

Project Statistics

Project Description:
2 Towers on Residential/Amenity Podium

Civic Address:
1608-1616 WEST GEORGIA STREET
1667 ALBERNI STREET

Legal Addresses:
LOT A & B, BLOCK 55, PLAN VAP6706, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT.
LOT A BLOCK 55 PLAN VAP92 DISTRICT LOT 185 NWD (REF PL 748) OF LOT S 4 & 5.
1/2 OF LOT A BLOCK 55 PLAN VAP92 DISTRICT LOT 185 NWD (REF PL 1653) OF LOT S 5 & 6.
1/2 OF LOT B EX. PLAN 2559

Policy Context:
West End Community Plan
Rezoning Policy for West End
View Protection Guidelines
Rezoning Policy for Greener Buildings
Community Amentiy Contributions through Rezoning
Public Art Policy and Procedures for rezoning developments
High Density Housing for families with Children Guidelines
RM-6 District Schedule
West End Georgia / Alberni Guidelines
West Georgia Street Tree and Sidewalk Design Guidelines
Transportation 2040

City Plan: West End
Current Zoning: RM-6
Current Use: 1 storey commercial & Surface Parking Lot
Adjacent Zoning: RM-6
Rezoned to: CD-1
Transit: Bus Lines on West Georgia, Robson, Pender under 500m

Permitted uses:
Residential, Office Retail, Service & Institutional Uses

SITE AREA CALCULATIONS

	Gross Site Area	
	Metric (m ²)	Imperial (sq.ft.)
1608 & 1616 WEST GEORGIA STREET & 1667 Alberni Street	3,862	41,569.66
Dedications	451	4,851
Net Site Area (Gross Minus Dedications)	3,411	36,718.77
Site Area for calculation of Density (Gross)	3,862	41,570

FLOOR AREA (FAR) CALCULATIONS

West End Plan	FAR	FAR Area	
		Metric (m ²)	Imperial (sq.ft.)
Permitted FSR Ratio (outright)	2.50	9,654.87	103,924.15
Additional Density Sought through Rezoning	7.10	27,408.52	295,022.85
Sub Total	9.60	37,063.39	398,947.00

FLOOR AREA BREAKDOWN

Component	Gross Area		Exclusions		FAR Density	
	Metric (m ²)	Imperial (sq.ft.)	Metric (m ²)	Imperial (sq.ft.)	Metric (m ²)	Imperial (sq.ft.)
Tower 01	17,083.85	183,889.00	759.11	8,171.00	16,324.74	175,718.00
Tower 02	16,686.59	179,613.00	791.16	8,516.00	15,895.43	171,097.00
Podium	6,517.61	70,155.00	1,674.39	18,023.00	4,843.22	52,132.00
Total	40,288.05	433,657.00	3,224.66	34,710.00	37,063.39	398,947.00

SITE DIMENSIONS

	Width (Alberni & Georgia Frontage)		Depth (Cardero)	
	Metric	Imperial	Metric	Imperial
Gross	96.77	317.50	39.93	131.00
Net of Dedications	93.73	307.50	36.42	119.50
Min. Frontage	39.62	130.00		

BUILDING SETBACKS

Property Line	RM-6			
	Required		Proposed	
	Metric	Imperial	Metric	Imperial
West Georgia Street	3.0	9.84	5.20	17.06
Alberni Street	3.7	12.14	6.00	19.69
Cardero Street	7.6	24.93	5.50	18.04
Interior	2.1	6.89	4.00	13.12

Note 1: Public Realm Setback Required on Alberni Street 4.5m measured from back of curb to building face
Note 2: Towers must be min. 80' apart measured from Glass to Glass

SITE COVERAGE CALCULATIONS

	Metric (m2)	Imperial (sq.ft.)
Gross Site Area		41,570
Largest Building Footprint (podium)	1,570	16,898
Site Coverage %		41%

FLOOR PLATE SIZES

	metric (m2)	imperial (ft2)	
Max. Permitted Floor Plate Size	510.97	5,500.0	
AVG. Provided Floor Plate size	489.07	5,264.3	
Balcony Area Permitted	4,447.61	47,873.64	12%
Balcony Provided	4,458.05	47,986.00	12.03%

HEIGHT OF BUILDING (MEASURED FROM LOBBY LEVEL)

Height Permitted	Metric (m)	Imperial (ft)
Max height (Discretionary RM-6)	64	210
Max Height (WE Plan Georgia Corridor)	117.3	385.0

Note 1: Appurtenance and infrastructure for Green Roof is excluded from Height Calculations at the discretion of the Planning department

Height Provided	Tower 01 (East)		Tower 02 (West)	
	metric (m)	imperial (ft)	metric (m)	imperial (ft)
NUMBER OF FLOORS		38		38
TOP OF LAST OCCUPIED LEVEL	117.35	385.00	117.35	385.00
TOP OF APPURTENANCE	126.64	415.50	122.20	400.91
TOP OF Podium Height	16.97	55.67	17.29	56.74
Base Point	9.40	30.83	9.07	29.76

AREA BREAKDOWN

UNIT COUNT

Type	1 BD (< 700 sf)	1 BD+D (>700 sf)	2 BD (Jr.) (< 700sf)	2 BD (700 sf. -1130 sf.)	3 BD (< 1130 sf.)	3 BD (Large) (over 1130 sf.)	PH (3BD +Den)	Townhomes (2BD & 3BD)	TOTAL
Tower 01	91	-	15	66	14	11	3	-	200
Tower 02	91	-	15	66	14	11	3	-	200
Podium	31	3	-	17	-	-	-	4	55
Total	213	3	30	149	28	22	6	4	455
By Type	216		179			56		4	455
Distribution	47%		39%		12%			1%	100%

Project Statistics

Zoning Bylaw 6059 Section 4.5 & 6

Residential Use (Section 4.3.6): Minimum: The lesser of (a) at least one space per 140m² of gross floor area and (b) one space for each dwelling unit.
Disability Parking Stalls (Section 4.8.4): there must be at least one disability parking space for each building that contains at least seven residential units and an additional 0.034 space for each additional dwelling unit
Visitor Parking: min. the lesser of 5% of total number of res. Parking spaces and 0.05 per dwelling unit; max 0.1 per unit

VALUES FOR TABULATING PARKING & LOADING COUNTS

Residential Units	Tower 01	Tower 02	Podium	Total
Residential Gross Area (sm)	17,084	16,687	6,518	40,288
# of Units	200	200	55	455

REQUIRED / PROVIDED TOTAL PARKING

Required

Use	Residential			Residential Visitor	Total
	1 per 140sm	1 per dwelling unit	Min. Required Parking	5% of Parking required	
Parking Stalls Required	287.8	455.0	287.8	14.4	303
Rounded (up/dn)	288	455	288	15	

Provided

Use	Residential	Residential Visitor	Total
Parking Stalls Provided	488	15	503

Note: Cars Per Unit 1.07 stalls

Required (Sub types - part of overall count of cars)

Small Car (Max)	Electric Vehicle	H/C	Car Wash Stalls
25% of total vehicles	Residential (100% Required)	Residential	NA
126	488	17	-

Provided

Small Car (Max)	Electric Vehicle	H/C	Car Wash Stalls
25% of total vehicles	Residential (100% Required)	Residential	NA
44	488	17	1

Note: Electric Vehicles (EV) stalls noted above will provide 240 V Outlet (no Charger)

REQUIRED / PROVIDED LOADING

Loading Section 5.2.1: Class A (no requirement); Class B (One for first 100-299 dwellings, + One for next 300-499); Class C (No Requirement).

Required

Type	Residential		Total
	Tower 01	Tower 02 & Podium	
Class B Required	1	1	2

Provided

Type	Tower 01	Tower 02	Total
Class B	1	1	2

REQUIRED / PROVIDED PASSENGER SPACE

Passenger Spaces Section 7.2.1: A minimum of one space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units

Required

Type	Residential		Total
	Tower 01	Tower 02 & Podium	
Class A Required	2	2	4

Provided

Type	Tower 01	Tower 02	Total
Class A	2	2	4

REQUIRED / PROVIDED BICYCLE PARKING

Residential

Class A :

1.5 space for unit under 65 m² ;

2.5 space for unit 65 m²-105 m² ;

3 space for unit over 105 m²

Class B : 2 spaces for any development with at least 20 dwelling units with an additional one space for each 20 additional dwelling units

VALUES FOR TABULATING BICYCLE PARKING COUNTS

Residential Units Area	under 65 m ²	65 m ² -105 m ²	over 105 m ²	Total
# of Units	243	180	32	455

Required

Type	Total
Long Term Bikes (Class A)	911
Short Term Bikes (Class B)	24

Provided

Type	Total
Long Term Bikes (Class A)	911
Short Term Bikes (Class B)	24

6.3.21 Electrical outlets : Each two Class A bicycle spaces must have an electrical outlet

6.5.1 Clothing Lockers

Where Class A bicycle spaces are required for a non-dwelling use, a minimum number of clothing lockers equal to 0.7 times the minimum number of required Class A spaces shall be provided for

Required (Sub types)

Lockers (Min. 10%)	Stacked and Vertical (Max. 60%)	Accessible (Min. 5%)	Horizontal (Min. 25%)	EV Outlets
91	547	45	228	456

Provided

Lockers	Stacked and Vertical	Accessible	Horizontal	EV Outlets
91	547	45	228	456

Floor By Floor Breakdown of Provided Car parking

	Residential				Visitor				TOTAL
	Regular	Small	Handicap	Sub Total	Regular	Small	Handicap	Sub Total	
P1	-	-	-	-	1	-	-	1	1
P2	55	8	5	68	14	-	-	14	82
P3	93	9	3	105	-	-	-	-	105
P4	95	9	3	107	-	-	-	-	107
P5	95	9	3	107	-	-	-	-	107
P6	89	9	3	101	-	-	-	-	101
TOTAL	427	44	17	488	15	-	-	15	503

