

ISSUED FOR

- A 2/28/18 Issued for DP Application
- B 12/7/18 Issued for Information
- C 12/17/18 Issued for DP 2 Application

Parcel 26 | Project Statistics

Building Information Summary

CIVIC ADDRESS	3350 Kent Ave South
LEGAL ADDRESS	Portion of Lot 37 D.L 330 & 331, Gp.1, N.W.D., Plan EPP31354 CD-1 (567)
ZONING	
LOCAL AREA	East Fraser Lands Waterfront Precinct Sub-Area 3
LOT AREA	4,670 sm (50,267 sq ft)
BUILDING FSR (PROPOSED)	4.29
BUILDING HEIGHT (PROPOSED)	77.68 m (255 ft)
STOREYS (PROPOSED)	22 + Mech. Penthouse
TOWER FLOOR PLATE (PROPOSED)	650 sm Net (6,995 sq ft)
NUMBER OF UNITS (PROPOSED)	276 Units
SITE COVERAGE (PROPOSED)	1840 sq.m Net (19,810 sq ft) (39%)

Building Code Summary

REFERENCE CODE	VBBL 2014 Part 3
BUILDING AREA	Permitted to be Any Area per Subsection 3.2.2
BUILDING HEIGHT	22 Storeys (+ Mech Penthouse) Above Grade 4 Storeys Below Grade
BUILDING OCCUPANCY	Group C [Residential] / Group F3 [Parking Garage]
CLASSIFICATION	3.2.2.47 - Group C, Any Height, Any Area, Sprinklered Facing 2 Streets
NUMBER OF STREETS	
CONSTRUCTION	Non-Combustible 2h Floor, 1h Mezz
FIRE ALARM SYSTEM	Yes, Single Stage
SPRINKLERED	Yes, NFPA-13
STANDPIPE	Yes, Class 1
EMERGENCY GENERATOR	Yes
EMERGENCY POWER	2 Hours

FSR Areas

Townhomes		Gross Floor Area (sq.ft)					Deductions (Exclusions) (sq.ft)				FSR (sq.ft)	Efficiency (%)	
Level	# of Units	Saleable Unit Area	Circ./Struc./Serv.	Amenity Area	Gross Floor Area	Balcony Area	Storage	Services	Amenity Area	Wall	Total Deductions	Net FSR	Efficiency (%)
L01 TOTAL	10	5,979 sq ft	49 sq ft	0 sq ft	6,028 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	168 sq ft	168 sq ft	5,860 sq ft	99%
L02 TOTAL	0	6,605 sq ft	97 sq ft	0 sq ft	6,702 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	225 sq ft	225 sq ft	6,477 sq ft	99%
L03 TOTAL	0	1,221 sq ft	33 sq ft	0 sq ft	1,254 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	220 sq ft	220 sq ft	1,034 sq ft	100%
Townhomes Total	10	13,805 sq ft	179 sq ft	0 sq ft	13,984 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	613 sq ft	613 sq ft	13,371 sq ft	99%
Tower		Gross Floor Area (sq.ft)					Deductions (Exclusions) (sq.ft)				FSR (sq.ft)	Efficiency (%)	
Level	# of Units	Saleable Unit Area	Circ./Struc./Serv.	Amenity Area	Gross Floor Area	Balcony Area	Storage	Services	Amenity Area	Wall	Total Deductions	Net FSR	Efficiency (%)
L01 TOTAL	3	1,617 sq ft	3,278 sq ft	0 sq ft	4,895 sq ft	0 sq ft	74 sq ft	0 sq ft	0 sq ft	73 sq ft	147 sq ft	4,748 sq ft	33%
L02 TOTAL	4	3,290 sq ft	1,498 sq ft	748 sq ft	5,536 sq ft	448 sq ft	152 sq ft	0 sq ft	748 sq ft	102 sq ft	1,002 sq ft	4,534 sq ft	59%
L03 TOTAL	7	4,084 sq ft	1,802 sq ft	0 sq ft	5,886 sq ft	497 sq ft	264 sq ft	0 sq ft	0 sq ft	103 sq ft	367 sq ft	5,519 sq ft	69%
L04 TOTAL	7	4,210 sq ft	1,676 sq ft	0 sq ft	5,886 sq ft	496 sq ft	269 sq ft	0 sq ft	0 sq ft	103 sq ft	372 sq ft	5,514 sq ft	72%
L05 TOTAL	7	4,220 sq ft	1,666 sq ft	0 sq ft	5,886 sq ft	498 sq ft	270 sq ft	0 sq ft	0 sq ft	103 sq ft	373 sq ft	5,513 sq ft	72%
L06 TOTAL	7	5,185 sq ft	1,145 sq ft	1,034 sq ft	7,364 sq ft	650 sq ft	273 sq ft	0 sq ft	1,034 sq ft	167 sq ft	1,474 sq ft	5,890 sq ft	70%
L07-21 TOTAL	135	93,240 sq ft	17,310 sq ft	0 sq ft	110,550 sq ft	11,760 sq ft	5,340 sq ft	0 sq ft	0 sq ft	2,505 sq ft	7,845 sq ft	102,705 sq ft	84%
L22 - LOWER PH TOTAL	7	6,203 sq ft	1,154 sq ft	0 sq ft	7,357 sq ft	792 sq ft	234 sq ft	0 sq ft	0 sq ft	167 sq ft	401 sq ft	6,956 sq ft	84%
L23 - UPPER PH/MECH TOTAL	0	2,040 sq ft	2,316 sq ft	0 sq ft	4,356 sq ft	0 sq ft	30 sq ft	0 sq ft	0 sq ft	120 sq ft	150 sq ft	4,206 sq ft	47%
Tower Total	177	124,089 sq ft	31,845 sq ft	1,782 sq ft	157,716 sq ft	15,141 sq ft	6,906 sq ft	0 sq ft	1,782 sq ft	3,443 sq ft	12,131 sq ft	145,585 sq ft	79%
Midrise		Gross Floor Area (sq.ft)					Deductions (Exclusions) (sq.ft)				FSR (sq.ft)	Efficiency (%)	
Level	# of Units	Saleable Unit Area	Circ./Struc./Serv.	Amenity Area	Gross Floor Area	Balcony Area	Storage	Services	Amenity Area	Wall	Total Deductions	Net FSR	Efficiency (%)
L01 TOTAL	15	9,561 sq ft	1,304 sq ft	1,975 sq ft	12,840 sq ft	0 sq ft	583 sq ft	0 sq ft	1,975 sq ft	281 sq ft	2,839 sq ft	10,001 sq ft	74%
L02 TOTAL	15	9,730 sq ft	1,724 sq ft	1,653 sq ft	13,107 sq ft	1,142 sq ft	583 sq ft	0 sq ft	1,653 sq ft	256 sq ft	2,492 sq ft	10,615 sq ft	74%
L03 TOTAL	18	11,966 sq ft	1,144 sq ft	0 sq ft	13,110 sq ft	1,392 sq ft	707 sq ft	0 sq ft	0 sq ft	260 sq ft	967 sq ft	12,143 sq ft	91%
L04 TOTAL	18	11,951 sq ft	1,165 sq ft	0 sq ft	13,116 sq ft	1,389 sq ft	707 sq ft	0 sq ft	0 sq ft	259 sq ft	966 sq ft	12,150 sq ft	91%
L05 TOTAL	16	11,863 sq ft	1,252 sq ft	0 sq ft	13,115 sq ft	1,389 sq ft	348 sq ft	0 sq ft	0 sq ft	260 sq ft	608 sq ft	12,507 sq ft	90%
L06 TOTAL	7	1,143 sq ft	221 sq ft	0 sq ft	1,364 sq ft	0 sq ft	80 sq ft	0 sq ft	0 sq ft	155 sq ft	235 sq ft	1,129 sq ft	84%
Midrise Total	89	56,214 sq ft	6,810 sq ft	3,628 sq ft	66,652 sq ft	5,312 sq ft	3,008 sq ft	0 sq ft	3,628 sq ft	1,471 sq ft	8,107 sq ft	58,545 sq ft	84%
Project Total		Gross Floor Area (sq.ft)					Deductions (Exclusions) (sq.ft)				FSR (sq.ft)	Efficiency (%)	
Level	# of Units	Saleable Unit Area	Circ./Struc./Serv.	Amenity Area	Gross Floor Area	Balcony Area	Storage	Services	Amenity Area	Wall	Total Deductions	Net FSR	Efficiency (%)
Building Total	276	194,108 sq ft	38,834 sq ft	5,410 sq ft	238,352 sq ft	20,453 sq ft	9,914 sq ft	0 sq ft	5,410 sq ft	5,527 sq ft	20,851 sq ft	217,501 sq ft	81%

NOT FOR CONSTRUCTION

Site Information

Setback Requirements	Setback from Property Line	Streetwall Envelope	Total Setback at Grade	Proposed Setback
Refer to East Fraserlands Design Guidelines				
Front (North) - Kent Ave	2.5 m	1.0 m	3.5 m	2.5m-3.5m *
Rear (South) - Pedestrian Mews	2.5 m	1.0 m	3.5 m	3.5m *
Side Yard (East) - North East Corner Road B	1.0 m	1.0 m	2.0 m	2m *
Side Yard (East) - South-East Corner Road B	1.5 m	1.0 m	2.5 m	2.5 m
Side Yard (West) - North West Corner Road A	1.5 m	1.0 m	2.5 m	2.5 m
Side Yard (West) - South West Corner Road A	3.0 m	1.0 m	4.0 m	4.0 m

Density	FSR	Area (sq ft)	Area (sm)
Permitted Density	4.32	217,226 sq ft	20,181 sm
Proposed Density	4.33	217,501 sq ft	20,207 sm

Tower Floorplate	Net Area (sq ft)	Net Area (sm)
Maximum Floorplate Permitted	6,995 sq ft	650 sm
Floorplate Proposed	6,995 sq ft	650 sm

Site Coverage	Area (sq ft)	Area (sm)	%
Maximum Site Coverage Permitted	N/A	N/A	N/A
Site Coverage Proposed	19,810 sq ft	1,840 sm	39%

Building Height	Height (ft)	Height (m)
Maximum Building Height Permitted		
Maximum Building Height Proposed	255 ft	77.68 m
Building Height to Top of Mech. Penthouse	255 ft	77.68 m

In Suite Storage	Net Area (sq ft)	Net Area (sm)
Storage Exclusion Permitted (40 sf/unit)	11,040 sq ft	1,026 sm
Storage Exclusion Provided	9,914 sq ft	921 sm

Balconies	Net Area (sq ft)	Net Area (sm)	% of Gross
Balcony Exclusion Permitted (12% of Gross)	28,602 sq ft	2,657 sm	12%
Balcony Exclusion Provided	20,453 sq ft	1,900 sm	9%

Streetwall Envelope	North (Kent)	East (Road B)	South (P. Mews)	West (Road A)
Maximum Streetwall Envelope Encroachment	50 %	50 %	50 %	50 %
Proposed Streetwall Envelope Encroachment	69 %	32 %	0 %	55 %

Unit Mix Summary

Unit Mix Summary	1 Bed	2 Bed	3 Bed	3 Bed TH	Total
Townhomes	0	0	0	10	10
Tower	94	65	18	0	177
Midrise	65	24	0	0	89
Total	159	89	18	10	276
Mix	56%	32%	7%	4%	100%

Unit Mix - Townhomes	1 Bed	2 Bed	3 Bed	3 Bed TH	Total
L01	0	0	0	10	10
L02	0	0	0	0	0
Townhomes Total	0	0	0	10	10
Mix	0	0	0	100%	100%

Unit Mix - Tower	1 Bed	2 Bed	3 Bed	3 Bed TH	Total
L01	3	0	0	0	3
L02	1	3	0	0	4
L03	4	3	0	0	7
L04	4	3	0	0	7
L05	4	3	0	0	7
L06	3	3	1	0	7
L07-21 (15 Floors)	75	45	15	0	135
L22	0	5	2	0	7
PH/Mech	0	0	0	0	0
Tower Total	94	65	18	0	177
Mix	53%	37%	10%	0%	100%

Unit Mix - Midrise	1 Bed	2 Bed	3 Bed	3 Bed TH	Total
L01	12	3	0	0	15
L02	12	3	0	0	15
L03	15	3	0	0	18
L04	15	3	0	0	18
L05	9	7	0	0	16
L06	2	5	0	0	7
Tower Total	65	24	0	0	89
Mix	73%	27%	0%	0%	100%

Parking Calculations

Bylaw Parking Requirements (4.2.1.3)	Units	Stalls Required	Stalls Provided
RESIDENTIAL STALLS			
Each dwelling Unit that consists of less than 112.5 sm (1,211 sq ft) of gross floor area must have at least 1 parking space for each 75 sm (807 sq ft) of gross floor area. (FSR Units)	15,984 sm	213 Stalls	
Each dwelling unit that consists of 112.5 sm (1,211 sq ft) or more of gross floor area must have at least 1.5 parking spaces for each dwelling unit. (10 TH Units + 7 PH Units)	17 Units	26 Stalls	
TOTAL RESIDENTIAL	276 Units	239 Stalls	335 Stalls
RESIDENTIAL RATIO	Per Unit		1.2 Stalls
RESIDENTIAL STALLS	Units	Stalls Required	Stalls Provided
Each dwelling unit must have 0.1 visitor parking spaces.	276 Units	28 Stalls	30 Stalls
Car Share Stalls		2 Stalls	2 Stalls
TOTAL VISITOR		30 Stalls	32 Stalls
TOTAL PARKING STALLS	276 Units	268 Stalls	367 Stalls
Standard Stalls			204 Stalls
Small Car Stalls (Max. 25%)			84 Stalls
Electric Vehicle Stalls (20%)			69 Stalls
Accessible Stalls - 1 Stall for First 7 Suites + 0.034/Each Adrtl Suite			10 Stalls
Bylaw Loading Requirements (5.2.1)			
Class A			0
Class B - At least one space for 100 to 299 dwelling units	276 Units	1	1
Class C			0
TOTAL LOADING STALLS		1	0

Bicycle Parking

Bylaw Bicycle Parking Requirement	Units	Min/Max	Provided
RESIDENTIAL CLASS A - Bylaw 6.2.1.2	276	345 Stalls	345 Stalls
1.25 Stalls / Suite			
Min. 50% Horizontal Stalls		173 Stalls	168 Stalls
Max. 30% Vertical Stalls		104 Stalls	101 Stalls
Min. 20% Bike Lockers		69 Stalls	76 Stalls
RESIDENTIAL CLASS B - Bylaw 6.2.1.2			
Min. of 6 Spaces for Developments with 20+ Suites		6 Stalls	6 Stalls
TOTAL BICYCLE STALLS REQUIRED		351 Stalls	351 Stalls

Garbage & Recycling

Garbage & Recycling Requirements	# of Units	Container	Litres per Week	# of Bins
*Based on the Volumes Outlined in the Garbage and Recycling Storage Amenity Design Supplement				
Residential Bin Requirements				
Waste Category	# of Units	Container	Litres per Week	# of Bins
Mixed Containers	276	360L Cart	18.5 L	14 Bins
Mixed Papers (no cardboard)	276	360L Cart	15.0 L	13 Bins
Cardboard	276	4y Bin 3058L	27.5 L	2 Bins
Garbage	276	4y Bin 3058L	53.0 L	5 Bins
Glass	276	360L Cart	2.1 L	2 Bins
Organics (Food Scraps)	276	360L Cart	14.0 L	11 Bins
TOTAL BINS REQUIRED				46 Bins
Storage Area Requirements				
Waste Category	# of Bins	Container	Bin Footprint	Area Required
Mixed Containers	14	360L Cart	0.6 m ²	8.9 m ²
Mixed Papers (no cardboard)	13	360L Cart	0.6 m ²	7.9 m ²
Cardboard	2	4y Bin 3058L	2.5 m ²	6.3 m ²
Garbage	5	4y Bin 3058L	2.5 m ²	12.1 m ²
Glass	2	360L Cart	0.6 m ²	1.0 m ²
Organics (Food Scraps)	11	360L Cart	0.6 m ²	6.8 m ^{2</}