

Project Fact Sheet

ZONING: RM-5

MAX SITE COVERAGE: 50%

MAX FSR: 2.2

MAX HEIGHT: 18.3 M (60FT)

	PARCEL A							PARCEL B			COMBINED SITE			
	EXISTING	PROPOSED						EXISTING	PROPOSED		EXISTING	PROPOSED		
	1600 BEACH AVE. (DOUGLAS HOUSE, MACDONALD HOUSE & LAURIER HOUSE)	MIDRISE	LOWRISE & TOWNHOMES	AMENITY	LVL 1 INFILL	SUB TOTAL	SITE TOTAL	COLUMBUS HOUSE	NEW	SITE TOTAL	EXISTING	NEW	TOTAL SITE	
SITE AREA	89,709 sf							25,938 sf			115,647			
# OF FLOORS	19, 20, 20	9	4	1	1	—	—	21	3	—	—	—	—	
HEIGHT	176', 180', 195'	93.3' (28m)	38.3' (11.6m)	12.5' (3.8m)	—	—	—	195'	33.9'	—	—	—	—	
SITE FSR	3.39	0.99						4.38	3.53	0.42	3.95	3.42	0.90	4.32
FSR AREA	304,112	64,240	22,183	—	2,665	89,088	393,200	91,487	10,905	102,392	395,599	99,993	495,592	
AMENITY	4,000	12,971						—	—		—	—	12,971	
# OF UNITS	449	91	27	-	-	118	567	152	15	167	601	133	734	
SITE COVERAGE	17.5%	17.7%						35%	17%	18%	35%	—		



- 2 HEIGHT: MEASURED FROM BASEPOINT TO TOP OF ROOF PARAPET
- 3 EXISTING SQUARE FOOTAGE: BEST ESTIMATE BASED ON EXISTING DRAWINGS
- 4 EXISTING AMENITY SPACE TO BE REPLACED AND ENHANCED IN NEW AMENITY PAVILION

	PARCEL A							PARCEL B			COMBINED SITE			
	EXISTING	PROPOSED						EXISTING	PROPOSED		EXISTING	PROPOSED		
	1600 BEACH AVE. (DOUGLAS HOUSE, MACDONALD HOUSE & LAURIER HOUSE)	MIDRISE	LOWRISE & TOWNHOMES	AMENITY	LVL 1 INFILL	SUB TOTAL	SITE TOTAL	COLUMBUS HOUSE	NEW	SITE TOTAL	EXISTING	NEW	TOTAL SITE	
SITE AREA	89,709 sf							25,938 sf			115,647			
# OF FLOORS	19, 20, 20	9	4	1	1	—	—	21	2	—	—	—	—	
HEIGHT	176', 180', 195'	91.3' (27.8m)	38.3' (11.6m)	12.5' (3.8m)	—	—	—	195'	33.9'	—	—	—	—	
SITE FSR	3.39	1.09						4.48	3.5	0.37	3.90	3.42	0.93	4.35
FSR AREA	304,112	67,278	24,641	—	5,533	97,452	401,564	91,487	9,603	101,090	395,599	107,055	502,654	
AMENITY	4,000	—	—	8,691	2,513	—	11,204	—		—	—	11,204		
# OF UNITS	449	94	31	-	-	125	574	152	11	163	601	136	735	
SITE COVERAGE	17.5%	19%						37%	17%	17%	34%	—		

STATS - SEPTEMBER 21st SCHEME

	TYPICAL UNIT SIZE	# OF UNITS
STUDIO	395 - 402 sf	7
1 BDRM	395-540 sf	48
2 BDRM	760-900 sf	78
TOTAL	-	133



IBI/HB Architects
700 - 1285 West Pender Street
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
fax 604 683 0492

Beach Towers Rezoning Application - Rezoning Application
1600 Beach Avenue & 1651 Harwood Street, Vancouver BC
May 17th 2012

Parking Fact Sheet

Currently there are 354 stalls (59 of which are at grade) on Parcel A & 104 stalls on Parcel B (Total: 459 stalls). This proposal will retain the existing parking structure but will remove all surface parking from the site pushing additional parking below grade in reconfigured parkade.

PARKING REQUIRED (BASED ON BYLAW 4.3.6)			
PARCEL A		PARCEL B	
GROSS FLOOR AREA	MINIMUM STALLS REQUIRED	GROSS FLOOR AREA	MINIMUM STALLS REQUIRED
398,897 sf / 37,058 sm	264 stalls	101,831 sf / 9,460 sm	68 stalls

PARKING PROVIDED		
	PARCEL A	PARCEL B
@ GRADE PARKING	-	-
P1	109	39
P2	98	61
P3	109	-
TOTAL	316	100

43 STALLS REMOVED FROM PROJECT (PROJECT STILL EXCEEDS MINIMUM REQUIRED)

918 BIKE PARKING STALLS PROVIDED FOR NEW AND EXISTING RESIDENTS

