

# 01. PROJECT DATA

## ZONING

Site Address: 1396 Richards Street, Vancouver

Site Dimensions: +/- 30.5m x 91.45m (+/- 100' x 300' ft).

Site Area: 2,787 sq m. (29,996 sq ft).

Proposed Uses:

- Residential Market = 15,986 sq m. (172,075 sq ft).
- Residential Rental = 8,667 sq m. (93,298 sq ft).
- Retail Use = 163 sq m. (1,752 sq ft).
- Daycare Facility (37 spaces) = 556 sq m. (5,987 sq ft).

Total Project Floor Area: 24,008 sq m. (258,426 sq ft).

Floor Space Ratio (FSR): 8.615

Proposed FSR Exclusions:

- Community Amenity = 840 sq m. (9,045 sq ft).
- Storage = 751 sq m. (8,080 sq ft).
- Balconies = 3,095 sq m. (33,316 sq ft).

Building Height Proposed: 42 storeys

Permitted 125.53m (411'-10") Proposed 125.22m (410'-10")  
 Max. Geodetic = 139.4m

Height Exclusions Proposed: Lowrise building height extends beyond 70 ft and steps back from the street edge.

### Setbacks:

Permitted	Permitted	Permitted	Proposed
Front Yard	Minimum	Maximum	
0'-70'	3.66m (12'-0")	6.10m (20'-0")	3.66m (12'-0")
> 70'	3.66m (12'-0")	None	
Side Yard - Exterior			
0'-70'	3.05m (10'-0")	6.10m (20'-0")	3.05m + 0.38m (10'-0"+1'-3")
(Dedication)			
> 70'	3.05m (10'-0")	None	
Side Yard-interior			
0'-70'	None	None	None
>70'	12.19m (40'-0")		
Rear Yard			
0'-35'	3.05m (10'-0")	None	3.05m (10'-0")
>35'	9.14m (30'-0")	None	7.65m (25')

\* Exception is Pacific Boulevard where minimum 10'-0" setback and 1.3' sidewalk dedication to be provided. Proposed design steps in at corner of Richards & Pacific by 95mm (3'-75") per floor up to level 25. Maximum projection is 1.525m (5'-0")

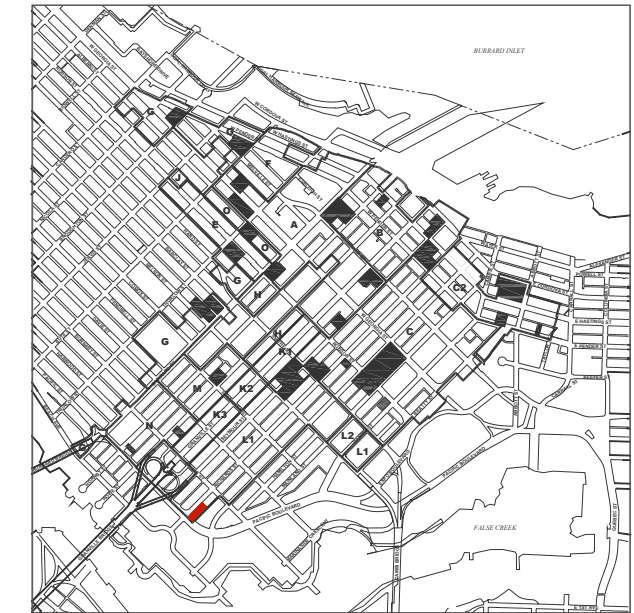
## UNIT TYPE SUMMARY

	NANNY SUITE	STUDIO	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	2 BEDROOM + DEN	3 BEDROOM	TOTAL
RENTAL	0	60	35	14	20	1	0	130
MARKET	6	0	40	0	60	31	2	139
TOTAL		60	75	13	80	32	2	269

## PARKING DATA SUMMARY

	REQUIRED	PROVIDED
Total Residential Parking Stalls	180	283
Total Small Stalls	max 30%	85
H/C Stalls	9	9
Visitor Stalls (1.075/ unit)	20	20
Car Share	2	2
Class A Loading	0	2
Class B Loading	1	1
Daycare Drop-off	5	5
Daycare Staff	2	2
Class A Bicycle Stalls (1.25 x units)	337	337
Class B Bicycle Stalls	6	12

## DOWNTOWN DISTRICT MAP 1 - AREAS



— Downtown District Zoning Boundary  
 ■ Area not zoned DD  
 ■ 1396 Richards

