

BASIC INFORMATION

CIVIC ADDRESS 375 EAST 1ST AVENUE

LEGAL ADDRESS PARCEL IDENTIFIER: 027-789-608, LOT P DISTRICT LOS 2001A, 264A AND2037, GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP39441

ZONING CD-1 (402)

SITE AREA 1.03 HA (10283 SM) (110680 SF)

SITE COVERAGE 36%

DENSITY PERMITTED MAX DENSITY SEE CD-1 (402) FOR FULL DENSITY BREAKDOWN
 MAX LIVE-WORK USE = 16,722 SM (180000 SF)
 MAX # OF LIVE-WORK UNITS = 250
 MAX HOTEL USE = 9290 SM (100000 SF)
 MAX GENERAL OFFICE USE = 50025 SM (538465 SF)
 MAX RETAIL STORE USE = 14174 SM (152568 SF)
 MAX STORAGE WAREHOUSE = 236881 SM (2549766 SF)

DENSITY PROPOSED 4.42 FSR
 45627 SM (491142 SF)
 LIVE-WORK = 16722 SM (180000 SF)
 # OF LIVE-WORK UNITS = 220 UNITS
 HOTEL = 9290 SM (100000 SF)
 # OF HOTEL UNITS = 199
 GENERAL OFFICE = 7432 SM (80000SF)
 RETAIL STORE = 4156 SM (44735 SF)
 STORAGE WAREHOUSE = 8027 SM (86407 SF)
 AMENITY = 575 SM (6188 SF)

SITE SETBACKS SEE SITE METRICS/SITE SETBACK PAGE FOR PROPOSED SETBACKS (SETBACK AND BUILDING SEPARATIONS WERE DEVELOPED IN CONSULTATION WITH THE PLANNING DEPARTMENT)
 A SETBACK OF 15 M IS REQUIRED ON THE WEST OF THE SITE

BLDG HEIGHT PERMITTED 42.72M (150')

BLDG HEIGHT PROPOSED SEE SITE CONSTRAINTS/BUILDING HEIGHTS PAGE
 42.72M (150')FROM BASE POINT TO TOP-OF-PARAPET ON ROOFTOP AMENITY LEVEL (ROOFTOP AMENITY, ELEVATOR PENTHOUSE, ROOFTOP MECHANICAL SPACES, AND ANY ITEMS LISTED IN Z&D BYLAW 10.11 ARE EXEMPT FROM BUILDING HEIGHT)

PROPOSED STOREYS LIVE-WORK 1 = 15 STOREYS
 LIVE-WORK 2 = 13 STOREYS
 HOTEL = 15 STOREYS
 GENERAL OFFICE = 7 STOREYS

PARKING CALCULATIONS					BIKE STALL CALCULATIONS					PARKING COUNT BY FLOOR				
	RATE	INPUT	REQ.	PROVIDED		RATE	INPUT	REQ.	PROVIDED		REG	SMALL	HC	TOTAL
LIVE/WORK UNITS<538sft	0.5	0	0		LIVE/WORK	1.25	220	275	275	P1	19	2	4	25
UNITS>538sft	0.6	220	132							P2	178	44	9	231
GFA	1/2153sft	180000	84	216						P3	186	44	1	231
Visitors (not req)				15	HOTEL	1/30units	199	7	7	P4	185	38	8	231
HOTEL	1	199	199	199	WAREHOUSE	1/10764sft	86407	9	9	P5	-	-	-	-
STORAGE WAREHOUSE	1/1991sft	86407	44	44						TOTAL	568	128	22	718
					RETAIL STORE	1/5382sft	44735	8	8	%	79%	18%	3%	100%
					OFFICE	1/1076sft	3229	15	15					
						1/538sft	76771	143	154					
TOTAL			683	718				315	315					

LOADING CALCULATIONS						
USES	CLASS A REQ	PROVIDED	CLASS B REQ	PROVIDED	CLASS C REQ	PROVIDED
LIVE WORK	1	2	2	1		
HOTEL	1	1	2	2		
GENERAL OFFICE	1	1	2	2		
RETAIL STORE	-	-	3	3	1	0
STORAGE WAREHOUSE	-	4	4	2	2	
TOTALS	3	8	13	10	3	0

DISABILITY STALL REQUIREMENTS			
	BASE	RATE	
LIVE WORK	1.0	FIRST 7 UNITS	1
	1/0.034	213.0	7
OTHER	2.0	FIRST 500 SQM	2
	0.4	304253	11
		/10764	11
TOTAL			22

*Please refer to loading relaxation rationale provided by Bunt

4.8.4 Required Disability Parking Spaces For each:
 (a) multiple dwelling or live-work use, there must be at least one disability parking space for each building that contains at least seven residential units and an additional 0.034 space for each additional dwelling unit; and
 (b) non-residential uses, there must be at least one disability parking space for each building that contains at least 500 m2 of gross floor area and an additional 0.4 parking space for each 1000 m2 of gross floor area;

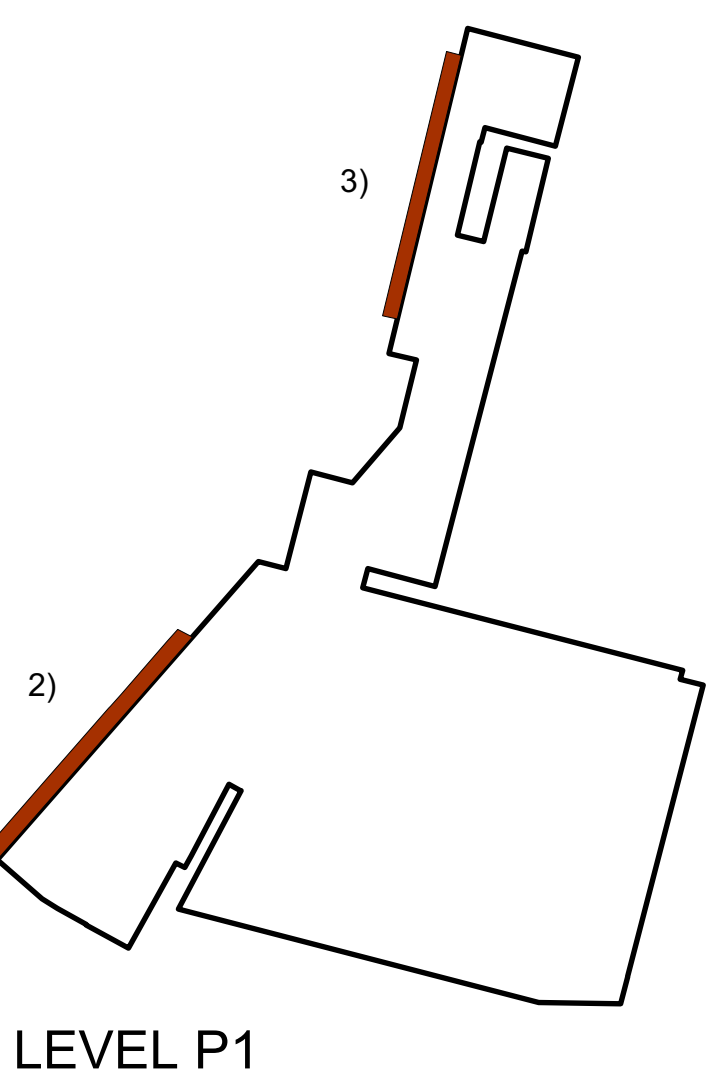
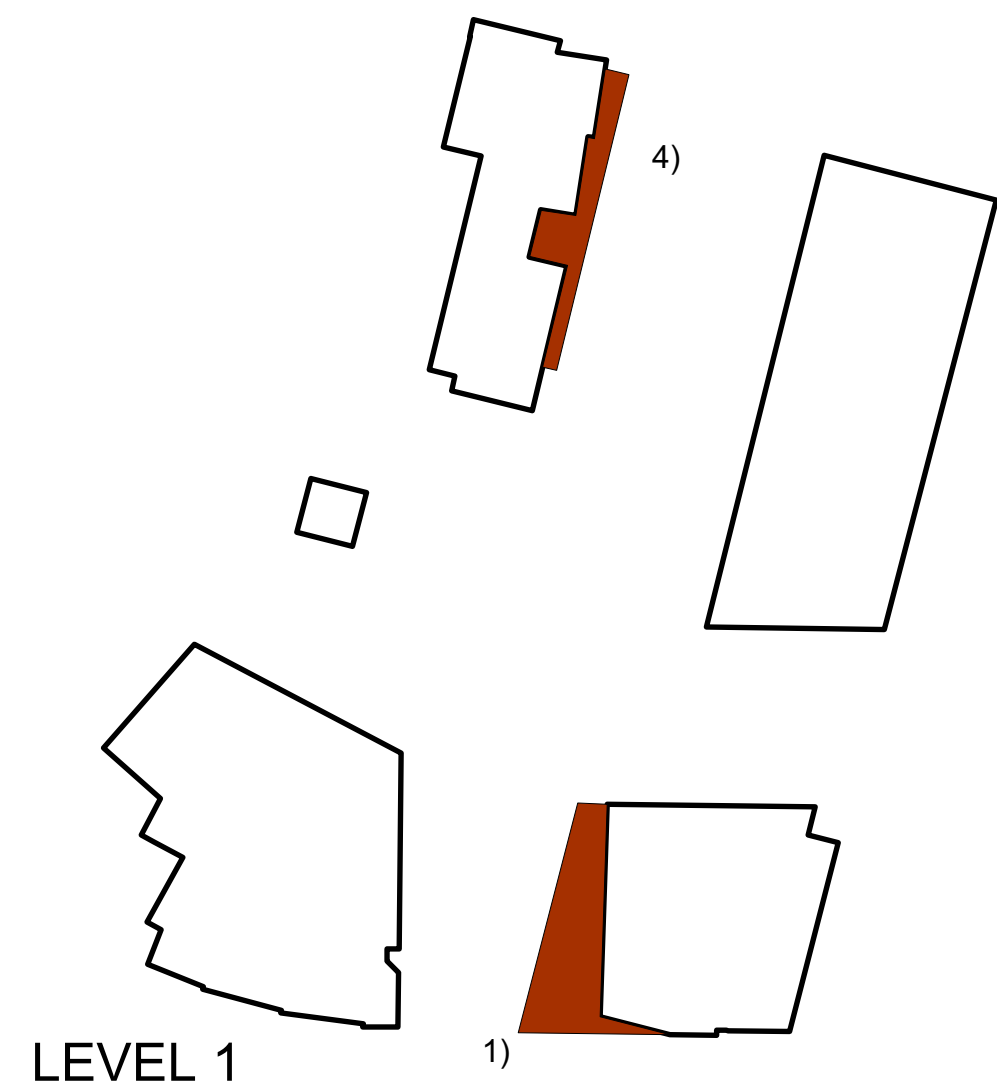
NOTE: A request for loading relaxation requires submission of a rationale to be considered by the Director of Planning in consultation with the General Manager of Engineering Services.

LEVELS	LIVE/WORK1					LIVE/WORK2					HOTEL			RETAIL	STORAGE WAREHOUSE	OFFICE	AMENITY
	BALCONY AREA	GROSS AREA	HEAT PUMP DEDUCTION	STORAGE DEDUCTION	FSR AREA	BALCONY AREA	GROSS AREA	HEAT PUMP DEDUCTION	STORAGE DEDUCTION	FSR AREA	GROSS AREA	HEAT PUMP DEDUCTION	FSR AREA	FSR AREA	FSR AREA	FSR AREA	AREA
ROOF		1068			1068		1105			1105	1059		1059				
15	504	6527	61	200	6266						6957	126	6831			1037	
14	504	6527	56	320	6151						6957	126	6831				
13	504	6527	56	320	6151	657	7074	65	320	6689	6957	126	6831				
12	504	6527	56	320	6151	657	7074	62	320	6692	6957	126	6831				
11	504	6527	56	320	6151	657	7074	62	320	6692	6957	126	6831				
10	504	6527	56	320	6151	599	8162	80	400	7682	6957	126	6831				
9	504	6527	56	320	6151	599	8162	80	400	7682	6957	126	6831				
8	504	6527	56	320	6151	599	8162	80	400	7682	6957	126	6831				
7	504	6527	56	320	6151	599	8162	80	400	7682	6957	126	6831				
6	504	6527	56	320	6151	599	8162	80	400	7682	6957	126	6831			12236	
5	504	6527	56	320	6151	599	8162	80	400	7682	6957	126	6831			12778	
4	504	6527	56	320	6151	599	8162	80	400	7682	6957	126	6831			12236	
3	504	6527	56	320	6151	599	8162	80	400	7682	6957	126	6831			12778	
2	504	6527	56	320	6151	599	8162	80	400	7682	6957	126	6831			12778	
1		1074			1061						2862	27	2835	21915	529	3379	
P1							1326			1326	472		472	22820	283		6188
P2																	
P3																	
P4																	
P5															85595		
TOTAL	7056	93520	789	4360	88358	7362	97111	909	4560	91642	101791	1791	100000	44735	86407	80000	6188
TOTAL LW	8.0%	BALCONY AREA				8.0%	BALCONY AREA										

180000

LIVE-WORK UNIT DISTRIBUTION (BY # OF ROOMS)	LIVE-WORK1				LIVE-WORK2			
	1 RM	2 RMs	3 RMs	TOTAL	1 RM	2 RMs	3 RMs	TOTAL
	ROOF							
15	0	3	2	5				
14	5	3	0	8				
13	5	3	0	8	0	0	5	5
12	5	3	0	8	4	4	0	8
11	5	3	0	8	4	4	0	8
10	5	3	0	8	6	4	0	10
9	5	3	0	8	6	4	0	10
8	5	3	0	8	6	4	0	10
7	5	3	0	8	6	4	0	10
6	5	3	0	8	6	4	0	10
5	5	3	0	8	6	4	0	10
4	5	3	0	8	6	4	0	10
3	5	3	0	8	6	4	0	10
2	5	3	0	8	6	4	0	10
1	0	0	0	0	0	0	0	0
P1	0	0	0	0	0	0	0	0
TOTAL	65	42	2	109	62	44	5	111
% BY BLDG	59.6%	38.5%	1.9%		55.9%	39.6%	4.5%	
% OVERALL	57.7%	39.1%	3.2%					

MIX	LIVE/WORK1		LIVE/WORK2		HOTEL	
	UNITS < 807 sft	UNITS > 807 sft	UNITS < 807 sft	UNITS > 807 sft		
ROOF						
15		5		5		14
14	6	2		8		14
13	6	2		8	5	14
12	6	2	4	8	5	14
11	6	2	4	8	4	14
10	6	2	4	8	4	14
9	6	2	4	8	4	14
8	6	2	4	8	4	14
7	6	2	4	8	4	14
6	6	2	4	8	4	14
5	6	2	4	8	4	14
4	6	2	4	8	4	14
3	6	2	4	8	4	14
2	6	2	4	8	4	14
1	0	0	0	0	0	3
P1	0	0	0	0	0	0
TOTAL	78	31	109	62	49	199



REQUESTED RELAXATIONS

area 1) Covered exterior area (1507sft) at the SW side, level1 of LW1 building is currently included within the fsr (above), but we are requesting a relaxation to exclude this from fsr.

area 2) Covered exterior area (537sft) at the SW side of level p1 of LW2 building to be excluded from fsr.

area 3) Covered Exterior area at the SW side of level p1 of hotel building is amenity space and is already excluded from fsr.

area 4) Covered Exterior area (854sft) at the E side, level 1 of the hotel building to be excluded from fsr.

RATIONALE:

The covered exterior areas should not be counted as FSR because of the following reasons.

- 1) The area improves the public realm by:
 - a) increasing the width of walking surface at the ground plane and thereby improve access into the site. (area 1)
 - b) providing weather protected outdoor use for the public on a rainy day
 - c) providing adequate space for landscape features such as planting and a water feature as not to reduce the space between the building faces. (area 1)
 - d) providing a variety of hard landscaped surfaces at a different grade, thereby enhancing the public experience. (area 1)
 - e) as requested setbacks by the city (area 2 and 3)

FSR is governed by the CD1 and this DP. The space cannot be enclosed for additional interior space without a rezoning or DP amendment. With the proposed water feature straddling between the covered and not covered, enclosing the space would be a costly proposition. Ultimately the City has control if the space can be developed as an interior space..