

PROJECT STATISTICS

PROJECT DESCRIPTION						
PROJECT NAME						
PROJECT ADDRESS	1636 Clark Drive and 1321-1395 East 1st Avenue, Vancouver BC					
LEGAL DESCRIPTION	Refer to A-100 EXISTING SITE SURVEY					
ZONING BY-LAW	CD-1					
SITE AREA (sq. ft.)	44,910.3					
SITE AREA (sq.m)	4,172.3					
FLOOR SPACE RATIO	PERMITTED	PROPOSED				
	3.22	3.24				
PROPOSED FLOOR AREA						
	NET FLOOR AREA		CLINIC	SOCIAL ENTERPRISE	RESIDENTIAL	OPEN BALCONY
	sq. ft.	m2	m2	m2	m2	m2
Roof	1,124.99	104.52			104.52	
Level 10	5,604.81	520.70			520.70	12.00
Level 09	9,593.97	891.31			891.31	24.00
Level 08	16,003.83	1,486.81			1,486.81	36.00
Level 07	16,003.83	1,486.81			1,486.81	36.00
Level 06	16,003.83	1,486.81			1,486.81	36.00
Level 05	12,154.44	1,129.19			1,129.19	295.66
Level 04	27,054.61	2,513.46	2,278.50		234.96	
Level 03	5,320.97	494.33	494.33			
Level 02	26,170.06	2,431.28	2,431.28			
Level 01	6,820.85	633.68	73.90	304.00	255.78	
Level B1	3,548.90	329.70	99.85		229.86	
TOTAL	145,405.1	13,508.59	5,377.85	304.00	7,826.73	439.66
BUILDING HEIGHT	PERMITTED	PROPOSED				
Proposed Building Height	120'-0" (36.6 m)	114'-6" (34.9 m)				
SETBACKS	PERMITTED	PROPOSED				
West (front yard)	1.00m (Min.)	1.00m (Min.)				
East (rear yard)	2.10m (Min.)	2.10m (Min.)				
North (side yard)	6.10m (Min.)	6.10m (Min.)				
South (side yard)	3.00m (Min.)	3.00m (Min.)				
PARKING	REQUIRED	ADJ. REQUIRED	PROPOSED			
	196	68	68			
REGULAR			37			
ACCESSIBLE	7	7	7 *counted as 2 regular stalls			
SMALL CAR			17			
PERCENTAGE OF SMALL CAR PARKING STALLS	25%	25%	25%			
BICYCLE SPACES	REQUIRED		PROPOSED			
	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE		
CLASS A	189		219			
HORIZONTAL			54			
VERTICAL	56	30% MAX.	30	14%		
STACKED		60% MAX (COMBINED WITH VERTICAL)	100	46%		
BICYCLE LOCKERS	19	10% MIN.	22	10%		
OVERSIZED	10	5% MIN.	13	6%		
CLASS B	6		18			
END-OF-TRIP AMENITIES	REQUIRED	PROPOSED				
WATER CLOSET	0	4				
WASH BASIN	0	2				
SHOWER	0	4				
LOCKER	4	30				
LOADING SPACES	REQUIRED	PROPOSED				
CLASS A	0	0				
CLASS B	2	3				
CLASS C	0	0				
PASSENGER LOADING SPACES	REQUIRED	PROPOSED				
CLASS A	1	3 *the 1st one is at L1, the rest are at Lane Layby.				
CLASS B	0	0				
CLASS C	0	0				

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ISSUED FOR		
NO.	DATE	DESCRIPTION
1	2019.03.01	ISSUED FOR D.P. DRAFT
2	2019.04.11	ISSUED FOR DEVELOPMENT PERMIT

PROJECT TITLE
HOUSING REDEVELOPMENT 1636 CLARK DRIVE

CLIENT
 BC HOUSING

B.C. HOUSING
1636 Clark Drive and 1321-1395 East 1st Avenue, Vancouver B.C.

DRAWING TITLE
PROJECT DATA & DRAWING INDEX

CHECKED BY: Checker DRAWN BY: Author

SCALE: DATE: April 11, 2019

PROJECT NO. DRAWING NO.

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