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BROADWAY PLAN DEVELOPMENT - STRATA OWNERSHIP HOUSING

401 KINGSWAY, VANCOUVER, BC

ISSUED FOR REZONING
JULY 14, 2025

TITLE	NAME	CONTACT	TELEPHON	EMAIL	ADDRESS
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Electrical Consultant	MCW Consultants Ltd.	Sarah Mighan	(604) 687-1821 Ext.77171	SMighan@mcw.com	1112 W Georgia St #1400, Vancouver, BC V6E 4M3
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DEVELOPMENT
401 KINGSWAY AVENUE

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PROJECT STATISTICS - SITE, ZONING & FSR

SITE INFORMATION

SITE INFORMATION		
PROJECT ADDRESS:	401 KINGSWAY AVENUE, VANCOUVER, BC	
EXISTING ZONING:	C-2 / CD-1	
LEGAL DESCRIPTION:	BLOCK 130 PLAN 185 & 1771 DISTRICT LOT 264A NEW WESTMINSTER '009994050	
LOT DIMENSIONS:	41.76m x 35.7m [137ft x 117.14ft]	
SITE AREA :	24,327.00 (SQ.FT)	2,260.10 (SQ.M)

ZONING INFORMATION

BUILDING HEIGHT :	12-STOREYS / 40.50m [132'-10" ft] TO ROOFTOP T.O.P.
ZONING POLICY	MOUNT PLEASANT CENTRE - AREA C

SETBACK:	**ABOVE GRADE**			**BELOW GRADE**	
FRONT YARD [SW - KINGSWAY]	12.00	(FT)	3.7 (m)	0.00 (FT)	0.0 (m)
EXT. SIDE YARD [N - E 12th AVE]	12.00	(FT)	3.7 (m)	0.00 (FT)	0.0 (m)
EAST SETBACK (ADJ PROP)	12.00	(FT)	3.7 (m)	0.00 (FT)	0.0 (m)
LOT COVERAGE:	64%	(SQ.FT)			

FSR CALCULATION:	**PROPOSED**			**ALLOWED**			
RESIDENTIAL FSR	3.41	82,903.00 (SQ.FT)	7,701.9 (SQ.M)	MAX	4.15	100,957.05 (SQ.FT)	9,379.2 (SQ.M)
COMMERCIAL FSR	0.99	24,123.04 (SQ.FT)	2,241.1 (SQ.M)	MIN	0.35	8,514.45 (SQ.FT)	791.0 (SQ.M)
GROSS FSR	4.40	107,026.04 (SQ.FT)	9,943.0 (SQ.M)	**MAX**	**4.50**	109,471.50 (SQ.FT)	10,170.2 (SQ.M)

FSR CALCULATION

LEVEL	GROSS FLOOR AREA BREAKDOWN			FSR EXCLUSIONS			FSR AREA			
	TOWER	PODIUM								
	RESIDENTIAL	RESIDENTIAL	COMMERCIAL	STORAGE	AMENITY	WALL THICKNESS	RESIDENTIAL	COMMERCIAL	SHARED AREA	TOTAL
LEVEL 1		2,243.37	9,783.3				2,243.37	9,783.30		12,026.67
LEVEL 2 (MEZZANINE)		1,143.80	14,339.74				1,143.80	14,339.74		15,483.54
LEVEL 3		12,325.38		600.00			11,725.38	-		11,725.38
LEVEL 4		12,325.38		600.00			11,725.38	-		11,725.38
LEVEL 5		12,325.38		600.00			11,725.38	-		11,725.38
LEVEL 6	8,399.06			320.00	1,507.00		6,572.06	-		6,572.06
LEVEL 7	7,150.36			360.00			6,790.36	-		6,790.36
LEVEL 8	7,150.36			360.00			6,790.36	-		6,790.36
LEVEL 9	7,150.36			360.00			6,790.36	-		6,790.36
LEVEL 10	7,150.36			360.00			6,790.36	-		6,790.36
LEVEL 11	5,889.13			240.00			5,649.13	-		5,649.13
LEVEL 12	5,011.64			200.00			4,811.64			4,811.64
ROOFTOP	145.40						145.40	-		145.40
SUBTOTAL	**48,046.69**	40,363.31	24,123.04	4,000.00	1,507.00		82,903.00	24,123.04	-	107,026.02
TOTAL RESIDENTIAL		**88,410.00**								
TOTAL			**112,533.04**			**5,507.00**				

SHARED AREA BREAKDOWN AND DISTRIBUTION:

	RESIDENTIAL	COMMERCIAL
SHARED AREA DISTRIBUTION (%:)	77.46%	22.54%
SHARED AREA DISTRIBUTION (SF)		
TOTAL FSR AREA PER USE SHARED AREA INCLUDED	82,903.00	24,123.04

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401 KINGSWAY AVENUE

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PROJECT STATISTICS - PARKING & BIKE

OFF-STREET PARKING

PARKING PROVIDED

LEVEL	RESIDENTIAL PARKING			GRAND TOTAL STALLS	COMMERCIAL PARKING			GRAND TOTAL STALLS
	REGULAR	SMALL CAR	ACCESIBLE		REGULAR	SMALL CAR	ACCESIBLE	
GF								
U/G P1	3	0	0	3	5	0	2	7
U/G P2	36	11	3	50	7	2	0	9
U/G P3	39	10	1	50	8	3	0	11
TOTAL	78	21	4	103	20	5	2	27
TOTAL	130							

BYLAW		REQUIRED	PROVIDED
RESIDENTIAL PARKING:			
4.1.1	No parking spaces are required for the off-street parking of motor vehicles accessory to any development in the City, except for the following: (a) visitor parking spaces, in accordance with section 4.1.3; and (b) accessible parking spaces, in accordance with section 4.1.4.	**0** STALLS	**125** STALLS
VISITOR PARKING:			
4.1.3.a	for dwelling uses, including live-work use, a minimum of 0.05 spaces and a maximum of 0.1 spaces per dwelling unit	**5** STALLS	**5** STALLS
COMMERCIAL PARKING:			
4.3.1	all non-residential uses in the Downtown and Broadway Plan Area shall provide amaximum of one parking space for each 115 m2 of gross floor area.	**20** STALLS	**20** STALLS

ACCESSIBLE PARKING:				
4.1.4.a	RESIDENTIAL	for multiple dwelling or live-work use in buildings that contain at least seven dwelling units, a minimum of 1.0 spaces plus an additional 0.034 spaces for each additional dwelling unit	**4** STALLS	**4** STALLS *
4.8.4.b	COMMERCIAL	for non-residential uses in buildings that contain at least 500 m² of gross floor area, a minimum of 1.0 spaces plus an additional 0.4 spaces for each 1,000 m² of gross floor area	**2** STALLS	**2** STALLS *
TOTAL:			**6** STALLS	**6** STALLS *

*Counted as double in total parking provided as per the City of Vancouver Bylaws
** 10% reduction claimed for transit accessibility from the total Number of required residential parking - Please refer to the TDM worksheet

SMALL CAR SPACES:			
BYLAW		MAX ALLOWED	PROVIDED
4.1.7	The number of small car parking spaces on a site may not exceed 25% of the total parking spaces required for the site for all uses combined	**32** STALLS	**26** STALLS*

OFF-STREET LOADING SPACE

BYLAW				REQUIRED	PROVIDED
5.2.1	RESIDENTIAL	CLASS A	At least one space for 50 to 299 dwelling units, and at least one additional space for any portion of each additional 200 dwelling units.	**1** SPACES	**1** SPACES
		CLASS B	At least one space for 100 to 299 dwelling units; a minimum of one additional space for 300 to 499 swelling units; and at least one additional space for any portion of each additional 200 dwelling units.	**1** SPACES	**1** SPACES
5.2.6	COMMERCIAL	CLASS B	No requirement for less than 100 square metres of gross floor area. A minimum of one space for the first 2 325 square metres of gross floor area plus one space for any portion of the next 2 325 square metres.	**1** SPACES	**1** *SPACES
TOTAL				**3** SPACES	**3** SPACES

OFF-STREET BICYCLE SPACE

BYLAW				REQUIRED	PROVIDED
6.2.1.2	RESIDENTIAL	CLASS A	A minimum of 1.5 spaces for every dwelling unit under 65 m2 . A minimum of 2.5 spaces for every dwelling unit over 65 m2 & under 105 m2	201 30% TDM **261** SPACES	**303** SPACES
		CLASS B	A minimum of 2 spaces for any development containing at least 20 dwelling units and one additional space for every additional 20 units	**6** SPACES	**6** SPACES
6.2.5.1	COMMERCIAL	CLASS A	A minimum of 1 space for each 340 m2 of gross floor area	**7** SPACES	**7** SPACES
		CLASS B	A minimum of 6 spaces for any development containing a minimum of 1,000 square metres of gross floor area.	**6** SPACES	**6** SPACES
TOTAL				**280** SPACES	**322** SPACES

OFF-STREET BICYCLE SPACE BREAKDOWN

BYLAW		REQUIRED	PROVIDED
6.3.9	A minimum of 5% of the spaces must be oversized spaces (+ %5 from TDM Plan B)	**26** SPACES	**34** SPACES
6.3.13	No more than 60% of the required Class A bicycle spaces may be vertical & stacked	**157** SPACES	**125** SPACES
6.3.13A	At least 10% of the Class A bicycle spaces must be bicycle lockers. (+ %10 from TDM Plan B)	**52** SPACES	**88** SPACES

LEVEL	ROOM NAME	HORIZONTAL	VERTICAL	STACKED	LOCKER	OVERSIZED	TOTAL
P1	#1	0	37	0	26	3	66
	#2	0	17	0	11	12	40
	#3	7	33	0	29	0	69
	#4	0	18	12	3	11	44
	#5	17	0	0	0	8	25
	#6	32	8	0	19	0	59
							303
TOTAL		56	113	12	88	34	**303**
%		18%	37%	4%	29%	11%	

PASSENGER SPACES:

BYLAW			REQUIRED	PROVIDED
7.2.1	RESIDENTIAL (Class A)	A minimum of one space for any development w ith 50 to 125 dw elling units, plus one space for every additional 150 dwelling	**1** STALLS	**1** STALLS
7.2.5.1	COMMERCIAL	A minimum of one space for each 4000 m2 of gross floor area.	0 STALLS	0 STALLS

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PROJECT STATISTICS - UNIT TYPE & AMENITY AREA

UNIT TYPE PERCENTAGE

UNIT TYPE	TOTAL UNITS		
	NUMBER OF UNITS	%	
STUDIO	7	7%	
1 BEDROOM	42	42%	
2 BEDROOM	41	41%	51%
3 BEDROOM	10	10%	
TOTAL	100	100%	

UNIT COUNT

LEVEL	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
level 3	1	6	7	1	15
level 4	1	6	7	1	15
level 5	1	6	7	1	15
level 6	0	4	3	1	8
level 7	1	4	3	1	9
level 8	1	4	3	1	9
level 9	1	4	3	1	9
level 10	1	4	3	1	9
level 11	0	2	3	1	6
level 12	0	2	2	1	5
TOTAL	7	42	41	10	100
	7%	42%	41%	10%	

401 KINGSWAY MARKET UNIT MIX LEVEL 3-12

UNITS	BEDROOM	UNIT COUNT	NET AREA PER COV		STORAGE		GROSS AREA	
			AREA	TOTAL AREA	AREA	TOTAL AREA	AREA	TOTAL AREA
301-401-501-601-701-801-901-1001-1101-1201	2 BEDROOM	10	699.8 SF	6,998.0 SF	40.0 SF	400.0 SF	839.3 SF	8,392.8 SF
302-402-502-602-702-802-902-1002-1102	2 BEDROOM	9	683.6 SF	6,152.4 SF	40.0 SF	360.0 SF	802.1 SF	7,219.2 SF
303-403-503-603-703-803-903-1003	1 BEDROOM	8	447.0 SF	3,576.0 SF	40.0 SF	320.0 SF	565.9 SF	4,526.9 SF
304-404-504	2 BEDROOM	3	674.3 SF	2,022.9 SF	40.0 SF	120.0 SF	804.8 SF	2,414.5 SF
305-405-505	2 BEDROOM	3	671.0 SF	2,013.0 SF	40.0 SF	120.0 SF	784.8 SF	2,354.4 SF
306-406-506	2 BEDROOM	3	668.4 SF	2,005.2 SF	40.0 SF	120.0 SF	778.1 SF	2,334.2 SF
307-407-507	1 BEDROOM	3	487.5 SF	1,462.5 SF	40.0 SF	120.0 SF	603.3 SF	1,809.9 SF
308-408-508	STUDIO	3	407.7 SF	1,223.1 SF	40.0 SF	120.0 SF	495.4 SF	1,486.2 SF
309-409-509	3 BEDROOM	3	886.0 SF	2,658.0 SF	40.0 SF	120.0 SF	1,038.0 SF	3,113.9 SF
310-410-510	2 BEDROOM	3	716.9 SF	2,150.7 SF	40.0 SF	120.0 SF	831.7 SF	2,495.2 SF
311-411-511	1 BEDROOM	3	500.6 SF	1,501.8 SF	40.0 SF	120.0 SF	597.1 SF	1,791.2 SF
312-412-512	1 BEDROOM	3	500.6 SF	1,501.8 SF	40.0 SF	120.0 SF	597.1 SF	1,791.2 SF
313-413-513	1 BEDROOM	3	475.7 SF	1,427.1 SF	40.0 SF	120.0 SF	573.4 SF	1,720.3 SF
314-414-514	1 BEDROOM	3	424.9 SF	1,274.7 SF	40.0 SF	120.0 SF	519.8 SF	1,559.3 SF
604	1 BEDROOM	1	530.5 SF	530.5 SF	40.0 SF	40.0 SF	665.4 SF	665.4 SF
605	3 BEDROOM	1	878.5 SF	878.5 SF	40.0 SF	40.0 SF	1,026.8 SF	1,026.8 SF
704-804-904-1004	1 BEDROOM	4	430.1 SF	1,720.4 SF	40.0 SF	160.0 SF	543.9 SF	2,175.6 SF
705-805-905-1005	STUDIO	4	398.1 SF	1,592.4 SF	40.0 SF	160.0 SF	494.2 SF	1,976.8 SF
706-806-906-1006	3 BEDROOM	4	771.2 SF	3,084.8 SF	40.0 SF	160.0 SF	910.0 SF	3,640.1 SF
606-707-807-907-1007	1 BEDROOM	5	414.5 SF	2,072.4 SF	40.0 SF	200.0 SF	510.5 SF	2,552.3 SF
607-708-808-908-1008	1 BEDROOM	5	424.9 SF	2,124.3 SF	40.0 SF	200.0 SF	519.8 SF	2,598.8 SF
1103	1 BEDROOM	1	530.5 SF	530.5 SF	40.0 SF	40.0 SF	670.9 SF	670.9 SF
1104	3 BEDROOM	1	977.4 SF	977.4 SF	40.0 SF	40.0 SF	1,142.9 SF	1,142.9 SF
1105	1 BEDROOM	1	424.9 SF	424.9 SF	40.0 SF	40.0 SF	519.8 SF	519.8 SF
315-415-515-608-709-809-909-1009-1106-1205	2 BEDROOM	10	685.3 SF	6,853.0 SF	40.0 SF	400.0 SF	803.3 SF	8,032.9 SF
1202	1 BEDROOM	1	443.1 SF	443.1 SF	40.0 SF	40.0 SF	540.5 SF	540.5 SF
1203	1 BEDROOM	1	542.3 SF	542.3 SF	40.0 SF	40.0 SF	676.2 SF	676.2 SF
1204	3 BEDROOM	1	861.6 SF	861.6 SF	40.0 SF	40.0 SF	1,008.4 SF	1,008.4 SF
TOTAL		100		58,603.3 SF		4,000.0 SF		70,236.6 SF

*Note: Net Per City of Vancouver Area excludes in-suite storage and thickness of the walls

RESIDENTIAL AMENITY AREAS

INDOOR AMENITY				OUTDOOR AMENITY			
REQUIRED *(1.4 sq. m / dwelling unit)*	PROVIDED			REQUIRED *(2 sq. m / dwelling unit)*	PROVIDED		
100 x 1.4 sq. m	6TH FLOOR	140. sq. m	1,507. SF	100 x 2. sq. m	6TH FLOOR	331.66 sq. m	3,570. SF
140. sq. m / **1,507. sq. ft**	TOTAL	140. sq. m	**1,507. sq. ft**	200. sq. m / **2,153. sq. ft**	TOTAL	331.66 sq. m	**3,570. sq. ft**

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Revisions

project title:
BROADWAY PLAN DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
PROJECT STATS - UNIT TYPE & AMENITY AREA

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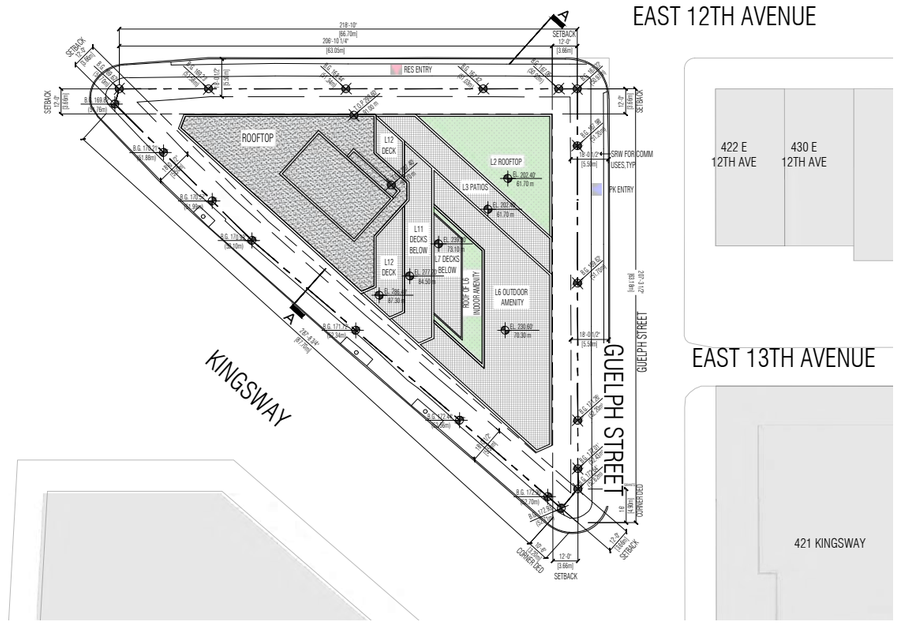
401 KINGSWAY PROPOSED BROADWAY PLAN DEVELOPMENT

401 KINGSWAY - REZONING INTENT

The intent is to rezone 401 Kingsway from C-2 to CD-1 under the Broadway Plan Policy, MCEC, Mount Pleasant Centre, Area 'C' taking the 'Mixed-Use Strata Ownership Housing' option/tenure. Meeting all the minimum site requirements, the setbacks would be 3.7m [12'-0"] on all three street-facing sides. The proposed development would have a 12-storey residential tower massed at the corner of Kingsway and East 12th Avenue, with a 5-storey podium and 2-storeys of commercial. The commercial space along Kingsway would be occupied by the existing automobile showroom, locally owned and operated by current ownership since 1988. The CRU at the corner of E12th Avenue and Guelph St is configured to be a separate local-serving retail space. While the extent of the dealership may be adjusted, the ground-oriented commercial space will never be less than the minimum .35 FAR required in the Broadway Plan MCEC, Mount Pleasant Centre, Area 'C' policy. As stipulated in the Letter of Response to the original Enquiry from City of Vancouver Planning, all passenger drop-offs will be located in the underground parking to minimize the footprint of services located along Guelph Street. A separate commercial elevator with direct access to Guelph Street is proposed. Ground-oriented commercial uses will be maximized on the three street-facing sides with the residential front entrance planned mid-block on East 12th Avenue.

401 KINGSWAY & 421 KINGSWAY TANDEM REZONING APPLICATIONS

Although submitted as separate applications, the proposed developments at 401 Kingsway & 421 Kingsway have been designed and submitted together representing a unique opportunity to reinforce the fabric of the neighbourhood. Located at the confluence of two major arterials [Kingsway and East 12th Avenue] and Main Street, these sites are a vital link for the city to maintain residential, commercial and streetscape continuity at this stretch of the Kingsway Corridor, starting from the dramatically disjunctive intersection at Kingsway and East 12th Avenue running southeast to Robson Park. The two proposed developments will briefly be introduced together as part of the urban planning context of the Kingsway Corridor & the Main Street community, central to the Mount Pleasant neighbourhood. 401 and 421 Kingsway together would introduce a mix of strata and secured-market rentals harmoniously. The proposed mews along Guelph Street between them, secured as a wider pedestrian thoroughfare by the 6.1m [20'-0"] Statutory Right of Way [SRW] west of 421 Kingsway, is developed as a homogeneous space as seen in the landscape treatment, massing and commercial continuity.



SITE PLAN WITH SETBACKS

FIGURE 7.1 - OVERALL LAMD USE CONCEPT PLAN

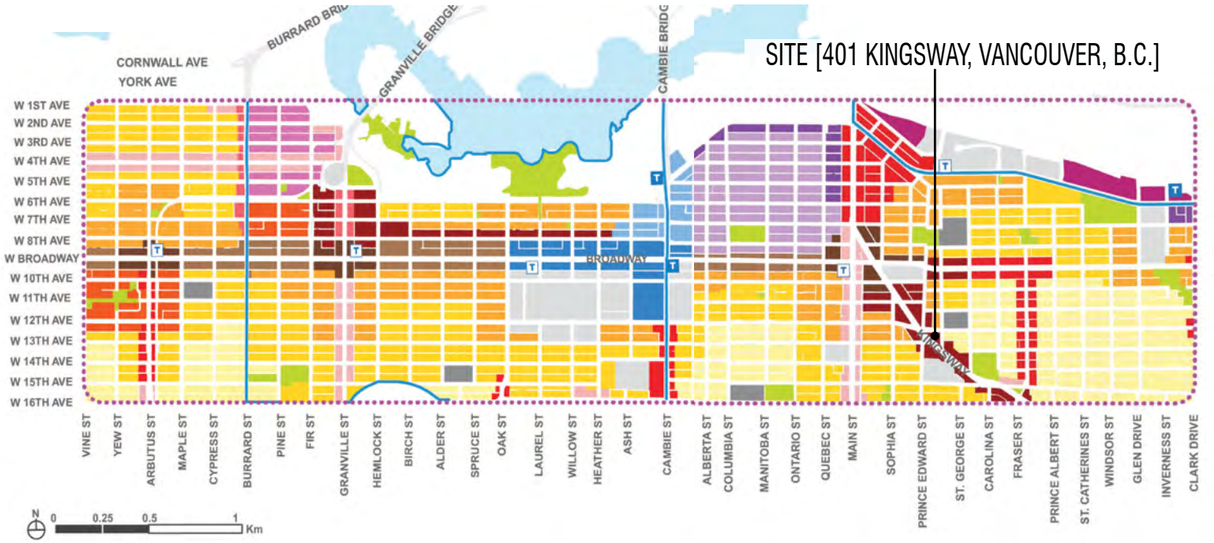
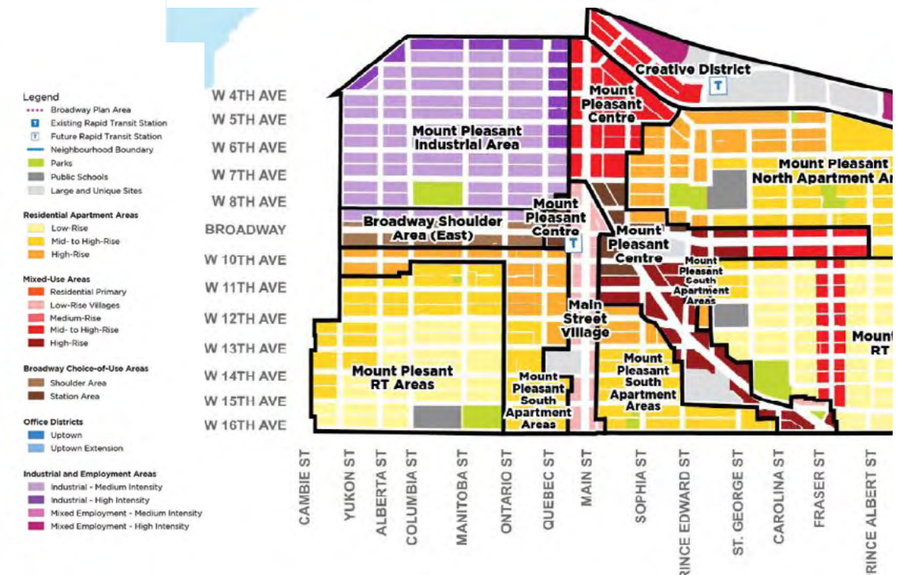


FIGURE 10.1 - MOUNT PLEASANT NEIGHBOURHOOD LAND USE



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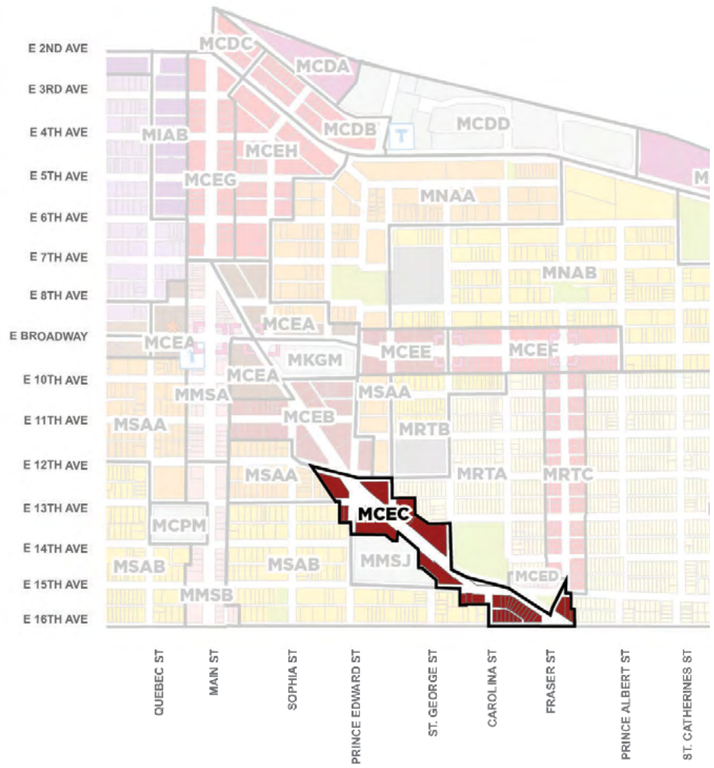
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401 KINGSWAY AVENUE

drawing title:
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10.12 Mount Pleasant Centre - Area C — MCEC



Intent

Strengthen Kingsway as a more pedestrian- and bike-friendly mixed-use street with new housing opportunities, particularly secured market and below-market rental.

CENTRE

APPLICABLE POLICY AND GUIDELINES

- Broadway Plan (2022)
- Housing Vancouver Strategy (2017)
- High-Density Housing for Families with Children Guidelines (1992)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Green Buildings Policy for Rezonings (2010, last amended 2023)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2023)
- Development Cost Levies Information Bulletin (2018, last amended 2022)
- Making Space for Arts and Culture: Cultural Infrastructure Plan (2018)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2023)
- Vancouver Utilities Development Cost Levy By-law No. 12183 (2018, last amended 2023)

CITY OF VANCOUVER BROADWAY PLAN POLICIES

10.12.1 MCEC Policy Summary Table

Policy Area	Mount Pleasant Centre - Area C	MCEC
Uses	Retail/service, residential	
Option/Tenure	Secured market and below-market rental housing.	Strata ownership housing
Max Height	25 storeys	12 storeys
Max Density	8.5 FSR	4.5 FSR
Min Frontage	45.7 m	150 ft.).
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).	• Can only be considered on sites without existing rental housing units. • Development should contribute towards community amenities.
	• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	

Additional Policies

10.12.2 Require continuous active ground floor retail/service uses along Kingsway and Fraser Street.

10.12.3 There will be a maximum of three towers per block face. Where there are two or more towers on a block face prior to adoption of the Broadway Plan, one additional tower can be considered.

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1. ORIGINAL TRAIL FROM VANCOUVER TO CAPITAL AT NEW WESTMINSTER, 1876



2.1872 BRIDGE CONNECTION INTO GASTOWN (CITY OF VANCOUVER, 1898)

KINGSWAY - HISTORY

Originating as an ancient Indigenous foot trail, Kingsway was developed into a road, principally because it followed the gentlest incline across the Burrard Peninsula (Ref: Image 1). The early colonials recognized the usefulness of the path developing it into then False Creek Trail to move troops between Gastown and the former capital of the Colony of British Columbia at New Westminster. The intersection of Kingsway & Main St (then Westminster Rd & Westminster Ave respectively) was seen to be the entrance into Vancouver. Sustained by its efficiency of grade, Kingsway thrived as the Vancouver street-grid formed around it. In the emerging era of the automobile, Kingsway evolved into one of Vancouver's storied 'Drives' (was component of the Trans-Canada Highway until 1964 at its peak). It remains one of the few diagonal routes through Vancouver.



HISTORIC CONTEXT - KINGSWAY



3. VANCOUVER STREET-GRID EVOLVING OVER THE PRE-EXISTING DIAGONAL TRAIL, 1898

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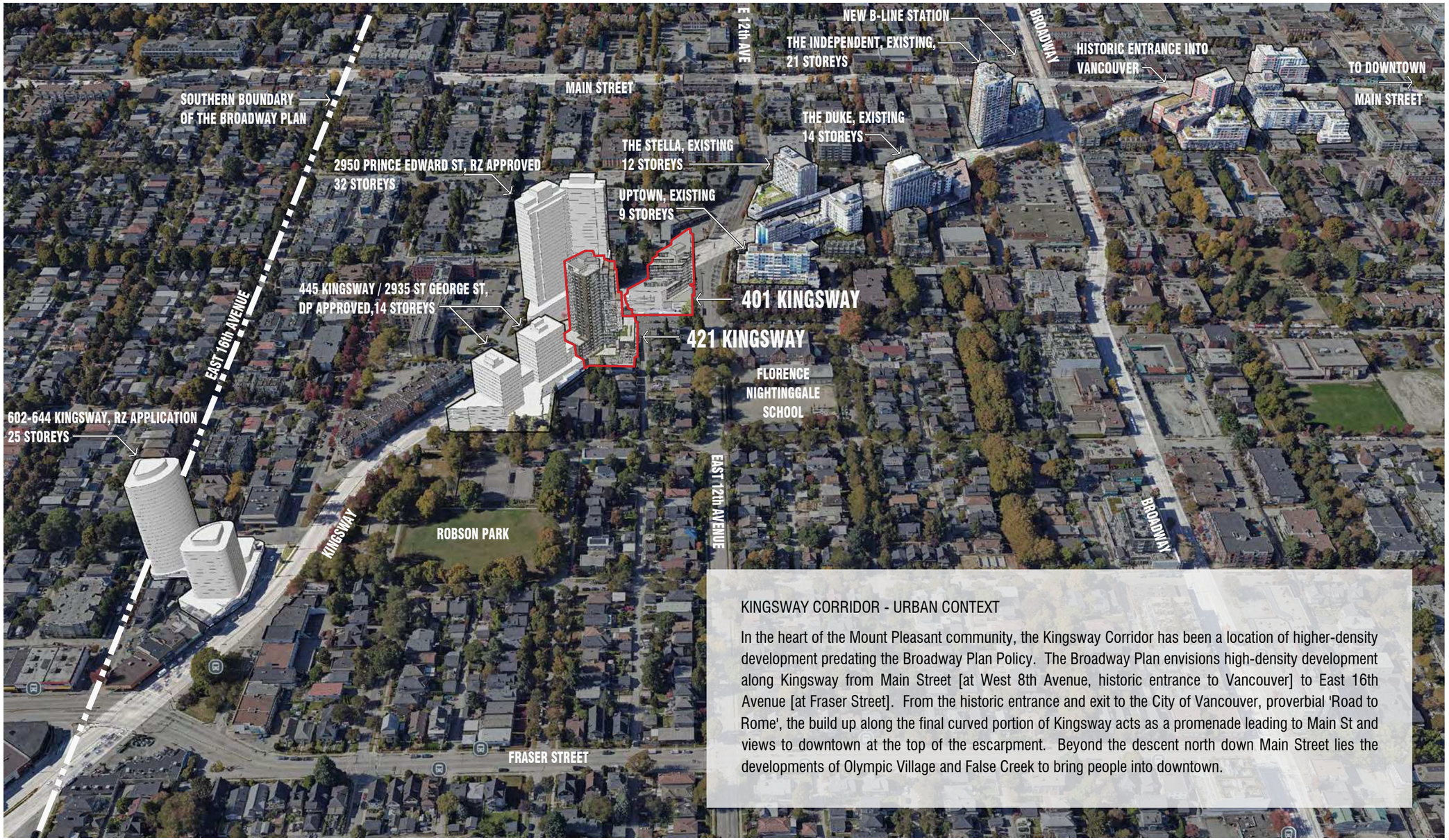
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INTRODUCTION

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KINGSWAY CORRIDOR - URBAN CONTEXT

In the heart of the Mount Pleasant community, the Kingsway Corridor has been a location of higher-density development predating the Broadway Plan Policy. The Broadway Plan envisions high-density development along Kingsway from Main Street [at West 8th Avenue, historic entrance to Vancouver] to East 16th Avenue [at Fraser Street]. From the historic entrance and exit to the City of Vancouver, proverbial 'Road to Rome', the build up along the final curved portion of Kingsway acts as a promenade leading to Main St and views to downtown at the top of the escarpment. Beyond the descent north down Main Street lies the developments of Olympic Village and False Creek to bring people into downtown.

KINGSWAY CORRIDOR - URBAN CONTEXT

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401 & 421 KINGSWAY - TANDEM REZONING APPLICATIONS

INTRODUCTION

401 & 421 Kingsway represent the centre of the Kingsway Corridor. Seen together, the proposed strategy is to harmonize the north face of the two blocks southeast of E 12th Avenue using an alternating rhythm of landed and floating volumes. Taking cues from the floating tower volumes of 421 Kingsway's future neighbour to the southeast [445 Kingsway/2935 St George Street, DP-approved, Acton Ostry], the proposed massing sequence seeks to develop streetscape continuity through a rhythm of massing emanating southeast from the intersection of Kingsway and E 12th Avenue to Robson Park.



401 & 421 KINGSWAY - TANDEM BROADWAY PLAN REZONING APPLICATIONS

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1. KINGSWAY FROM E 12th AVENUE



2. VIEW FROM N/E ALONG E 12th AVENUE



3. VIEW FROM KINGSWAY & E 12th AVENUE

401 & 421 KINGSWAY MASSING CONTEXT

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401 & 421 KINGSWAY
MASSING CONTEXT

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401 & 421 KINGSWAY - PUBLIC REALM & THE GUELPH STREET MEWS

As part of the opportunity of two tandem developments, the shared public realm of Guelph Street has been developed together. Starting with the 6.1m [20'-0"] Statutory Right of Way [SRW] on the west side of 421 Kingsway, a wider, activated public realm is proposed along Guelph St. Both 401 & 421 Kingsway have commercial wrapping up Guelph Street. 401 Kingsway has commercial coming from both directions, Kingsway and E 12th Avenue, with a separate, smaller CRU to serve the local community. The main entrance of 421 Kingsway is proposed at the corner of Guelph Street and E 13th Avenue to anchor both streets with the activity of residential energy. Massing on both sides of Guelph Street and E 13th Avenue transitions down to interface at the scale of these residential streets. A unified landscape approach to both sides of the street adds coherence, with coordinated feature paving and ample planting enhancing the pedestrian experience.



1. LANDSCAPE SITE PLAN [DURANTE KREUK]



2. VIEW NORTH UP GUELPH ST FROM KINGSWAY



3. VIEW SOUTHEAST ON GUELPH ST AT THE 421 KINGSWAY RESIDENTIAL ENTRANCE

401 & 421 KINGSWAY - GUELPH STREET MEWS

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401 KINGSWAY - DESIGN RATIONALE

INTRODUCTION & KINGSWAY CHARACTER

In the centre of Mount Pleasant, the convergence of Kingsway, E 12th Avenue and Main Steet represents one of Vancouver's most dynamic enclaves. As previously introduced, 401 & 421 are tandem rezoning applications that would bring a combination of strata and secured-market & below-market rentals to anchor the most frenetic intersection of Kingsway and E 12th Avenue. The sites are an important potential connective tissue to establish residential continuity in this well-established rental and family-oriented community. Similarly, the sites could help foster a connection between the character commercial of Main St & Kingsway [referred to as 'cherished' in MCEC of the Broadway Plan].

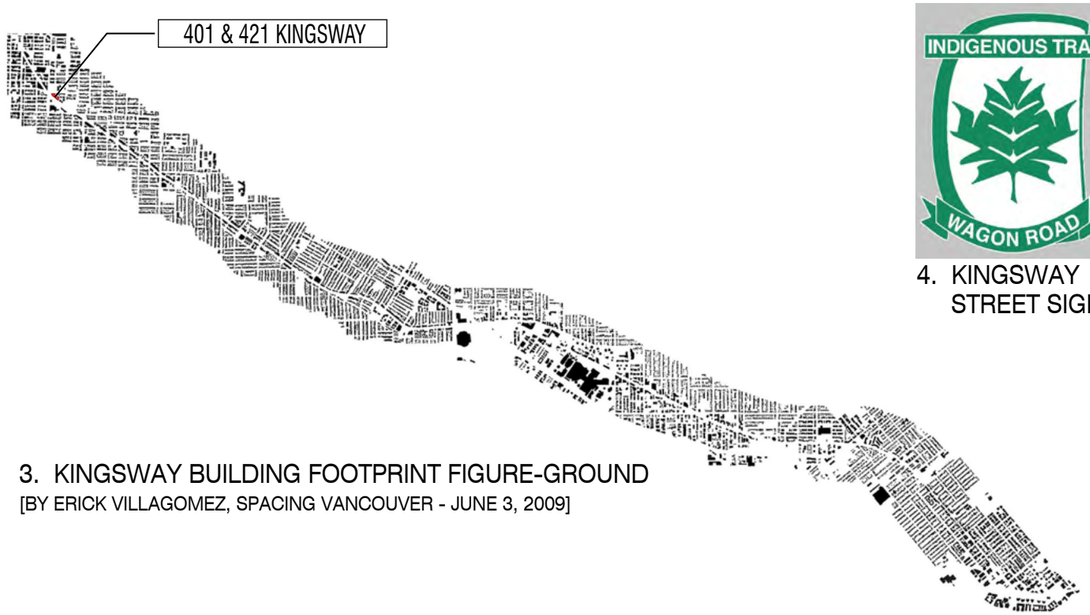
Currently Kingsway retains its storied character with a diverse cross-section of culture and commercial energy. It is still diagonally set apart, sustained by its efficiency of grade, almost apposing the cartesian order that followed. The character of Kingsway is defined by the incompatibility of these two orders. Over time, various responses to traffic intersections, angled frontages, and all the resultant interstitial spaces have been stitched into the fabric of the neighbourhoods surrounding Kingsway creating dynamic relief to the surrounding regularity. Using the vernacular from the Kingsway character & history, the proposed development at 401 Kingsway strives to make connections with the surrounding context to resolve the splintered geometry but also celebrate the unique character that sets Kingsway apart.



2. CORNER OF KINGSWAY & E 12th AVENUE LOOKING S/E ALONG KINGSWAY



1. SITE PLAN VIEW



3. KINGSWAY BUILDING FOOTPRINT FIGURE-GROUND
[BY ERICK VILLAGOMEZ, SPACING VANCOUVER - JUNE 3, 2009]

4. KINGSWAY STREET SIGN

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401 KINGSWAY DESIGN RATIONALE - INTRO & KINGSWAY CHARACTER

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FORM & MASSING

OVERVIEW

Massing is conceived as a response to the Kingsway context with tripartite solid corner masses to address both directions of Kingsway with the third corner resolving to the city grid. In contrast to the three main corners massed as solids, the remainder is expressed as a dynamic 'negative" space. The three solid corner masses are treated with punch windows while the negative space is treated with continuous, fluid window wall. The two corner masses adjacent to Kingsway counterbalance each other with the grounded, full-height verticality at the corner of East 12th Avenue and the floating horizontality at Guelph Street. They establish a streetscape rhythm of alternating grounded and floating volumes along the north face of the two blocks southeast of Kingsway and East 12th Avenue [Ref. Kingsway Corridor - Urban Context].

KINGSWAY PRECEDENT - PAST, PRESENT & FUTURE



KINGSWAY & MAIN ST - ENTRANCE TO VANCOUV



KINGSWAY & MAIN ST - EVOLUTION OVER TIME

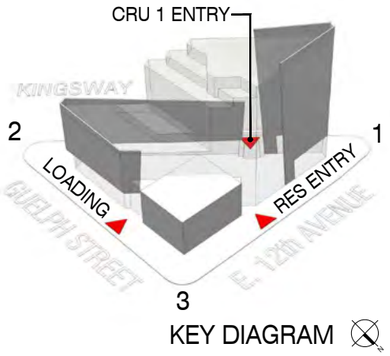


978-990 KINGSWAY

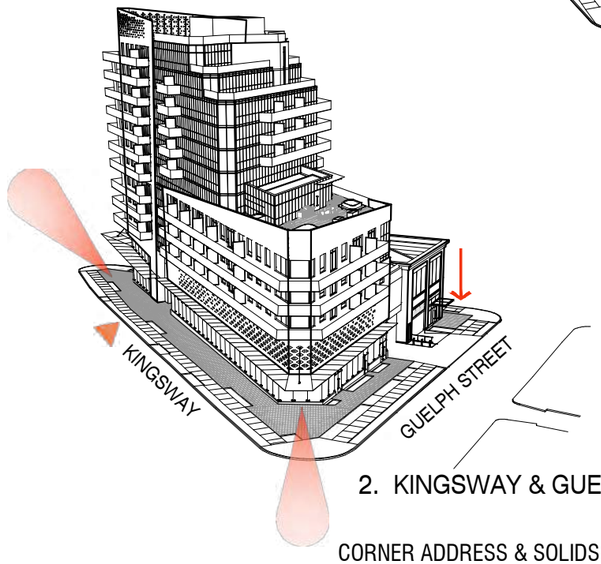


445 KINGSWAY/2935 ST GEORGE ST
[DP-APPROVED, ACTON AUSTRY]

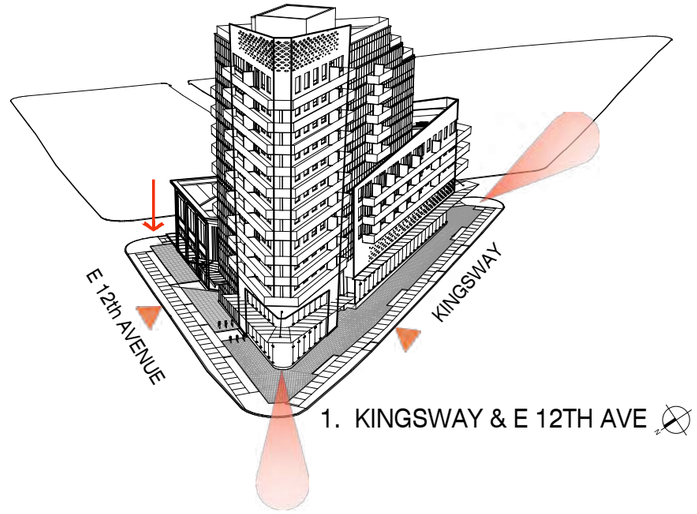
CORNER ADDRESS & SOLIDS - DIAGRAMS



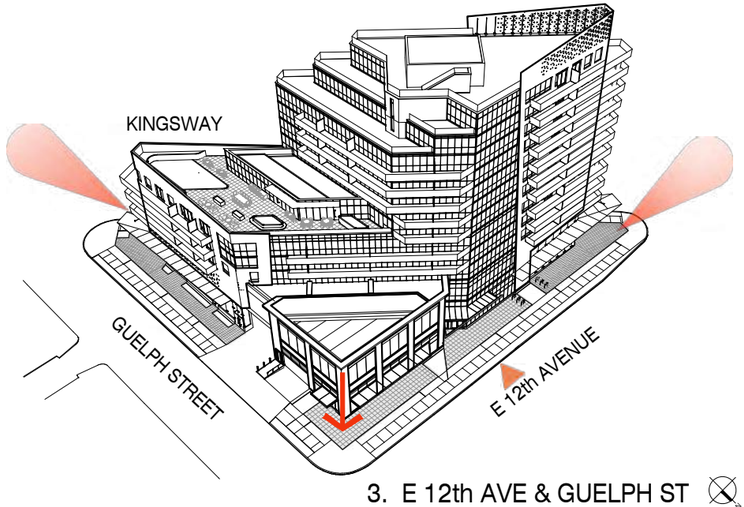
KEY DIAGRAM



2. KINGSWAY & GUELPH ST



1. KINGSWAY & E 12TH AVE



3. E 12th AVE & GUELPH ST

CORNER ADDRESS & SOLIDS

The first block lands at the corner of East 12th Avenue and Kingsway [Ref Image 1]. As the highest point of the proposed development, the grounded, angular form addresses downtown beyond, seemingly splitting the traffic at this dynamic intersection. At its base, a singular expression of a 'display case' presents a focal point for the intersection. Conversely, the volume at the Kingsway and Guelph Street corner floats above the continuous glazing of the commercial below, both wrapping from the main entrance of the dealership on Kingsway to midway up Guelph Street [Ref Image 2]. The third solid volume at Guelph Street and East 12th Avenue is a separate, smaller Commercial Retail Unit [CRU] scaled to work with the streetscape contexts of East 12th Avenue and Guelph Street [Ref Image 3]. As this is the only rectilinear corner of the lot, the massing of this block grounds the proposed development, providing continuity and connection with the city grid. It is intended to evoke a 'warehouse-style' vernacular historically common in the neighbourhood. With the pairing of the angular Kingsway volumes, dramatizing a vertical versus horizontal relationship, the third volume provides a modest, almost traditional counterbalance.

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CORNER ADDRESS & SOLIDS DIAGRAMS

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1. CORNER OF KINGSWAY & E 12th AVENUE LOOKING S/E ALONG KINGSWAY



2. CORNER OF KINGSWAY & GUELPH STREET LOOKING N/W ALONG KINGSWAY



3. CORNER OF E 12th AVENUE & GUELPH STREET

CORNER ADDRESS & SOLIDS - VIEWS

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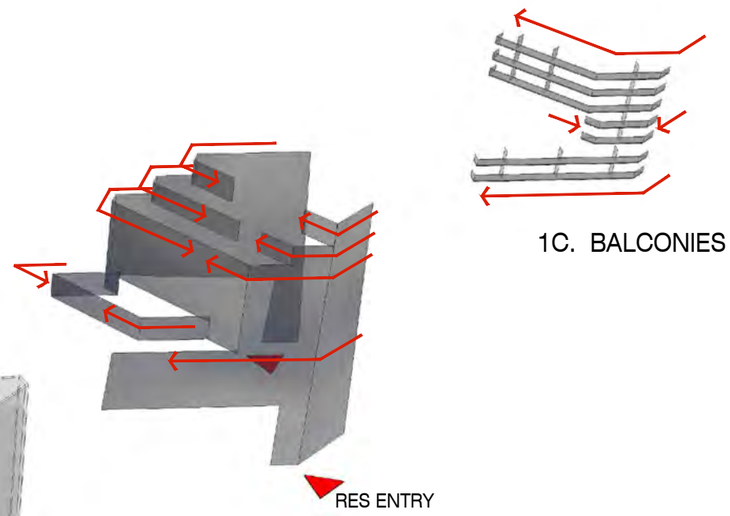
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CORNER ADDRESS &
SOLIDS VIEWS

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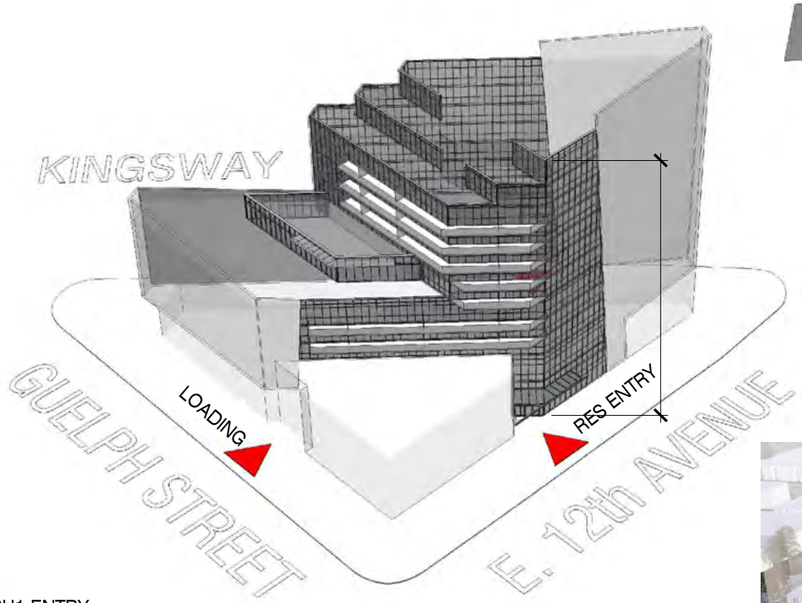
THE NEGATIVE SPACE

The solids volumes are set into a wrapping field of window wall which characterizes the space around and between the solid volumes. At the ground plane, the negative space between the solid volumes marks the locations of the two major entrances [residential and commercial] and the loading. Along Kingsway, the compressed space between the two counterbalanced angled volumes marks the entrance to the dealership [Ref Image 1, A0.17]. The recessed entrance is reinforced by a break in the otherwise continuous canopy treatment, seemingly funneling the energy of the Kingsway traffic into the interior. Along East 12th Avenue, the full-height expression of window wall angles back away from the street to reveal the residential main entrance and the small CRU beyond [Ref Image 1A]. Above the residential main entrance, wrapping balconies further animate the corner where the commercial base, podium and tower all diverge at different angles. The lower stacking balconies align to the northeast face of the podium, contract at the residential amenity and then crank back along the east face of the tower [Ref Image 1C]. They work together as a singular fluid expression.

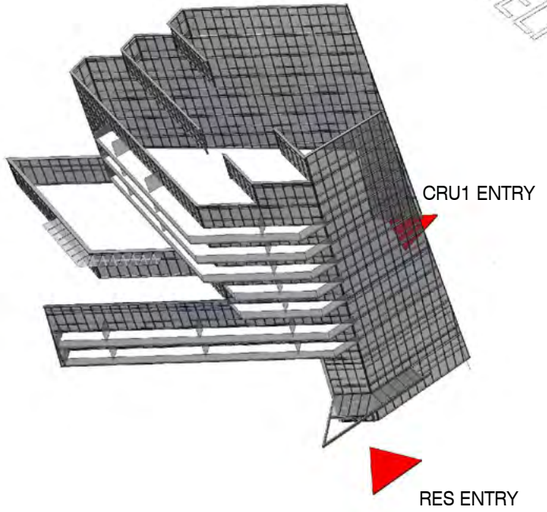


1B. 'BACK-DRAFT' FLOW OF MASSED FORM

1C. BALCONIES



1A. THE NEGATIVE SPACE IN CONTEXT



1. THE NEGATIVE SPACE - ELEMENT ISOLATIONS



2. VIEW WEST FROM GUELPH ST & E 12th AVENUE

THE NEGATIVE SPACE

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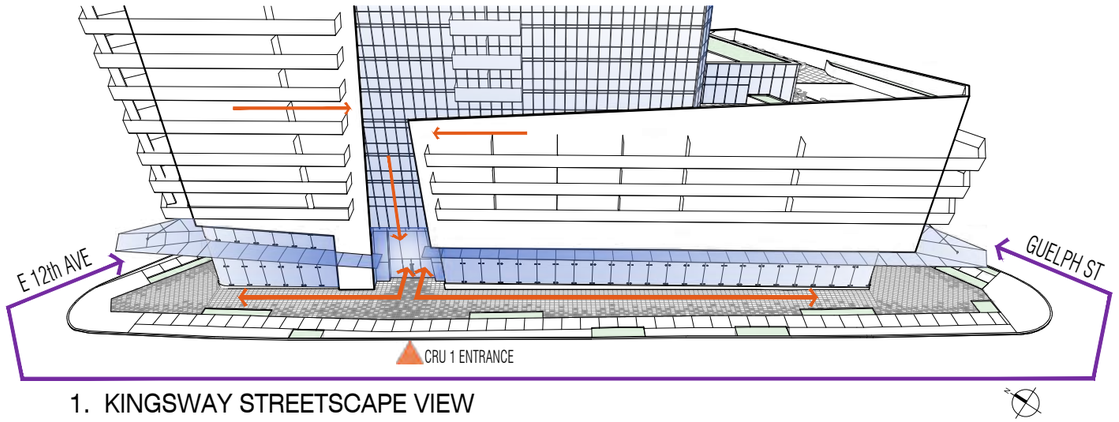
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BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

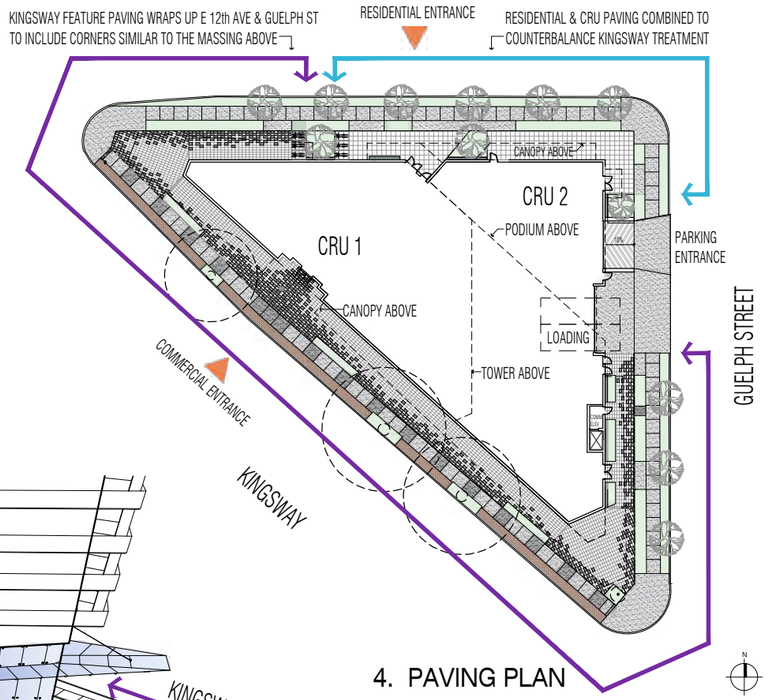
drawing title:
401 KINGSWAY
THE NEGATIVE
SPACE

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	-

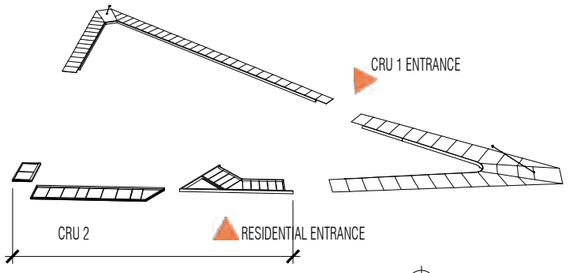
drawing no.:
A0.16



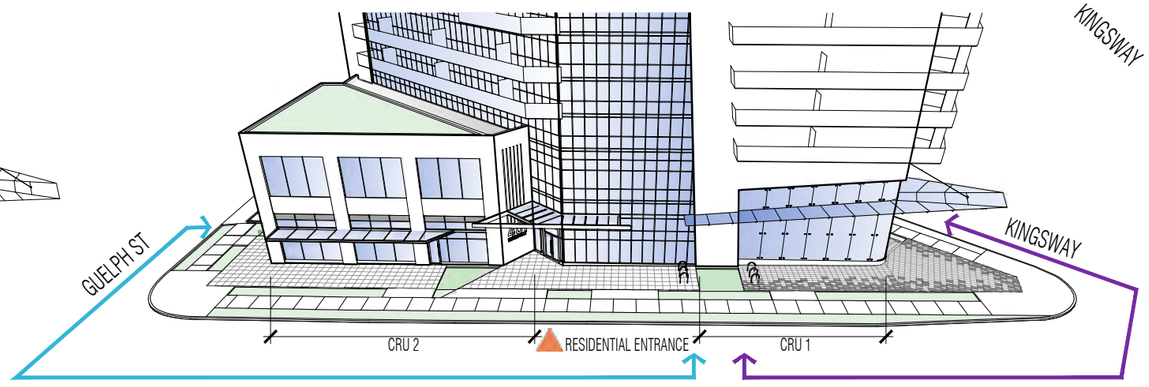
1. KINGSWAY STREETSCAPE VIEW



4. PAVING PLAN



5. CANOPY TREATMENTS

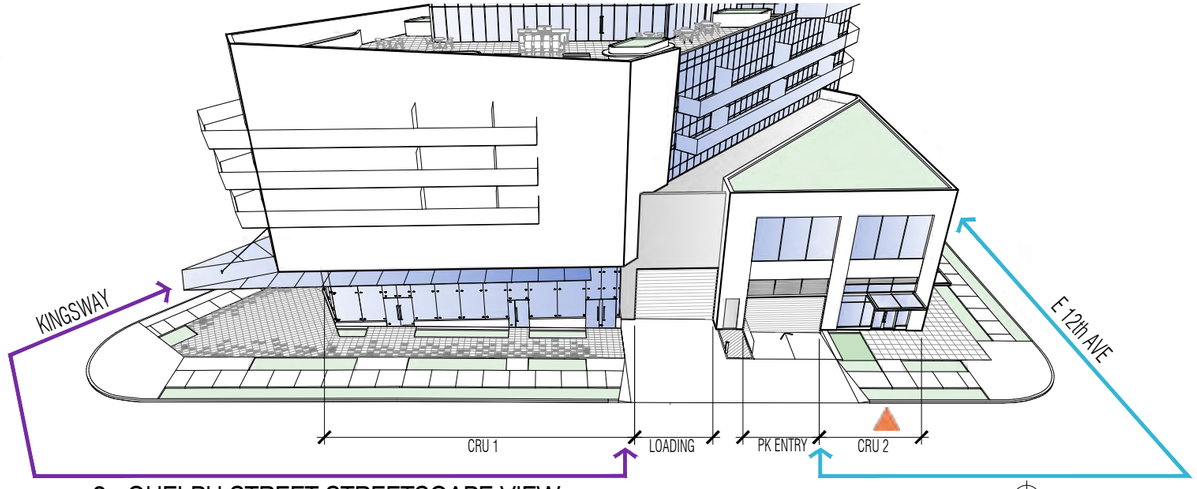


2. E 12th AVENUE STREETSCAPE VIEW

PUBLIC REALM

Located in the centre of Mount Pleasant, the public realm maximizes the commercial frontage on all three street-facing sides creating a hierarchy and flow relative to the adjacent context. Starting at Kingsway and East 12th Avenue [Ref Image 1], a singular, double-height 'display case' anchors the intersection. Its angular outline is tempered by rounded glass at the corner. By contrast, the remainder of the commercial frontage along Kingsway and wrapping midway up Guelph Street is expressed to the street as a single storey of glazing. The lower portion of the floating volume above that straddles the upper portion of the commercial is treated with a perforated screen that casts a shadow pattern into the dealership[Ref Image 4, A0.18]. Feature paving is used on Kingsway to accentuate the dealership entrance and extend its presence along East 12th Avenue and Guelph Street. Along East 12th Avenue, robust steel canopies are introduced interspersed with trees to both differentiate and blend the CRU 2 frontage and the residential entrance [Ref Image 2]. Separated by trees and planted areas, the continuity of paving treatments and steel canopies works to create a unified zone, distinct from the treatments along Kingsway, harmonizing with the streetscapes of East 12th Avenue and Guelph Street beyond.

PUBLIC REALM - DIAGRAMS



3. GUELPH STREET STREETSCAPE VIEW

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401 KINGSWAY AVENUE

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401 KINGSWAY PUBLIC REALM DIAGRAMS

project no.:	25001
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scale:	-

drawing no.:
A0.17



1. LOOKING EAST ON E 12TH AVENUE FROM KINGSWAY CORNER



2. LOOKING SOUTHEAST ON KINGSWAY FROM E 12TH AVENUE CORNER



3. CORNER OF E 12th AVENUE & GUELPH ST



4. LOOKING NORTHWEST ON KINGSWAY FROM THE GUELPH ST CORNER

PUBLIC REALM - VIEWS

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drawing title:

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VIEWS

project no.:	25001
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drawing no.:

A0.18

INDOOR & OUTDOOR AMENITIES

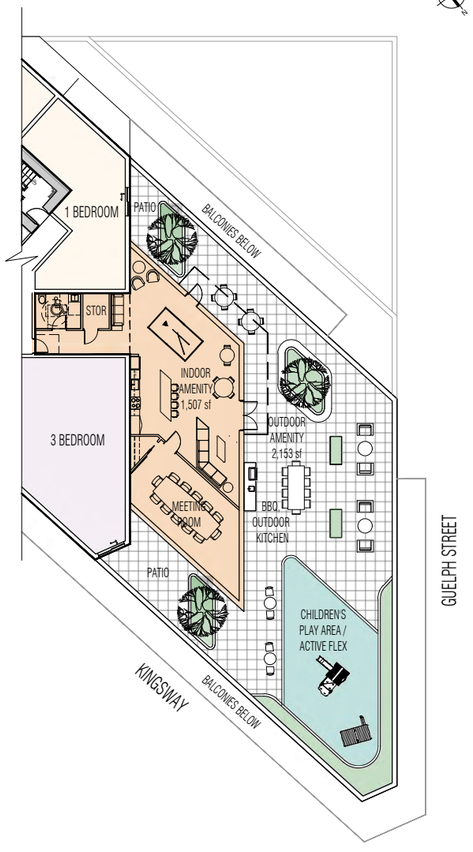
The indoor and outdoor amenities are located on the podium rooftop. They are open, interconnected spaces with sun exposure on three sides, fully screened from adjacent residential decks. Several flexible spaces provide a variety of programmes for residents. The Indoor Amenity offers an open kitchen, dining/lounge areas and a separate meeting room for quieter/private activities. The spaces play with the diagonal geometry, gradually opening up as one enters. The Outdoor Amenity features a flexible active area for children's play or exercise nestled within perimeter planters. There is also an outdoor food prep station, dining, and lounge areas. The outdoor space is characterized by the angled parapet atop the floating volume of Guelph Street and Kingsway. It creates a sense of enclosure at the southeast corner and opening up to views of the schoolyard across the street to the northeast.



2. OUTDOOR AMENITY



1. OUTDOOR AMENITY WITH INDOOR AMENITY CUTAWAY



3. LEVEL 6 AMENITIES PLAN

SCALE : 1/32" = 1'-0"

INDOOR & OUTDOOR AMENITIES

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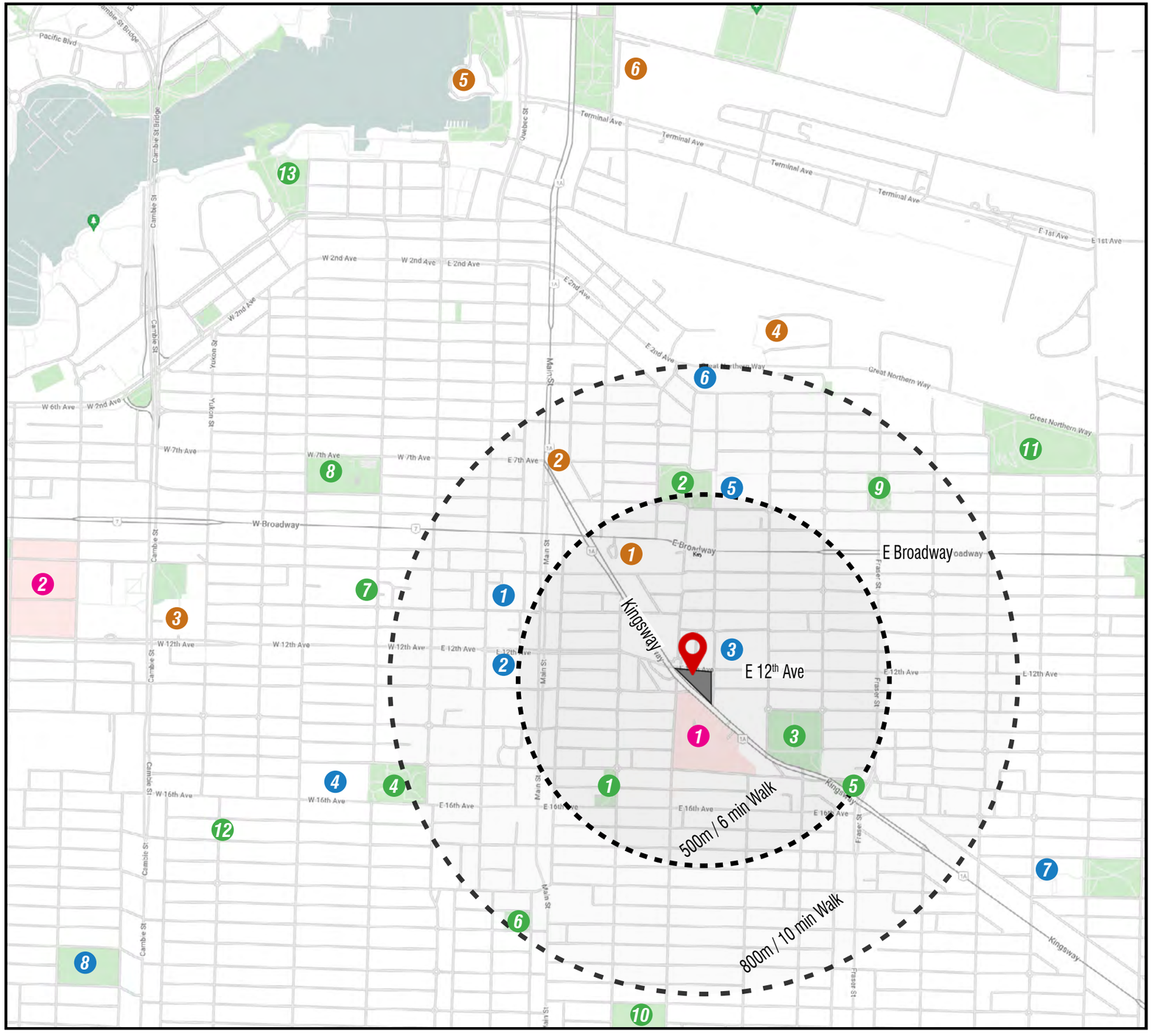
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401 KINGSWAY AVENUE

drawing title:
401 KINGSWAY INDOOR & OUTDOOR AMENITIES

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scale:	-

drawing no.:
A0.19

CONTEXT - NEIGHBORHOOD / LOCATION PLAN



LEGEND

PARKS

1. Tea Swamp Park
2. Guelph Park
3. Robson Park
4. Mount Pleasant Park
5. Mc Auley Park
6. Grimmett Park
7. Major Matthews Park
8. Jonathan Rogers Park
9. Sahaklli Park
10. Prince Edward Park
11. China Creek North Park
12. Lilian To Park
13. Hidge Park

SCHOOL

1. Saint Patrick Regional Secondary School
2. St. Patrick Elementary School
3. Florence Nightingale Elementary School
4. Simon Fraser Elementary School
5. Mount Pleasant Elementary School
6. St. Francis Xavier School
7. Charles Dickens Elementary School
8. Edith Cavell Elementary School

HOSPITALS

1. Mount Saint Joseph Hospital
2. Vancouver General Hospital

OTHER

1. Kingsgate Mall
2. Mount Pleasant Community Centre
3. Vancouver City Hall
4. Emily Carr University of Art + Design
5. Science World
6. Pacific Central Station

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401 KINGSWAY AVENUE

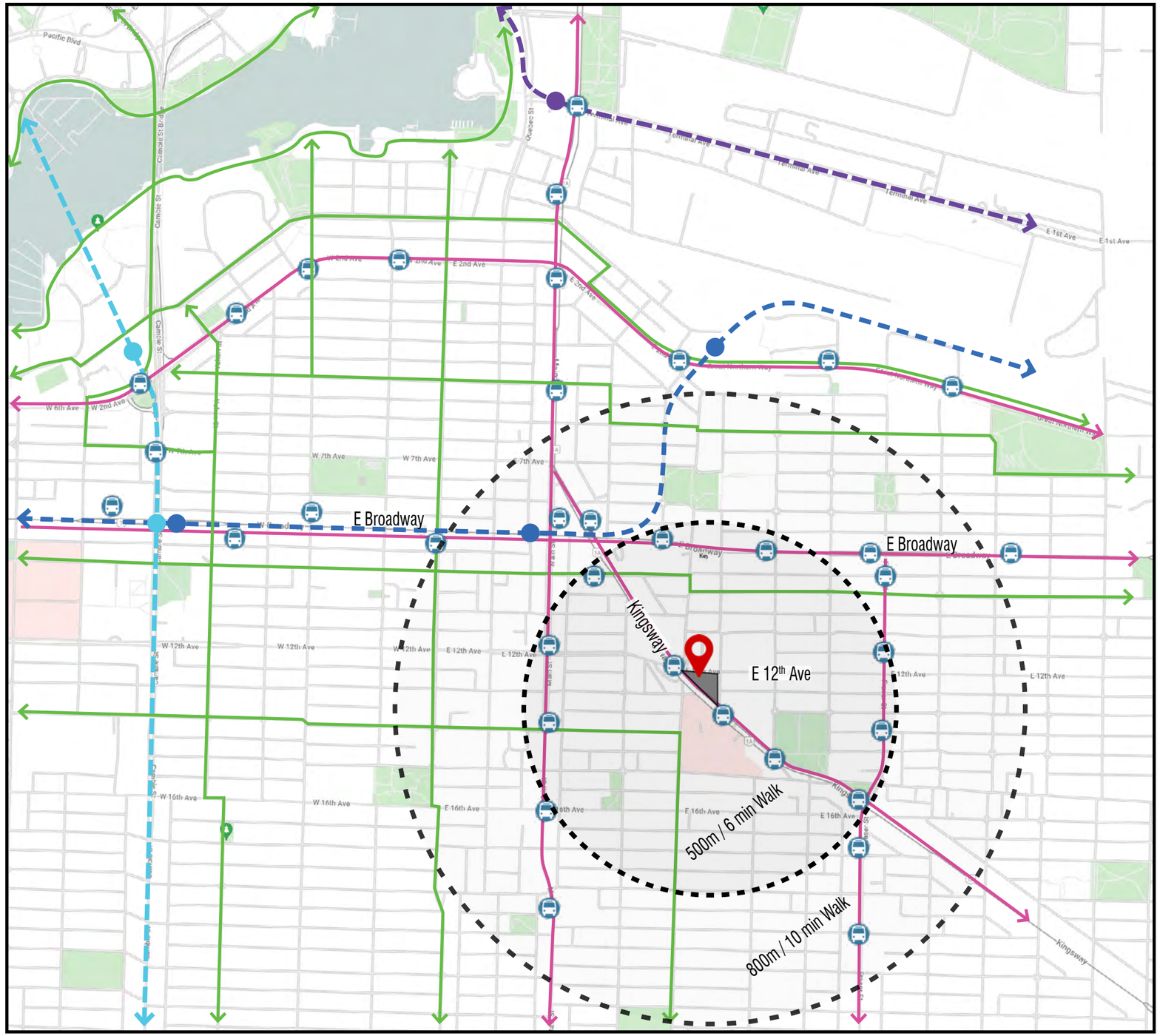
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CONTEXT -
NEIGHBORHOOD /
LOCATION PLAN

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scale:	-

N.

drawing no.:
A0.20

CONTEXT - TRANSIT PLAN



LEGEND

- PROJECT SITE
- BROADWAY SUBWAY ROUTE / STATIONS
- EXPO LINE ROUTE / STATIONS
- CANADA LINE ROUTE / STATIONS
- BUS ROUTE
- BUS STOP
- BIKE ROUTE

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401 KINGSWAY AVENUE

drawing title:
CONTEXT - TRANSIT PLAN

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A0.21



1



2





3



5



4

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drawing title:
CONTEXT - SITE PHOTOS

project no.:	25001
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scale:	-

drawing no.:
A0.22





STREESCAPE - E 12TH AVENUE

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drawing title:
CONTEXT - STREETSCAPE 1

project no.:	25001
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scale:	-

drawing no.:
A0.23



E 12TH AVE | PROJECT SITE - EXISTING 401 KINGSWAY | GUELPH ST



E 12TH AVE | PROJECT SITE - PROPOSED 401 KINGSWAY | GUELPH ST

STREESCAPE - KINGSWAY

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401 KINGSWAY AVENUE

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CONTEXT - STREETSCAPE 2

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STREESCAPE - GUELPH STREET

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DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
CONTEXT - STREETSCAPE 3

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ZONING CONTEXT

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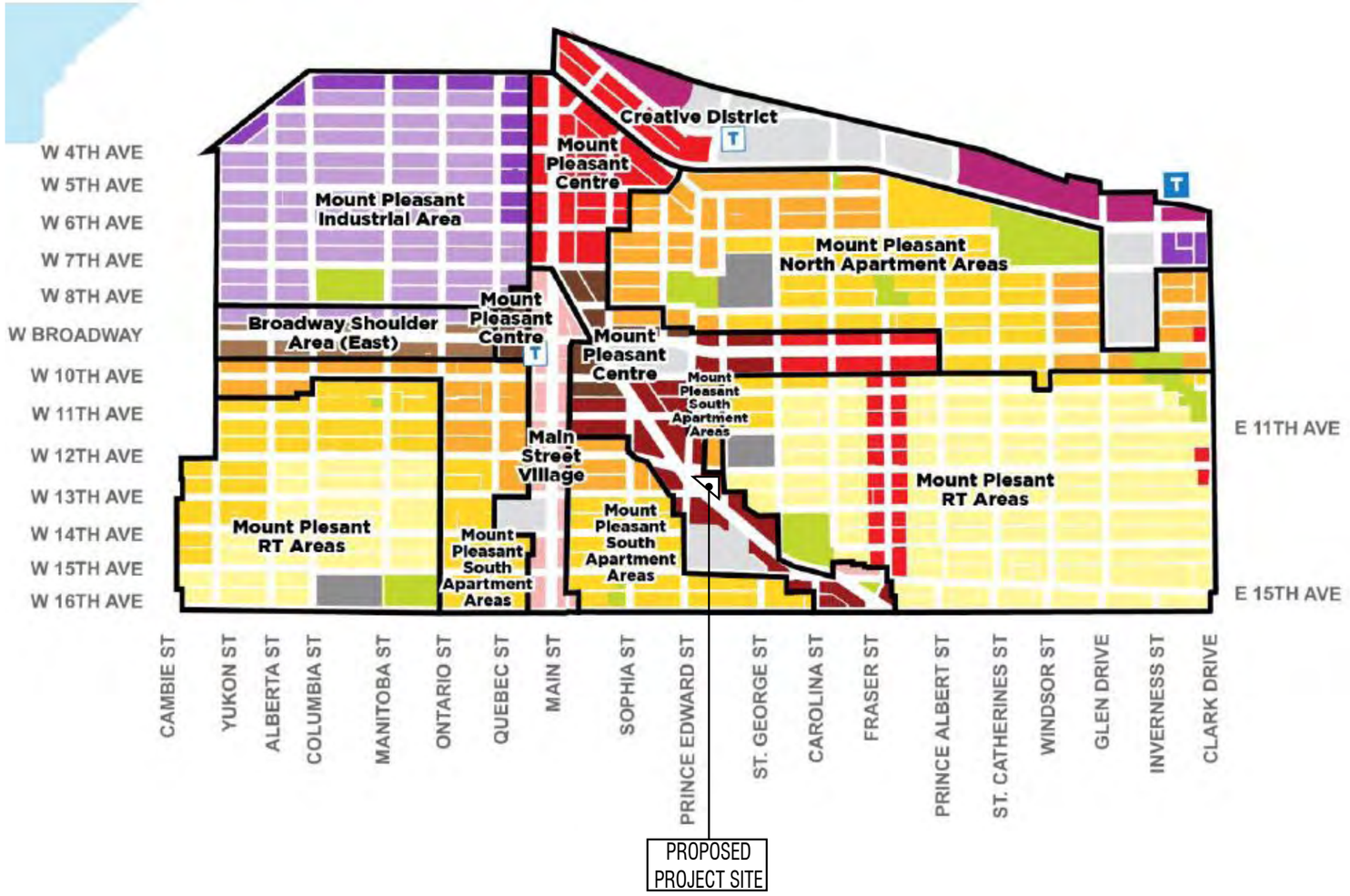
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BROADWAY PLAN DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
CONTEXT - ZONING

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drawing no.:
A0.26

FIGURE 10.1 - MOUNT PLEASANT NEIGHBOURHOOD LAND USE



Legend

- Broadway Plan Area
- Existing Rapid Transit Station
- Future Rapid Transit Station
- Neighbourhood Boundary
- Parks
- Public Schools
- Large and Unique Sites

Residential Apartment Areas

- Low-Rise
- Mid- to High-Rise
- High-Rise

Mixed-Use Areas

- Residential Primary
- Low-Rise Villages
- Medium-Rise
- Mid- to High-Rise
- High-Rise

Broadway Choice-of-Use Areas

- Shoulder Area
- Station Area

Office Districts

- Uptown
- Uptown Extension

Industrial and Employment Areas

- Industrial - Medium Intensity
- Industrial - High Intensity
- Mixed Employment - Medium Intensity
- Mixed Employment - High Intensity

POLICY CONTEXT - BROADWAY PLAN POLICIES

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drawing title:
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A0.27

SUSTAINABILITY MEASURES

The project will meet or exceed the City's sustainability targets under the Green Buildings Policy for Rezoning.

Transportation:

a. The project is a few blocks away from the future B-Line station at Main St & Broadway and Kingsway is serviced by several major bus routes.
a. Enhanced public realm on Kingsway & nearby on Main St with major commercial amenities.
b. Provision of secure bike storage, including 30% more than the base requirement

Proposed roof garden and Landscaping:

a. Podium roof is accessible to tenants as outdoor activity area
b. Landscaping reduces storm water runoff and provides for wildlife habitat
c. All flat roofs are either occupied, have mechanical equipment or have extensive green roofs contributing to the rain water management plan

Energy efficient Building Envelope:

a. High performance, thermally broken windows
b. Thermally enhanced steel framing walls with high levels of insulation
c. Design for improved thermal comfort
d. Design to reduce overall energy consumption

Indoor air quality:

a. Low emitting interior finishes
b. Test indoor air quality prior to occupancy
c. Heat recovery ventilators and electric heating baseboards in all suites

The following reports have also been completed:

Embodied Carbon:

Initial modeling for the rezoning application, in line with Vancouver Embodied Carbon guidelines v1.0, shows that the project is on track to meet the energy and emissions performance limits expected to be in place in the VBBL at the time of Building Permit. Implementation of some of the strategies identified in the Embodied Carbon Design Report submitted with this application can further reduce associated embodied carbon emission. For more details, refer to report.

Energy and Emissions Performance limits:

The project is also on track to meet the Energy and Performance limits of the Green Buildings Policy for Rezoning. For details, refer to report submitted with this application.

An enhanced commissioning process will be implemented to verify that all systems operate as intended.



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CONTEXT MAP

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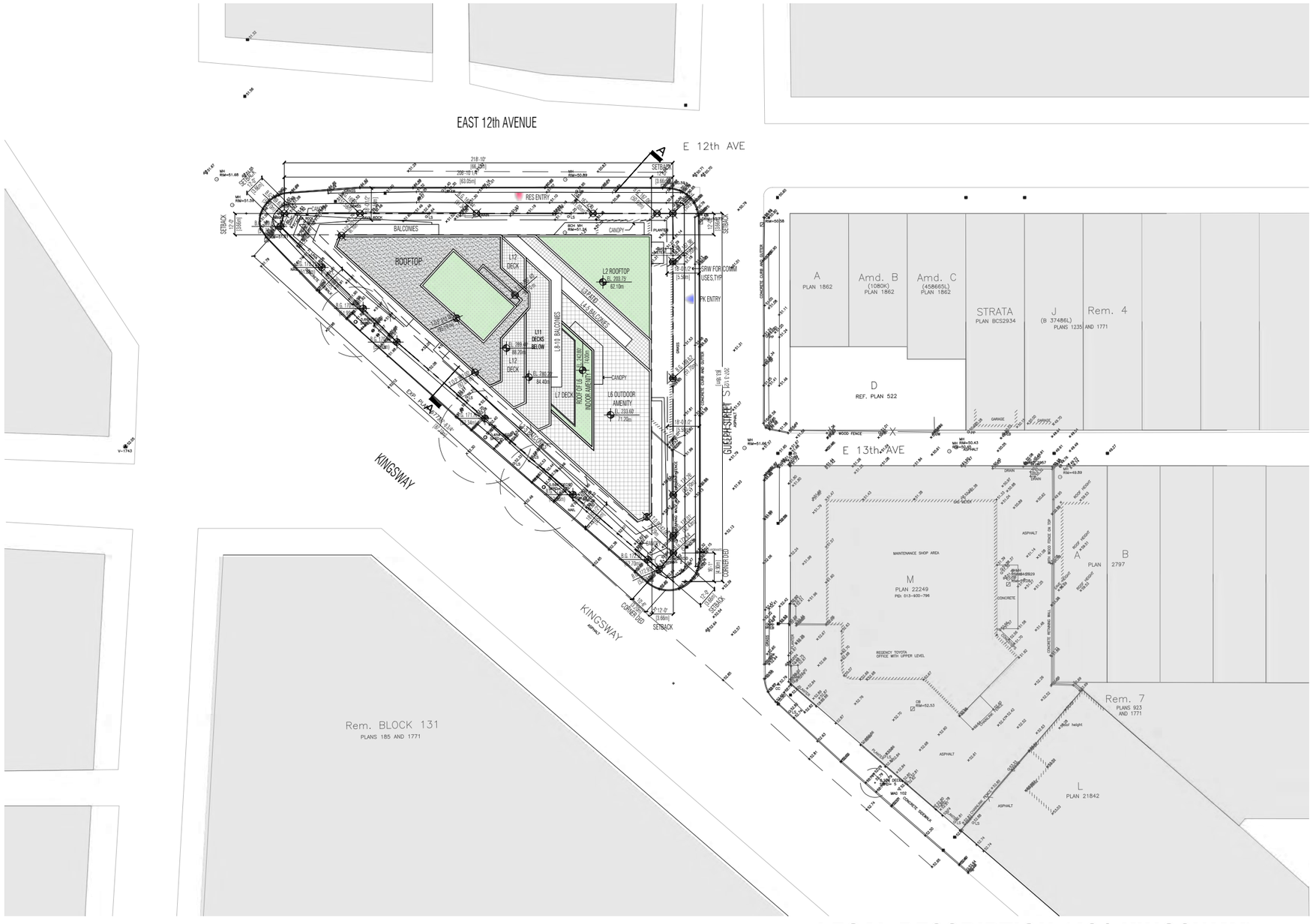
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CONTEXT MAP

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scale:	1/128"=1'-0"

N.

drawing no.:
A1.01



SITE PLAN
SCALE 1/64" = 1'-0'

LEGAL DESCRIPTION (401 KINGSWAY):
BLOCK 130 PLAN 185 & 1771 DISTRICT LOT 264A NEW WESTMINSTER

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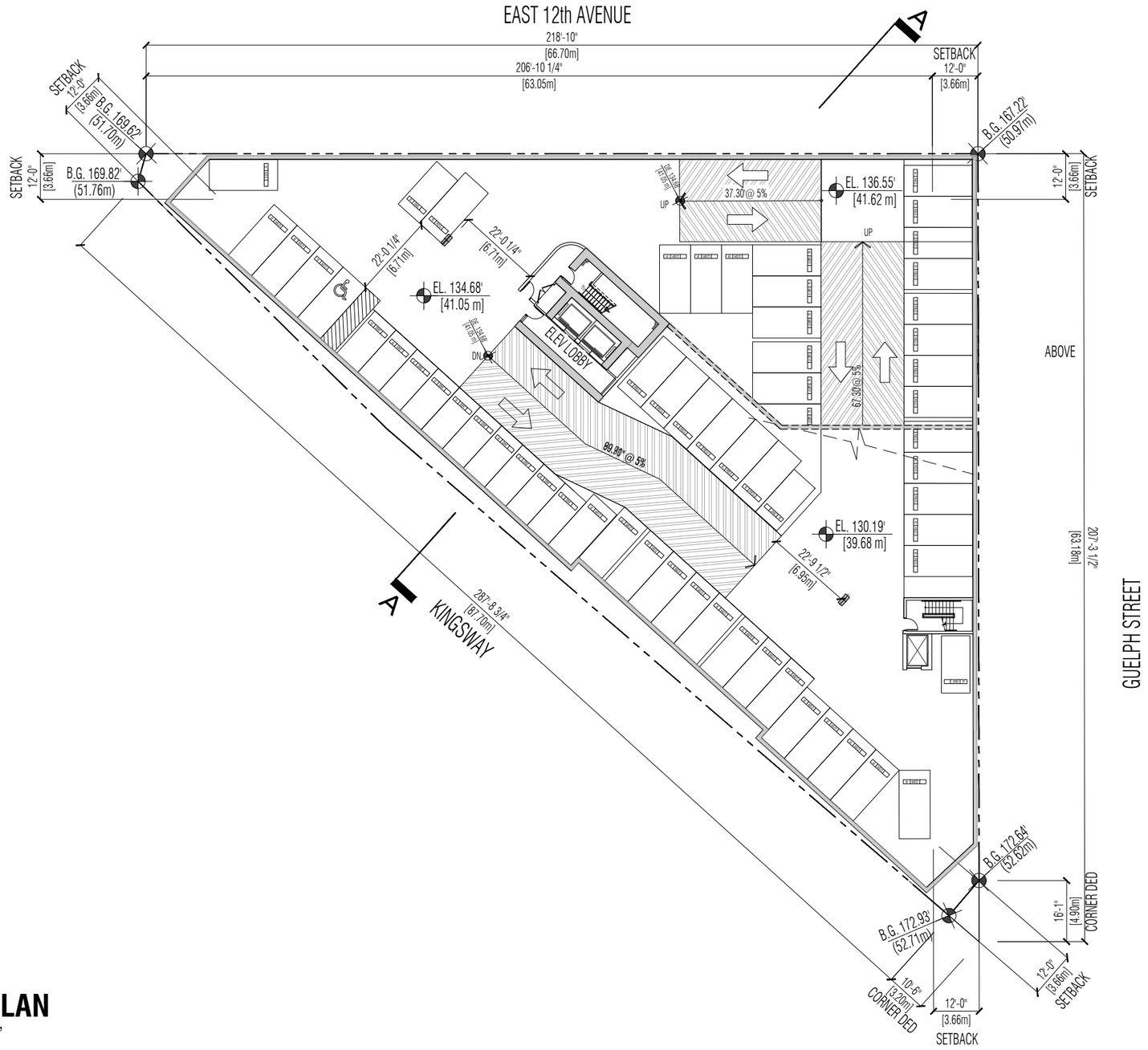
project title:
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DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
SITE PLAN

project no.:	25001
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scale:	1/64"=1'-0"

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A1.02



P3 FLOOR PLAN

SCALE 1/32" = 1'-0'

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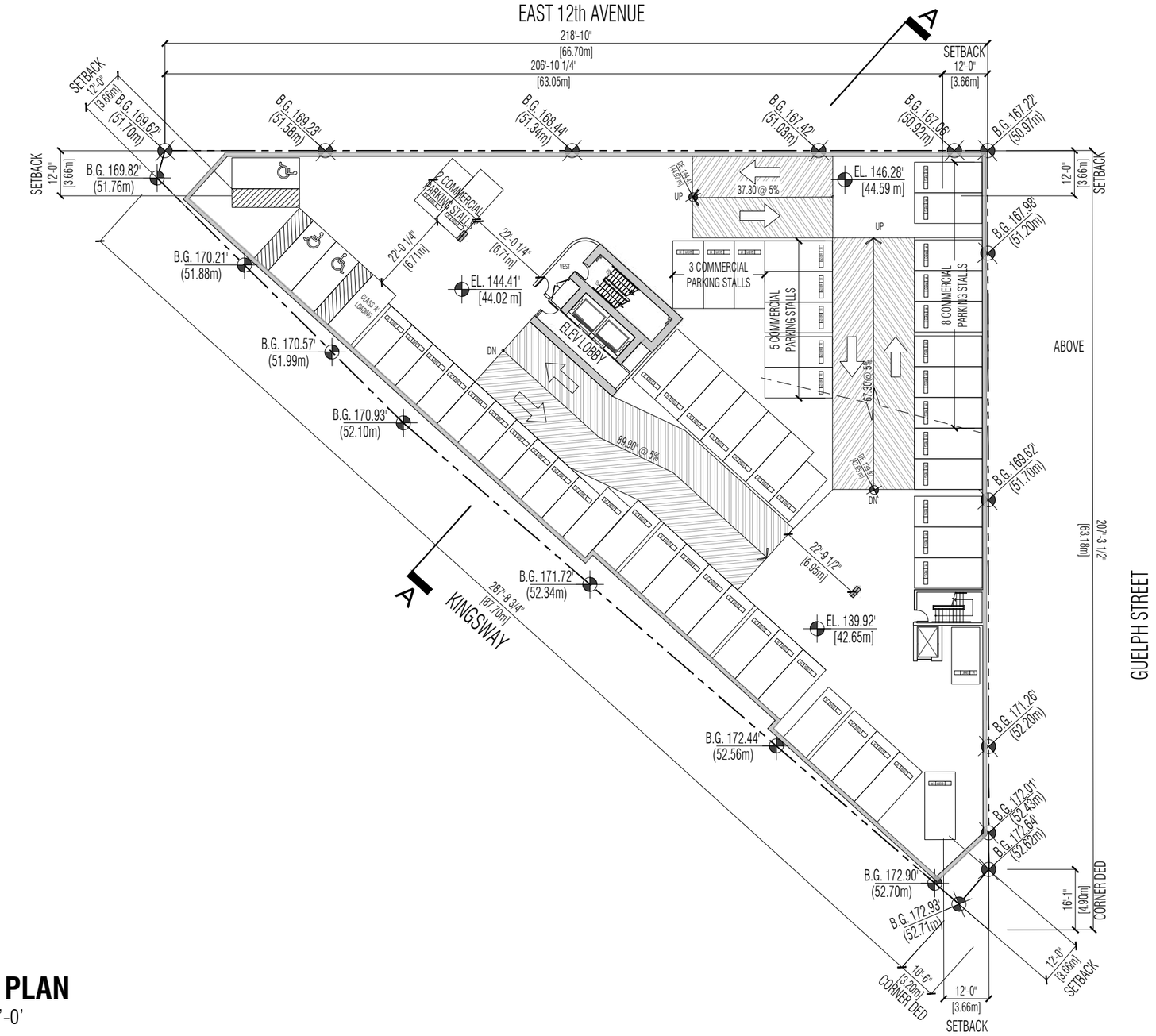
project title:
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drawing title:
P3 FLOOR PLAN

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drawing no.:
A1.03



P2 FLOOR PLAN

SCALE 1/32"=1'-0'

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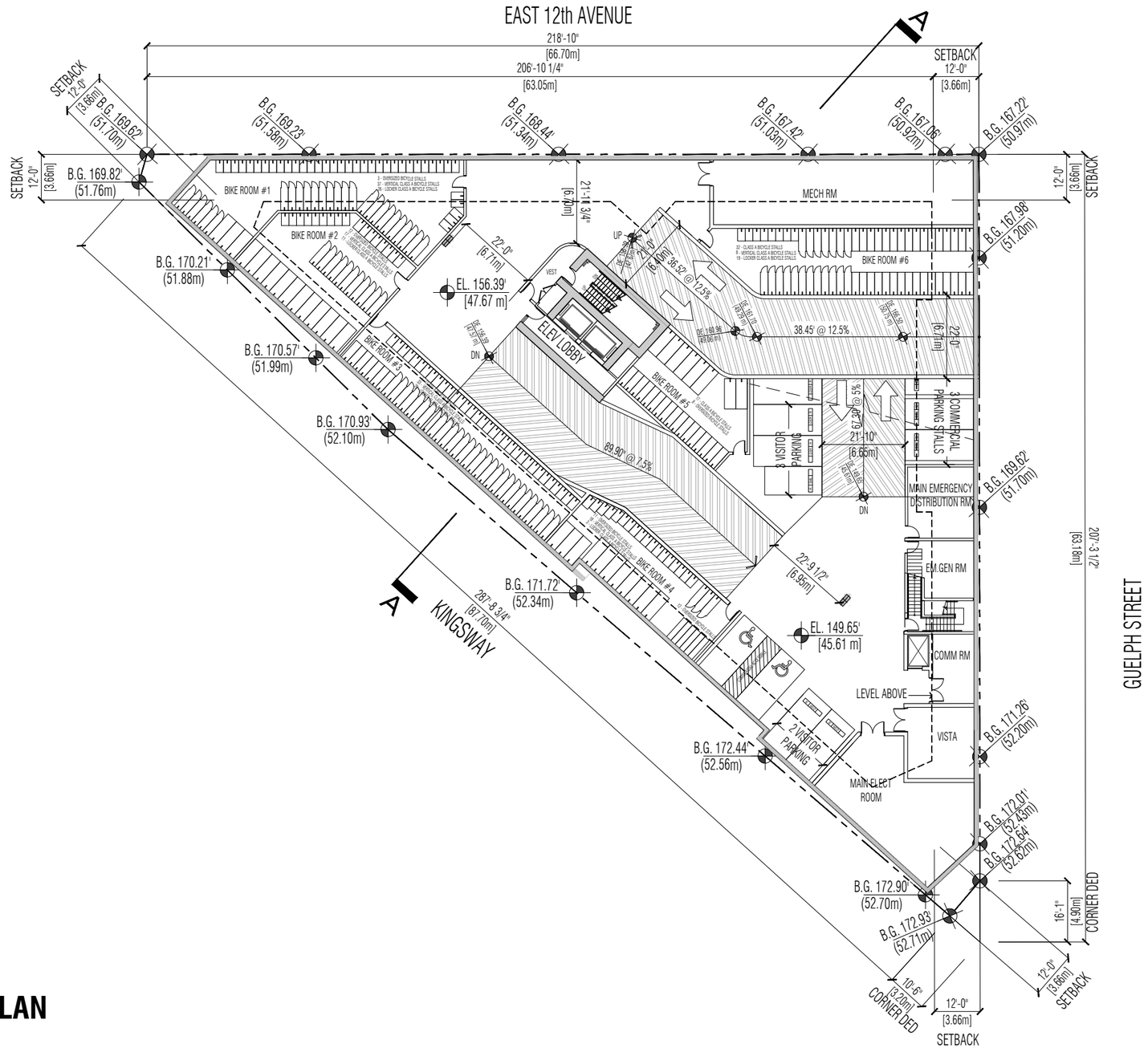
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DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
P2 FLOOR PLAN

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

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A1.04



P1 FLOOR PLAN

SCALE 1/32"=1'-0'

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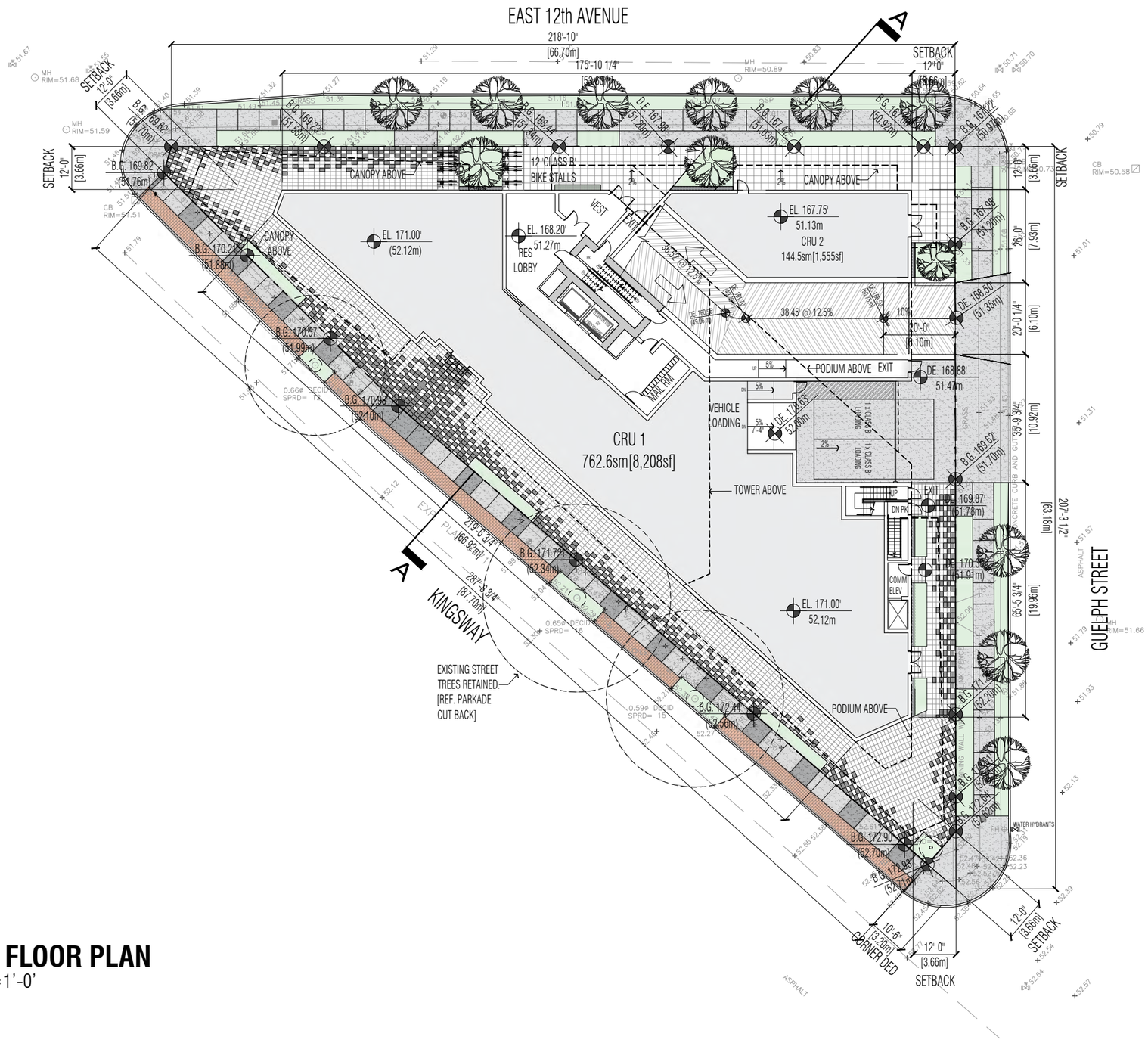
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BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
P1 FLOOR PLAN

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drawn by:	SOA
checked by:	SOA
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scale:	1/32"=1'-0"

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drawing no.:
A1.05



GROUND FLOOR PLAN
SCALE 1/32"=1'-0'

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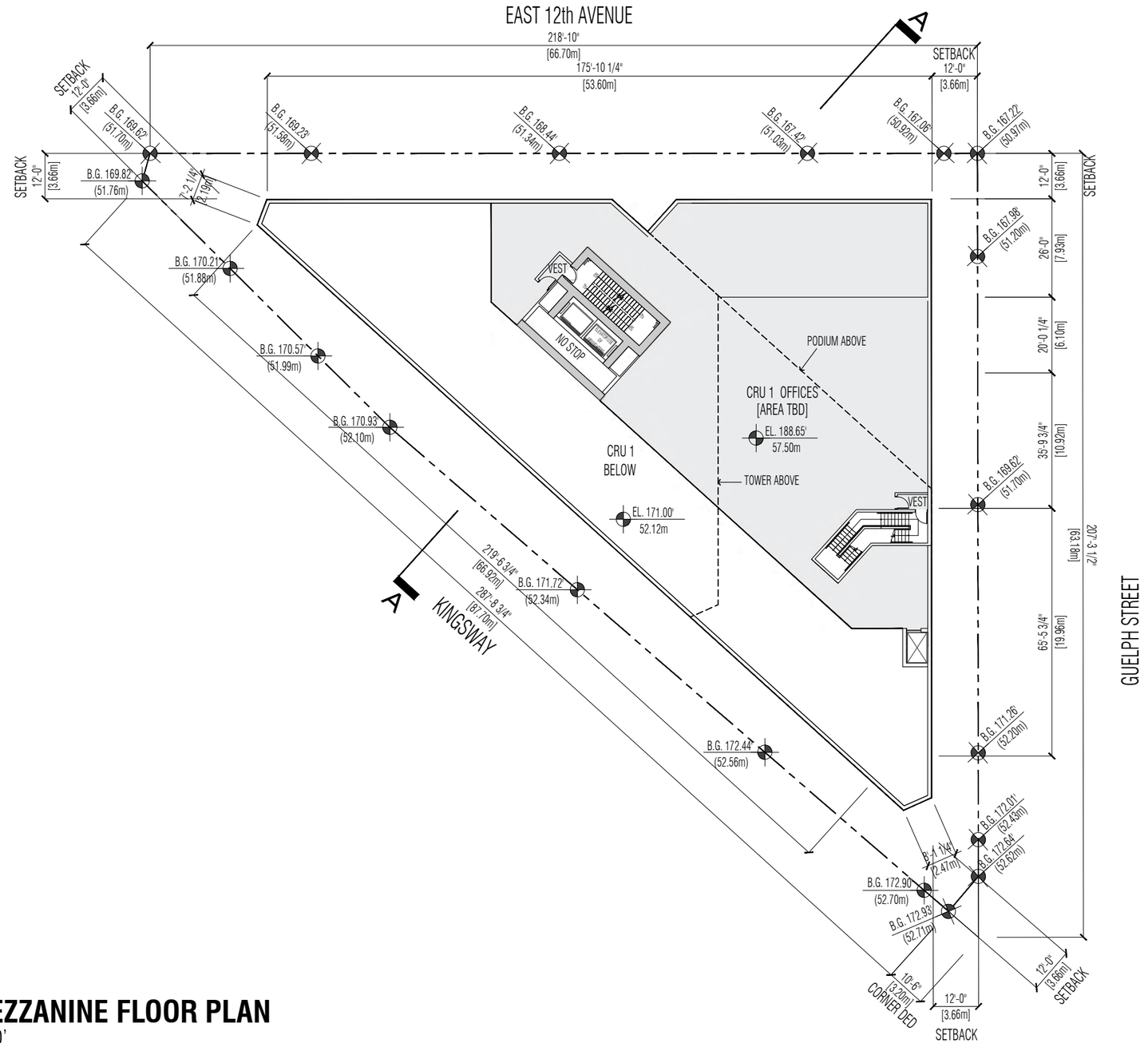
project title:
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drawing title:
GROUND FLOOR PLAN

project no.:	25001
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drawing no.:
A1.06



LEVEL 2 MEZZANINE FLOOR PLAN

SCALE 1/32"=1'-0'

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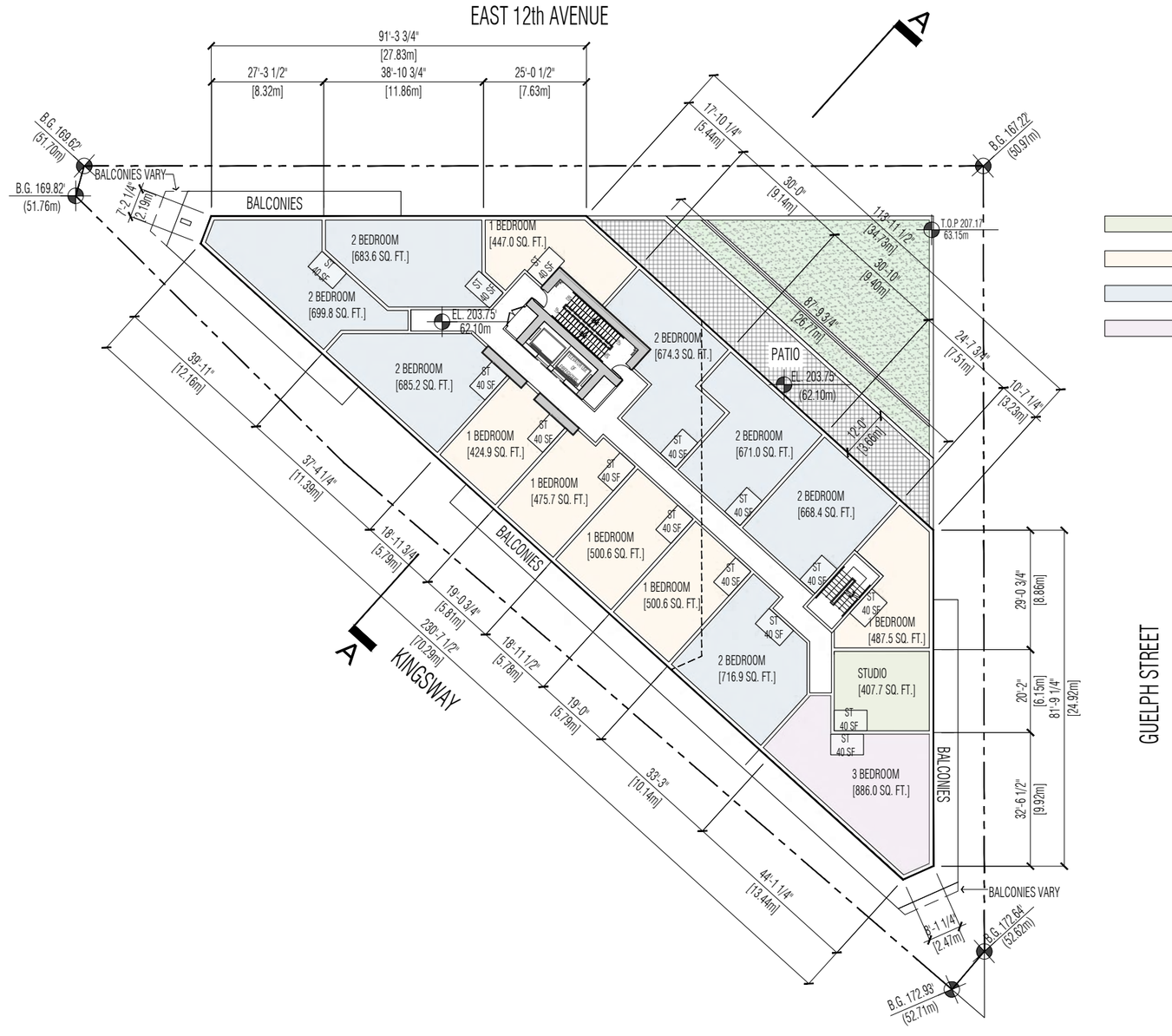
project title:
BROADWAY PLAN DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
LEVEL 2 MEZZANINE FLOOR PLAN

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"=1'-0"

N.

drawing no.:
A1.07



LEVEL 3 FLOOR PLAN

SCALE 1/32"=1'-0'

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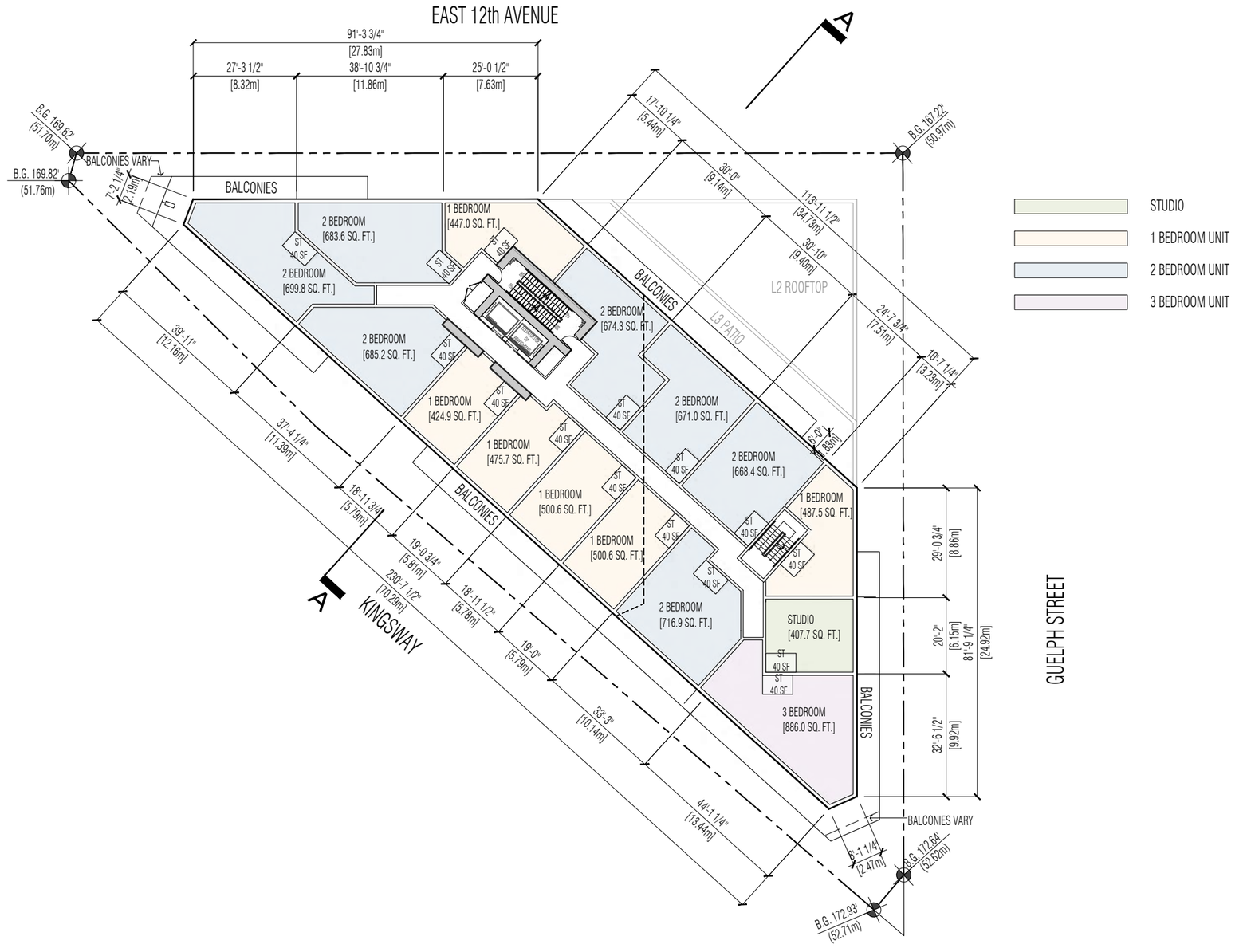
project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
LEVEL 3 FLOOR PLAN

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"=1'-0"

N.

drawing no.:
A1.08



LEVEL 4-5 FLOOR PLAN

SCALE 1/32"=1'-0'

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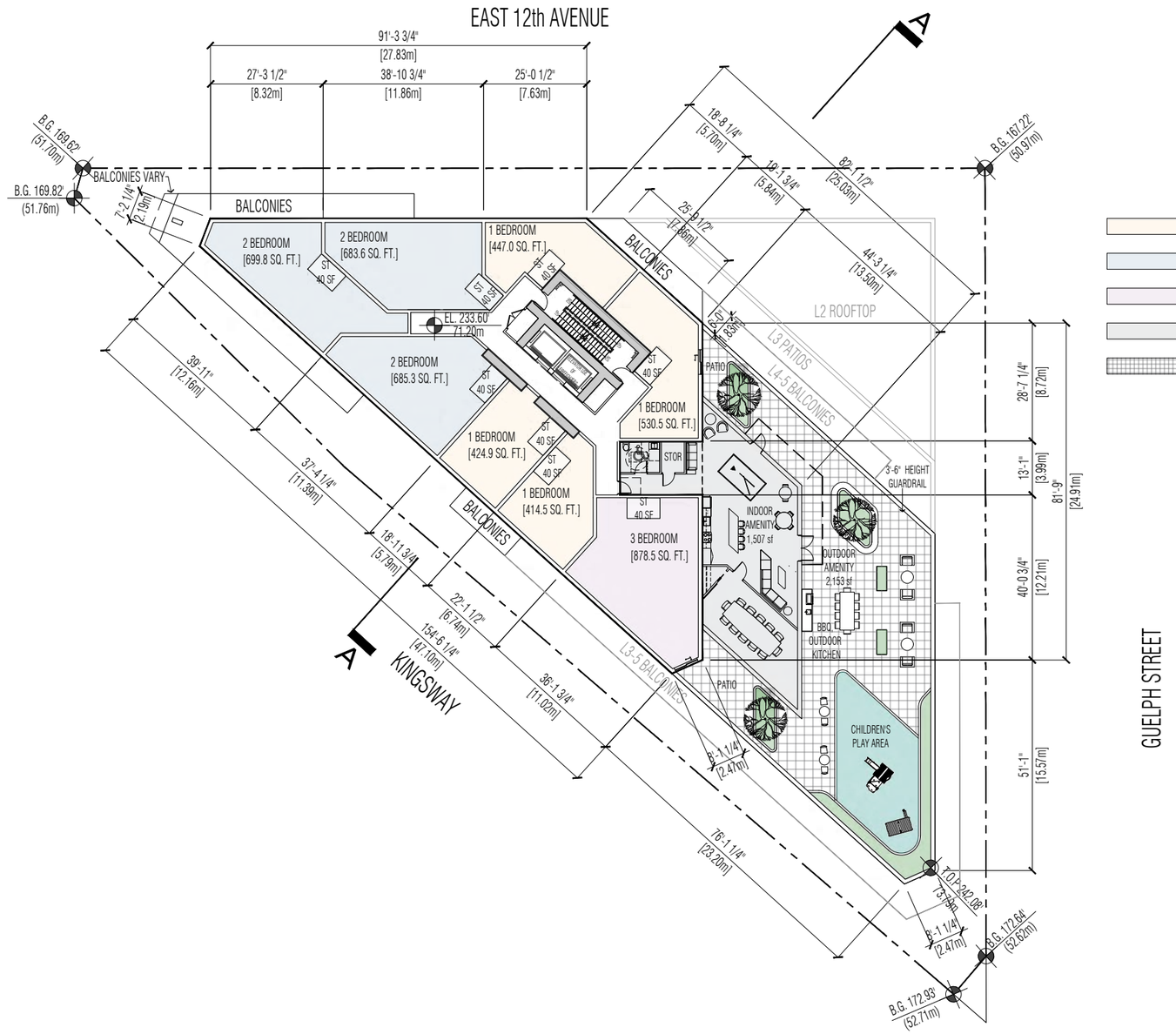
project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
LEVEL 4-5 FLOOR PLAN

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"=1'-0"

N.

drawing no.:
A1.09



1 BEDROOM UNIT
2 BEDROOM UNIT
3 BEDROOM UNIT
INDOOR AMENITY
OUTDOOR AMENITY

LEVEL 6 FLOOR PLAN
SCALE 1/32"=1'-0'

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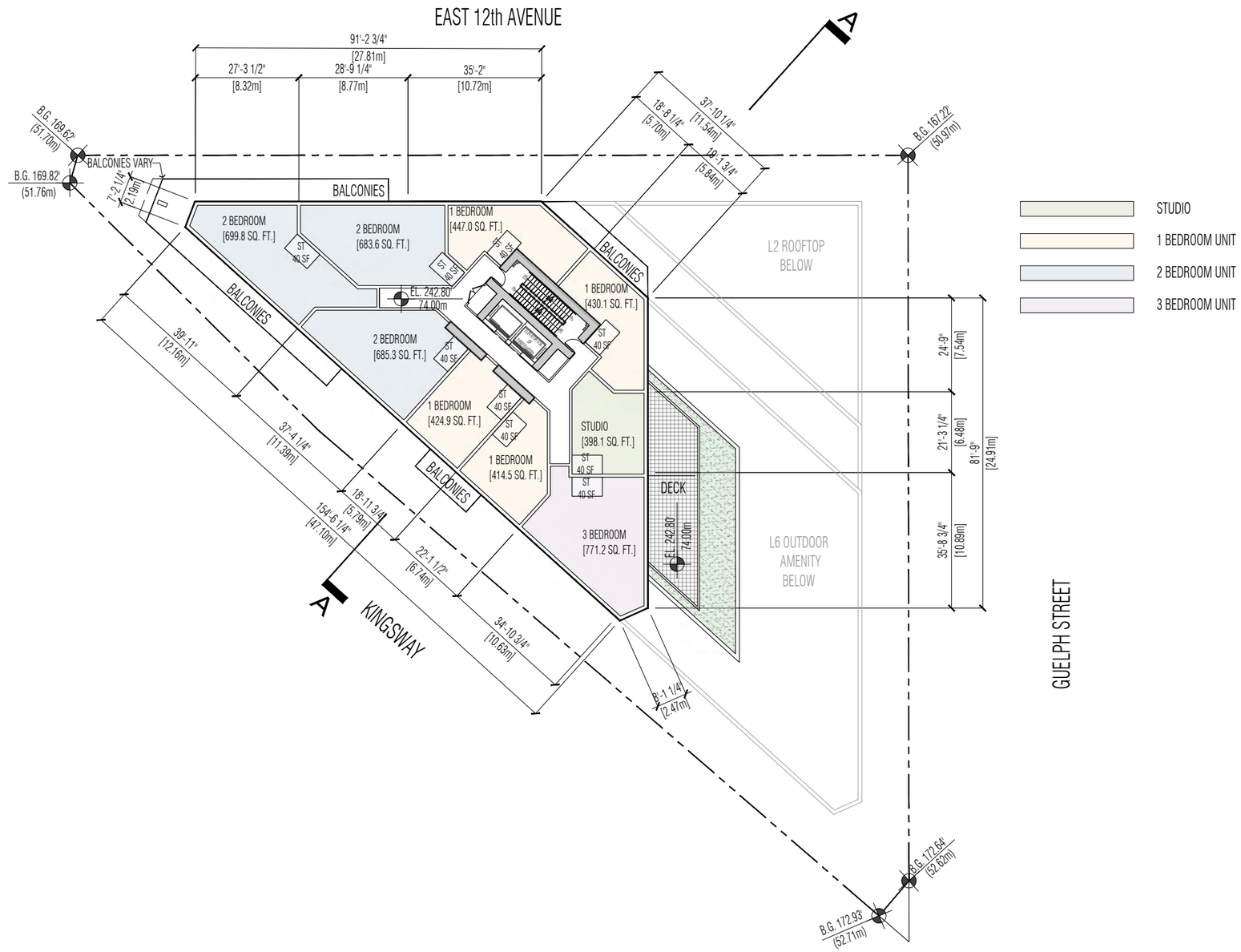
project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
LEVEL 6 FLOOR PLAN

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"=1'-0"

N.

drawing no.:
A1.10



LEVEL 7 FLOOR PLAN

SCALE 1/32" = 1'-0'

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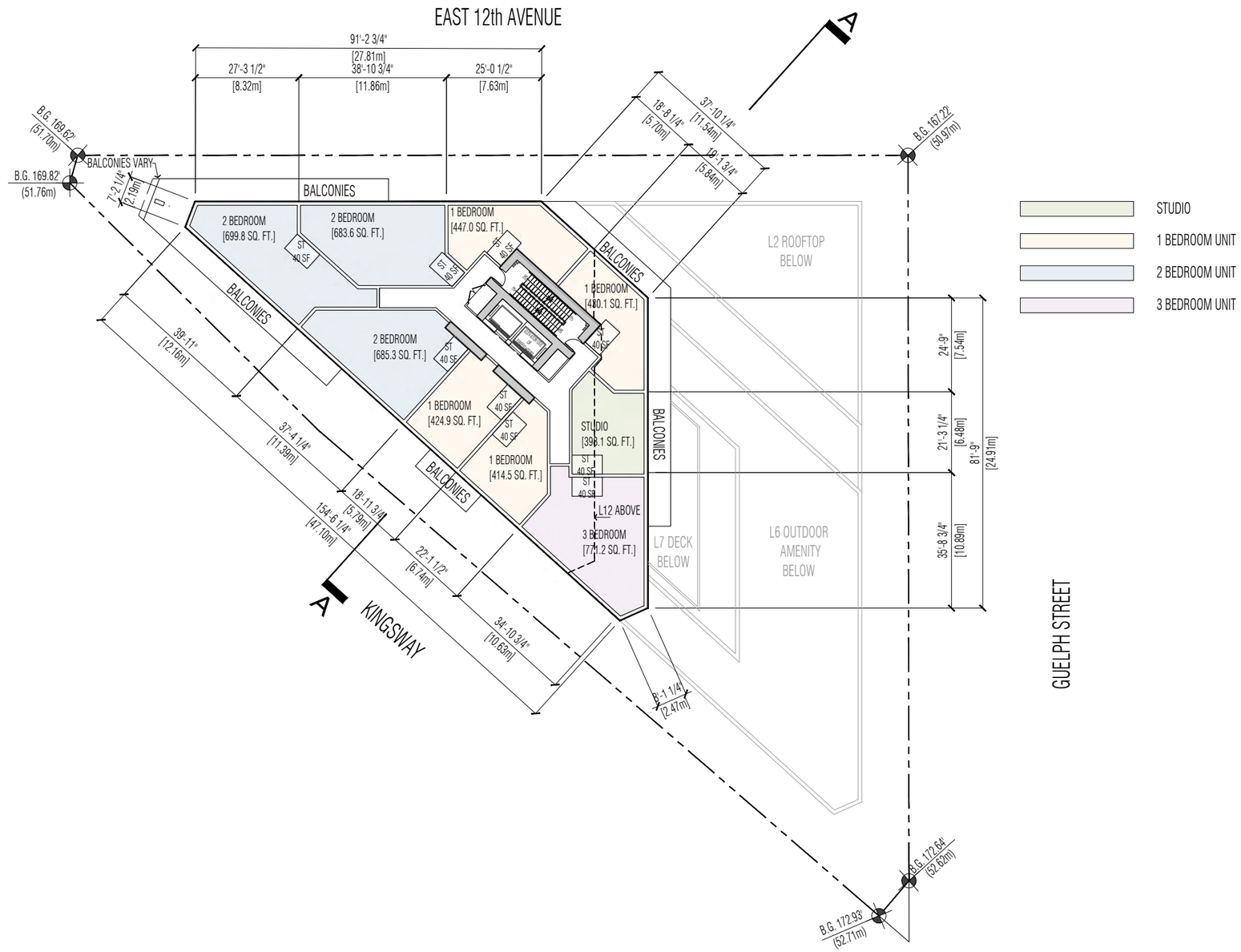
project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
LEVEL 7 FLOOR PLAN

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32" = 1'-0"

N.

drawing no.:
A1.11



LEVEL 8-10 FLOOR PLAN

SCALE 1/32"=1'-0'

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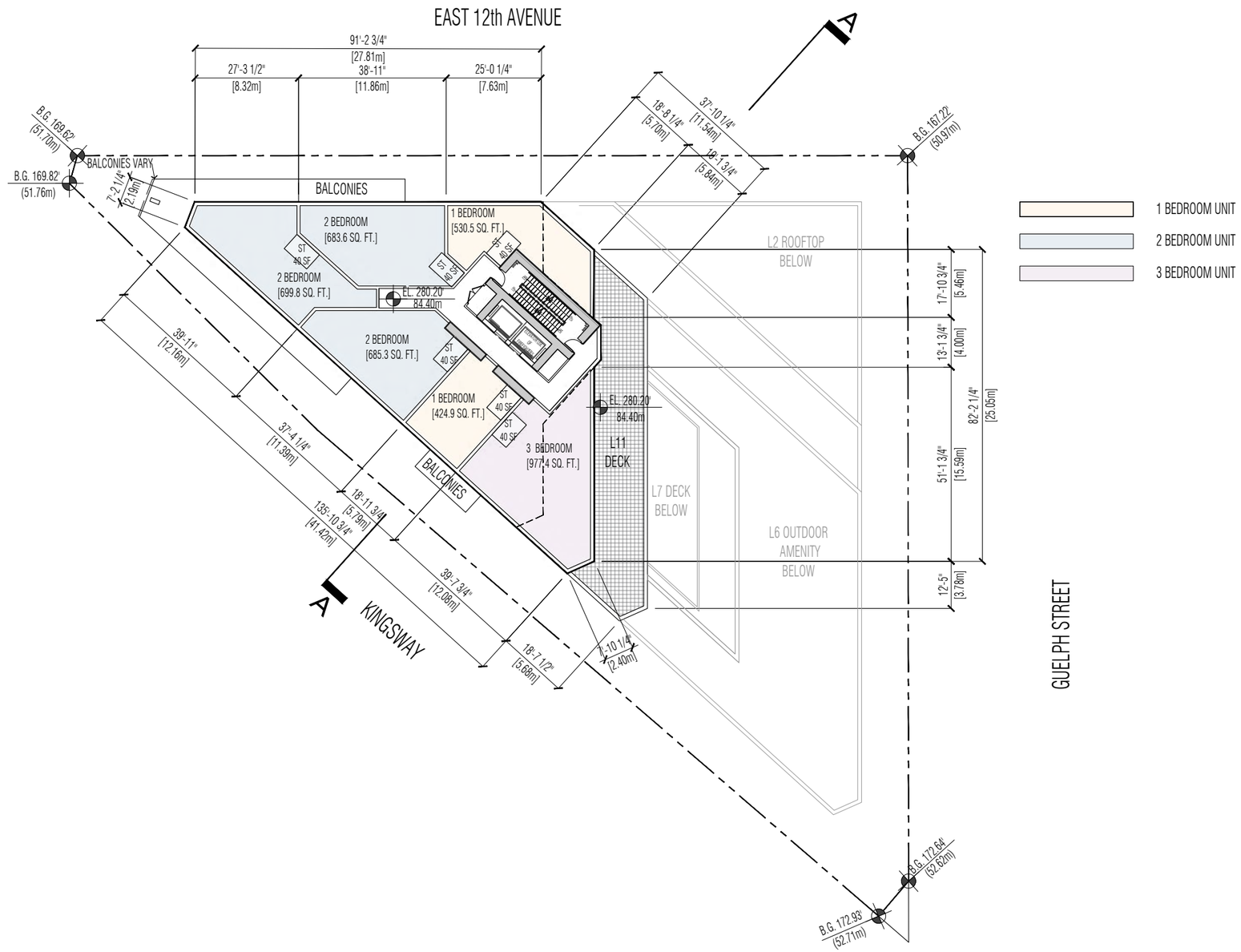
project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
LEVEL 8-10 FLOOR PLAN

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"=1'-0"

N.

drawing no.:
A1.12



LEVEL 11 FLOOR PLAN

SCALE 1/32"=1'-0'

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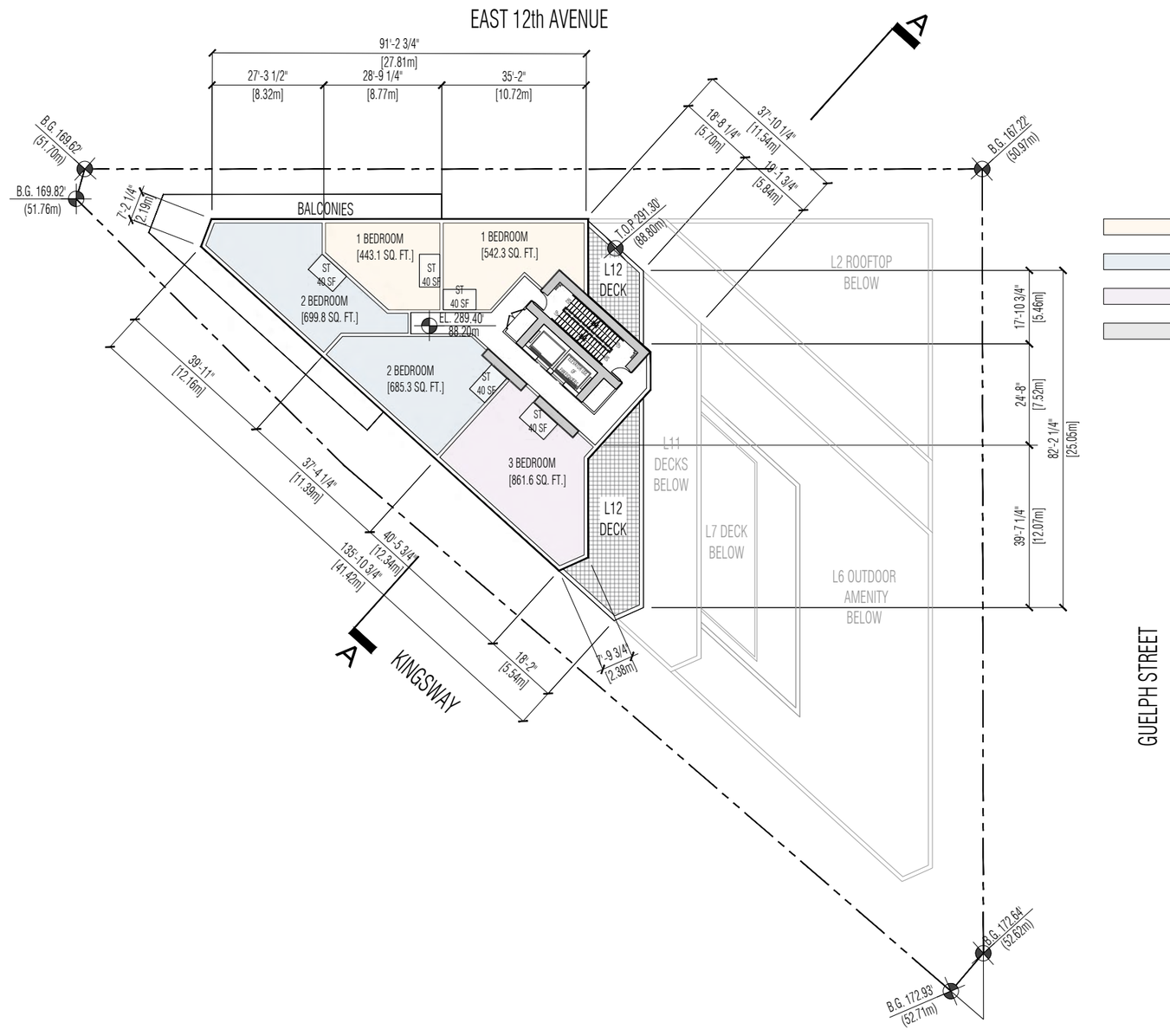
project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
LEVEL 11 FLOOR PLAN

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"=1'-0"

N.

drawing no.:
A1.13



LEVEL 12 FLOOR PLAN

SCALE 1/32"=1'-0'

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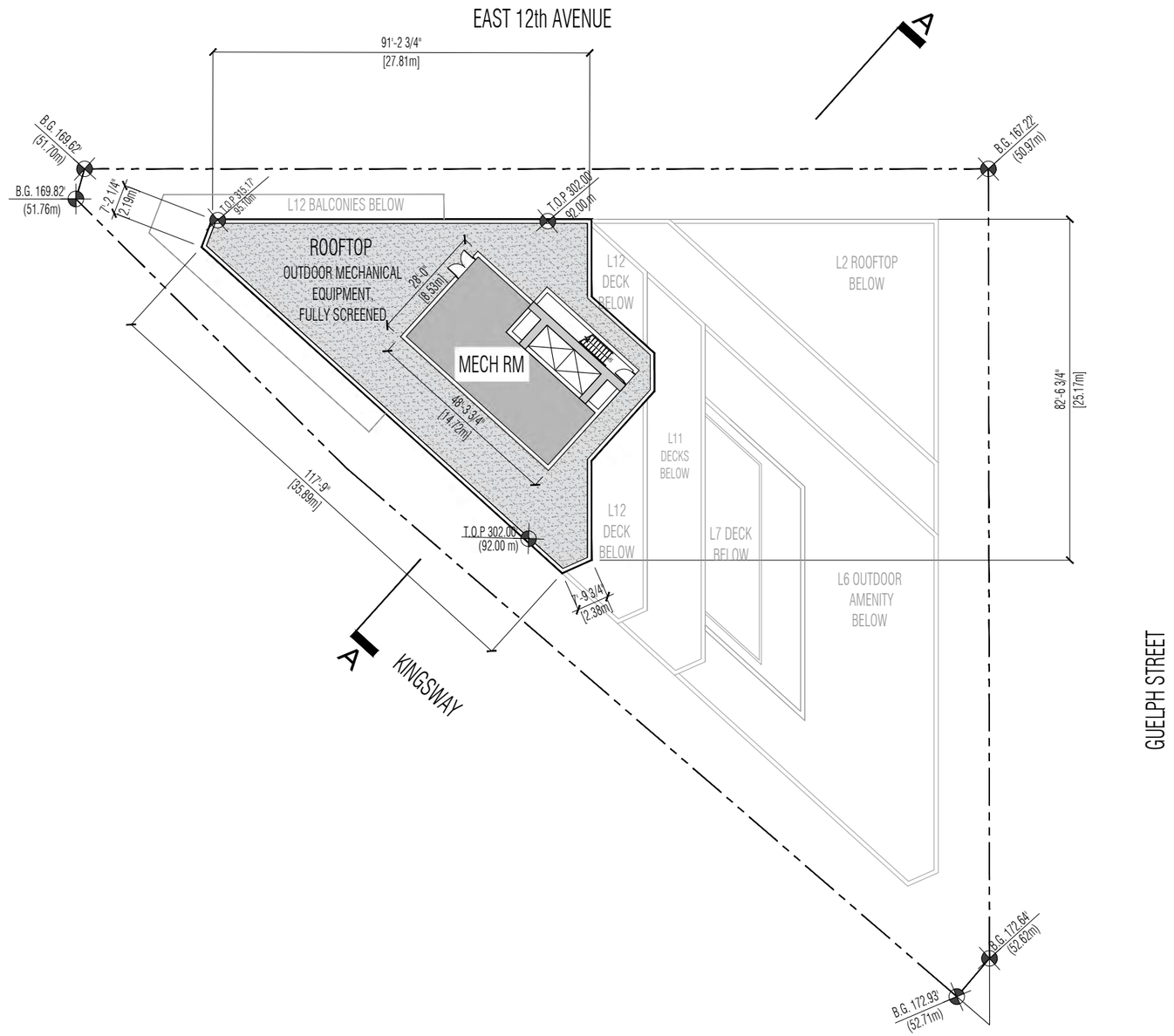
project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
LEVEL 12 FLOOR PLAN

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"=1'-0"

N.

drawing no.:
A1.14



ROOFTOP MECHANICAL FLOOR PLAN

SCALE 1/32"=1'-0'

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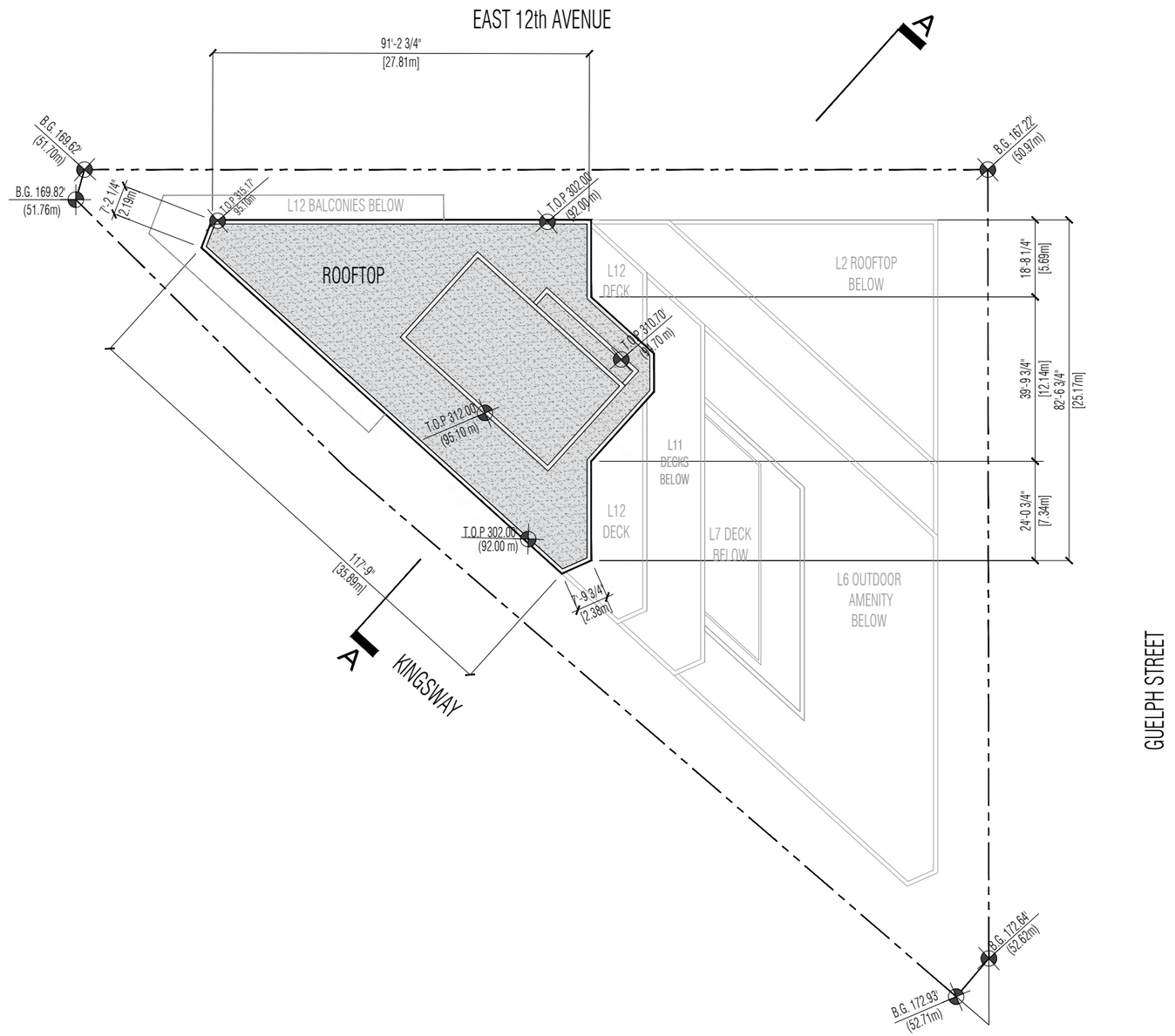
project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
ROOFTOP MECHANICAL
FLOOR PLAN

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"=1'-0"

N.

drawing no.:
A1.15



ROOFTOP FLOOR PLAN

SCALE 1/32"=1'-0'

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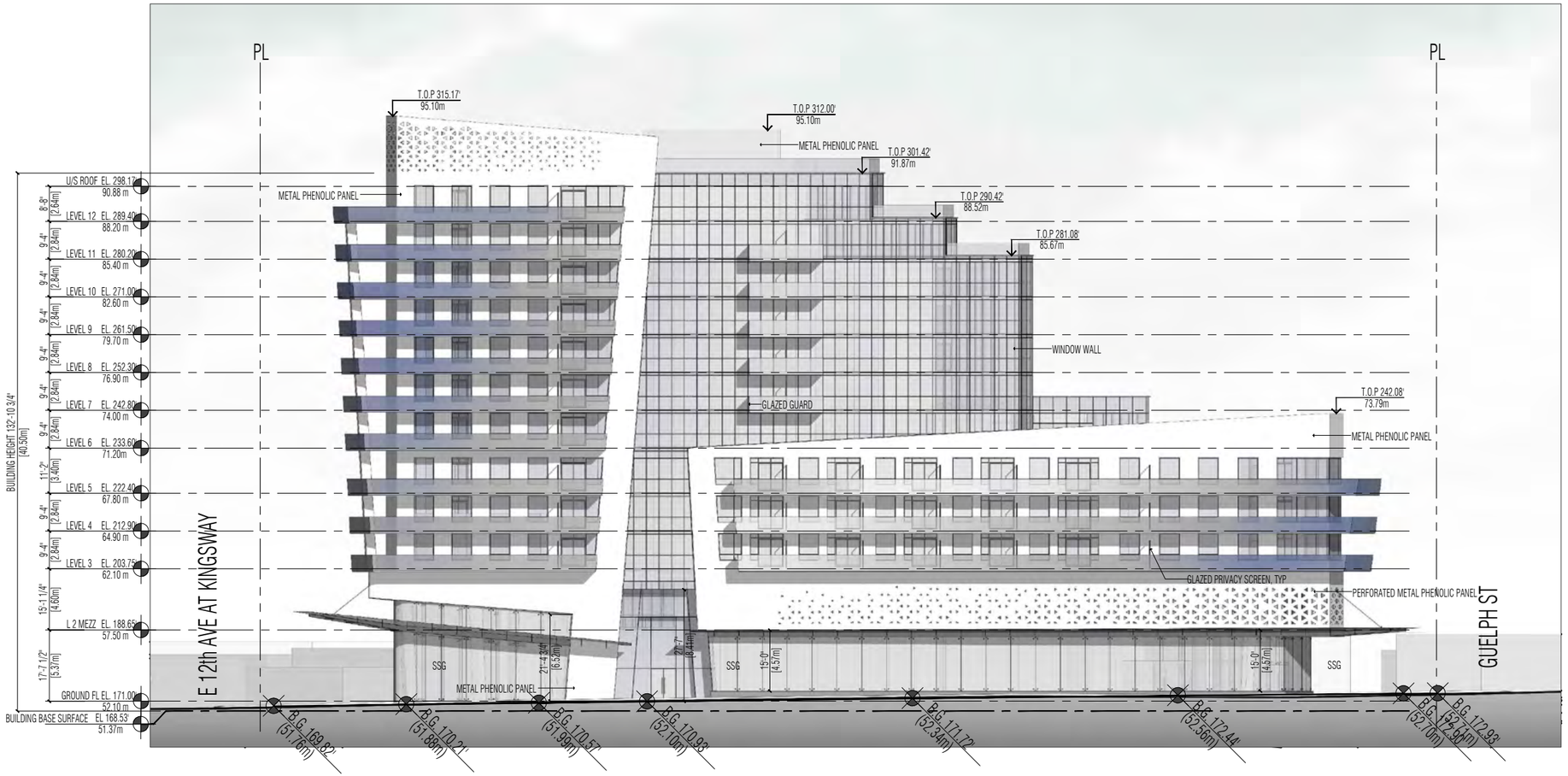
project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
ROOFTOP FLOOR PLAN

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"=1'-0"

N.

drawing no.:
A1.16



KINGSWAY ELEVATION

SCALE 1/32"=1'-0"

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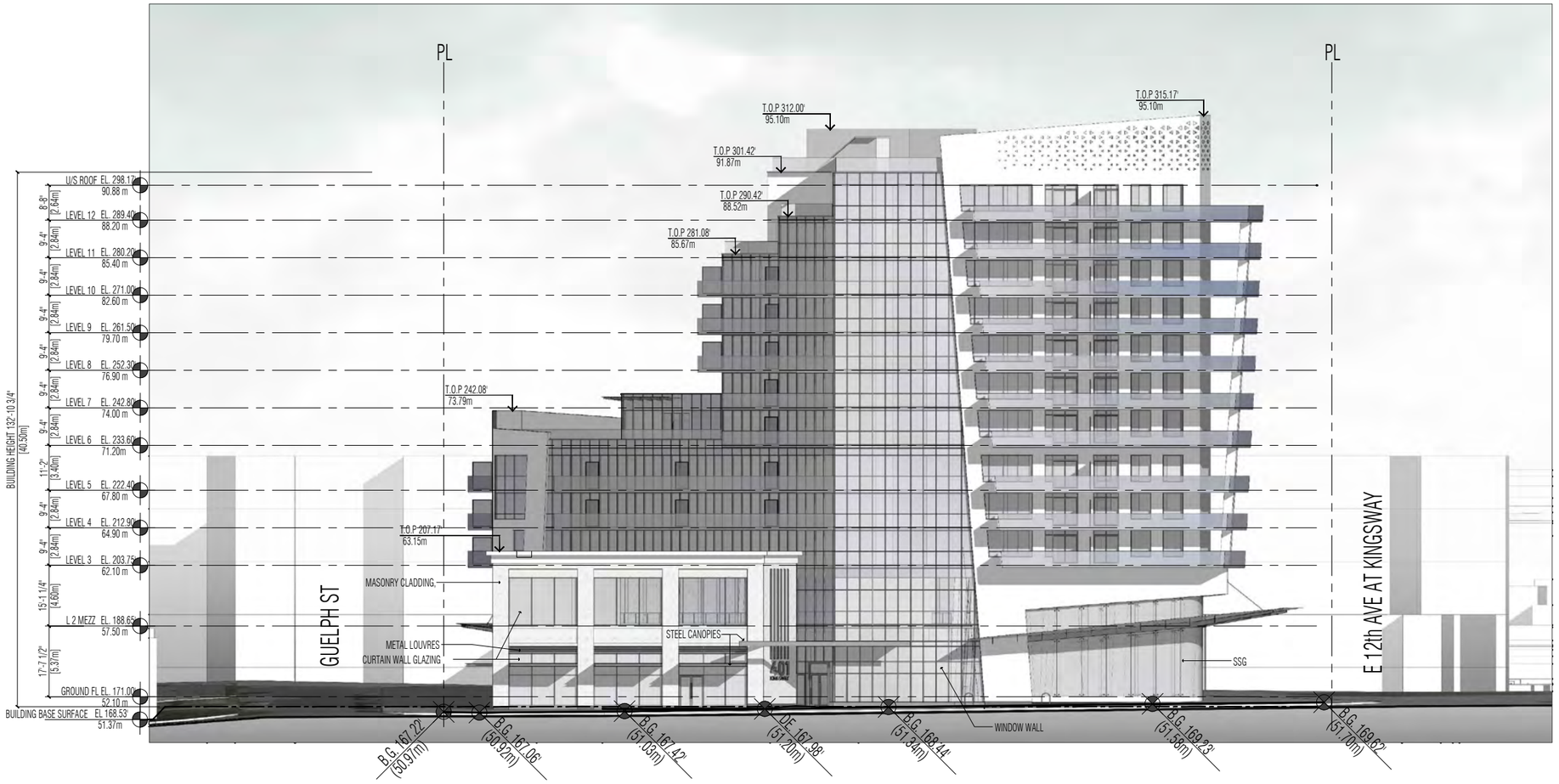
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project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
KINGSWAY ELEVATION VIEW

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	
scale:	1/16"=1'-0"

drawing no.:
A1.17



E 12TH AVENUE ELEVATION

SCALE 1/32"=1'-0'

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project title:

BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

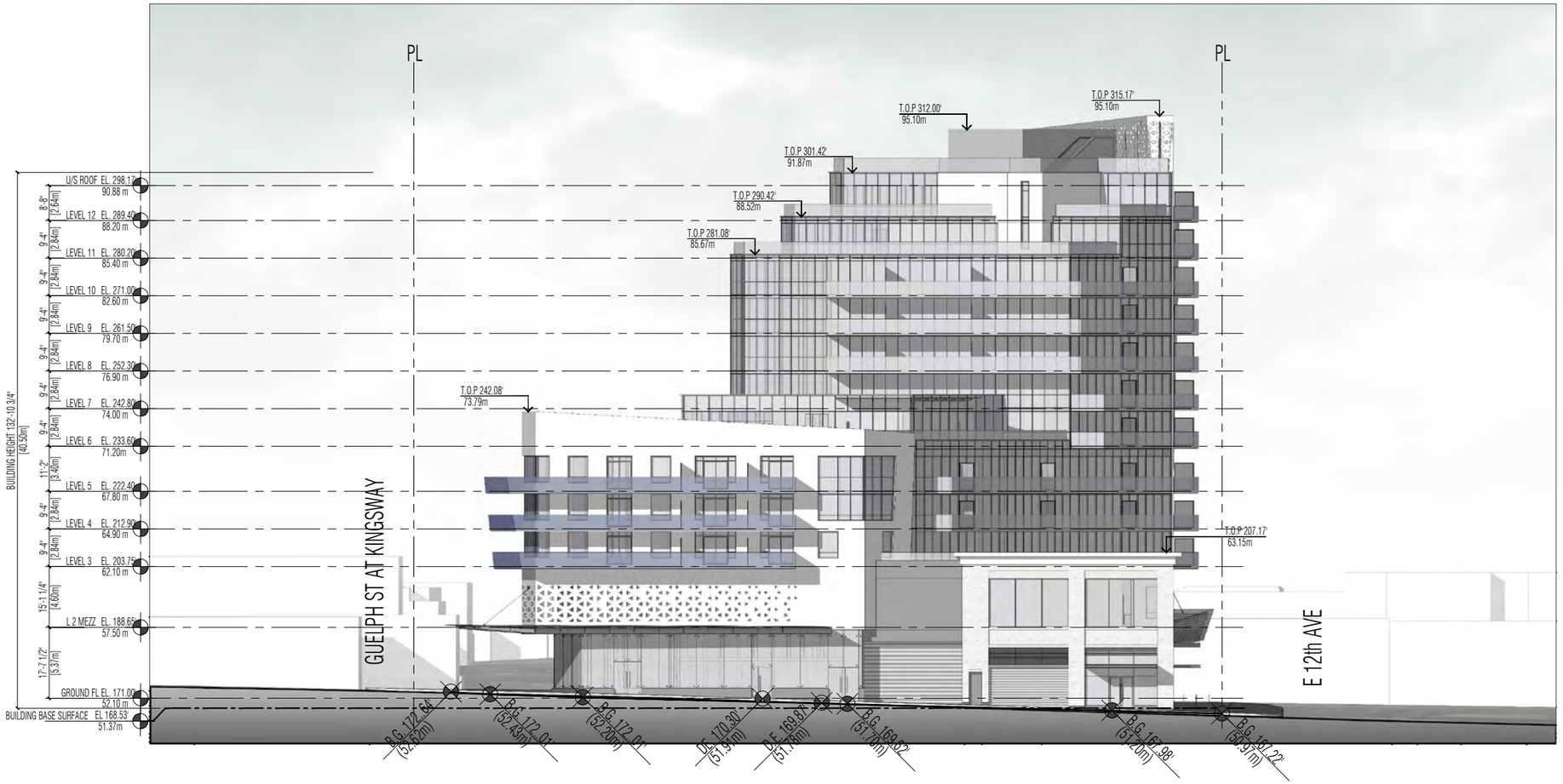
drawing title:

E12TH AVENUE ELEVATION
VIEW

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	
scale:	1/16"=1'-0"

drawing no.:

A1.18



GUELPH STREET ELEVATION

SCALE 1/32"=1'-0"

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01	JULY 14 2025	I.F.REZONING

Revisions

project title:

BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

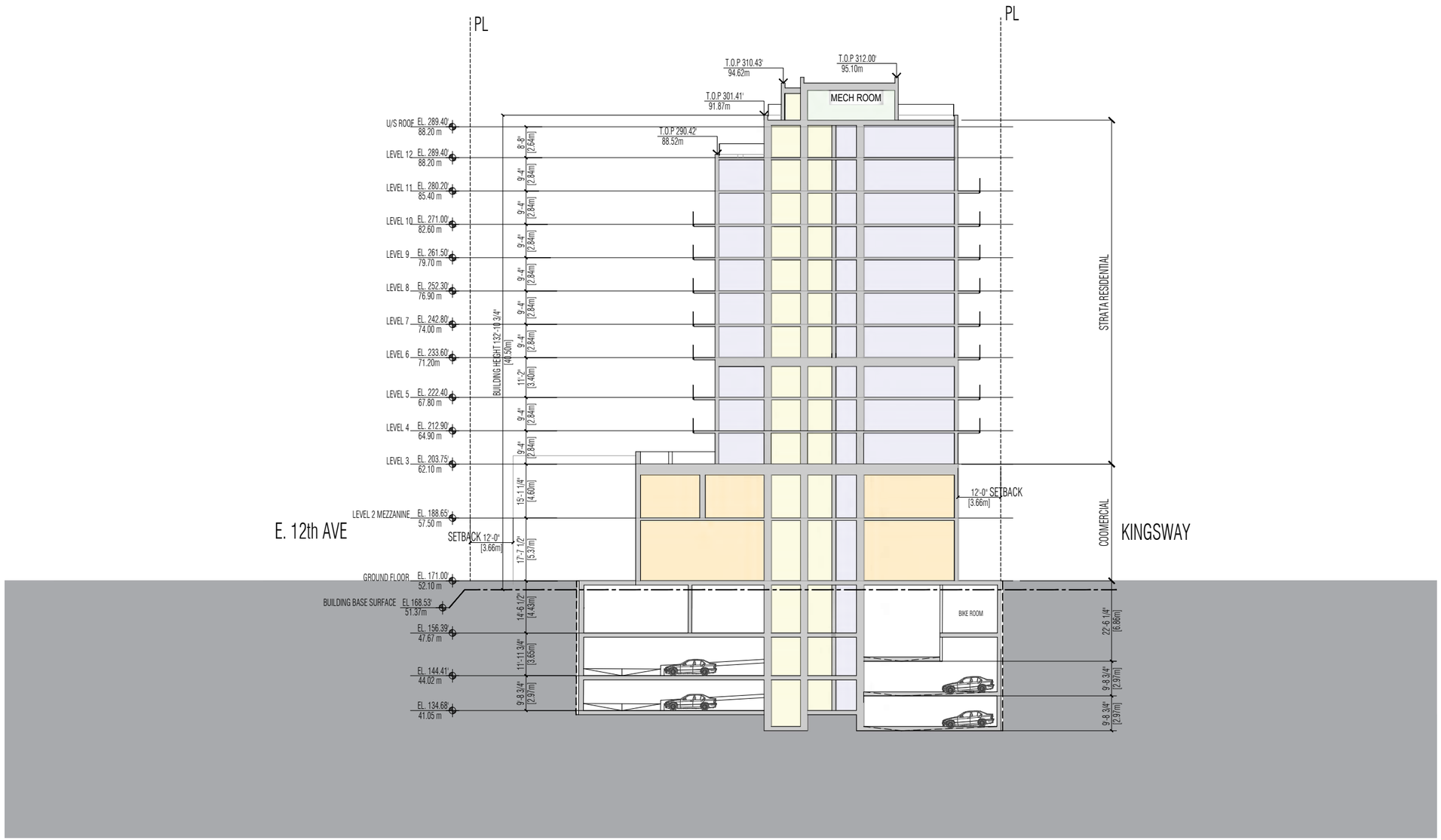
drawing title:

GUELPH STREET ELEVATION VIEW

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	
scale:	1/16"=1'-0"

drawing no.:

A1.19



SECTION A-A

SCALE 1/32"=1'-0'

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01	JULY 14 2025	I.F.REZONING

Revisions

project title:

BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:

SECTION A-A

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	
scale:	1/16"=1'-0"

drawing no.:

A3.01

SHADOW ANALYSIS



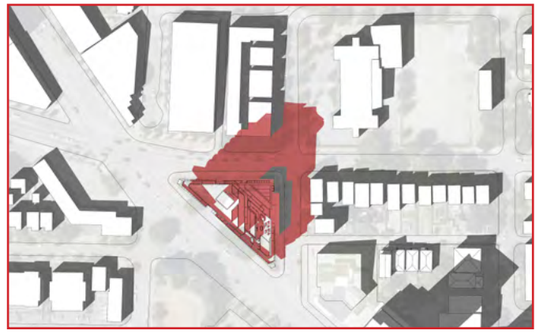
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MARCH 21 - 12:00 PM



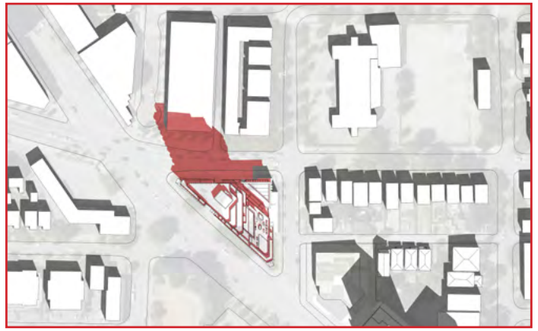
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MARCH 21 - 4:00 PM



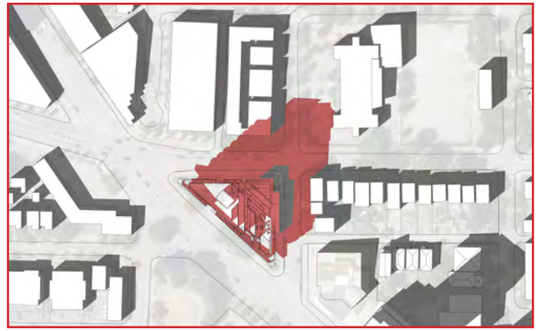
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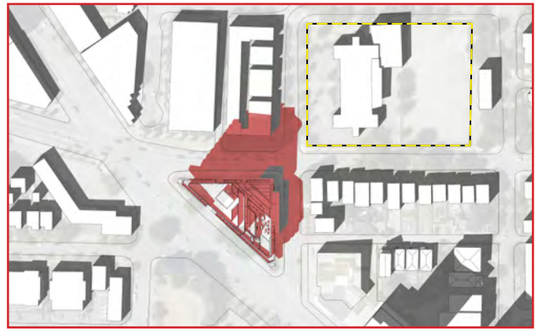
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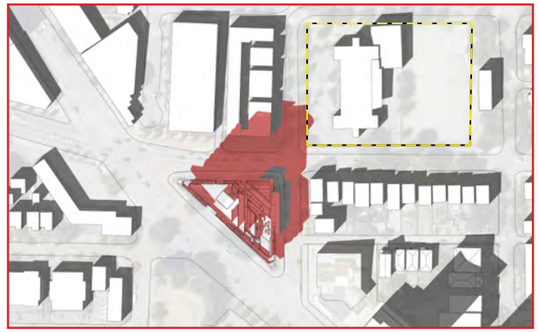
SEPTEMBER 22 - 2:00 PM



SEPTEMBER 22 - 4:00 PM



MARCH 22 - 3.30 PM END OF SCHOOL DAY



SEPTEMBER 22 - 3.30 PM END OF SCHOOL DAY

EXISTING SHADOW

SHADOW FROM THE PROJECT

SCHOOL FENCE LINE

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01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
SHADOW ANALYSIS

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/16"=1'-0"

N.

drawing no.:
A4.01



SITE PLAN RENDER

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Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
3D-SITE PLAN RENDER

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

N.

drawing no.:
A5.01



RENDER FROM NORTHWEST

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Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
3D-RENDER FROM
NORTHWEST

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:
A5.02



RENDER FROM WEST

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Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
3D-RENDER FROM
WEST

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:
A5.03



RENDER FROM SOUTHWEST

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Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
3D-RENDER FROM
SOUTHWEST

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:
A5.04



RENDER FROM NORTHEAST

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no.:	date:	description:
01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
3D-RENDER FROM
NORTHEAST

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:
A5.05



RENDER FROM EAST

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01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
3D-RENDER FROM
EAST

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:
A5.06



RENDER FROM KINGSWAY

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project title:

BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:

3D-RENDER FROM KINGSWAY

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:

A5.07



RENDER FROM KINGSWAY

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project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
3D-RENDER FROM
KINGSWAY

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:
A5.08



RENDER FROM KINGSWAY & GUELPH STREET

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project title:

BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:

3D-RENDER FROM
KINGSWAY & GUELPH
ST

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:

A5.09



RENDER FROM E 12TH AVE & GUELPH ST

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no.:	date:	description:
01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
3D-RENDER FROM
E 12TH AVE &
GUELPH ST

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:
A5.10



RENDER FROM KINGSWAY & E 12TH AVE CORNER

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01	JULY 14 2025	I.F.REZONING

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project title:
BROADWAY PLAN DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
3D-RENDER FROM KINGSWAY & E 12TH CORNER

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:
A5.11



RENDER FROM KINGSWAY & GUELPH ST CORNER

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Revisions

project title:

BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:

3D-RENDER FROM
KINGSWAY & GUELPH ST
CORNER

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:

A5.12



RENDER FROM E 12TH AVE & GUELPH ST CORNER

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project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
3D-RENDER FROM E
12TH AVE & GUELPH ST
CORNER

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:
A5.13



RENDER FROM E 12TH AVE & KINGSWAY CORNER

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project title:
BROADWAY PLAN DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
3D-RENDER FROM E 12TH AVE & KINGSWAY CORNER

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:
A5.14



RENDER - INDOOR & OUTDOOR AMENITY

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project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
3D-RENDER - INDOOR &
OUTDOOR AMENITY

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:
A5.15



SITE PLAN RENDER - 401 & 421 KINGSWAY

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project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
3D-RENDER -
CONTEXT SITE
PLAN

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:
A5.16



RENDER FROM KINGSWAY - SHOWING 401 & 421 KINGSWAY DEVELOPMENTS

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project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
3D-RENDER -
CONTEXT 1

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:
A5.17



RENDER FROM EAST - SHOWING 401 & 421 KINGSWAY DEVELOPMENTS

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project title:

BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:

3D-RENDER -
CONTEXT 2

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:

A5.18



RENDER FROM THE INTERSECTION OF KINGSWAY & E 12TH AVE

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project title:
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DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
3D-RENDER -
CONTEXT 3

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:
A5.19



RENDER FROM WEST - SHOWING 401 & 421 KINGSWAY DEVELOPMENTS

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project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
3D-RENDER -
CONTEXT 4

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:
A5.20



RENDER FROM GUELPH ST - LOOKING SOUTH FROM 401 KINGSWAY TO 421 KINGSWAY

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project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
3D-RENDER -
CONTEXT 5

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:
A5.21



RENDER FROM KINGSWAY TO GUELPH ST

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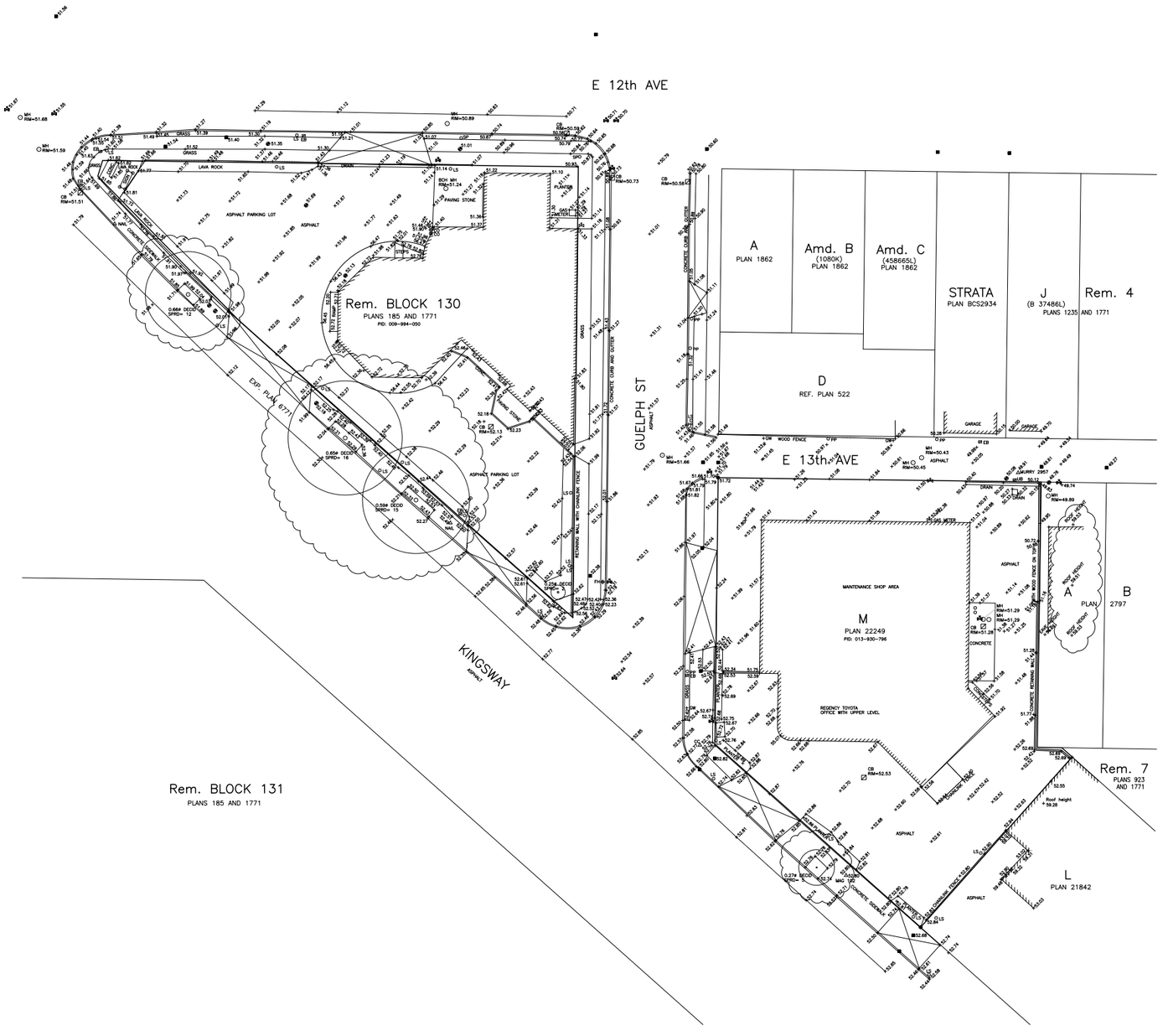
project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
3D-RENDER -
CONTEXT 6

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	

drawing no.:
A5.22

APPENDIX 1- SURVEY PLAN



LEGEND :

- CONTROL MONUMENT
- LEAD PLUG
- IRON POST
- TRAVERSE STATION
- POWER POLE
- LAMP STANDARD
- GUY WIRE
- TELE. BOX
- ELECTRICAL BOX
- CATCH BASIN
- MANHOLE
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- SIGN POST
- TANK CAP
- MONITORING WELL
- CLEAN OUT
- DECIDUOUS
- PROPERTY LINE

ALL DIMENSIONS ARE IN METERS AND DECIMALS THEREOF.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS V-1743 AND V-1744.

ELEVATIONS ARE IN METRICS, TO GEODETIC DATUM (CVRD MARCH 15, 2005 READJUSTMENT) REFERRED TO CITY OF VANCOUVER MONUMENT V-1744 LOCATED AT S.W. CORNER OF JOHN ST. AND KING EDWARD AVE. ELEVATION = 51.243 m.

ELEVATIONS SHOWN THUS : +51.24

PROPERTY LINES ARE BASED ON FIELD SURVEY AND LAND TITLE OFFICE RECORDS AND ARE SUBJECT TO CHANGE. A LEGAL SURVEY WILL BE REQUIRED TO FINALIZE PROPERTY LINE DIMENSIONS

PROPERTY LINES NEED TO BE CONFIRMED

SCALE 1:200 METRIC

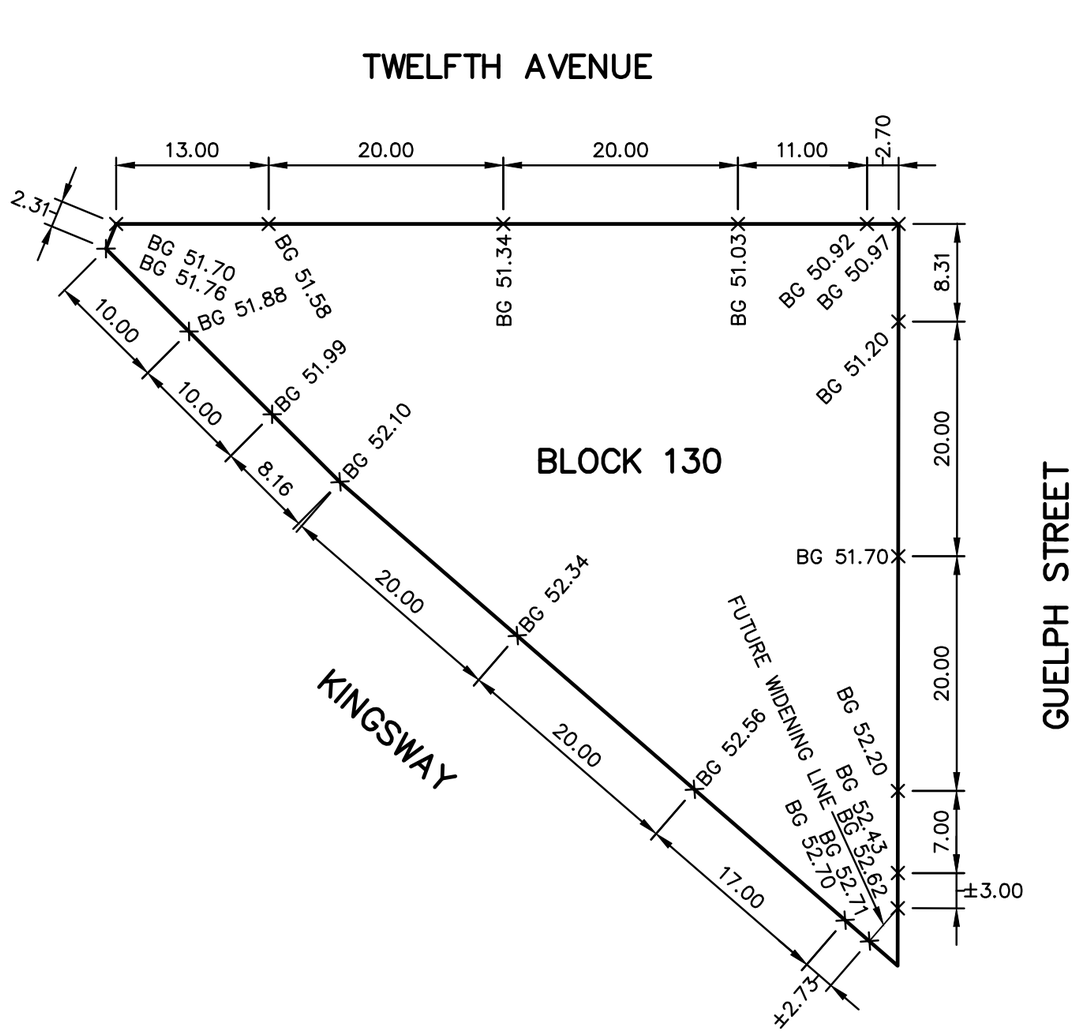
5m 0 5 10m

NO.	DD/MM/YY	REVISION	BY
1	04/02/25	TREES AND ROOF HIGHT UPDATED	LC

UNDERHILL GEOMATICS LTD.
ENGINEERS & SURVEYORS
210A–3430 BRIGHTON AVENUE
BURNABY, B.C. V5A 3H4
TEL (604) 732–3384 FAX (604) 732–4709
FILE No. V17129–TOP–01–M–R0.dwg

DRAWN BY	F.T./K.S.
SCALE	1:200m
JOB NO.	V17129
DATE	SEP. 21, 2017
TITLE	TOPOGRAPHIC SURVEY OF 401 AND 421 KINGSWAY, VANCOUVER, BC
CLIENT	THE REGENCY GROUP
DRAWING NO.	H–3370
REV.	1
	SHEET 1 OF 1

APPENDIX 2- BUILDING GRADES



BENCH MARK: ELEVATION: 51.248 DESCRIPTION: SURVEY MONUMENT MARKED V-1744 ON THE SOUTH SIDE OF KINGSWAY AT ST. GEORGE STREET.
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.
BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 30, 2018). DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK

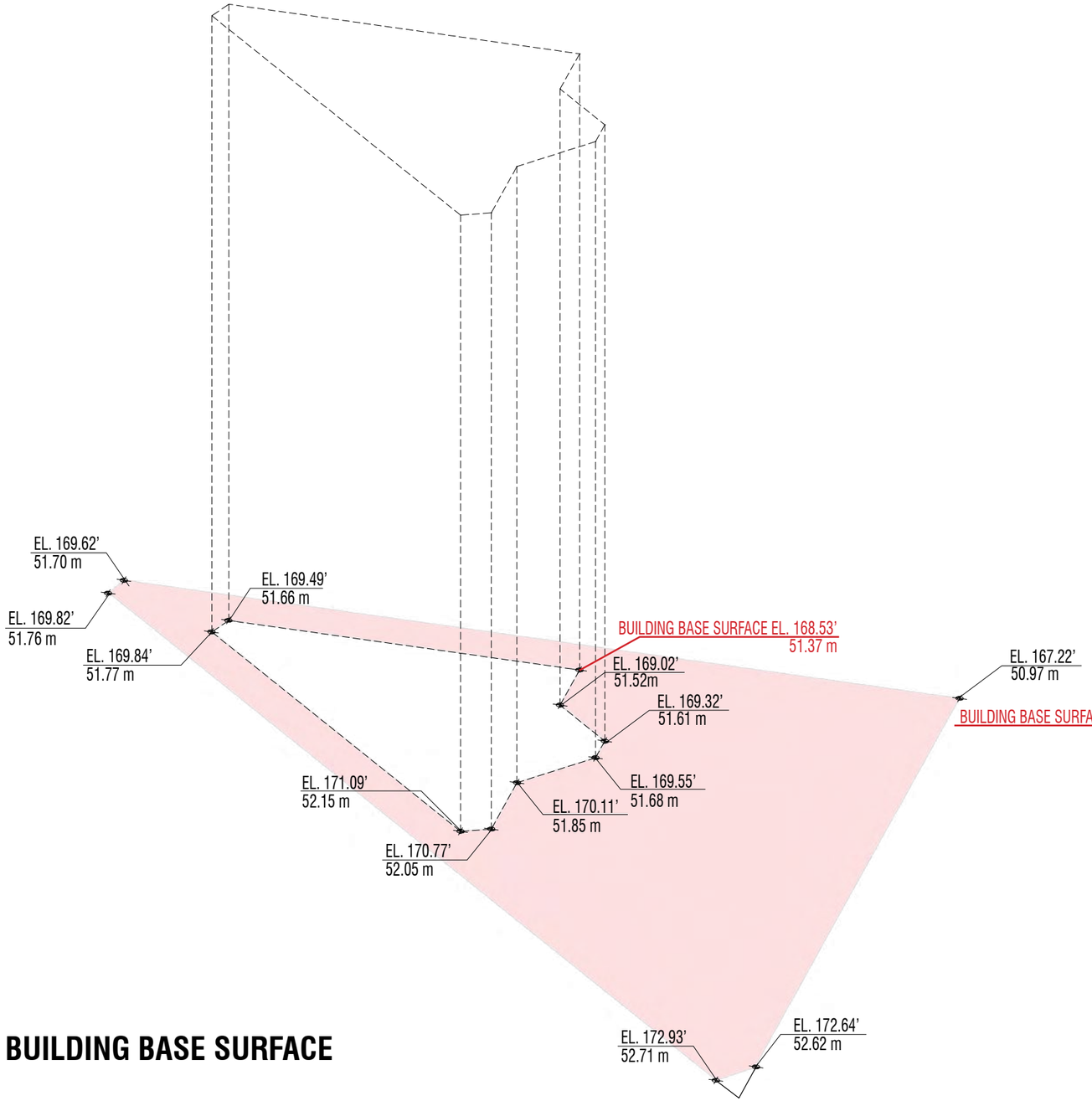
CITY OF VANCOUVER ENGINEERING SERVICES

DATE: 2024-07-04	DESIGN: B.P.
DWG: B.F.G.	CHK: F.G.
REF: FILE 2024-00061.	

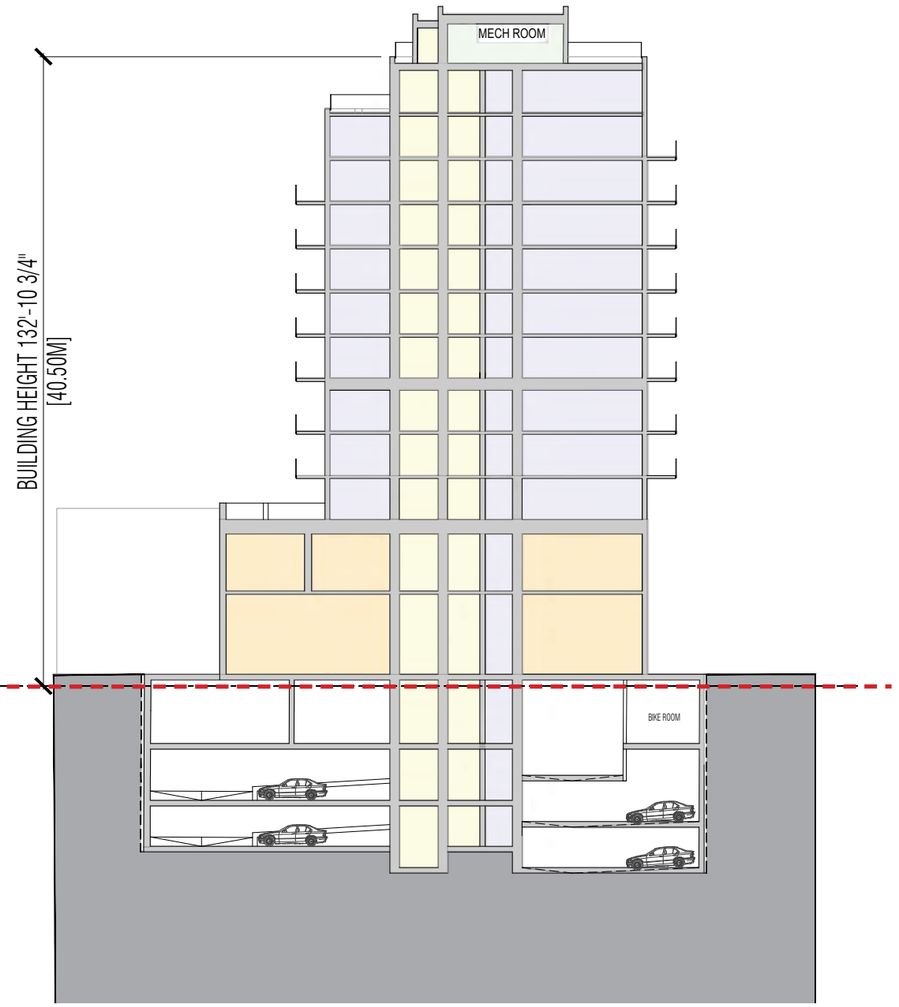
BUILDING GRADE ELEVATIONS FOR BLK. 130, D.L. 264A, PLAN VAP185.

SCALE: 1:500
DWG. NO. **BG-2024-00061**
SHEET 1 OF 1
REVISION:

APPENDIX 3 - BUILDING HEIGHT CALCULATION

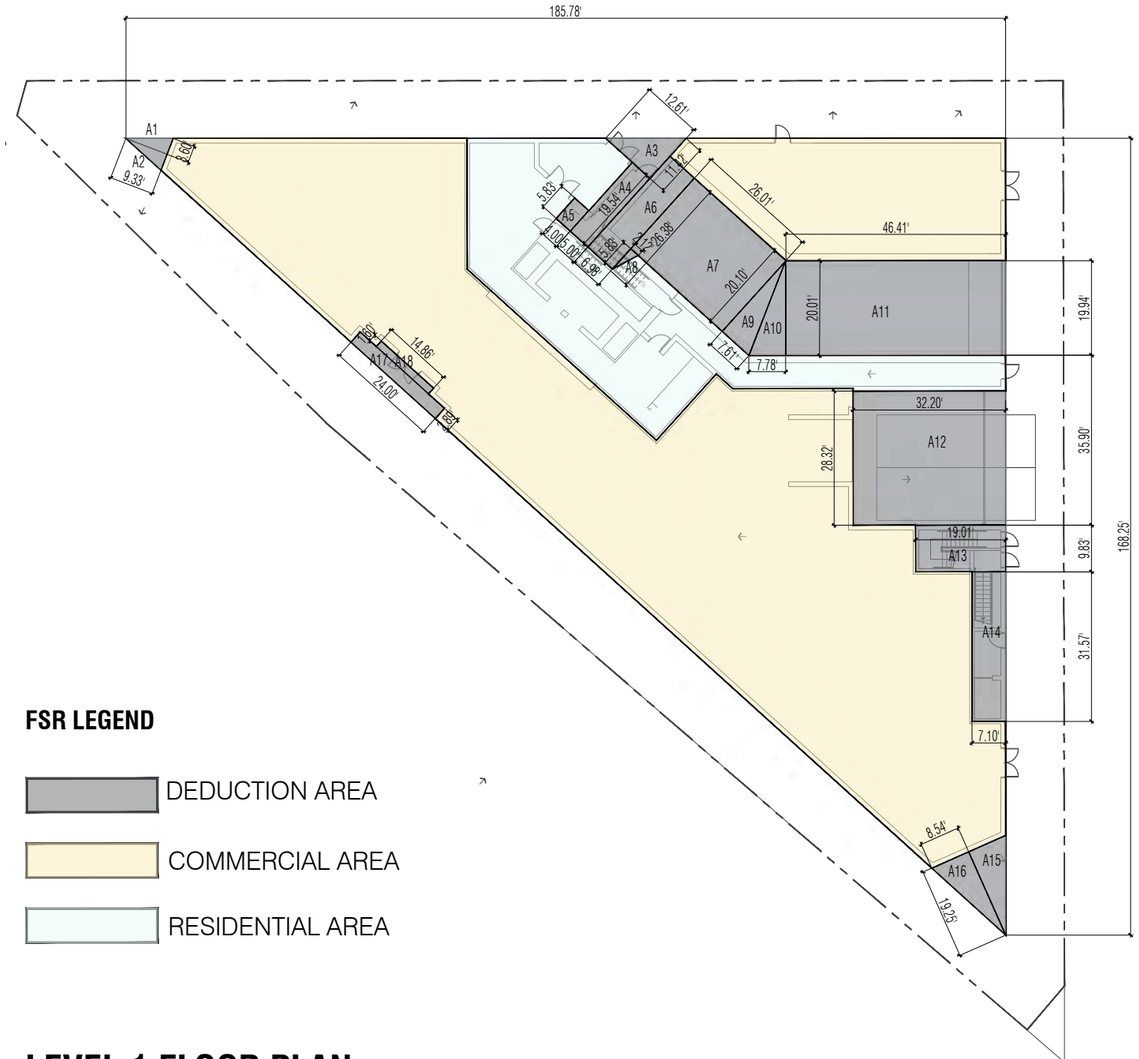


BUILDING BASE SURFACE



HEIGHT CALCULATION

SCALE 1/32"=1'-0'



FSR LEGEND

- DEDUCTION AREA
- COMMERCIAL AREA
- RESIDENTIAL AREA

LEVEL 1 FLOOR PLAN

SCALE 1/32"=1'-0'

FSR SCHEDULE - LEVEL 1						
Name		Length		Width		Area
GROSS PERIMETER AREA		185.78	X	168.25	=	15,628.85
AREA DEDUCTION	A1	9.33	X	3.60	=	16.80
	A2	9.33	X	3.60	=	16.81
	A3	11.43	X	12.62	=	72.14
	A4	5.00	X	19.60	=	98.10
	A5	4.00	X	5.84	=	23.38
	A6	7.00	X	26.40	=	184.93
	A7	26.00	X	20.10	=	522.68
	A8	2.12	X	5.83	=	6.20
	A9	7.61	X	20.10	=	76.52
	A10	7.80	X	20.01	=	78.08
	A11	46.42	X	19.91	=	924.46
	A12	32.20	X	28.32	=	912.03
	A13	19.01	X	9.83	=	186.79
	A14	7.10	X	31.60	=	224.51
	A15	8.60	X	19.25	=	82.83
	A16	8.60	X	19.25	=	82.82
	A17	24.00	X	2.89	=	69.25
	A18	14.86	X	1.60	=	23.84
SUBTOTAL						3,602.18

Wall Exc.	x	0.00

TOTAL FSR	**12,026.67**

COMMERCIAL	9,783.30
RESIDENTIAL	2,243.37

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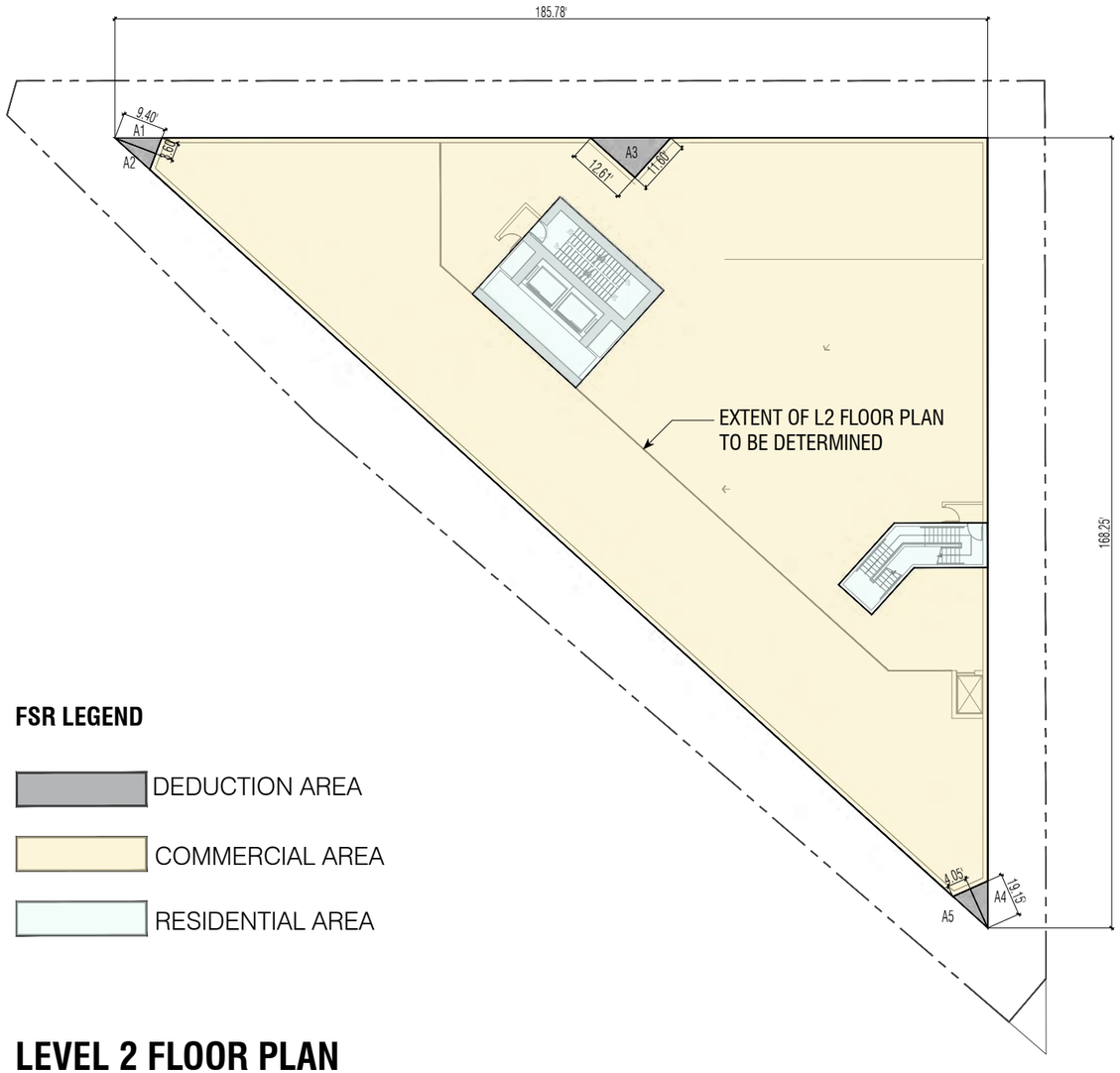
project title:
BROADWAY PLAN DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
FSR OVERLAY LEVEL 1 FLOOR PLAN

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"=1'-0"

N.

drawing no.:
A6.01



FSR LEGEND

DEDUCTION AREA

COMMERCIAL AREA

RESIDENTIAL AREA

LEVEL 2 FLOOR PLAN

SCALE 1/32"=1'-0'

FSR SCHEDULE - LEVEL 2						
Name		Length		Width		Area
GROSS PERIMETER AREA		185.78	X	168.25	=	15,628.28
AREA DEDUCTION	A1	3.60	X	9.40	=	16.94
	A2	3.60	X	9.40	=	16.94
	A3	12.61	X	11.60	=	73.11
	A4	4.10	X	9.20	=	18.88
	A5	4.10	X	9.20	=	18.88
SUBTOTAL						144.74

Wall Exc.	x	=	0.00

TOTAL FSR	**15,483.54**
COMMERCIAL	14,339.74
RESIDENTIAL	1,143.80

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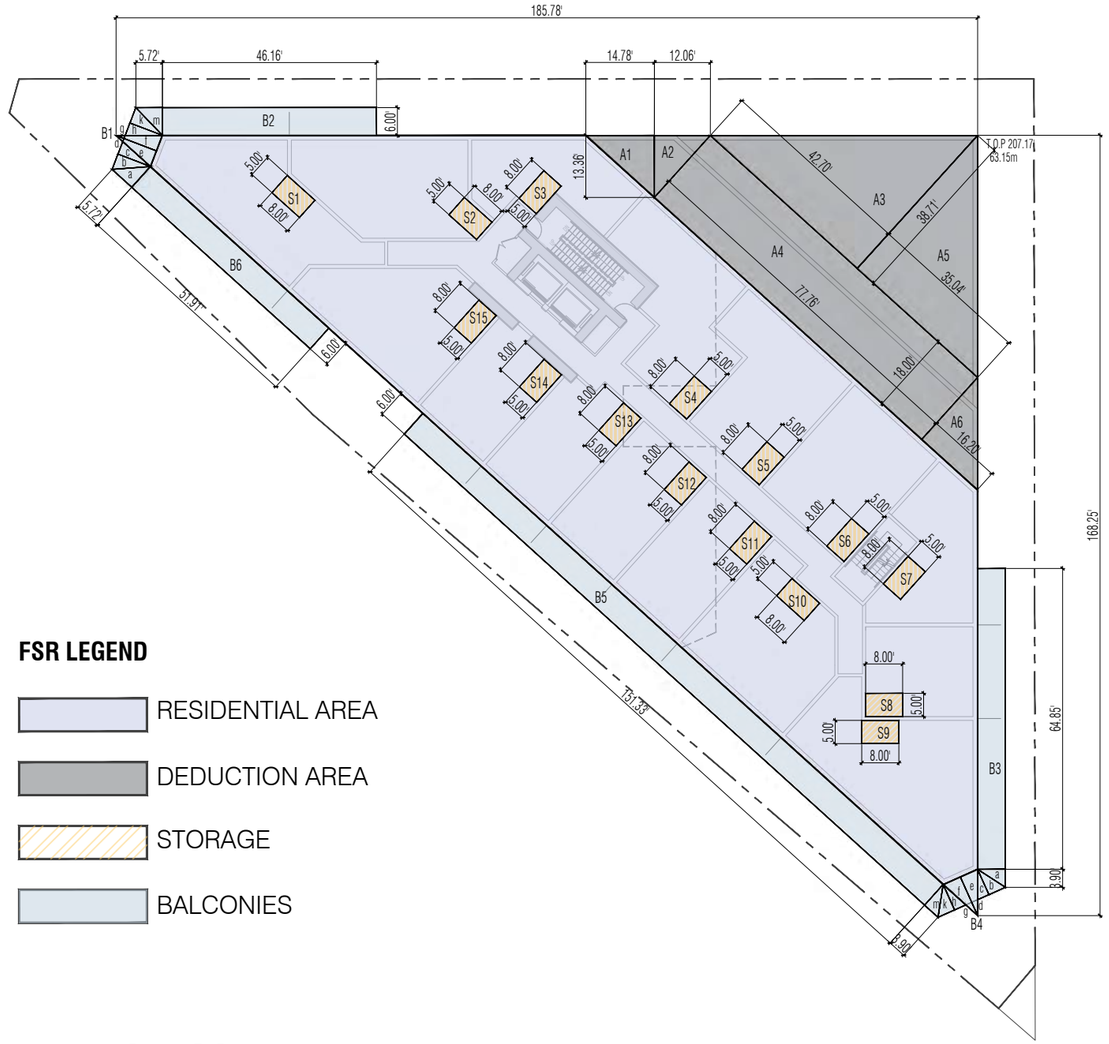
project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
FSR OVERLAY LEVEL 2
FLOOR PLAN

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"=1'-0"

N.

drawing no.:
A6.02



FSR LEGEND

- RESIDENTIAL AREA
- DEDUCTION AREA
- STORAGE
- BALCONIES

LEVEL 3 FLOOR PLAN

SCALE 1/32"=1'-0'

FSR SCHEDULE - LEVEL 3

Name		Length		Width		Area
GROSS PERIMETER AREA		185.78	X	168.25	=	15,628.37
AREA DEDUCTION	A1	14.78	X	13.36	=	98.73
	A2	12.06	X	13.36	=	80.56
	A3	42.70	X	38.70	=	826.39
	A4	77.76	X	18.00	=	1,399.71
	A5	35.04	X	38.60	=	676.27
	A6	16.20	X	18.00	=	145.80
	B1-f	10.00	X	3.50	=	17.52
	B1-e	10.00	X	3.60	=	18.01
	B4-f	10.00	X	4.00	=	20.00
	B4-e	10.00	X	4.00	=	20.00
	S1	8.00	X	5.00	=	40.00
	S2	5.00	X	8.00	=	40.00
	S3	8.00	X	5.00	=	40.00
	S4	5.00	X	8.00	=	40.00
	S5	5.00	X	8.00	=	40.00
	S6	5.00	X	8.00	=	40.00
	S7	5.00	X	8.00	=	40.00
	S8	8.00	X	5.00	=	40.00
	S9	8.00	X	5.00	=	40.00
	S10	8.00	X	5.00	=	40.00
	S11	5.00	X	8.00	=	40.00
	S12	5.00	X	8.00	=	40.00
	S13	5.00	X	8.00	=	40.00
	S14	5.00	X	8.00	=	40.00
	S15	5.00	X	8.00	=	40.00
SUBTOTAL						3,902.89

Wall Exc.	x	=	0.00

TOTAL FSR	**11,725.38**

L 3 BALCONY AREA						
B1	a	5.72	X	6.00	=	17.16
	b	3.54	X	7.50	=	13.28
	c	2.89	X	7.50	=	10.84
	e-d	1.77	X	8.62	=	7.63
	f-g	1.77	X	8.62	=	7.63
	h	2.89	X	7.50	=	10.84
	k	3.54	X	7.50	=	13.28
	m	5.72	X	6.00	=	17.16
B2		46.16	X	6.00	=	276.96
B3		64.85	X	6.00	=	389.10
B4	a	3.90	X	6.00	=	11.70
	b	3.90	X	6.00	=	11.70
	c	2.66	X	6.00	=	7.98
	e-d	2.86	X	2.66	=	3.80
	f-g	2.86	X	2.66	=	3.80
	h	2.66	X	6.00	=	7.98
	k	3.90	X	6.00	=	11.70
	m	3.90	X	6.00	=	11.70
B5		151.33	X	6.00	=	907.98
B6		51.91	X	6.00	=	311.46
TOTAL BALCONY AREA						2,053.67

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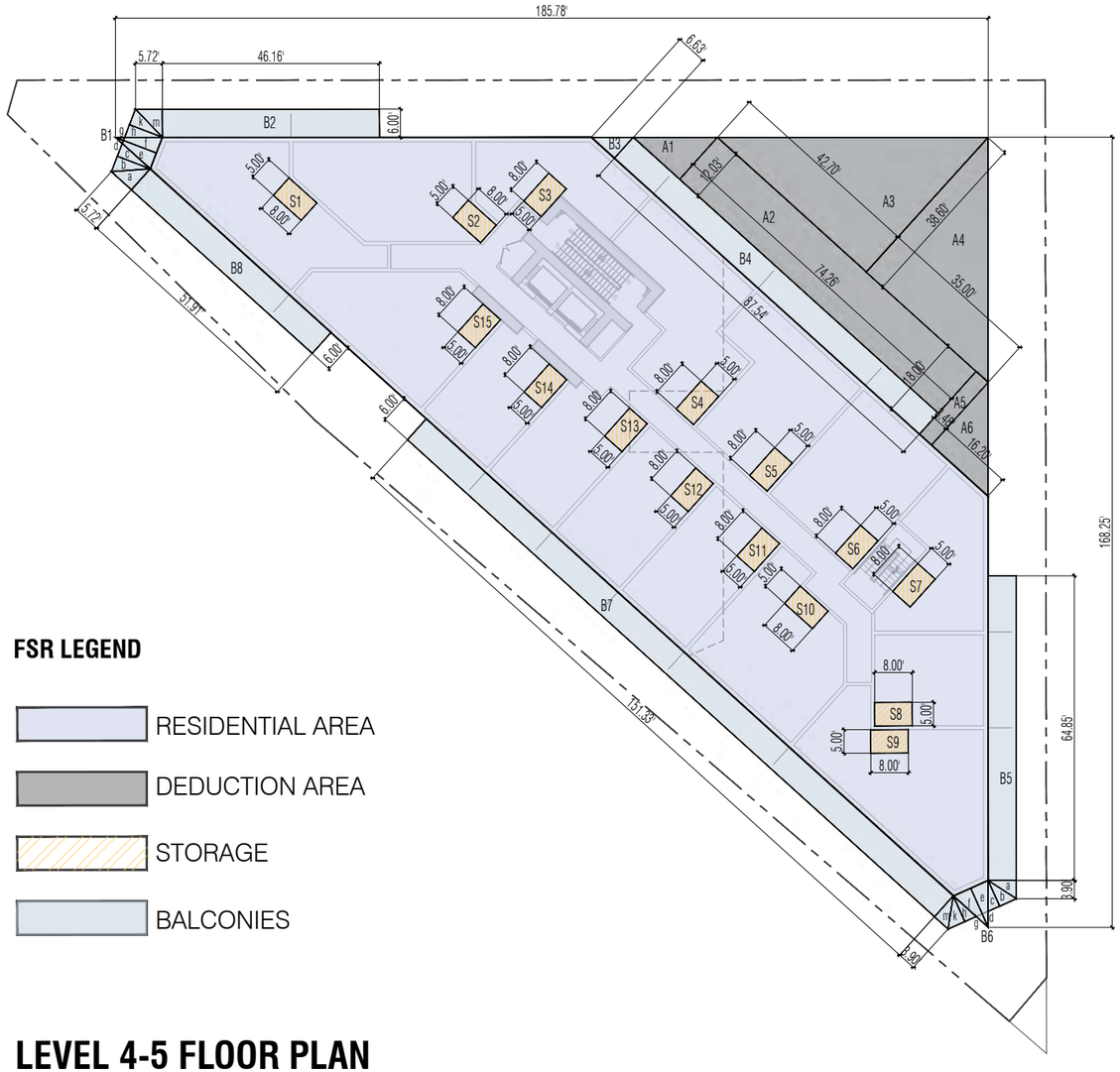
project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
FSR OVERLAY LEVEL 3
FLOOR PLAN

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"=1'-0"

N.

drawing no.:
A6.03



FSR LEGEND

- RESIDENTIAL AREA
- DEDUCTION AREA
- STORAGE
- BALCONIES

LEVEL 4-5 FLOOR PLAN

SCALE 1/32"=1'-0'

FSR SCHEDULE - LEVEL 4-5						
Name		Length		Width		Area
GROSS PERIMETER AREA		185.78	X	168.25	=	15,628.71
AREA DEDUCTION	A1	13.30	X	12.03	=	80.00
	A2	74.30	X	12.03	=	893.83
	A3	42.70	X	38.60	=	824.13
	A4	35.00	X	38.60	=	675.50
	A5	3.50	X	18.00	=	63.02
	A6	16.20	X	18.00	=	145.84
	B1-f	10.00	X	3.50	=	17.50
	B1-e	10.00	X	3.60	=	18.00
	B6-f	10.00	X	4.00	=	20.00
	B6-e	10.00	X	4.00	=	20.00
	B3	6.63	X	6.00	=	19.89
	B4	87.60	X	6.00	=	525.62
	S1	8.00	X	5.00	=	40.00
	S2	5.00	X	8.00	=	40.00
	S3	8.00	X	5.00	=	40.00
	S4	5.00	X	8.00	=	40.00
	S5	5.00	X	8.00	=	40.00
	S6	5.00	X	8.00	=	40.00
	S7	5.00	X	8.00	=	40.00
	S8	8.00	X	5.00	=	40.00
	S9	8.00	X	5.00	=	40.00
	S10	8.00	X	5.00	=	40.00
	S11	5.00	X	8.00	=	40.00
	S12	5.00	X	8.00	=	40.00
	S13	5.00	X	8.00	=	40.00
	S14	5.00	X	8.00	=	40.00
	S15	5.00	X	8.00	=	40.00
SUBTOTAL						3,903.33

Wall Exc.	x	=	0.00

TOTAL FSR	**11,725.38**

L4-5 BALCONY AREA						
B1	a	5.72	X	6.00	=	17.16
	b	3.54	X	7.50	=	13.28
	c	2.89	X	7.50	=	10.84
	e-d	1.77	X	8.62	=	7.63
	f-g	1.77	X	8.62	=	7.63
	h	2.89	X	7.50	=	10.84
	k	3.54	X	7.50	=	13.28
	m	5.72	X	6.00	=	17.16
B2		46.16	X	6.00	=	276.96
B3		64.85	X	6.00	=	389.10
B6	a	3.90	X	6.00	=	11.70
	b	3.90	X	6.00	=	11.70
	c	2.66	X	6.00	=	7.98
	e-d	2.86	X	2.66	=	3.80
	f-g	2.86	X	2.66	=	3.80
	h	2.66	X	6.00	=	7.98
	k	3.90	X	6.00	=	11.70
	m	3.90	X	6.00	=	11.70
B7		151.33	X	6.00	=	907.98

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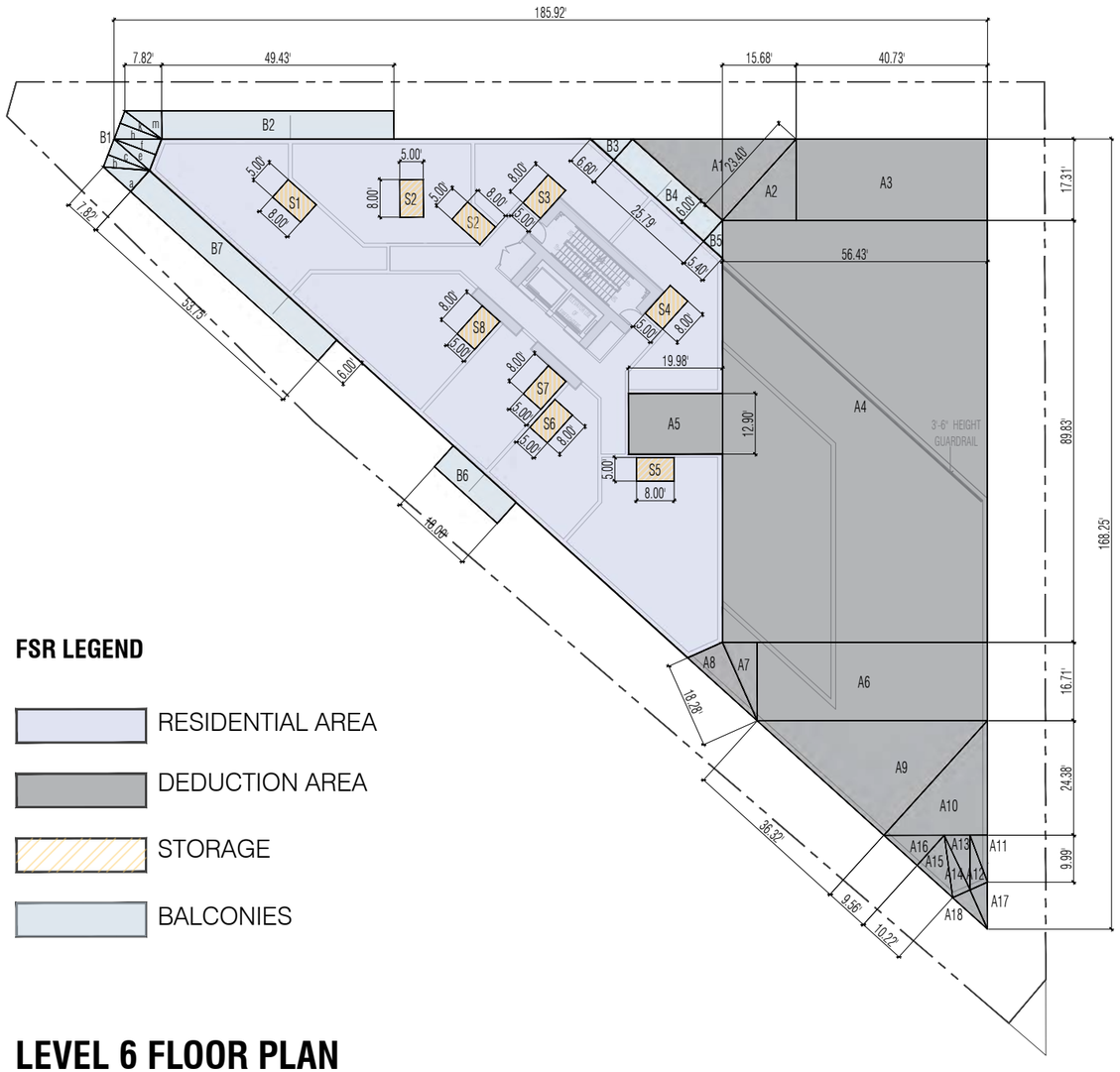
project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
FSR OVERLAY LEVEL 4-5
FLOOR PLAN

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"=1'-0"

N.

drawing no.:
A6.04



FSR LEGEND

- RESIDENTIAL AREA
- DEDUCTION AREA
- STORAGE
- BALCONIES

LEVEL 6 FLOOR PLAN

SCALE 1/32"=1'-0'

FSR SCHEDULE - LEVEL 6						
Name		Length		Width		Area
GROSS PERIMETER AREA		185.90	X	168.25	=	15,638.37
AREA DEDUCTION	A1	25.80	X	23.40	=	301.86
	A2	17.30	X	15.70	=	135.81
	A3	40.70	X	17.30	=	704.11
	A4	89.90	X	56.40	=	5,070.36
	A5	20.00	X	13.00	=	260.00
	A6	16.70	X	49.00	=	818.30
	A7	7.40	X	16.70	=	61.79
	A8	8.15	X	18.30	=	74.57
	A9	36.30	X	33.00	=	598.95
	A10	22.00	X	24.40	=	268.40
	A11	3.70	X	10.00	=	18.50
	A12	11.00	X	4.10	=	22.55
	A13	5.50	X	11.60	=	31.90
	A14	12.90	X	4.00	=	25.80
	A15	9.00	X	10.20	=	45.90
	A16	10.00	X	9.00	=	45.00
	A17	4.10	X	9.15	=	18.76
	A18	4.10	X	9.15	=	18.76
	B1-f	3.60	X	9.50	=	17.10
	B1-e	3.60	X	9.50	=	17.10
	B3	6.60	X	6.00	=	19.80
	B4	25.80	X	6.00	=	154.80
	B5	5.40	X	6.00	=	16.20
	S1	8.00	X	5.00	=	40.00
	S2	8.00	X	5.00	=	40.00
	S3	5.00	X	8.00	=	40.00
	S4	5.00	X	8.00	=	40.00
	S5	5.00	X	8.00	=	40.00
	S6	5.00	X	8.00	=	40.00
	S7	5.00	X	8.00	=	40.00
	S8	5.00	X	8.00	=	40.00
SUBTOTAL						9,066.31
Wall Exc.			x		=	0.00
TOTAL FSR						**6,572.06**

L6 BALCONY AREA						
B1	a	7.80	X	6.00	=	23.40
	b	2.80	X	9.50	=	13.30
	c	3.60	X	9.50	=	17.10
	e	3.60	X	9.50	=	17.10
	f	3.60	X	9.50	=	17.10
	h	3.65	X	9.50	=	17.34
	k	2.80	X	9.50	=	13.30
	m	7.80	X	6.00	=	23.40
B2		49.40	X	6.00	=	296.40
B3		6.60	X	6.00	=	19.80
B4		25.80	X	6.00	=	154.80
B5		5.40	X	6.00	=	16.20
B6		18.00	X	6.00	=	108.00
B7		53.75	X	6.00	=	322.50
TOTAL BALCONY AREA						**1,059.74**

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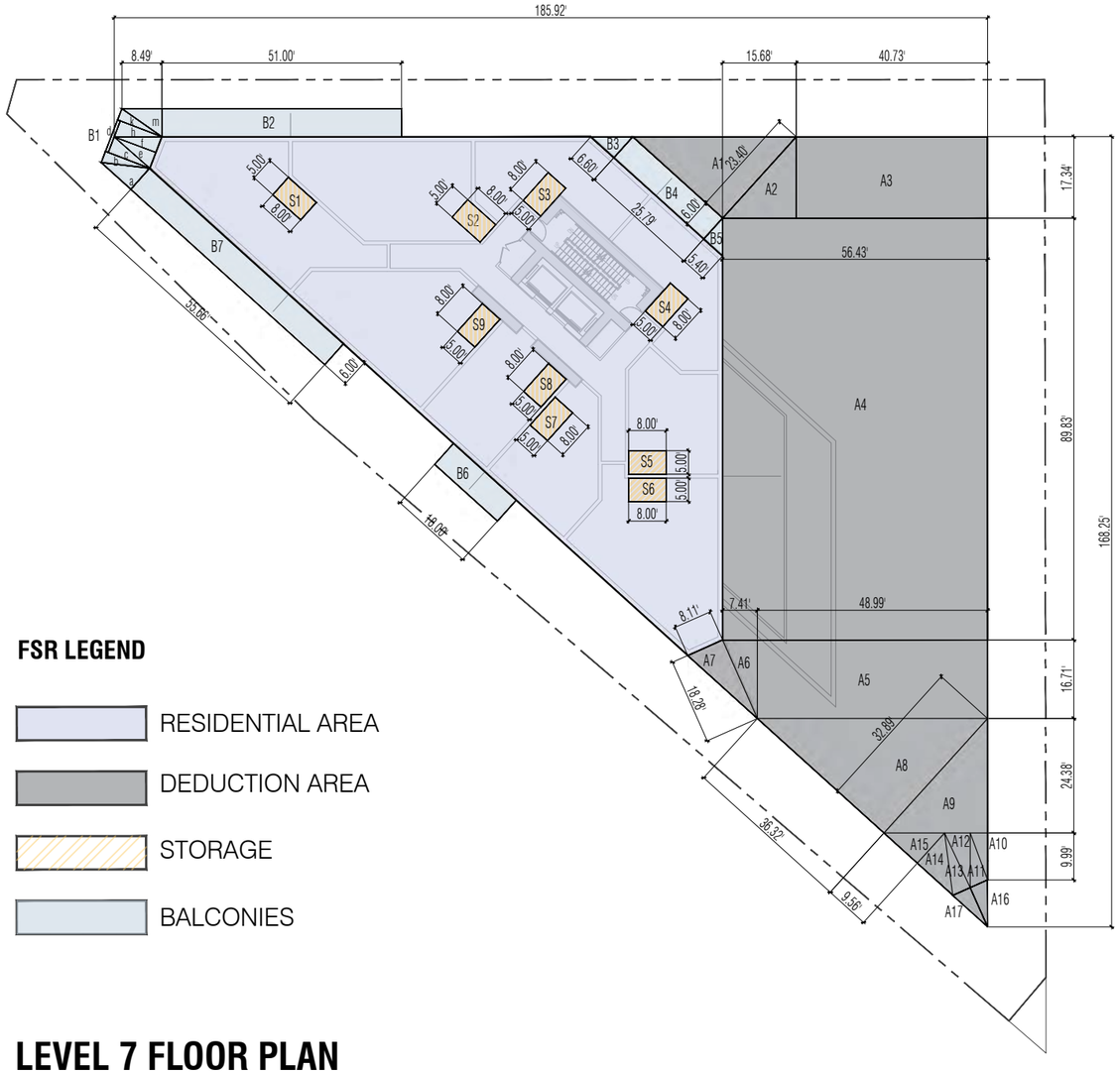
project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
FSR OVERLAY LEVEL 6
FLOOR PLAN

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"=1'-0"

N.

drawing no.:
A6.05



FSR LEGEND

- RESIDENTIAL AREA
- DEDUCTION AREA
- STORAGE
- BALCONIES

LEVEL 7 FLOOR PLAN

SCALE 1/32"=1'-0'

FSR SCHEDULE - LEVEL 7						
Name		Length		Width		Area
GROSS PERIMETER AREA		185.92	X	168.25	=	15,640.17
AREA DEDUCTION	A1	25.80	X	23.40	=	301.86
	A2	15.70	X	17.30	=	135.81
	A3	40.70	X	17.30	=	704.11
	A4	56.45	X	89.85	=	5,072.03
	A5	49.00	X	16.70	=	818.30
	A6	7.50	X	16.70	=	62.63
	A7	8.15	X	18.30	=	74.57
	A8	36.36	X	33.00	=	599.94
	A9	22.00	X	24.40	=	268.40
	A10	3.70	X	10.00	=	18.50
	A11	11.00	X	4.10	=	22.55
	A12	5.50	X	11.60	=	31.90
	A13	12.90	X	4.00	=	25.80
	A14	9.00	X	10.20	=	45.90
	A15	10.00	X	9.00	=	45.00
	A16	4.10	X	9.15	=	18.76
	A17	4.10	X	9.15	=	18.76
	B1-f	3.60	X	9.50	=	17.10
	B1-e	3.60	X	9.50	=	17.10
	B3	6.60	X	6.00	=	19.80
	B4	25.80	X	6.00	=	154.80
	B5	5.40	X	6.00	=	16.20
	S1	8.00	X	5.00	=	40.00
	S2	8.00	X	5.00	=	40.00
	S3	5.00	X	8.00	=	40.00
	S4	5.00	X	8.00	=	40.00
	S5	5.00	X	8.00	=	40.00
	S6	5.00	X	8.00	=	40.00
	S7	5.00	X	8.00	=	40.00
	S8	5.00	X	8.00	=	40.00
	S9	5.00	X	8.00	=	40.00
SUBTOTAL						8,849.81
Wall Exc.			x		=	0.00
TOTAL FSR						**6,790.36**

L7 BALCONY AREA						
B1	a	7.80	X	6.00	=	23.40
	b	2.80	X	10.10	=	14.14
	c	3.60	X	9.50	=	17.10
	d	7.20	X	0.60	=	4.32
	e	3.60	X	9.50	=	17.10
	f	3.60	X	9.50	=	17.10
	h	3.65	X	9.50	=	17.34
	k	2.80	X	10.10	=	14.14
	m	7.80	X	6.00	=	23.40
B2		51.00	X	6.00	=	306.00
B3		6.60	X	6.00	=	19.80
B4		25.80	X	6.00	=	154.80
B5		5.40	X	6.00	=	16.20
B6		18.00	X	6.00	=	108.00
B7		55.66	X	6.00	=	333.96
TOTAL BALCONY AREA						**1,086.80**

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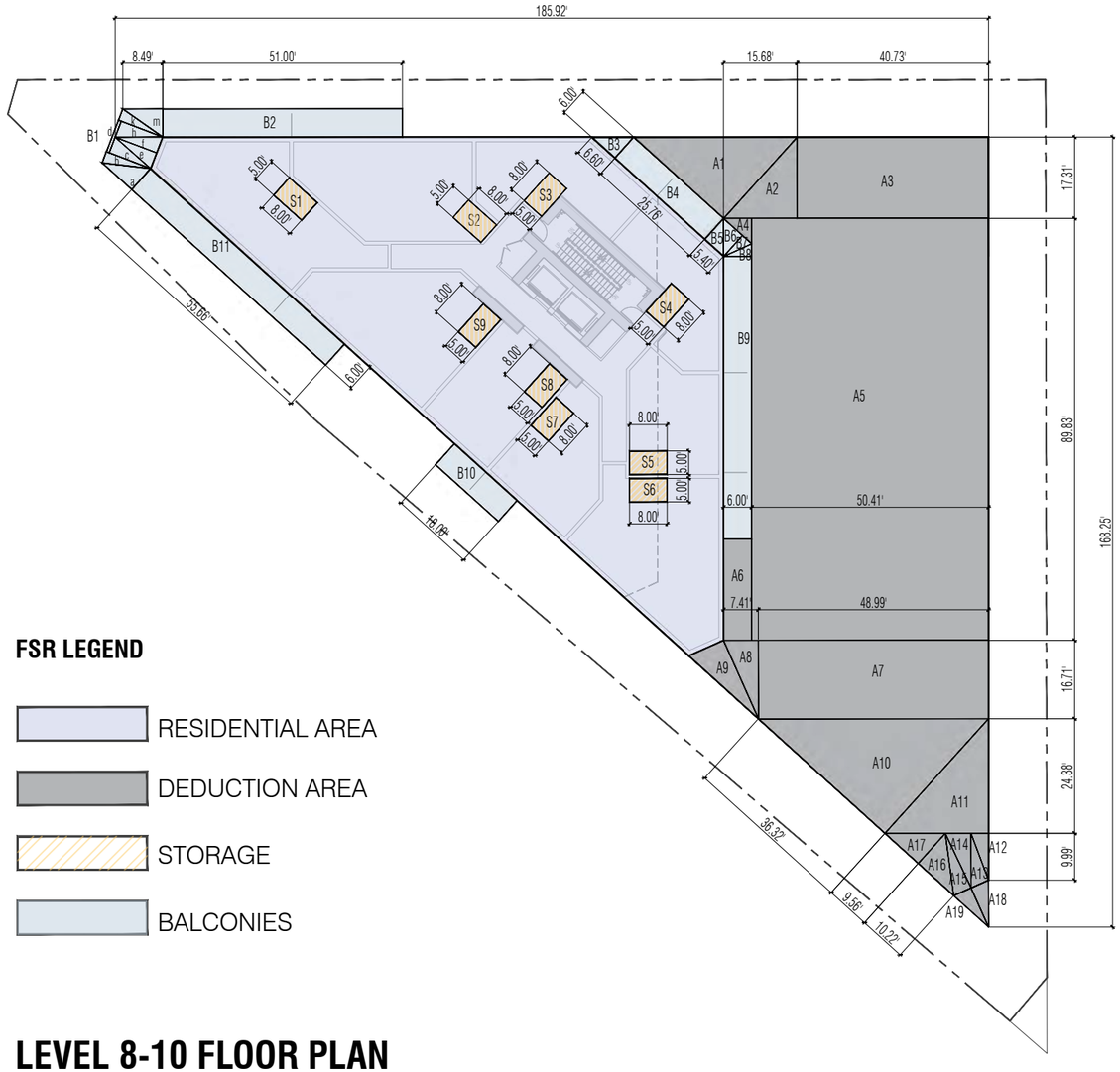
project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
FSR OVERLAY LEVEL 7
FLOOR PLAN

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"=1'-0"

N.

drawing no.:
A6.06



FSR LEGEND

- RESIDENTIAL AREA
- DEDUCTION AREA
- STORAGE
- BALCONIES

LEVEL 8-10 FLOOR PLAN

SCALE 1/32"=1'-0'

FSR SCHEDULE - LEVEL 8-10						
Name		Length		Width		Area
GROSS PERIMETER AREA		185.92	X	168.25	=	15,640.17
	A1	25.80	X	23.40	=	301.86
	A2	15.70	X	17.30	=	135.81
	A3	40.72	X	17.30	=	704.46
	A4	5.50	X	6.00	=	16.50
	A5	50.41	X	89.85	=	4,529.70
	A6	6.00	X	21.60	=	129.60
	A7	49.00	X	16.70	=	818.30
	A8	7.50	X	16.70	=	62.63
	A9	8.20	X	18.30	=	75.03
	A10	36.45	X	33.00	=	601.42
	A11	22.00	X	24.40	=	268.40
	A12	3.70	X	10.00	=	18.50
	A13	11.00	X	4.10	=	22.55
	A14	5.50	X	11.62	=	31.96
	A15	12.90	X	4.00	=	25.80
	A16	9.00	X	10.20	=	45.90
	A17	10.00	X	9.00	=	45.00
	A18	4.10	X	9.15	=	18.76
AREA DEDUCTION	A19	4.10	X	9.15	=	18.76
	B1-f	3.60	X	9.50	=	17.10
	B1-e	3.60	X	9.50	=	17.10
	B3	6.60	X	6.00	=	19.80
	B4	25.80	X	6.00	=	154.80
	B5	5.40	X	6.00	=	16.20
	B6	5.40	X	6.00	=	16.20
	B7	2.70	X	6.00	=	8.10
	B8	2.80	X	6.00	=	8.40
	B9	60.20	X	6.00	=	361.20
	S1	8.00	X	5.00	=	40.00
	S2	8.00	X	5.00	=	40.00
	S3	5.00	X	8.00	=	40.00
	S4	5.00	X	8.00	=	40.00
	S5	5.00	X	8.00	=	40.00
	S6	5.00	X	8.00	=	40.00
	S7	5.00	X	8.00	=	40.00
	S8	5.00	X	8.00	=	40.00
	S9	5.00	X	8.00	=	40.00
SUBTOTAL						8,849.82

Wall Exc.		x	= 0.00

TOTAL FSR	**6,790.36**

L8-10 BALCONY AREA						
B1	a	7.80	X	6.00	=	23.40
	b	2.80	X	10.10	=	14.14
	c	3.60	X	9.50	=	17.10
	d	7.20	X	0.60	=	4.32
	e	3.60	X	9.50	=	17.10
	f	3.60	X	9.50	=	17.10
	h	3.65	X	9.50	=	17.34
	k	2.80	X	10.10	=	14.14
	m	7.80	X	6.00	=	23.40
B2		51.00	X	6.00	=	306.00
B3		6.60	X	6.00	=	19.80
B4		25.80	X	6.00	=	154.80
B5		5.40	X	6.00	=	16.20
B6		5.40	X	6.00	=	16.20
B7		2.70	X	6.00	=	8.10
B8		2.80	X	6.00	=	8.40
B9		60.20	X	6.00	=	361.20
B10		18.00	X	6.00	=	108.00

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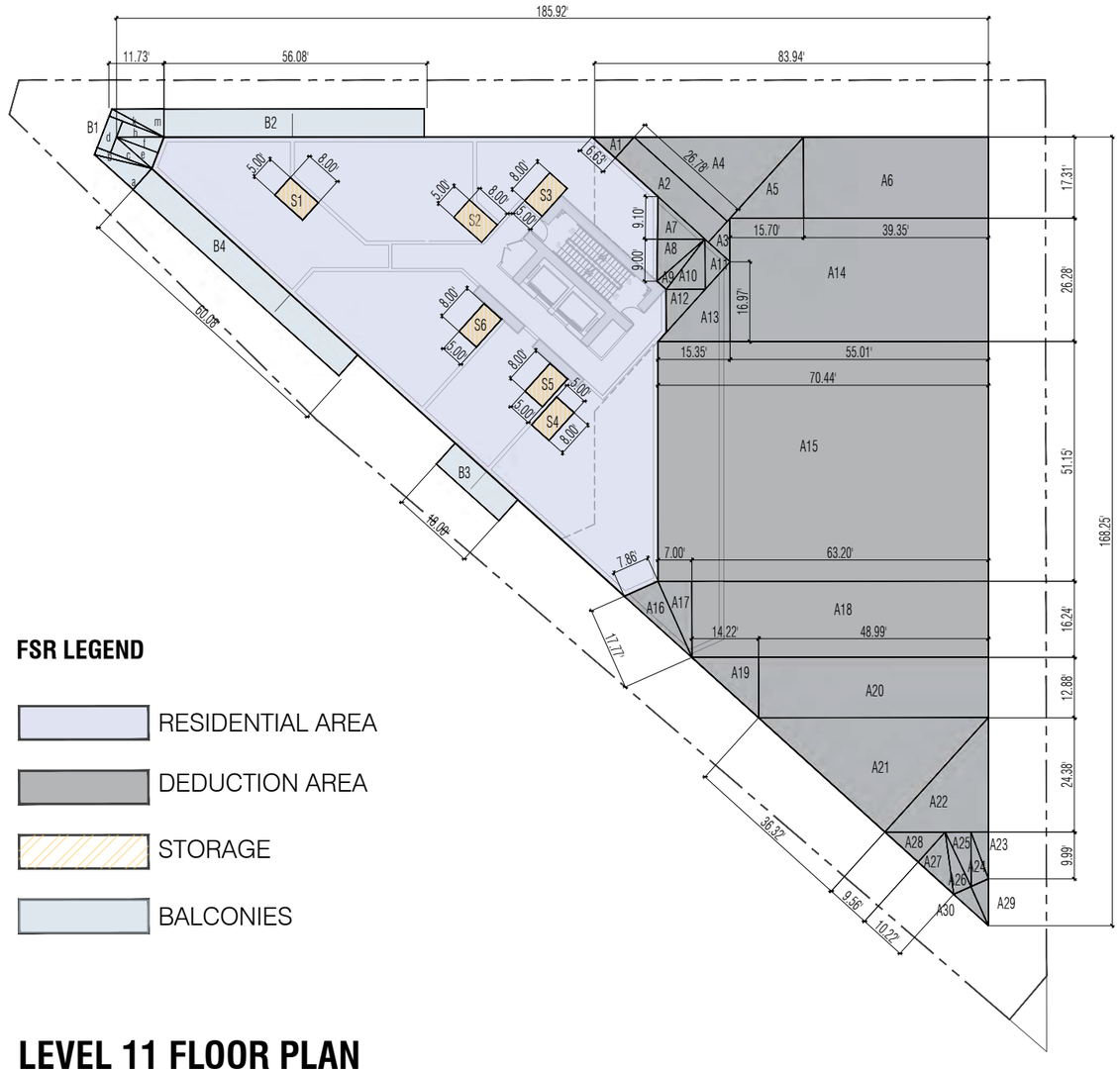
project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
FSR OVERLAY LEVEL 8-10
FLOOR PLAN

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"=1'-0"

N.

drawing no.:
A6.07



FSR LEGEND

- RESIDENTIAL AREA
- DEDUCTION AREA
- STORAGE
- BALCONIES

LEVEL 11 FLOOR PLAN

SCALE 1/32"=1'-0'

FSR SCHEDULE - LEVEL 11

Name		Length		Width		Area
GROSS PERIMETER AREA		185.92	X	168.25	=	15,640.17
AREA DEDUCTION	A1	6.60	X	6.00	=	19.80
	A2	26.80	X	6.00	=	160.8
	A3	6.90	X	6.20	=	21.39
	A4	26.80	X	24.20	=	324.28
	A5	15.70	X	17.30	=	135.81
	A6	39.35	X	17.30	=	680.76
	A7	9.10	X	10.10	=	45.96
	A8	9.00	X	10.10	=	45.45
	A9	2.65	X	13.60	=	18.02
	A10	8.30	X	10.70	=	44.41
	A11	7.20	X	7.90	=	28.44
	A12	9.20	X	8.30	=	38.18
	A13	15.35	X	17.00	=	130.51
	A14	55.00	X	26.30	=	1,446.50
	A15	70.35	X	51.15	=	3,598.94
	A16	7.90	X	17.80	=	70.31
	A17	7.00	X	16.30	=	57.05
	A18	63.20	X	16.30	=	1,030.16
	A19	14.20	X	12.90	=	91.59
	A20	49.00	X	12.90	=	632.10
	A21	36.45	X	33.00	=	601.42
	A22	22.00	X	24.40	=	268.40
	A23	3.70	X	10.00	=	18.50
	A24	11.00	X	4.10	=	22.55
	A25	5.40	X	11.60	=	31.32
	A26	12.90	X	4.00	=	25.80
	A27	9.00	X	10.20	=	45.90
	A28	10.00	X	9.00	=	45.00
	A29	4.10	X	9.15	=	18.76
	A30	4.10	X	9.15	=	18.76
	B1-f	3.60	X	9.50	=	17.10
	B1-e	3.60	X	9.50	=	17.10
	S1	8.00	X	5.00	=	40.00
	S2	8.00	X	5.00	=	40.00
	S3	5.00	X	8.00	=	40.00
	S4	5.00	X	8.00	=	40.00
	S5	5.00	X	8.00	=	40.00
	S6	5.00	X	8.00	=	40.00
SUBTOTAL						9,991.04

Wall Exc.	x	=	0.00

TOTAL FSR	**5,649.13**

L 11 BALCONY AREA						
B1	a	11.10	X	6.00	=	33.30
	b	1.60	X	12.50	=	10.00
	c	3.60	X	9.50	=	17.10
	d	7.20	X	3.05	=	21.96
	e	3.60	X	9.50	=	17.10
	f	3.60	X	9.50	=	17.10
	h	3.65	X	9.50	=	17.34
	k	1.60	X	12.50	=	10.00
	m	11.10	X	6.00	=	33.30
B2		55.50	X	6.00	=	333.00
B3		18.00	X	6.00	=	54.00
B4		59.20	X	6.00	=	355.20
TOTAL BALCONY AREA						**919.40**

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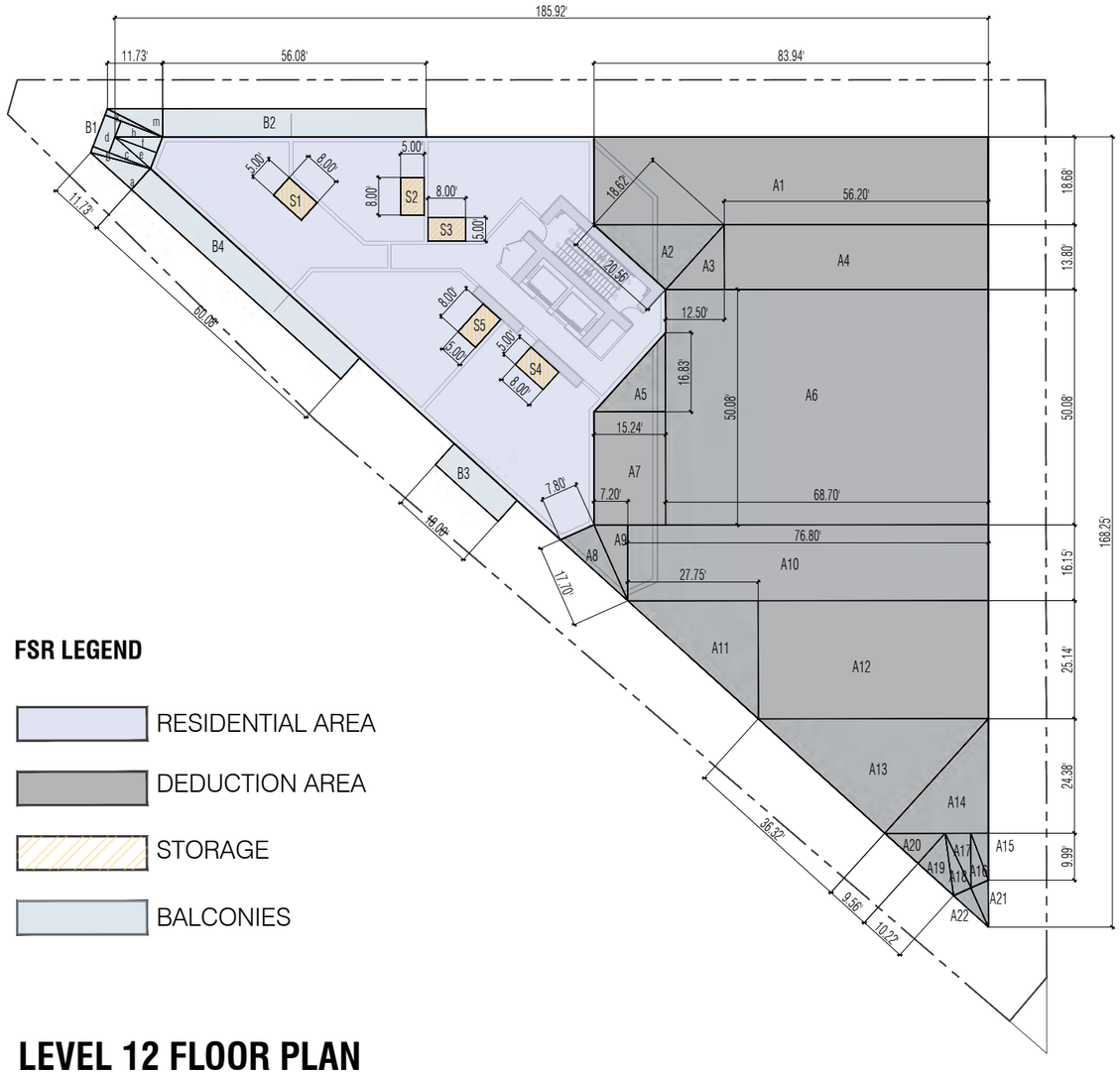
project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
FSR OVERLAY LEVEL 11
FLOOR PLAN

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"=1'-0"

N.

drawing no.:
A6.08



FSR LEGEND

- RESIDENTIAL AREA
- DEDUCTION AREA
- STORAGE
- BALCONIES

LEVEL 12 FLOOR PLAN

SCALE 1/32"=1'-0'

FSR SCHEDULE - LEVEL 12						
Name		Length		Width		Area
GROSS PERIMETER AREA		185.92	X	168.25	=	15,640.17
AREA DEDUCTION	A1	84.00	X	18.65	=	1,566.60
	A2	20.56	X	18.62	=	191.41
	A3	12.50	X	13.80	=	86.25
	A4	56.20	X	13.80	=	775.56
	A5	15.24	X	16.80	=	128.02
	A6	68.70	X	50.08	=	3,440.65
	A7	15.24	X	24.07	=	366.90
	A8	7.80	X	17.70	=	69.07
	A9	7.20	X	16.15	=	58.14
	A10	76.81	X	16.15	=	1,240.40
	A11	27.75	X	25.14	=	348.82
	A12	49.00	X	25.14	=	1,231.86
	A13	36.32	X	33.00	=	599.33
	A14	22.00	X	24.38	=	268.18
	A15	3.70	X	9.99	=	18.48
	A16	11.00	X	4.10	=	22.55
	A17	5.40	X	11.60	=	31.32
	A18	12.90	X	4.00	=	25.80
	A19	9.00	X	10.20	=	45.90
	A20	9.56	X	8.70	=	41.59
	A21	4.10	X	9.15	=	18.76
	A22	4.10	X	9.15	=	18.76
	B1-f	3.60	X	9.50	=	17.10
	B1-e	3.60	X	9.50	=	17.10
	S1	8.00	X	5.00	=	40.00
	S2	8.00	X	5.00	=	40.00
	S3	5.00	X	8.00	=	40.00
	S4	5.00	X	8.00	=	40.00
	S5	5.00	X	8.00	=	40.00
SUBTOTAL						10,828.53
Wall Exc.			x		=	0.00
TOTAL FSR						**4,811.64**

L12 BALCONY AREA						
B1	a	11.75	X	6.00	=	35.25
	b	1.60	X	13.10	=	10.48
	c	3.60	X	9.50	=	17.10
	d	7.20	X	3.65	=	26.28
	e	3.60	X	9.50	=	17.10
	f	3.60	X	9.50	=	17.10
	h	3.65	X	9.50	=	17.34
	k	1.60	X	13.10	=	10.48
	m	11.75	X	6.00	=	35.25
B2		56.10	X	6.00	=	336.60
B3		18.00	X	6.00	=	54.00
B4		60.10	X	6.00	=	360.60
TOTAL BALCONY AREA						**937.58**

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no.:	date:	description:
01	JULY 14 2025	I.F.REZONING

Revisions

project title:
BROADWAY PLAN
DEVELOPMENT
401 KINGSWAY AVENUE

drawing title:
FSR OVERLAY LEVEL 12
FLOOR PLAN

project no.:	25001
drawn by:	SOA
checked by:	SOA
date:	JULY 14 2025
scale:	1/32"=1'-0"

N.

drawing no.:
A6.09

DRAWING LIST

SHEET	DRAWING TITLE	SCALE
L-0.00	COVER SHEET	
L-1.00	OVERALL SITE PLAN	NTS
L-1.01	LANDSCAPE PLAN LEVEL 1	3/32" = 1'- 0"
L-1.02	LANDSCAPE PLAN LEVEL 3	3/32" = 1'- 0"
L-1.03	LANDSCAPE PLAN LEVEL 6	3/32" = 1'- 0"
L-1.04	LANDSCAPE PLAN LEVEL 7	3/32" = 1'- 0"
L-2.01	SECTIONS	AS SHOWN

GENERAL NOTES

1. Refer to architectural drawings for all walls and stair layout and elevations, unless otherwise noted.
2. Refer to electrical drawings for all final landscape lighting layout and specifications.
3. Refer to architectural and mechanical drawings for all drain locations and rim elevations.
4. Refer to arborist drawings for all tree retention / removal information.
5. Refer to civil drawings for all grading and utility information.
6. Refer to survey drawings for all existing on site services and survey symbols.
7. City trees - exact number and locations, species and size to be determined by City of Burnaby Parks Forestry - contact Treeline at treeline@burnaby.ca

PRODUCT + MATERIAL NOTES

1. All materials to be as specified or pre-approved equivalent.
2. All material and products to be installed per manufacturer's specifications.

LANDSCAPE NOTES

1. All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
2. Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
3. Area of search for specified plant material shall include the Lower Mainland of British Columbia, Vancouver Island, Washington and Oregon States.
4. Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
5. All plant material used on this project shall be hardy in this climate. Plant types have been selected with this as a primary criteria. This Contractor shall guarantee that plant material supplied has equal provenance, ie: it is developed from cuttings or seeds collected in an area of similar climatic characteristics.
6. Substitutions in plant material will not be considered unless written proof is submitted thirty (30) days prior to scheduled installation stating a specified plant cannot be obtained within the specified area of search.
7. All plants to be sourced from nurseries certified free of P. ramorum.
8. Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
9. Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.
10. All growing medium placed on project to meet or exceed BCNTA and Canadian Landscape Standards latest edition.
11. All trees to be staked in accordance with CNLA Standards.
12. Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved.
13. Submittals shall be made at least seven (7) days before

IRRIGATION NOTES

1. All 'Soft Landscape Areas' are to be irrigated with a high efficiency design/build irrigation system, complete with Rain and Wind Sensor.
2. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
3. System design and installation shall take into account elevation differences, sun orientation and other factors affecting zoning and operation of the system to minimized evapotranspiration and wind lost.
4. System design shall provide for uniform complete 'Head to Head' coverage of all lawns and planted areas.
5. Contractor shall be responsible to provide SHOP DRAWINGS a minimum of 3 weeks prior to installation of any irrigation for review and approval.
6. Should the contractor proceed without approval, any additional modifications to the irrigation systems, as directed by the Landscape Architect shall be at at contractors cost.
7. Lawns shall be irrigated on separate zones from planted areas.
8. Controller shall be located in mechanical room.
9. PRIOR to Substantial Performance, contractor shall provide a maintenance data and Operation instruction manual containing operational information for all operating components, cleancing and lubrication schedules, overhaul/adjustment schedule.
10. Record Drawings: Submit with the operating and maintenance manuals a reproducible copy of the AS-BUILT condition of the system.
11. Contractor shall instruct a designated representative of the Owner in the complete operating and maintenance procedures for the irrigation system, including winterizing for the fist time with the designated representative observing.
12. Use GSR Schedule 40 PVC designed for solvent welding to PVC pipe except where valves, risers, etc. require threaded joints.
13. Provide sleeves under all hard surfaces and as required through walls.
14. Solenoid valves shall be first quality, compatible with the controller selected.
15. Valve boxes shall be reinforced plastic boxes manufactured specifically for landscape irrigation, complete with captive lock bolt cover, sized to suit valves and other components with adequate room for operation and maintenance.

MATERIALS LEGEND

CLAY PAVERS CHESTNUT
PER COV MOUNT PLESANT STREETSCAPE DESIGN DETAIL

CIP CONCRETE

CIP CHARCOAL CONCRETE
AT RANDOM LOCATIONS PER COV STREETSCAPE DESIGN DETAIL

UNIT PAVERS
COLOUR: GREY & DARK GREY

SLAB PAVERS

RUBBER SURFACING
MULTI-COLOURS

GRANULAR MATERIAL
DECORATIVE BASALT

GRANULAR MATERIAL
DRIP STRIP GANULAR

NEW PLANTING

SOD LAWN
PER COV STANDARDS

EXTENSIVE GREEN ROOF

HEDGES

EXISTING TREES TO REMAIN
REFER TO ARB

PROPOSED TREES

CLASS B BIKE RACK

WOOD BENCH













1	2025-06-10	ISSUED FOR REZONING
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Revisions:

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Client:

Project:

BROADWAY PLAN DEVELOPMENT

401 KINGSWAY

Drawn by:	YZ
Checked by:	SV
Date:	Jun 03, 2025
Scale:	

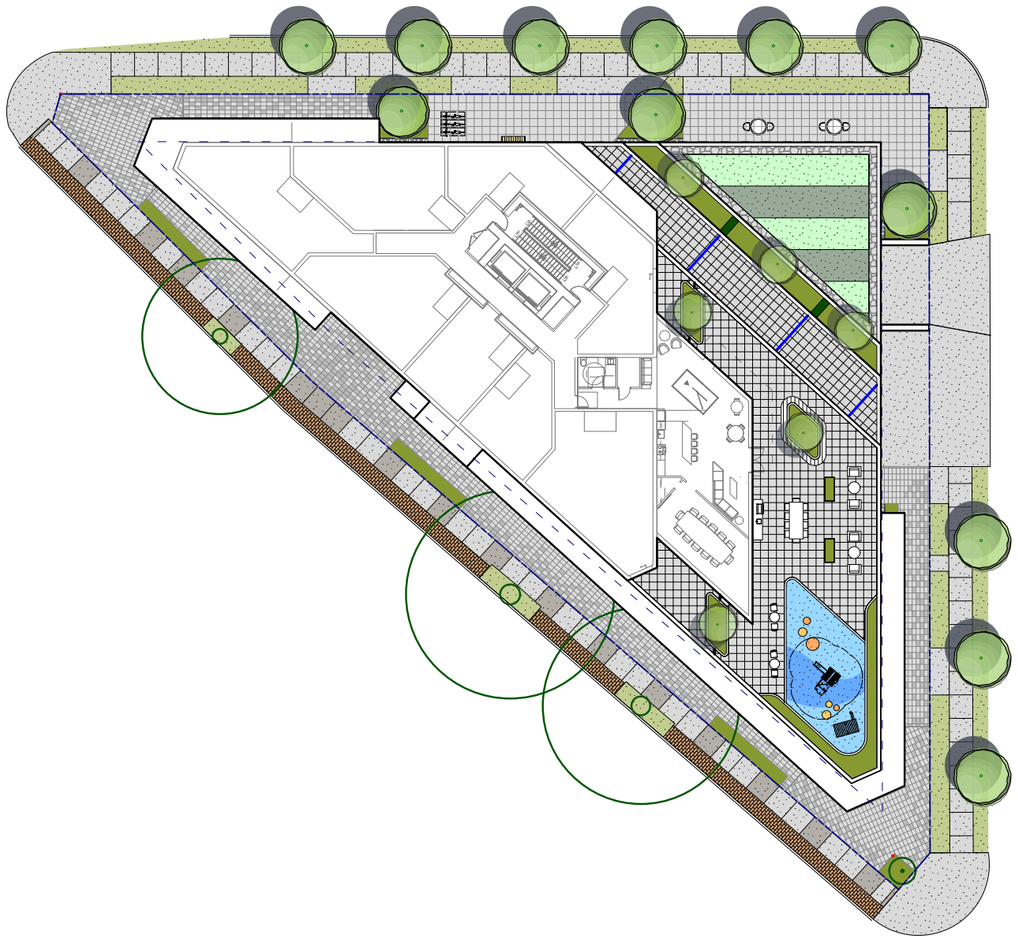
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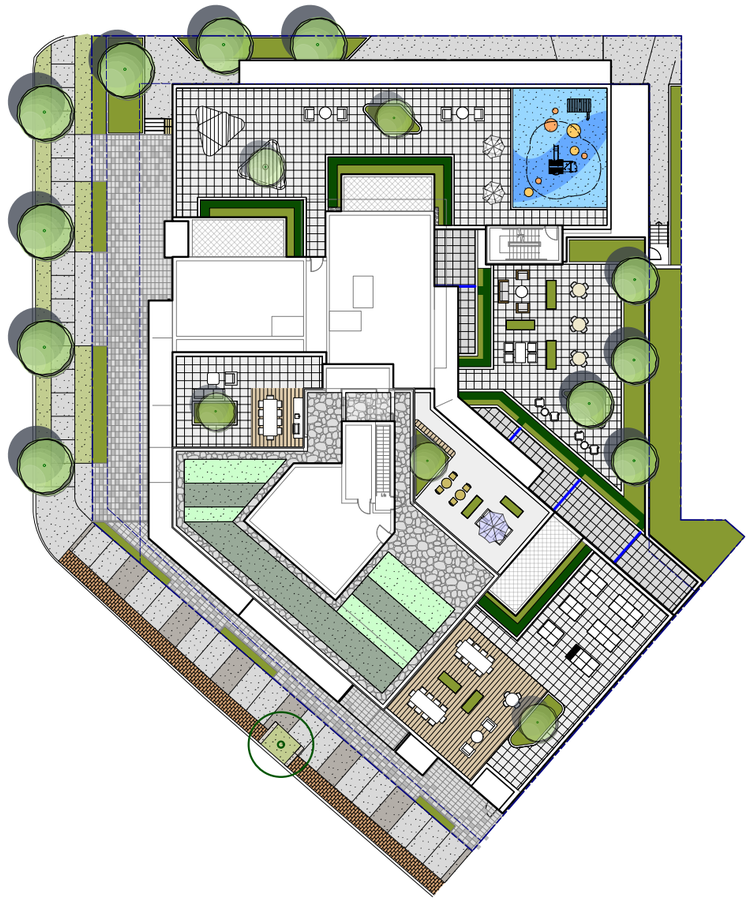
COVER SHEET

Project No.:
25015

Sheet No.:

L-0.00





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401 KINGSWAY

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Scale:	NTS

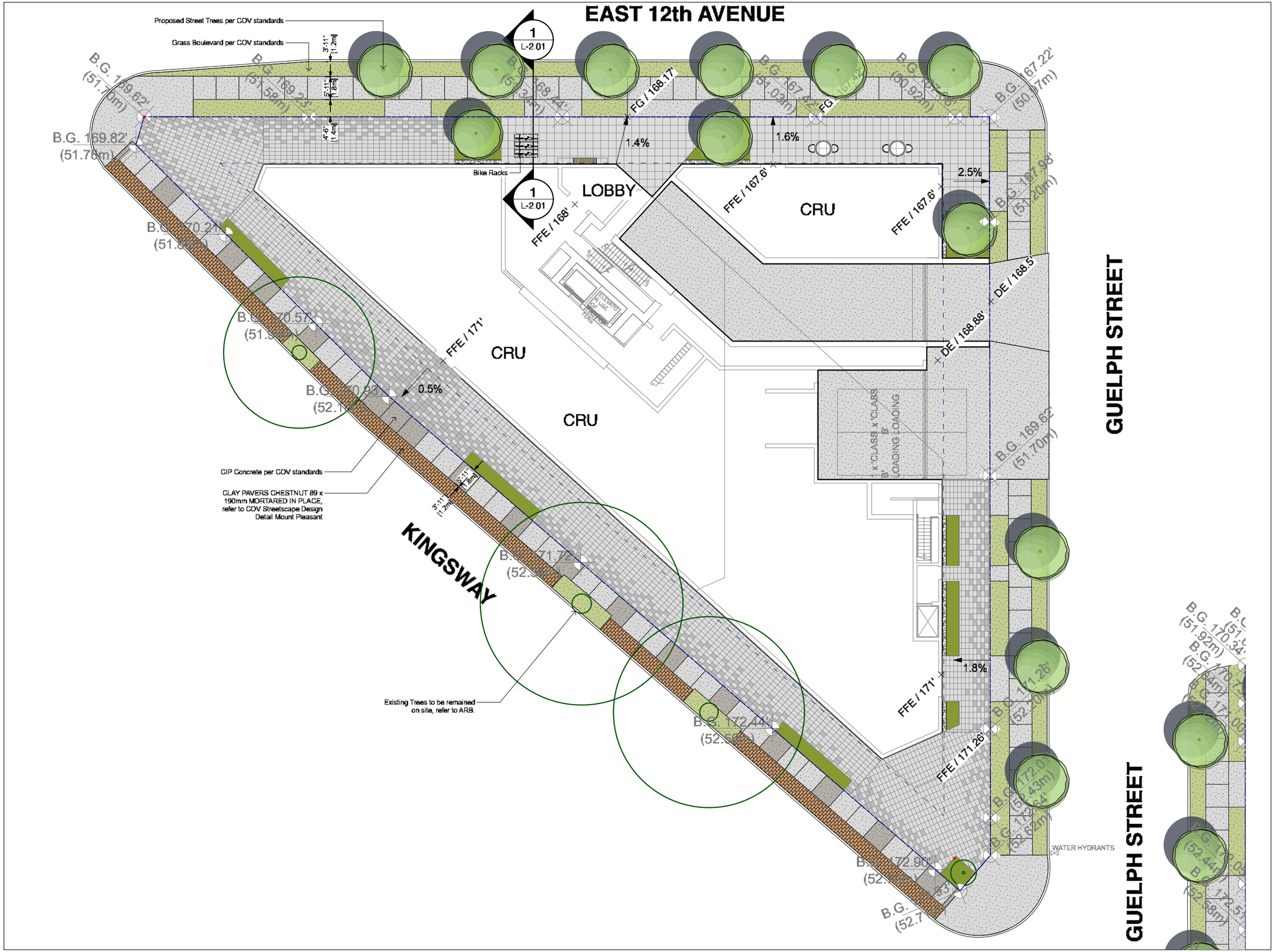
Drawing Title:

OVERALL SITE PLAN

Project No.:
25015

Sheet No.:

L-1.00



no.:	date:	item:
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Client:

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BROADWAY PLAN DEVELOPMENT

401 KINGSWAY

Drawn by:	YZ
Checked by:	SV
Date:	Jun 03, 2025
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Drawing Title:

LANDSCAPE PLAN LEVEL 1

Project No.: 25015

Sheet No.:

L-1.01



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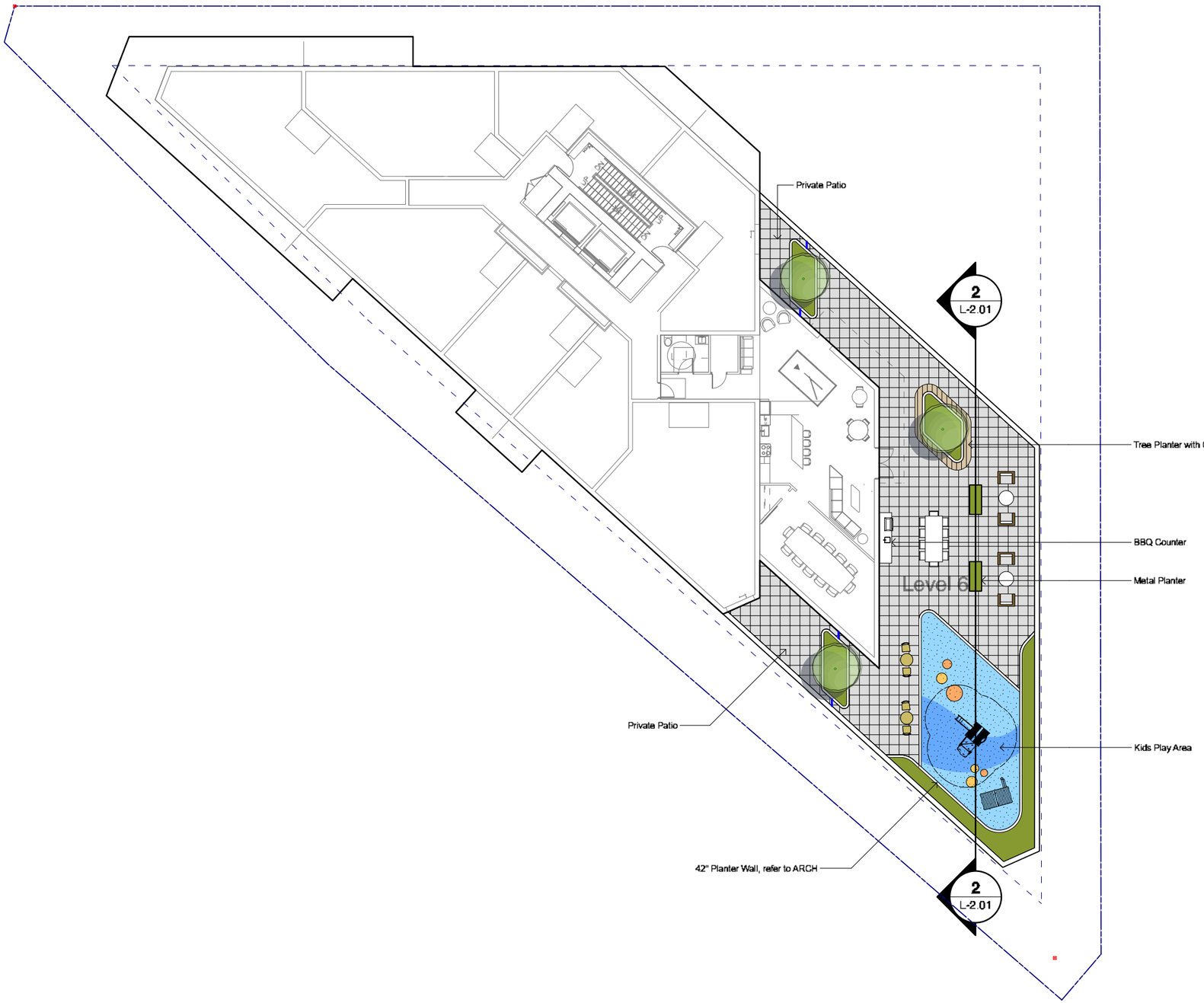
Drawing Title:

LANDSCAPE PLAN LEVEL 3

Project No.:
25015

Sheet No.:

L-1.02



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Project:

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401 KINGSWAY

Drawn by:	YZ
Checked by:	SV
Date:	Jun 03, 2025
Scale:	3/32" = 1'- 0"

Drawing Title:

LANDSCAPE PLAN LEVEL 6

Project No.:
25015

Sheet No.:

L-1.03



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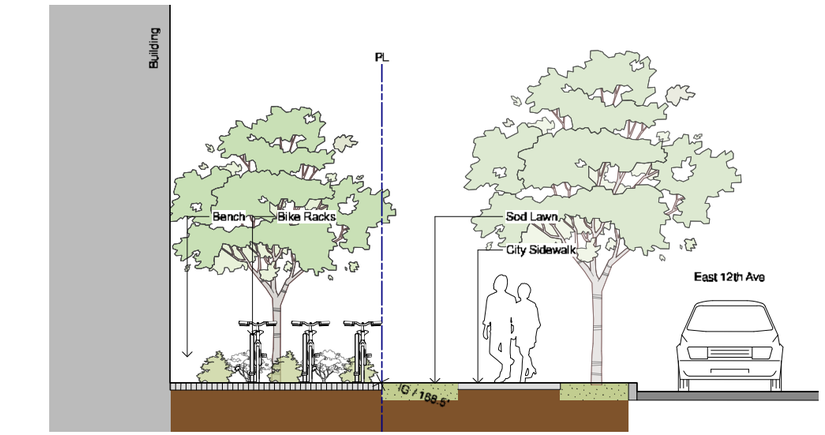
Drawing Title:

LANDSCAPE PLAN LEVEL 7

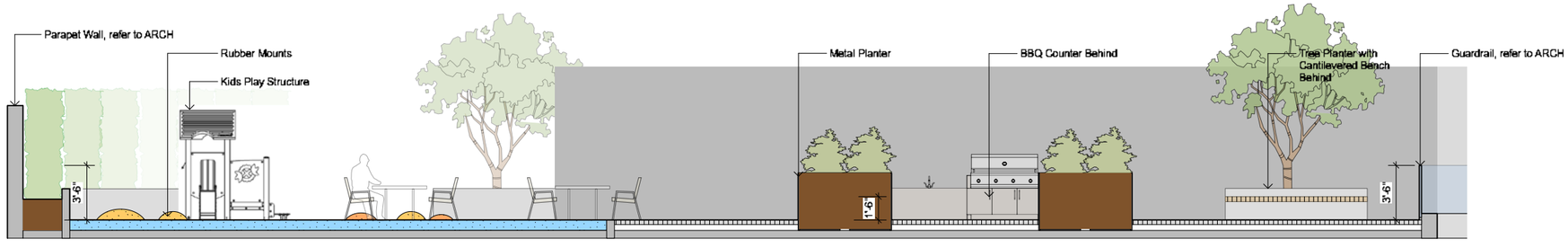
Project No.:
25015

Sheet No.:

L-1.04



1 L-2.01 **Outdoor Amenity Space to East 12th Ave**
Scale = 1/4" = 1'-0"



2 L-2.01 **Level 6 Kidsplay to Tree Planter Seating**
Scale = 1/4" = 1'-0"

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Drawn by:	YZ
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Drawing Title:

SECTIONS

Project No.:
25015

Sheet No.:

L-2.01