Statistics

5763 Oak Street	
Site Address:	1008 West 41st Avenue and 5763 Oak Street
Legal Description:	Lot I (see N8741L) except firstly: Part in plan 18850; Secondly Part shown on plan LMP36671; Block 995, District Lot 526, Group 1, New Westminister District, Plan 20366
	Lots E, F, G, H of Lots 12-15, Block 995, District Lot 526, Plan 8152

Site Dimensions:	119.75' × 409.78'
Site Area (SF):	36,892.00
Building Foot Print	23,918.00
Site Coverage:	65%

Current Zoning:	C-1
Proposed Zoning:	CD-1

Proposed Height:	16 Storey+ Amenity level
Max Height:	16 Storey+ Amenity level

Max. Tower Floorplate	**Allowed**	**Provided**
Total	6500	6484.8
Total	6500	6484.8

		Imperial	Metric
Min. Set Backs	Front (41st Ave)	10.00	3.05
	Rear (42nd Ave)	11.80	3.60
	Side Yard (Oak St)	11.80	3.60
	Side Yard (Lane)	20.00	6.10

	Residential		**Commercial**		**Total**	
	FSR	Area (SF)	FSR	Area (SF)	FSR	Area (SF)
Permitted Density:	N/A	N/A	1.20	44,270	1.20	44,270
Proposed Density:	4.55	167,797	0.48	17,638	5.03	185,435

Note: 20% below market FAR calculation correspond to L2 and L3 with a total area of 33,244 sf.

Retail Podium	**Gross Floor Area**						**Deductions**					**FSR**	**Efficiency**
Level	A	B	C	D	E	F (B+C+D)	G	H	I	J	K (G+H+I+J)	L (F-K)	
	# Units	Saleable/Leasable Unit Area	Circulation/Service	Amenity	Balcony	Gross Buildable	Storage	Services	Amenity	Wall	Total Deductions	Net FSR	
L1 - Commercial Total	0	16,659	979	0		17,638					0	17,638	94%
Residential Podium	**Gross Floor Area**						**Deductions**					**FSR**	**Efficiency**
Level	A	B	C	D	E	F (B+C+D)	G	H	I	J	K (G+H+I+J)	L (F-K)	B/F
	# Units	Saleable/Leasable Unit Area	Circulation/Service	Amenity	Balcony	Gross Buildable	Storage	Services	Amenity	Wall	Total Deductions	Net FSR	
L1	2	1,074	2,831	0	0	3,905	0		0	0	0	3,905	28%
L2 (Below Market)	26	16,492	2,679	0	1,322	19,171	768		0	0	768	18,403	86%
L3 (Below Market)	26	16,492	2,679	0	1,413	19,171	768		0	0	768	18,403	86%
L4	26	16,492	2,679	0	1,413	19,171	768		0	0	768	18,403	86%
L5	24	15,228	2,622	0	2,930	17,850	737		0	0	737	17,113	85%
L6	24	15,228	2,622	0	1,308	17,850	737		0	0	737	17,113	85%
L7	8	5,006	1,055	0	340	6,061	229		0	0	229	5,832	83%
L8	8	5,091	970	0	399	6,061	229		0	0	229	5,832	84%
Roof	0	0	406	0	0	406	0		0	0	0	406	0%
Residential Podium Total	144	91,103	18,543	0	9,125	109,646	4,236	0	0	0	4,236	105,410	83%
Tower	**Gross Floor Area**						**Deductions**					**FSR**	**Efficiency**
Level	A	B	C	D	E	F (B+C+D)	G	H	I	J	K (G+H+I+J)	L (F-K)	B/F
	# Units	Saleable/Leasable Unit Area	Circulation/Service	Amenity	Balcony	Gross Buildable	Storage	Services	Amenity	Wall	Total Deductions	Net FSR	
L7	7	5,046	979	485	491	6,510	216		485	0	701	5,809	78%
L8	8	5,563	947	0	464	6,510	248		0	0	248	6,262	85%
L9	8	5,563	947	0	464	6,510	248		0	0	248	6,262	85%
L10	8	5,563	947	0	464	6,510	248		0	0	248	6,262	85%
L11	8	5,563	947	0	464	6,510	248		0	0	248	6,262	85%
L12	8	5,563	947	0	464	6,510	248		0	0	248	6,262	85%
L13	8	5,563	947	0	464	6,510	248		0	0	248	6,262	85%
L14	8	5,563	947	0	464	6,510	248		0	0	248	6,262	85%
L15	8	5,563	947	0	464	6,510	248		0	0	248	6,262	85%
L16	7	5,308	950	0	703	6,258	248		0	0	248	6,010	85%
L17 - Amenity Level	0	0	0	2,433	0	2,433	0		2,433	0	2,433	0	0%
Mech	0	0	472	0	0	472	0		0	0	0	472	0%
Tower Total	78	54,858	9,977	2,918	4,906	67,753	2,448	0	2,918	0	5,366	62,387	81%
Total													
	Gross Floor Area						**Deductions**					**FSR**	**Efficiency**
Project Total	222	162,620	29,499	2,918	14,031	195,037	6,684		2,918		9,602	185,435	83%
					7%								

Statistics

Unit Mix- Summary	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Tower	0	38	20	20	0	78
Podium	20	85	35	4	0	144
TOTAL	20	123	55	24	0	222
Mix	9%	55%	25%	11%	0%	100%
Family Unit %			36%			

Unit Mix - Tower	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
L7	0	3	2	2	0	7
L8	0	4	2	2	0	8
L9	0	4	2	2	0	8
L10	0	4	2	2	0	8
L11	0	4	2	2	0	8
L12	0	4	2	2	0	8
L13	0	4	2	2	0	8
L14	0	4	2	2	0	8
L15	0	4	2	2	0	8
L16	0	3	2	2	0	7
L17 - Amenity Level	0	0	0	0	0	0
TOTAL	0	38	20	20	0	78
Mix	0%	49%	26%	26%	0%	100%
Family Unit %			51%			

Unit Mix - Podium	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Level 1	0	2	0	0	0	2
Level 2	4	15	7	0	0	26
Level 3	4	15	7	0	0	26
Level 4	4	15	7	0	0	26
Level 5	3	15	4	2	0	24
Level 6	3	15	4	2	0	24
Level 7	1	4	3	0	0	8
Level 8	1	4	3	0	0	8
TOTAL	20	85	35	4	0	144
Mix	14%	59%	24%	3%	0%	100%
Family Unit %			27%			

Parking Calculation		Required	Provided
Res. Stalls Required (4.5.B1)			
Market Rental Requirement based on Traffic Consultant's report		71	123
Below Market Rental Requirement based on Traffic Consultant's report		**18**	18
Standard Space			117
Small Car			16
Disability			8
Electric Vehicle			71
TOTAL RESIDENTIAL		**89**	**149**
TOTAL RESIDENTIAL - RATIO			**0.67**
VISITOR (4.1.16)			
Min. 0.05 spaces per dwelling unit		11	11
max. 0.1 spaces per dwelling unit		22	
TOTAL VISITOR		**11 to 22**	**11**
RETAIL			
Small Retail (4.2.5.1)	A min. of 1 space for each 100 sm of GFA up to 300 sm and one additional space for each additional 50sm of GFA	3	3
Grocery Store (4.2.5.3)	A minimum of one space for each 100 square metres of gross floor area up to 300 square metres, one additional space for each additional 20 square metres of gross floor area up to 2 300 square metres, and one additional space for each additional 30 square metres of gross floor area over 2 300 square metres	49	49
Standard Spaces			43
Disability			1
Small Car			7
Electric Vehicle			0
TOTAL RETAIL		52	52
TOTAL RETAIL	**16,659**	**52**	**52**
TOTAL RETAIL - RATIO PER 1,000 SF			**0.31**
Car Wash			0

Bicycle Space Calculation	Required	Provided	
RESIDENTIAL (6.2.1.2)			
Class A: A minimum of 1.5 spaces for every dwelling unit under 65m2 (699sf); 2.5 per unit over 65sm (699sf and under 105sm(1130.21sf)); and 3 spaces for dwelling units over 105 sm (1130.21sf) - Electrical outlets | Each two Class A bicycle spaces must have an electrical outlet	412	468	
Class B: Two (2) for up to 20 dwelling units and additional one space for each additional 20 units	13	13	
* All Class B stalls are provided at grade			
6.3.21			
Stacked (max. 60%)	247.2	236	
Horizontal (min. 25%)	103	157	
Locker (min. 10%)	41.2	53	
Oversized (min. 5%)	21	22	
RETAIL			
1 per 3660 sf	5	5	*
Class B	6	6	
* All Class B stalls are provided at grade			
Total	436	492	

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Loading Calculation	Required	Provided
RESIDENTIAL		
Class A - Passenger Loading	2	2
Class B	1	1
RETAIL		
Class A	0	0
Class B	2	2
Class C	0	0
Total	**5**	**5**
*Class B spaces to be shared between uses		

Balcony Calculation	Allowed	Provided
Total		
Total	15603	14,031

Storage Lockers	Required	Provided
Total		
Total	222	365