

# PROJECT DATA 03

## SUMMARY

159' / 16 FLOORS HEIGHT	170 RESIDENTIAL RENTAL UNITS
6,452 SF AVG. TOWER FLOOR PLATE	52 VEHICLE PARKING STALLS
107,050 SF / 6.19 FSR FSR	302 RESIDENTIAL BIKE SPACES

## OVERVIEW

<b>LEGAL ADDRESS:</b>	LOT VR 322, DISTRICT LOT 185, PLAN VAS322 NEW WESTMINSTER DISTRICT	
<b>CIVIC ADDRESS:</b>	1045 Burnaby Street Vancouver, BC	
<b>ZONING:</b>	RM-5A (existing) to CD-1	
<b>SITE AREA:</b>	1,605.90m <sup>2</sup> (17,285 SF)	
<b>PROPOSED USES:</b>	Residential (rental)	
<b>SETBACKS:</b>	Permitted:	Proposed:
FRONT YARD:	3.7m / 12'	12'
EAST SIDE YARD:	2.1m / 6'-10"	14'
WEST SIDE YARD:	2.1m / 6'-10"	28'-8"
REAR YARD:	2.1m / 6'-10"	28'-8"
<b>HEIGHT:</b>	300' *	86.92m / 285.17' (16 Storeys)
<b>HEIGHT EXCLUSIONS:</b>		+/- 2.03m / 6'-8" (Mech. Screen)
<b>AVERAGE TOWER FLOORPLATE (L7-16)</b>	6,452 SF	
<b>FSR:</b>	N/A	6.19

\*SUBJECT TO VIEW CONE CONSTRAINT(S)

## PARKING

Adjusted parking supply requirement - transit accessibility Level A

TYPE	BYLAW REQUIREMENT			ADJUSTED REQUIREMENT		TOTAL
	TOTAL	VISITOR	RESIDENT	VISITOR	RESIDENT	
RESIDENTIAL - SECURED MARKET	58	3	55	45	3	48
RESIDENTIAL - MIRHPP	14	1	13	10	1	11
<b>TOTAL</b>	<b>72</b>	<b>4</b>	<b>68</b>	<b>55</b>	<b>4</b>	<b>59</b>

The requirement of 59 spaces could be met by providing 52 physical spaces (38 regular stalls + 14 accessible stalls)

*Table from Rust & Associates Engineering Ltd*

### PROVIDED:

RESIDENTIAL	
H/C STALL	7
REGULAR CAR STALL	27
SMALL CAR STALL	14
48	
VISITOR	
VISITOR - REGULAR	3
VISITOR SMALL CAR STALL	1
4	
TOTAL	52

### ADDITIONAL REQUIREMENTS:

#### ACCESSIBLE STALLS

1 (up to 7 units) + 0.034 x units = 7

#### SMALL CAR ALLOWANCE

Max 25% of required parking spaces: 14

## LOADING

CLASS A - N/A

CLASS B - 1 SPACE / 100-299 DWELLING UNITS

## PASSENGER SPACES

CLASS A - 1 SPACE / 50-125 DWELLING UNITS + 1/ EVERY ADD'L 150 DWELLING UNITS

CLASS A: FIRST STALL = 4m x 5.5m x 2.3m (HEIGHT),  
ADD'L STALL W=2.9m

## BICYCLES

BICYCLES - RESIDENTIAL	
TYPE	COUNT
BICYCLE - HORIZONTAL	74
BICYCLE - LOCKER	43
BICYCLE - OVERSIZED	15
BICYCLE - STACKED	150
BICYCLE - VERTICAL	25
TOTAL	307

BICYCLES - CLASS B	
TYPE	COUNT
VISITOR BICYCLE	10
TOTAL	10

## GROSS AREA

GROSS AREA - TYPE	
AREA TYPE	AREA
AMENITY	1,172.80 SF
CIRCULATION	15,424.65 SF
ENVELOPE EX	2,334.02 SF
RESIDENTIAL - BELOW MARKET - 20%	11,707.92 SF
RESIDENTIAL - BELOW MARKET - 50%	6,201.90 SF
RESIDENTIAL - MARKET	72,250.14 SF
SERVICE	1,466.07 SF
STORAGE	125.17 SF
UNIT STORAGE	3,715.55 SF
TOTAL	114,398.22 SF

## FSR

FSR AREA - BY TYPE		
AREA TYPE	AREA	FSR
CIRCULATION	15,424.65 SF	0.89
RESIDENTIAL - BELOW MARKET - 20%	11,707.92 SF	0.68
RESIDENTIAL - BELOW MARKET - 50%	6,201.90 SF	0.36
RESIDENTIAL - MARKET	72,250.14 SF	4.18
SERVICE	1,466.07 SF	0.08
TOTAL	107,050.69 SF	6.19

FSR AREA - BY LEVEL		
LEVEL	AREA	FSR
L1	5,367.43 SF	0.31
TH - L2	1,698.13 SF	0.10
L2	7,813.68 SF	0.45
L3	7,813.68 SF	0.45
L4	7,813.68 SF	0.45
L5	7,813.46 SF	0.45
L6	7,813.46 SF	0.45
L7	6,395.23 SF	0.37
L8	6,572.65 SF	0.38
L9	6,572.65 SF	0.38
L10	6,572.65 SF	0.38
L11	6,572.65 SF	0.38
L12	6,572.65 SF	0.38
L13	6,572.65 SF	0.38
L14	6,572.65 SF	0.38
L15	4,770.72 SF	0.28
L16	3,742.66 SF	0.22

FSR AREA - EXCLUSIONS	
AREA TYPE	AREA
AMENITY	1,172.80 SF
ENVELOPE EX	2,334.02 SF
UNIT STORAGE	3,715.55 SF
TOTAL	7,222.37 SF

## UNIT MIX

TOTAL RESIDENTIAL UNITS	
RENTAL TYPE	COUNT
RESIDENTIAL - BELOW MARKET - 20%	25
RESIDENTIAL - BELOW MARKET - 50%	12
RESIDENTIAL - MARKET	133
TOTAL: 170	

UNIT MIX		
UNIT TYPE	COUNT	AREA
RESIDENTIAL - BELOW MARKET - 20%		
0BR - STUDIO	11	351 SF ... 408 SF
1BR	8	439 SF ... 447 SF
2BR	6	662 SF ... 693 SF
RESIDENTIAL - BELOW MARKET - 20%: 25		
RESIDENTIAL - BELOW MARKET - 50%		
0BR - STUDIO	5	357 SF ... 408 SF
1BR	2	439 SF ... 447 SF
2BR	5	662 SF ... 693 SF
RESIDENTIAL - BELOW MARKET - 50%: 12		

RESIDENTIAL - MARKET			
0BR - STUDIO	53	350 SF ...	417 SF
1BR	28	439 SF ...	552 SF
2BR	42	603 SF ...	804 SF
3BR	1	997 SF	
PH1	3BR+DEN	1	1,330 SF
PH2	3BR	1	1,081 SF
PH3	2BR	1	935 SF
PH4	2BR	1	875 SF
PH5	2BR	1	945 SF
PH6	3BR	1	1,034 SF
TH1	3BR	1	1,257 SF
TH2	2BR	1	830 SF
TH3	3BR	1	1,205 SF
RESIDENTIAL - MARKET: 133			

## STORAGE

STORAGE - IN SUITE	
UNIT TYPE	COUNT
RESIDENTIAL - BELOW MARKET - 20%	20
RESIDENTIAL - BELOW MARKET - 50%	9
RESIDENTIAL - MARKET	90
TOTAL: 119	

STORAGE LOCKERS - PARKADE	
COUNT	
STORAGE LOCKER - PARKADE	54