Project Data Summary:

Overview	
Legal Address:	5163-5187 Joyce Street, Vancouver BC
Legal Description:	
Max Height Allowed:	189.5m Geodetic Height (94.1m from grade)
Height Proposed:	94.1m (32 Storeys)
Zoning:	C-2C
Proposed Zoning:	CD-1
Site Area:	17,650
Proposed FSR:	12.27

Area Calculation

Floor	Gross Area								FSR Deductions						Total FSR Area		Balcony Area	
	Commercial		Residential		Library		Total		Amenity		Storage/Mech		Library		sqft	m2	sqft	m2
	sqft	m2	sqft	m2	sqft	m2	sqft	m2	sqft	m2	sqft	m2	sqft	m2				
Level P6																		
Level P5																		
Level P4																		
Level P3																		
Level P2																		
Level P1																		
Level L1	5,175	480.8	3,166	294.1	2,220	206.2	10,561	981.1			673	62.5	2,220	206.2	7,668	712.4		
Level L1.5	0	0.0	4,423	410.9	193	17.9	4,616	428.8	904	84.0	2286	212.4	193	17.9	1,233	114.5		
Level L2			645	59.9	12,208	1134.2	12,853	1194.1					12,208	1134.2	645	59.9		
Level L3			12,653	1175.5			12,653	1175.5	1363	126.6	518	48.1			10,772	1000.8	728	67.6
Level L4			12,653	1175.5			12,653	1175.5	1363	126.6	518	48.1			10,772	1000.8	728	67.6
Level L5			7,180	667.0			7,180	667.0			358	33.3			6,822	633.7	708	65.8
Level L6			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	951	88.4
Level L7			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	1,355	125.9
Level L8			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	951	88.4
Level L9			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	928	86.2
Level L10			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	1,379	128.1
Level L11			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	928	86.2
Level L12			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	951	88.4
Level L13			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	1,355	125.9
Level L14			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	951	88.4
Level L15			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	928	86.2
Level L16			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	1,379	128.1
Level L17			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	928	86.2
Level L18			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	951	88.4
Level L19			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	1,355	125.9
Level L20			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	951	88.4
Level L21			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	921	85.6
Level L22			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	1,379	128.1
Level L23			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	921	85.6
Level L24			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	951	88.4
Level L25			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	1,355	125.9
Level L26			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	951	88.4
Level L27			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	921	85.6
Level L28			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	1,379	128.1
Level L29			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	921	85.6
Level L30			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	1,379	128.1
Level L31			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	1,355	125.9
Level L32			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	1,379	128.1
Level L33 Mech			767	71.3			767	71.3			767	71.3			0	0.0	0	0.0
Total	***5,175***	***481***	***230,487***	***21,413***	***14,621***	***1,358***	***250,283***	***23,252***	***3,630***	***337***	***15,395***	***1,430***	***14,621***	***1,358***	***216,637***	***20,126***	***32,217***	***2,993.1***

Parking Summary:

Vehicle Parking Space Calculation	
Use	***Provided***
Commercial	6
Residential Visitor	15
Residential Strata	168
Library	39
Total	***228***

Disability and Small Car (Included in Parking Space Calculation)	
Disability Spaces (Included in calculation)	***Provided***
Residential	11
Commercial	2
Small Car Spaces (Included in calculation)	
25% of retail	61 (27%)

Bicycle Parking Space Calculation	
Commercial	***Provided***
Class A	2
Class B	0
Residential	***Provided***
Class A	564
Class B	16
Library	***Provided***
Class A	2
Class B	4
Total	***588***

Loading Space Calculation	
Commercial	***Provided***
Class A	0
Class B	2
Residential	***Provided***
Class A	0
Class B	1
Library	***Provided***
Class A	0
Class B	0
Total	***3***

Floor	***Unit Mix***			
	1 Bed	***2 Bed***	***3 Bed***	***Total***
Level P6				
Level P5				
Level P4				
Level P3				
Level P2				
Level P1				
Level L1				
Level L1.5				
Level L2				
Level L3	11	0	2	13
Level L4	11	0	2	13
Level L5	5	3	1	9
Level L6	5	2	2	9
Level L7	5	2	2	9
Level L8	5	2	2	9
Level L9	5	2	2	9
Level L10	5	2	2	9
Level L11	5	2	2	9
Level L12	5	2	2	9
Level L13	5	2	2	9
Level L14	5	2	2	9
Level L15	5	2	2	9
Level L16	5	2	2	9
Level L17	5	2	2	9
Level L18	6	4	0	10
Level L19	6	4	0	10
Level L20	6	4	0	10
Level L21	6	4	0	10
Level L22	6	4	0	10
Level L23	6	4	0	10
Level L24	6	4	0	10
Level L25	6	4	0	10
Level L26	6	4	0	10
Level L27	6	4	0	10
Level L28	6	4	0	10
Level L29	6	4	0	10
Level L30	6	4	0	10
Level L31	6	4	0	10
Level L32	6	4	0	10
	177	***87***	***29***	***293***
	60%	***30%***	***10%***	