

DEVELOPMENT DATA SUMMARY

ADDRESS: 52-92 HASTINGS STREET, VANCOUVER, BC, V6N 1N1

LEGAL DESCRIPTION: PROPOSED LOT 1, DISTRICT LOT 196 GROUP 1, NEW WESTMINSTER, DISTRICT REFERENCE PLAN EPP92014

LOT SIZE 37.20 m x 45.66 m (122.01 ft x 149.80 ft)

LOT AREA 1,698 sqm (18,277 sqft)

PROPOSED # STOREYS 11

	Permitted/Required	Proposed
TOTAL FLOOR SPACE RATIO	6.33	5.95

NET ALLOWABLE FLOOR SPACE AREA	10,748 sqm (115,694 sqft)	10,107 sqm (108,791 sqft)
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BUILDING HEIGHT	36.6m (120.0 ft)	39.218 m (129.3 ft) (relaxation requested for overheight amenity space and elevator overrun)
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SITE COVERAGE	100%	100%
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SETBACKS (DEOD 4.6.2, 4.6.3, 4.6.4)	0	0
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CAR PARKING		(physical # spaces)
Social Housing HILS Units (Bylaw 4.2.1.8):	23 spaces	20 spaces
Visitor Parking: Family Housing	3 spaces	3 spaces
Supported Adult Housing	4 spaces	4 spaces
Office Use: Healing Center	37 spaces	33 spaces
# Accessible Parking Spaces	6 spaces (included above)	7 spaces (included above)
Total:	63	60

BIKE PARKING	Class A	Class B	Class A	Class B
54 Units Adult Housing	40	4	53 - provided within units	4
58 Units Family Housing	115	4	115	4
Healing Center (3,453 sqm GFA)	20	6	20	6
Total:	175	14	188 (135 spaces provided on P1)	14

LOADING SPACES	Class A	Class B	Class A	Class B
112 Dwelling Units	1	1	1	1
Healing Center Offices		1		1
Total:	1	2	1	2

DWELLING UNIT SUMMARY

ADULT HOUSING UNIT SUMMARY

LEVEL	# STUDIOS	AV. UNIT AREA (sqm)	# 1 BEDROOMS	AV. UNIT AREA (sqm)	TOTAL # UNITS
Level 4	24	30.7	1	36.2	25
Level 5	26	31.9	2	56.5	28
Total # of Type	50	31.3	3	46.4	53
Percentage%	94.3%		5.7%		100.0%

FAMILY HOUSING UNIT SUMMARY

LEVEL	# STUDIOS	AV. UNIT AREA (sqm)	# 1 BEDROOMS	AV. UNIT AREA (sqm)	# 2 BEDROOMS	AV. UNIT AREA (sqm)	# 3 BEDROOMS	AV. UNIT AREA (sqm)	TOTAL # UNITS
Level 6	6	37.6	5	60.1	6	75.6	0	0.0	17
Level 7	3	36.3	0	0.0	5	71.7	3	98.5	11
Level 8	0	0.0	5	60.7	5	73.1	0	0.0	10
Level 9	1	35.3	5	54.1	4	72.4	0	0.0	10
Level 10	1	35.3	4	53.7	5	71.4	0	0.0	10
Total # of type	11	36.1	19	57.2	25	72.8	3	98.5	58
Percentage	19.0%		32.8%		43.1%		5.2%		100%

SEAL:

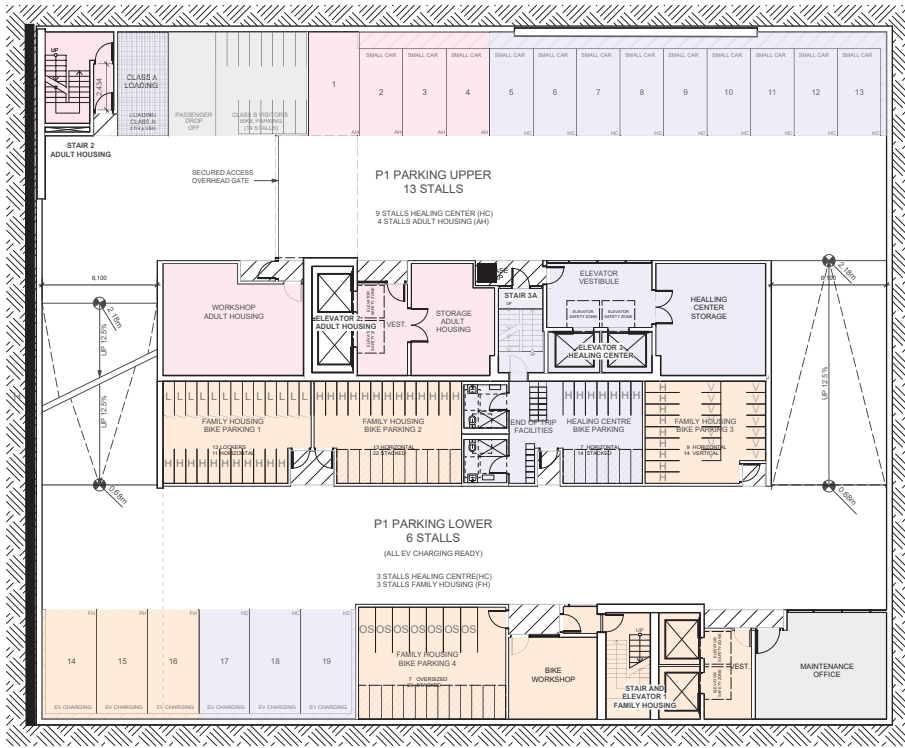
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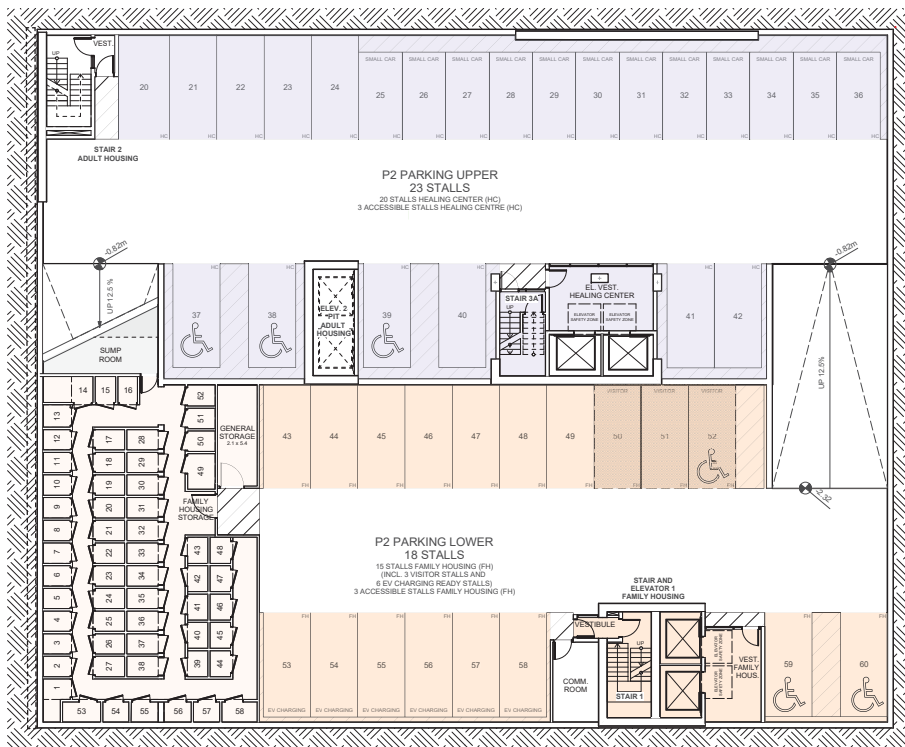
The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.





1 LEVEL P1 PLAN Scale: 1:200	HEALING CENTRE / OFFICE USE (LEVEL P1) 12 VEHICLE STALLS 1 CLASS A LOADING	LU'MA FAMILY HOUSING (LEVEL P1) 3 VEHICLE STALLS
	H 7 CLASS A BIKE STALLS (HORIZONTAL) 14 CLASS A BIKE STALLS (STACKED) 21 TOTAL CLASS A BIKE STALLS	H 33 CLASS A BIKE STALLS (HORIZONTAL) V 14 CLASS A BIKE STALLS (VERTICAL) 48 CLASS A BIKE STALLS (STACKED) OS 7 CLASS A BIKE STALLS (OVERSIZED) L 13 CLASS A BIKE STALLS (LOCKERS) 115 TOTAL CLASS A BIKE STALLS
	END OF TRIP FACILITIES INCLUDE: 2 SHOWERS, 2 WASHBASINS, MIRRORS, 2 GROOMING STATIONS, 2 WCs, 12 HALF SIZE LOCKERS, 12 FULL SIZE LOCKERS	RCH ADULT HOUSING (LEVEL P1) 4 VEHICLE STALLS



2 LEVEL P2 PLAN Scale: 1:200	HEALING CENTRE/OFFICE USE - P2 (20 STALLS) 20 VEHICLE STALLS 3 VEHICLE STALLS (ACCESSIBLE)	LU'MA FAMILY HOUSING - P2 (18 STALLS) 15 VEHICLE STALLS 3 VEHICLE STALLS (ACCESSIBLE) 3 VEHICLE STALLS (VISITORS)
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VEHICLE PARKING SUMMARY

RESIDENTIAL (Lu'ma Family Housing)			
Social Housing HILS Units (CoV Parking Bylaw 4.2.1.8)	# of Units	Required	Provided
Minimum 0.3 spaces for every unit with fewer than 2Bdrms	30 Units	9	9
Minimum 0.5 spaces for every unit with 2Bdrms or more	28 Units	14	14
		23	20
Shelter Rate Housing (CoV Parking Bylaw 4.2.1.19A)	# of Units	Required	Provided
Minimum 1 space per 15 units	54	4	4
Visitor Parking Stalls (CoV Parking Bylaw 4.1.16)	# of Units	Required	Provided
Minimum of an additional 0.05 parking spaces for every dwelling unit and a maximum of an additional 0.1 spaces for every unit	58 Units	3	3
Accessible Stalls (CoV Parking Bylaw 4.8.4a)	# of Units	Required	Provided
At least 1 accessible parking space for each building with at least 7 residential units and an additional 0.034 space for each additional unit	58 Units	3	3
Electric Vehicle Charging (CoV Parking Bylaw 4.14.1)		Required	Provided
All parking spaces for residential use, excluding visitor spaces, shall provide an energized outlet capable of providing Level 2 charging or higher		27	9
OFFICE USE (Healing Centre)			
DEOD District (CoV Parking Bylaw 4.1.4bi)	Area (Gross)	Required	Provided
One parking space for each 93sqm of GFA	3,441 m2	37	33
*Minimum # of required parking spaces is being satisfied per CoV Parking Bylaw 4.1.15, as the minimum 2 required accessible stalls (CoV Parking Bylaw 4.8.4a) for the Healing Center / office component count as 4 stalls			
Accessible Stalls (Bylaw 4.8.4b)	Area (Gross)	Required	Provided
At least 1 accessible parking space for each building with at least 500sqm of GFA and an additional 0.4 space for each 1000sqm of GFA	3,441 m2	3	3
Electric Vehicle Charging (CoV Parking Bylaw 4.14.1)		Required	Provided
Minimum of 1 parking space for every 10 parking spaces, plus 1 space for any additional parking spaces that number less than ten, shall be provided with an energized outlet capable of providing Level 2 charging or higher		4	3
TOTAL VEHICLE PARKING STALLS		67	60
TOTAL ACCESSIBLE PARKING STALLS (included in above)		6	6
TOTAL ELECTRIC VEHICLE CHARGING STALLS (included in above)		31	12

BICYCLE PARKING REQUIREMENT SUMMARY

RESIDENTIAL (Lu'ma Family Housing)			
Class A Bicycle Spaces (CoV Parking Bylaw 6.2.1.2 + Bylaw 6.2.1.5)	# of Units	Required	Provided
Multiple Dwelling: Minimum 1.5 spaces for every unit under 65sqm	30 Units	45	45
Multiple Dwelling: Minimum 2.5 spaces for every unit between 65 - 105sqm	28 Units	70	70
TOTAL		115	115
Class B Bicycle Spaces (CoV Parking Bylaw 6.2.1.2)	# of Units	Required	Provided
Minimum of 2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units.	58 Units	4	4
ADULT HOUSING (RainCity assisted Housing)			
Class A Bicycle Spaces (CoV Parking Bylaw 6.2.1.4)	# of Units	Required	Provided
Shelter Rate Units: Minimum 0.75 spaces for every unit. *Bicycle space provided in every Adult Housing unit	53 Units	40	53*
Class B Bicycle Spaces (CoV Parking Bylaw 6.2.1.4)	# of Units	Required	Provided
Minimum of 2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units.	53 Units	4	4
OFFICE USE (Healing Centre)			
Class A Bicycle Spaces (CoV Parking Bylaw 6.2.1.4)	Area (Gross)	Required	Provided
Minimum 1 space for each 170 sqm of GFA.	3,441 m2	20	21
Class B Bicycle Spaces (CoV Parking Bylaw 6.2.1.4)	Area (Gross)	Required	Provided
Minimum 6 spaces for any development with a minimum of 2000 m2 of GFA	3,441 m2	6	6
TOTAL CLASS A BICYCLE SPACES		175	189
TOTAL CLASS B BICYCLE SPACES		14	14*
* Class B Bicycle Rack Spaces located on P1.			

LOADING REQUIREMENT SUMMARY

RESIDENTIAL (111 Units Total)			
CoV Parking Bylaw 5.2.1 - Class B: At least 1 space for 100-299 units			
		Required	Provided
Class A Loading Spaces		0	0
Class B Loading Spaces		1	1
OFFICE USES			
Healing Center (Gross Floor Area)	3453 m2		
Bylaw 5.2.7 - At least 1 Class A and 1 Class B space			
		Required	Provided
Class A Loading Spaces		1	1
Class B Loading Spaces		1	1
TOTAL LOADING SPACES			
		Required	Provided
Class A Loading Spaces		1	1
Class B Loading Spaces		2	2
PASSENGER DROP OFF SPACE			
		Required	Provided
Passenger Drop Off (located in P1)		1	1

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SEAL:

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END OF TRIP FACILITIES

OFFICE USE (Healing Centre)			
LOCKERS (CoV Parking Bylaw 6.5.1)		Required	Provided
Minimum number of clothing lockers required: 1.4 times the minimum number of required Class A bicycle spaces		28	28
50% of lockers (90cm height)		14	14
50% of lockers (180 height)		14	14
FIXTURES (CoV Parking Bylaw 6.5.2)		Required	Provided
Water Closet: 1 for every 10 Class A spaces		2	2
Wash Basin: 1 for development with 5-10 Class A spaces; and 1 for every 20 spaces up to 50		2	2
Showers: 1 for any development requiring between 5 and 10 Class A spaces, and 1 for every 40 spaces above 10		2	2
GROOMING STATIONS (CoV Parking Bylaw 6.5.5)		Required	Provided
One Grooming station required for each shower proposed and 2 showers proposed (separate from washbasin, with mirror, electric outlet, countertop 600x250mm)		2	2

A 2019-09-04 DEVELOPMENT PERMIT APPLICATION
REV. DATE ISSUE

ABORIGINAL LAND TRUST HOUSING AND HEALING CENTER DEVELOPMENT

52 - 92 EAST HASTINGS STREET
VANCOUVER, BC

Project Data - Parking

A.002

PLOT DATE: SCALE: NTS

DRAWN BY: CHECK BY: JM