02 PROJECT

Project Overview

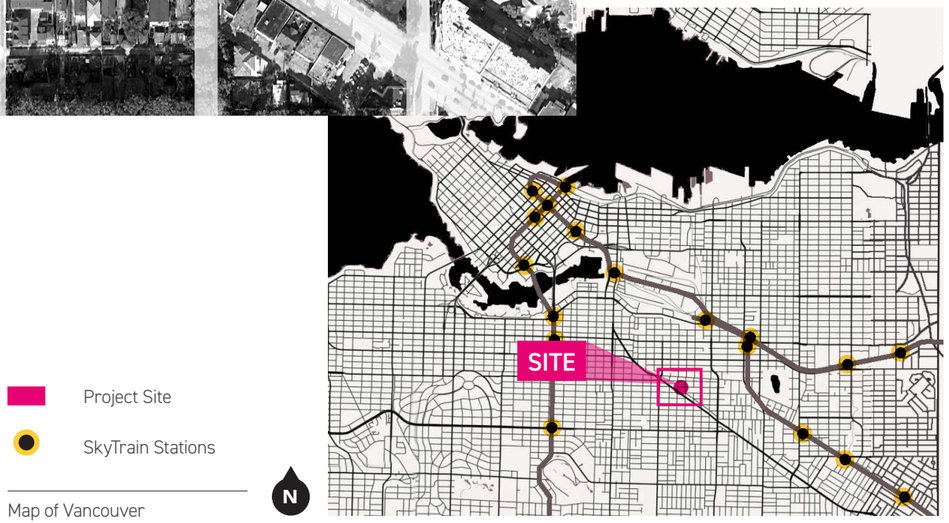
Project Vision

The Kingsway project aims to provide a mix of energy-efficient rental homes as well as high-quality ground floor retail space. Floor plan layouts are comprised of affordable rental homes that maximize both the number of homes and affordability levels with 100% of the homes rented at, or below, the low end of market. 6% of homes will be fully wheelchair accessible, with 100% of the homes designed for universal access and adaptable to changing needs over time.

Several design principles and parameters have been set out that the proposed building intends to adhere to. These include:

- Passive House certification;
- CSA Universal Design standards;
- Consideration and demonstration of opportunities to expedite construction schedules, such as off-site pre-fabrication;
- Incorporation of elements which facilitate personal interaction between residents, and opportunities for integration with non-residential components of project such as community and retail;
- Mass timber components and construction technology.





Project Site

SkyTrain Stations

Map of Vancouver

Project Objectives

Affordability

The development offers a diverse mix of high quality affordable housing that intends to meet the needs of the tenants and the larger community.

Focus for the site has been put on maximizing the number of affordable homes along with ensuring an appropriate mix of studio, one bedroom and family homes. Senior government funding is being sought to allow this project to exceed the City's requirements.

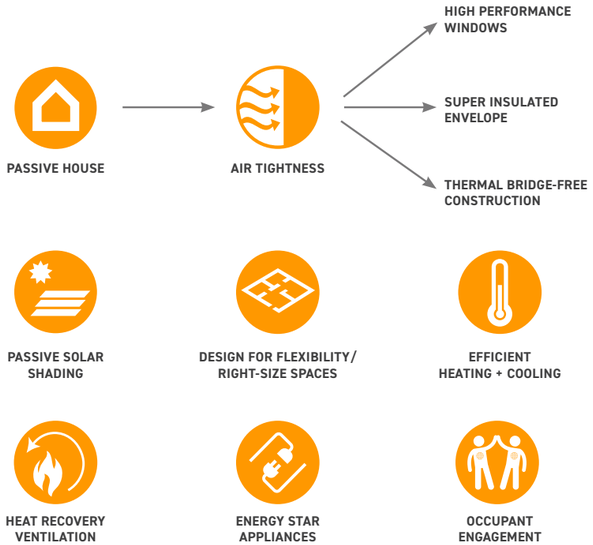
Provide an **innovative building** utilizing premanufactured components and mass timber construction technology to create high performing and durable affordable homes.

Building Performance

With a team of highly qualified design and construction professionals, the Kingsway project will be a high-performance building that targets Passive House certification.

A high-performing building provides benefits for the tenants and the broader community, including improved thermal comfort, high levels of indoor air quality and a design that maximizes daylighting and minimizes solar heat gain. These parameters have been used as key drivers in developing the building form and construction approach. Highly efficient use of resources such as electricity and water, combine with the effective use of environmentally conscious materials to create low-consuming, healthy homes.

The performance requirements set out by the Passive House Institute ensure that these homes will provide excellent thermal comfort, radically low energy bills, and acoustic dampening of traffic noise.

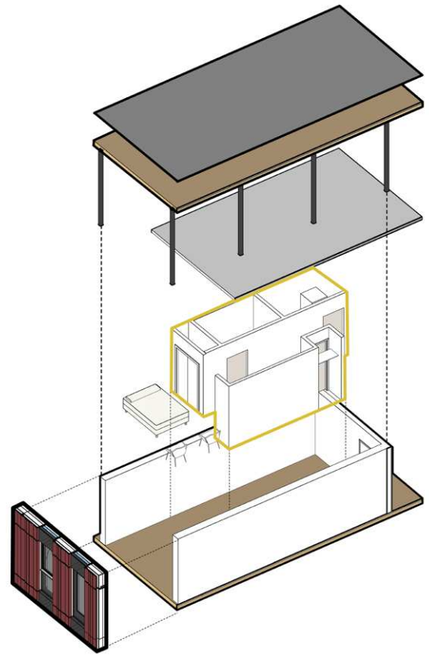


Building Performance Key Drivers.

Schedule

The team is working in a collaborative partnership through design and construction, while leveraging innovative materials and methods to benefit the schedule.

Closely considering constructability, pre-fabrication and material selection will all contribute significantly to schedule efficiencies, bringing much needed affordable homes to the neighbourhood. Also, the project team will try to locally source materials, while managing costs, as this is a fundamental principle in order to maintain and deepen affordability.



Panelization and Mass Timber construction allows for increased construction efficiency.

Project Goals

This development at 1001 Kingsway will provide a mix of affordable housing including studios, one bedrooms and family homes. All the homes are rental and will be offered at below market rental rates.

The project will maintain a continuous retail frontage along Kingsway wrapping on to Windsor Street. The massing adheres to the proposed future planning of six-storey new developments along Kingsway, reinforcing the urban nature of the area. On Windsor and the lane, the mass terraces down to help with the transition to the less intensively developed neighbourhood to the north.

The project is pursuing Passive House Certification, an ultra low energy standard that requires virtually no energy for heating or cooling. It achieves this through combining a high-performing, highly insulated envelope with a mechanical ventilation system that simultaneously brings fresh air to the homes while removing stale air and extracting heat energy before exhausting. Consideration of solar shading to minimize overheating is combined with operable windows and partial cooling to ensure occupant comfort year-round.

The structure will use mass timber and prefabrication construction techniques to advance and support the use of new wood technologies. Cross-laminated timber (CLT) will replace concrete slabs and other opportunities to maximize the use of CLT in the project are being considered.

Data Summary

For a more detailed breakdown, refer to the **Development Data & Project Statistics** section on page 43.

Proposed Rezoning
CD-1

Proposed FSR
5.78
after exclusions.

Proposed Building Height
12 Storeys

Proposed Building Height
136'
To the top of elevator overrun measured from established elevation, as provided by City of Vancouver.

Site Area
13,422 SF

Proposed Residential Area
57,374 SF
(gross), including 54,169 SF residential + 3,205 SF of in-unit storage.

Proposed CRU Area
6,462 SF

Proposed Outdoor Amenity Area
4,071 SF
(gross).

Proposed Indoor Amenity Area
1,364 SF
(gross).

Proposed Number of Homes
88

Proposed Parking
44
Includes 7 commercial parking stalls.

Proposed Bicycle Parking
170