Development Data & Project Statistics

Project Data Summary

Street Address	1001 Kingsway, Vancouver, BC
Legal Description	PID: 011-951-591, Lot H Block 64 District Lot 301 Plan 4040 PID: 011-951-613, Lot J Block 64 District Lot 301 Plan 4040 PID: 011-951-621, Lot K Block 64 District Lot 301 Plan 4040
Zoning	C-2 (Existing) , CD-1 (Proposed)
Site Area	13,456 sf 1,250.1 sqm
FSR	3.81
Gross Area (Above Grade)	70,128 sf 6,515 sqm
Amenity Area (Total Indoor)	1,437 sf 134 sqm
Amenity Area (Total Outdoor)	5,650 sf 525 sqm

Proposed Height

6 storey		
Average Grade Across Site	+156'	47.5m
Height to highest occupied level	+56'-2"	17.1m
Height to top of Elevator Overrun	+82'-6"	25.1m

RESIDENTIAL UNIT SUMMARY

UNIT MIX BY LEVEL	STUDIO	1 BED	2 BED	3 BED	TOTAL
LEVEL 6	6	3	3	1	13
LEVEL 5	6	3	3	1	13
LEVEL 4	8	4	1	1	14
LEVEL 3	8	4	1	1	14
LEVEL 2	7	3	1	1	12
Grand total: 66	35	17	9	5	66

UNIT MIX BY TYPE	COUNT	% OF TOTAL	AVG. UNIT STORAGE	AVERAGE UNIT GFA*
STUDIO	32	48%	40 SF	359 SF
STUDIO ACC.	3	5%	40 SF	454 SF
1 BED	14	21%	40 SF	537 SF
1 BED ACC.	3	5%	40 SF	628 SF
2 BED	6	9%	40 SF	785 SF
2 BED ACC.	3	5%	40 SF	898 SF
3 BED	5	8%	40 SF	999 SF
TOTAL: 66	66	100%		

*Excluding Average In-Unit Storage

FAMILY UNIT TYPE	COUNT	% OF TOTAL UNIT COUNT
2 BED	6	9.09%
2 BED ACC.	3	4.55%
3 BED	5	7.58%
TOTAL: 14	14	21.21%

**Based on 2 and 3 Bedroom Units

ACCESSIBLE UNIT TYPE	COUNT	% OF TOTAL UNIT COUNT
STUDIO ACC.	3	4.55%
1 BED ACC.	3	4.55%
2 BED ACC.	3	4.55%
TOTAL: 9	9	13.64%

ABOVE GRADE BUILDING AREAS

	OCCUPANT AREAS (SF)				CIRCULATION & SERVICE (SF)		STORAGE & AMENITY (SF)		TOTAL (SF)	OUTDOOR AREAS (SF)		
LEVEL	**RESIDENTIAL**	**COMMERCIAL**	**RENTAL OFFICE**	**ENVELOPE EXCLUSION**	**CIRCULATION**	**BUILDING SERVICES**	**IN-UNIT STORAGE**	**INDOOR AMENITY**	**GFA**	**OUTDOOR AMENITY**	**PRIVATE ROOF DECK**	**PRIVATE BALCONY**
LEVEL 1	0.0	6,877.3	451.6	67.0	1,665.0	0.0	0.0	0.0	9,959.3	0.0	0.0	0.0
LEVEL 1M	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL 2	5,682.4	0.0	0.0	330.7	1,325.6	288.3	467.4	985.4	11,512.1	1,694.4	96.7	187.8
LEVEL 3	6,587.8	0.0	0.0	330.7	1,325.6	288.3	547.4	0.0	9,817.8	0.0	0.0	284.5
LEVEL 4	6,587.8	0.0	0.0	330.7	1,325.6	288.3	547.4	0.0	9,817.8	0.0	0.0	284.5
LEVEL 5	7,090.7	0.0	0.0	330.7	1,325.6	288.3	498.0	0.0	9,996.6	0.0	0.0	463.3
LEVEL 6	7,090.7	0.0	0.0	330.7	1,325.6	288.3	498.0	0.0	9,996.6	0.0	0.0	463.3
ROOF	0.0	0.0	0.0	0.0	0.0	1,900.6	0.0	0.0	9,028.1	2,175.7	0.0	0.0
UPPER ROOF	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	33,039.4	6,877.3	451.6	1,720.7	8,292.8	3,342.2	2,558.1	985.4	70,128.5	3,870.1	96.7	1,683.4

Residential column totals exclude In-Unit Storage and Mechanical Shafts. GFA does not include Apportioned Parkade Egress at Level 1 or BOH areas.

BELOW GRADE PARKING AREAS

	PARKING AREAS (SF)		CIRCULATION & SERVICE (SF)		TOTAL (SF)
LEVEL	**VEHICLE PARKING**	**BIKE PARKING**	**PARKADE CIRCULATION**	**BUILDING SERVICES**	**PARKADE GFA**
LEVEL P2	7,915.0	0.0	1,536.3	978.2	10,429.4
LEVEL P1	6,995.6	3,068.9	1,947.6	608.4	12,620.5
	14,910.6	3,068.9	3,483.8	1,586.6	23,049.8

FSR SUMMARY

FSR INCLUSIONS		
FSR INCLUSIONS	**SF**	**SQM**
1 BED	7,440	691.2
1 BED ACC.	1,885	175.1
2 BED	4,648	431.9
2 BED ACC.	2,694	250.3
3 BED	4,993	463.9
CIRCULATION	3,956	367.5
CORE	2,672	248.2
CRU 1	3,863	358.9
CRU 2	3,014	280.0
INDOOR AMENITY	985	91.5
PARKADE EGRESS	731	67.9
RENTAL LOBBY	1,213	112.7
RENTAL OFFICE	452	42.0
STUDIO	11,378	1,057.1
STUDIO ACC.	1,361	126.4
	51,287	4,764.7

FSR EXCLUSIONS		
FSR EXCLUSION	**SF**	**SQM**
BIKE STORE	2,959	274.9
BIKE WORKSHOP	110	10.2
BOH	1,066	99.0
CORE	724	67.3
ENVELOPE EXCLUSION	1,721	159.9
IN-UNIT STR.	2,558	237.7
MECHANICAL RM.	885	82.2
MEP	1,581	146.9
MEP PENTHOUSE	1,901	176.6
OUTDOOR AMENITY	1,694	157.4
PARKADE	14,911	1,385.2
PARKADE CORE	2,586	240.3
PARKADE EXIT	450	41.8
PRIVATE BALCONY	1,683	156.4
PRIVATE ROOF DECK	97	9.0
RAINWATER STORE	113	10.5
ROOF	4,088	379.8
ROOF GARDEN	2,176	202.1
TRANSFORMER RM.	588	54.6
	41,891	3,891.8

EXTERIOR AREAS		
EXTERIOR AREA	**SF**	**SQM**
OUTDOOR AMENITY	1,694	157.4
PRIVATE BALCONY	1,683	156.4
PRIVATE ROOF DECK	97	9.0
ROOF GARDEN	2,176	202.1
	5,650	524.9

Exterior Areas based on Private and Shared Spaces for use by Residents.

BOH = Back of House

BOH areas include Waste Management Rooms and Commercial Facilities. Envelope Exclusion includes all cladding and insulation elements outside of the sheathing.

TOTALS SUMMARY

	SF	SQM
GROSS FLOOR AREA (GFA)	70,128	6,515.2
NET FLOOR AREA (NFA)	51,287	4,764.7
FSR		3.81

Net Floor Area for FSR = Gross Floor Area (GFA) - FSR Exclusions as listed. GFA total shown above is for the above grade areas only. NFA total shown above is as per the FSR Inclusions listed.

FSR = Net floor area / site area

Parking, Loading & Bicycle

Bunt was engaged to study the requirements of the project under the Vancouver Parking Bylaw 2019. They analyzed parking, loading and bicycle needs, which are summarized on this page. The study is appended to this report, please refer to Appendices.

PARKING SUMMARY

VEHICLE PARKING STALL TYPE	REQUIRED PARKING	PARKING REDUCTIONS	PROVIDED PARKING
CAR SHARE	N/A	N/A	1
COMMERCIAL - ACCESSIBLE	1	EACH COUNTS FOR 2 SPACES*	1
COMMERCIAL - SMALL	N/A	N/A	1
COMMERCIAL - STANDARD	9	- 4 SPACES (INC. SML STALL)	4
RESIDENTIAL - ACCESSIBLE	3	EACH COUNTS FOR 2 SPACES*	3
RESIDENTIAL - STANDARD	30	- 23 SPACES	7
RESIDENTIAL - VISITOR STANDARD	3	N/A	3
TOTAL: 20			20

VEHICLE LOADING STALL TYPE	REQUIRED PARKING	PROVIDED PARKING
LOADING CLASS A	1	1
LOADING CLASS B	2	2
TOTAL: 3		3

BIKE SPACE TYPE	REQUIRED SPACES	PROVIDED SPACES
COV - COMMERCIAL CLASS-A HORIZONTAL BIKE	MIN. 2	2
COV - OVERSIZED BIKE	MIN. 6	6
COV - RESIDENTIAL BIKE LOCKER	MIN. 11	11
COV - RESIDENTIAL CLASS-A HORIZONTAL BIKE	N/A	75
COV - RESIDENTIAL CLASS-B HORIZONTAL BIKE	MIN. 4 (RESI.)	4
COV - RESIDENTIAL VERTICAL BIKE	MAX. 34	18
RESIDENTIAL DOUBLE STACKING BIKE SPACE	MAX. 68	50
TOTAL: 166		166

LAND USE	DENSITY (SM)	DWELLING UNITS
HILS Secured Rental Housing	1,614	34
Secured Market Rental Housing	2,501	32
Retail	639	-
	4,754	66

Development Land Use breakdown extracted from BUNT Traffic Demand Management (TDM) Plan. All HILS Secured Rental Housing Units are Studio Units. Secured Market Rental Housing Units are a mixture of Studio, 1 BED, 2 BED and 3 BED units.