

STATISTICS:

CIVIC ADDRESS:
LEGAL DESCRIPTION:
ZONING:

PARCEL 16.1

3499 E KENT AVENUE NORTH
LOT 29, DISTRICT LOT 331, NEW WESTMINSTER DISTRICT, PLAN EPP31354
CD-1 (566) East Fraser Lands Town Square Precinct By-law No. 10941

TOTAL SITE AREA:	2,992.2 SQ.M. = (32,207.6 SQ.FT.)	(0.739 ACRES)
BUILDING HEIGHT CD-1 6.1	REQUIRED/ALLOWABLE 25 STOREYS (80.62 M.)	PROVIDED 5 STOREYS (22.43M.)
DENSITY CD-1 5.1	BUILDABLE DENSITY = 83,442.0 SQ.FT.	79,597.7 SQ.FT. (-3844.3)
	TARGET RESIDENTIAL = 60,838.0 SQ.FT.	61,047.5 SQ.FT. (209.5)
	TARGET COMMERCIAL = 22,000.0 SQ.FT.	18,550.2 SQ.FT. (-3449.8)

PROPOSED NET FLOOR AREA:

1ST FLOOR (COMMERCIAL):	1,723.4 SQ.M. (18,550.2 SQ.FT.)		
1ST FLOOR (RESIDENTIAL - APARTMENT):	62.0 SQ.M. (667.2 SQ.FT.)		
1ST FLOOR (RESIDENTIAL - TOWNHOUSE):	243.6 SQ.M. (2,622.0 SQ.FT.)		
2ND FLOOR (RESIDENTIAL - APARTMENT):	24.1 SQ.M. (259.5 SQ.FT.)		
2ND FLOOR (RESIDENTIAL - TOWNHOUSE):	202.1 SQ.M. (2,175.6 SQ.FT.) +	199.0 SQ.FT. STORAGE)	
3RD FLOOR (RESIDENTIAL - APARTMENT):	1,174.6 SQ.M. (12,643.1 SQ.FT.) +	1,178.1 SQ.FT. AM., STOR.)	
3RD FLOOR (RESIDENTIAL - TOWNHOUSE):	206.4 SQ.M. (2,222.2 SQ.FT.)		
4RD FLOOR :	1,266.1 SQ.M. (13,628.2 SQ.FT.) +	546.0 SQ.FT. STORAGE)	
5TH FLOOR :	1,234.7 SQ.M. (13,290.4 SQ.FT.) +	583.3 SQ.FT. STORAGE)	
6TH FLOOR :	1,192.4 SQ.M. (12,835.5 SQ.FT.) +	477.4 SQ.FT. STORAGE)	
ROOF :	65.4 SQ.M. (703.7 SQ.FT.)		
TOTAL :	7,394.8 SQ.M. (79,597.7 SQ.FT.) +	2,983.8 SQ.FT. STORAGE)	

APARTMENT UNIT BREAKDOWN:

16 ONE BEDROOM UNITS	26.2 % OF UNITS	626.0 SQ.FT.	AVERAGE
36 TWO BEDROOM UNITS	59.0 % OF UNITS	960.3 SQ.FT.	AVERAGE
4 THREE BEDROOM UNITS	6.6 % OF UNITS	1,109.1 SQ.FT.	AVERAGE
5 THREE BEDROOM UNITS (TOWNHOUSES)	8.2 % OF UNITS	1,442.6 SQ.FT.	AVERAGE
61 UNITS TOTAL			

NOTE: NO UNITS LESS THAN 400 SQ.FT. PROVIDED.

EXCLUDED AMENITY AREA

REQUIRED/ALLOWABLE	7,000 SQ.M. FOR ENTIRE PRECINCT = (75,348.0 SQ.FT.)	PROVIDED	671.5 SQ.FT.
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EXCLUDED BALCONY AREA

ALLOWED:	(4,867.0 SQ.FT. = 8% OF RESIDENTIAL F.S.R.)
ALLOWED AT SOUTH, WEST ORIENTATION FOR SOLAR SHADING:	(2,433.5 SQ.FT. = 8-12% OF RESIDENTIAL F.S.R.)
TOTAL:	(7,300.6 SQ.FT.)

PROPOSED (NORTH, EAST):

3RD FLOOR :	94.2 SQ.M. (1,013.7 SQ.FT.)
4TH FLOOR :	96.4 SQ.M. (1,038.0 SQ.FT.)
5TH FLOOR :	99.9 SQ.M. (1,075.6 SQ.FT.)
6TH FLOOR :	80.8 SQ.M. (869.9 SQ.FT.)
SUB-TOTAL (NORTH, EAST):	371.4 SQ.M. (3,997.2 SQ.FT.) (6.6 % OF RESID. F.S.R.)

PROPOSED (SOUTH, WEST):

3RD FLOOR :	0.0 SQ.M. (0.0 SQ.FT.)
4TH FLOOR :	104.6 SQ.M. (1,126.4 SQ.FT.)
5TH FLOOR :	87.4 SQ.M. (940.6 SQ.FT.)
6TH FLOOR :	91.9 SQ.M. (989.0 SQ.FT.)
SUB-TOTAL (SOUTH, WEST):	283.9 SQ.M. (3,056.1 SQ.FT.) (5.0 % OF RESID. F.S.R.)
TOTAL:	655.3 SQ.M. (7,053.3 SQ.FT.) (11.6 % OF RESID. F.S.R.)

TABLE OF FLOOR AREA CALCULATIONS: (SUMMARY)

	COMMERCIAL	RESIDENTIAL	AMENITY	STORAGE	WALL THICK	NET FLOOR AREA	OPEN BALCONIES (N/E)	OPEN BALCONIES (S/W)
1F	18,599.9 SQ.FT.	3,317.2 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	77.6 SQ.FT.	21,839.5 SQ.FT.		
2F	0.0 SQ.FT.	2,663.2 SQ.FT.	0.0 SQ.FT.	199.0 SQ.FT.	29.1 SQ.FT.	2,435.1 SQ.FT.		
3F	0.0 SQ.FT.	16,169.1 SQ.FT.	671.5 SQ.FT.	506.6 SQ.FT.	125.7 SQ.FT.	14,865.3 SQ.FT.	1,013.7 SQ.FT.	0.0 SQ.FT.
4F	0.0 SQ.FT.	14,260.1 SQ.FT.	0.0 SQ.FT.	546.0 SQ.FT.	85.9 SQ.FT.	13,628.2 SQ.FT.	1,038.0 SQ.FT.	1,126.4 SQ.FT.
5F	0.0 SQ.FT.	13,958.0 SQ.FT.	0.0 SQ.FT.	583.3 SQ.FT.	84.3 SQ.FT.	13,290.4 SQ.FT.	1,075.5 SQ.FT.	940.6 SQ.FT.
6F	0.0 SQ.FT.	13,402.6 SQ.FT.	0.0 SQ.FT.	477.4 SQ.FT.	89.6 SQ.FT.	12,835.5 SQ.FT.	869.9 SQ.FT.	989.0 SQ.FT.
RF	0.0 SQ.FT.	758.4 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	54.6 SQ.FT.	703.7 SQ.FT.		
TOTAL	18,599.9 SQ.FT.	64,528.6 SQ.FT.	671.5 SQ.FT.	2,312.3 SQ.FT.	546.9 SQ.FT.	79,597.7 SQ.FT.	3,997.1 SQ.FT.	3,056.0 SQ.FT.

Standard Notes

- The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law.
- The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law.
- Design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm.
- Mechanical equipment (ventilators, generators, compactors and exhaust systems) shall be designed and located to minimize noise impacts on the neighborhood and comply with Noise By-law No. 6555.
- The acoustical measures shall be incorporated into the final design and construction based on the consultant's recommendations.

Summary of commercial area proposed in Town Square Precinct

Development Parcel	Imperial		Metric	
	Maximum Allowable floor area for Commercial Uses in sub-area 1	Proposed floor area for Commercial Uses	Maximum Allowable floor area for Commercial Uses in sub-area 1	Proposed floor area for Commercial Uses
15		61,203		5,686
16.1		18,550		1,723
17		59,947		5,569
18.1		23,690		2,201
Total	163,390 sqft	163,390 sqft	15,183 sm	15,179 sm

VEHICLE PARKING:

PARCEL 16.1

7.(a)(i) MINIMUM : UNITS LESS THAN 112.5 SQ.M. [1,211 SQ.FT.] G.F.A. REQUIRE 1 SPACE PER 75 SQ.M.
7.(a)(ii) MINIMUM : UNITS MORE THAN 112.5 SQ.M. [1,211 SQ.FT.] G.F.A. REQUIRE 1.5 SPACES PER UNIT
7.(a)(iii) MINIMUM : VISITOR PARKING REQUIRE 0.1 VISITOR SPACES PER UNIT.

7.(a)(iv) MAXIMUM : UNITS LESS THAN 130.0 SQ.M. [1,399 SQ.FT.] G.F.A. TO HAVE NO MORE THAN 1 SPACE PER 65 SQ.M.
7.(a)(v) MAXIMUM : UNITS MORE THAN 130.0 SQ.M. [1,399 SQ.FT.] G.F.A. TO HAVE NO MORE THAN 2 SPACES PER UNIT.
7.(a)(vi) MAXIMUM : VISITOR PARKING TO BE NO MORE THAN 0.2 VISITOR SPACES PER UNIT.

RESIDENTIAL STALLS REQUIRED (MINIMUM)

RESIDENTIAL SPACES	=	74 SPACES
VISITOR SPACES	=	6 SPACES
TOTAL RESIDENT + VISITOR PARKING :		81 SPACES (MINIMUM)

RESIDENTIAL STALLS REQUIRED (MAXIMUM)

RESIDENTIAL SPACES	=	87 SPACES
VISITOR SPACES	=	12 SPACES
TOTAL RESIDENT + VISITOR PARKING :		99 SPACES (MAXIMUM)

COMMERCIAL STALLS REQUIRED

RETAIL AS PER 4.2.5.1: 3 SPACES FOR 1ST 300 SQ.M. + 1 SPACE / 50 SM ADDITIONAL	=	31 SPACES
TOTAL COMMERCIAL REQUIRED :		31 SPACES

ACCESSIBLE STALLS REQUIRED

RESIDENTIAL AS PER 4.8.4(a): 1 FOR FIRST 7 UNITS + 0.034 SPACES / EACH ADDITIONAL UNIT:	=	3 SPACES
COMMERCIAL AS PER 4.8.4(b): 1 + 0.4 SPACES/1000 SM:	=	2 SPACES
TOTAL ACCESSIBLE REQUIRED :		5 SPACES

TOTAL PARKING (MINIMUM):	=	112 SPACES
TOTAL PARKING (MAXIMUM):	=	130 SPACES

SMALL PARKING SPACES ALLOWED AS PER 4.1.7: 25% OF TOTAL REQUIRED: = 33 SPACES OF TOTAL (MAXIMUM)

MIN. ELECTRIC VEHICLE CHARGING STALLS 20% OF PROVIDED SPACES = 25 SPACES OF TOTAL (MINIMUM)

PARKING PROVIDED

RESIDENTIAL STALLS		87 SPACES
VISITOR STALLS		6 SPACES
COMMERCIAL STALLS		32 SPACES
TOTAL PARKING PROVIDED:		125 SPACES
SMALL PARKING SPACES PROVIDED:	=	33 SPACES 25 % OF REQUIRED
ELECTRIC VEHICLE SPACES PROVIDED:	=	25 SPACES 20 % OF SPACES
RESIDENTIAL ACCESSIBLE SPACES PROVIDED:	=	3 SPACES
COMMERCIAL ACCESSIBLE SPACES PROVIDED:	=	2 SPACES

LOADING:

PARCEL 16.1

	REQUIRED	PROVIDED
DWELLING USE		
CLASS A AS PER 5.2.1:	NO REQUIREMENT	= 0 SPACES 0 SPACES
CLASS B AS PER 5.2.1:	NONE FOR LESS THAN 100 UNITS	= 0 SPACES 0 SPACES
CLASS C AS PER 5.2.1:	NO REQUIREMENT	= 0 SPACES 0 SPACES
TOTAL:		0 SPACES 0 SPACES

COMMERCIAL (RETAIL)

CLASS A AS PER 5.2.5:	NO REQUIREMENT	= 0 SPACES 0 SPACES
CLASS B AS PER 5.2.5:	1 SPACE FOR FIRST 465 SQ.M. + 1 SPACE FOR PORTION OF NEXT 1,860 SQ.M.	= 1 SPACES 2 SPACES
CLASS C AS PER 5.2.5:	1 SPACE FOR 2,000 - 5,000 SQ.M.	= 1 SPACES 0 SPACES
TOTAL:		2 SPACES 2 SPACES

RELAXATION REQUESTED FOR CLASS C LOADING SPACE

BICYCLE PARKING:

PARCEL 16.1

	REQUIRED	PROVIDED
DWELLING USE (MULTIPLE DWELLING)		
CLASS A AS PER 6.2.1.2	1.25 SPACES / UNIT	= 76 SPACES
BIKE SPACE IN STORAGE LOCKER (HORIZ. =		46 SPACES
HORIZONTAL SPACES IN BIKE ROOMS =		32 SPACES
(TOTAL HORIZONTAL SPACES) =		78 SPACES
VERTICAL SPACES IN BIKE ROOMS =		0 SPACES
TOTAL:		78 SPACES
AS PER 6.3.21	TOTAL W/ ELECTRICAL OUTLET (50%)	= 39 SPACES (40 SPACES OF TOTAL)
CLASS B AS PER 6.2.1.2	6 SPACES PER DEVELOPMENT	= 6 SPACES (3 BIKE RACKS AT GRADE)
COMMERCIAL (RETAIL)		
CLASS A AS PER 6.2.5.1:	1 SPACE FOR EACH 500 SQ.M.	= 4 SPACES 6 SPACES
CLASS B AS PER 6.2.5.1:	6 SPACES PER DEVELOPMENT	= 6 SPACES (3 BIKE RACKS AT GRADE)

NO.	DATE	REVISIONS

CONSULTANT
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PROJECT
RIVER DISTRICT (16.1)
MIXED-USE DEVELOPMENT

LOT 16.1
VANCOUVER, B.C.

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DRAWING TITLE
COVER SHEET & STATISTICS

SCALE	N.T.S.	SHEET NO.
DATE	SEPTEMBER 3, 2014	A0.1
DRAWN	TY/DRK	
CHECKED	TY	PROJ. NO. 1407