

**PROJECT DATA**

**STREET ADDRESS**

**LEGAL DESCRIPTION** 3701 West Broadway, Vancouver, B.C.

ZONING	CURRENT	PROPOSED
	C-2	CD-1

ZONING REQUIREMENTS	PERMITTED	
Lot Size		2158.5 m <sup>2</sup>
Total Floor Space Ratio	2.50	3.15
Residential (L1-L6)		6267.79 m <sup>2</sup>
CRU 1		528.43 m <sup>2</sup>
Total FSR Area	5396.25 m <sup>2</sup>	6796.22 m <sup>2</sup>
Amenity Space (max is the lesser of 10% of FSR area or 1000m <sup>2</sup> )	max 539.63 m <sup>2</sup>	88 m <sup>2</sup>
Balcony (Max 12% of Residential Floor Area)	647.55 m <sup>2</sup>	156.64 m <sup>2</sup>
In Suite Bulk Storage		49.43 m <sup>2</sup>
Setback Front Yard (West Broadway)	0.6m & 3.7m	0.6m & 3.7m
Setback Rear (Lane)	6.1m & 10.7m	6.1 & 9.2m & 13.8m
Setback Sideyard (Alma Street)	0.6m & 2.4m	0.6m & 2.4m
Setback Sideyard (Southeast)	3.7m & 10.7m	3.7m & 11.1m
Setback Engineering (Alma Street Curb)		5.5m
Building Height	13.8 m	19.5

RESIDENTIAL CAR PARKING	No. of stalls	No. of stalls
Refer to Parking By-Law Item 4.5B (Affordable Housing Choices) - 102 maximum	min 42	46
Visitor Spaces	min 8	8
Disability parking stalls (each count at 2) included in total below	min 7	4 stalls x 2 = 8
Car Share stalls each count as 5 stalls (Included below) Max 3	0	0 stalls x 5 = 0
Small Car Stalls (Max 25%) included in total below	0	0
<b>Total number of Actual Parking Stalls</b>	min 46	50

COMMERCIAL CAR PARKING	No. of stalls	No. of stalls
Refer to Parking By-Law Item 4.2.5.1	min 10	11
Disability parking stalls (each count at 2) included in above total	1 stalls x 2 = 2	2 stalls x 2 = 4
Car Share stalls each count as 5 stalls (Included in above) Max 3	max 3	0 stalls x 5 = 0
Small Car Stalls (Max 25%) included in above total	max 5	0
<b>Total number of Actual Parking Stalls</b>		9

RESIDENTIAL BICYCLE PARKING	No. of stalls	No. of stalls
Class A - 1.25 stalls per residential unit (94 units)	min 118	128
Class A - Horizontal	min 50%	98
Class A - Vertical	max 30%	26
Class A - Lockers	min 20%	50
Class B - Visitor	min 6	6
<b>Total Number of Bicycle Stalls</b>	min 124	134

COMMERCIAL BICYCLE PARKING	No. of stalls	No. of stalls
Class A - Refer to Parking By-Law Item 6.2.5.1	min 1	4
Class A - Horizontal (50% min)	min 50%	4
Class A - Vertical (30% max)	max 30%	0
Class A - Lockers (20% min)	min 20%	4
Class B - Visitor (no requirement)	0	0
<b>Total Number of Bicycle Stalls</b>	min 2	4

RESIDENTIAL LOADING	No. of Bays	No. of Bays
Class A - No requirement	0	0
Class B - One space for 100 to 299 dwelling units	0	0
Class C - No requirement	0	0

COMMERCIAL LOADING	No. of Bays	No. of Bays
Class A - No requirement	0	0
Class B - Refer to Parking By-Law Item 5.2.5	min 2	2
Class C - No requirement	0	0

RESIDENTIAL STORAGE	No. of Units
Bulk Storage (Parkade) - min 40sf	81
In-suite Storage - min 40 sf	14

UNIT MIX SUMMARY	No. of Units
Rental Studio	59
Rental 1 Bedroom	1
Rental 1 Bedroom + Den	0
Rental 2 Bedroom	33
Rental 3 Bedroom	1
<b>Total</b>	94

2.38%

36% Family units

**CONTEXT PLAN**



**DRAWING LIST**

A0.00 COVER SHEET	NTS	A3.01 NORTH & WEST ELEVATIONS	1:100
A0.01 PROJECT DATA & CONTEXT PLAN	NTS	A3.02 SOUTH & EAST ELEVATIONS	1:100
A1.01-A1.10 FLOOR PLANS	1:100	AR1.01-AR1.07 AREA OVERLAYS	1:100
A2.01 SECTION A	1:100	L1.5 LANDSCAPE LAYOUT PLAN	1:100
A2.02 SECTION B	1:100		

**FSR CALCULATION SUMMARY- RESIDENTIAL**

SITE AREA: 2158.5 sq.m														
FLOOR	GROSS AREA	AMENITY	RESIDENTIAL STORAGE	MECHANICAL	LOADING	FSR AREA	FSR	OPEN BALCONY AREA	%	STUDIO	1 BED	2 BED	3 BED	TOTAL
LEVEL 1	758.74	88	7.46	0	164.63	498.37		0		0	0	1	1	2
LEVEL 2	1284.78	0	13.91	0	0	1270.87		31.07		15	0	6	0	21
LEVEL 3	1282.45	0	13.46	0	0	1268.99		40.27		15	0	6	0	21
LEVEL 4	1109.57	0	7.17	0	0	1102.40		36.35		11	0	7	0	18
LEVEL 5	1003.36	0	3.71	0	0	999.65		22.04		9	1	6	0	16
LEVEL 6	1004.83	0	3.71	0	0	1001.11		26.60		9	0	7	0	16
LEVEL 7	126.40	0	0	0	0	126.40		0		0	0	0	0	0
<b>TOTAL</b>	<b>6570.12</b>	<b>88.27</b>	<b>49.43</b>	<b>0</b>	<b>164.63</b>	<b>6267.79</b>	<b>2.90</b>	<b>156.33</b>	<b>2.38</b>	<b>59</b>	<b>1</b>	<b>33</b>	<b>1</b>	<b>94</b>

**FSR CALCULATION SUMMARY- COMMERCIAL**

FLOOR	GROSS AREA	AMENITY	RESIDENTIAL STORAGE	MECHANICAL	LOADING	FSR AREA	FSR
LEVEL 1	668.29	0	0	0	139.86	528.43	0.24

**FSR SUMMARY- OVERALL**

RESIDENTIAL	2.90
COMMERCIAL	0.24
<b>TOTAL FSR</b>	<b>3.15</b>

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HENRIQUEZ PARTNERS ARCHITECTS do not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

RE-ISSUED FOR REZONING 10 MAR 2017

ISSUED FOR REZONING 16 DEC 2016

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 3701 WEST BROADWAY, VANCOUVER

CONSULTANT

DRAWING TITLE

**CONTEXT PLAN**

DATE	7 APR 2017	DRAWN	CW
SCALE	NTS	CHECKED	VG
JOB NO.	1503		