

RESIDENTIAL & COMMERCIAL BUILDING

4320 SLOCAN STREET



PROJECT STATISTICS

Site Address:
4320 Slocan Street

Legal Description:
Lots 2, 3, and Amended Lot 4 (Explanatory Plan 4663), Block 2 South West 1/4 of Section 47
Town of Hastings Suburban Lands Plan 4272

Site Dimensions:
Site Dimensions: 97.95' / 112.28' / 159.16' / 9.63' / 123.10'
Site Area: 14954 sqft (1389.3 sqM)

Zone:
Currently C-1, Proposed Re-Zoning to CD-1

Regulations:

	C-1 Maximum	Proposed
Height Conditional	35.10' (10.7M)	46.42' (14.15M)
Front Yard:	C-1 Minimum 0.00'	Proposed 2.00'
Side Yards:	0.00'	0.00'
Rear Yard:	25.10' (7.6M)	35.88' (10.9M)

	C-1 Maximum	Proposed
FSR All Uses	C-1 = 17945 sqft 1.20 FSR	31515.9 sqft = 2.11 FSR (C-2 = 37385 sqft = 2.50 FSR)
FSR Commercial Total		2360 sqft = 0.16 FSR
FSR Residential Total	C-1 = 11212 sqft = 0.75 FSR	29155.9 sqft = 1.95 FSR (C-2 = 26170 sqft = 1.75 FSR)

Site Coverage 11604.0 sqft = 77.6%

Gross Floor Area:

Proposed
42585 sqft (3956.1 sqM)

Net Floor Area (FSR):

	Proposed
P1 Commercial	2360.0 sqft
Parking & Mech Excl.	8137.7 sqft
P1 Residential	1107.1 sqft
L1 Residential	6247.8 sqft
L2 Residential	7901.7 sqft
L3 Residential	7901.7 sqft
L4 Residential	7637.6 sqft
In-Suite Storage Exclusion	-1640 sqft
Net Residential:	29155.9 sqft
Net All Uses:	31515.9 sqft

Suites:

Retail Suites	2 suites
Studio Suites	8 suites
1 Bedroom Suites	29 suites
2 Bedroom Suites	4 suites
Residential Suites Total	41 suites

Parking:

	Minimum	Proposed
Commercial per 4.2.5.1 = 1 Space / 1076 sqft		2 Spaces
Residential per 4.5.B1 = 1 space / 1345.5 sqft		23 Spaces
Visitor per 4.5.B1 = 7.5% of Total # of D.U.s		3 Spaces
Disability per 4.8.4(a) 1 for 7 D.U.s, 1 per .034 Units Thereafter:		2 Spaces
Relaxation per 4.1.14 = each disability counts as 2 spaces		-2 Spaces
Relaxation per 4.5.B1 = <20% proximity to Skytrain		-6 Spaces
Car-Share per 3.2.2. = 1/50 D.U.s, 1:5 ratio		-4 Spaces
Total Parking	19 Spaces	19 Spaces

Loading:

	Minimum	Proposed
Class B per 5.2.5. = 1 space per 5005.2 sqft Commercial Space		2 Spaces
Class A in lieu per Eng. Dept.	2 Spaces	2 Spaces

Bicycle:

	Minimum	Proposed
Residential per 6.2.1.2 - Class A = 1.25 spaces / D.U.		49 Spaces
Residential per 6.2.1.2 - Class B = min. 6 spaces		6 Spaces
Retail per 6.2.5.1 - Class A = min. 1 space / 5383 sqft		1 Space
Retail per 6.2.5.1 - Class B = min. 6 spaces / 10764 sqft		6 Spaces
Retail per 6.5.1 - 0.7 per Class A = min. 1 clothing locker per sex		2 lockers

DRAWING LIST:

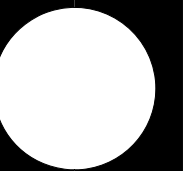
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Job No: 011-60

PROPOSED
MIXED USE BUILDING
4320 SLOCAN STREET

ISSUED CONCURRENT RZ/DE
2012-05-15

ISSUED REZONING
2012-02-22

S.T.I.R. DEADLINE
2011-12-14

ISSUED OFFICIAL INQUIRY
2011-09-27

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Drawing Title:

TITLE SHEET
STATISTICS

A-000