

Project Statistics

STATISTICS

CIVIC ADDRESS:		2109 EAST HASTINGS, CITY OF VANCOUVER, B.C.	
LEGAL DESCRIPTION:		TOPOGRAPHIC PLAN OF LOTS 15 AND 16 EXCEPT (A) THE NORTH TEN FEET AND (B) PART IN EXPLANATORY PLAN 7029, BLOCK 40, DISTRICT LOT 184, PLAN 178	
ZONING:	CD-1		
TOTAL SITE AREA:	1,031.0	SQ.M.	(11,097.7 SQ.FT.)
SITE AREA AFTER DEDICATION:	1,031.0	SQ.M.	(11,097.7 SQ.FT.)
BUILDING COVERAGE			
ALLOWED:	N/A		
PROPOSED:	N/A		
BUILDING HEIGHT			
ALLOWED:			(6 STOREYS)
PROPOSED:			(6 STOREYS)
DENSITY			
MAX. ALLOWED: (F.S.R. 3.2)	3,299.2	SQ.M.	(35,512.6 SQ.FT.)
PROPOSED FLOOR AREA:			
1ST FLOOR (COMMERCIAL):	434.4	SQ.M.	(4,676.0 SQ.FT.)
1ST FLOOR (RESIDENTIAL):	74.3	SQ.M.	(800.0 SQ.FT.) +
2ND FLOOR:	582.5	SQ.M.	(6,270.0 SQ.FT.) + 400 SQ.FT. STORAGE
3RD FLOOR:	582.5	SQ.M.	(6,270.0 SQ.FT.) + 400 SQ.FT. STORAGE
4TH FLOOR:	521.5	SQ.M.	(5,613.0 SQ.FT.) + 240 SQ.FT. STORAGE
5TH FLOOR:	521.5	SQ.M.	(5,613.0 SQ.FT.) + 240 SQ.FT. STORAGE
6TH FLOOR:	521.5	SQ.M.	(5,613.0 SQ.FT.) + 240 SQ.FT. STORAGE
TOTAL:	6,596.3	SQ.M.	(70,812.0 SQ.FT.) + 1,680 SQ.FT. STORAGE
PROPOSED FSR:	3.20	FSR	(35,512.0 SQ.FT.) 0.6 SQ.FT. UNDER
PROPOSED: W/ STORAGE:	3.35	FSR	(37,192.0 SQ.FT.)
PROPOSED: W/ STORAGE AND AMENITY:	3.39	FSR	(37,592.0 SQ.FT.) (400 SQ.FT. AMENITY)
PROPOSED COMMERCIAL:	0.42	FSR	(4,676.0 SQ.FT.) 434.4 SQ.M.
PROPOSED RESIDENTIAL:	2.78	FSR	(30,836.0 SQ.FT.) 2,864.7 SQ.M.
PROPOSED AMENITY:	0.04	FSR	(400.0 SQ.FT.) 37.2 SQ.M.
PROPOSED AREA STORAGE:	0.15	FSR	(1,880.0 SQ.FT.) 156.1 SQ.M.
APARTMENT UNIT BREAKDOWN:			
	12 STUDIO UNITS		28 %
	14 ONE BEDROOM UNITS		33 %
	14 TWO BEDROOM UNITS		33 %
	2 THREE BEDROOM UNIT		5 %
	42 UNITS TOTAL		100 %

TABLE OF FLOOR AREA CALCULATIONS: (SUMMARY)

	COMMERCIAL	RESIDENTIAL	STORAGE	NET COMMERCIAL	NET RESIDENTIAL	NET FLOOR AREA	ENCLOSED BALCONIES	OPEN BALCONIES
1F	4676 SQ.FT.	800 SQ.FT.	0 SQ.FT.	4676 SQ.FT.	800 SQ.FT.	5476 SQ.FT.	0 SQ.FT.	0 SQ.FT.
2F	0 SQ.FT.	6677 SQ.FT.	400 SQ.FT.	0 SQ.FT.	6270 SQ.FT.	6270 SQ.FT.	0 SQ.FT.	357 SQ.FT.
3F	0 SQ.FT.	6677 SQ.FT.	400 SQ.FT.	0 SQ.FT.	6270 SQ.FT.	6270 SQ.FT.	0 SQ.FT.	666 SQ.FT.
4F	0 SQ.FT.	6677 SQ.FT.	400 SQ.FT.	0 SQ.FT.	6270 SQ.FT.	6270 SQ.FT.	0 SQ.FT.	666.0 SQ.FT.
5F	0 SQ.FT.	5880 SQ.FT.	240 SQ.FT.	0 SQ.FT.	5613 SQ.FT.	5613 SQ.FT.	0 SQ.FT.	200 SQ.FT.
6F	0 SQ.FT.	5880 SQ.FT.	240 SQ.FT.	0 SQ.FT.	5613 SQ.FT.	5613 SQ.FT.	0 SQ.FT.	373 SQ.FT.
TOTAL	4676 SQ.FT.	32551 SQ.FT.	1680 SQ.FT.	4676 SQ.FT.	30836 SQ.FT.	35512 SQ.FT.	0 SQ.FT.	2262.0 SQ.FT.

VEHICLE PARKING:

SECURED MARKET RENTAL HOUSING - RESIDENTIAL, PARKING BYLAW 4.5.81

2876 SQ.M.			
RESIDENTIAL STALLS REQUIRED (MINIMUM)			
1 SPACE FOR EACH 125 SQ.M. OF GFA	RESIDENTIAL SPACES	=	23 SPACES
WITHIN 2 BLOCK OF TRANSIT - 20% REDUCTION		=	5 SPACES
CAR SHARE SUBSTITUTION	0 CARS @ 1.5 RATIO	=	0 SPACES
7.5% OF TOTAL NUMBER OF UNITS	TOTAL RESIDENT PARKING :	=	18 SPACES
	VISITOR SPACES	=	3 SPACES
	TOTAL RESIDENT + VISITOR PARKING :	=	21 SPACES (MINIMUM)
RESIDENTIAL STALLS REQUIRED (MAXIMUM)			
TOTAL ALLOWED + 5 SPACES PER UNIT	RESIDENTIAL SPACES	=	44 SPACES
15% OF TOTAL NUMBER OF UNITS	VISITOR SPACES	=	6 SPACES
	TOTAL RESIDENT + VISITOR PARKING :	=	50 SPACES (MAXIMUM)
250 SQ.M.			
RESTAURANT STALLS REQUIRED			
RESTAURANT AS PER 4.2.5.11:	2 SPACES FOR 1ST 100 SQ.M. + 1 SPACE / 10 SM ADDITIONAL	=	17 SPACES
178 SQ.M.			
RETAIL STALLS REQUIRED			
RETAIL AS PER 4.2.5.1:	3 SPACES FOR 1ST 300 SQ.M. + 1 SPACE / 50 SM ADDITIONAL	=	2 SPACES
ACCESSIBLE STALLS REQUIRED			
RESIDENTIAL AS PER 4.8.4(a):	1 FOR FIRST 7 UNITS + 0.034 SPACES / EACH ADDITIONAL UNIT:	=	2 SPACES
COMMERCIAL AS PER 4.8.4(b):	1 + 0.4 SPACES/1000 SM:	=	1 SPACES
	TOTAL ACCESSIBLE REQUIRED :	=	3 SPACES
	TOTAL PARKING (MINIMUM):	=	40 SPACES
	TOTAL PARKING (MAXIMUM):	=	69 SPACES
RESIDENT. SMALL PARK'G SPACES ALLOWED AS PER 4.1.8:	25% OF TOTAL RESIDENT PROVIDED:	=	6 SPACES OF TOTAL (MAXIMUM)
COMM. SMALL PARK'G SPACES ALLOWED AS PER 4.1.8:	25% OF TOTAL COMM. PROVIDED:	=	5 SPACES OF TOTAL (MAXIMUM)
MIN. ELECTRIC VEHICLE CHARGING STALLS	20% OF PROVIDED SPACES	=	9 SPACES OF TOTAL (MINIMUM)
PARKING PROVIDED			
RESIDENTIAL STALLS			23 SPACES
VISITOR STALLS			3 SPACES
COMMERCIAL STALLS			19 SPACES
	TOTAL PARKING PROVIDED:		45 SPACES
	RESIDENTIAL SMALL PARKING SPACES PROVIDED:	=	5 SPACES 22 % OF REQ.
	COMMERCIAL SMALL PARKING SPACES PROVIDED:	=	5 SPACES 26 % OF REQ.
	ELECTRIC VEHICLE SPACES PROVIDED:	=	9 SPACES 20 % OF SPACES
	RESIDENTIAL ACCESSIBLE SPACES PROVIDED:	=	2 SPACES
	COMMERCIAL ACCESSIBLE SPACES PROVIDED:	=	1 SPACES

LOADING:

DWELLING USE			
CLASS A AS PER 5.2.1	NO REQUIREMENT	=	0 SPACES 0 SPACES
CLASS B AS PER 5.2.1:	NONE FOR LESS THAN 100 UNITS	=	0 SPACES 0 SPACES
CLASS C AS PER 5.2.1:	NO REQUIREMENT	=	0 SPACES 0 SPACES
	TOTAL:	=	0 SPACES 0 SPACES
432 SQ.M.			
COMMERCIAL (RETAIL)			
CLASS A AS PER 5.2.5:	NO REQUIREMENT	=	0 SPACES 0 SPACES
CLASS B AS PER 5.2.5:	1 SPACE FOR FIRST 465 SQ.M.	=	1 SPACES 1 SPACES
	+ 1 SPACE FOR PORTION OF NEXT 1,860 SQ.M.	=	
CLASS C AS PER 5.2.5:	1 SPACE FOR 2,000 - 5,000 SQ.M.	=	0 SPACES 0 SPACES
	TOTAL:	=	1 SPACES 1 SPACES

BICYCLE PARKING:

DWELLING USE (MULTIPLE DWELLING)			
CLASS A AS PER 6.2.1.2	1.25 SPACES / UNIT	=	53 SPACES
	HORIZONTAL SPACES IN LOCKERS	=	6 SPACES 11 SPACES
	HORIZONTAL SPACES IN BIKE ROOMS	=	28 SPACES
	VERTICAL SPACES (MAX 30%)	=	16.5 SPACES
	TOTAL:	=	55 SPACES
	TOTAL ELECTRICAL	=	28 SPACES (OF TOTAL)
CLASS B AS PER 6.2.1.2	6 SPACES PER DEVELOPMENT	=	6 SPACES 6 SPACES
COMMERCIAL (RETAIL)			
CLASS A AS PER 6.2.5.1:	1 SPACE FOR EACH 500 SQ.M.	=	1 SPACES 1 SPACE IN LOCKER
CLASS B AS PER 6.2.5.1:	6 SPACES PER DEVELOPMENT	=	6 SPACES 6 SPACES

SECOND FLOOR UNIT SIZES		SIXTH FLOOR UNIT SIZES	
UNIT NUM.	AREA	UNIT NUM.	AREA
201	525.64 sq.ft.	601	827 sq.ft.
202	319.38 sq.ft.	602	596.14 sq.ft.
203	369.57 sq.ft.	603	661.68 sq.ft.
204	369.57 sq.ft.	604	760 sq.ft.
205	369.57 sq.ft.	605	721.87 sq.ft.
206	492.75 sq.ft.	606	768.57 sq.ft.
207	474.46 sq.ft.		
208	474.46 sq.ft.		
209	721.87 sq.ft.		
210	728.57 sq.ft.		
		TOTAL	4335.26 sq.ft.
TOTAL		4845.84 sq.ft.	
TOTAL UNIT SIZES			
LEVEL	AREA		
GROUND	0 sq.ft.		
SECOND	4845.84 sq.ft.		
THIRD	4845.84 sq.ft.		
FOURTH	4845.84 sq.ft.		
FIFTH	4335.26 sq.ft.		
SIXTH	4335.26 sq.ft.		
		TOTAL	23208.04 sq.ft.

THIRD FLOOR UNIT SIZES		FOURTH FLOOR UNIT SIZES	
UNIT NUM.	AREA	UNIT NUM.	AREA
301	525.64 sq.ft.	401	525.64 sq.ft.
302	319.38 sq.ft.	402	319.38 sq.ft.
303	369.57 sq.ft.	403	369.57 sq.ft.
304	369.57 sq.ft.	404	369.57 sq.ft.
305	369.57 sq.ft.	405	369.57 sq.ft.
306	492.75 sq.ft.	406	492.75 sq.ft.
307	474.46 sq.ft.	407	474.46 sq.ft.
308	474.46 sq.ft.	408	474.46 sq.ft.
309	721.87 sq.ft.	409	721.87 sq.ft.
310	728.57 sq.ft.	410	728.57 sq.ft.
		TOTAL	4845.84 sq.ft.

FIFTH FLOOR UNIT SIZES	
UNIT NUM.	AREA
501	827 sq.ft.
502	596.14 sq.ft.
503	661.68 sq.ft.
504	760 sq.ft.
505	721.87 sq.ft.
506	768.57 sq.ft.
TOTAL	4335.26 sq.ft.

MOSAIC

17-28-28 ISSUED FOR ZONING

202 - 33 East 8th Avenue
Vancouver, BC V6T 1R5
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PROJECT -
Mixed-Use Development

2109 East Hastings Street
City of Vancouver, B.C.

STATISTICS

DATE - 17/08/2017

DRAWN - TY

CHECKED -

PROJECT NO - 1608

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