

7.0 Project Statistics

DEVELOPMENT STATISTICS

SITE			
Legal Description	Pending rezoning enquiry/application for social housing, social service space and community health center with drug management program		
Property Address	1636 Clark Drive and 1321-1395 East 1st Avenue, Vancouver BC		
Total Site Area (sq. ft.)	44,691	(*42,629 sq. ft.) *After Road Dedications	
Total Site Area (m ²)	4,152	AREA (sq. ft.)	AREA (m2)
Total Building Area		204,675	19,014.96
Deductions			
Parking & Loading		50,272	4,670
Bicycle Parking Below Grade		829.58	77
40 sq. ft. of storage/ residential unit		3,600	334
Mechanical Below Grade		7,327.62	681
Residential Amenity Space		2,025.37	188
TOTAL DEDUCTIONS		64,055	5,951
TOTAL AREA FOR FSR CALCULATION		140,620.24	13,064
Proposed FSR Site Coverage		3.15	3.15

Setbacks	West (front yard) = 1.00m (Min.)
	East (rear yard) = 2.1m (Min.)
	North (side yard) = 6.10 (Min.)
	South (side yard) = 3.00m (Min.)

FLOOR AREA (m ²)							
	Gross Perimeter Area	Gross floor Area	Exempt Area	Gross Net Area	Clinical	Social Enterprise	Residential
Roof (Mechanical)	184.69	184.69	0.00	184.69			184.69
Level 09	545.16	533.16	38.01	507.15			507.15
Level 08	1002.15	890.57	152.45	849.69			849.69
Level 07	1609.40	1573.40	110.32	1499.07			1499.07
Level 06	1609.40	1573.40	110.32	1499.07			1499.07
Level 05	1609.40	1573.40	110.32	1499.07			1499.07
Level 04	1387.41	1350.29	269.88	1117.53			1117.53
Level 03	2644.01	2506.92	137.09	2506.92	2373.92		133.00
Level 2.5	367.04	347.55	19.49	347.55	347.55		
Level 02	2406.54	2342.75	160.90	2245.64	2245.64		
Bicycle Mezzanine	80.96	80.96	0.00	80.96			80.96
Level 01	2661.49	2629.23	2137.31	524.18	27.65	291.08	205.45
Level B1	3428.65	3428.65	3226.12	202.53	27.28		175.25
Total	19536.29	19014.96	6472.23	13064.06	5022.04	291.08	7750.93

RESIDENTIAL UNITS				
	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom
Level 09	2	2	3	0
Level 08	3	2	5	1
Level 07	5	6	7	2
Level 06	5	6	7	2
Level 05	5	6	7	2
Level 04	2	7	2	1
Total Units	22	29	31	8

CLINIC

CLINIC	
Functional Component	Proposed Area (m ²)
Access Central, CAIT, START	194.5
Sobering Space	487.2
Inpatient Detox	2268.8
STAR Unit	527.9
The Hub	188.3
Admin & Staff Support	430.8
Logistics & Support Services	420.9
Grand Total CGSM for the Centre	4,518.5
Building Gross	1.2
BGSM	5422.17

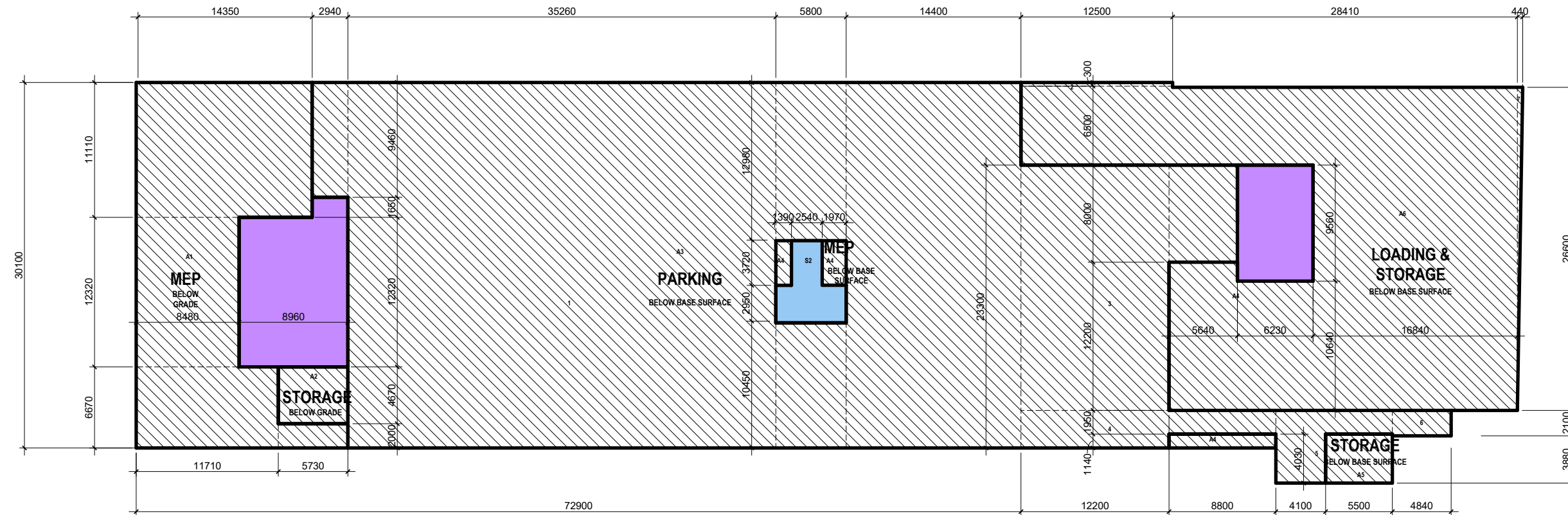
BUILDING HEIGHT	
Proposed Building Height	110' above lowest building grade proposed (At Clark Tower) with protrusions up to 120' & Approx. 69' above highest building grade(At McLean Drive)

PARKING		Proposed	
Parking Levels		2	* Parking mix to be confirmed
Residential Parking		34	
Other Programs Parking		47	
Number of Parking Stalls		81	
Small Car Stalls		14	
Accessible Stalls		6	
*Client seeking Parking Variances 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			
Percentage if small car parking stalls permitted		25% (Max.)	

Bicycle Parking Spaces		Proposed
Bicycle Parking Levels		3
Number of Bicycle Parking Spaces		89

Loading Bays		Proposed
Number of Loading Bays		3

Area Plan - Basement



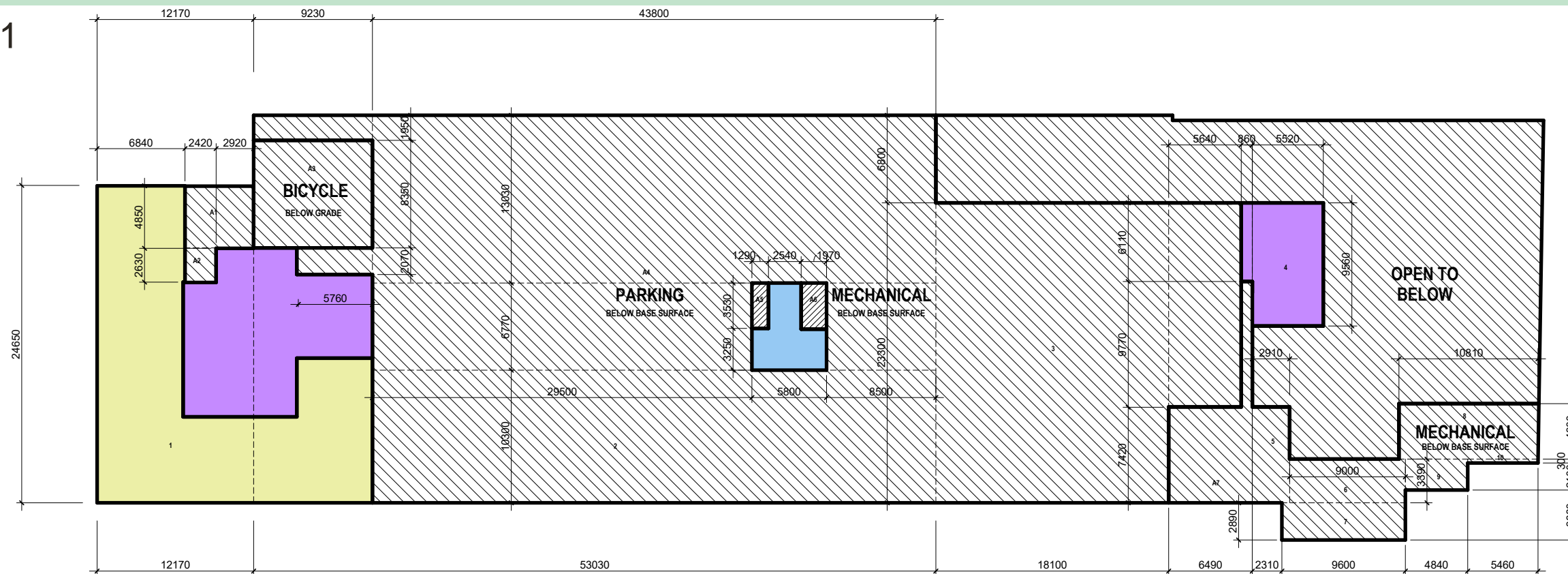
Basement Final Area 202.53

Basement				Area Deductions			
Gross Perimeter Area				MECHANICAL - BELOW GRADE			
	m	m	m²		m	m	m²
1	30.1	72.9	2194.29	A1	11.11	14.35	159.43
2	0.3	12.5	3.75		12.32	8.48	104.47
3	26.7	40.91	1092.30		6.67	11.71	78.11
4	3.09	21	64.89		2	5.73	11.46
5	5.98	9.6	57.41	A2	4.67	5.73	26.76
6	2.1	4.84	10.16		9.46	2.94	27.81
7	26.6	0.44	5.85		30.1	35.26	1061.33
Subtotal			3428.65		12.98	5.8	75.28
					10.45	5.8	60.61
					30.1	14.4	433.44
				A3	23.3	12.2	284.26
					8	5.64	45.12
					1.95	8.8	17.16
					5.98	4.1	24.52
					1.95	5.5	10.73
					2.1	4.84	10.16
					3.72	1.39	5.17
				A4	3.72	1.97	7.33
					1.14	8.8	10.03
				A5	4.03	5.5	22.17
					6.8	12.5	85.00
					6.5	28.41	184.67
					20.2	16.84	340.17
				A6	10.64	6.23	66.29
					12.2	5.64	68.81
					26.6	0.44	5.85
				Subtotal			3226.12

TOTAL NET AREA 202.53

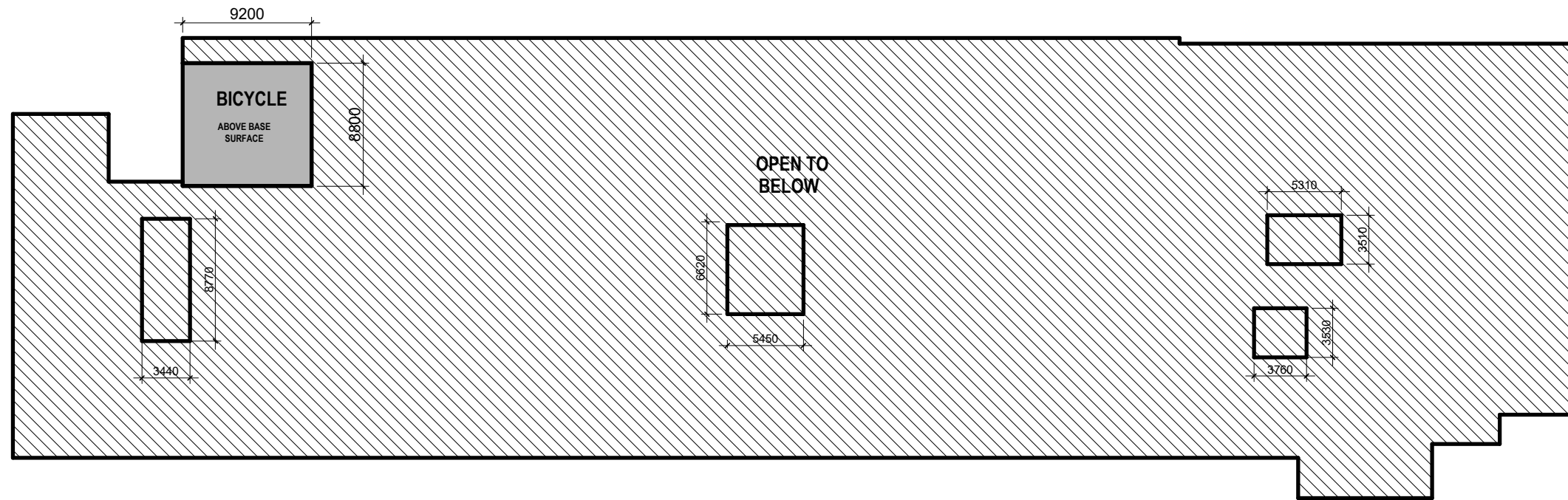
7.0 Project Statistics

Area Plan - L1



Level 1 Final Area				524.18							
Level 1											
Gross Perimeter Area				Area Deductions							
		m	m	m ²		m	m	m ²			
	1	24.65	12.17	299.99	EXTERIOR	A1	4.85	5.34	25.90		
	2	53.03	30.10	1596.20	EXTERIOR	A2	2.63	2.42	6.36		
	3	24.59	23.30	572.95	BICYCLE PARKING - BELOW GRADE	A3	8.35	9.23	77.07		
	4	5.52	9.56	52.77	PARKING - BELOW GRADE	A4	1.95	9.23	18.00		
	5	7.42	2.91	21.59			2.07	5.76	11.92		
	6	3.39	9.00	30.51			13.03	43.8	570.71		
	7	2.89	9.60	27.74			6.77	29.5	199.72		
	8	4.30	10.81	46.48			6.77	8.5	57.55		
	9	2.40	4.84	11.62			10.3	43.8	451.14		
	10	0.30	5.46	1.64			23.3	18.1	421.73		
	Subtotal			2661.49			15.88	5.64	89.56		
					MECHANICAL - BELOW GRADE	A7	A5	3.53	1.29	4.55	
							A6	3.53	1.97	6.95	
									7.42	6.49	48.16
									9.77	0.86	8.40
									7.42	2.91	21.59
									3.39	9.00	30.51
									2.89	9.60	27.74
							4.30	10.81	46.48		
							2.40	4.84	11.62		
							0.30	5.46	1.64		
	Subtotal								2137.31		
TOTAL NET AREA				524.18							

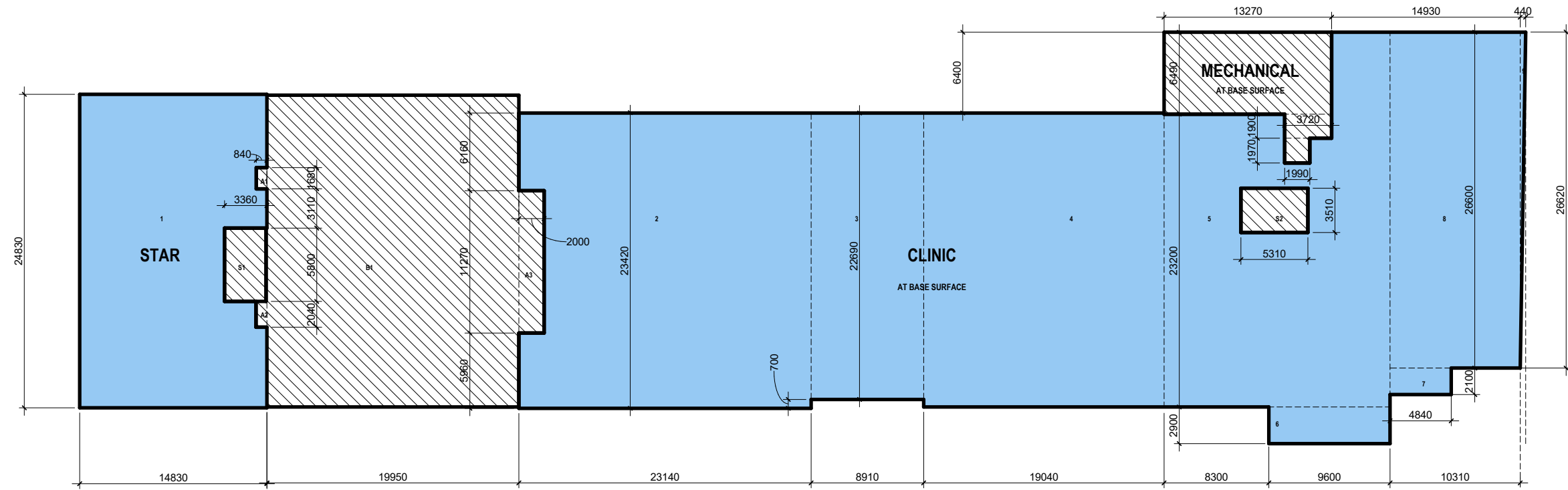
Area Plan - L1 Mezzanine



Level 1 Mezzanine Final Area				80.96			
Level 1 Mezzanine							
Gross Perimeter Area			m	m	m ²	Area Deductions	
			8.8	9.2	80.96	None	
Subtotal					80.96	Subtotal	
						0.00	
TOTAL NET AREA				80.96			

7.0 Project Statistics

Area Plan - L2

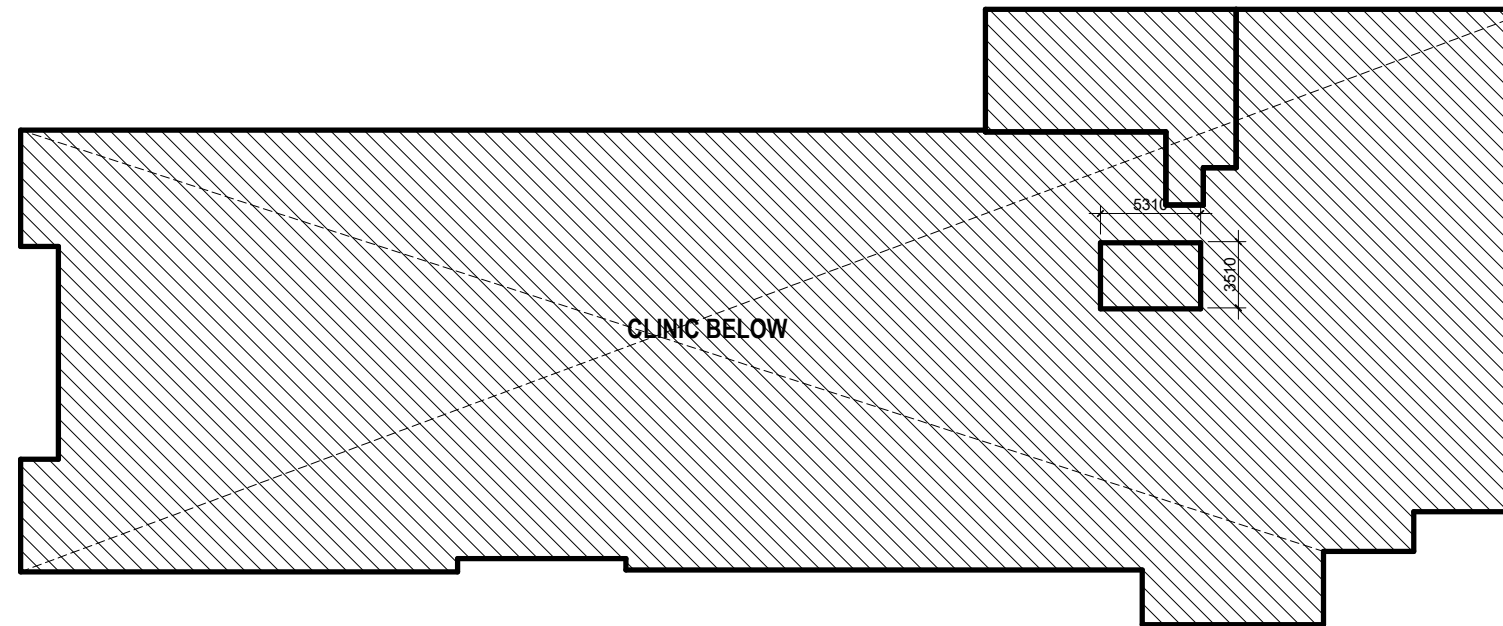
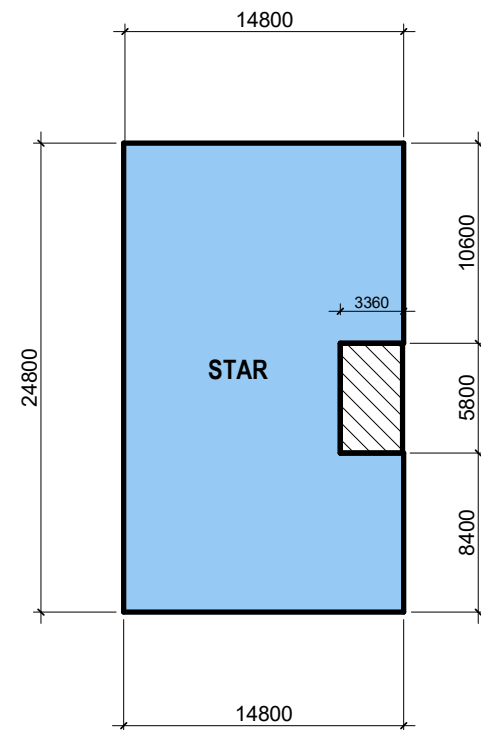


Level 2 Final Area			
Level 2			
Gross Perimeter Area	m	m	m ²
1	14.83	24.83	368.23
2	23.14	23.39	541.24
3	8.91	22.69	202.17
4	19.04	23.39	445.35
5	17.9	29.69	531.45
6	9.6	2.9	27.84
7	4.84	2.1	10.16
8	10.31	26.6	274.25
9	0.44	26.62	5.86
Subtotal			2406.54
TOTAL NET AREA			2245.64

Area Deductions			
	m	m	m ²
S1	5.8	3.36	19.49
A1	1.68	0.84	1.41
A2	2.04	0.84	1.71
A3	2	11.27	22.54
MECHANICAL - BELOW GRADE	13.27	6.49	86.12
	3.72	1.9	7.07
S2	1.99	1.97	3.92
S2	5.31	3.51	18.64
Subtotal			160.90

Level 2 Open Balcony Area			
	m	m	m ²
B1	17.5	24.8	434.00
Total			434.00

Area Plan - L2 Mezzanine

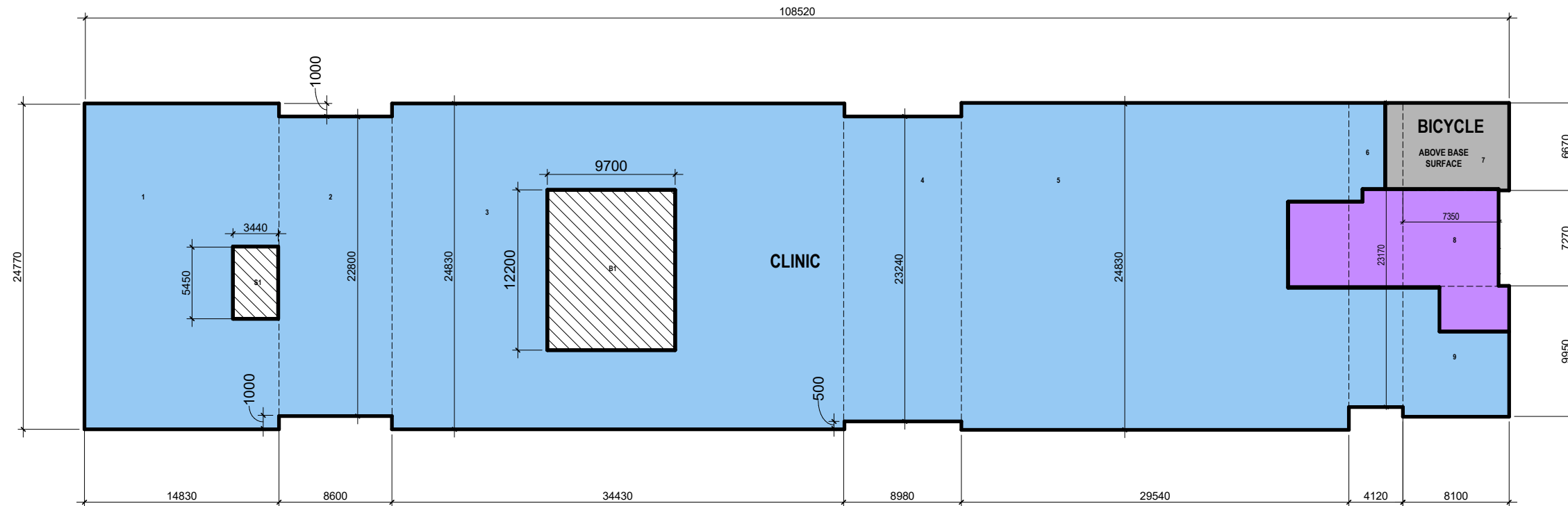


Level 2 Mezzanine Final Area				347.55
Level 2 Mezzanine				
Gross Perimeter Area		m	m	m ²
	1	14.8	24.8	367.04
Subtotal		367.04		
Area Deductions				
	S1	5.8	3.36	19.49
Subtotal		19.49		
TOTAL NET AREA		347.55		

Level 2M Open Balcony Area			
	m	m	m ²
Total			
			0.00

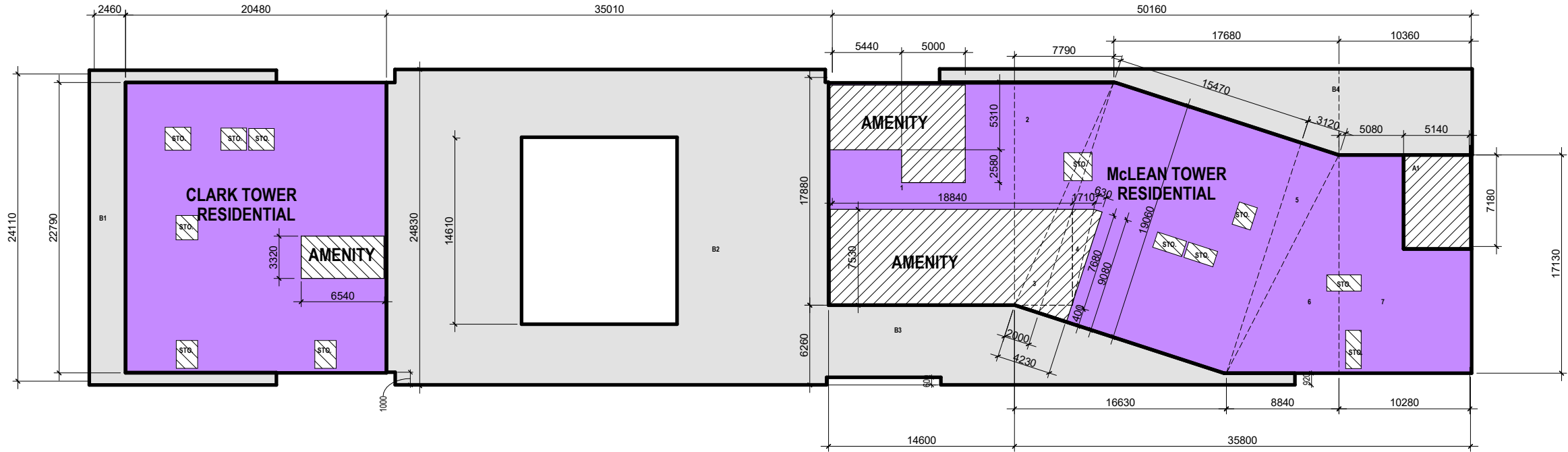
7.0 Project Statistics

Area Plan - L3



Level 3 Final Area				2506.92
Level 3				
Gross Perimeter Area				
		m	m	m ²
	1	14.83	24.77	367.34
	2	8.6	22.8	196.08
	3	34.43	24.83	854.90
	4	8.98	23.24	208.70
	5	29.54	24.83	733.48
	6	4.12	23.17	95.46
	7	6.67	8.1	54.03
	8	7.27	7.35	53.43
	9	9.95	8.1	80.60
Subtotal				2644.01
Area Deductions				
		m	m	m ²
	B1	12.2	9.7	118.34
	S1	5.45	3.44	18.75
Subtotal				137.09
TOTAL NET AREA				2506.92

Level 3 Open Balcony Area			
	m	m	m ²
B1	12.2	9.7	118.34
Total	118.34		



CLARK TOWER
Level 4 Final Area **423.52**

Level 4			
Gross Perimeter Area	m	m	m ²
	20.5	22.8	467.4
Subtotal			467.40
Area Deductions			
In-Suite Storage (40sq ft per unit)			22.30
Residential Amenity	6.50	3.32	21.58
Subtotal			43.88
TOTAL NET AREA			423.52

Level 4 Open Balcony Area			
	m	m	m ²
B1	2.46	24.11	59.31
B2	35.01	14.61	336.30
B3	14.6	6.26	146.44
B4	10.36	6.72	129.02
Total			671.07

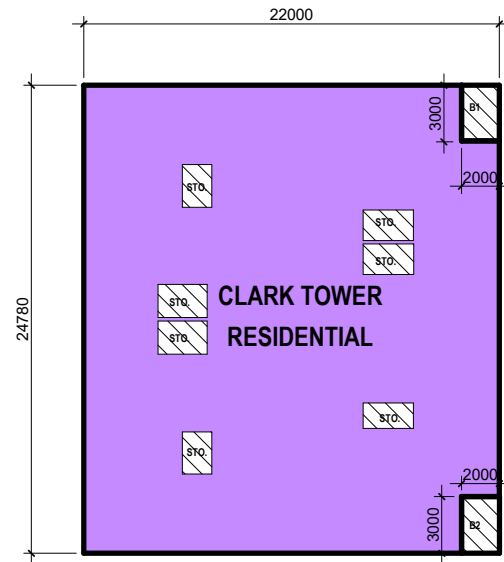
MCLEAN TOWER
Level 4 Final Area **694.01**

Level 4				
Gross Perimeter Area	m	m	m ²	
	1	17.52	14.6	255.79
	2	17.52	7.79	68.24
	3	19.06	2	19.06
	4	19.06	15.47	294.86
	5	19.06	3.12	29.73
	6	17.13	8.84	75.71
	7	17.13	10.31	176.61
Subtotal				920.01
Area Deductions				
	A1	5.17	7.18	37.12
In-Suite Storage (40sq ft per unit)				22.30
	5	2.58	12.90	
Residential Amenity		18.84	7.53	141.87
		1.71	7.53	6.44
		4.23	1.4	2.96
		7.68	0.63	2.42
Subtotal				226.00
TOTAL NET AREA				694.01

Level 4 Open Balcony Area			
Total			0.00

7.0 Project Statistics

Area Plan - L5



CLARK TOWER

Level 5 Final Area **507.15**

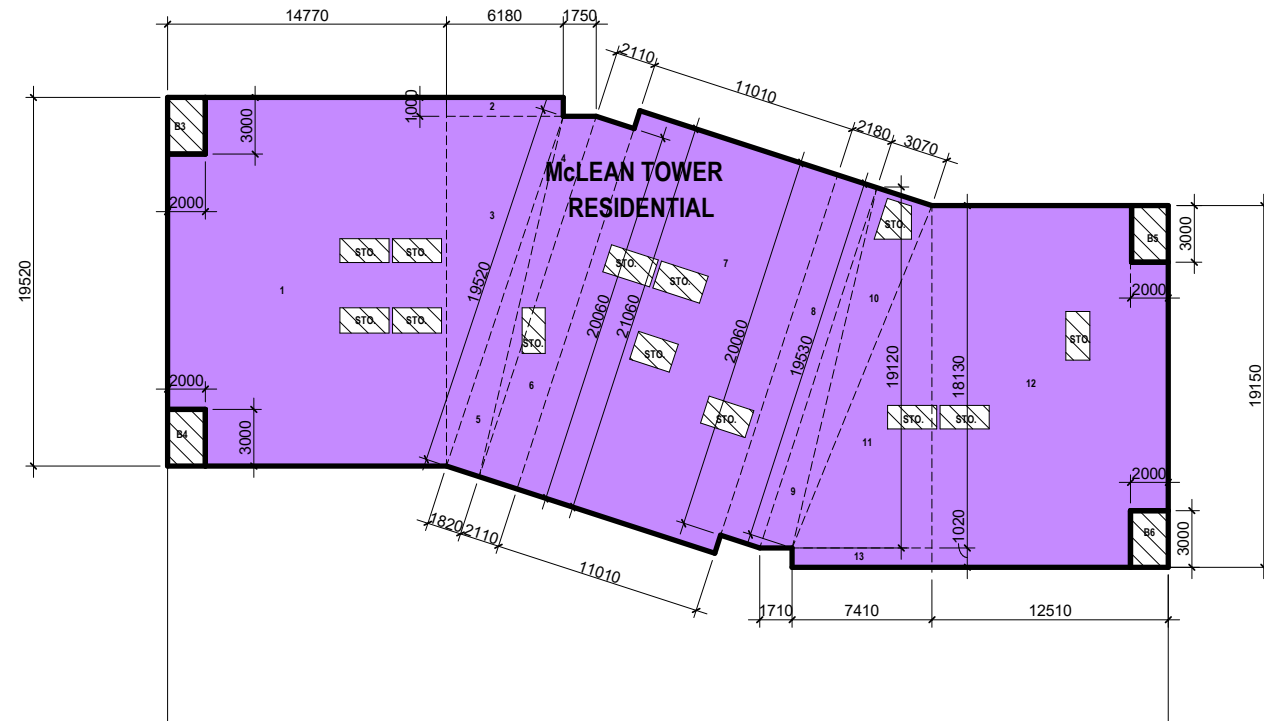
Level 5			
Gross Perimeter Area	m	m	m ²
	22	24.78	545.16
Subtotal			545.16

Area Deductions			
	m	m	m ²
B1	3	2	6
B2	3	2	6
In-Suite Storage (40sqft per Unit)			26.01
Subtotal			38.01

TOTAL NET AREA 507.15

Level 5 Open Balcony Area

	m	m	m ²
B1	3.00	2.00	6.00
B2	3.00	2.00	6.00
Total			12.00



MCLEAN TOWER

Level 5 Final Area **991.93**

Level 5			
Gross Perimeter Area	m	m	m ²
1	19.52	14.77	288.31
2	6.18	1	6.18
3	6.18	18.52	57.23
4	1.75	18.52	16.21
5	19.52	1.82	17.76
6	20.06	2.11	42.33
7	21.06	11.01	231.87
8	20.06	2.18	43.73
9	1.71	19.12	16.35
10	3.07	19.53	29.98
11	7.41	18.13	67.17
12	12.51	19.15	239.57
13	7.41	1.02	7.56
Subtotal			1064.24

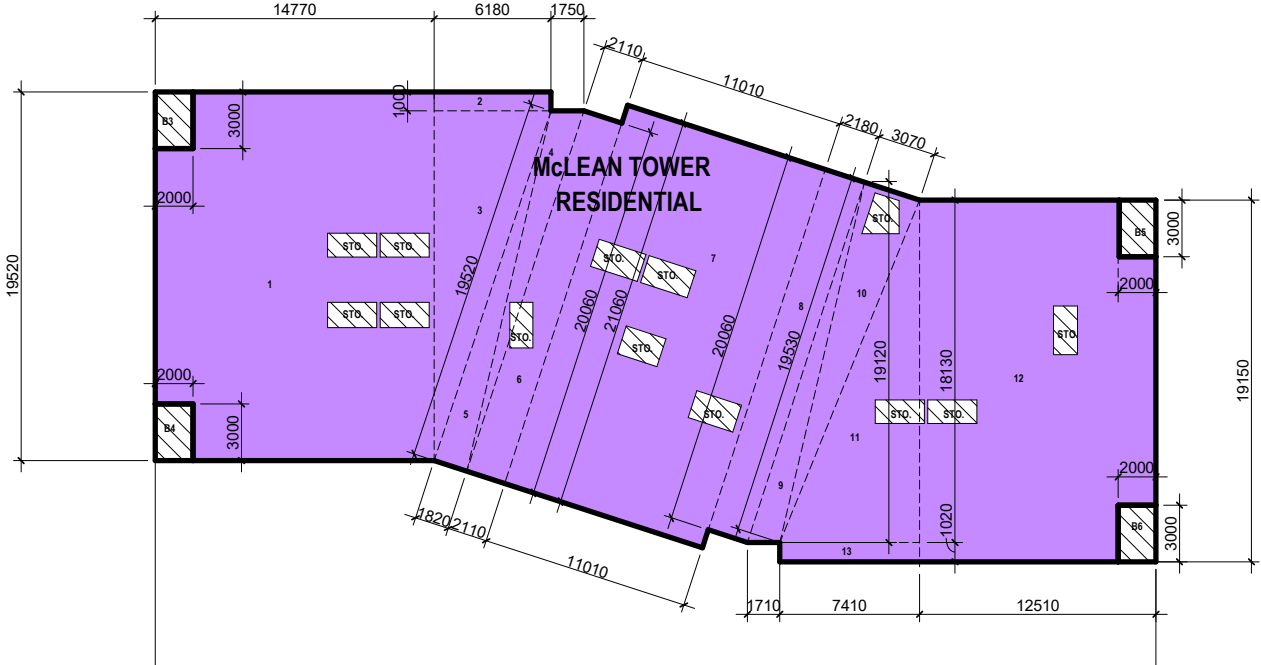
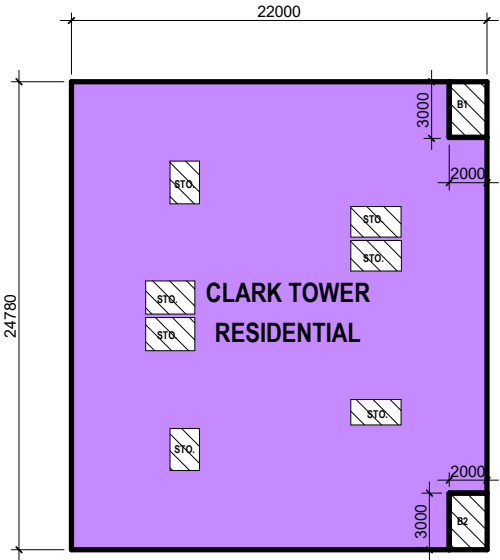
Area Deductions			
	m	m	m ²
B3	3.00	2.00	6.00
B4	3.00	2.00	6.00
B5	3.00	2.00	6.00
B6	3.00	2.00	6.00

In-Suite Storage (40sqft per Unit)			48.31
Subtotal			72.31

TOTAL NET AREA 991.93

Level 5 Open Balcony Area

B3	3.00	2.00	6.00
B4	3.00	2.00	6.00
B5	3.00	2.00	6.00
B6	3.00	2.00	6.00
Total			24.00



CLARK TOWER			
Level 6 Final Area			
507.15			
Level 6			
Gross Perimeter Area	m	m	m ²
	22	24.78	545.16
Subtotal			545.16
Area Deductions			
	m	m	m ²
B1	3	2	6
B2	3	2	6
In-Suite Storage (40sqft per Unit)			26.01
Subtotal			38.01
TOTAL NET AREA			507.15

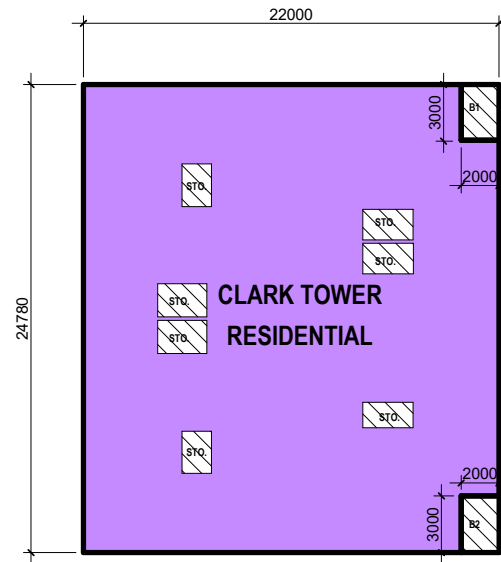
Level 6 Open Balcony Area			
	m	m	m ²
B1	3.00	2.00	6.00
B2	3.00	2.00	6.00
Total			12.00

MCLEAN TOWER			
Level 6 Final Area			
991.93			
Level 6			
Gross Perimeter Area	m	m	m ²
1	19.52	14.77	288.31
2	6.18	1	6.18
3	6.18	18.52	57.23
4	1.75	18.52	16.21
5	19.52	1.82	17.76
6	20.06	2.11	42.33
7	21.06	11.01	231.87
8	20.06	2.18	43.73
9	1.71	19.12	16.35
10	3.07	19.53	29.98
11	7.41	18.13	67.17
12	12.51	19.15	239.57
13	7.41	1.02	7.56
Subtotal			1064.24
Area Deductions			
	m	m	m ²
B3	3.00	2.00	6.00
B4	3.00	2.00	6.00
B5	3.00	2.00	6.00
B6	3.00	2.00	6.00
In-Suite Storage (40sqft per Unit)			48.31
Subtotal			72.31
TOTAL NET AREA			991.93

Level 6 Open Balcony Area			
	m	m	m ²
B3	3.00	2.00	6.00
B4	3.00	2.00	6.00
B5	3.00	2.00	6.00
B6	3.00	2.00	6.00
Total			24.00

7.0 Project Statistics

Area Plan - L7

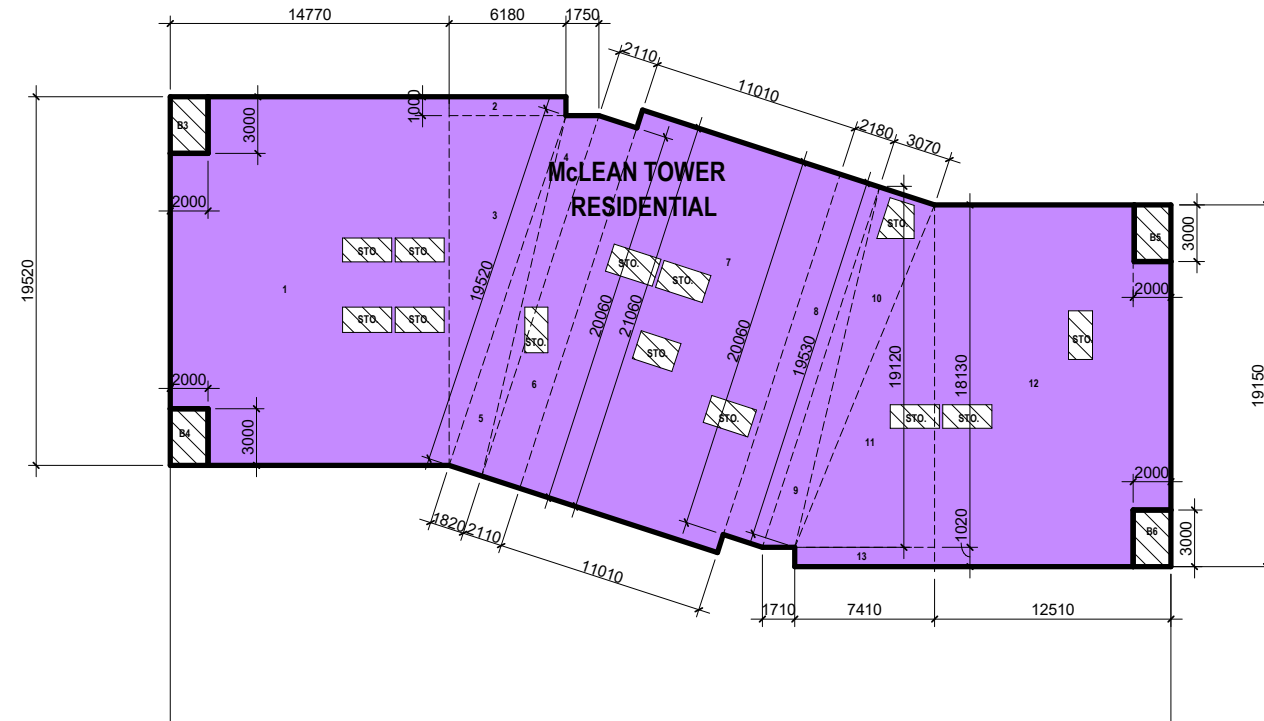


CLARK TOWER

Level 7 Final Area **507.15**

Level 7			
Gross Perimeter Area	m	m	m ²
	22	24.78	545.16
Subtotal			545.16
Area Deductions			
	m	m	m ²
B1	3	2	6
B2	3	2	6
In-Suite Storage (40sqft per Unit)			26.01
Subtotal			38.01
TOTAL NET AREA			507.15

Level 7 Open Balcony Area			
	m	m	m ²
B1	3.00	2.00	6.00
B2	3.00	2.00	6.00
Total			12.00

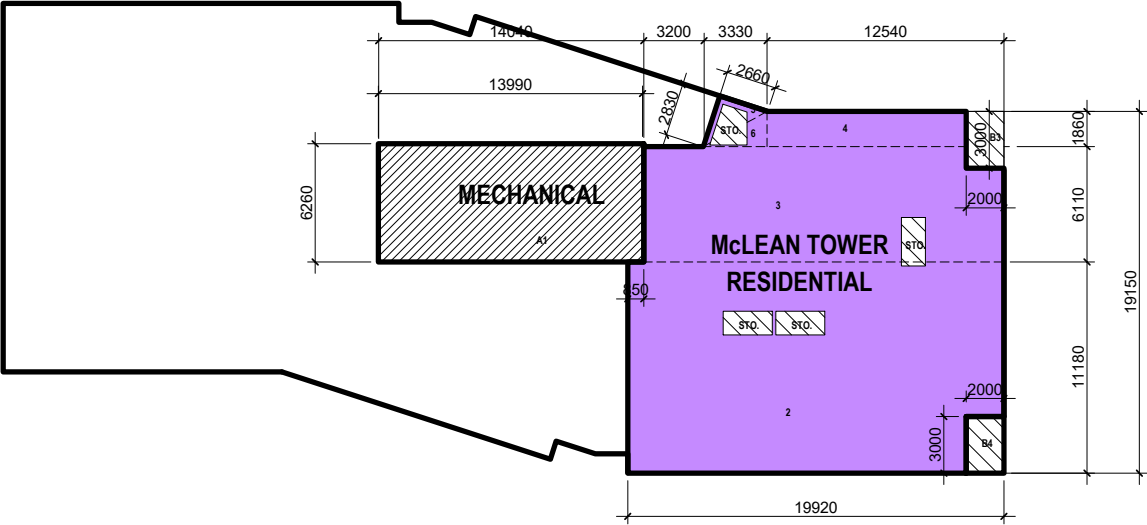
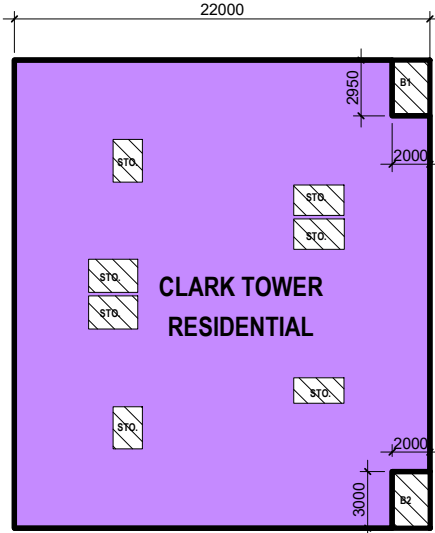


MCLEAN TOWER

Level 7 Final Area **991.93**

Level 7			
Gross Perimeter Area	m	m	m ²
1	19.52	14.77	288.31
2	6.18	1	6.18
3	6.18	18.52	57.23
4	1.75	18.52	16.21
5	19.52	1.82	17.76
6	20.06	2.11	42.33
7	21.06	11.01	231.87
8	20.06	2.18	43.73
9	1.71	19.12	16.35
10	3.07	19.53	29.98
11	7.41	18.13	67.17
12	12.51	19.15	239.57
13	7.41	1.02	7.56
Subtotal			1064.24
Area Deductions			
	m	m	m ²
B3	3.00	2.00	6.00
B4	3.00	2.00	6.00
B5	3.00	2.00	6.00
B6	3.00	2.00	6.00
In-Suite Storage (40sqft per Unit)			48.31
Subtotal			72.31
TOTAL NET AREA			991.93

Level 7 Open Balcony Area			
	m	m	m ²
B3	3.00	2.00	6.00
B4	3.00	2.00	6.00
B5	3.00	2.00	6.00
B6	3.00	2.00	6.00
Total			24.00



CLARK TOWER				
Level 8 Final Area				
				507.15
Level 8				
Gross Perimeter Area	m	m	m ²	
	22	24.78	545.16	
Subtotal				545.16
Area Deductions				
	m	m	m ²	
B1	3	2	6	
B2	3	2	6	
In-Suite Storage (40sqft per Unit)			26.01	
Subtotal				38.01
TOTAL NET AREA				507.15

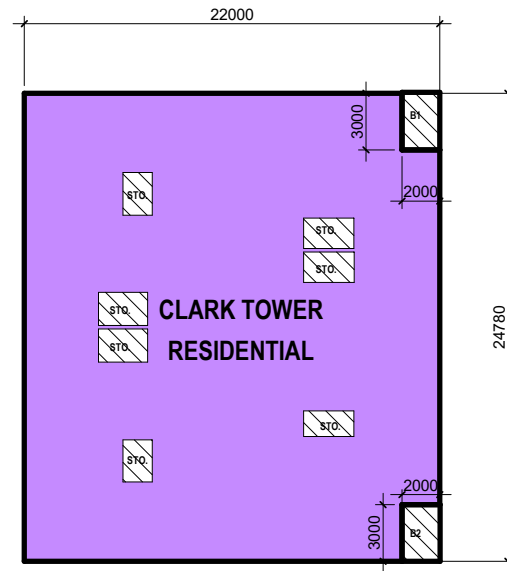
Level 8 Open Balcony Area			
	m	m	m ²
B1	3.00	2.00	6.00
B2	3.00	2.00	6.00
Total			12.00

MCLEAN TOWER				
Level 8 Final Area				
				342.55
Level 8				
Gross Perimeter Area	m	m	m ²	
A1	6.26	13.99	87.58	
2	19.92	11.18	222.71	
3	6.11	19.07	116.52	
4	12.54	1.86	23.32	
5	2.83	2.66	3.76	
6	3.33	1.86	3.10	
Subtotal				456.99
Area Deductions				
	m	m	m ²	
A1	6.26	13.99	87.58	
B3	3.00	2.00	6.00	
B4	3.00	2.00	6.00	
In-Suite Storage (40sqft per Unit)			14.86	
Subtotal				114.44
TOTAL NET AREA				342.55

Level 8 Open Balcony Area			
	m	m	m ²
B3	3.00	2.00	6.00
B4	3.00	2.00	6.00
Total			12.00

7.0 Project Statistics

Area Plan - L9



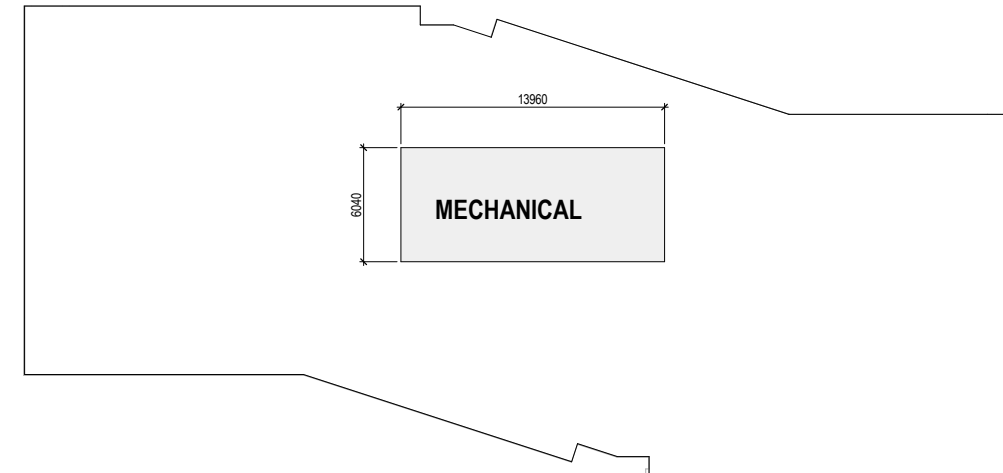
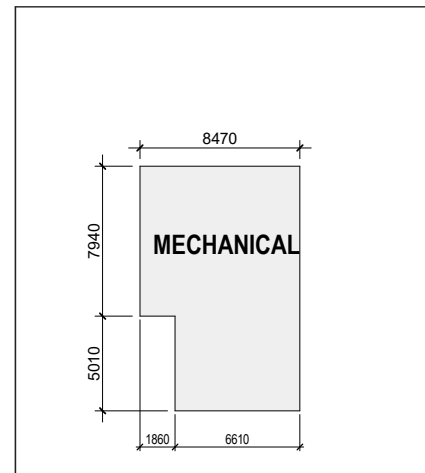
Level 9 Final Area 507.15

CLARK TOWER

Level 9 Final Area 38.01

Level 9			
Gross Perimeter Area	m	m	m ²
	22	24.78	545.16
Subtotal			545.16
Area Deductions			
	m	m	m ²
B1	3	2	6
B2	3	2	6
In-Suite Storage (40sqft per Unit)			26.01
Subtotal			38.01
TOTAL NET AREA			507.15

Level 9 Open Balcony Area			
	m	m	m ²
B1	3.00	2.00	6.00
B2	3.00	2.00	6.00
Total			12.00



CLARK TOWER			
Roof Final Area	100.37		
Roof			
Gross Perimeter Area	m	m	m ²
	8.47	7.94	67.25
	6.61	5.01	33.12
Subtotal	100.37		
Area Deductions	m	m	m ²
Subtotal	0.00		
TOTAL NET AREA	100.37		

McLEAN TOWER			
Roof Final Area	84.32		
Roof			
Gross Perimeter Area	m	m	m ²
	13.96	6.04	84.32
Subtotal	84.32		
Area Deductions	m	m	m ²
Subtotal	0.00		
TOTAL NET AREA	84.32		