

# 7.0 Project Statistics

## Area Calculations

### DEVELOPMENT STATISTICS

SITE	
<b>Legal Description</b>	Pending Rezoning enquiry/ Application for social housing, social service space and community health centre with drug management program
<b>Property Address</b>	1636 Clark Drive and 1321-1395 East 1st Avenue, Vancouver
<b>Total Site Area</b> * After road dedications	44,691 sq.ft. (* 42,629 sq.ft.)
<b>Current FSR Allowance</b>	Institutional 3.0 (9,686 sq.ft.) + Residential 2.4 (35,005 sq.ft.) = 113,070 sq.ft.
<b>Proposed FSR</b>	2.94 FSR
<b>Site Coverage</b>	28,009 sq.ft.- 63%
<b>Setbacks</b>	West (Front yard) = 1.00m (Min.) East (Rear yard) = 2.10m (Min.) North (Side yard) = 6.10m (Min.) South (Side yard) = 3.00m (Min.)

FLOOR AREA (sq.ft.)						
	Gross Building Area	Exempt Area	Gross Floor Area	Clinical	Social Enterprise	Residential
Level 09	977	0	977			977
Level 08	9,119	185	8,934			8,934
Level 07	20,291	508	19,783			19,783
Level 06	20,291	508	19,783			19,783
Level 05	20,291	508	19,783			19,783
Level 04	16,907	4,209	12,698			12,698
Level 03	27,631	5,967	21,664	21,369		295
Level 02.5	3,909	352	3,557	3,557		
Level 02	26,414	5,991	20,423	20,423		
Level 01	29,734	26,102	3,632		3,632	
<b>Total</b>	<b>175,564</b>	<b>44,330</b>	<b>131,234</b>	<b>45,349</b>	<b>3,632</b>	<b>82,253</b>
<b>Total Underground Parking</b> 20,611 sq.ft. (Level 1)						

UNITS				
	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Level 09				
Level 08	1	4	3	
Level 07	3	10	6	5
Level 06	3	14	5	2
Level 05	3	14	5	2
Level 04	3	3	5	3
Level 03			3	
Level 02.5				
Level 02				
Level 01				
<b>Total Units</b>	<b>13</b>	<b>45</b>	<b>27</b>	<b>12</b>

BUILDING HEIGHT	
Base Building Height Maximum	100' above lowest building grade proposed (At Clark Drive Tower) Approx. 65' above highest building grade (At McLean Drive)

PARKING			
	Required (RM4)	Required (Institutional)	Proposed
<b>Parking levels</b>			2
Residential & Social Enterprise Parking			25
Clinic Visitor			4
Clinic Parking			10
<b>Number of parking stalls</b>	0.5 Per Dwelling Unit = 49	1 per 301 sq.ft. = 132	* 39
* Client seeking Parking Variance as alternative forms of transportation are expected to be used, (bike, transit). Other properties managed by BC Housing in Vancouver have 0.25 stalls per unit			
<b>Percentage of small car parking stalls permitted</b>	25% (Max.)		
<b>Bicycle Spaces</b>	1 per Dwelling = 97		100