

## 7 PROJECT DATA

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**7.1 SITE ADDRESS & LEGAL DESCRIPTION**

**LEGAL DESCRIPTION:**

AREA 3A Lot 307, Plan BCP 20720, District Lot FC NWD Group 1, Expect Plan BCP 20721  
PID: 026-497-654

AREA 3B Lot 5, Except Part in Reference Plan 17723 Now Road, Block E, District Lots 200A and 2037, Plan 129958  
PID: 008-765-634  
Lot 1, Block E, District Lots 200a, Plan 129958  
PID: 008-765-146

**CIVIC ADDRESS:**

AREA 3A 1600 Ontario Street, Vancouver, BC

AREA 3B 1551 Quebec Street, Vancouver, BC  
95 East 1st Avenue, Vancouver, BC

**ZONING:**

	EXISTING	PROPOSED
AREA 3A	M-2	CD-1
AREA 3B	M-2	CD-1

**SITE AREA:**

	m2	SF
AREA 3A	13,260	142,730
AREA 3B	12,683	136,523
<b>TOTAL SITE</b>	<b>25,943 m2</b>	<b>279,253 SF</b>

**7.2 SUMMARY BUILDING STATISTICS:**

SQUARE FEET	MARKET HOUSING BLDGS 2-5	NON-MARKET HOUSING BLDG 1	TOTALS (SF)
GROSS BUILDING AREA	556,953	113,000	669,953
ESTIMATED EXCLUSIONS	37,353	8,075	45,428
<b>NET FLOOR AREA</b>	<b>519,600</b>	<b>104,925</b>	<b>624,525</b>

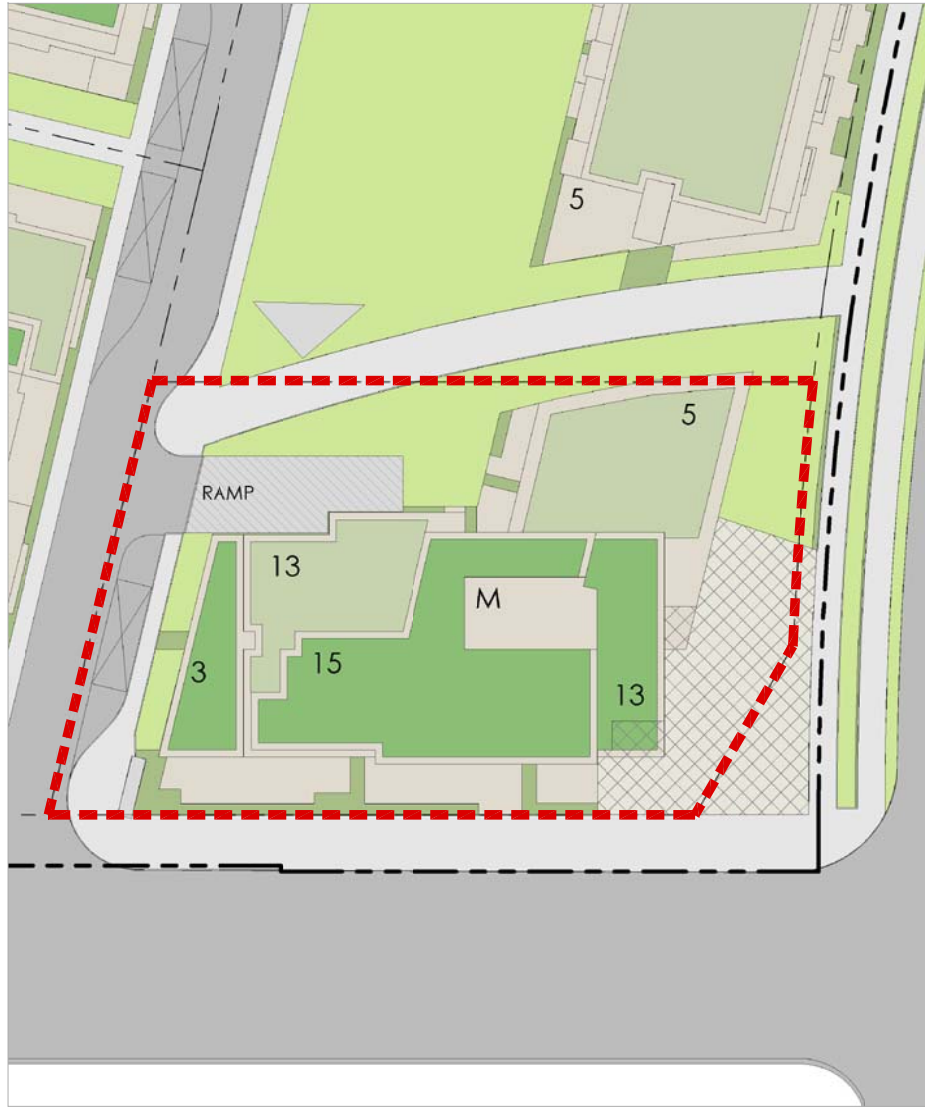
SQUARE METERS	MARKET HOUSING BLDGS 2-5	NON-MARKET HOUSING BLDG 1	TOTALS (m2)
GROSS BUILDING AREA	51,742	10,498	62,240
ESTIMATED EXCLUSIONS	3,470	750	4,220
<b>NET FLOOR AREA</b>	<b>48,272</b>	<b>9,748</b>	<b>58,020</b>
<b>FSR:</b>	<b>1.86</b>	<b>0.38</b>	<b>2.24</b>
<b>FSR (EXCLUDING AREA 3A CITY PARK)</b>	<b>2.92</b>	<b>0.59</b>	<b>3.51</b>
<b>ESTIMATED UNIT COUNT:</b>	<b>599</b>	<b>137</b>	<b>736</b>
<b>% FAMILY HOUSING:</b>	<b>35%</b>	<b>50%</b>	

NOTE: Market housing floor area and 35% family housing requirement to be achieved over the combined development area of Buildings 2 thru 5 and not applied to specific building sites, in order to provide flexibility through design development.

For reference, the densities currently contemplated in the SEFC ODP before additions as permitted under the SEFC Design Guidelines for Additional Penthouse Storeys are as follows:

	AREA 3A	AREA 3B	TOTAL M2	TOTAL SF
MARKET RESIDENTIAL	13,416	30,485	43,901	472,547
AFFORDABLE NON-MARKET HOUSING - 20%	3,354	0	3,354	36,100
<b>TOTAL FLOOR AREA ALLOWANCE</b>	<b>16,770</b>	<b>30,485</b>	<b>47,255</b>	<b>508,647</b>

Additional floor area density is currently permitted under the SEFC Design Guidelines for Additional Penthouse Storeys equating to approximately 4,645 m2 (50,000 sf) of market residential housing.



### 7.3 BUILDING 1

TYPE: NON-MARKET HOUSING OWNED BY CITY

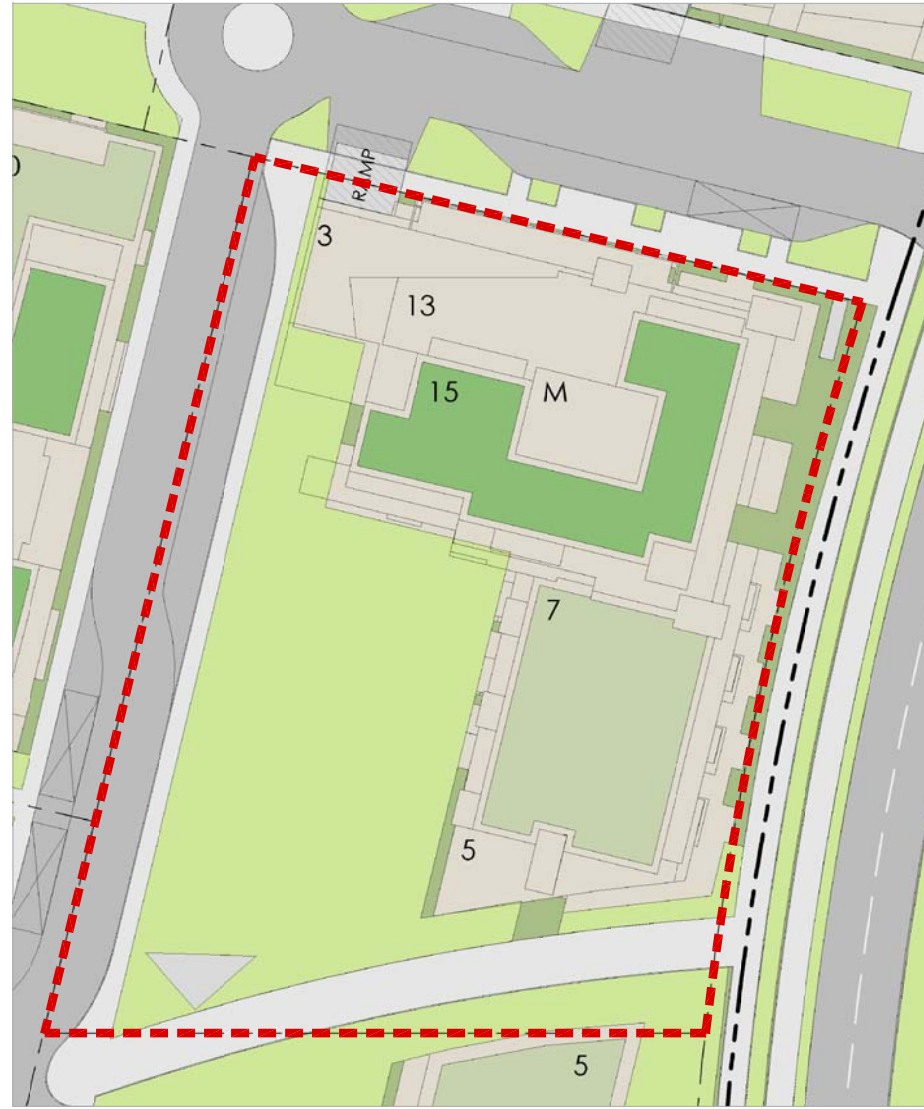
	SF	m2
GROSS BUILDING AREA	113,000	10,498
ESTIMATED EXCLUSIONS	8,075	750
NET FLOOR AREA	104,925	9,748

PODIUM HEIGHT: 5 STOREYS  
TOWER HEIGHT: 15 STOREYS

% FAMILY HOUSING 50%  
MAXIMUM BUILDING SIZE TO BE 113,000 sf OF GBA

#### UNIT SUMMARY

STUDIO	36
1 BED	33
2 BED	35
3 BED	33
TOTAL	137



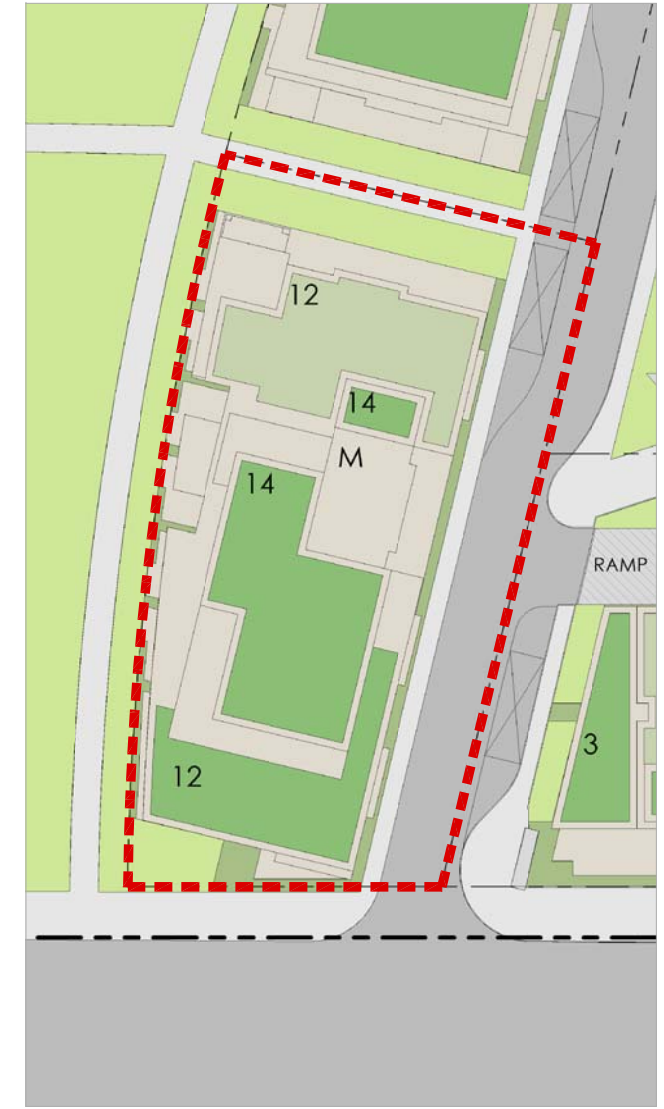
### 7.4 BUILDING 2

TYPE: MARKET HOUSING

	SF	m2
GROSS BUILDING AREA	145,375	13,506
ESTIMATED EXCLUSIONS	10,348	961
NET FLOOR AREA	135,027	12,544

PODIUM HEIGHT: 7 STOREYS  
TOWER HEIGHT: 15 STOREYS

ESTIMATED UNIT COUNT: 172



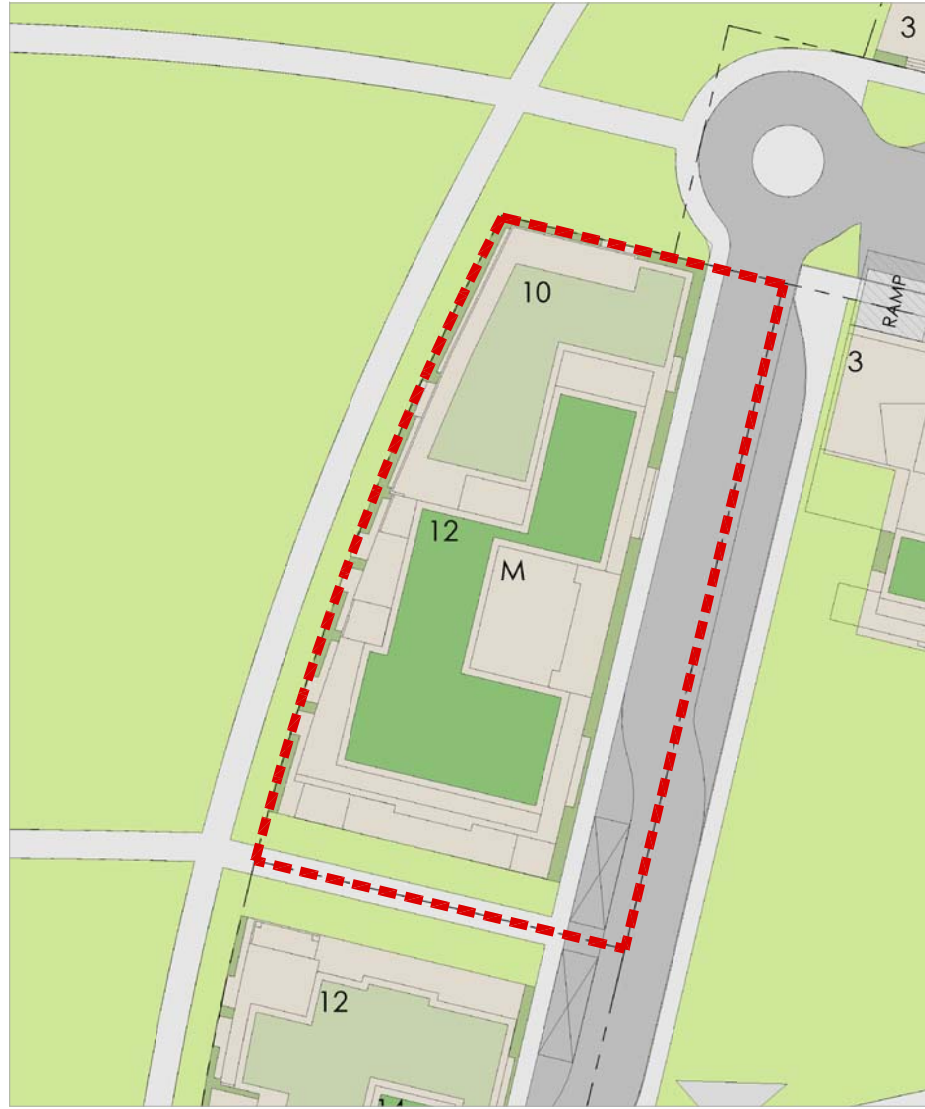
### 7.5 BUILDING 3

TYPE: MARKET HOUSING

	SF	m2
GROSS BUILDING AREA	115,628	10,742
ESTIMATED EXCLUSIONS	7,823	727
NET FLOOR AREA	107,805	10,015

PODIUM HEIGHT: N/A  
TOWER HEIGHT: 14 STOREYS

ESTIMATED UNIT COUNT: 132



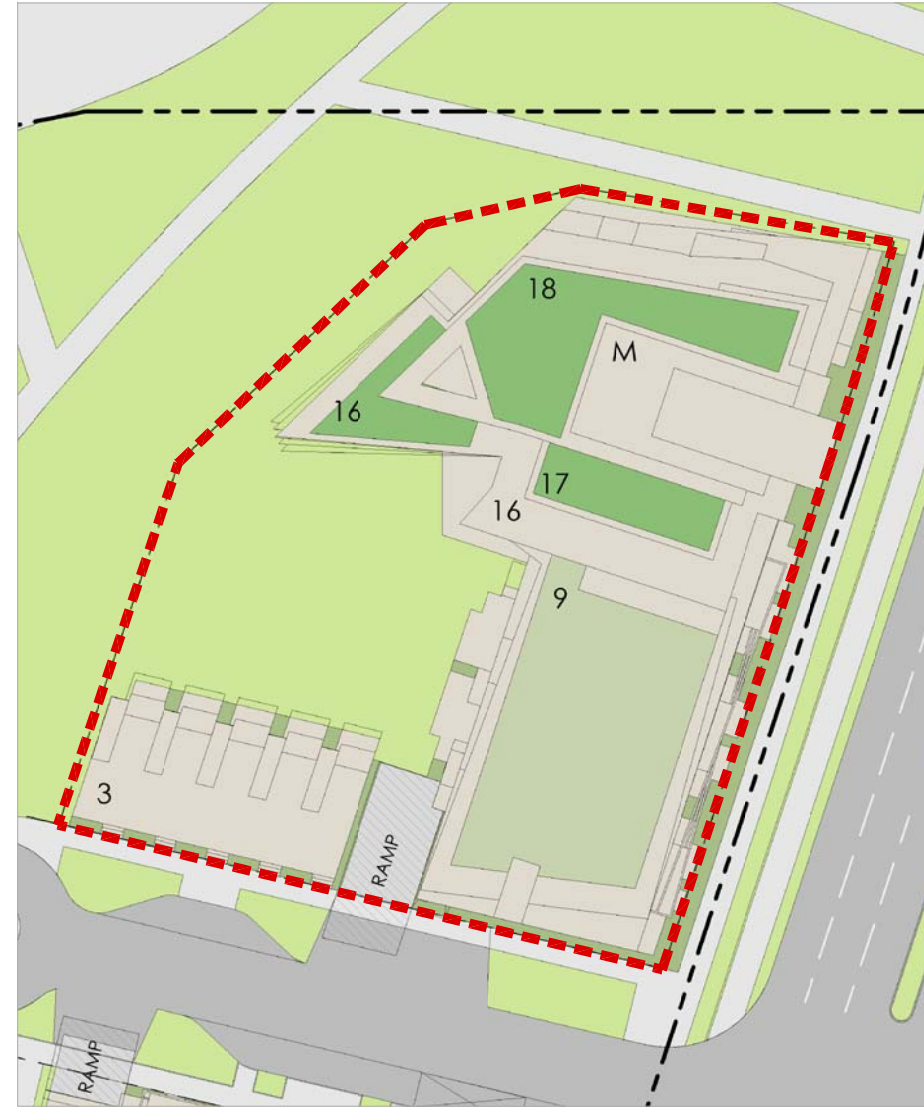
### 7.6 BUILDING 4

TYPE: MARKET HOUSING

	SF	m2
GROSS BUILDING AREA	100,851	9,369
ESTIMATED EXCLUSIONS	6,306	586
NET FLOOR AREA	94,545	8,783

PODIUM HEIGHT: N/A  
TOWER HEIGHT: 12 STOREYS

ESTIMATED UNIT COUNT: 102



### 7.7 BUILDING 5

TYPE: MARKET HOUSING

	SF	m2
GROSS BUILDING AREA	195,099	18,125
ESTIMATED EXCLUSIONS	12,876	1,196
NET FLOOR AREA	182,223	16,929

PODIUM HEIGHT: 9 STOREYS  
TOWER HEIGHT: 18 STOREYS

ESTIMATED UNIT COUNT: 193