

CAMBIE AND 61 ST

RENTAL 100 SCHEME

ADDRESS:

7645 - 7675 Cambie St, 506 West 60th Ave

LEGAL DESCRIPTION:

LOTS 12, 13 AND 14 ALL OF BLOCK L, DISTRICT LOT 323. NEW WESTMINSTER DISTRICT, PLAN 9322

EXISTING ZONING:

RT-1

PROPOSED ZONING:

CD-1

SITE AREA:

31,569 SF

HEIGHT ALLOWED (Cambie Corridor Planning Program):

6 STOREYS STEPPED AT L4-L5

HEIGHT PROPOSED:

6 STOREYS STEPPED AT L4

72,6 ft

22,12 mts.

PROPOSED OPEN BALCONIES AREA:

9% to 12%

F.S.R.

RESIDENTIAL F.S.R. proposed

2.59

81,890 sq.ft.

INSTITUTIONAL (CHURCH) F.S.R. proposed

0.1

3,500 sq.ft.

TOTAL F.S.R. proposed

2.70

85,390 sq.ft.

BUILDING 1		AREA						UNITS				OPEN BALCONIES
FLOOR	INSTITUTIONAL (CHURCH)	RESIDENTIAL GROSS (100% RENTAL)	CORR.-ELEV.-STAIRS- AMENITY	TOTAL RENTABLE	- in-suite storage	AMENITY	TOTAL RESIDENTIAL FSR	STUDIO 480-600 SF	1B 480-620 SF	2B 716-950 SF	TOTAL	
P1	3,500											
L1 - GROUND FLOOR		7,442	1,368	6,074	290		7,152	7	3	1	11	0
L2		9,542	907	8,635	422		9,120	8	1	5	14	908
L3		10,006	963	9,043	454		9,552	11	1	4	16	861
L4		10,124	963	9,161	454		9,670	11	1	4	16	861
L5		9,709	963	8,746	392		9,317	11	1	4	16	351
L6		8,713	939	7,774	353		8,360	10	2	3	15	0
TOTAL FSR							53,171					2,981
TOTAL GROSS	3,500	55,536	6,103	49,433	2,365	0	59,036					
TOTAL UNITS								58	9	21	88	
%			10.99%	89.01%				66%	10%	24%	100%	6%

BUILDING 2		AREA						UNITS				OPEN BALCONIES
FLOOR	INSTITUTIONAL (CHURCH)	RESIDENTIAL GROSS (100% RENTAL)	CORR.-ELEV.-STAIRS- AMENITY	TOTAL RENTABLE	- in-suite storage	AMENITY	TOTAL RESIDENTIAL FSR	STUDIO 480-595SF	1B 480-620 SF	2B 716-950 SF	TOTAL	
P1							0					
L1 - GROUND FLOOR		5,298	2,047	3,251	139	667	4,492	0	2	3	5	0
L2		5,165	709	4,456	211		4,954	0	4	3	7	323
L3		5,557	719	4,838	245		5,312	0	4	4	8	395
L4		5,274	719	4,555	215		5,059	0	2	5	7	230
L5		4,869	708	4,161	142		4,727	0	4	3	7	80
L6		4,278	703	3,575	103		4,175	1	6	0	7	80
TOTAL FSR							28,719					2,708
TOTAL GROSS	0	30,441	5,605	24,836	1,055	667	31,108					
TOTAL UNITS								1	22	18	41	
%			18.41%	81.59%				2%	54%	44%	100%	9%

BUILDING 1 + BUILDING 2							UNITS			
RESIDENTIAL FSR AREA						81,890	STUDIO	1B	2B	TOTAL
RESIDENTIAL GROSS AREA						85,977				
TOTAL FSR AREA						85,390.00				
TOTAL GROSS AREA						90,144.00				
TOTAL UNITS							59	31	39	129
UNIT MIX SUMMARY							46%	24%	30%	100%
OPEN BALCONY						8.1%	6,643			

PARKING CALCULATION		REQUIRED	PROVIDED
RESIDENTIAL PARKING (VPBL 4.5.B1)			
1 PER 1345 SF		61	62
VISITOR 7.5% OF UNITS		10	10
CAR SHARE SPACES 1=5			5
DISABILITY SPACES 1 PER 5382 SF + 0.4 FOR ADD 10764 SF (4.8.4 VPBL)		4	4
TOTAL RESIDENTIAL		71	77
ASSEMBLY PARKING (VPBL 4.2.3.4)			
1 PER 100 SF (TOTAL SANCTUARY AREA=1,367SF)		14	17
CAR SHARE SPACES			
CAR SHARE DEDUCTION 1/5			
DISABILITY SPACES 1 PER 5382 SF + 0.4 FOR ADD 10764 SF (4.8.4 VPBL)		1	1
TOTAL ASSEMBLY		14	17
TOTAL CAR SPACES		85	94

BICYCLE SPACE CALCULATION	# units
1.25 CLASS A PER UNIT (V.P.B.L. 6.2.1.2)	129
6 CLASS B FOR OVER 20 UNITS	6
6 CLASS B FOR ASSEMBLY	6

LOADING CALCULATION	# units
0.008 CLASS B SPACE FOR 100 TO 299 UNITS	129
0.006 CLASS B SPACES PER UNIT OVER 299	0

STORAGE	
IN SUITE	101
P1	28
TOTAL	129