3868 RUPERT STREET

LEGAL ADDRESS:	3868 RUPERT STREET	
LEGAL DESCRIPTION:	LOT A BLOCK 4 SECTION 50 PLAN VA P10246 DISTRICT LOT THSL NWD PART NW 1/4, GROUP 1.	
SITE AREA:	260' X 111.6'	29,102.38 SF
EXISTING ZONING:	C1	2,703 M2
PROPOSED ZONING:	CD - RENTAL 100	
	TOTAL F.S.R. PROPOSED:	3.16 91,867 SF
HEIGHT PROPOSED:	6 STOREYS 68' PROPOSED HEIGHT	

COMMERCIAL STATISTICS

FLOOR	CRU 1 CHONG LEE MARKET	CRU 1 MEZZANINE	SERVICE CORR/EXITS (COMMERCIAL)	CRU 2	CRU 3	CRU 4	CRU 5	CRU 6 SALON	CRU 7 MEDICAL	GARBAGE (COMMERCIAL)	LOADING	CRU GROSS	CRU NET
L 1	10,672	1,084	1,489	835	1,024	2,136	2,045	919	1,030	684	1,618	23,536	19,745
L 2													
L 3													
L 4													
L 5													
L 6													
ROOF													
TOTAL	10,672	1,084	1,489	835	1,024	2,136	2,045	919	1,030	684	1,618	**21,918**	**19,745**

RESIDENTIAL STATISTICS

FLOOR	RESIDENTIAL (SUITES ONLY)	CIRC. (RESID)	RESIDENTIAL AMENITY	RESID NET (TOTAL)	RESID GROSS (TOTAL)
L 1		1,363			1,363
L 2	15,138	2,120		15,138	17,258
L 3	15,199	1,922		15,199	17,121
L 4	12,989	1,904		12,989	14,893
L 5	12,199	1,904		12,199	14,103
L 6	7,452	1,580	800	7,452	9,832
TOTAL	**62,977**	10,793	800	**62,977**	**74,570**

DEDUCTIONS

CRU&RES TOTAL GROSS	CRU GARBAGE	IN-SUITE STORAGE	LOADING	RESIDENTIAL AMENITY	NET (FSR) (MINUS DEDUCTIONS)
23,536	684		1,618		21,234
17,258		695			16,563
17,121		727			16,394
14,893		644			14,249
14,103		640			13,463
9,832		431		800	8,601
96,743	684	3,137	1,618	800	**90,504**

APARTMENT TYPES

FLOOR	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
L 1				
L 2	19	4	1	24
L 3	19	4	1	24
L 4	15	6	0	21
L 5	8	9	1	18
L 6	4	6	1	11
TOTAL	**65**	**29**	**4**	**98**
		33		
	66%	**34%**		

FSR SUMMARY

RESID FSR AREA		TOTAL FSR AREA
70,633		91,867
2.43		**3.16**
CRU FSR AREA		
21,234		
0.73		

UNIT MIX AND IN SUITE STORAGE

TYPE	#OF BEDS	AREA	#	IN SUITE STORAGE	L2	L3	L4	L5	L6	TOTALS
A	1B	585	40	40	13	13	9	3	2	40
A1	1B	565	5	36	1	1	1	1	1	5
A2	1B	585	2	0	1	1	0	0	0	2
B	3B	961	2	40	1	1	0	0	0	2
C	1B	671	2	35	1	1	0	0	0	2
D	1B	519	1	0	1	0	0	0	0	1
D1	1B	583	1	0	0	1	0	0	0	1
E	2B	802	1	0	1	0	0	0	0	1
E1	2B	839	3	32	0	1	1	1	0	3
F	1B	500	2	0	1	1	0	0	0	2
G	2B	866	2	34	1	1	0	0	0	2
H	2B	722	2	35	1	1	0	0	0	2
J	2B	825	2	0	1	1	0	0	0	2
K	1B	485	11	35	1	1	4	4	1	11
L	2B	725	1	0	0	0	1	0	0	1
M	1B	602	1	36	0	0	1	0	0	1
N	2B	825	1	0	0	0	1	0	0	1
P	2B	800	2	32	0	0	1	1	0	2
Q	2B	724	2	0	0	0	1	1	0	2
R	2B	756	2	40	0	0	1	1	0	2
S	2B	760	2	40	0	0	0	1	1	2
T	3B	868	2	40	0	0	0	1	1	2
U	2B	801	6	40	0	0	0	3	3	6
U1	2B	855	2	40	0	0	0	1	1	2
V	2B	680	1	40	0	0	0	0	1	1
TOTAL			**98**		**24**	**24**	**21**	**18**	**11**	**98**

IN SUITE STORAGE CALCULATION (SF)

	AREA	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6
A	40	480	480	360	120	80
A1	36	36	36	36	36	36
A2	0					
B	40	40	40			
C	35	35	35			
D	0	0				
D1	0		0			
E	0	0				
E1	32		32		32	
F	0	0				
G	34	34	34			
H	35	35	35			
J	0	0	0			
K	35	35	35	140	140	35
L	0			0		
M	36			36		
N	0			0		
P	32			32	32	
Q	0			0	0	
R	40			40	40	
S	40				40	40
T	40				40	40
U	40				120	120
U1	40				40	40
V	40					40
	TOTALS	**695**	**727**	**644**	**640**	**431**
					TOTAL	**3137**

BALCONY CALCULATION (SF)

LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	TOTAL
1076	1666	1018	1111	531	**5402**
					7557
				MAX 12% OF NET RESIDENTIAL	

NO. OF UNITS WITH 405F INSUITE STORAGE
19
22
18
16
10
85
13 STORAGE LOCKERS REQ' D IN PARKADE

1 BEDS AVERAGE
548
(600 MAX AVERAGE)

2 BEDS AVERAGE
791
(830 MAX AVERAGE)

3 BEDS AVERAGE
915
(1044 MAX AVERAGE)

TYPE	#
1B	65
2B	29
3B	4
	98

PARKING

				REQUIRED		PROVIDED	
RESIDENTIAL PARKING	VPBL 4.5.B1	RENTAL 100					
1 SPACE PER 125M2 (1345 SF) OF GROSS FLOOR AREA				62,977	47	63	
VISITORS - 7.5% OF UNIT TOTAL					7	7	
DISABILITY SPACES 1 UP TO 7 UNITS + 0.034 X ADD UNIT (4.8.4 VPBL)				INCLUDING	4HC	4HC	
SUBTOTAL				**RESIDENTIAL**	**54**	**RESIDENTIAL 70**	**(7 EXTRA)**
				INCLUDING	4HC	(INCLUDING 4 HC STALLS AND 4 SC STALLS)	
COMMERCIAL RETAIL PARKING	VPBL 4.2.5.1	RETAIL USES	(CRU 1 , 2, 3, 6 & 7				
1 PER 100M2 (1076 SF) UP TO 300M2 (3229 SF)				15,564	1		
1 PER EVERY 50M2 (538 SF) OVER 300M2 (3229 SF)					23		
DISABILITY SPACES 1 UP TO 5381 SF + 0.4 PER 10,763SF (4.8.4 VPBL)				INCLUDING	1 HC		
COMMERCIAL RESTAURANT PARKING	VPBL 4.2.5.11	POTENTIAL CAFE/RESTAURANT USES (CRU 4 & 5)					
1 PER 50M2 (538 SF) UP TO 100M2 (1076 SF)				4,181	2		
1 PER EVERY 10M2 (107.6 SF) UP TO 500M2 (5382SF)					31		
DISABILITY SPACES 1 UP TO 5381 SF + 0.4 PER 10,763SF (4.8.4 VPBL)				INCLUDING	1 HC		
				COMMERCIAL	**57**	**COMMERCIAL 67**	**(10 EXTRA)**
				INCLUDING	2HC	(INCLUDING 3 HC STALLS (INCLUDING 4 SC STALLS	
TOTAL CAR PARKING				**TOTAL**	**111**	**TOTAL 137**	**(17 EXTRA)**
				INC. HC STALLS	6 HC	7 HC	
				SMALLCARS		8 SC	

BICYCLE SPACE CALCULATION

	REQUIRED		PROVIDED	
RESIDENTIAL				
1.25 PER UNIT				
6 CLASS B FOR > 20 UNITS				
RESIDENTIAL	123		128	AT P1 & P2
	6		6	AT GRADE
	129		**134**	
COMMERCIAL				
1 CLASS A BIKE SPACE PER 500M2 GROSS FLOOR AREA (5381SF)				
6 CLASS B FOR >1000 M2 GROSS FLOOR AREA				
COMMERCIAL	4		10	AT P1
	6		6	AT GRADE
	10		**16**	
TOTAL BIKE PARKING	**TOTAL**	**138**	**150**	

BULK STORAGE CALCULATION

		REQUIRED	PROVIDED
RESIDENTIAL UNITS WITH IN SUITE STORAGE	85		
RESDIENTIAL UNITS WITH STORAGE LOCKERS IN PARKADE	13		
		TOTAL 13	**36**

LOADING CALCULATION

	REQUIRED	PROVIDED
CLASS A	0	0
CLASS B	3	3
	TOTAL 3	**3**
	(2 COMMERCIAL AND 1 RESIDENTIAL)	

DRAWING LIST

A1.01 STATISTICS
A1.02 CONTEXT AND RATIONALE
A1.03 SITE PLAN AND PHOTO MONTAGE
A1.04 SHADOW STUDY
A1.05 SITE SURVEY
A1.06 BUILDING GRADES
A2.01 PARKING P2
A2.02 PARKING P1
A3.01 LEVEL 1
A3.02 LEVEL 2
A3.03 LEVEL 3
A3.04 LEVEL 4
A3.05 LEVEL 5
A3.05 LEVEL 6
A3.07 ROOF PLAN
A4.01 SECTION 1
A4.02 SECTION 2
A4.03 SECTION 3
A5.01 ELEVATION - RUPERT STREET
A5.02 ELEVATION - LANE
A5.03 ELEVATION - 22ND AVE
A5.04 ELEVATION - 23RD AVE
A7.01 FSR OVERLAYS - LEVEL 1
A7.02 FSR OVERLAYS - LEVEL 2
A7.03 FSR OVERLAYS - LEVEL 3
A7.04 FSR OVERLAYS - LEVEL 4
A7.05 FSR OVERLAYS - LEVEL 6