

## Project Density

To reach our desired Density we require an additional 6.43 FSR above the outright 5 FSR. This would be derived from a number of public benefits on and off the site. Consistent with other rezonings brought forward by Reliance a significant amount of the added density will be addressed through the transfer of Heritage Density from Gastown and the Downtown Eastside. The transfer of this density not only contributes to the viability of the City's Heritage Density Bank, but most of it also comes from a Reliance owned donor site that will deliver on Council policy by providing affordable market rental units in the Downtown Eastside (18 W. Hastings) at the Burns Block Micro-Lofts.

FSR	
SITE AREA:	69,000 sf
(OUTRIGHT)	5
(HDB)	0.5
TOTAL PERMITTED	5.5
PROPOSED	11.96
DIFFERENCE	6.46
FSR ABOVE GRADE	11.96 (825,003 sf)
FSR BELOW GRADE	0.20 (13,787 sf)
TOTAL FSR	825,003 sf

GROSS AREA BREAKDOWN						
USE		PHASE A	PHASE B	PHASE C	TOTAL	
RESIDENTIAL	MARKET RESIDENTIAL	343,599	-	193,846	537,445	
	RENTAL RESIDENTIAL	30,113	-	24,252	54,365	
	TOTAL RESIDENTIAL	373,712	-	218,098	591,810	
COMMERCIAL	OFFICE	OFFICE	57,307	104,441	42,992	204,740
		JPAG OFFICE	-	5,829	-	5,829
		SUB TOTAL	56,345	110,270	42,992	210,569
	RETAIL	TOYOTA DEALERSHIP	-	38,023	-	38,023
		SCION SHOWROOM	2,654	-	-	2,654
		RESTAURANT	-	2,200	-	2,200
		RETAIL CRU	-	6,302	4,471	10,773
		COFFEE SHOP	834	-	-	834
	SUB TOTAL	3,488	46,525	4,471	54,484	
	TOTAL COMMERCIAL	60,795	156,795	47,463	265,053	
	PUBLIC BENEFIT	AMENITY	10,930	467	416	11,813
DAYCARE		5,368	-	-	5,368	
ART GALLERY		-	1,428	0	1,428	
SUB TOTAL		16,298	1,895	416	18,609	
TOTAL GROSS AREA		450,805	158,690	165,977	875,472	
PROPOSED EXCLUSIONS		29,592	5,713	15,163	50,469	
FSR AREA		421,213	152,976	250,814	825,003	
FSR					11.96	
SITE COVERAGE					75%	
PARKING PROVIDED		498	209	336	1,043	

UNIT COUNT				
TYPE	PHASE A	PHASE B	PHASE C	TOTAL
MARKET RESIDENTIAL UNITS	306	-	234	540
RENTAL UNITS	44	-	35	79
TOTAL	350	-	269	619