

# PROJECT STATISTICS

## PROJECT SUMMARY

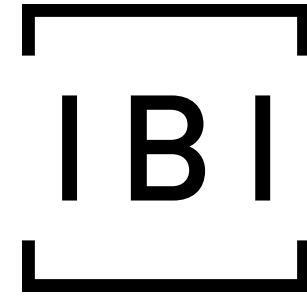
<b>SITE AREA:</b>	15733 SQ. FT.	1461.64 M2		
<b>PROPOSED USES:</b>	Secured Market Rental Housing, Moderate Income Rental Housing (MIRHPP) and Commercial			
<b>BUILDING HEIGHT:</b>	119.55'	36.45M	<b>BASE SURFACE (SOUTHWEST):</b>	105.45'
(HEIGHT FROM BASE SURFACE TO TOP OF PARAPET)			<b>TOP OF ROOF PARAPET ELEVATION:</b>	225.00'
<b>NUMBER OF STOREYS:</b>	12			

FLOOR AREA	GROSS		NET /FSR	
Commercial	5,307		5,307	
Resi. Rental Housing	77,550		73,287	
<b>Total</b>	<b>82,857</b>		<b>78,594</b>	
<b>FSR</b>			<b>5.0</b>	

	SETBACK (FROM PROPERTY LINE)			SETBACK (FROM SIDEWALK CURB)
	PODIUM	LOWER TOWER	UPPER TOWER	PODIUM
FRONT	6.5'(1.98M)	14.32'(4.36M)	14.32'(4.36M)	18'(5.49M)
REAR	14.29'(4.4m)	30.16'(9.19M)	30.16'(9.19M)	
WEST SIDE	7.03'(2.14 M)	7.03'(2.14 M)	30.24'(9.22M)	
EAST SIDE		13.61'(4.15M)	20.70'(6.31M)	

LEVEL	Floor to Floor Height(F)	Elevation (F)	FLOOR GROSS AREA (SF)	NET AREA- FLOOR AREA INCLUDED IN FSR (SF)					FLOOR AREA EXCLUSIONS (SF)					
				COMM.	RESI. RENTABLE	COMMON AREA		NET COMM. TOTAL	NET RESI. TOTAL	Amenity	In-suite Storage	Encl. Balcony	Total Exclusions	
						Circulation	Mechanical							
Top of Parapet	1.83	225.00												
12	9.33	213.83	5946.8		4803	832.4	35.3		5670.7		80	196.1		276.1
11	9.17	204.67	5920.8		4777.9	830.8	35.3		5644		80	196.8		276.8
10	9.17	195.50	5925.8		4785.4	830.8	35.3		5651.5		80	194.3		274.3
9	9.17	186.33	5923		4720.8	856.1	35.3		5612.2		120	190.8		310.8
8	9.17	177.17	5925.6		4728.3	846.2	35.3		5609.8		120	195.8		315.8
7	9.17	168.00	5544.8		3997.7	864.5	35.3		4897.5	573.6	73.7	0		647.3
6	9.83	158.17	7833.6		6554.6	849.6	35.3		7439.5		160	234.1		394.1
5	9.17	149.00	7835.3		6550.4	849.6	35.3		7435.3		160	240		400
4	9.17	139.83	7835.2		6516.9	849.6	35.3		7401.8		200	233.4		433.4
3	9.17	130.67	7938.8		6588.1	853.6	35.3		7477		160	301.8		461.8
2	9.17	121.50	8194.9		6662.9	1023.6	35.3		7721.8		237.3	235.8		473.1
Mezz	10.50	111.00	220.9			220.9			220.9					
1	6	105	7811.6	5306.9		2465	39.7		5306.9					2504.7
<b>TOTAL</b>			<b>82857.1</b>	<b>5306.9</b>	<b>60686</b>	<b>12172.7</b>	<b>428</b>		<b>5306.9</b>	<b>73286.7</b>	<b>573.6</b>	<b>1471</b>	<b>2218.9</b>	<b>4263.5</b>
Total Gross Area:			82857	Total Net Area: 78594 (7301.62 M2)		FSR: 5.0								

UNIT BREAKDOWN									
	Studio		1 Bedroom		2 Bedroom		3 Bedroom		No. of Units
	No. of Units	Average Size(SF)	No. of Units	Average Size(SF)	No. of Units	Average Size(SF)	No. of Units	Average Size(SF)	
Market Unit	9	388	48	495	31	695	3	932	91
MIRHPP Unit	3	375	12	487	5	713	3	826	23
<b>TOTAL</b>	<b>12</b>	<b>385</b>	<b>60</b>	<b>493</b>	<b>36</b>	<b>698</b>	<b>6</b>	<b>879</b>	<b>114</b>

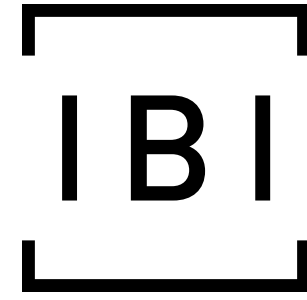


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RESIDENTIAL RENTABLE AREA (SQ. FT.)											OPEN BALCONY
LEVEL	RENTABLE GROSS AREA (SQ. FT.)			RENTABLE AREA EXCLUSIONS				RENTABLE NET AREA			
	MRKT	MIRHPP	Total	MRKT Storage	MRKT E. Balcony	MIRHPP Storage	MIRHPP E. Balcony	MRKT	MIRHPP	Total	
12	5079.1	0	5079.1	80	196.1			4803		4803	419.6
11	5054.7	0	5054.7	80	196.8			4777.9		4777.9	420
10	5059.7	0	5059.7	80	194.3			4785.4		4785.4	419.6
9	5031.6	0	5031.6	120	190.8			4720.8		4720.8	419.6
8	5044.1	0	5044.1	120	195.8			4728.3		4728.3	419.6
7	4071.4	0	4071.4	73.7				3997.7		3997.7	276.5
6	6948.7	0	6948.7	160	234.1			6554.6		6554.6	501.1
5	6950.4	0	6950.4	160	240			6550.4		6550.4	500.8
4	3233	3717.3	6950.3	120	40.6	80	192.8	3072.4	3444.5	6516.9	445.9
3	2124.6	4925.3	7049.9	80	110.3	80	191.5	1934.3	4653.8	6588.1	445.9
2	2777.6	4358.4	7136	80	96.8	157.3	139	2600.8	4062.1	6662.9	
<b>TOTAL</b>	<b>51374.9</b>	<b>13001</b>	<b>64375.9</b>	<b>1153.7</b>	<b>1695.6</b>	<b>317.3</b>	<b>523.3</b>	<b>48525.6</b>	<b>12160.4</b>	<b>60686</b>	<b>4268.6</b>
MIRHPP RENTABLE GROSS AREA % =				MIRHPP STORAGE %:				MIRHPP RENTABLE NET AREA % =			BALCONY/RES GROSS:
MI Rentable/(MK+MI)Rentable:			20.20%				21.57%	MI NET/(MK+MI)NET: 20.04%			5.50%

UNIT MIX										
Total Number of Units										
MI 23 MK 91 114										
Level	Studio		1 Bedroom		2 Bedroom		3 Bedroom		TOTAL	
	MIRHPP	MARKET	MIRHPP	MARKET	MIRHPP	MARKET	MIRHPP	MARKET	MIRHPP	MARKET
12				5		4			0	9
11				5		4			0	9
10				5		4			0	9
9		1		8		1			0	10
8		1		8		1			0	10
7				6		2			0	8
6		2		5		5			0	12
5		3		4		5			0	12
4	1	1	5			4	1		7	5
3	2	1	4		3	1		1	9	3
2			3	2	2		2	2	7	4
<b>Total</b>	<b>3</b>	<b>9</b>	<b>12</b>	<b>48</b>	<b>5</b>	<b>31</b>	<b>3</b>	<b>3</b>	<b>23</b>	<b>91</b>
<b>% Total</b>	<b>13.0%</b>	<b>9.9%</b>	<b>52.2%</b>	<b>52.7%</b>	<b>21.7%</b>	<b>34.1%</b>	<b>13.0%</b>	<b>3.3%</b>	<b>20.2%</b>	<b>79.8%</b>
	<b>10.5%</b>		<b>52.6%</b>		<b>31.6%</b>		<b>5.3%</b>			

FAMILY UNITS (2 BED +3 BED)					
	No. of 2-Bed Units	No. of 3-Bed Units	No. of Family Units	Total No. of Units	Family Units NO. % of Total
MIRHPP	5	3	8	23	34.8%
MARKET	31	3	34	91	37.4%
<b>Total</b>	<b>36</b>	<b>6</b>	<b>42</b>	<b>114</b>	<b>36.8%</b>



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PARKING, LOADING, AND BICYCLE SPACES: CITY REQUIREMENTS				
Use	Bylaw	Definition	Required	Required
<b>Secured Market Rental Residential</b>				
Parking Stalls	Parking Bylaw No. 6059 Section 4.5B1	Minimum of 1 stall per 1346 SF	Total Residential Area = 61,889SF 61,889SF / 1,346 SF = 46	46
Visitor Stalls	Parking Bylaw No. 6059 Section 4.1.16	0.05 per unit	91 dwelling units x 0.05 = 5	5
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 for first 7 units + .034/unit	91 dwelling units 1 for first 7 units = 1 91 - 7 = 84 84 x .034 = 3 1 + 3 = 4	4
Class A Bicycle Spaces	Parking Bylaw No. 6059 Section 6.2.1.2	1.5/Unit under 700 SF 2.5/Unit over 700 and under 1130 SF.	82 dwelling units x 1.5 = 123 9 dwelling units x 2.5 = 23 123+23=146	146
Storage: We will provide at least (1) storage space for each dwelling unit. (91 units)				91
<b>Moderate Income Rental Residential</b>				
Parking Stalls	Moderate Income Rental Housing Parking Requirement Reduction	Minimum of 1 stall per 1346 SF Less 30% for proximity to major bus routes	Total Residential Area = 15,662SF 15,662 SF / 1,346 SF = 12 12*(1 - 30%) = 9	9
Visitor Stalls	Draft Bylaw to Amend Parking Bylaw No. 6059 Section 4.1.16	0.05 per unit	23 dwelling units x 0.05% = 2	2
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 for first 7 units + .034/unit	23 dwelling units 1 for first 7 units = 1 23 - 7 = 16 16 x .034 = 1 1 + 1 = 2	2
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.5/Unit under 700 SF 2.5/Unit over 700 and under 1130 SF.	18 dwelling units x 1.5 = 27 5 dwelling units x 2.5 = 13 27 + 13 = 40	40
Storage: We will provide at least (1) storage space for each dwelling unit. (23 units)				23
<b>Residential Off-street Passenger Space</b>				
Off-street Passenger	Vancouver Parking Bylaw Section 7.2.1	1 for 50 to 125 units	114 units=1 space	1
<b>Residential Loading</b>				
Class A Loading	Parking Bylaw No. 6059 Section 5.2.1	No requirement.		0
Class B Loading	Vancouver Parking Bylaw Section 5.2.1	At least one space for 100 to 299 dwelling units.	114 dwelling units = 1	1
<b>Restaurant</b>				
Parking Stalls	Vancouver Parking Bylaw Section 4.2.5.11	A minimum of one space for each 50 square metres of gross floor area up to 100 square metres, one additional space for each additional 10 square metres of gross floor area up to 500 square metres and one additional space for each additional 20 square metres of gross floor area over 500 square metres.	Total Restaurant Area = 5,307SF=492.6 M2 100 M2= 2 492.6-100=392.6 M2 392.6 / 10 = 40 2 + 40 = 42	42
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 stall for first 5382 SF Plus 0.4 stalls per 10,764 SF	Total Restaurant Area = 5,307SF 5382 SF = 1	1
Class A Bicycle Spaces	Draft Bylaw to Amend Parking Bylaw No. 6059 Section 6.2.4.1	1 space per 3660 SF	5,307 SF / 3660 = 2	2
<b>Restaurant Off-street Passenger Space</b>				
Off-street Passenger	Vancouver Parking Bylaw Section 7.2.5	1 for each 4000 m2	5307 SF=492 m2 = 1 space	1
<b>Restaurant Loading</b>				
Class A Loading	Vancouver Parking Bylaw Section 5.2.5	No requirement.		0
Class B Loading	Vancouver Parking Bylaw Section 5.2.5	1 space for first 5005 SF Plus 1 space for any portion of the next 20,021 SF	Total Restaurant Area = 5,307SF 5005 SF = 1 1+1=2	2

PARKING STALLS REQUIRED	BYLAW	PROPOSED
Secured Market Rental	46	30
Moderate Income Rental	9	7
Residential Visitors	7	7
Commercial-Restaurant	42	29
Off-Street Passenger Space	2	4
<b>Total</b>	<b>104</b>	<b>70</b>
HC	7	7

PARKING STALLS ACHIEVED						Small Car Stall	HC Stall	
Level	Commercial	Residential	Visitor	Off-street Passenger	Total		Comm. HC	Res. HC
P1	28	0	0	4	32	10	1	
P2	1	30	7	0	38	7		6
<b>Total</b>	<b>29</b>	<b>30</b>	<b>7</b>	<b>4</b>	<b>70</b>	<b>17</b>	<b>1</b>	<b>6</b>
						24%	HC TOTAL: 7	

BIKE STORAGE REQUIRED	BYLAW	PROPOSED
Secured Market Rental	146	
Moderate Income Rental	40	
Commercial	2	217
<b>Total</b>	<b>188</b>	<b>217</b>

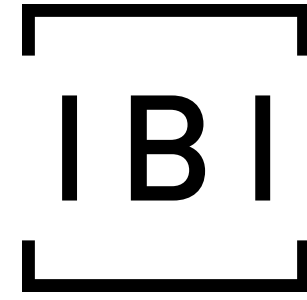
BIKE STORAGE ACHIEVED							AT-GRADE %
Level	Visitor	Retail	RES.Stacked	RES. H.	RES. V.	Sub Total	
1	4	2		25	3	34	15.7%
P1			82	85		167	
P2				16		16	
<b>Sub Total</b>	<b>4</b>	<b>2</b>	<b>82</b>	<b>126</b>	<b>3</b>	<b>217</b>	<b>VERTICAL %</b> 1.4%
			<b>STACKED %</b>	<b>38%</b>	<b>Total</b>		

Bikes on P2 are additional as TDM measure.

RESIDENTIAL STORAGE LOCKERS		
Level	REQUIRED	PROPOSED
	114	
In-Suite		37
LVL1		18
P1 UPPER		29
P2		36
<b>Total</b>		<b>120</b>

	LOADING SPACE REQUIRED		BYLAW		PROPOSED	
	CLASS A	CLASS B	CLASS A	CLASS B	class A	Class B
Resi. Rental	0		1		0	1
Restaurant	0		2		0	1
<b>Total</b>	<b>0</b>		<b>3</b>		<b>3</b>	<b>2</b>

Sharing Loading



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Level	Unit Type	Unit Name	Studio Unit Gross Area	1-BD Unit Gross Area	2-BD Unit Gross Area	3-BD Unit Gross Area	Storage (Exclusion)	Enc. Balc. (Exclusion)	Unit Net Area	Unit Interior Area
Level 2	MARKET	201		467					467	411
	MARKET	202				744			744	647
	MIRHPP	203		440			37		403	389
	MIRHPP	204			755		40	41	674	660
	MARKET	205		557			40	48	469	489
	MIRHPP	206		497				49	448	432
	MIRHPP	207		462				49	413	413
	MARKET	208				1009	40	49	920	898
	MIRHPP	209				915	40		875	805
	MIRHPP	210				687			687	619
	MIRHPP	211			612		40		572	553
<b>Total</b>	<b>Level 2 Unit Gross Area Total:</b>			<b>7145</b>	<b>237</b>	<b>236</b>	<b>6672</b>			

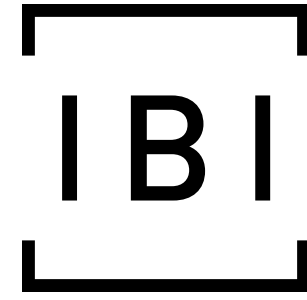
Level 3	MIRHPP	301	391				40		351	344
	MIRHPP	302	369						369	324
	MIRHPP	303			692				692	598
	MIRHPP	304		471			40		431	420
	MIRHPP	305			777			48	729	680
	MIRHPP	306		550				49	501	485
	MIRHPP	307		480				47	433	414
	MIRHPP	308		471				48	423	421
	MARKET	309				1043	40	110	893	929
	MARKET	310	422						422	375
	MIRHPP	311			731				731	643
	MARKET	312			660		40		620	593
<b>Total</b>	<b>Level 3 Unit Gross Area Total:</b>			<b>7057</b>	<b>160</b>	<b>302</b>	<b>6595</b>			

Level 4	MARKET	401	392				40		352	344
	MIRHPP	402	365						365	324
	MARKET	403			692				692	598
	MIRHPP	404		471			40		431	420
	MARKET	405			760		40	41	679	667
	MIRHPP	406		555			40	48	467	486
	MIRHPP	407		493				48	445	432
	MIRHPP	408		462				48	414	412
	MIRHPP	409				877		48	829	778
	MIRHPP	410		496					496	421
	MARKET	411			732				732	645
	MARKET	412			662		40		622	593
	<b>Total</b>	<b>Level 4 Unit Gross Area Total:</b>			<b>6957</b>	<b>200</b>	<b>233</b>	<b>6524</b>		

Level	Unit Type	Unit Name	Studio Unit Gross Area	1-BD Unit Gross Area	2-BD Unit Gross Area	3-BD Unit Gross Area	Storage (Exclusion)	Enc. Balc. (Exclusion)	Unit Net Area	Unit Interior Area
Level 5	MARKET	501	391				40		351	343
	MARKET	502	369						369	324
	MARKET	503			692				692	598
	MARKET	504		471			40		431	420
	MARKET	505			777			49	728	680
	MARKET	506		550				48	502	485
	MARKET	507		481				48	433	415
	MARKET	508	424					48	376	377
	MARKET	509			912		40	48	824	810
	MARKET	510		495					495	421
	MARKET	511			731				731	645
	MARKET	512			832		40		792	593
	<b>Total</b>	<b>Level 5 Unit Gross Area Total:</b>			<b>7125</b>	<b>160</b>	<b>241</b>	<b>6724</b>		

Level 6	MARKET	601	391				40		351	343
	MARKET	602	369						369	324
	MARKET	603			692				692	598
	MARKET	604		471			40		431	420
	MARKET	605			777			41	736	674
	MARKET	606		535				48	487	472
	MARKET	607		497				48	449	432
	MARKET	608		460				48	412	412
	MARKET	609			877		40	48	789	776
	MARKET	610		496					496	422
	MARKET	611			731				731	645
	MARKET	612			660		40		620	593
	<b>Total</b>	<b>Level 6 Unit Gross Area Total:</b>			<b>6956</b>	<b>160</b>	<b>233</b>	<b>6563</b>		

Level 7	MARKET	701		445					445	395
	MARKET	702			561				561	504
	MARKET	703		470			40		430	424
	MARKET	704		494					494	435
	MARKET	705		521					521	467
	MARKET	706		492					492	433
	MARKET	707			633				633	571
	MARKET	708		462			34		428.3	413
	<b>Total</b>	<b>Level 7 Unit Gross Area Total:</b>			<b>4078</b>	<b>73.7</b>	<b>4004.3</b>			



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Level	Unit Type	Unit Name	Studio Unit Gross Area	1-BD Unit Gross Area	2-BD Unit Gross Area	3-BD Unit Gross Area	Storage (Exclusion)	Enc. Balc. (Exclusion)	Unit Net Area	Unit Interior Area
Level 8	MARKET	801		444			40		404	390
	MARKET	802	368						368	319
	MARKET	803		486					486	419
	MARKET	804		477			40		437	426
	MARKET	805		565				51	514	486
	MARKET	806		550				48	502	484
	MARKET	807		474				48	426	411
	MARKET	808		517				49	468	438
	MARKET	809		489			40		449	432
	MARKET	810			681				681	593
<b>Total</b>	<b>Level 8 Unit Gross Area Total:</b>			<b>5051</b>	<b>120</b>	<b>196</b>	<b>4735</b>			

Level 9	MARKET	901		444			40		404	390
	MARKET	902	368						368	320
	MARKET	903		486					486	419
	MARKET	904		477			40		437	426
	MARKET	905		562				48	514	484
	MARKET	906		467				48	419	410
	MARKET	907		548				48	500	475
	MARKET	908		515				46	469	439
	MARKET	909		490			40		450	432
	MARKET	910			681				681	593
<b>Total</b>	<b>Level 9 Unit Gross Area Total:</b>			<b>5038</b>	<b>120</b>	<b>190</b>	<b>4728</b>			

Level 10	MARKET	1001			654				654	582
	MARKET	1002			640				640	562
	MARKET	1003		477			40		437	426
	MARKET	1004		565				51	514	486
	MARKET	1005		419				48	371	368
	MARKET	1006		510				47	463	440
	MARKET	1007			631			48	583	540
	MARKET	1008		490			40		450	432
	MARKET	1009			681				681	593
<b>Total</b>	<b>Level 10 Unit Gross Area Total:</b>			<b>5067</b>	<b>80</b>	<b>194</b>	<b>4793</b>			

Level	Unit Type	Unit Name	Studio Unit Gross Area	1-BD Unit Gross Area	2-BD Unit Gross Area	3-BD Unit Gross Area	Storage (Exclusion)	Enc. Balc. (Exclusion)	Unit Net Area	Unit Interior Area
Level 11	MARKET	1101			654				654	584
	MARKET	1102			640				640	562
	MARKET	1103		477			40		437	426
	MARKET	1104		562				49	513	484
	MARKET	1105		419				49	370	364
	MARKET	1106		510				48	462	440
	MARKET	1107			630			51	579	540
	MARKET	1108		490			40			432
	MARKET	1109			681				681	593
<b>Total</b>	<b>Level 11 Unit Gross Area Total:</b>			<b>5063</b>	<b>80</b>	<b>197</b>	<b>4336</b>			

Level 12	MARKET	1201			654				654	584
	MARKET	1202			640				640	562
	MARKET	1203		477			40		437	426
	MARKET	1204		565				51	514	485
	MARKET	1205		418				50	368	367
	MARKET	1206		531				47	484	459
	MARKET	1207			631			48	583	540
	MARKET	1208		490			40		450	432
	MARKET	1209			681				681	593
<b>Total</b>	<b>Level 12 Unit Gross Area Total:</b>			<b>5087</b>	<b>80</b>	<b>196</b>	<b>4811</b>			