

CAMBIE WEST

FRANCL ARCHITECTURE  
2013-05-24

SITE AREA	49,821 SF	4,629 m <sup>2</sup>
PROPOSED GFA	293,265 SF	27,245 m <sup>2</sup>
PROPOSED FSR AREA	279,200 SF	25,939 m <sup>2</sup>
FSR	5.60	
RESIDENTIAL UNIT COUNT	368	

GFA	TOTAL per floor					
	RETAIL	RESTAURANT	DAYCARE	COMMUNITY	RESIDENTIAL	AMENITY
					Mid-Rise	Tower
L31					6,300	6,300
L30					6,300	6,300
L29					6,300	6,300
L28					6,300	6,300
L27					6,300	6,300
L26					6,300	6,300
L25					6,300	6,300
L24					6,300	6,300
L23					6,300	6,300
L22					6,300	6,300
L21					6,300	6,300
L20					6,300	6,300
L19					6,300	6,300
L18					6,300	6,300
L17					6,300	6,300
L16					6,300	6,300
L15					6,300	6,300
L14					6,300	6,300
L13					6,300	6,300
L12					6,300	6,300
L11					6,300	6,300
L10					6,300	6,300
L9					6,300	6,300
L8					6,300	6,300
L7					6,300	6,300
L6					6,300	6,300
L5					6,300	6,300
L4					6,300	6,300
L3			2,600		6,300	6,300
L2			3,265		6,600	6,200
L1	11,800	2,900	0	4,500	1,900	4,100
<b>SUB-TOTAL</b>					<b>71,500</b>	<b>193,000</b>
<b>TOTAL (SF)</b>	<b>11,800</b>	<b>2,900</b>	<b>0</b>	<b>5,865</b>	<b>264,500</b>	<b>3,700</b>
<b>TOTAL (m<sup>2</sup>)</b>	<b>1,096</b>	<b>269</b>	<b>0</b>	<b>545</b>	<b>24,573</b>	<b>344</b>

	SF	m <sup>2</sup>
GFA	293,265	27,245
FSR EXCLUSIONS		
Amenity	3,700	344
Daycare	5,865	545
Community	4,500	418
Building env.	0	0
Storage	0	0
Encl. Balconies	0	1,307
<b>FSR AREA</b>	<b>279,200</b>	<b>25,939</b>

BUILDING HEIGHTS AND SETBACKS

		ft	m
BUILDING HEIGHTS	MID-RISE	120	37
	TOWER	285	87
HEIGHT EXCLUSIONS	N/A	N/A	N/A
SETBACKS	CAMBIE ST.	N/A	N/A
	SW MARINE DR.	N/A	N/A
	LORD ST.	N/A	N/A

RESIDENTIAL UNITS	# OF UNITS												
	Mid-Rise (LR)						Tower (T)					LR+T	
	1BR	1BR+D	2BR JR	2BR	2BR+D	TOTAL	1BR	1BR+D	2BR JR	2BR	2BR+D		TOTAL
L31							4		3	2		9	9
L30							4		3	2		9	9
L29							4		3	2		9	9
L28							4		3	2		9	9
L27							4		3	2		9	9
L26							4		3	2		9	9
L25							4		3	2		9	9
L24							4		3	2		9	9
L23							4		3	2		9	9
L22							4		3	2		9	9
L21							4		3	2		9	9
L20							4		3	2		9	9
L19							4		3	2		9	9
L18							4		3	2		9	9
L17							4		3	2		9	9
L16							4		3	2		9	9
L15							4		3	2		9	9
L14							4		3	2		9	9
L13							4		3	2		9	9
L12	4		3	2		9	4		3	2		9	18
L11	4		3	2		9	4		3	2		9	18
L10	4		3	2		9	4		3	2		9	18
L9	4		3	2		9	4		3	2		9	18
L8	4		3	2		9	4		3	2		9	18
L7	4		3	2		9	4		3	2		9	18
L6	4		3	2		9	4		3	2		9	18
L5	4		3	2		9	4		3	2		9	18
L4	4		3	2		9	4		3	2		9	18
L3	4		4	1		9	5		2	2		9	18
L2	4		4	1		9	4		2	2		8	17
L1													
<b>Total</b>	<b>44</b>	<b>0</b>	<b>35</b>	<b>20</b>	<b>0</b>	<b>99</b>	<b>121</b>	<b>0</b>	<b>88</b>	<b>60</b>	<b>0</b>	<b>269</b>	<b>368</b>
	44.4%	0.0%	35.4%	20.2%	0.0%		45.0%	0.0%	32.7%	22.3%	0.0%		

PARKING SPACES	MIN.	MAX.	PROVIDED
RETAIL	12	23	23
RESTAURANT	19	N/A	19
DAYCARE	9	N/A	9
COMMUNITY	22	N/A	22
RESIDENTIAL	233	314	314
<b>TOTAL</b>	<b>295</b>	<b>N/A</b>	<b>387</b>

PARKING RATIOS BASED ON CITY POLICY	MIN.	MAX.
NON-RESIDENTIAL	1 per 88 m <sup>2</sup> (947 SF)	1 per 48 m <sup>2</sup> (517 SF)
RESIDENTIAL	0.40 per DU + 1 per 285 m <sup>2</sup> (3068 SF)	0.55 per DU + 1 per 220 m <sup>2</sup> (2368 SF)
COMMUNITY CENTRE		1 per 18.6 m <sup>2</sup> (200 SF)
RESTAURANT	1 per 50 m <sup>2</sup> (538 SF) up to 100 m <sup>2</sup> + 1 per each additional 10 m <sup>2</sup> (108 SF) up to 500 m <sup>2</sup> ...	

LOADING SPACES	CLASS A	CLASS B	CLASS C
RETAIL	0	2	0
DAYCARE	0	0	0
COMMUNITY	0	1	0
RESIDENTIAL	4*	2	0
<b>TOTAL</b>	<b>4</b>	<b>5</b>	<b>0</b>
<b>TOTAL PROVIDED</b>	<b>7</b>	<b>2</b>	<b>0</b>

\* Refer to Transportation Review document by Bunt & Associates dated May 23<sup>rd</sup> 2013

LOADING SPACES RATIOS (CoV Parking By-law)	CLASS A	CLASS B	CLASS C
RETAIL	no req.	1 sp for first 5000 SF, 1 for next 20,000 SF	no req. If < 2000 m <sup>2</sup> (21 528 SF)
5.2.5 DAYCARE	no req.	no req.	no req.
5.2 COMMUNITY	no req.	min. 1 sp for each 2800 m <sup>2</sup> (30 138 SF)	no req. If < 2000 m <sup>2</sup> (21 528 SF)
5.2.3 RESIDENTIAL	no req.	min. 2 sp for 300-499 units	no req.
5.2.1			

BICYCLE SPACES	CLASS A	CLASS B (visitors)
RETAIL	2	6
DAYCARE	0	0
COMMUNITY	0	6
RESIDENTIAL	460	6
horiz. (50% min.)	230	
vert. (30% max.)	138	
lockers (20% min.)	92	
<b>TOTAL</b>	<b>462</b>	<b>18</b>

BICYCLE SPACES RATIOS (CoV Parking By-law)	CLASS A	CLASS B
RETAIL	Min. 1 for each 500 m <sup>2</sup> (5382 SF)	Min. 6 if > 1000 m <sup>2</sup> (10 764 SF)
6.2.5.1 DAYCARE	no req.	no req.
6.2.2.5 COMMUNITY	Min. 1 for each 500 m <sup>2</sup> (5382 SF)	Min. 6 for any portion of each 1500 m <sup>2</sup> (16 146 SF)
6.2.3.1 RESIDENTIAL	Min. 1.25 per DU	Min. 6 if > 20 DU
6.2.1.2		