

PROJECT TEAM

CLIENT

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FSR DRAWING LIST

FSR A101	DATA
FSR A102	UNITS TYPE & AREA
FSR A201	PARKING PLAN - P1 MEZZANINE
FSR A301	GROUND FLOOR - LEVEL 1
FSR A302	GROUND FLOOR MEZZANINE
FSR A303	LEVEL 2
FSR A304	LEVEL 3 - 4
FSR A305	LEVEL 5
FSR A306	LEVEL 6 - 7
FSR A307	LEVEL 8
FSR A310	LEVEL 9 - 10
FSR A311	LEVEL 11
FSR A312	LEVEL 12 - 14
FSR A313	ROOF PLAN - AMENITY SPACE

BROADWAY & ALMA MODERATE INCOME RENTAL HOUSING PILOT PROGRAM (MIRHPP)							CIVIC ADDRESS		LEGAL DESCRIPTION																	
							3743 & 3701 West Broadway		LOT A BLOCK 193 PLAN 4581 DISTRICT LOT 176 NEW WESTMINSTER SEE 368 932L, LOT 9, BLOCK 193, PLAN 4581, DISTRICT LOT 176, NEW WESTMINSTER LAND DISTRICT.																	
							P.I.D.		11489847																	
							EXISTING ZONING		C2 & RS -1																	
SITE AREA							m2																			
							2,157																			
FLOOR	COMMERCIAL RETAIL	AMENITY	RESIDENTIAL	TOTAL FSR	m2		CIRCULATION m2	STORAGE m2	STORAGE units	BALCONY m2	BALCONY units	TERRACES m2	COMMERCIAL		RESIDENTIAL			TOTAL	BKE STORAGE CLASS B							
					TOTAL GROSS	NET							BKE STORAGE CLASS A	BKE STORAGE CLASS B	BIKE STORAGE CLASS A											
P3									0																	
P2									122																	
P1																										
P1-MEZZ						56.9																				
L1	715.4	25.4				406.7																				
L1-MEZZ	229.9					297.8															9					
L2						1,219.2																				
L3						1,175.4																				
L4						1,175.4																				
L5						867.1																				
L6						802.3																				
L7						802.3																				
L8						683.3																				
L9						658.2																				
L10						658.2																				
L11						475.4																				
L12						431.1																				
L13						431.1																				
L14						431.1																				
ROOF		136.6				90.7																				
TOTAL				945.4	162.0	10,662.2	11,486.3	11,769.6	2,003.0	121.3	161	654.6	944.3	3	0	85	114	86	285		9					
FSR				0.44		4.89	5.33									29.8%	40.0%	30.2%								
%					1.4%				17.0%		5.6%	8.0%														
MODERATE INCOME																MARKET RENTAL				MODERATE INCOME + MARKET RENTAL		Bicycle Parking Calculations				
TOWN HOUSE																TOWN HOUSE				MODERATE INCOME + MARKET RENTAL	Units		Units			
2 BEDROOM	3 BEDROOM	MICRO-UNIT	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL	2 BEDROOM	3 BEDROOM	MICRO-UNIT	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL	<65m2	65m2-105m2									
P1-MEZZ							0										0	3								
L1							0										12	7								
L1-MEZZ							0										12	7								
L2				4	3	3	11				5		3		8		19									
L3				4	3	3	11				5		3		8		19									
L4				4	3	3	11				5		3	1	9		19									
L5							0				6	5	3		14		14									
L6							0				4	6	3		13		13									
L7							0				4	6	3		13		13									
L8							0				3	2	6		11		11									
L9							0				3	2	6		11		11									
L10							0				3	2	6		11		11									
L11							0				1	3	3		7		7									
L12							0				1	5	1		7		7									
L13							0				1	5	1		7		7									
L14							0				1	5	1		7		7									
TOTAL				0	0	0	12	9	9	2	32					129		161								
				0.0%	0.0%		37.5%	28.1%	28.1%	6.3%	100.0%					100.0%										
FAMILY UNITS										34.4%						35.7%										
PARKING REQUIREMENTS																REQUIRED	PROPOSED	SMALL CARS								
COMMERCIAL																15.9	14	2								
H/C																1.0	1									
TOTAL																15.9	15	2	13.3%							
RESIDENTIAL																94.2	21	5								
H/C																6.2	6									
VISITORS																8.1	8	4								
CAR SHARE																0.0	1									
TOTAL																102.2	36	9	25.0%							
PARKING LOADING																CLASS A		0	2							
																CLASS B		3	2							
BICYCLE PARKING																COMMERCIAL CLASS A		1 space per 340m2	2.8	3						
																CLASS B		Non for Less Than 1,000m2	0.0	0						
RESIDENTIAL CLASS A																Units <65m2		1.5	118	177	284.5	285				
																65m2 - 105m2		2.5	43	107.5						
																			161							
CLASS B																2 for 20 Units +1 pspace for additional 20 units		9.1	9							

**Leckie Studio
Architecture + Design Inc.**

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NOT FOR CONSTRUCTION

Issue

- SEP 13 2019 - ISSUE FOR COORDINATION
- OCT 18 2019 - ISSUE FOR REVIEW
- OCT 18 2019 - ISSUE FOR REVIEW
- OCT 22 2019 - ISSUE FOR CITY REVIEW
- OCT 29 2019 - PRE-REZONING APPLICATION REVIEW
- NOV 08 2019 - REZONING APPLICATION
- NOV 08 2019 - DESIGN DEVELOPMENT
- JAN 21 2020 - DESIGN DEVELOPMENT
- FEB 20 2020 - DESIGN DEVELOPMENT
- FEB 26 2020 - DESIGN DEVELOPMENT
- MAR 09 2020 - DESIGN DEVELOPMENT
- APR 17 2020 - REZONING RESUBMISSION COV REVIEW
- MAY 08 2020 - REZONING RESUBMISSION
- MAY 12 2020 - REZONING RESUBMISSION
- MAY 21 2020 - REZONING RESUBMISSION

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Client

**Westbank
Broadway +
Alma**

3743, 3701 West Broadway

Drawing Title

Data

Drawn / Checked Project Code
LSAD WBA

Scale Date
1:50 @ 22 x 34 TBC
1:100 @ 22 x 34

Sheet Number Revision

FSR A101