

1500 ROBSON STREET STATISTICS

CIVIC ADDRESS: 1500 ROBSON STREET
 ZONING: C-5A

LEGAL ADDRESS

PID 15775534 LOT 6 BLOCK 44 PLAN VAP92 DISTRICT LOT 185 NWD PART S 1/2.
 PID 15775511 LOT 7 BLOCK 44 PLAN VAP92 DISTRICT LOT 185 NEW WESTMINSTER PART E 1/2, LOT 6, BLOCK 44, PLAN VAP92, PART N 1/2, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT.
 PID 15775593 LOT 7 BLOCK 44 PLAN VAP92 DISTRICT LOT 185 NEW WESTMINSTER PART E 1/2, LOT 6, BLOCK 44, PLAN VAP92, ART N 1/2, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT.

PROJECT DESCRIPTION

Single storey retail podium, services at grade and accessed from lane.
 20-storey market rental tower above podium

PROPOSED USE MARKET RENTAL

SITE AREA 12969 SF
SITE DIMENSIONS 99' X 131'

FSR AREA (SF)

TARGET FSR 7.7 (7.0 + 10% Heritage Bonus = 7.7)
TARGET FSR AREA 99,861

BUILDING HEIGHT

AS PER PARKING WEST END COMMUNITY PLAN

Provided
MAXIMUM BUILDING HEIGH 64M 210' 210' (283.98' geodetic to top of mechanical roof slab)
MAXIMUM PODIUM HEIGHT 7.6M 25' 25'

AREA BREAKDOWN

Level	Gross Area				Excluded Area			Total FSR
	Retail	Residential	Mechanical/OTB	Total GFA	Amenity	Storage	Mechanical	
Level 1	5,469.0	1,980.3	4,284.0	11,733.3			4,284.0	7,449.3
Mezzanine		457.3	1,142.5	634.6	177.3		1,142.5	457.3
Level 2		5,228.6		5,228.6	234.6	200.0		4,794.0
Level 3		5,104.3		5,104.3		240.0		4,864.3
Level 4-19		82,016.0		82,016.0		3,840.0		78,176.0
Level 20		4,280.2		4,280.2		160.0		4,120.2
Level 21		3,333.4		3,333.4	3,333.4	0.0		0.0
TOTAL	5,469.0	102,400.1	5,426.5	112,330.4	3,745.3	4,440.0	5,426.5	99,861.1

Open Balcony
0
0
0
618
9,893
175
0
10,562

TARGET FSR AREA 99,861
ACHIEVED FSR AREA 99,861

DIFFERENCE IN FSR 0

UNIT BREAKDOWN BY FLOOR

	Studio	1 Bedroom	2 or 3 Bedroom	TOTAL
Level 1				0
Level 2		1	4	5
Level 3	1	3	2	6
Level 4-19	32	48	32	112
Level 20		0	4	4
Level 21				0
TOTAL	33	52	42	127

UNIT BREAKDOWN BY TYPE

	Studio	1 Bedroom	2 or 3 Bedroom	TOTAL
TOTAL	33	52	42	127
% of UNIT MIX	26%	41%	33%	

CLIENT
GWL REALTY ADVISORS
 650 West Georgia Street - Suite 1600
 Vancouver, BC. V6B 4N7



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NO.	DATE	APPR	DESCRIPTION

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SEAL

SUB-CONSULTANT

PRIME CONSULTANT
IBI GROUP ARCHITECTS (CANADA) INC.
 700 - 1285 West Pender Street
 Vancouver BC V6E 4B1 Canada
 tel 604 683 8797 fax 604 683 0492
 ibigroup.com

PROJECT TITLE
1500 ROBSON

PROJECT NO: 39773
 DRAWN BY: LM
 CHK'D BY: MB
 SCALE: NTS
 DATE: 2017/03/15

SHEET TITLE
PROJECT STATISTICS

SHEET NUMBER
A0.01

PARKING STATISTICS

RETAIL PARKING

AS PER PARKING BYLAW SECTION 4.3.1

- (a) A minimum of one space for each 145 sq.m of gross floor area; and
- (b) A maximum of one parking space for each 115sq.m of gross floor area.

REQUIRED

- 4
- 5

RETAIL AREA	SQUARE FEET	SQUARE METERS
	5,469	508

RETAIL PARKING PROVIDED

RESIDENTIAL PARKING

AS PER PARKING BYLAW SECTION 4.3.6

Residential uses Downtown shall provide the lesser of:

- (a) At least one parking space for each 140 sq.m of gross floor area; and
- (b) one parking space for every dwelling unit.

REQUIRED

- 68
- 127

MINIMUM RESIDENTIAL PARKING REQUIRED
VISITOR PARKING PROVIDED (0.075 STALLS PER UNIT)

RETAIL LOADING

AS PER OFF-STREET LOADING SPACE REGULATIONS ITEM 5.2.5

Class A
No requirement.

REQUIRED

0

Class B
No requirement for less than 100 sq. m of gross floor area
A minimum of one space for the first 465sq.m of gross floor area
One additional space for any portion of the next 1860sq.m of gross floor area

TOTAL 2

Class C
No requirement for less than 2000 sq. m of gross floor area

0

RESIDENTIAL LOADING

AS PER OFF-STREET LOADING SPACE REGULATIONS ITEM 5.2.1

No requirement for less than 100 dwelling units
At least one Class B for 100-299 dwelling units

REQUIRED

1

LOADING PROVIDED

This proposal includes two shared Class B Loading stalls shared between the retail and residential uses. A separate and secure staging area is provided for residential tenants to facilitate move in and move out procedures. In lieu of the the third Class B stall two Class A loading stalls are provided on P2 for residents.

ACCESSIBLE PARKING

AS PER PARKING BYLAW ITEM 4.8.4

- (a) multiple dwelling: at least 1 stall for a building with 7 units and an additional 0.034 spaces for each additional dwelling unit 5.1
 - (b) non-residential uses 1 stall for each bldg that contains at least 500m2 of gross floor area and an additional 0.04 spaces for each additional 1000m2 gross floor area 1.4
- TOTAL 6.5

RESIDENTIAL UNIT COUNT	127	
RETAIL AREA	SQUARE FEET	SQUARE METERS
	5,469	508

ACCESSIBLE PARKING REQUIRED

BICYCLE STORAGE

RETAIL BICYCLE STORAGE

AS PER PARKING BYLAW SECTION 6.2.4.1

- CLASS A: A minimum of one space for each 500 sq.m of gross floor area. 1
- CLASS B: A min. of 6 spaces for any dev't containing a min. of 2,000 sq. m of gross floor ar 0

RETAIL AREA	SQUARE FEET	SQUARE METERS
	5,469	508

BICYCLE STORAGE PROVIDE CLASS A
CLASS B

RESIDENTIAL BIKES

AS PER PARKING BYLAW SECTION 6.2.1.2

- Multiple Dwelling: 159
- CLASS A: A min. of 1.25 spaces for every dwelling unit. 6
- CLASS B: A min. of 6 spaces for any dev't containing a min. of 20 dwelling units.

RESIDENTIAL UNIT COUNT 127

BICYCLE STORAGE PROVIDE CLASS A
CLASS B

PARKING COUNT BREAKDOWN

Level	Commercial / Visitor				Residential				Total
	Regular	Small	HC	Total*	Visitor	Regular	Small	HC	
1	-	-	-	-	-	-	-	-	-
PMezz	-	-	-	-	-	-	-	-	-
P1	8	2	2	14	-	-	-	-	14
P2	-	-	-	-	-	11	3	2	18
P3	-	-	-	-	-	24	3	2	31
P4	-	-	-	-	-	14	3	2	21
TOTAL	8	2	2	14	-	49	9	6	70

*City of Vancouver Parking and Loading Design Supplement
Note 3b) Each required disability space can count as two standard parking spaces toward meeting the minimum total required parking.

BICYCLE STALL COUNT BREAKDOWN

Level	Commercial					Residential					Total				
	Class A				Class B	Total	Class A				Class B	Total	Class 1	Class 2	Subtotal
	V	H	Locker	Subtotal			V	H	Locker	Subtotal					
Level 1	-	-	-	-	-	-	-	-	-	6	6	-	6	6	
Level PMezz	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Level P1	-	2	-	2	-	2	35	46	32	113	-	113	115	115	
Level P2	-	-	-	-	-	-	1	45	-	46	-	46	46	46	
Level P3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Level P4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL	-	2	-	2	-	2	36	91	32	159	6	165	161	6	

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