

1 Project Statistics

AREA CALCULATIONS

NON-RESIDENTIAL / COMMERCIAL

	RETAIL		OFFICE		DAYCARE		COMMON AREAS		PARKING (above grade)*		TOTAL*	
	sf	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²
PODIUM	273,829	25,660	90,016	8,203	1,179	108	31,349	3,179	201,040	19,266	537,101	50,636
TOWERS			431,147	39,394	7,772	564					438,919	39,958
SUB TOTAL	273,829	25,660	512,336	47,597	8,951	672	31,349	3,179	201,040	19,266	976,193	90,594

RESIDENTIAL

	RESIDENTIAL Market Rental		RESIDENTIAL Condominium		TOTAL	
	sf	m ²	sf	m ²	sf	m ²
PODIUM	41,161	3,752	58,542	4,797	99,703	8,549
TOWERS	308,841	30,704	297,342	26,174	606,183	56,878
SUB TOTAL	350,002	34,456	355,884	30,971	705,886	65,427

* ABOVE GRADE PARKING AND ACCESS RAMP FSR - .07 OF THE GROSS AREA

OVERALL

	NON - RESIDENTIAL		RESIDENTIAL		TOTAL	
	sf	m ²	sf	m ²	sf	m ²
PODIUM	537,101	50,636	99,703	8,549	637,063	59,185
TOWERS	438,919	39,958	606,183	56,878	1,042,329	96,835
SUB TOTAL	976,193	90,594	705,886	65,427	1,682,079	156,021

OVERALL FSR

SITE AREA		OVERALL	NON-RESIDENTIAL
sf	m ²	FSR	FSR
130,092	12,086	12.9	7.5

RESIDENTIAL - UNIT MIX

	RESIDENTIAL - Market Rental				RESIDENTIAL - Condominium				TOTAL
	1 BED	2 BED	3 BED	SUB TOTAL	1 BED	2 BED	3 BED	SUB TOTAL	
PODIUM	42	6		48	20	26	1	47	95
TOWERS	228	127	24	379	163	120	42	325	704
SUB TOTAL	270	133	24	427	183	146	43	372	799
%	63	31	6		49	39	12		

REQUIRED OFF-STREET PARKING, LOADING + BICYCLE PARKING

	COMMERCIAL	OFFICE	RESIDENTIAL	TOTAL
PARKING MIN	205	331	468	1,004 stalls
PARKING MAX	259	416	799	1,474 stalls
LOADING CLASS A		7		7 bays
LOADING CLASS B	12	4	4	20 bays
LOADING CLASS C	2			2 bays
BICYCLE CLASS A	51	99	999	1,148 racks
BICYCLE CLASS B	6	6	6	18 racks

CITY OF VANCOUVER
PARKING BYLAW 6059:
SECTION 04,05,06

PROVIDED OFF-STREET PARKING, LOADING + BICYCLE PARKING

PARKING P3	8 stalls
P2	310 stalls
P1	291 stalls
LEVEL 5	142 stalls
LEVEL 6	142 stalls
LEVEL 7	145 stalls
TOTAL	1,038 stalls
LOADING CLASS A	7 bays
LOADING CLASS B	12 bays
LOADING CLASS C	5 bays
TOTAL	24 bays
BICYCLE CLASS A	1,150 racks
BICYCLE CLASS B	18 racks
TOTAL	1,168 racks