

# Central Presbyterian Church

## PROJECT DATA

**STREET ADDRESS** 1155 Thurlow Street, Vancouver, B.C.

**LEGAL DESCRIPTION**  
 The North 1/2 of Lot 1, Block 24, District Lot 185, Group 1, NWD Plan 92  
 The South 1/2 of Lot 1, Block 24, District Lot 185, Group 1, NWD Plan 92  
 The East 1/2 of Lot 2, Block 24, District Lot 185, Group 1, NWD Plan 92  
 The West 1/2 of Lot 2, Block 24, District Lot 185, Group 1, NWD Plan 92

ZONING	CURRENT RM-5B	PROPOSED CD-1
<b>SITE AREA</b>		<b>m2 ft2</b>
		1,605.5 17,281

FSR	PERMITTED 2.75	PROPOSED 9.45
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### BUILDING AREAS

GROSS FLOOR AREA	m2	ft2
MARKET RESIDENTIAL AREA	10,081.4	108,515
NON-MARKET RESIDENTIAL AREA	2,886.6	31,071
COMMON BUILDING AREA	542.0	5,834
COMMERCIAL - RETAIL AREA	219.7	2,365
CHURCH AREA (incl. Pre- School)	2,039.8	21,956
<b>TOTAL GROSS FLOOR AREA</b>	<b>15,769.5</b>	<b>169,741</b>

AREA EXCLUSIONS	m2	ft2
RESIDENTIAL STORAGE ROOM EXEMPTION	376.0	4,047
AMENITY EXEMPTION	190.0	2,045
WALL EXEMPTION	26.4	284
<b>TOTAL EXCLUSIONS</b>	<b>592.4</b>	<b>6,377</b>

TOTAL FSR AREA	m2	ft2
	15,177.1	163,365

MARKET RESIDENTIAL FSR AREA	9,615.7	103,502
NON-MARKET RESIDENTIAL FSR AREA	2,760.0	29,708
<b>TOTAL RESIDENTIAL FSR AREA</b>	<b>12,375.7</b>	<b>133,211</b>

BUILDING HEIGHT	PERMITTED	PROPOSED
HEIGHT OF BUILDING	18.3m	62.9m 206.3 ft

SETBACKS	PERMITTED	PROPOSED
FRONT Pendrell Street	3.7m	0.3m
SIDE - EAST Thurlow Street	3.0m	1.7m
SIDE - WEST	2.1m	0
REAR Lane	2.1m	0

PARKING SUMMARY (incl. small car & accessible parking)	AREA / UNITS	REQUIRED (MIN)	PERMITTED (MAX)	PROVIDED
MARKET RESIDENTIAL	10,081.46 m2 / 168 units	72	168	90
NON-MARKET RESIDENTIAL	45 units	8	45	24
RETAIL	219.7 m2	2	2	2
CHURCH	2,039.8 m2	14	17	17
<b>TOTAL PARKING STALLS</b>		<b>96</b>	<b>232</b>	<b>133</b>

<b>SMALL CAR SPACES</b>			
TOTAL STALLS PROVIDED	133 stalls	N/A	33

ACCESSIBLE PARKING	REQUIRED	PROVIDED
RESIDENTIAL	8	N/A
NON-RESIDENTIAL USES	2	N/A

BIKE PARKING SUMMARY	AREA / UNITS	REQUIRED		PROVIDED	
		CLASS A	CLASS B	CLASS A	CLASS B
MARKET RESIDENTIAL	168 units	210	3 *	210	3
NON-MARKET RESIDENTIAL	45 units	11	3 *	11	3
RETAIL	219.7 m2	1	0	1	0
CHURCH	2,039.8 m2	0	6	0	6
<b>TOTAL</b>		<b>222</b>	<b>12</b>	<b>222</b>	<b>12</b>

LOADING SUMMARY	AREA / UNITS	REQUIRED			PROVIDED		
		CLASS A	CLASS B	CLASS C	CLASS A	CLASS B	CLASS C
RETAIL	219.7 m2	0	1	0	0	0	0
RESIDENTIAL	213 units	0	1	0	0	1	0
CHURCH	2,039.8 m2	0	1	0	0	1	0
<b>TOTAL</b>		<b>0</b>	<b>3 **</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>

### TOTAL BUILDING AREAS

TOTAL RESIDENTIAL AREA	m2	ft2
GROSS MARKET RESIDENTIAL AREA	10,081.4	108,515
GROSS NON-MARKET RESIDENTIAL AREA	2,886.6	31,071
PRORATED GROSS COMMON BUILDING AREA - 85.2%	461.8	4,971
<b>TOTAL RESIDENTIAL AREA</b>	<b>13,429.8</b>	<b>144,557</b>

TOTAL NON-RESIDENTIAL AREA	m2	ft2
COMMERCIAL - RETAIL AREA	219.7	2,365
CHURCH AREA (incl. Pre- School)	2,039.8	21,956
PRORATED GROSS COMMON BUILDING AREA - 14.8%	80.2	863
<b>TOTAL NON-RESIDENTIAL AREA</b>	<b>2,339.7</b>	<b>25,184</b>

BALCONY AREA	%	m2	ft2
TOTAL RESIDENTIAL AREA		13,429.8	144,557
PERMITTED BALCONY AREA	8.0%	1,074.4	11,565
PROPOSED BALCONY AREA	12.0%	1,611.0	17,341

### UNIT SUMMARY

LEVEL	MARKET RESIDENTIAL UNITS			NON - MARKET RESIDENTIAL UNITS			TOTAL
	STUDIO	1BD	2BD	STUDIO	1BD	2BD	
Level 5				10	5	1	16
Level 6				10	5	1	16
Level 7				8	4	1	13
Level 8	10	4	1				15
Level 9	6	2	2				10
Level 10	6	3	2				11
Level 11	6	3	2				11
Level 12	6	3	2				11
Level 13	6	3	2				11
Level 14	6	3	2				11
Level 15	6	3	2				11
Level 16	6	3	2				11
Level 17	6	3	2				11
Level 18	6	3	2				11
Level 19	6	3	2				11
Level 20	6	3	2				11
Level 21	6	3	2				11
Level 22	6	3	2				11
SUBTOTAL	94	45	29	28	14	3	
<b>TOTAL</b>		<b>168</b>			<b>45</b>		<b>213</b>

### NOTES & BY-LAW REQUIREMENTS

**By-Law Requirements:**  
**Market Residential:** By-law section 4.3.6: Min. 1 space for each 140m2 gross floor area (GFA) & Max. 1 per unit  
**Non-market Residential:** By-law section 4.2.1.8: Min. 1 space for every 6 units & Max. 1 per unit  
**Retail:** By-law section 4.3.1: Min. 1 space for each 145m2 GFA and Max. 1 space for each 115m2 GFA  
**Church:** By-law section 4.3.1: Min. 1 space for each 145m2 GFA and Max. 1 space for each 115m2 GFA

**Notes:**  
**Residential:** Maximum number of permitted parking spaces for Market Residential and Non Market Residential is based on a maximum of 1 space per unit per recommendation from Engineering Services, City of Vancouver.

**By-Law Requirements:**  
**Small Cars:** By-law section 4.1.8: Max of 25% of total parking spaces

**Accessible Parking Residential:** By-law section 4.8.4(a): Min. 1 space for first 7 units plus 0.034 spaces for each unit  
**Accessible Parking Non-Residential:** By-law section 4.8.4(b): Min. 1 space for first 500m2 plus 0.4 spaces for each 1000m2

### NOTES & BY-LAW REQUIREMENTS

**By-Law Requirements:**  
**Market Residential:** By-law section 6.2.1.2: Class A: Min. 1.25 spaces per 1 unit. Class B: 6 for min. of 20 units  
**Non-market Residential:** By-law section 6.2.1.4: Class A: Min. 0.25 spaces per 1 unit. Class B: 6 for min. of 20 units  
**Retail:** By-law section 6.2.5.1: Class A: Min. 1 space per 500m2. Class B: 6 for min. of 1000m2  
**Church:** By-law section 6.2.2.4: Class A: No Requirement. Class B: 6 fspaces

**Notes:**  
**\* Market Residential:** Class B requirement shared with Non-market Residential.  
**\*\* Non-Market Residential:** Class B requirement shared with Market Residential.

### NOTES & BY-LAW REQUIREMENTS

**By-Law Requirements:**  
**Retail:** By-law section 5.2.5: Class A: No Req. Class B: Min. 1space / first 465m2 (GFA). Class C: No Req. for less 2000m2  
**Residential:** By-law section 5.2.1: Class A: No Req. Class B: Min. 1 space / 100-299 units. Class C: No Req.  
**Church:** By-law section 5.2.3: Class A: No Req. Class B: Min. 1 space / each 2800 m2. Class C: No Req.

**Notes:**  
**\*\* Retail:** Class B requirement shared with Church.  
**\*\* Church:** Class B requirement shared with Retail.

### DRAWING LIST

#### ARCHITECTURAL

A0	GENERAL INFO
A0.00	COVER SHEET
A0.01	DATA SHEET
A0.02	CONTEXT PLAN
A1	BUILDING FLOOR PLANS
A1.01	LEVEL P4 - PARKING FLOOR PLAN
A1.02	LEVEL P3 - PARKING FLOOR PLAN
A1.03	LEVEL P2 - PARKING FLOOR PLAN
A1.04	LEVEL P1 - PARKING FLOOR PLAN
A1.05	LEVEL 1 - GROUND FLOOR PLAN
A1.06	LEVEL 2 - CHURCH FLOOR PLAN
A1.07	LEVEL 3 - CHURCH FLOOR PLAN
A1.08	LEVEL 4 - SERVICE FLOOR PLAN
A1.09	LEVEL 5 - NON-MARKET RENTAL FLOOR PLAN
A1.10	LEVEL 6 - NON-MARKET RENTAL FLOOR PLAN
A1.11	LEVEL 7 - NON-MARKET RENTAL FLOOR PLAN
A1.12	LEVEL 8 - MARKET RENTAL FLOOR PLAN
A1.13	LEVEL 9 - MARKET RENTAL FLOOR PLAN
A1.14	LEVELS 10-22 - MARKET RENTAL FLOOR PLAN
A1.15	ROOF PLAN
A2	BUILDING SECTIONS
A2.01	SECTION A-A
A2.02	SECTION B-B
A3	ELEVATIONS
A3.01	EAST ELEVATION
A3.02	NORTH ELEVATION
A3.03	WEST ELEVATION
A3.04	SOUTH ELEVATION

#### LANDSCAPE

L1.1	LANDSCAPE PLAN LEVEL 1
L1.2	LANDSCAPE PLAN LEVEL 3
L1.3	LANDSCAPE PLAN LEVEL 7
L1.4	LANDSCAPE PLAN LEVEL 9



CENTRAL PRESBYTERIAN CHURCH

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The Contractor shall verify and be responsible for all dimensions on site and shall inform HENRIQUEZ PARTNERS ARCHITECTS of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to HENRIQUEZ PARTNERS ARCHITECTS for review and approval prior to fabrication.

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

ISSUED FOR COMBINED REZONING AND DEVELOPMENT PERMIT APPLICATION OCT 31, 2013



**CENTRAL PRESBYTERIAN CHURCH**  
 1155 THURLOW ST, VANCOUVER

CONSULTANT

DRAWING TITLE

### DATA SHEET

DATE	OCT 25, 2013	DRAWN	
SCALE	N/A	CHECKED	SL
JOB NO.	1013		

**A0.01**