

3002-3036 WEST BROADWAY

STATISTICS:

CIVIC ADDRESS:	3002-3036 WEST BROADWAY, CITY OF VANCOUVER, B.C.		
LEGAL DESCRIPTION:			
CURRENT ZONING:	C-2C		
PROPOSED ZONING:	CD		
TOTAL SITE AREA:	1,940.5 SQ.M.	(20,887.9 SQ.FT.)	
SITE AREA AFTER DEDICATION:	1,922.7 SQ.M.	(20,696.3 SQ.FT.)	
BUILDING COVERAGE			
ALLOWED:	N/A		
PROPOSED:			
BUILDING HEIGHT			
ALLOWED UNDER C-2C:	13.8 M. (45.3 FT.)	(4 STOREYS)	
PROPOSED:	18.52 M. (60.75 FT.) TO TOP OF PARAPET	(5 STOREYS)	
FRONT YARD SETBACK			
ALLOWED UNDER C-2C:	0.6 METERS	COMMERCIAL : 1456 SQ.M. (15,670 SQ.FT.) = 0.76 F. RESIDENTIAL AT GRADE : 100 SQ.M. (1080 SQ.FT.)	
PROPOSED:	0.6 METERS	RESIDENTIAL ABOVE GRADE: 4194 SQ.M. (45,150 S)	
REAR YARD SETBACK			
ALLOWED UNDER C-2C:	3.1 METERS (FROM ULTIMATE CENTER LINE OF LANE)		
PROPOSED:	3.2 METERS (FROM ULTIMATE CENTER LINE OF LANE)		
REAR YARD SETBACK - RESIDENTIAL			
ALLOWED UNDER C-2C:	7.6 METERS (FROM ULTIMATE CENTER LINE OF LANE)		
PROPOSED:	7.6 METERS (FROM ULTIMATE CENTER LINE OF LANE)		
SIDE YARD SETBACKS			
ALLOWED UNDER C-2C:	0 METERS		
PROPOSED:	0 METERS		
DENSITY			
MAX. ALLOWED UNDER C-2C:	F.S.R. 3.00		
PROPOSED:	F.S.R. 3.50	(AS PER C-2C 4.11.2)	
TOTAL :	6,786.6 SQ.M.	(73,051.0 SQ.FT.)	
COMMERCIAL :	1,501.1 SQ.M.	(16,157.5 SQ.FT.) =	0.781 F.S.R.
RESIDENTIAL AT GRADE :	108.0 SQ.M.	(1,162.5 SQ.FT.) =	0.056 F.S.R.
RESIDENTIAL ABOVE GRADE :	5,205.0 SQ.M.	(56,026.9 SQ.FT.) =	2.707 F.S.R.
PROPOSED FLOOR AREA:			
1ST FLOOR (COMMERCIAL):	1,501.1 SQ.M.	(16,157.5 SQ.FT.)	
1ST FLOOR (RESIDENTIAL):	80.5 SQ.M.	(866.6 SQ.FT.)	
2ND FLOOR :	1,302.0 SQ.M.	(14,015.2 SQ.FT.) +	880 SQ.FT. STORAGE
3RD FLOOR :	1,323.3 SQ.M.	(14,243.5 SQ.FT.) +	880 SQ.FT. STORAGE
4TH FLOOR :	1,323.3 SQ.M.	(14,243.5 SQ.FT.) +	880 SQ.FT. STORAGE
5TH FLOOR :	1,256.5 SQ.M.	(13,524.7 SQ.FT.) +	680 SQ.FT. STORAGE
TOTAL :	6,786.6 SQ.M.	(73,051.0 SQ.FT.) +	3,320 SQ.FT. STORAGE
APARTMENT UNIT BREAKDOWN:			
	19 STUDIO UNITS		
	41 ONE BEDROOM UNITS		
	19 TWO BEDROOM UNITS		
	4 THREE BEDROOM UNITS		
	83 UNITS TOTAL		
EXCLUDED AMENITY AREA			
ALLOWED:	678.7 SQ.M.	(7,305.1 SQ.FT. = 10% OF PERMITTED F.S.R.)	
PROPOSED:	312.8 SQ.M.	(3,367.0 SQ.FT.)	

VEHICLE PARKING:

REQUIRED / SECURED MARKET RENTAL HOUSING - RESIDENTIAL :			
GROSS RESIDENTIAL AREA :	5238.5 SQ.M.	MIN. 1 SPACE/125 SQ.M. PER TABLE 4.5B =	42.5 SPACES
20% REDUCTION PER TABLE 4.5B		20% REDUCTION PER TABLE 4.5B =	-8.5 SPACES
CAR SHARE SUBSTITUTION:	4 CARS @ 1:5 RATIO		= -16.0 SPACES
TOTAL RESIDENT PARKING REQUIRED :			
REQUIRED ACCESSIBLE:	1 + 0.034 SPACES X 83 UNITS:	=	18.0 SPACES
			(3.8 SPACES OF TOTAL)
RESIDENT VISITOR PARKING REQUIRED: MIN. VISITOR: 7.5% TOTAL UNITS:			
		=	6.2 SPACES
MAXIMUM RESIDENT PARKING :			
	24 SPACES + .5 (83 UNITS)	=	65.5 SPACES
MAXIMUM VISITOR PARKING :			
	.15 (83 UNITS)	=	12.45 SPACES
TOTAL RESIDENT + VISITOR PARKING REQUIRED :			
		=	24.2 SPACES
REQUIRED / COMMERCIAL - ALL RETAIL:			
GROSS COMMERCIAL AREA :	1,490 SQ.M.	3 SPACES FOR 1ST 300 SQ.M.	= 3 SPACES
		1 SPACE / 50 SM ADDITIONAL	= 23 SPACES
		TOTAL:	26 SPACES
REQUIRED ACCESSIBLE:			
	1 + .4 SPACES/1000 SM:	=	(2 SPACES OF TOTAL)
TOTAL REQUIRED - ALL RETAIL:	COMMERCIAL AND RESIDENTIAL	=	50 SPACES + 2 LOADING
REQUIRED / COMMERCIAL - DRUGSTORE + RETAIL :			
COMMERCIAL AREA :	175.6 SQ.M.	3 SPACES FOR 1ST 300 SQ.M.	= 1 SPACE
DRUG STORE AREA:	1,314 SQ.M.	3 SPACES FOR 1ST 300 SQ.M.	= 3 SPACES
		1 SPACE / 20 SM ADDITIONAL	= 50 SPACES
		TOTAL:	54 SPACES
* SHOPPERS DRUG MART ONLY REQUIRES 22 SPACES AS PER THEIR LEASE.			
REQUIRED ACCESSIBLE:			
	1 + .4 SPACES/1000 SM:	=	(2 SPACES OF TOTAL)
TOTAL REQUIRED - RETAIL/DRUGSTORE:	COMMERCIAL AND RESIDENTIAL	=	78 SPACES + 2 LOADING
PROVIDED / RESIDENTIAL :			
RESIDENTS	BELOW GRADE PARKING GARAGE:	=	53 SPACES
ACCESSIBLE	BELOW GRADE PARKING GARAGE:	=	4 SPACES
VISITOR	BELOW GRADE PARKING GARAGE:	=	6 SPACES
	TOTAL:		63 SPACES
PROVIDED / COMMERCIAL PARKING :			
COMMERCIAL	BELOW GRADE PARKING GARAGE:	=	22 SPACES
ACCESSIBLE	BELOW GRADE PARKING GARAGE:	=	4 SPACES
	TOTAL:		26 SPACES
PROVIDED LOADING :			
	AT GRADE	=	2 SPACES
	TOTAL:		2 SPACES
SMALL CARS			
	TOTAL ALLOWED (25%) = 16		15 SMALL CARS PROVIDED
TOTAL PROVIDED:			
	COMMERCIAL AND RESIDENTIAL	=	89 SPACES + 2 LOADING

BICYCLE PARKING:

REQUIRED / RESIDENTIAL :			
1.25 SPACES X 83UNITS		103.75 CLASS A SPACES (MAX 31 V = 30%)	
		6 CLASS B SPACES	
REQUIRED / COMMERCIAL :			
1 SPACE PER 500 SM		3 SPACES	
PROVIDED :			
RESIDENTIAL	STORAGE LOCKERS (HORIZONTAL)	=	26 SPACES (20% OF TOTAL REQUIRED = 17)
	HORIZONTAL SPACES IN BIKE ROOMS	=	64 SPACES
	(TOTAL HORIZONTAL SPACES)	=	90 SPACES
	VERTICAL SPACES IN BIKE ROOMS	=	18 SPACES
	TOTAL CLASS A SPACES	=	108 SPACES
	TOTAL CLASS A SPACES W/ ELECT.	=	
	CLASS B SPACES	=	6 SPACES
	SIDEWALK BIKE RACK	=	4 BIKE RACKS (8 SPACES)
COMMERCIAL			
	GROUND FLOOR BICYCLE SPACES	=	6 CLASS A SPACES

OCT. 12, 2012	ISSUED FOR REZONING APP.	
NO.	DATE	REVISIONS

CONSULTANT

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PROJECT

MIXED USE DEVELOPMENT

3002, 3010, 3024, 3036 W. BROADWAY
 VANCOUVER, B.C.

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DRAWING TITLE

STATISTICS

SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	OCT. 12, 2012	A1.0	
DRAWN	TY		
CHECKED		PROJ. NO.	1210