

2.2 PROJECT STATISTICS

SITE INFORMATION

CIVIC ADDRESS	1640-1650 ALBERNI STREET		
LEGAL DESCRIPTION	LOT 24-26, BLOCK 55, PLAN VAP92, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, PORTION E1/2L24, L25, W1/2L26		
OCP DESIGNATION	WEST END COMMUNITY PLAN		

SITE AREA

BUILDING FOOTPRINT AREA	855 m ²	9,203	ft ²
LOT DIMENSIONS	40.25m x 40.25m	132' x 132'	
LOT SIZE	1606.9 m ²	17,296	ft ²
LOT COVERAGE	53%		

SETBACKS

	PROVIDED	REQUIRED
FRONT (NORTH / ALBERNI STREET)	8'-6" 2.59m	3.7m
SIDE (EAST)	0'-0" 0m	2.1m
SIDE (WEST)	0'-0" 0m	2.1m
REAR (SOUTH / LANEWAY)	9'-11" 3.02m	2.1m

FSR

SITE AREA	1606.9 m ²	17296.5 ft ²
NET AREA	22005.9 m ²	236,870 ft ²
FSR		13.69

FLOOR AREAS AND PROPOSED USES

FLOOR #	UNITS	RESIDENTIAL ft ²	STORAGE ft ²	AMENITY ft ²	BALCONIES ft ²	TOTAL ft ²
L42		1797		1,448		3,245
L41	4	4,587	34		600	5,221
L40	7	5,500			852	6,352
L39	7	5,500			852	6,352
L38	7	5,500			852	6,352
L37	7	5,500			852	6,352
L36	7	5,500			852	6,352
L35	7	5,500			852	6,352
L34	7	5,500			852	6,352
L33	7	5,500			852	6,352
L32	7	5,500			852	6,352
L31	7	5,500			852	6,352
L30	7	5,500			852	6,352
L29	7	5,500			852	6,352
L28	7	5,500			852	6,352
L27	7	5,500			852	6,352
L26	7	5,500			852	6,352
L25	7	5,500			852	6,352
L24	7	5,500			852	6,352
L23	7	5,500			852	6,352
L22	7	5,500			852	6,352
L21	7	5,500			852	6,352
L20	7	5,500			852	6,352
L19	7	5,500			852	6,352
L18	7	5,500			852	6,352
L17	7	5,500			852	6,352
L16	7	5,500			852	6,352
L15	7	5,500			852	6,352
L14	7	5,500			852	6,352
L13	7	5,500			852	6,352
L12	7	5,500			852	6,352
L11	6	5,466	34		852	6,352
L10	6	5,466	34		852	6,352
L9	6	5,466	34		852	6,352
L8	6	5,466	34		852	6,352
L7	6	5,466	34		852	6,352
L6	6	5,466	34		852	6,352
L5	5	5,159	68	1,146	558	6,931
L4	9	8,708	354		785	9,847
L3	9	8,708	354		785	9,847
L2	8	8,612	354		595	9,561
L1	2	7,003		1,820		8,823
TOTAL ft²	276	236,870	1,368	4,414	33,143	275,795
TOTAL m²		22,006	127	4,10	3,079	25,622
		85.9%	0.5%	1.6%	12.0%	

GROSS FLOOR AREA	25,622	m ²	275,795	ft ²
NET FLOOR AREA	22,006	m ²	236,870	ft ²

HEIGHT

MAXIMUM HEIGHT FROM PARAPET TO BASE SURFACE	117.3 m	385 ft
MAXIMUM HEIGHT OF ELEVATOR ROOF TO BASE SURFACE	119.6 m	392.5 ft
NUMBER OF STOREYS		42

HEIGHT EXCLUSION

			PROV.	PERMITTED
AREA OF ELEVATOR PENTHOUSE	48.3 m ²	520 ft ²		
% OF TOWER ROOF AREA			9.5%	10%
LENGTH OF EAST ELEVATION	34.3 m	112.5 ft		
LENGTH OF ELEVATOR PENTHOUSE	8.7 m	28.5 ft		
% OF EAST ELEVATION EXPOSURE			25.30%	33.30%

PARKING

	PROVIDED	EQUIVALENT	REQ.
RESIDENTIAL	124	124	
RESIDENTIAL - ACCESSIBLE	9	18	
VISITORS	14 **	14	
VISITORS - ACCESSIBLE	1	1	
TOTAL	148	157	157*

* minimum 1 stall per 140m2
(Vancouver Parking Bylaw 4.3.6)
** 1 stall provided per 0.05 dwelling units

LOADING SPACES

	REQ.	PROV.
RESIDENTIAL CLASS B	1*	2
TOTAL	1	2

* minimum 1 Class B space per 100-299 DU
(Vancouver Parking Bylaw 5.2.1 - dwelling use)

BICYCLE PARKING

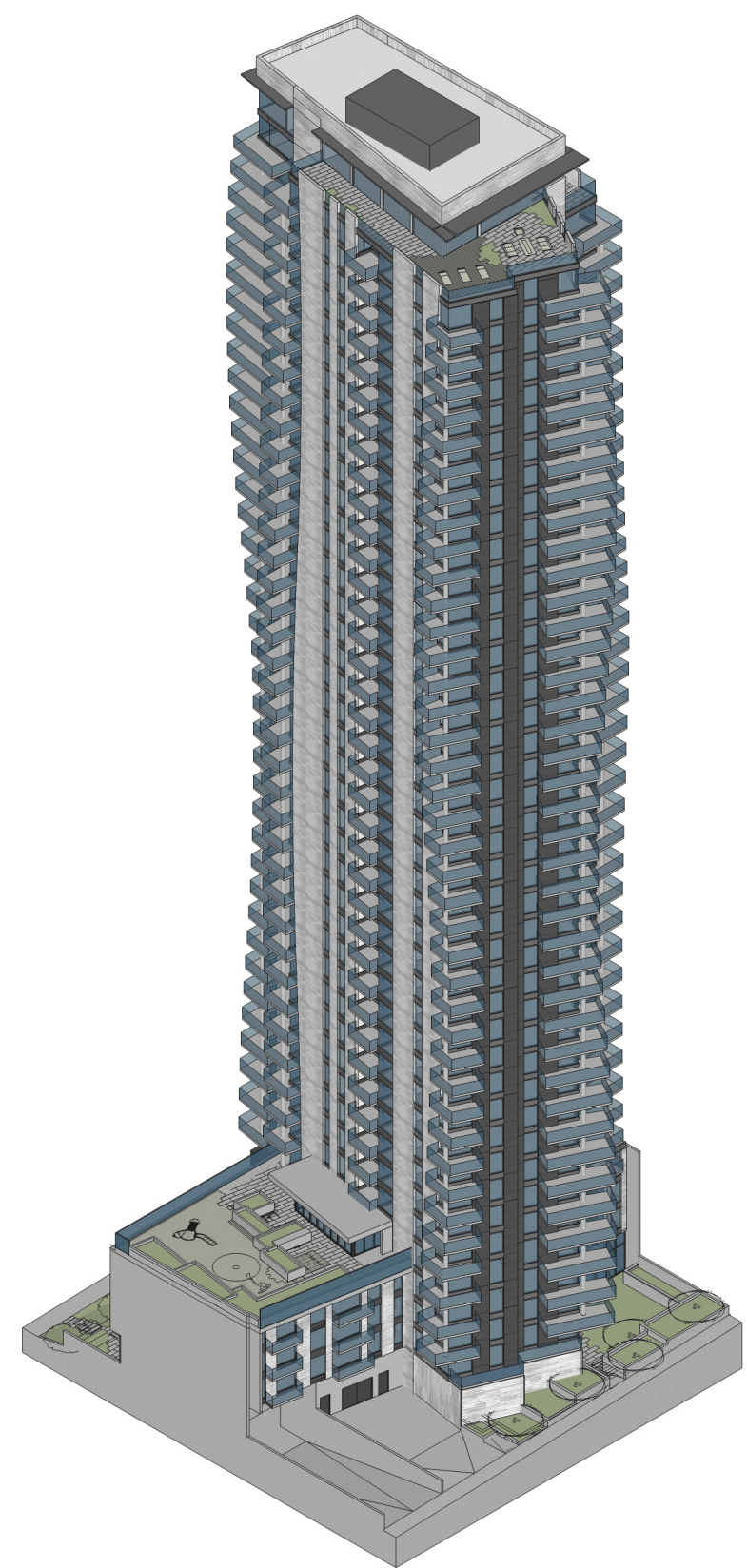
	CLASS A		CLASS B	
	REQ.	PROV.	REQ.	PROV.
RESIDENTIAL	345 *	345	6 **	6
TOTAL	345	345	6	6

*1.25 spaces per unit
(VPB, 6.2.1.2)
** 6 spaces required for developments with more than 20 units
(VPB, 6.2.1.2)

RENTAL UNIT MIX

UNIT TYPE	# BEDROOMS	No. OF UNITS	UNIT SIZE	
TYPE 1	2	38	911 ft ²	84.6 m ²
TYPE 1B	3	1	1849 ft ²	171.8 m ²
TYPE 2	1	35	566 ft ²	52.6 m ²
TYPE 2B	2	4	815 ft ²	75.7 m ²
TYPE 3	2	35	802 ft ²	74.5 m ²
TYPE 3B	3	4	1050 ft ²	97.5 m ²
TYPE 4	1	39	574 ft ²	53.3 m ²
TYPE 4B	2	1	929 ft ²	86.3 m ²
TYPE 5	3	7	1035 ft ²	96.2 m ²
TYPE 6	1	36	580 ft ²	53.9 m ²
TYPE 7	1	29	542 ft ²	50.4 m ²
TYPE 7B	1	1	610 ft ²	56.7 m ²
TYPE 8	1	29	480 ft ²	44.6 m ²
TYPE 9	2	3	913 ft ²	84.8 m ²
TYPE 10	2	3	735 ft ²	68.3 m ²
TYPE 11	2	3	744 ft ²	69.1 m ²
TYPE 12	1	3	500 ft ²	46.5 m ²
TYPE 13	3	3	1043 ft ²	96.9 m ²
TYPE 14	2	1	703 ft ²	65.3 m ²
TYPE 15	2	1	814 ft ²	75.6 m ²

		% of suites	avg. size	
1 BEDROOM UNITS	172	62.3%	551.3 ft ²	51.2 m ²
2 BEDROOM UNITS	89	32.2%	849.1 ft ²	78.9 m ²
3 BEDROOM UNITS	15	5.4%	1094.9 ft ²	101.7 m ²
NUMBER OF FAMILY UNITS	104	37.7%		
TOTAL NUMBER OF UNITS	276			



Southwest isometric