

Area Calculations

Gross Floor Area Summary

Level	Area
Not Placed	0 m ²
P1 (173.497)	6500 m ²
L1 (183.99)	5020 m ²
L1a - Loft (193.99)	2565 m ²
L2 (202.49)	5001 m ²
L3 (211.32)	5003 m ²
L4 (220.66)	4172 m ²
L5 (229.99)	2471 m ²
L6 (239.82)	2925 m ²

Level	Area
Not Placed	0 m ²
P1 (173.497)	6500 m ²

Level	Area
L1 (183.99)	5020 m ²
L1a - Loft (193.99)	2565 m ²
L2 (202.49)	5001 m ²
L3 (211.32)	5003 m ²
L4 (220.66)	4172 m ²
L5 (229.99)	2471 m ²
L6 (239.82)	2925 m ²

Development FSR Summary

Level	Area	FSR
L1 (183.99)	4121 m ²	0.61
L1a - Loft (193.99)	1272 m ²	0.19
L2 (202.49)	4821 m ²	0.71
L3 (211.32)	4865 m ²	0.71
L4 (220.66)	4865 m ²	0.71
L5 (229.99)	4076 m ²	0.60
L6 (239.82)	2409 m ²	0.36
	28308 m ²	3.90

Level	Area	FSR
Not Placed	0 m ²	0.00
P1 (173.497)	6500 m ²	0.98
L1 (183.99)	1303 m ²	0.15
L1a - Loft (193.99)	1303 m ²	0.20
L2 (202.49)	240 m ²	0.04
L3 (211.32)	198 m ²	0.03
L4 (220.66)	198 m ²	0.03
L5 (229.99)	97 m ²	0.01
L6 (239.82)	63 m ²	0.01
	9608 m ²	1.42

Balcony & Terrace Areas (~12.9 % of Total FSR Area)

Level	Area	% FSR Area
L2 (202.49)	577 m ²	2.2%
L3 (211.32)	579 m ²	2.2%
L4 (220.66)	600 m ²	2.3%
L5 (229.99)	1892 m ²	0.5%
L6 (239.82)	1892 m ²	7.1%

Level	Area	% FSR Area
L1 (183.99)	352 m ²	1.3%
L3 (211.32)	46 m ²	0.2%
L5 (229.99)	240 m ²	0.9%
L6 (239.82)	1179 m ²	4.4%
	1816 m ²	6.8%

Green Roof Areas

This includes Urban Agriculture and Planters within the "Breezeway / Arboretum".

Number	Name	Area
GR-03	Extensive Green Roof (Sedum)	176 m ²
GR-11	Extensive Green Roof (Sedum)	1845 m ²
		2020 m ²
GR-02	Intensive Green Roof (Planters)	93 m ²
GR-01	Intensive Green Roof (Planters)	213 m ²
GR-04	Intensive Green Roof (Planters)	36 m ²
GR-05	Intensive Green Roof (Planters)	76 m ²
GR-06	Intensive Green Roof (Planters)	94 m ²
GR-07	Intensive Green Roof (Planters)	92 m ²
GR-08	Intensive Green Roof (Planters)	74 m ²
GR-09	Intensive Green Roof (Planters)	36 m ²
GR-10	Intensive Green Roof (Planters)	325 m ²
		1040 m ²
PL-1	Planter (Breezeway)	8 m ²
PL-2	Planter (Breezeway)	8 m ²
PL-3	Planter (Breezeway)	8 m ²
PL-4	Planter (Breezeway)	8 m ²
PL-5	Planter (Breezeway)	8 m ²
PL-6	Planter (Breezeway)	47 m ²
UA-1	Urban Agriculture	23 m ²
UA-2	Urban Agriculture	23 m ²
UA-3	Urban Agriculture	23 m ²
UA-4	Urban Agriculture	23 m ²
UA-5	Urban Agriculture	23 m ²
		117 m ²
		200 m ²
		300 m ²
		400 m ²
		500 m ²
		600 m ²
		6739 m ²

Name	Area	%
Extensive Green Roof (Sedum)	1953 m ²	29%
Intensive Green Roof Area	3492 m ²	52%
Impermeable Site Area	196 m ²	3%
Intensive Green Roof (Planters)	1097 m ²	16%
	6739 m ²	

Residential FSR Summary

Total Residential FSR equal sum of schedules below PLUS proportionately rated Common Circulation FSR.

Level	Area	FSR
L1 (183.99)	2189 m ²	0.32
L1a - Loft (193.99)	1272 m ²	0.19
L2 (202.49)	4821 m ²	0.71
L3 (211.32)	4806 m ²	0.71
L4 (220.66)	4806 m ²	0.71
L5 (229.99)	4076 m ²	0.60
L6 (239.82)	2409 m ²	0.36
	24376 m ²	3.82

Level	Area
L1 (183.99)	1270 m ²
L3 (211.32)	980 m ²
L1a - Loft (193.99)	4065 m ²
L2 (202.49)	4065 m ²
L3 (211.32)	4065 m ²
L4 (220.66)	4062 m ²
L5 (229.99)	3381 m ²
L6 (239.82)	1717 m ²
	19586 m ²

Level	Number	Area
L1 (183.99)	100	562 m ²
L1 (183.99)	EXT	264 m ²
L1 (183.99)	106	60 m ²
L1a - Loft (193.99)	100a	147 m ²
L1a - Loft (193.99)	EU-1a	77 m ²
L2 (202.49)	200	755 m ²
L3 (211.32)	300	713 m ²
L4 (220.66)	400	713 m ²
L5 (229.99)	500	684 m ²
L6 (239.82)	600	682 m ²
		4710 m ²

Residential Suite Summary

Areas indicated are GFA / FSR, excluding bulk storage.

#	Unit Type	Area
101	Three Bedroom Loft	1261 m ²
102	Three Bedroom Loft	952 m ²
201	Studio Unit	407 m ²
202	Studio Unit	369 m ²
203	Studio Unit	399 m ²
204	Studio Unit	400 m ²
205	Studio Unit	458 m ²
206	Studio Unit	413 m ²
207	Studio Unit	400 m ²
208	Studio Unit	392 m ²
209	Studio Unit	385 m ²
210	Studio Unit	413 m ²
301	Two Bedroom Unit	756 m ²
302	Studio Unit	399 m ²
303	Studio Unit	400 m ²
304	Studio Unit	416 m ²
305	Studio Unit	413 m ²
306	Studio Unit	400 m ²
307	Studio Unit	392 m ²
308	Two Bedroom Unit	906 m ²
401	Two Bedroom Unit	795 m ²
402	Studio Unit	399 m ²
403	Studio Unit	400 m ²
404	Studio Unit	488 m ²
405	Studio Unit	413 m ²
406	Studio Unit	400 m ²
407	Studio Unit	392 m ²
408	Two Bedroom Unit	806 m ²
501	Three Bedroom Unit	810 m ²
502	Three Bedroom Unit	907 m ²
503	Three Bedroom Unit	881 m ²
504	Three Bedroom Unit	732 m ²
601	Three Bedroom Unit	810 m ²
602	Three Bedroom Unit	907 m ²

Residential Suite Net Areas

Areas indicated are NET measured from inside face of finished walls, excluding Bulk Storage.

#	Unit Type	Area
101	Three Bedroom Loft	1040 m ²
102	Three Bedroom Loft	832 m ²
201	Studio Unit	333 m ²
202	Studio Unit	327 m ²
203	Studio Unit	355 m ²
204	Studio Unit	355 m ²
205	Studio Unit	416 m ²
206	Studio Unit	351 m ²
207	Studio Unit	358 m ²
208	Studio Unit	350 m ²
209	Studio Unit	341 m ²
210	Studio Unit	339 m ²
301	Two Bedroom Unit	697 m ²
302	Studio Unit	355 m ²
303	Studio Unit	355 m ²
304	Studio Unit	384 m ²
305	Studio Unit	351 m ²
306	Studio Unit	358 m ²
307	Studio Unit	350 m ²
308	Two Bedroom Unit	710 m ²
401	Two Bedroom Unit	700 m ²
402	Studio Unit	355 m ²
403	Studio Unit	355 m ²
404	Studio Unit	415 m ²
405	Studio Unit	351 m ²
406	Studio Unit	358 m ²
407	Studio Unit	392 m ²
408	Two Bedroom Unit	713 m ²
501	Three Bedroom Unit	732 m ²
502	Three Bedroom Unit	830 m ²
503	Three Bedroom Unit	789 m ²
504	Three Bedroom Unit	732 m ²
601	Three Bedroom Unit	733 m ²
602	Three Bedroom Unit	830 m ²

Bulk Storage

Total FSR Exclusions for Bulk Storage as shown on FSR Area Plans.

Number	Area
101-BS	39 m ²
102-BS	38 m ²
201-BS	23 m ²
202-BS	35 m ²
203-BS	23 m ²
204-BS	23 m ²
205-BS	21 m ²
206-BS	23 m ²
207-BS	22 m ²
208-BS	23 m ²
209-BS	22 m ²
210-BS	23 m ²
301-BS	31 m ²
302-BS	23 m ²
303-BS	23 m ²
304-BS	21 m ²
305-BS	23 m ²
306-BS	22 m ²
307-BS	23 m ²
308-BS	31 m ²
401-BS	31 m ²
402-BS	23 m ²
403-BS	23 m ²
404-BS	21 m ²
405-BS	23 m ²
406-BS	22 m ²
407-BS	21 m ²
408-BS	31 m ²
501-BS	34 m ²
502-BS	28 m ²
503-BS	40 m ²
504-BS	34 m ²
601-BS	34 m ²
602-BS	28 m ²

Commercial FSR Summary

Number	Area
C100	1813 m ²
C101	1932 m ²

Unit	Name	Area
C100	Commercial Rental Unit	1734 m ²

Interior Common Amenity
All common amenity room area is excluded from FSR.

Level	Area	% FSR Area
L1 (183.99)	536 m ²	2.0%
L1a - Loft (193.99)	531 m ²	2.0%
	1067 m ²	4.0%

Common Circulation
All common circulation is excluded from FSR as it is limited to "Parkade Exit" Use.

Number	Level	Area
P01	P1 (173.497)	57 m ²
104	L1 (183.99)	281 m ²
		344 m ²

Project Description

PROJECT DESCRIPTION

This proposal is for the development of a seven-storey (six-storey frontage) mixed use residential / commercial development at 3528-3536 (consolidated to 3532) East Hastings Street in Vancouver.

The project has been developed under the City of Vancouver's *Rental 100 Secured Market Rental Housing policy* and the *Rental Incentive Guidelines*. As current zoning for the property was *Commercial Zoning C-2C1* and the application was made under *Policy 1.2 (Residential Rental Projects Requiring a Secured Purpose-Built Rental Housing)* for projects where 100% of the residential floor space is rental) consultation with city staff indicated that a 6-storey form of development with a commensurate increase in density would be supportable at this location. The rezoning of 3532 E Hastings from C-2C1 to a CD-1 zone proposed a 6-storey above grade building with a 1-storey parkade with direct access from the Laneway, which is located 1-storey below the street frontage.

The elevation facing the laneway is thus 7-storers, but the building height has been stepped to approximate a height plane extruded to 6-storers above existing grade. The development consists of a ground level commercial rental unit facing the E Hastings street frontage, with a total of 34 residential secured rental units. The proposed development achieves an FSR of ~3.90 (to be confirmed by review).

The East Hastings street frontage is to consist of a glazed Commercial Unit elevation with a double entry door, an open breezeway entry to the residential units, and an emergency exit door from the parkade levels below.

The laneway elevation is to consist of access to the parkade via a 20'-0" / 6.1m wide overhead door, and overhead door access to the Loading Bay & Commercial / Residential Garbage facility, a BC Hydro transformer alcove, and emergency exit doors. The development takes advantage of the 1-storey change of grade from the street frontage down to the rear boundary / laneway frontage in order to provide level access to the parkade, below base surface.

The proposed development has a gross floor area of 36,308 sq.ft (3,373 sq.m), including a below-base surface parkade (6,590 sq.ft / 612 sq.m) and an above grade GFA of 29,325 sq.ft (2,725 sq.m). The residential component comprises 24,376sq.ft / 2,265sq.m. The development includes 1,932sq.ft / 180sq.m of commercial space. The total leasable (NET) residential area is 17,245sq.ft / 1,602sq.m. The proposed development has a Floor Space Ratio of 3.90 based on a calculated FSR of 26,308 sq.ft / 2,444sq.m and a site area of 6,740sq.ft / 626sq.m [2,444 / 626 = 3.90].

Total site coverage of 6,565sq.ft / 610sq.m or 97% of the lot area is proposed.

The residential rental units, which are entered from a communal lobby at E Hastings, contain a mix of Studio, 2-Bedroom,