

Statistics

12th & Cambie

BASIC INFORMATION

Civic Address	2850 Cambie Street 2806 Cambie Street 454 West 12th Avenue 465 West 13th Avenue	Legal Address	Lot 1 Except: Part in explanatory Plan 17416, Block B District Lot 526 Plan 1530, and Lots 2 and 3, Block B District Lot 526, Plan 1530 and Lots A, B and C (referencing Plan 271) Except; The west 10 ft, now Road of Lots 15 and 16, Block B District Lot 526, Plan 1530 and Lot 14, Block B, District Lot 526, Plan 1530 New Westminster District
Zoning	C-2C & RT6		
Site Area	Imperial 34,449 Metric 3,200.4		
Site Coverage	57.2%		
Site Dimensions			
Cambie	270	82.3	
12th ave	118.5	36.1	
13th ave	138.5	42.2	
Lane	165	50.3	
Neighbour Zero lot line	125.5	38.3	

Permitted FSR		Site Area (sf)	FSR	FSR Density	
C2C		23,968.27	3.00	71,905	Note: Section 4.7.1 C2C ("3.00 for all other uses", ie: mixed use project)
RT-6		10,480.28	0.75	7,860	Note: Section 4.7.1 RT-6 (Director of Planning may permit increase to .75 for multiple dwellings)
Sub Total		34,448.55	2.32	79,765.03	Note: 2.32 FSR is Blended FSR Value for Site

Achieved FSR			3.81	
Achieved FSR Density	131,208 sf		12,190 sm	

Requested FSR difference	1.49
Achieved # of Units (Est.)	
Market Condo	148
Heritage Units	3
Rental Units	8
Total # of Units	159 units

Site Setbacks:		Permitted	Proposed
Front (west)	2'-0" (C-2C)	2'-0"	2'-0"
Side (north)	2'-0" (C-2C)	3'-9"	3'-9"
	29'-0" (RT-6)	13'-2"	13'-2"
Side (south)	2'-0" (C-2C)	10'-0"	10'-0"
	25'-0" (RT-6)	13'-11"	13'-11"
Rear (east)	5'-0" (RT-6)	5'-10"	5'-10"
	3'-0" (RT-6)	3'-0"	3'-0"

Achieved Height (Measured from base point to top of the parapet)	Imperial 97.29 ft Metric 29.6 m
Achieved # of Levels	8 floors

	Site	New Lane	Original Lane
Parcel A1	14,765.89	-	-
Parcel A2	-	2,500.51	-
Parcel B1	2,369.36	-	2,369.36
Parcel B2	-	400.00	400.00
Parcel C	17,313.30	-	-
totals	34,448.55	2,901	2,769.36

PARKING TABULATION

Minimum Parking Required					
Use	Bylaw Section	Imperial (sf)	Metric (sm)	Required	Provided
Restaurant	4.2.5.11	6,164	572.65	45.6	65.0
Retail	4.2.5.1	6,713	623.66	9.5	20.0
Residential	4.2.1.13	131,208	12,189.65	129.0	148.0
Total				185.0	233.0
Visitors	na	na	na	16	
<i>Note Visitor Parking to be shared with Commercial</i>					
Loading Required					
Dwelling Use	5.2.1	160 units		1 Class B	1 Class B
Restaurant & Retail Use	5.2.5	13,819	1,283.83	2 Class B	1 Class B & 1 Class A

HANDICAP PARKING TABULATION (INCLUDED IN ABOVE COUNT)

Handicap Parking Required	
Use	Parking Required
Restaurant	1
Retail	1
Residential	6
Total	8

BIKE COUNT TABULATION

Bikes Required				
Use	Unit	Bylaw Section	Class A	Class B
Commercial	n/a	6.2.5.1	3	6
Residential	159	6.2.1.2	199	6
Total			202	12

PARKING ACHIEVED

Level	Regular Stalls	Small Stalls	Handicap Stalls	Total Provided
P1	28	1	4	33
P2	80	10	4	94
P3	105	1	-	106
Total:	213	12	8	233

BIKE PARKING ACHIEVED

Level	Class A			Total Provided	Class B
	Horizontal	Vertical	Locker		
L01					12
P1	123	45	42	210	-
P2	-	-	-	-	-
P3	-	-	-	-	-
Total:	123	45	42	210	12
	59%	21%	20%	100%	

Statistics

AREA TABULATION

Level	Height		Gross Area (sf)							Exclusions					FSR	Open Balcony (sf.)
	Elevation (ft)	Flr to Flr (ft)	Retail Uses				Residential		Total	Amenity	Storage	Opening	Walls Exclu.	Sub Total		
			Restaurant	Retail	Retail (Corridor)	Sub Total	Residential	Heritage House								
Top of Appertenace	245.9	-						-		-	-	-	-	-	-	
Mechanical	228.52	16.67	-	-	-	-	-	757	-	757	-	-	-	8	8	749
8	217.86	10.66	-	-	-	-	-	12,882	-	12,882	-	440	-	129	569	12,313
7	208.70	9.16	-	-	-	-	-	12,882	-	12,882	-	440	-	129	569	12,313
6	199.54	9.16	-	-	-	-	-	12,500	-	12,179	-	520	-	122	642	11,537
5	190.38	9.16	-	-	-	-	-	19,706	-	19,706	-	1,040	-	197	1,237	18,469
4	181.22	9.16	-	-	-	-	-	19,431	-	19,431	-	1,080	-	194	1,274	18,157
3	172.06	9.16	-	-	-	-	-	19,431	862	20,293	-	1,080	-	203	1,283	19,010
2	162.90	9.16	-	-	-	-	-	18,953	1,145	20,098	479	1,040	-	201	1,720	18,378
L2 Heritage House									1,115	1,115	-	-	-	11	11	1,104
1	147.90	15.00	6,164	6,713	942	13,819	4,283	1,592	19,694	-	320	-	197	517	19,177	-
P1											2,895	-	-		2,895	-
Total	-		6,164	6,713	942	13,819	120,825	4,714	139,037	479	5,960	-	1,390	7,829	131,208	6,708

Open Balcony / FSR= 5.11%

UNIT TABULATION

Studio	1 Bedroom	Loft	2 Bedroom	2 Br+Den	3 Bedroom	Heritage House Unit	Total Unit Count
480-496 (44-46sm)	471-604 (43-56sm)	671-699 (62-64sm)	743-1016 (69-94sm)	939-979 (87-90sm)	1047-1208 (97-112sm)	1000-2000 (92-185m)	
-	-	-	-	-	-	-	-
-	-	-	2	2	7	-	11
-	-	-	2	2	7	-	11
-	2	-	11	-	-	-	13
6	11	-	10	-	-	-	27
8	13	-	8	-	-	-	29
8	13	-	8	-	-	-	29
8	12	-	8	-	-	-	28
-	-	-	-	-	-	1	1
-	-	8	-	-	-	2	10
30	51	8	49	4	14	3	159

of units with less than 50sm area 62 unit
 # of units with 50-180sm area 96 unit
 # of units with over 180 sm 1 unit
 Total Number of Units 159 units

Area of Units with 50-180sm 7,531.19 sm