

STATISTICS:

CIVIC ADDRESS:	3063, 3071, 3091 WEST BROADWAY (DE_____)		
LEGAL DESCRIPTION:	LOTS 13-16, BLOCK 31, DISTRICT LOT 192, NEW WESTMINSTER DISTRICT, PLAN 4166 & 1461		
ZONING:	C-2C		
TOTAL SITE AREA:	2,011.6 SQ.M. =	(21,652.5 SQ.FT.)	(0.497 ACRES)
BUILDING HEIGHT	REQUIRED/ALLOWABLE	PROVIDED	
C-2C 4.3	4 STOREYS; 13.8M	5 STOREYS; 17.8M	TO TOP OF ROOF PARAPET
SETBACKS	REQUIRED/ALLOWABLE	PROVIDED	
C-2C 4.4 - FRONT YARD	0.6M	0.29M [0.95']	
C-2C 4.5 - SIDE YARD	0.0M	0.0M [0.0']	
C-2C 4.6.1 - REAR YARD	3.1M FROM ULTIMATE C/L OF LANE	3.2M FROM ULTIMATE C/L OF LANE	
C-2C 4.6.2 - REAR YARD, RESIDENTIAL	7.6M FROM ULTIMATE C/L OF LANE	7.6M FROM ULTIMATE C/L OF LANE	
FLOOR SPACE RATIO / DENSITY	REQUIRED/ALLOWABLE	PROVIDED	
C-2C 4.7	3.00 FSR =	64,957.6 SQ.FT.	72,162.4 SQ.FT. (3.33 FSR)
PROPOSED FLOOR AREA:			
1ST FLOOR (COMMERCIAL):	1,444.7 SQ.M.	(15,550.2 SQ.FT.)	
1ST FLOOR (RESIDENTIAL - APARTMENT):	117.5 SQ.M.	(1,264.9 SQ.FT.)	
2ND FLOOR:	1,364.6 SQ.M.	(14,688.1 SQ.FT.) +	505.6 SQ.FT. AM., STOR.)
3RD FLOOR:	1,404.2 SQ.M.	(15,114.5 SQ.FT.) +	79.2 SQ.FT. STORAGE)
4TH FLOOR:	1,369.9 SQ.M.	(14,745.2 SQ.FT.) +	39.2 SQ.FT. STORAGE)
5TH FLOOR:	1,003 SQ.M.	(10,799.4 SQ.FT.) +	237.1 SQ.FT. STORAGE)
TOTAL:	6,704.0 SQ.M.	(72,162.4 SQ.FT.) +	861.1 SQ.FT. STORAGE)
APARTMENT UNIT BREAKDOWN:			
21 STUDIO UNITS	26.9 % OF UNITS	417.5 SQ.FT.	AVERAGE
29 ONE BEDROOM UNITS	37.2 % OF UNITS	613.0 SQ.FT.	AVERAGE
28 TWO BEDROOM UNITS	35.9 % OF UNITS	835.2 SQ.FT.	AVERAGE
78 UNITS TOTAL			

NOTE: NO UNITS LESS THAN 400 SQ.FT. PROVIDED.

EXCLUDED AMENITY AREA	REQUIRED/ALLOWABLE	PROVIDED
C-2C 4.7.3(d) - 10% OF RESIDENTIAL F.S.R.	525.9 SQ.M. (5,661.2 SQ.FT.)	426.4 SQ.FT.

EXCLUDED BALCONY AREA	REQUIRED/ALLOWABLE	PROVIDED
C-2C 4.7.3(a) - ALLOWED:	(4,529.0 SQ.FT. =	8% OF RESIDENTIAL F.S.R.)

PROPOSED:			
2ND FLOOR:	20.4 SQ.M.	(219.2 SQ.FT.)	
3RD FLOOR:	76.2 SQ.M.	(820.7 SQ.FT.)	
4TH FLOOR:	70.5 SQ.M.	(758.6 SQ.FT.)	
5TH FLOOR:	53.9 SQ.M.	(579.9 SQ.FT.)	
TOTAL:	221.0 SQ.M.	(2,378.4 SQ.FT.)	(4.2 % OF RESID. F.S.R.)

VEHICLE PARKING:

SECURED MARKET RENTAL HOUSING - RESIDENTIAL, PARKING BYLAW 4.5.B1

RESIDENTIAL STALLS REQUIRED (MINIMUM)			
1 SPACE FOR EACH 125 SQ.M. OF GFA	RESIDENTIAL SPACES	=	43 SPACES
WITHIN 2 BLOCK OF TRANSIT - 20% REDUCTION		=	9 SPACES
CAR SHARE SUBSTITUTION	4 CARS @ 1:5 RATIO	=	16 SPACES
7.5% OF TOTAL NUMBER OF UNITS	TOTAL RESIDENT PARKING:	=	18 SPACES
	VISITOR SPACES	=	6 SPACES
	TOTAL RESIDENT + VISITOR PARKING:	=	24 SPACES (MINIMUM)

RESIDENTIAL STALLS REQUIRED (MAXIMUM)			
TOTAL ALLOWED +5 SPACES PER UNIT	RESIDENTIAL SPACES	=	82 SPACES
15% OF TOTAL NUMBER OF UNITS	VISITOR SPACES	=	12 SPACES
	TOTAL RESIDENT + VISITOR PARKING:	=	94 SPACES (MAXIMUM)

COMMERCIAL STALLS REQUIRED			
RETAIL AS PER 4.2.5.1:	3 SPACES FOR 1ST 300 SQ.M. + 1 SPACE / 50 SM ADDITIONAL	=	26 SPACES
	TOTAL COMMERCIAL REQUIRED:	=	26 SPACES

ACCESSIBLE STALLS REQUIRED			
RESIDENTIAL AS PER 4.8.4(a):	1 FOR FIRST 7 UNITS + 0.034 SPACES / EACH ADDITIONAL UNIT:	=	3 SPACES
COMMERCIAL AS PER 4.8.4(b):	1 + 0.4 SPACES/1000 SM:	=	2 SPACES
	TOTAL ACCESSIBLE REQUIRED:	=	5 SPACES

TOTAL PARKING (MINIMUM):	=	50 SPACES
TOTAL PARKING (MAXIMUM):	=	120 SPACES

RESIDENT. SMALL PARK'G SPACES ALLOWED AS PER 4.1.8:25% OF TOTAL RESIDENT. PROVIDED:	=	14 SPACES OF TOTAL (MAXIMUM)
COMM. SMALL PARK'G SPACES ALLOWED AS PER 4.1.8: 25% OF TOTAL COMM. PROVIDED:	=	7 SPACES OF TOTAL (MAXIMUM)

MIN. ELECTRIC VEHICLE CHARGING STALLS	20% OF PROVIDED SPACES	=	18 SPACES OF TOTAL (MINIMUM)
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PARKING PROVIDED			
RESIDENTIAL STALLS			57 SPACES
VISITOR STALLS			6 SPACES
COMMERCIAL STALLS			29 SPACES
	TOTAL PARKING PROVIDED:		92 SPACES

RESIDENTIAL SMALL PARKING SPACES PROVIDED:	=	8 SPACES	14 % OF REQUIRED
COMMERCIAL SMALL PARKING SPACES PROVIDED:	=	1 SPACES	3 % OF REQUIRED

ELECTRIC VEHICLE SPACES PROVIDED:	=	20 SPACES	22 % OF SPACES
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RESIDENTIAL ACCESSIBLE SPACES PROVIDED:	=	3 SPACES
COMMERCIAL ACCESSIBLE SPACES PROVIDED:	=	2 SPACES

LOADING:

DWELLING USE		REQUIRED	PROVIDED
CLASS A AS PER 5.2.1:	NO REQUIREMENT	=	0 SPACES
CLASS B AS PER 5.2.1:	NONE FOR LESS THAN 100 UNITS	=	0 SPACES
CLASS C AS PER 5.2.1:	NO REQUIREMENT	=	0 SPACES
	TOTAL:	=	0 SPACES

COMMERCIAL (RETAIL)		REQUIRED	PROVIDED
CLASS A AS PER 5.2.5:	NO REQUIREMENT	=	0 SPACES
CLASS B AS PER 5.2.5:	1 SPACE FOR FIRST 465 SQ.M. + 1 SPACE FOR PORTION OF NEXT 1,860 SQ.M.	=	2 SPACES
CLASS C AS PER 5.2.5:	1 SPACE FOR 2,000 - 5,000 SQ.M.	=	0 SPACES
	TOTAL:	=	2 SPACES

BICYCLE PARKING:

DWELLING USE (MULTIPLE DWELLING)		REQUIRED	PROVIDED
CLASS A AS PER 6.2.1.2	1.25 SPACES / UNIT	=	98 SPACES

BIKE SPACE IN STORAGE LOCKER (HORIZ. =			0 SPACES
HORIZONTAL SPACES IN BIKE ROOMS =			119 SPACES
(TOTAL HORIZONTAL SPACES) =			119 SPACES
HORIZONTAL SPACES IN BIKE ROOMS =			0 SPACES
VERTICAL SPACES IN BIKE ROOMS =			13 SPACES
TOTAL:			132 SPACES
AS PER 6.3.21	TOTAL W/ ELECTRICAL OUTLET (50%)	=	66 SPACES (60 SPACES OF TOTAL)

CLASS B AS PER 6.2.1.2	6 SPACES PER DEVELOPMENT	=	6 SPACES (3 BIKE RACKS AT GRADE)
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COMMERCIAL (RETAIL)		REQUIRED	PROVIDED
CLASS A AS PER 6.2.5.1:	1 SPACE FOR EACH 500 SQ.M.	=	3 SPACES

CLASS B AS PER 6.2.5.1:	6 SPACES PER DEVELOPMENT	=	6 SPACES (3 BIKE RACKS AT GRADE)
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TABLE OF FLOOR AREA CALCULATIONS: (SUMMARY)

	COMMERCIAL	RESIDENTIAL	AMENITY	STORAGE	COMM. WALL THICK.	RESID. WALL THICK.	NET COMMERCIAL	NET RESIDENTIAL	NET FLOOR AREA	OPEN BALCONIES
1F	15,686.7 SQ.FT.	1,269.6 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	136.5 SQ.FT.	141.2 SQ.FT.	15,550.2 SQ.FT.	1,264.9 SQ.FT.	16,815.1 SQ.FT.	
2F	0.0 SQ.FT.	15,289.6 SQ.FT.	426.4 SQ.FT.	79.2 SQ.FT.		95.9 SQ.FT.	0.0 SQ.FT.	14,688.1 SQ.FT.	14,688.1 SQ.FT.	219.2 SQ.FT.
3F	0.0 SQ.FT.	15,289.6 SQ.FT.	0.0 SQ.FT.	79.2 SQ.FT.		95.9 SQ.FT.	0.0 SQ.FT.	15,114.5 SQ.FT.	15,114.5 SQ.FT.	820.7 SQ.FT.
4F	0.0 SQ.FT.	14,876.4 SQ.FT.	0.0 SQ.FT.	39.2 SQ.FT.		92.0 SQ.FT.	0.0 SQ.FT.	14,745.2 SQ.FT.	14,745.2 SQ.FT.	758.6 SQ.FT.
5F	0.0 SQ.FT.	11,109.2 SQ.FT.	0.0 SQ.FT.	237.1 SQ.FT.		72.7 SQ.FT.	0.0 SQ.FT.	10,799.4 SQ.FT.	10,799.4 SQ.FT.	579.9 SQ.FT.
TOTAL	15,686.7 SQ.FT.	57,834.5 SQ.FT.	426.4 SQ.FT.	434.7 SQ.FT.	136.5 SQ.FT.	497.7 SQ.FT.	15,550.2 SQ.FT.	56,612.2 SQ.FT.	72,162.4 SQ.FT.	2,378.4 SQ.FT.

NO.	DATE	ISSUE
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