

Statistics and Calculations

Zoning Calculations

Site Area	FSR Allowable
34720 sq. ft. (3225.59 sq. m)	64231.8 sq. ft. (5967.33 sq. m)

Lot Coverage	FAR Area	Amenity Exclusion
Allowable N/A	Allowable 64,231.8 sq. ft.	Allowable N/A sq. ft.
Proposed	Proposed 61,063.0 sq. ft.	Proposed 503.0 sq. ft.

Building Setbacks	North	South	East	West	Courtyard	Building Height
Allowable	3.05 m - 3.66 m	1.22 m	3.05 m - 3.66 m	3.05 m - 3.66 m	7.32 m	Allowable 4 Stories or N/A
Proposed	3.66 m	1.22 m	3.66 m	3.66 m	7.32 m	Proposed 4 Stories and (T.B.D.)m or (T.B.D.) ft.
	12 ft.	4 ft.	12 ft.	12 ft.	24 ft.	

Area Summary	Units	Area	Gross Area	EXCLUSIONS			FSR AREA
				In Suite	Storage	Total	
Level 1	17	15,382.0	17,292.0	503.0	280.0	360.0	16,149.0 sq. ft.
Level 2	15	14,315.0	18,016.0	338.0	338.0	0.0	17,678.0 sq. ft.
Level 3	15	14,315.0	15,945.0	338.0	338.0	0.0	15,608.0 sq. ft.
Level 4	9	10,349.0	11,856.0	228.0	228.0	0.0	11,628.0 sq. ft.
Totals	56	54,361.0	63,110.0	503.0	1,184.0	360.0	61,063.0 sq. ft.

Storage Summary	Units	Required Lockers	In Suite Storage	Storage In Rooms	Total Storage	Total Excl. Area	Below Grade	Total Storage
Total Number of Units	56	56	37	9	46	1,544	14	60

Balcony Summary	LEVEL	Open Balconies	Enclosed Balconies	Total	sq. ft.
FSR Area	Level 2	7327.6	1,472.0	8,800.0	816.0
Allowable Balconies (12% FSR)	Level 2	1,472.0	1,472.0	2,944.0	271.2
Proposed Balconies	Level 2	1,472.0	1,472.0	2,944.0	271.2
Proposed Balconies (% FSR)	Level 4				4.8%
TOTAL		2,944.0	2,944.0	5,888.0	542.4

Parking Summary

Required Residential Parking (4.2.1.13)	Accessible Requirement (4.8.4)
Units Below 50m ² : 0.5 /unit, 1	1 per first 7 units, req'd total 1
Units Above 50m ² : 0.6 /unit, 53 units	.0034 per additional unit, /100 odd'n stalls, 1.67
Residential Stalls per Area Requirement: 1 /200 sqm, 28.38	60 stalls, Total Accessible Parking Required 3

Vehicle	Required	Provided	Accessible	Required	Provided	Bicycle	Required	Proposed	Vertical	Lockers
Residential	60	74	3	3	70	72	1	35		

Visitor	Required	Provided	Carshare	Required	Provided	Loading-CLASS A	Required	Provided	Loading-CLASS B	Required	Provided
						1	1	0			

Small Car Count	Allowable Small Car Stalls	Proposed Small Car Stalls
60 x 25%	15 Maximum (= 14 Additional Spots - Permitted to be small car if necessary)	19
	32%	

Bicycle Parking Summary	Req'd/Allowed	Proposed
Bicycle Parking Required (1.25 Stalls per unit)	70	72
Required Bicycle Lockers (25% minimum)	14	35
Allowable Vertical Stalls (30% maximum)	21	1

Unit Distribution		UNIT COUNT AND AREAS PER FLOOR												UNITS SUMMARY		STORAGE SUMMARY		Beds	Total Beds	Unit Ratio	
UNIT TYPE	AREAS	LEVEL 1			LEVEL 2			LEVEL 3			LEVEL 4			TOTAL	AREA	TOTAL					
E-A	993	1	993	1	34	2	1986	2	68	2	1986	2	68	5	4,966	5	170.0	2	10	8.9%	
E-A1	972	1	972	1	34	1	972	1	34	1	972	1	34	3	2,916	3	102.0	2	6	5.4%	
E-A2	659	1	659											1	659			1	1	1.8%	
E-B	1059	2	2118	2	56	2	2118	2	56	2	2118	2	56	6	6,354	6	168.0	1	6	10.7%	
E-B1	1023	1	1023	1	31	2	2046	2	62	2	2046	2	62	5	5,115	5	155.0	2	10	8.5%	
E-C	841					2	1682			2	1682			4	3,364			1	4	7.1%	
E-C1	852	1	852							1	852			2	1,704			2	2	1.8%	
E-C2	737	1	737							1	737			1	737			1	1	1.8%	
E-D	596					1	596			1	596			2	1,192			1	2	3.6%	
W-B	1125	1	1125	1	33	1	1125	1	33	2	2,250	2	66.0	2	2,250	2	66.0	2	4	3.6%	
W-B1	968	1	968	1	26	2	1936	2	52	2	1936	2	52	5	4,839	5	130.0	2	10	8.9%	
W-B2	1024	1	1024	1	37					1	1,024	1	37.0	2	2,048	2	60.0	2	2	1.8%	
W-B3	1263	1	1263	1	29					1	1,263	1	29.0	3	3,789	3	107.0	3	3	1.8%	
W-B4	1040	1	1040	1	33					1	1,040	1	33.0	2	2,080	2	62.0	2	2	1.8%	
W-B5	1131					1	1131	1	33	1	1,131	1	33	2	2,262	2	66.0	2	4	3.6%	
W-D	723					1	723			1	723			2	1,446			1	2	3.6%	
E-PH1	1016									2	2,032			2	2,032			2	4	3.6%	
E-PH2	1225									2	2,450	2	80	2	2,450	2	80.0	2	4	3.6%	
E-PH3	1113									1	1,113	1	40	1	1,113	1	40.0	2	2	1.8%	
E-PH4	1185									1	1,185	1	40	1	1,185	1	40.0	2	2	1.8%	
W-PH1	1115									1	1,115	1	28	1	1,115	1	28.0	2	2	1.8%	
W-PH2	928									1	928			1	928			2	2	1.8%	
W-PH3	1527									1	1,527	1	40	1	1,527	1	40.0	3	3	1.8%	
F-1	502					1	502			1	502			2	1,004			2	2	1.8%	
F-2	600					2	1,199			2	1,199			2	1,199			2	2	1.8%	
TH-1	1016					2	2,032			2	2,032			2	2,032			2	2	1.8%	
Project Totals		# of Units	56	Total Beds	88	Gross Area	60,332	Amenity	503	FAR Area	61,063 sq. ft.										

Site and Project Data

MH YUKON - PROJECT SUMMARY Site Area = 34719.91 sq. ft.

Area Summary	Net Area	Residential	Circulation	Lobby	Bicycles	Amenity	Rainscreen	Suite Storage	Bulk Storage	Gross Area	FAR (Net) Area
Level 1	15418.0	13029.0	2389.0	731.0	0.0	503.0	0.0	280.0	360.0	17292.0	16149.0
Level 2	17678.0	16058.0	1620.0	0.0	0.0	0.0	0.0	338.0	0.0	18016.0	17678.0
Level 3	15608.0	13988.0	1620.0	0.0	0.0	0.0	0.0	338.0	0.0	15946.0	15608.0
Level 4	11628.0	10176.0	1508.0	0.0	0.0	0.0	0.0	228.0	0.0	11856.0	11628.0
Totals	60332.0	53195.0	7137.0	731.0	0.0	503.0	0.0	1184.0	360.0	63110.0	61063.0 sq. ft.

Net to Gross Area (Efficiency)	Total Suite Area	Total Gross Area (Gross- Rainscreen Exclusions)	Total Percentage
	54,361.0 sq. ft.	63,110.0 sq. ft.	86.1 %

Floor Space Ratio (FSR)	Total Gross Area (Gross- Rainscreen Exclusions)	Total Percentage
	63,110.0 sq. ft.	1.76

MH YUKON - EAST BUILDING Site Area = 21622.29 sq. ft.

Area Summary	Net Area	Residential	Circulation	Lobby	Bicycles	Amenity	Rainscreen	Suite Storage	Bulk Storage	Gross Area	FAR (Net) Area
Level 1	9412.0	7873.0	1539.0	341.0	0.0	1006.0	0.0	155.0	360.0	11274.0	9753.0
Level 2	11178.0	10215.0	963.0	0.0	0.0	0.0	0.0	220.0	0.0	11398.0	11178.0
Level 3	10148.0	9185.0	963.0	0.0	0.0	0.0	0.0	220.0	0.0	10368.0	10148.0
Level 4	7535.0	6618.0	917.0	0.0	0.0	0.0	0.0	160.0	0.0	7695.0	7535.0
Totals	38273.0	33891.0	4382.0	341.0	0.0	1006.0	0.0	755.0	360.0	40735.0	35887.0 sq. ft.

Net to Gross Area (Efficiency)	Total Suite Area	Total Gross Area (Gross- Rainscreen Exclusions)	Total Percentage
	34,635.0 sq. ft.	40,735.0 sq. ft.	85.0 %

Floor Space Ratio (FSR)	Total Gross Area (Gross- Rainscreen Exclusions)	Total Percentage
	40,735.0 sq. ft.	1.79

MH YUKON - WEST BUILDING Site Area = 13097.62 sq. ft.

Area Summary	Net Area	Residential	Circulation	Lobby	Bicycles	Amenity	Rainscreen	Suite Storage	Bulk Storage	Gross Area	FAR (Net) Area
Level 1	6006.0	5156.0	850.0	390.0	0.0	0.0	0.0	125.0	0.0	6521.0	6396.0
Level 2	6500.0	5843.0	657.0	0.0	0.0	0.0	0.0	118.0	0.0	6618.0	6500.0
Level 3	5460.0	4803.0	657.0	0.0	0.0	0.0	0.0	118.0	0.0	5578.0	5460.0
Level 4	4093.0	3502.0	591.0	0.0	0.0	0.0	0.0	68.0	0.0	4161.0	4093.0
Totals	22059.0	19304.0	2755.0	390.0	0.0	0.0	0.0	429.0	0.0	22878.0	20863.0 sq. ft.

Net to Gross Area (Efficiency)	Total Suite Area	Total Gross Area (Gross- Rainscreen Exclusions)	Total Percentage
	19,726.0 sq. ft.	22,878.0 sq. ft.	86.2 %

Floor Space Ratio (FSR)	Total Gross Area (Gross- Rainscreen Exclusions)	Total Percentage
	22,878.0 sq. ft.	1.71



200-1000 West 3rd Street,
North Vancouver, B.C. V7P 3J6
Tel: 604.988.7501
Fax: 604.988.7510

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No.	Date	Revision Notes
1	2015/09/04	ISSUED FOR REZONING

2015.09.04

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