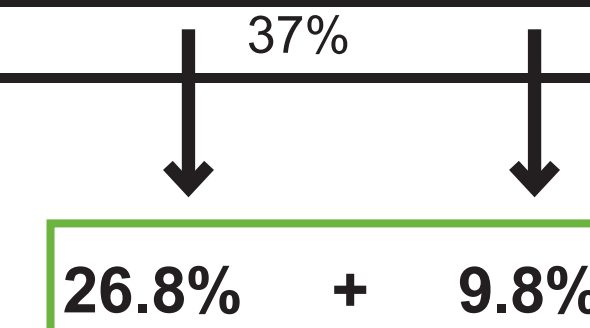


13.0 Project Statistics

PROJECT SUMMARY	
SITE AREA	18,762 SF
PROPOSED RESIDENTIAL AREA	97,477 SF
PROPOSED RETAIL AREA	30,220 SF
PROPOSED OFFICE AREA	4,891 SF
PROPOSED FLOOR SPACE RATIO	7.07
RESIDENTIAL RENTAL UNITS	153
PARKING STALLS	168

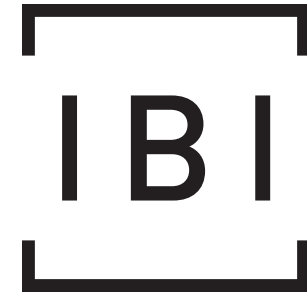
UNIT MIX				
Total Number of Units				153
Level	Studio	1 Bedroom	2 Bedroom	3 Bedroom
16		6	2	
15		6	2	
14		6	2	
13				5
12	3	5	4	
11	3	5	4	
10	3	5	4	
9	3	5	4	
8	3	5	4	
7		3		5
6	4	6	5	
5	4	6	5	
4	4	6	5	
3		6		5
2				
1				
Total	27	70	41	15
% of Total	18%	46%	26.8%	9.8%



= 36.6%
(Housing suitable for families proposed in this project)

FLOOR AREA		(SF)	(SM)					
Site Area		18,762	1743.05					
Level	Floor to Floor Height (F)	Elevation (F)	Retail	Residential	Office	Rentable (Net)	Efficiency	Amenity (Exclusions)
Roof		313.59						
16	9.92	303.67		5,000		4,206	84.1%	
15	9.17	294.50		5,000		4,206	84.1%	
14	9.17	285.33		5,000		4,206	84.1%	
13	9.17	276.17		5,000		4,206	84.1%	
12	9.17	267.00		6,775		5,936	87.6%	
11	9.17	257.83		6,775		5,936	87.6%	
10	9.17	248.67		6,775		5,936	87.6%	
9	9.17	239.50		6,775		5,936	87.6%	
8	9.17	230.33		6,775		5,936	87.6%	
7	9.17	221.17		6,759		5,857	86.7%	
6	9.17	212.00		8,688		7,763	89.4%	
5	9.17	202.83		8,688		7,763	89.4%	
4	9.17	193.67		8,688		7,763	89.4%	
3	9.17	184.50		9,276		7,555	81.4%	748
2	13.25	171.25	12,426	464	4,380			
Mezz			6,708					
1	16.75	154.50	11,086	1,039	511			
Total	159.09		30,220	97,477	4,891	83,205	85.4%	748
Total Gross Area				133,336				
Total Net Area				132,588				
FSR Achieved				7.07				

From Secured Market Rental Housing Policy: *The City's Secured Market Rental Housing Policy encourages the inclusion of family housing. The City's target for housing units is set at 25% of units for all secured market rental developments. Family units will be 2 or more bedrooms designed to meet the Council adopted guidelines for High Density Housing for Families with Children.*



13.0 Project Statistics

PARKING AND BICYCLE SPACES: CITY REQUIREMENTS				
Use	Bylaw	Definition	Required	Achieved
Residential				
Parking Stalls	Vancouver Parking Bylaw Section 4.5B	Minimum of 1 stall per 1346 SF Less 20% for proximity to major bus routes	Total Residential Area = 97,477 SF 97,447 SF / 1,346 SF = 73 73 - 20% = 58	96
Visitor Stalls	Vancouver Parking Bylaw Section 4.5B	7.5% of total number of dwelling units	153 dwelling units x 7.5% = 12	12
Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.25 spaces for every dwelling unit	153 dwelling units x 1.25 = 191	197
Storage: We have provided at least (1) 15 SF storage space for each dwelling unit. (153 units)				179
Office				
Parking Stalls	Vancouver Parking Bylaw Section 4.2.5.1	1 stall per 1076 SF for first 3229 SF 1 stall per 538 SF for remaining area	Total Office Area = 4,891 SF 4,891 SF - 3,229 SF = 1,662 SF 3,229 SF / 1076 SF = 3 1,662 SF / 538 SF = 3 3 + 3 = 6	6
Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.4.1	1 space per 1334 SF	4,891 SF / 1,334 SF = 3.6	4
Retail				
Parking Stalls	Vancouver Parking Bylaw Section 4.2.5.1	1 stall per 1076 SF for first 3229 SF 1 stall per 538 SF for remaining area	Total Retail Area = 30,220 SF 30,220 SF - 3,229 SF = 26,991 SF 3,229 SF / 1,076 SF = 3 26,991 SF / 538 SF = 51 3 + 51 = 54	54
Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.4.1	1 space per 1334 SF	30,220 SF / 1,334 SF = 23	23

As per Parking Bylaw, Section 4.5B:
A minimum of 1 space for each 125 m² (1345.5 ft²) of gross floor area, except that if the secured market rental housing is within two blocks of the intersection of two distinct bus routes that run north to south and east to west, the minimum parking requirements is 20% less.

PARKING STALLS ACHIEVED					
Level	Retail	Office	Residential	Visitor	TOTAL
P1		3			3
P2	52	3			55
P3	2		41	12	55
P4			55		55
Total	54	6	96	12	168
Total Required	130				

BIKE STORAGE ACHIEVED			
Level	Office	Retail	Residential
P1	4	23	197
Sub Total	4	23	197
Total	224		
Total Required	218		

STORAGE		
Level		
P1		61
P2		35
P3		37
P4		46
Total		179