



Project Statistics + Zoning

Project Data

Legal Description
Lots 25-28, BLK 8, DL 196, Plan 184

Civic Address
33, 35 & 41 East Hastings Street, Vancouver BC

Zoning
DEOD Downtown Eastside/Oppenheimer District

Site Area
12,196 sf (1,133 sm)

Proposed Use
Mixed Use Residential / Commercial

Gross Floor Area

Residential	8,032 sm (86,362 sf)
Commercial	1,030 sm (11,074 sf)
Total project GFA	9,200 sm (98,926 sf)

Floor Space Ratio
8.11

Proposed Height
38.905 m (127.6') to top of parapet
38.320 m (125.7') to top of uppermost slab (Level 14)

Setbacks (at Grade)

E Hastings st:	0.00m (min.)
Lane:	0.00m (min.)
Sideyard:	0.00m (min.)

Parking Space Calculations - Provided

Regular spaces	15
Disabled spaces	1
Total	16

Loading Space Calculations

Residential	Minimum	Provided
Class A	0	1
Class B		
1 space per 100-299 units	1	0
Commercial	1	1
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Total	2	2

Bicycle Storage Calculations - Required

Residential Bicycle Storage

Class A spaces	81 Residential units (>400 sf) x 1.25 spaces per unit 88 Residential units (<400 sf) x 0.75 spaces per unit
Class B spaces	min. 6 spaces for 20+ dwelling units
Subtotals:	168 class A spaces 6 class B spaces

Commercial Bicycle Storage

Class A spaces	1,030 sqm x 1 space per 750m2
Class B spaces	min. 6 spaces for 1000m2
Subtotals:	2 class A spaces 0 class B spaces

Total Required Bicycle Storage:
170 class A spaces
6 class B spaces

Bicycle Storage Calculations - Provided

Residential Bicycle Storage	% (Horiz vs. Vert)	# of spaces
Class A - Horizontal	53%	90
Class A - Vertical	26%	44
Class A - Bike Lockers	20%	34
Subtotals:		168
Class B (rack)	100%	6
Total Residential Provided:		6
Commercial Bicycle Storage	% (Horiz vs. Vert)	# of spaces
Class A - vertical	100%	2
Subtotals:		2
Total Bicycle Spaces Provided		170 Class A 6 Class B