / 18'-0" SRW
School Ave:	4.5m / 14'-9" SRW
Density:	3.96 FSR

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## EXISTING ZONING AND ZONING ANALYSIS



- SUBJECT SITE
- COMMERCIAL
- COMPREHENSIVE DEVELOPMENT
- LIMITED AGRICULTURE
- MULTIPLE DWELLING
- TWO-FAMILY DWELLING
- ONE-FAMILY DWELLING





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## CONTEXT MAP



- SUBJECT SITE
- 5 MINUTE WALKING DISTANCE (400m)
- FREQUENT TRANSIT NETWORK 99
- FREQUENT TRANSIT NETWORK
- BUS STOPS
- LIBRARY
- SCHOOLS
- PARKS AND GREEN





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## SITE CONTEXT



- A | VANCOUVER PUBLIC LIBRARY
- B | QUEENSLAND (4 STOREYS)
- C | 2945-2973 KINGSWAY (4 STOREYS)
- D | CASSANDRA HOTEL (3 STOREYS)
- E | 3000-3039 KINGSWAY (2 STOREYS)
- F | 3070 KINGSWAY DEVELOPMENT (6 STOREYS)
- G | 3068 KINGSWAY DEVELOPMENT (6 STOREYS)





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## STREETSCAPES



A | Looking South from Kingsway



D | Looking East from College Street



B | Looking North-West from Rupert Street



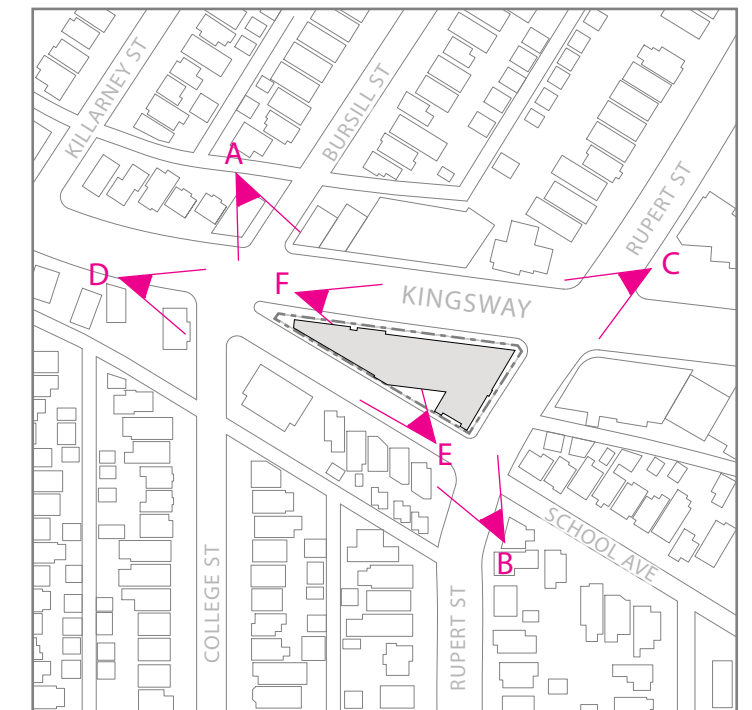
E | Looking North-East along School Avenue



C | Looking South-West from Kingsway



F | Looking East along Kingsway







A | 5055 Joyce Street



D | 1001 Kingsway



G | 810 Kingsway



J | 3068 Kingsway



B | 2725-2751 Kingsway



E | 1303 Kingsway



H | 1375 Kingsway



C | 3070 Kingsway



F | 602-644 Kingsway



I | 3304 Kingsway



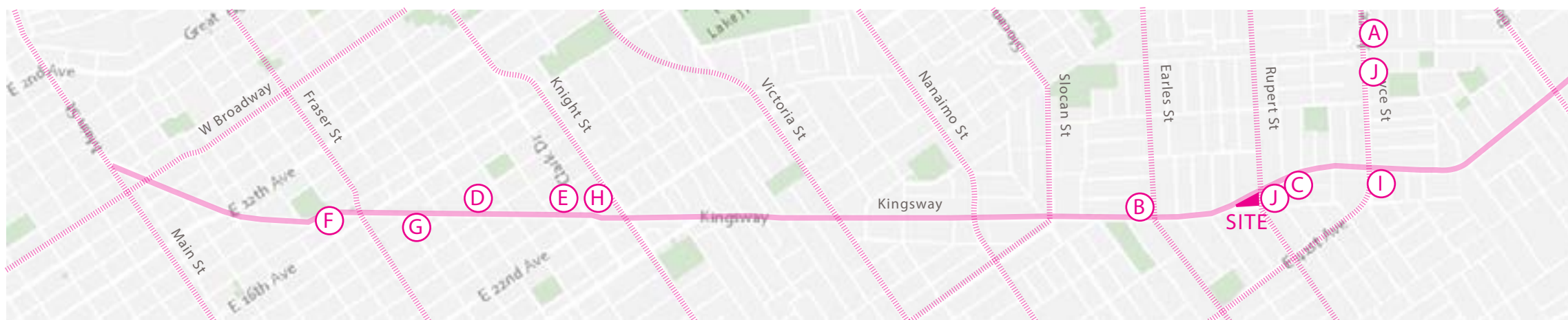
J | 5050 Joyce Street

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## NEIGHBOURHOOD CONTEXT

The proposed developments noted here, either directly on Kingsway or in close proximity to it, incorporate a minimum 5-storey streetwall, with increasing height and massing for corner sites. Kingsway is a wide arterial which can accommodate larger scale buildings.





## Design Rationale:

The extremely unique triangular nature of the site represents an opportunity to create a dramatic, yet appropriate, architectural response, which we have endeavored to address through careful consideration of height, scale, proportion, and orientation.

The proposed massing carries the full 6-storeys at both Kingsway facing corners, with the building form overhanging the commercial units below. This strategy articulates the corners as urban markers, responding to the presence of the street intersection in a unique manner, and further accentuated by wrapping building form and extending residential balconies.

The Kingsway frontage of the property is over 345'-0" / 105m long, so breaking this facade into smaller components is a fundamental requirement. By varying the unit types along this facade (and hence the unit widths) and exploring different balcony conditions, a significant amount of relief and interest in the building massing is created. This infill portion, book-ended by the larger massing components at the corners, is planar with the commercial units below, but setback at the top floor.

## Height:

The proposal conforms to 6 storeys above grade with a maximum building height of approx. 79'-5" / 24.21m at the west end of the site. The height overage can be attributed to the significantly sloped nature of the site as the Kingsway frontage drops over 14'-0" / 4.27m from the North-East corner to the South-West corner. To highlight this extreme site condition, the building height at the South-East corner is 64'-0" / 19.5m, well under the 72'-2" / 22m maximum building height.

## Public Realm:

The proposal meets the intent of the C-2 guideline as a 6-storey mixed-use apartment building consisting of commercial uses at ground level. In addition, as the site fronts 3 streets, complete street-level activation can be achieved on all 3 sides of the site. In doing so, the project will widen the public sidewalks, create pedestrian engagement through commercial programming, and provide an optimally oriented south-west facing public space at the triangular portion of the site. Bicycle racks, public seating elements, and the articulation of commercial CRU entries will also create interest and enhance the pedestrian experience.

The commercial use at grade continues around both corners from Kingsway onto both Rupert St and School Avenue. Loading, commercial garbage, and the ramp to underground parking are located mid-block facing School Avenue.



A | Street-level Perspective looking East from Kingsway towards



B | Street-level Perspective looking South-West from Rupert St at King-

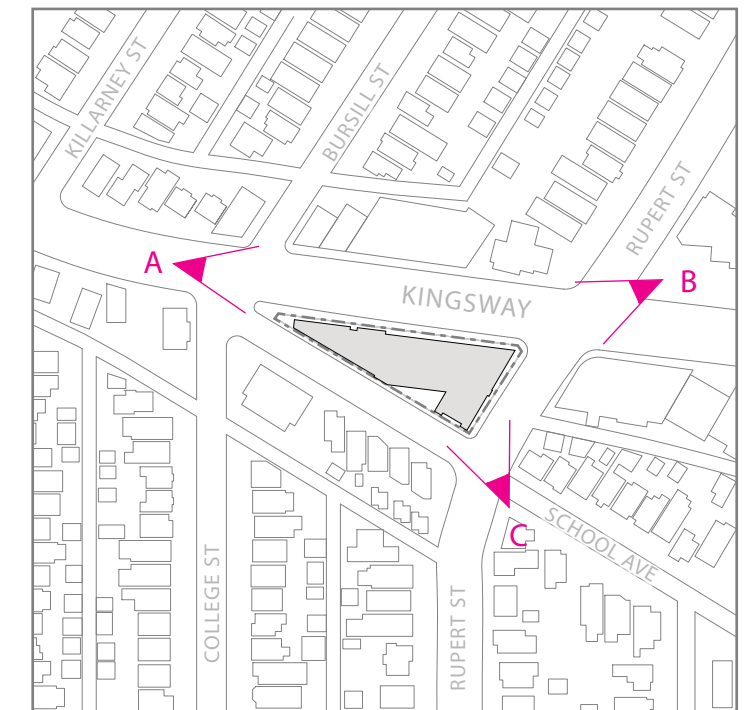


C | Street-level Perspective looking North-West from Rupert St towards Kingsway

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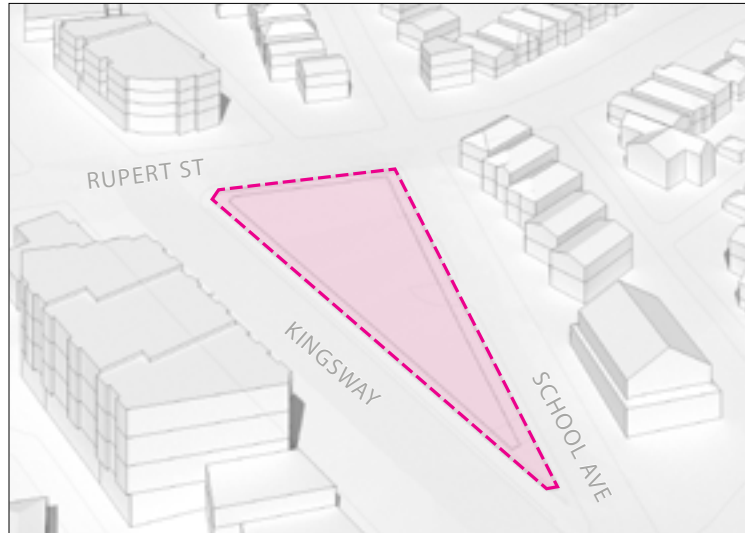
## DESIGN RATIONALE



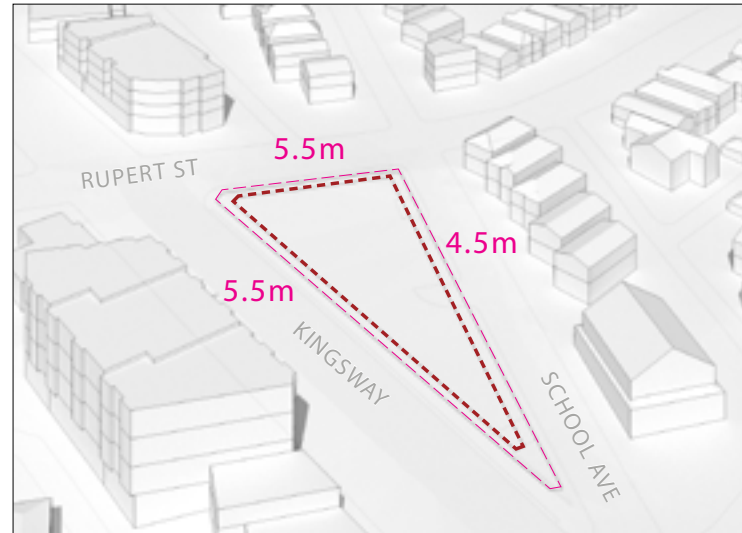
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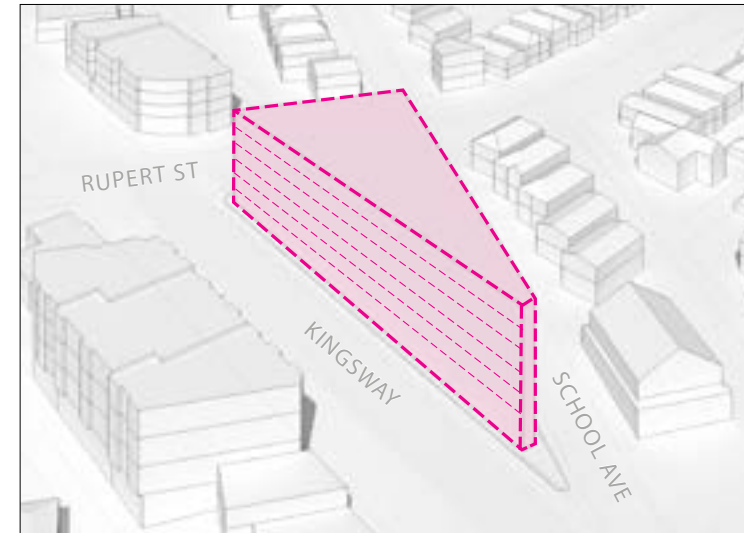
## DESIGN DIAGRAMS



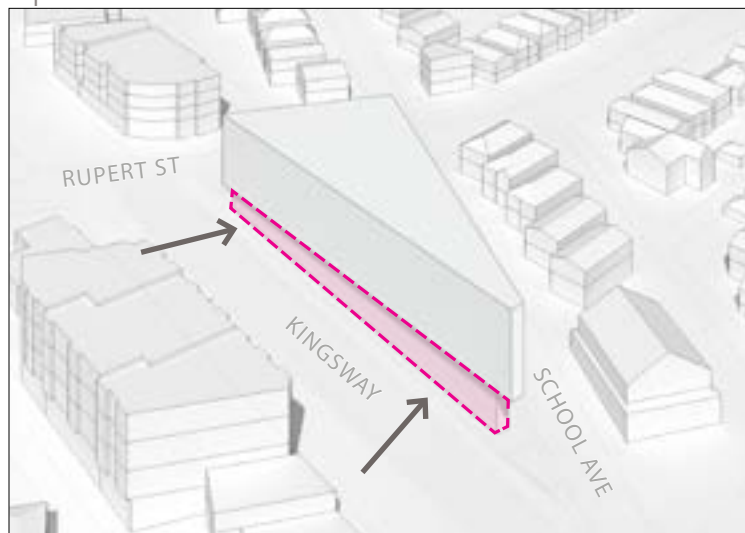
1 | Site Base



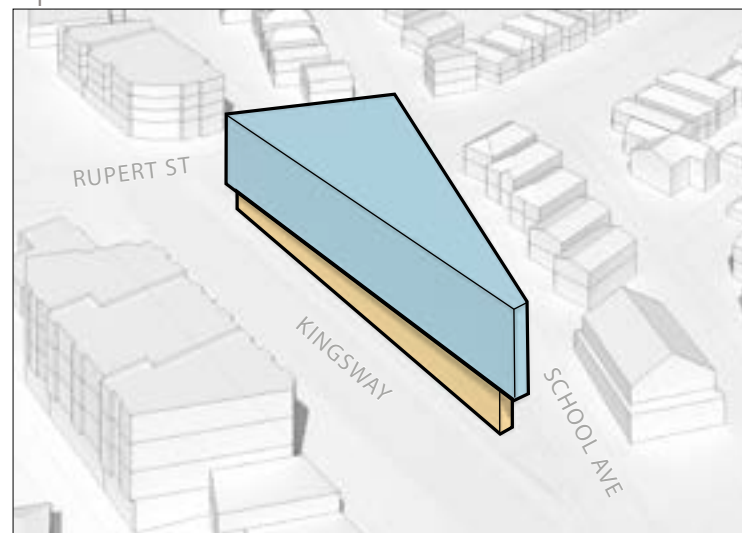
2 | SRW



3 | Extrusion



4 | Setbacks



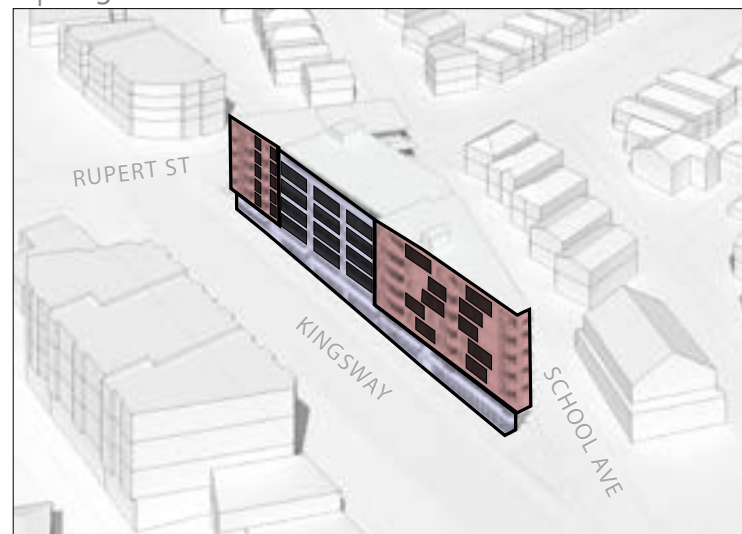
5 | Program



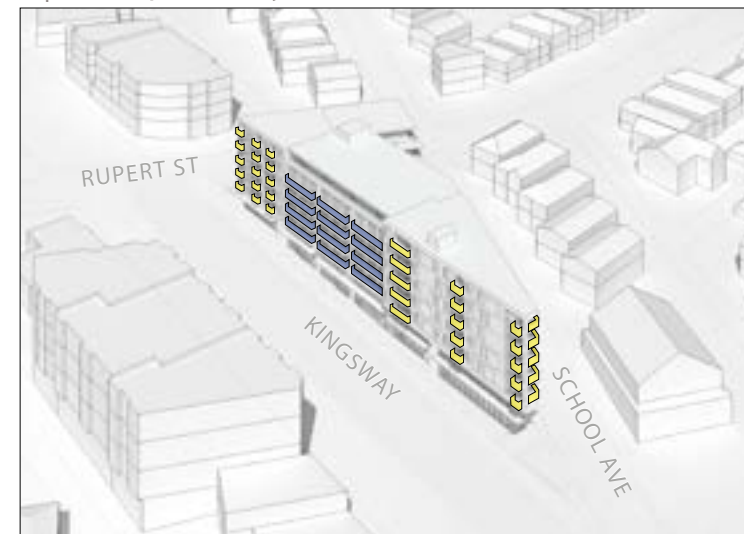
6 | Rooftop Amenity



7 | Mass Articulation



8 | Facade Materiality



9 | Balcony Articulation

- COMMERCIAL RETAIL
- RESIDENTIAL
- LANDSCAPE
- ROOFTOP AMENITY
- PANELIZED CLADDING - BURNT RED
- BRICK
- PANELIZED CLADDING - DARK GRAY
- GLAZED GUARD
- VERTICAL METAL PICKET GAURD



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## SHADOW STUDIES



Summer Solstice 10am - Jun 21



Equinox 10am - Sep 21



Winter Solstice 10am - Dec 21



Summer Solstice 12pm - Jun 21



Equinox 12pm - Sep 21



Winter Solstice 12pm - Dec 21



Summer Solstice 2pm - Jun 21



Equinox 2pm - Sep 21



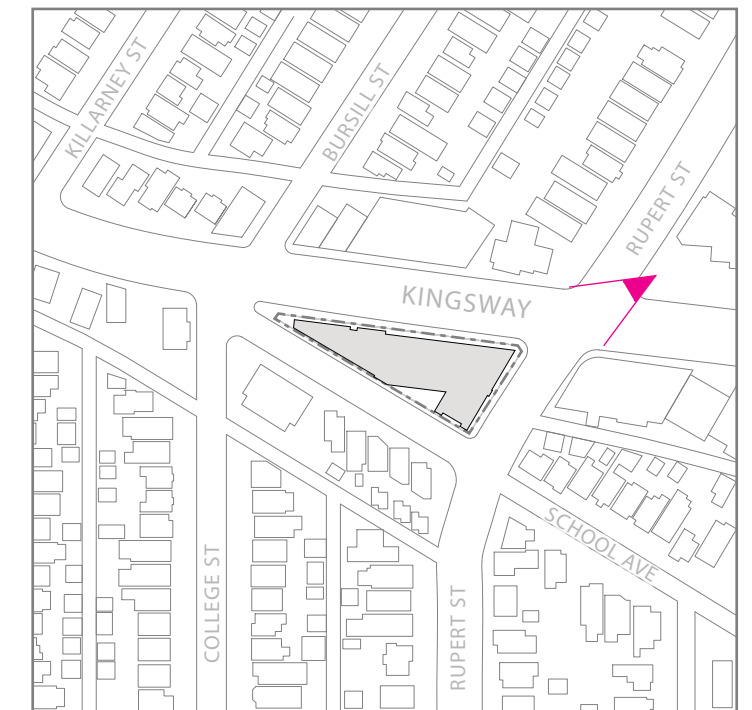
Winter Solstice 2pm - Dec 21



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## OVERVIEWS



Aerial Looking South-West





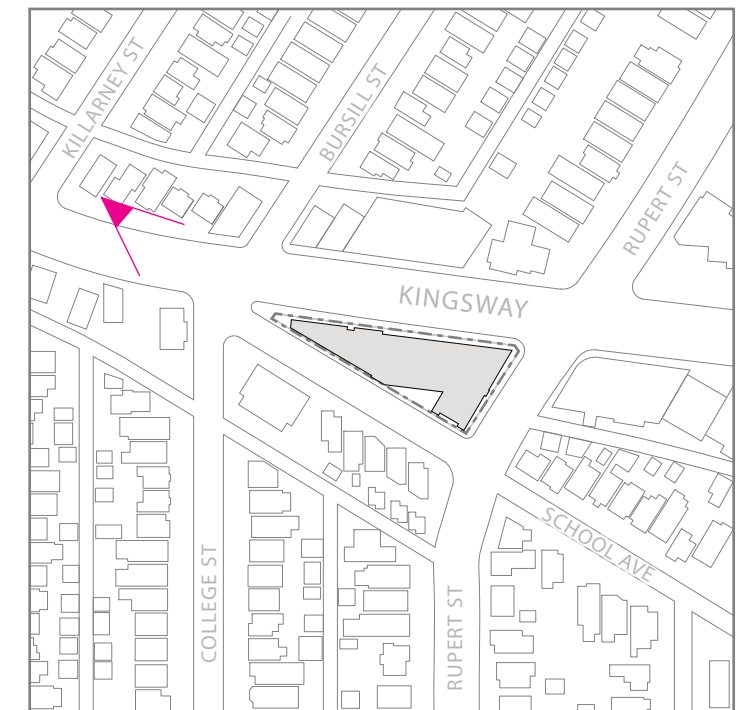
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## OVERVIEWS



Aerial Looking South-East





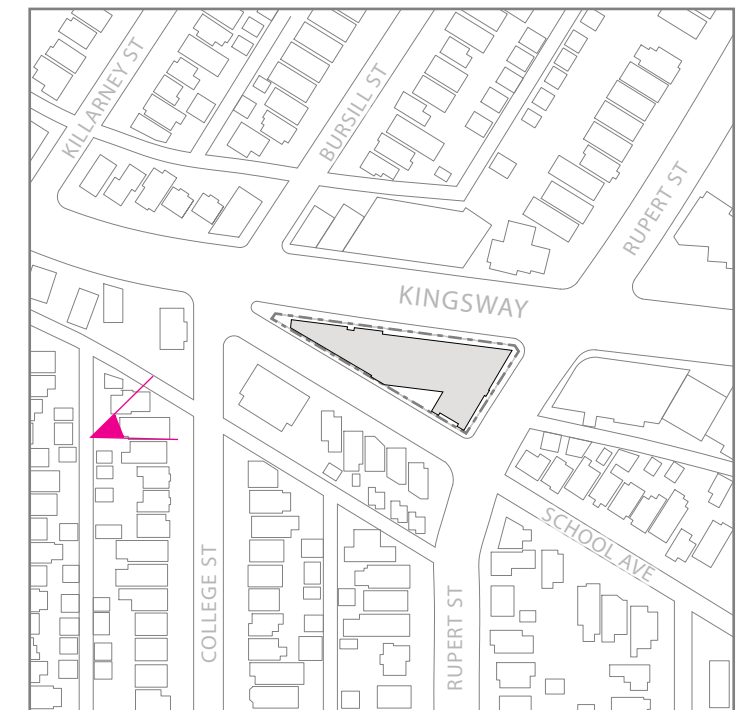
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## OVERVIEWS



Aerial Looking North-West







COMMUNAL GARDENS



OUTDOOR GATHERING



OUTDOOR DINING



MULTI-PURPOSE AMENITY ROOM

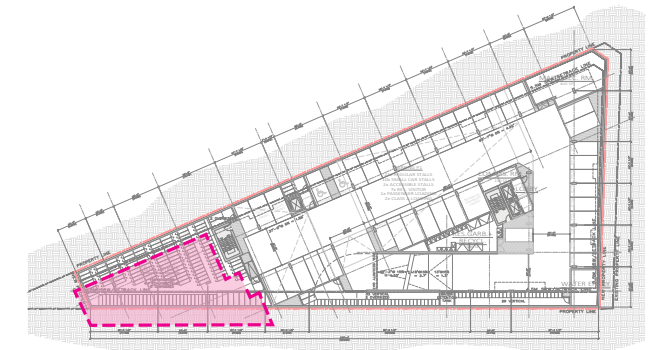


BICYCLE STORAGE

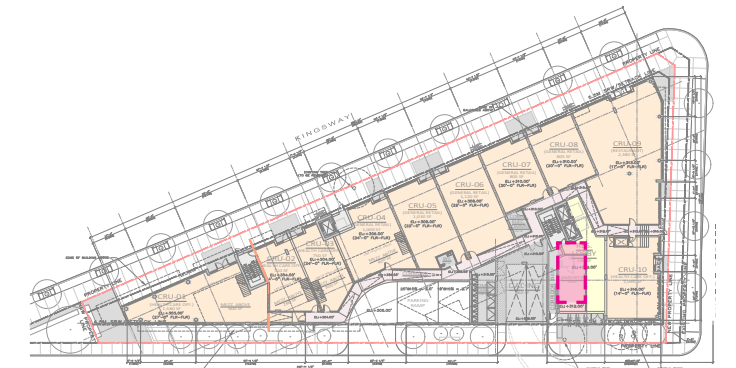
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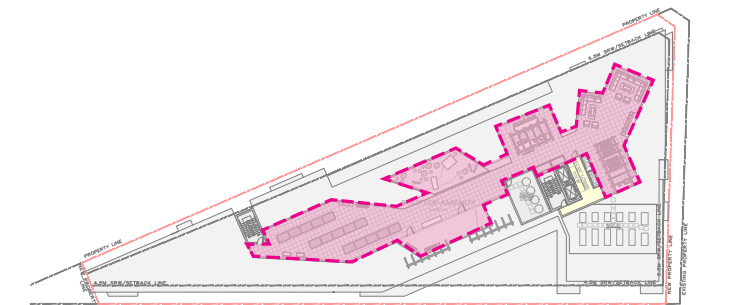
## COMMON AMENITIES



Bicycle Storage + Maintenance @ P1



Multi-purpose Room @ L1



Extensive Outdoor Amenity @ Roof



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## PROJECT STATISTICS

### 2970 KINGSWAY

PROGRAMMING SUMMARY					
<b>SITE AREA</b>	<b>24,905 SF</b>			<b>2,313.8 m<sup>2</sup></b>	
<b>COMMERCIAL</b>	<b>AREA (GROSS)</b>	<b>CIRCULATION</b>	<b>EXCLUSIONS</b>	<b>AREA (NET)</b>	<b>COMMENTS</b>
CRU (SALEABLE)	11,290 SF	0 SF	0 SF	11,290 SF	
CRU MEZZANINES (SALEABLE)	2,380 SF	0 SF	0 SF	2,380 SF	
BOH CORRIDOR	1,255 SF	1,255 SF	0 SF	1,255 SF	
PARKING ELEVATOR + EXIT STAIRS	460 SF	0 SF	460 SF	0 SF	
LOADING + GARBAGE	1,350 SF	0 SF	1,350 SF	0 SF	
ELECTRICAL + COMMS ROOM	110 SF	0 SF	110 SF	0 SF	
<b>SUB-TOTAL</b>	<b>16,845 SF</b>	<b>1,255 SF</b>	<b>1,920 SF</b>	<b>14,925 SF</b>	<b>1,565.0 m<sup>2</sup></b>
<b>RESIDENTIAL</b>	<b>AREA (GROSS)</b>	<b>CIRCULATION</b>	<b>EXCLUSIONS</b>	<b>AREA (NET)</b>	<b>FSR EXCLUSION COMMENTS</b>
GROUND FLOOR	1,295 SF	1,295 SF	410 SF	885 SF	Amenity Room
SECOND FLOOR	17,145 SF	2,100 SF	400 SF	16,745 SF	In-suite storage + CRU Exhaust
THIRD FLOOR	17,145 SF	2,100 SF	400 SF	16,745 SF	In-suite storage + CRU Exhaust
FOURTH FLOOR	17,145 SF	2,100 SF	400 SF	16,745 SF	In-suite storage + CRU Exhaust
FIFTH FLOOR	17,145 SF	2,100 SF	400 SF	16,745 SF	In-suite storage + CRU Exhaust
SIXTH FLOOR	15,495 SF	2,040 SF	510 SF	14,985 SF	In-suite storage + CRU Exhaust
ROOF	1,235 SF	562 SF	407 SF	828 SF	Mechanical Room + CRU Exhaust
<b>SUB-TOTAL</b>	<b>86,605 SF</b>	<b>12,297 SF</b>	<b>2,927 SF</b>	<b>83,678 SF</b>	<b>8,045.9 m<sup>2</sup></b>
<b>TOTAL (GBA)</b>	<b>103,450 SF</b>	<b>13,552 SF</b>	<b>4,847 SF</b>	<b>98,603 SF</b>	<b>3.96</b>
	(9,610.8 m <sup>2</sup> )	(1,259.0 m <sup>2</sup> )	(450.3 m <sup>2</sup> )	(9,160.5 m <sup>2</sup> )	

### 27-May-21

UNIT COUNT					
	STUDIO	1-BED	2-BED	3-BED	TOTAL
GROUND FLOOR	0	0	0	0	0
SECOND FLOOR	9	10	7	1	27
THIRD FLOOR	9	10	7	1	27
FOURTH FLOOR	9	10	7	1	27
FIFTH FLOOR	9	10	7	1	27
SIXTH FLOOR	0	6	11	2	19
	<b>36</b>	<b>46</b>	<b>39</b>	<b>6</b>	<b>127</b>
	<b>28%</b>	<b>36%</b>	<b>31%</b>	<b>5%</b>	

PARKING				
	BYLAW REFERENCE	REQUIRED	REDUCTIONS	NEW PARK REQ'S
			10% B)	
OFFICE & GEN. RETAIL ( @ 8,614 SF )	BY-LAW REF. 4.2.4.4	13.0	1.3	11.7
RESTAURANT ( @ 1,703 SF )	BY-LAW REF. 4.2.5.11	7.8	0.8	7.0
HEALTH CARE OFFICE ( @ 4,607 SF )	BY-LAW REF. 4.2.5.6	15.3	1.5	13.8
*ACCESSIBLE STALLS	BY-LAW REF. 4.8.4	1.4		1.0
<b>COMMERCIAL SUB-TOTAL</b>		<b>36</b>	<b>4</b>	<b>33</b>
			20% A)	
RESIDENTIAL ( @ 83,678 SF )	BY-LAW REF. 4.5.B1	63.0	12.6	50.0
*ACCESSIBLE STALLS	BY-LAW REF. 4.8.4	5.1		5.0
OFF-STREET PASSENGER LOADING	BY-LAW REF. 7.2.1	1.0		1.0
VISITORS	BY-LAW REF. 4.1.16	6.4		6.0
<b>RESIDENTIAL SUB-TOTAL</b>		<b>70</b>	<b>13</b>	<b>57</b>
<b>TOTAL</b>		<b>106</b>	<b>16</b>	<b>90</b>
<b>PROVIDED</b>				
ACCESSIBLE STALLS (COUNT AS 2)				8
NON-ACCESSIBLE STALLS				83
<b>SUB-TOTAL (STALLS PROVIDED)</b>				<b>91</b>
<b>TOTAL (COV BY-LAW REQ'S)</b>		<b>0</b>	<b>0</b>	<b>99</b>

BICYCLE PARKING				
	REQUIRED		PROVIDED	
	CLASS A	CLASS B	CLASS A	CLASS B
RETAIL ( @ 13,670 SF )	4	6	4	6
RESIDENTIAL ( @ 71,525 SF )				
Units < 65m2 =	87	131	6	238
Units > 65m2 but < 105m2 =	40	100		
Units > 105m2 =	0			
<b>TOTAL</b>	<b>235</b>	<b>12</b>	<b>242</b>	<b>12</b>

- \*no more than 30% of **required** Class A spaces may be vertical 69
- \*no more than 60% of **required** Class A spaces may be vertical and stacked 138
- \*minimum 5% Class A must be oversized 12
- \*minimum 10% Class A must be lockers 12

LOADING				
	REQUIRED		PROVIDED	
	CLASS A	CLASS B	CLASS A	CLASS B
RETAIL ( @ 14,925 SF )	0	2	0	2
RESIDENTIAL ( @ 127 UNITS )	0	1	2	0
<b>TOTAL</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>2</b>

\* 2 Class A provided at P1 level in lieu of 1 Class B for Res. use

- A) 20% Parking reduction for Transit proximity proposed;
- B) 30% Parking reduction proposed; Refer to TDM worksheet for further information
- \* Not counted towards minimum bylaw requirements
  - No. small car stalls max. 25% of total parking stalls required for site 21
  - No. small car provided 21



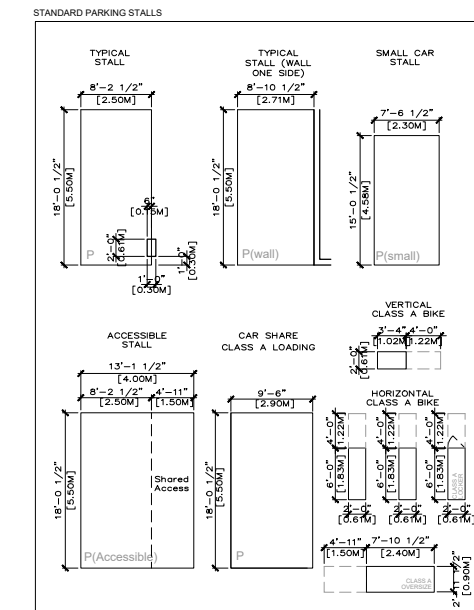
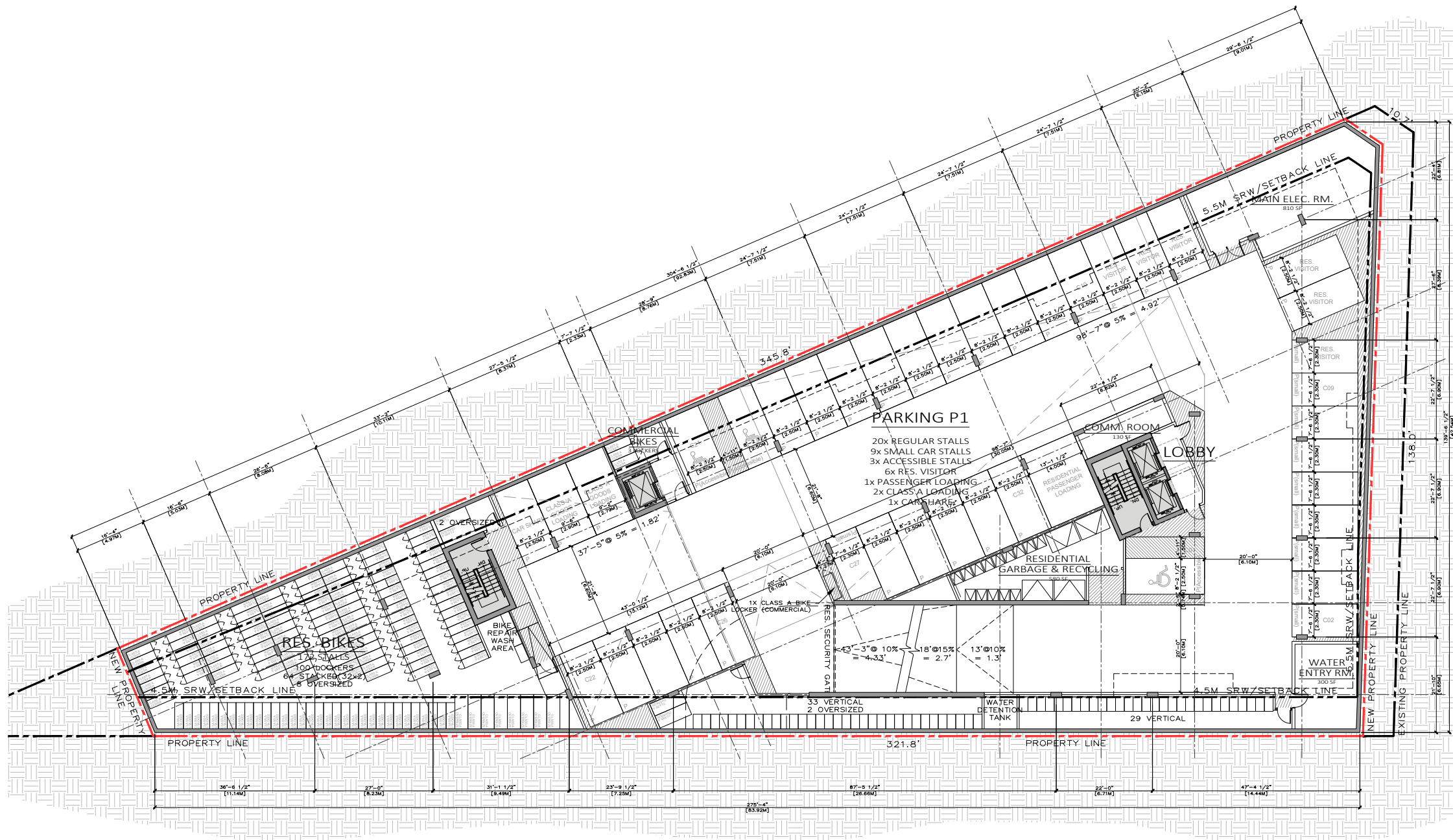




# 2970 KINGSWAY

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## LEVEL P1 PARKING PLAN

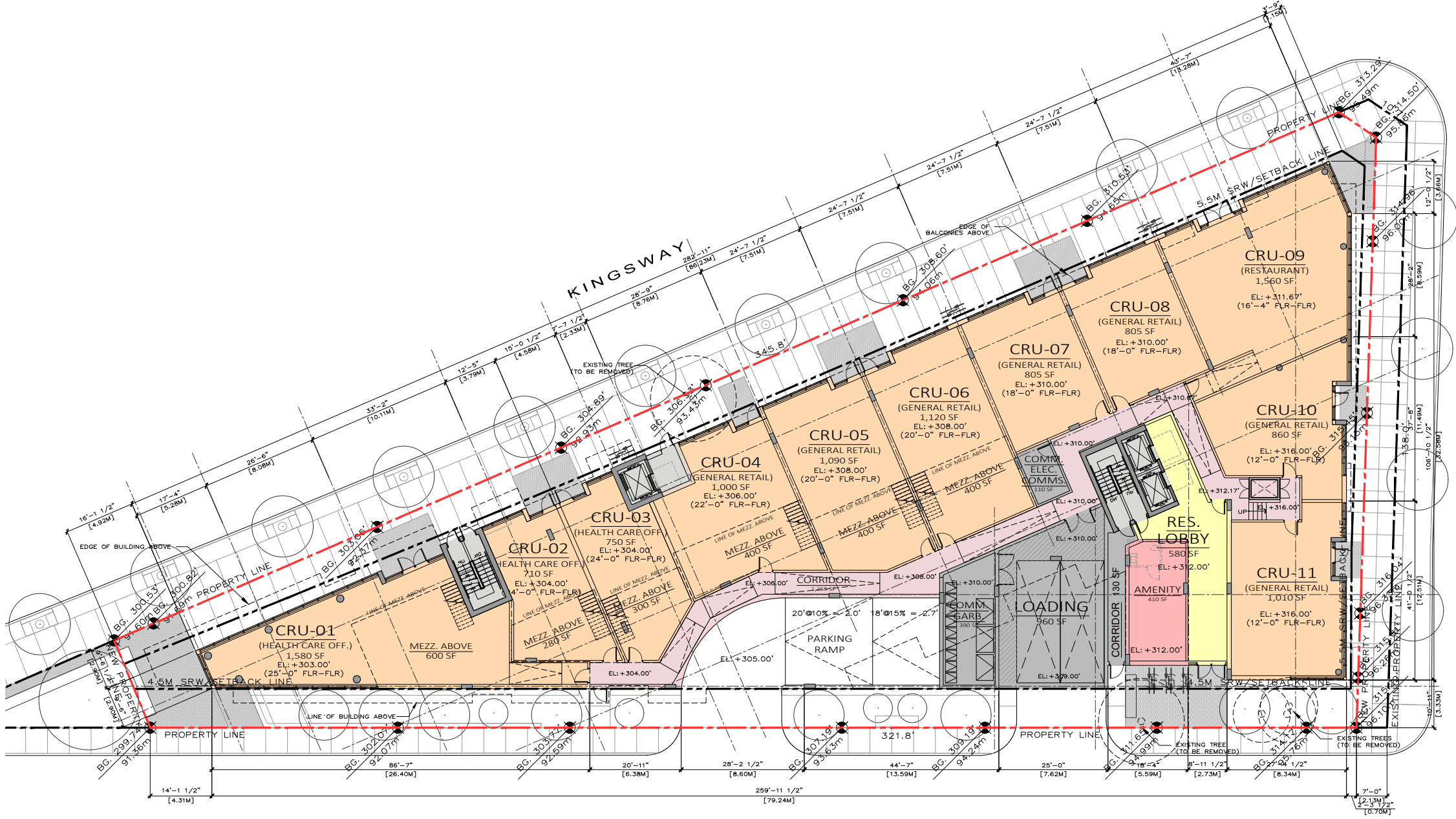




# 2970 KINGSWAY

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## GROUND FLOOR PLAN



**GROUND FLOOR LEGEND**

- COMMERCIAL
- COMMERCIAL - CIRCULATION
- RESIDENTIAL - CIRCULATION
- RESIDENTIAL - AMENITY
- EXITS / ELEVATOR/ SERVICES
- LOADING, ACCESS TO PARKING, GARBAGE AND RECYCLING

**AREA SUMMARY**

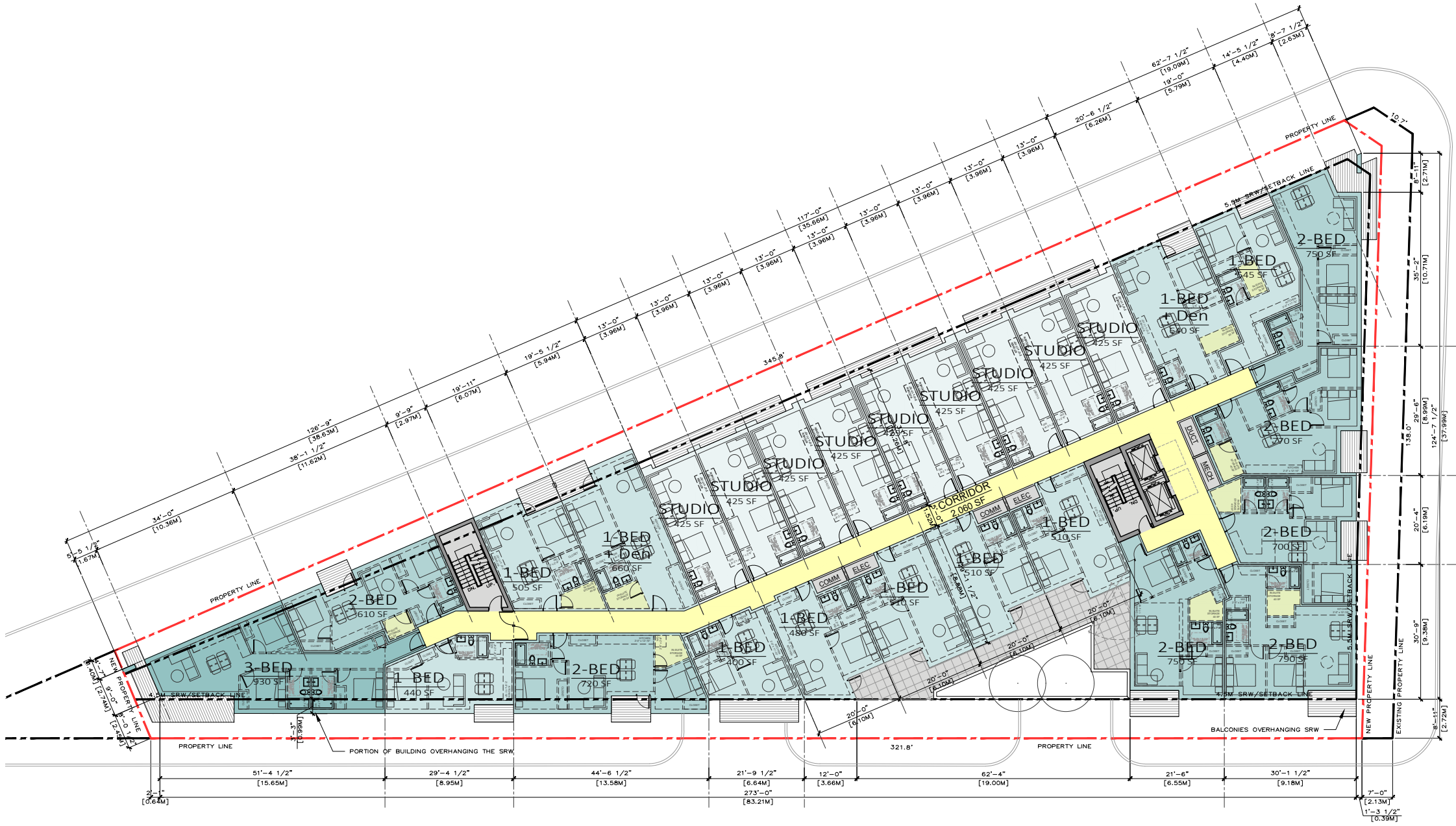
COMMERCIAL	
16,845	SF GROSS
1,350	SF GARBAGE + LOADING
1,825	SF CIRCULATION
13,670	SF NET (81.1%)
RESIDENTIAL	
1,295	SF GROSS
-410	SF FSR EXEMPTION
885	SF FSR
TOTAL	
16,845	SF COMMERCIAL
1,625	SF RESIDENTIAL
18,175	SF (GBA)
16,195	SF (FSR)



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## LEVEL 2 FLOOR PLAN



**RESIDENTIAL FLOORS LEGEND**

- RESIDENTIAL - CIRCULATION
- RESIDENTIAL - 1 BED
- RESIDENTIAL - 2 BED
- RESIDENTIAL - 3 BED
- RESIDENTIAL STORAGE  
40 SF MAXIMUM PER UNIT
- AMENITY ROOM
- EXITS / ELEVATOR/ SERVICES
- RESIDENTIAL ROOF DECKS

**AREA SUMMARY | 2ND FLOOR**

RESIDENTIAL	
17,145	SF GROSS
400	SF FSR EXEMPTION
16,745	SF FSR
17,145	SF GROSS
2,100	SF CIRCULATION
15,045	SF NET (87.8%)

**UNIT SUMMARY**

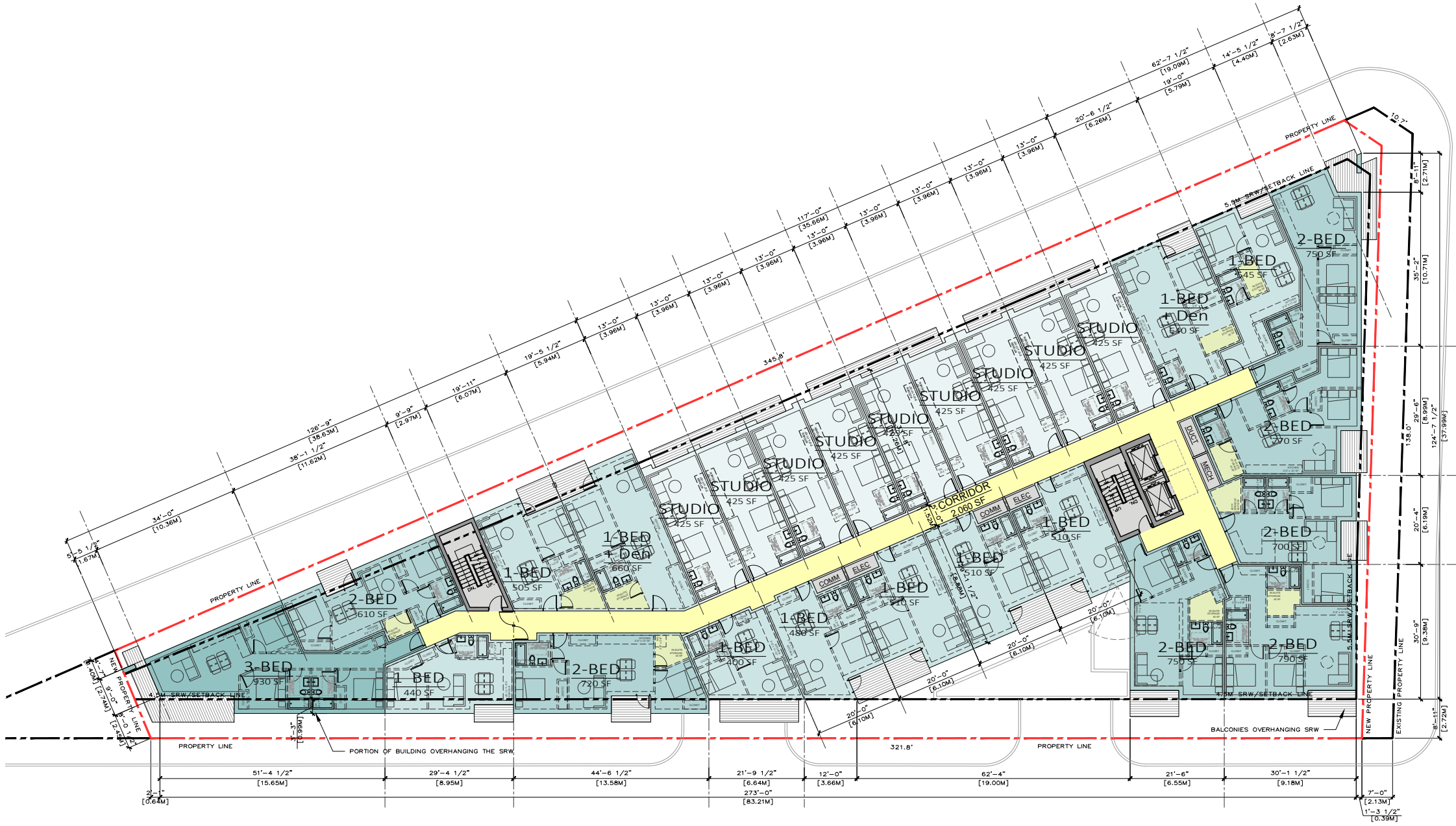
STUDIO	=	9 UNITS
1 BEDS	=	10 UNITS
2 BEDS	=	7 UNITS
3 BEDS	=	1 UNITS
<b>TOTAL UNITS</b>	<b>=</b>	<b>28 UNITS</b>



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## LEVEL 3-5 FLOOR PLAN



RESIDENTIAL FLOORS LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	RESIDENTIAL - CIRCULATION
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span>	RESIDENTIAL - 1 BED
<span style="display:inline-block; width:15px; height:15px; background-color:mediumblue;"></span>	RESIDENTIAL - 2 BED
<span style="display:inline-block; width:15px; height:15px; background-color:darkblue;"></span>	RESIDENTIAL - 3 BED
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span>	RESIDENTIAL STORAGE 40 SF MAXIMUM PER UNIT
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral;"></span>	AMENITY ROOM
<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey;"></span>	EXITS / ELEVATOR/ SERVICES
<span style="display:inline-block; width:15px; height:15px; background-color:grey;"></span>	RESIDENTIAL ROOF DECKS

AREA SUMMARY   3RD - 5TH FLOORS	
<b>RESIDENTIAL</b>	
17,145	SF GROSS
400	SF FSR EXEMPTION
16,745	SF FSR
<hr/>	
17,145	SF GROSS
2,100	SF CRICULATION
15,045	SF NET (87.8%)

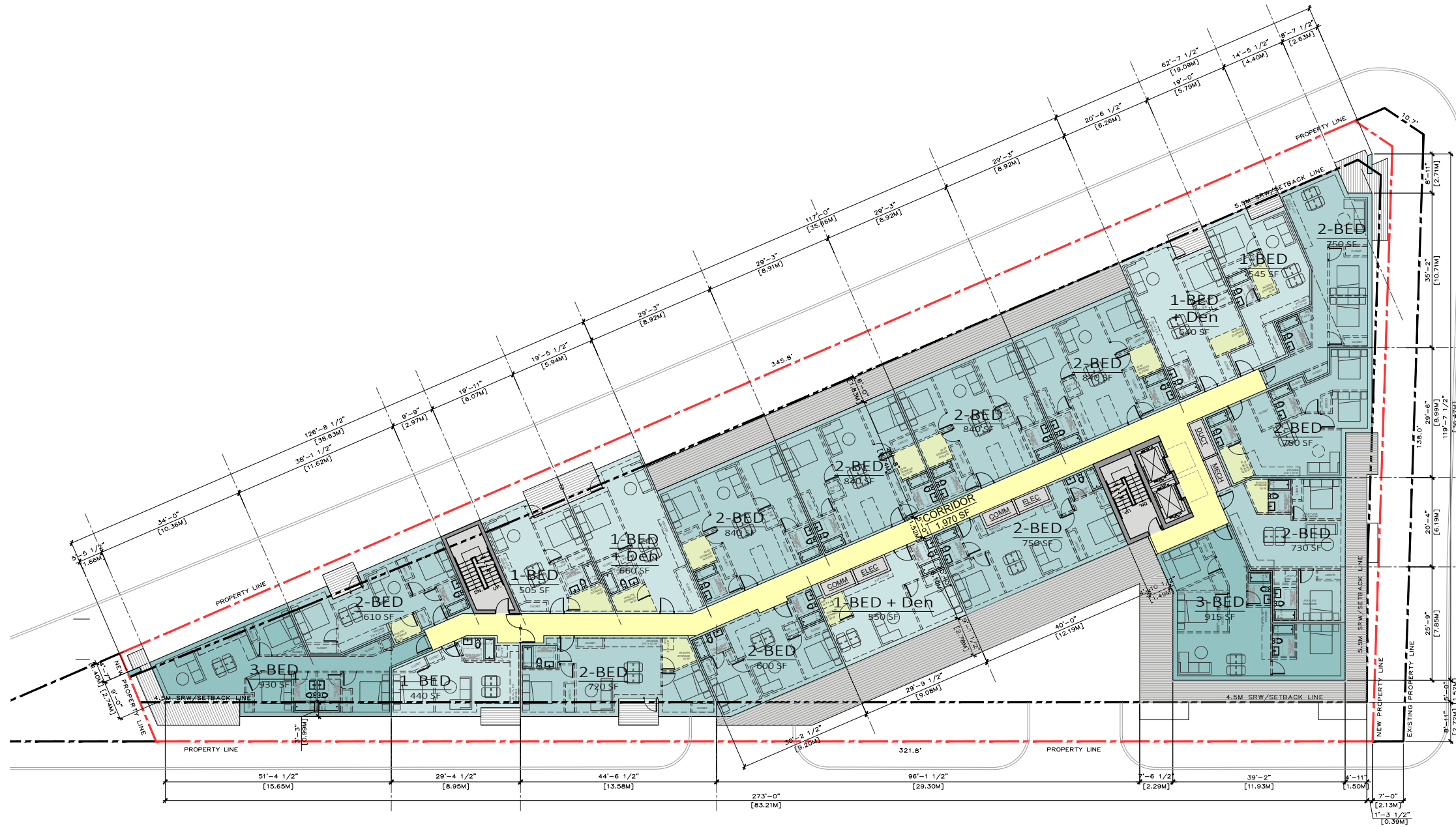
UNIT SUMMARY	
STUDIO	= 9 UNITS
1 BEDS	= 10 UNITS
2 BEDS	= 7 UNITS
3 BEDS	= 1 UNITS
<b>TOTAL UNITS</b>	<b>= 28 UNITS</b>



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## LEVEL 6 FLOOR PLAN



RESIDENTIAL FLOORS LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	RESIDENTIAL - CIRCULATION
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span>	RESIDENTIAL - 1 BED
<span style="display:inline-block; width:15px; height:15px; background-color:mediumslateblue;"></span>	RESIDENTIAL - 2 BED
<span style="display:inline-block; width:15px; height:15px; background-color:darkslateblue;"></span>	RESIDENTIAL - 3 BED
<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow;"></span>	RESIDENTIAL STORAGE 40 SF MAXIMUM PER UNIT
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral;"></span>	AMENITY ROOM
<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey;"></span>	EXITS / ELEVATOR/ SERVICES
<span style="display:inline-block; width:15px; height:15px; background-color:grey;"></span>	RESIDENTIAL ROOF DECKS

AREA SUMMARY   6TH FLOOR	
<b>RESIDENTIAL</b>	
15,495	SF GROSS
510	SF FSR EXEMPTION
14,985	SF FSR
<hr/>	
15,495	SF GROSS
2,040	SF CRICULATION
13,455	SF NET (86.8%)

UNIT SUMMARY		
STUDIO	=	0 UNITS
1 BEDS	=	6 UNITS
2 BEDS	=	11 UNITS
3 BEDS	=	2 UNITS
<b>TOTAL UNITS</b>	<b>=</b>	<b>19 UNITS</b>

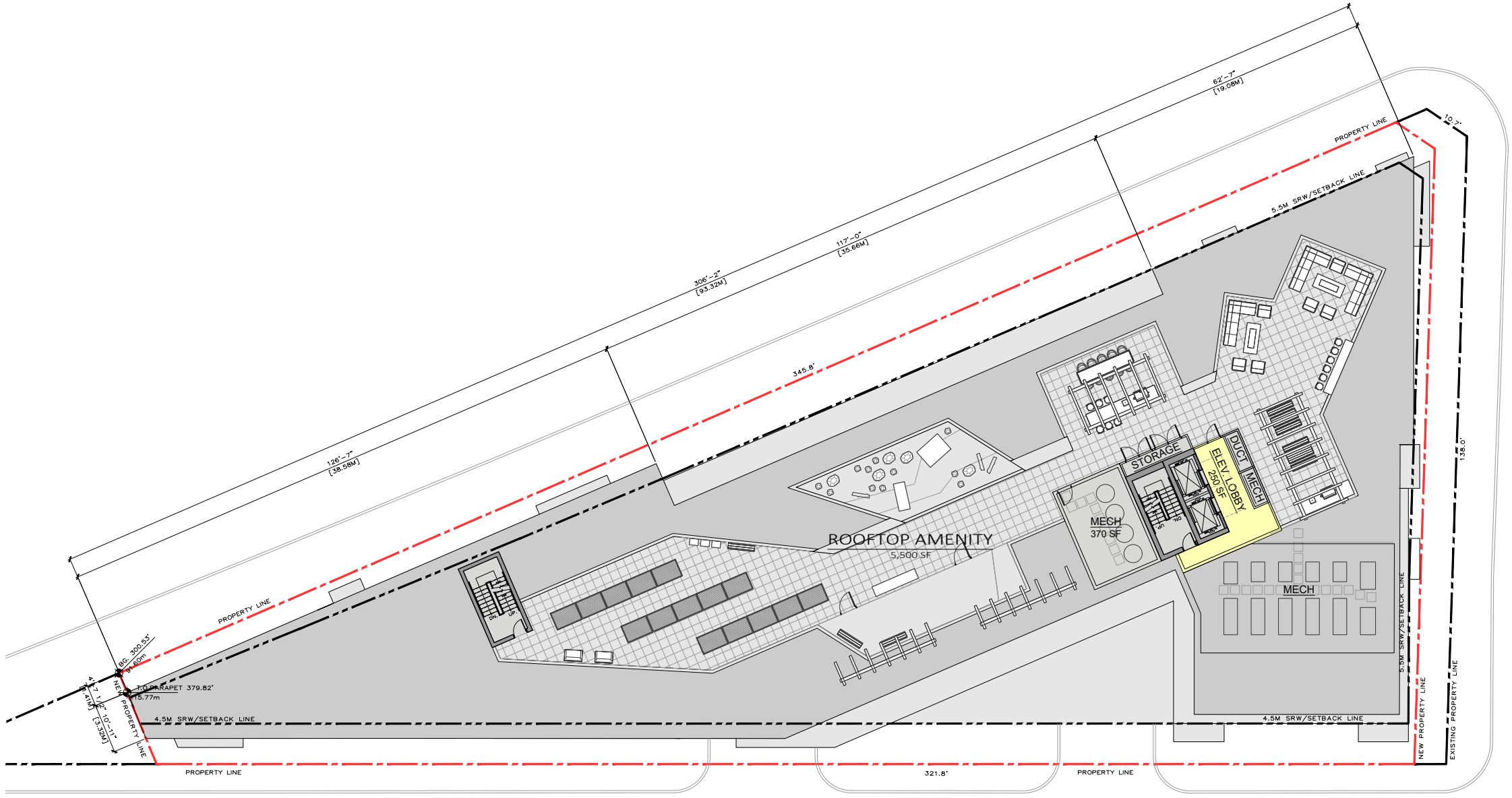




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## ROOF PLAN



**RESIDENTIAL FLOORS LEGEND**

- RESIDENTIAL - CIRCULATION
- RESIDENTIAL - 1 BED
- RESIDENTIAL - 2 BED
- RESIDENTIAL - 3 BED
- RESIDENTIAL STORAGE  
40 SF MAXIMUM PER UNIT
- AMENITY ROOM
- EXITS / ELEVATOR/ SERVICES
- RESIDENTIAL ROOF DECKS

**AREA SUMMARY | 2ND - 5TH FLOORS**

RESIDENTIAL	
1,270	SF GROSS
442	SF FSR EXEMPTION
828	SF FSR
<hr/>	
1,270	SF GROSS
1,270	SF CRICULATION
0	SF NET (0.0%)

**UNIT SUMMARY**

STUDIO	=	0 UNITS
1 BEDS	=	0 UNITS
2 BEDS	=	0 UNITS
3 BEDS	=	0 UNITS
<b>TOTAL UNITS</b>	<b>=</b>	<b>0 UNITS</b>

**CALCULATION OF OVERALL BUILDING HEIGHT**

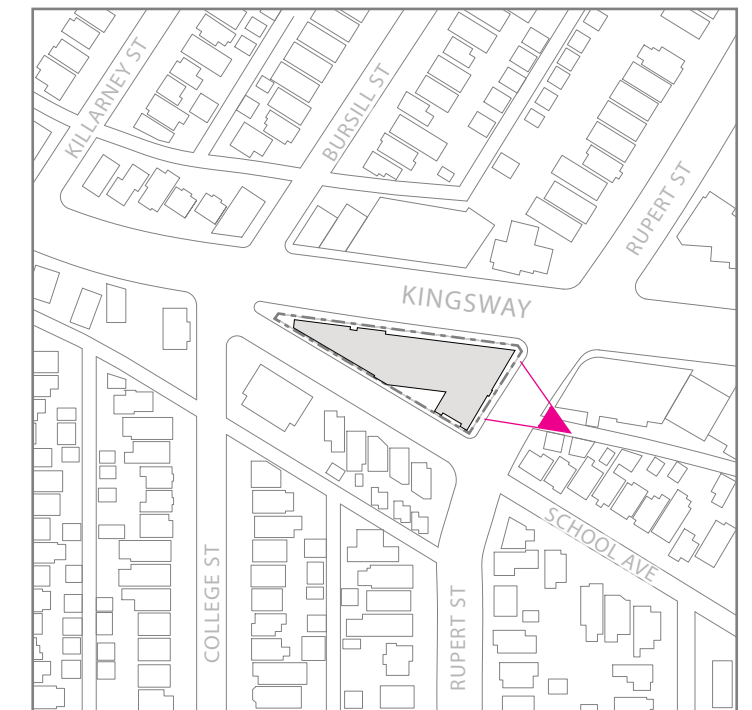
T.O. PARAPET EL:	379.82' (115.77m)
BUILDING GRADE AT PROPERTY LINE	300.39' (91.56m)
<b>OVERALL BUILDING HEIGHT</b>	<b>79.43' (24.21m)</b>



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## EAST ELEVATION

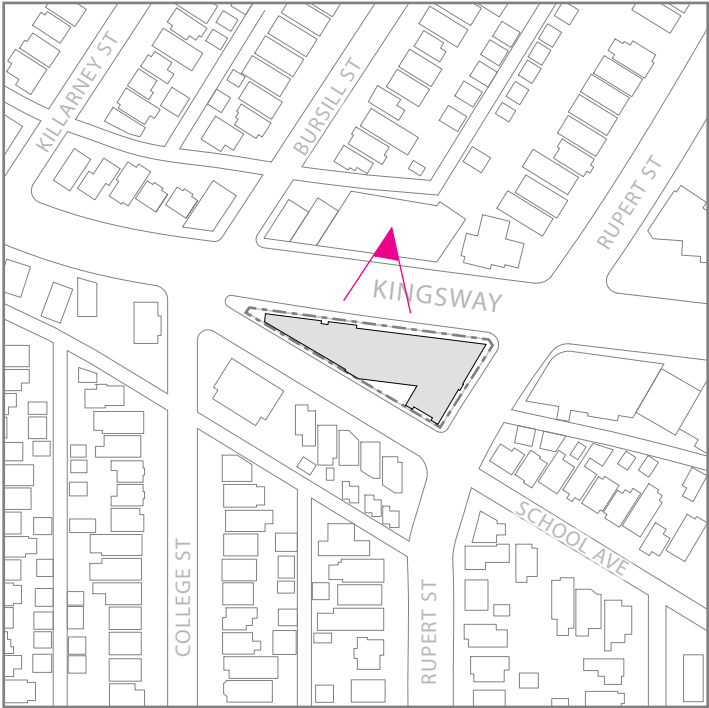




# 2970 KINGSWAY

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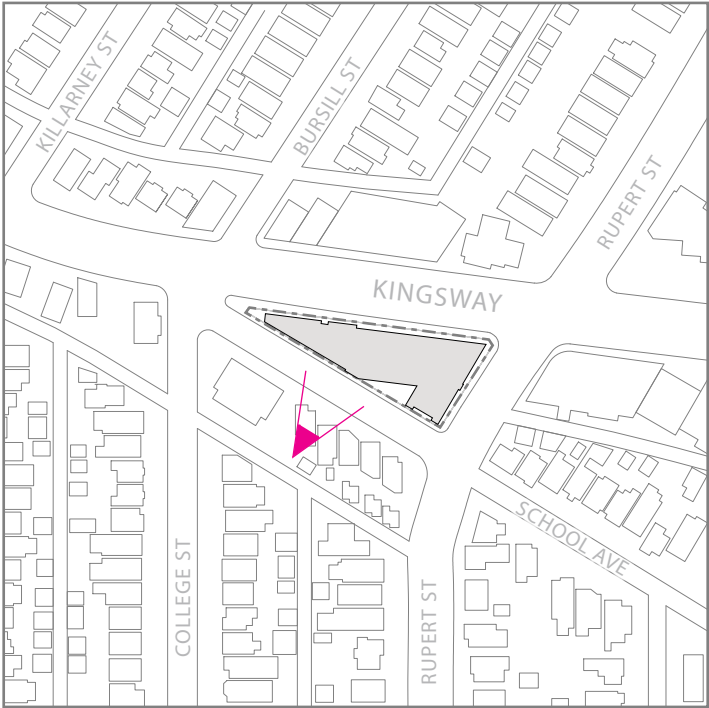
## NORTH ELEVATION



# 2970 KINGSWAY

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## SOUTH ELEVATION

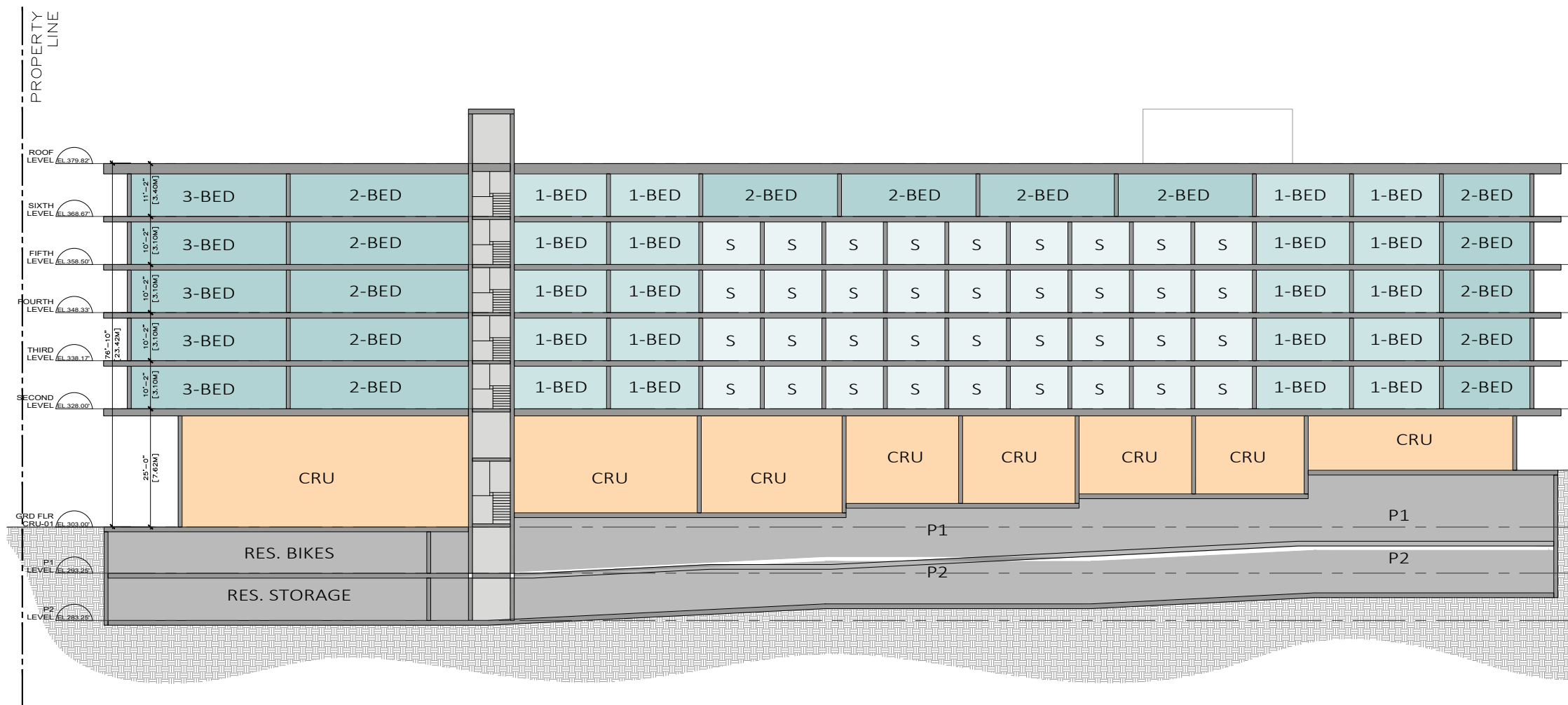




# 2970 KINGSWAY

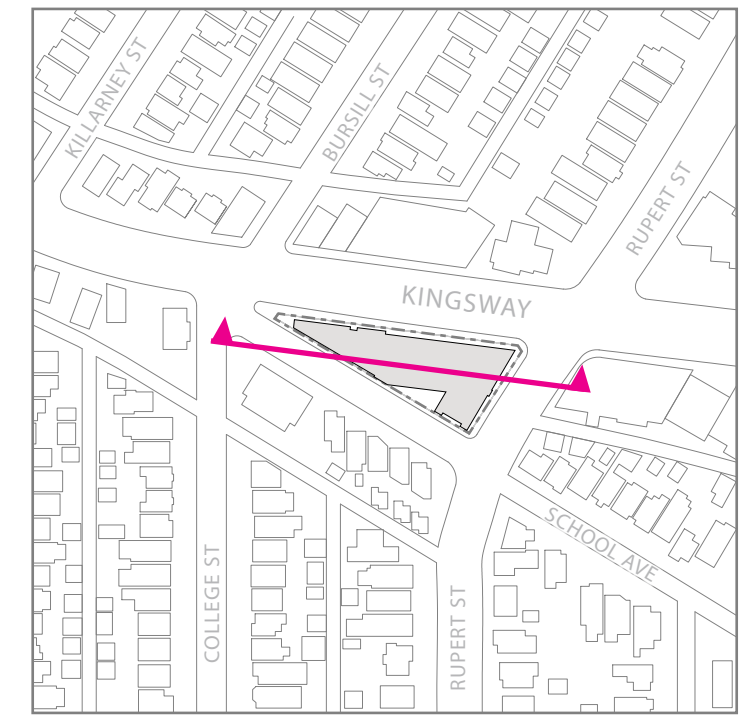
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## BUILDING SECTION



**RESIDENTIAL FLOORS LEGEND**

- RESIDENTIAL - CIRCULATION
- RESIDENTIAL - 1 BED
- RESIDENTIAL - 2 BED
- RESIDENTIAL - 3 BED
- RESIDENTIAL STORAGE 40 SF MAXIMUM PER UNIT
- AMENITY ROOM
- EXITS / ELEVATOR/ SERVICES
- RESIDENTIAL ROOF DECKS



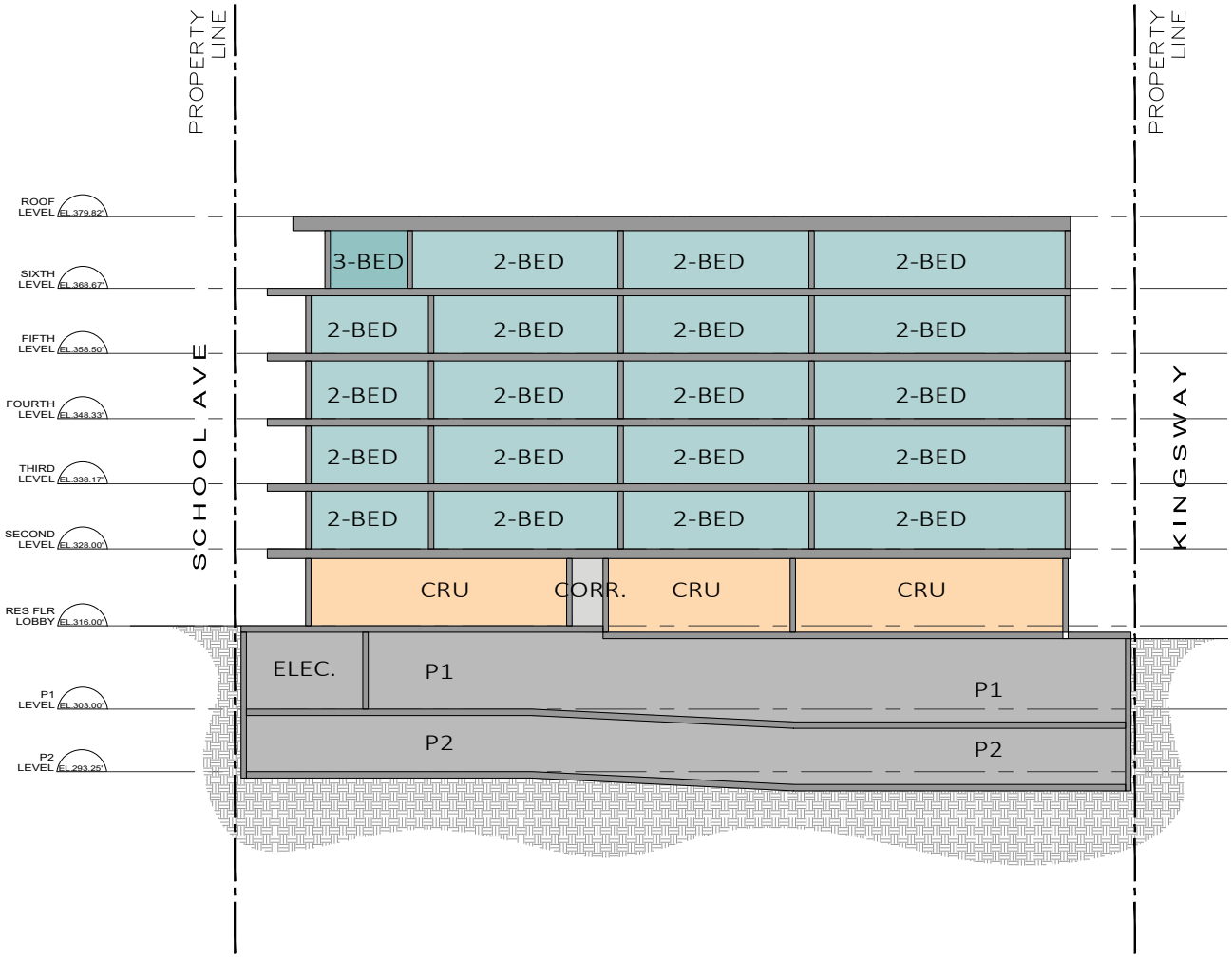
East-West Building Section



# 2970 KINGSWAY

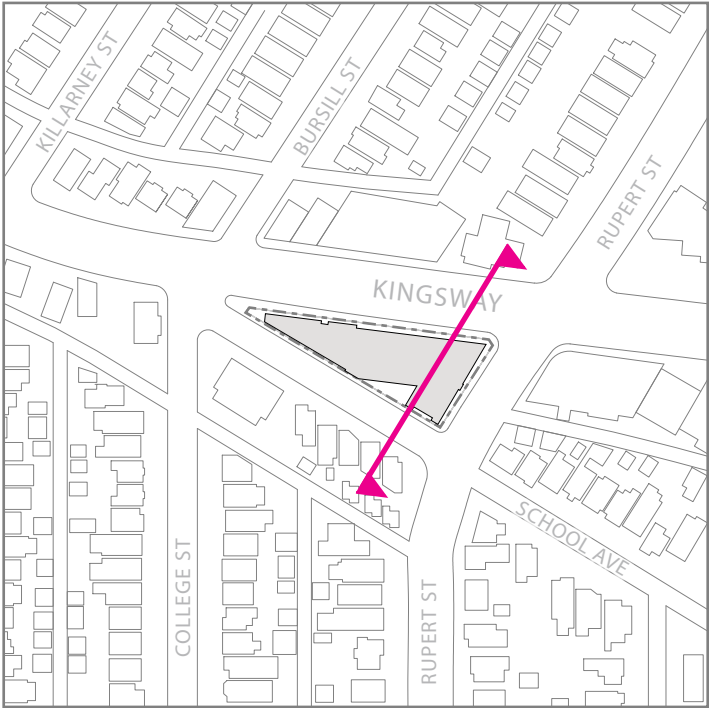
2970 KINGSWAY | VANCOUVER BC | 2021.09.09

## BUILDING SECTION



**RESIDENTIAL FLOORS LEGEND**

- RESIDENTIAL - CIRCULATION
- RESIDENTIAL - 1 BED
- RESIDENTIAL - 2 BED
- RESIDENTIAL - 3 BED
- RESIDENTIAL STORAGE  
40 SF MAXIMUM PER UNIT
- AMENITY ROOM
- EXITS / ELEVATOR/ SERVICES
- RESIDENTIAL ROOF DECKS



North-South Building Section





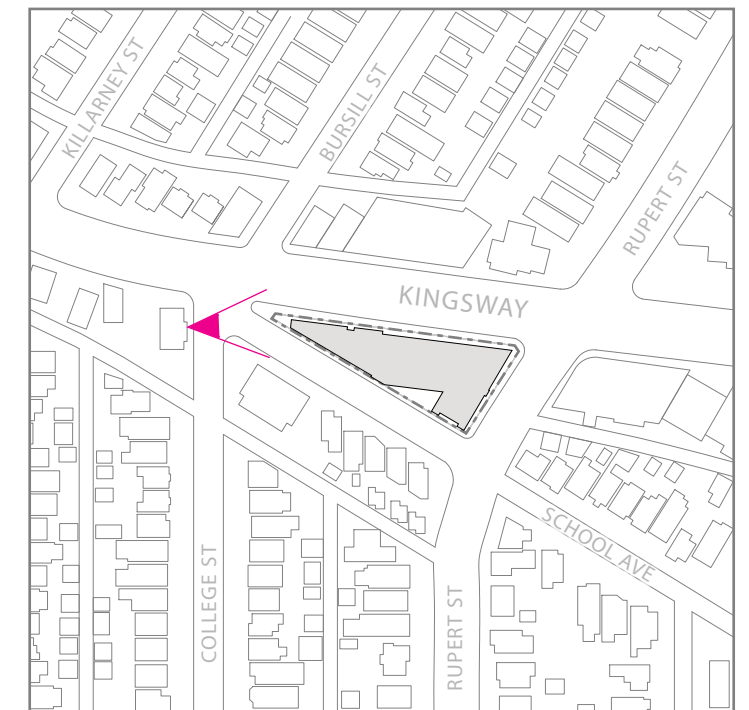
# 2970 KINGSWAY

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## PERSPECTIVES



Street-level Perspective looking East from School Ave towards Rupert St



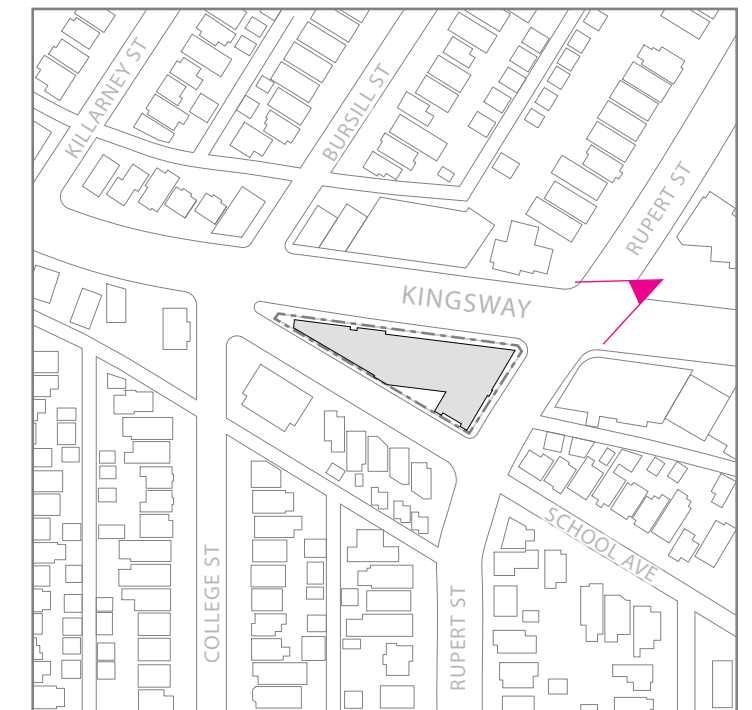
# 2970 KINGSWAY

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## PERSPECTIVES



Street-level Perspective looking South-West from Rupert St at Kingsway





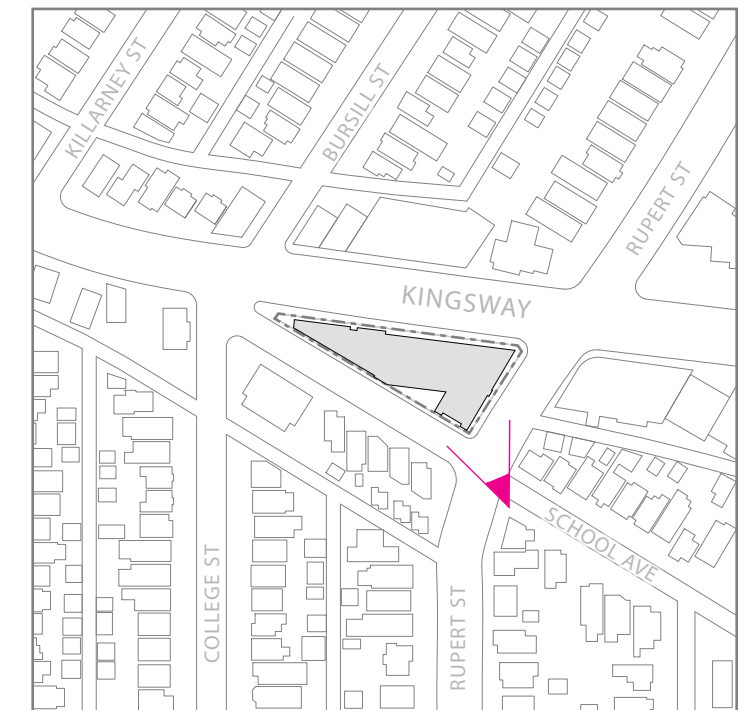
# 2970 KINGSWAY

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## PERSPECTIVES



Street-level Perspective looking North-West from Rupert St towards Kingsway





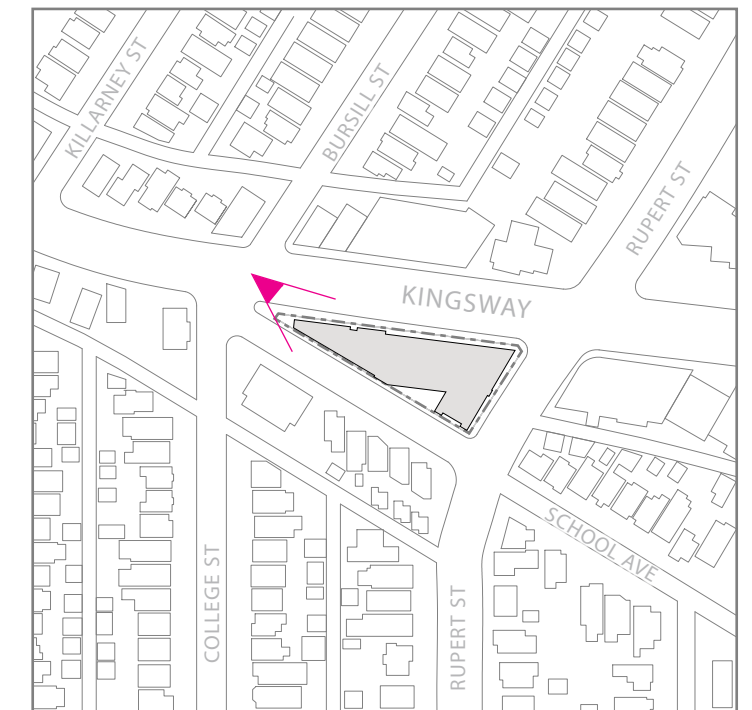
# 2970 KINGSWAY

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## PERSPECTIVES



Street-level Perspective looking East from School Ave towards Rupert St





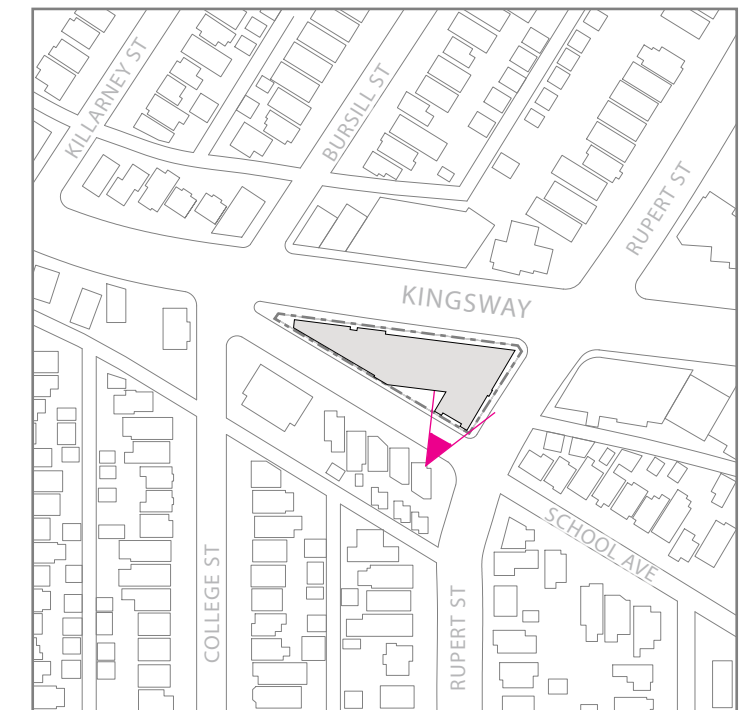
# 2970 KINGSWAY

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## PERSPECTIVES



Street-level Perspective looking South-West from Rupert St at Kingsway





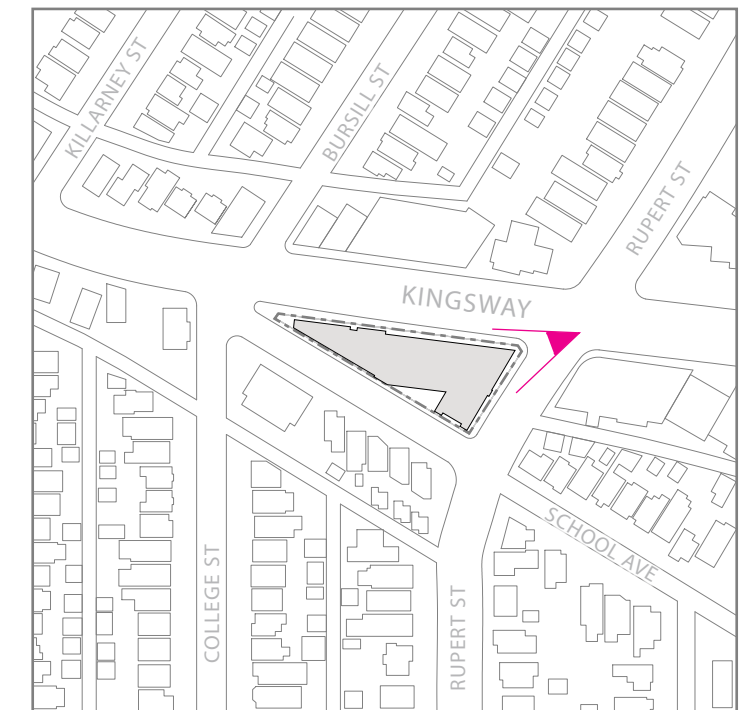
# 2970 KINGSWAY

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## PERSPECTIVES



Street-level Perspective looking North-West from Rupert St towards Kingsway

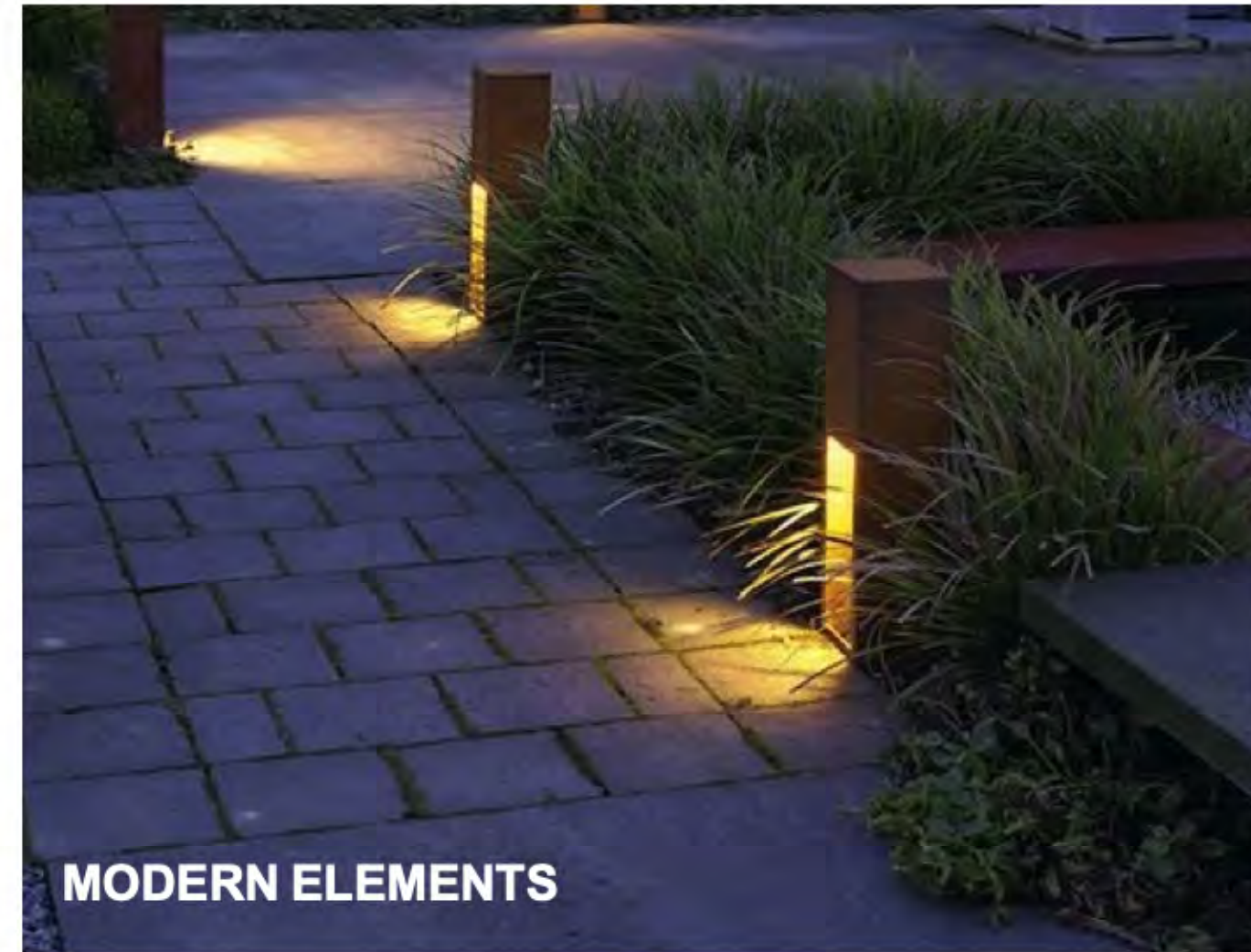




THE TRIANGULAR SITE FORM SETS UP A DYNAMIC ARCHITECTURAL STATEMENT. ACKNOWLEDGING THE BUILDING GEOMETRY THROUGH AN EQUALLY DYNAMIC LANDSCAPE STATEMENT OF FORM, GEOMETRY IS USED TO DEFINE FUNCTIONAL SPACES AND CREATE EXCITING PATTERNS. GROUND LEVEL LANDSCAPE IS A REFLECTION OF THE ADJACENT CONTEXT. ROOF LEVEL LANDSCAPE CREATES A SERIES OF GREAT RESIDENTIAL AMENITIES, AND KEEPS CLEAR AND OPEN SITE LINES TO THE BIG VIEWS.



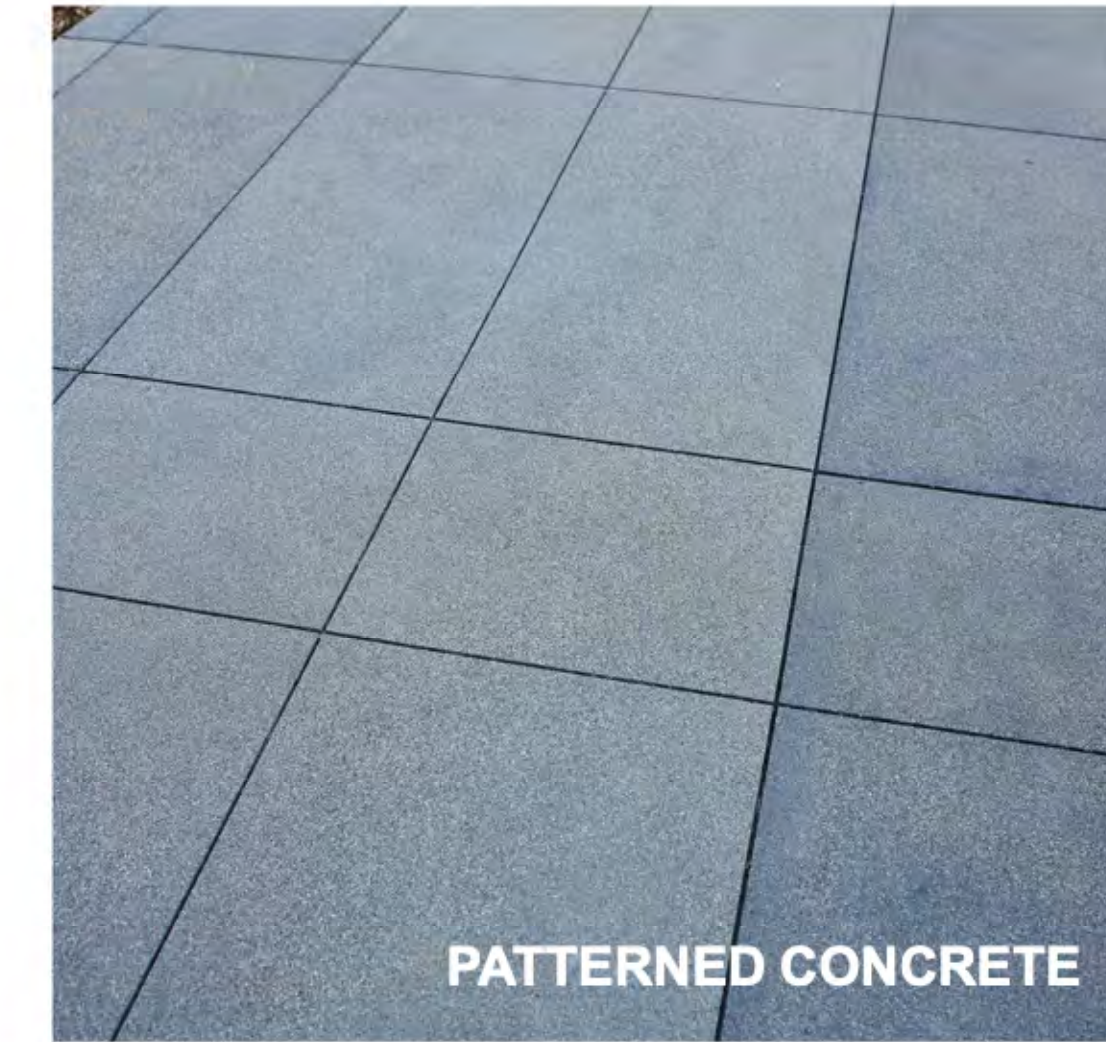
COLOUR HIGHLIGHTS



MODERN ELEMENTS



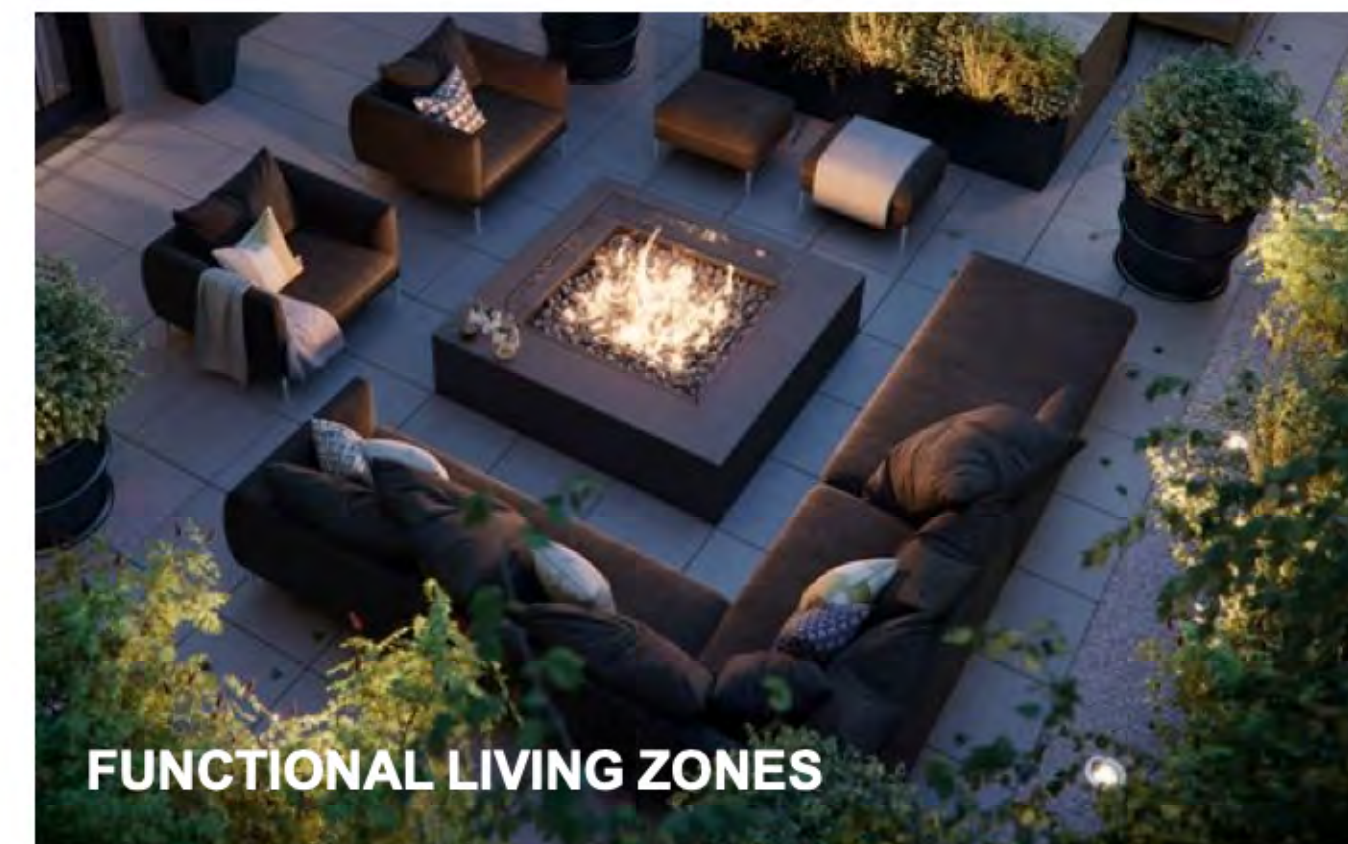
GREEN ROOF TEXTURES



PATTERNED CONCRETE



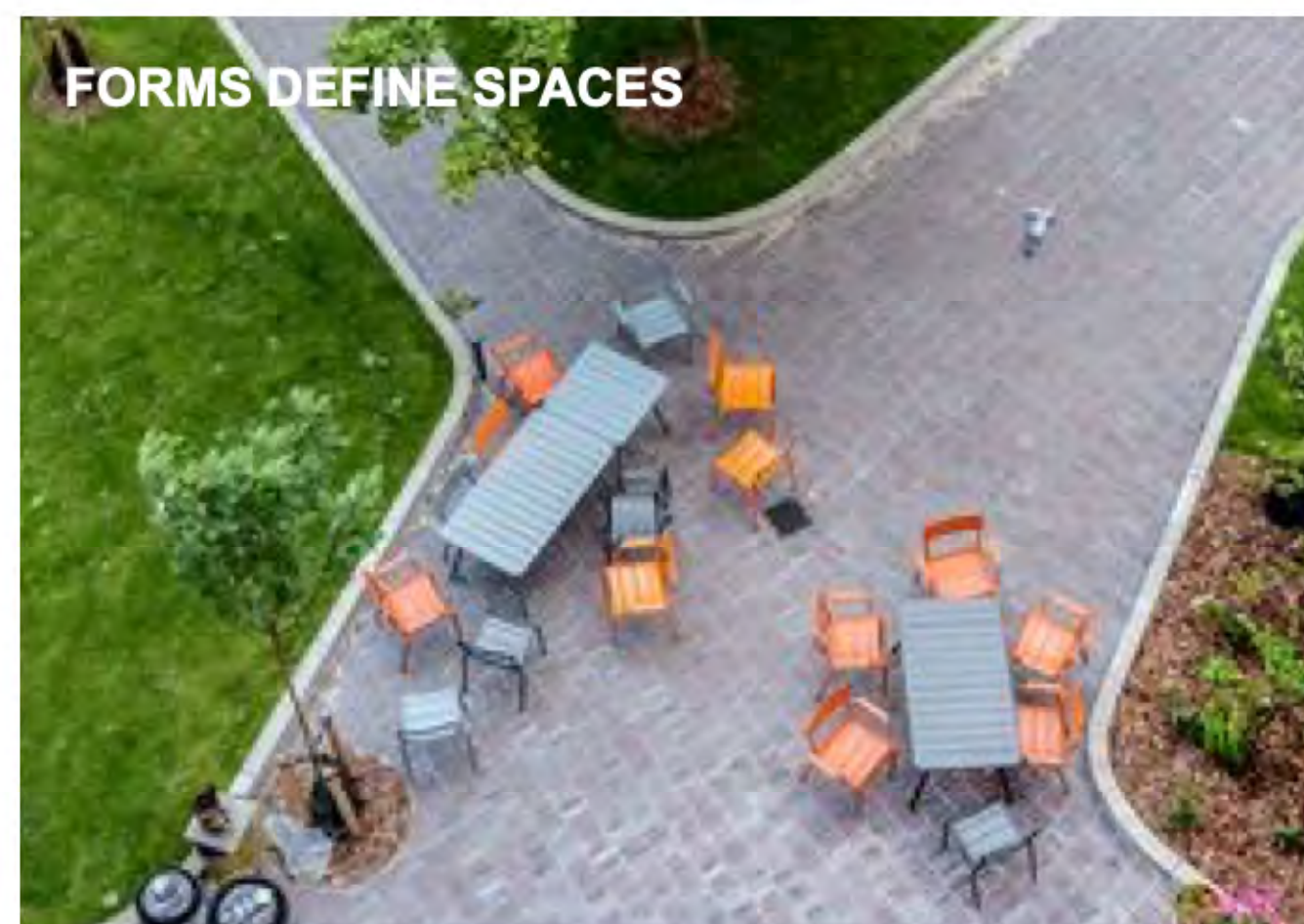
LIVING SPACES



FUNCTIONAL LIVING ZONES



DOG PLAY



FORMS DEFINE SPACES



CHILD FRIENDLY



SHADING

MULTI-FUNCTIONAL SPACES

2	ISSUED FOR REZONING	21-06-01
1	ISSUED FOR REVIEW	21-05-07



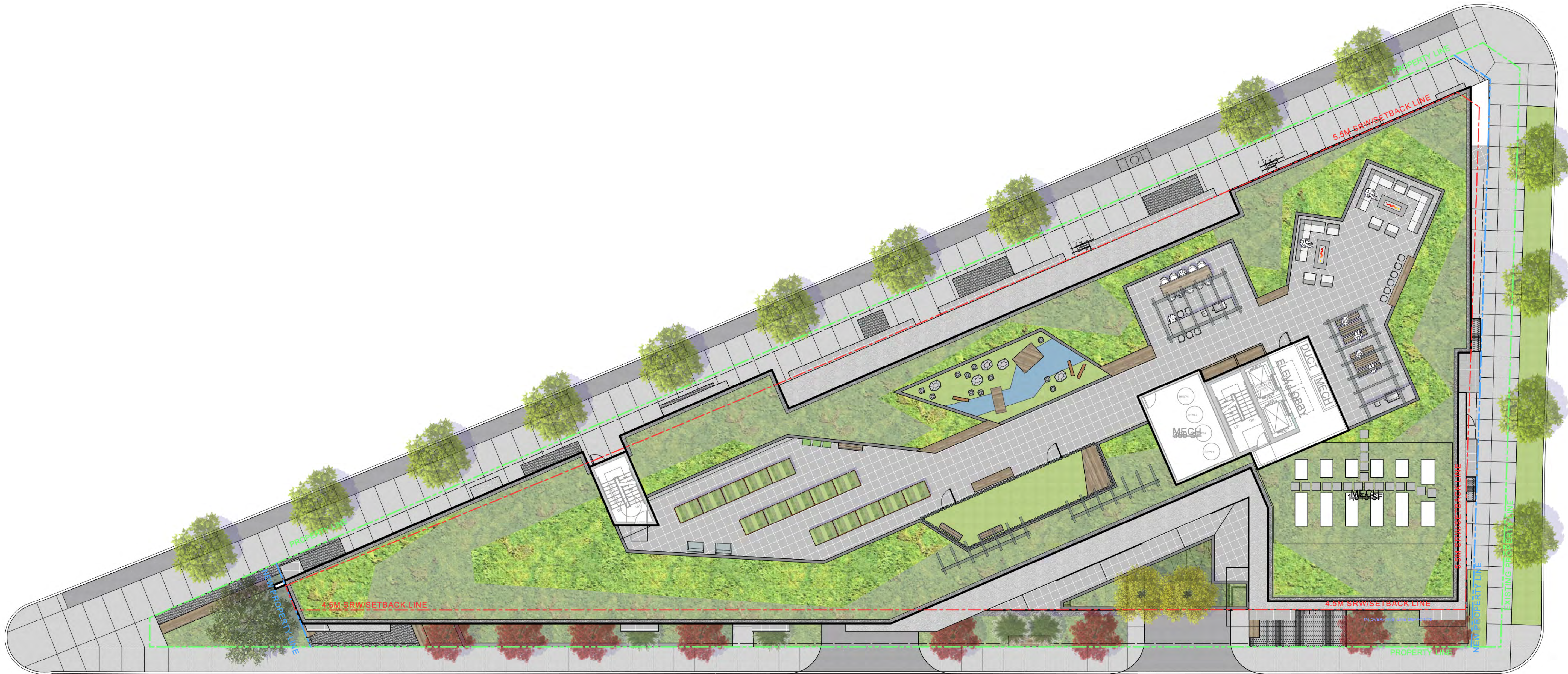
2970  
KINGSWAY

Vancouver, British Columbia

LANDSCAPE  
DESIGN  
RATIONAL

L0.1





2	ISSUED FOR REZONING	21-06-01
1	ISSUED FOR REVIEW	21-05-07

REVISIONS



# 2970 KINGSWAY

Vancouver, British Columbia

## LANDSCAPE CONCEPT







2	ISSUED FOR REZONING	21-06-01
1	ISSUED FOR REVIEW	21-05-07

REVISIONS



# 2970 KINGSWAY

Vancouver, British Columbia

## LANDSCAPE CONCEPT

GROUND LEVEL PLAN



1:150

L1.0





NO.	DESCRIPTION	DATE
2	ISSUED FOR REZONING	21-06-01
1	ISSUED FOR REVIEW	21-05-07

REVISIONS



# 2970 KINGSWAY

Vancouver, British Columbia

## LANDSCAPE CONCEPT

PRIVATE PATIOS

FLOW THROUGH PLANTER

### SECOND LEVEL PLAN



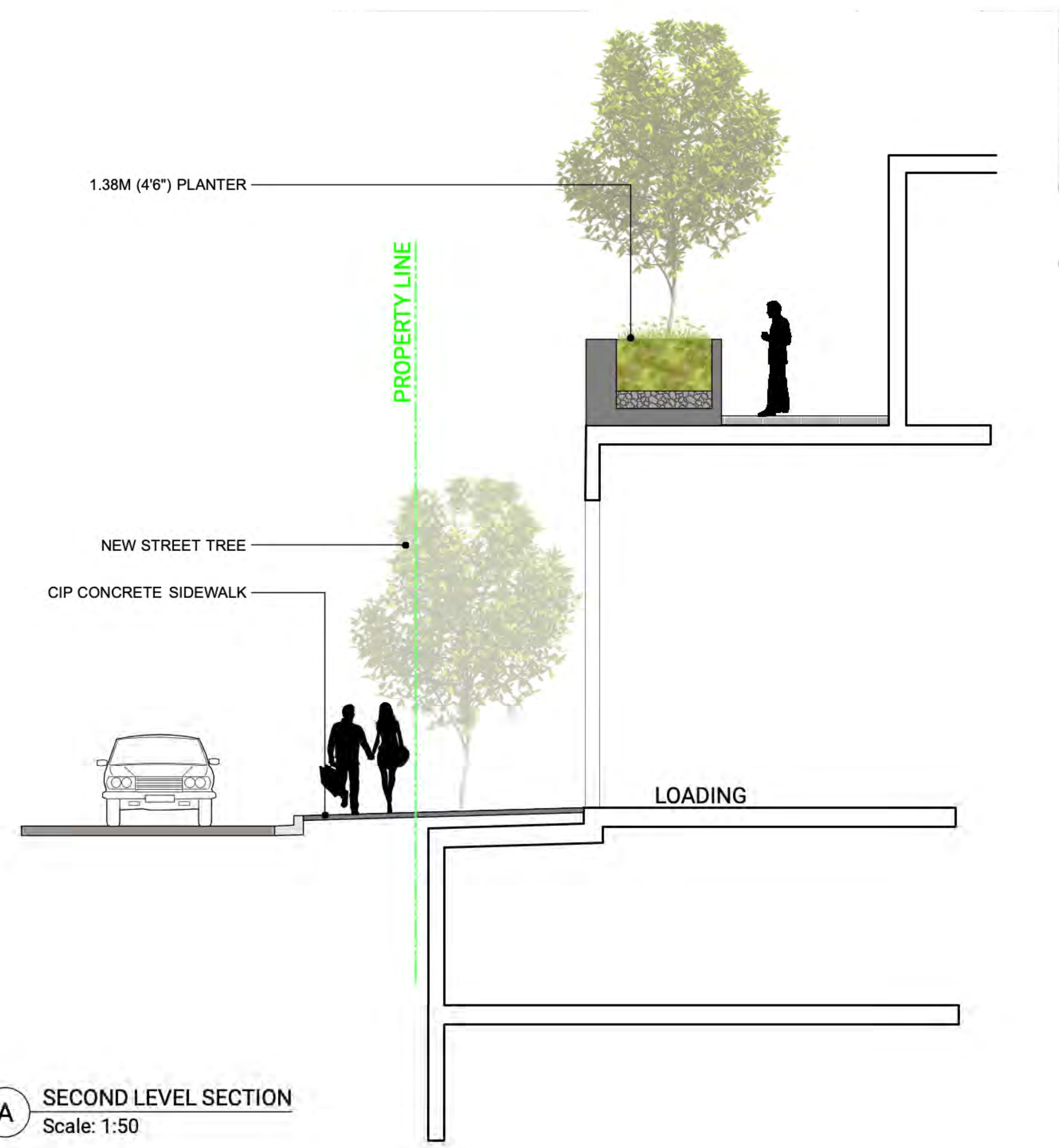
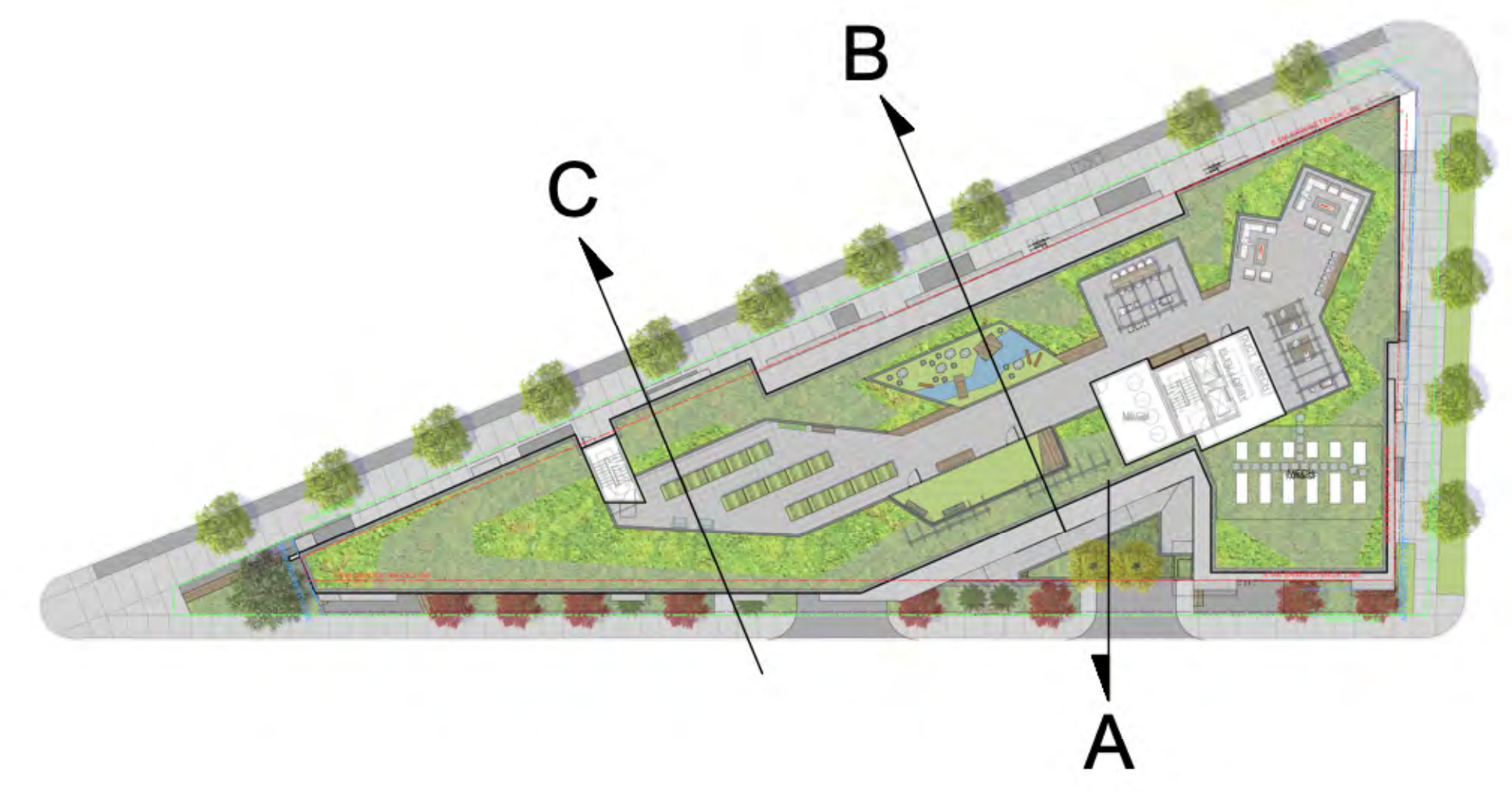
1:150

L1.1

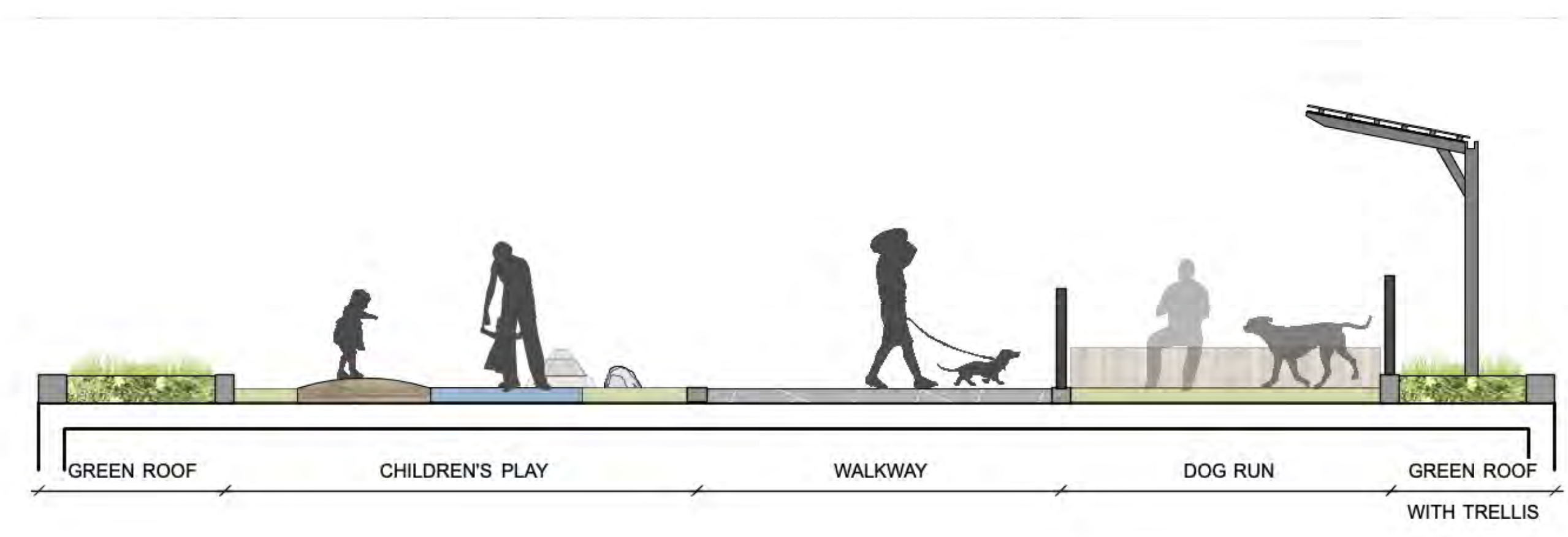




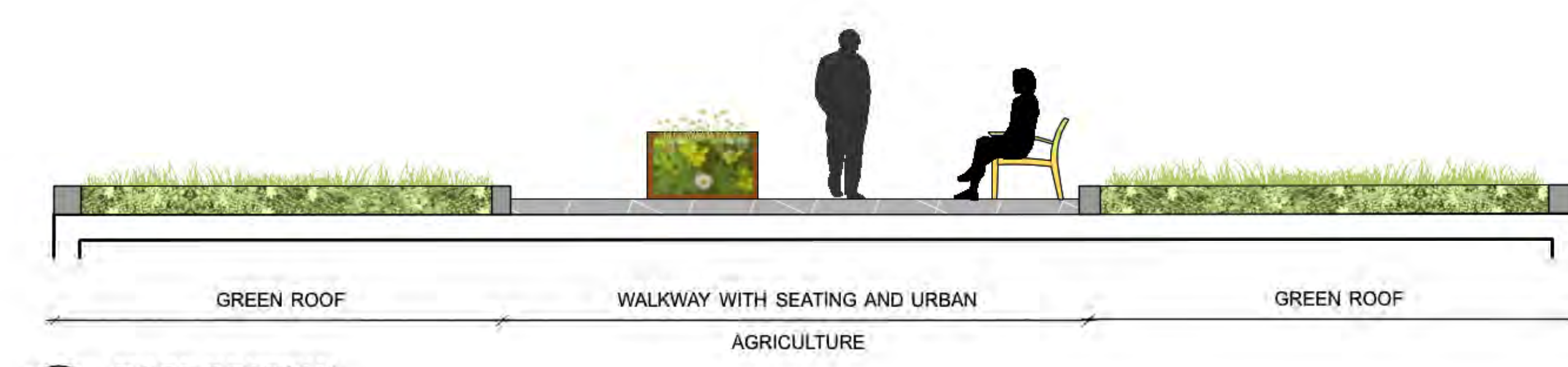




**A** SECOND LEVEL SECTION  
Scale: 1:50



**B** ROOF SECTION  
Scale: 1:50



**C** ROOF SECTION  
Scale: 1:50

REVISIONS	
2	ISSUED FOR REZONING 21-06-01
1	ISSUED FOR REVIEW 21-05-07



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Vancouver, British Columbia

## LANDSCAPE SECTIONS



1:50

L3.0