



Statistics

FLOOR AREA								
Level	Retail	Area (Gross)	Area (Net)	Efficiency	Storage (Exclusions)	Enclosed Balcony (Exc.)	Amenity (Exclusions)	
Site Area		15738	1462.11 sq.m.					
STRATA								
10		6010	5078	84.5%	320	192		
9		6010	5046	84.0%	360	192		
8		6009	5045	84.0%	360	192		
7		6030	5050	83.7%	400	240		
6		5784	4808	83.1%	400			
Sub-Total		29843	25027		1840	816		
Gross FSR		1.90						
RENTAL								
5		7981	7013	87.9%	480	288		
4		7981	7015	87.9%	480	288		
3		7981	7013	87.9%	480	288		
2		7972	6464	81.1%	440	288	546	
Sub-Total		31915	27505		1880	1152		
Gross FSR		2.03						
COMMERCIAL								
1	5245	2190						
TOTAL		5245	63948	52532	82.1%	3720	1968	
		Total Net Area FSR Achieved					62959	4.00

UNIT MIX					
Total Number of Units					
LEVEL	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total
STRATA					
10	2	2	1	3	8
9	2	3	4		9
8	2	3	4		9
7	4	4	2		10
6	4	4	2		10
RENTAL					
5	4	4	3	1	12
4	4	4	3	1	12
3	4	4	3	1	12
2	4	2	4	1	11
Mezz					
1					
Total					
% of Total	32.3%	32.3%	28.0%	7.5%	
		Fam. Units		35.5%	

STRATA UNITS	STUDIO	1 BD	2 BD	3 BD	TOTAL	FAMILY UNITS
	14	16	13	3	46	34.8%
RENTAL UNITS	16	14	13	4	47	36.2%

PARKING AND BICYCLE SPACES: CITY REQUIREMENTS				
Use	Bylaw	Definition	Required	Achieved
Residential (Market)				
Parking Stalls	Vancouver Parking Bylaw Section 4.2.1.13	Minimum of 0.5 stalls per unit for units less than 538 SF Minimum of 0.6 stalls per unit for units more than 538 SF Plus 1 stall per 2153 SF of gross residential floor area	Total Dwelling Units = 46 Dwelling Units under 538 SF = 26 26 x 0.5 = 13 Dwelling Units over 538 SF = 20 20 x 0.6 = 12 Gross Residential Area of units over 538 SF = 18943 SF 18943 / 2153 = 9 13 + 12 + 9 = 34	34
Visitor Stalls	Vancouver Parking Bylaw Section 4.2	7.5% of total number of dwelling units	46 dwelling units x 7.5% = 3	3
HC Stalls	Vancouver Parking Bylaw Section 4.8.4	1 for first 7 units + .034/unit Each HC stall is counts as two stalls towards required parking (Section 4.1.15)	46 dwelling units 1 for first 7 units = 1 46 - 7 = 39 39 x .034 = 1 1 + 1 = 2	2
Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.25 spaces for every dwelling unit	46 dwelling units x 1.25 = 57.5	57
Residential (Secured Rental)				
Parking Stalls	Vancouver Parking Bylaw Section 4.5.1B	1 stall per 1345.5 SF of gross floor area less 20%	Gross Residential Area = 31821 31821 / 1345.5 = 24 24 - 20% = 19	19
Visitor Stalls	Vancouver Parking Bylaw Section 4.5.1B	7.5% of total number of dwelling units	47 dwelling units x 7.5% = 4	4
HC Stalls	Vancouver Parking Bylaw Section 4.8.4	1 for first 7 units + .034/unit Each HC stall is counts as two stalls towards required parking (Section 4.1.15)	47 dwelling units 1 for first 7 units = 1 47 - 7 = 41 41 x .034 = 1 1 + 1 = 2	2
Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.25 spaces for every dwelling unit	47 dwelling units x 1.25 = 59	59
Retail				
Parking Stalls	Vancouver Parking Bylaw Section 4.5.1	1 stall per 1076 SF for first 3229 SF 1 stall per 753 SF for remaining area (Maximum 1 stall per 500 SF)	Total Retail Area = 5364 SF 5364 SF - 3229 SF = 2135 SF 3229 SF / 1076 SF = 3 2135 SF / 738 SF = 3 3 + 3 = 6	5
HC Stalls	Vancouver Parking Bylaw	1 stall for first 5382 SF	Total Retail Area = 5364 SF	1
Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.4.1	1 space per 5382 SF	5364 SF / 5382 SF = 1	1
Loading				
Residential	Vancouver Parking Bylaw Section 5.2.1	No Class B requirement for less than 100 Dwelling Units		-
Retail	Vancouver Parking Bylaw	1 Class B stall for first 5005 SF	Total Retail Area = 5364 SF	2

PARKING STALLS ACHIEVED				
Level	Retail	Residential	Visitor	Total
1		6		6
P1		16	8	24
P2		45		45
Total	6	61	8	75

*HC stalls are counted twice as per Section 4.1.15 of Parking Bylaw

BIKE STORAGE ACHIEVED			
Level		Retail	Residential
P1		1	116
Sub Total		1	116
Total			117