

Oakridge - Building 3 & 4 Project Data

Project Data Summary			
STREET ADDRESS		650 West 41st Street, Vancouver, BC	
LEGAL DESCRIPTION		Lot 7, Block B92, Plan 20424, District Lot 526 New Westminster Statutory Right of Way LMP00023 - PID003128687	
ZONING		CD-1 (1)	
SITE AREA		114,384.70 m ² 1,231,267 f ²	
FSR		Permitted	Proposed
		3.71	1.28*
FSR AREA		Permitted	Proposed
Retail		17,072.39 m ²	17,072.39 m ²
Office		16,319.32 m ²	16,319.32 m ²
Residential		51,971.33 m ²	51,971.33 m ²
GROSS FLOOR AREA SUMMARY		f ²	f ²
Retail		17,072.39	163,766
Office		16,319.32	175,660
Residential		53,520.89	576,094
Total Gross Area		86,912.60	935,519
Amenity Exclusion		429.94	4,627.84
Storage Exclusion		1,119.62	12,051.49
Total FSR Area		85,363.04	925,848.08
BALCONY AREA		m ²	f ²
		6,162.48	66,547.66
			11.55
BUILDING HEIGHT		Max Geodetic	Proposed Geodetic
BUILDING 3			
Top of Roof Slab		191.80 m	189.38 m
Top of Mechanical Appurtenance		199.50 m	199.26 m
BUILDING 4			
Top of Roof Slab		221.50 m	217.28 m
Top of Mechanical Appurtenance		229.10 m	227.41 m
EXISTING AREA OUTSIDE DP1 EXTENT			
Existing Mail		51,726.65 m ²	556,781 f ²
Existing Office		9,403.27 m ²	101,216 f ²
Total Existing		61,129.92 m ²	657,997 f ²

* Includes proposed area within extent of DP1 plus existing area across remainder of site outside of DP1 extent

Parking Summary *				
Parking Spaces				
Use	Area (m ²) / Units	Required (Min)	Permitted (Max)	Proposed
Retail (New)	17,072.39 m ²	339		339
Retail (Existing)	51,726.65 m ²	1,032		1,775
Office	16,319.32 m ²	324		324
Office (Existing)	9,403.27 m ²	186		186
Res (Bldg 3 & 4)	53,520.89 m ² / 504 units	389		390
Res (Bldg 2) ***	-	-		56
Civic Centre	-	-		54
Total		2,270	0	3,134
Small Car Spaces	n/a	784		0
Accessible Parking				
Use	Area (m ²) / Units	Required (Min)	Permitted (Max)	Proposed
Retail (New)	17,072.39 m ²	8	n/a	13
Retail (Existing)	51,726.65 m ²	22	n/a	0**
Office	16,319.32 m ²	8	n/a	15
Office (Existing)	9,403.27 m ²	5	n/a	0**
Res (Bldg 3 & 4)	53,520.89 m ² / 504 units	18	n/a	5
Res (Bldg 2) ***	-	-	n/a	7
Civic Centre ***	-	-	n/a	5
Total		61		45
Parking By-Law Requirements:				
Retail:	4.2.5.1: A minimum of one space for each 100 square metres of gross floor area up to 300 square metres, and one additional space for each additional 50 square metres of gross floor area.			
Office:	4.2.5.1: A minimum of one space for each 100 square metres of gross floor area up to 300 square metres, and one additional space for each additional 50 square metres of gross floor area.			
Residential Market:	Parking By-Law No. 6059: Minimum (0.4 per unit + 1 per 285 square metres) Maximum (0.55 per unit + 1 per 220 square metres)			
Small Cars:	By-law section 4.1.8: Maximum of 20% of total parking stalls.			
Accessible Parking:	By-law section 4.8.4(b): Minimum 1 space for first 500m ² plus 0.4 spaces for each additional 1000m ²			
Residential:	By-law section 4.8.4(c): Minimum 1 space for first 7 units plus 0.034 spaces for each additional unit			

* Parking Summary includes scope within DP1 application plus existing mail outside extent of DP1 application
** Existing condition to be confirmed
*** Building to be submitted in future development permit

Parking Count										
Parking Spaces										
Level	Retail (New)	Retail (Existing)	Res (Bldg 3&4)	Res (Bldg 2)	Office (New)	Office (Existing)	Civic Centre	Total	108	120
Level P1A	0	0	0	56	0	0	64	120		
Level P1	26	0	0	0	324	0	0	350		
Level P2	247	0	0	0	0	0	0	247		
Level P3	0	0	297	0	0	0	0	297		
Existing Mail	66	1,775	93	0	0	186	0	2,120		
Total	339	1,775	390	56	324	186	64	3,134		
Level										
Level	Regular	Small Car	Accessible	Total	108	120				
Level P1A	0	0	0	0						
Level P1	335	0	15	350						
Level P2	234	0	13	247						
Level P3	292	0	5	297						
Existing Mail	2,120	0	0	2,120						
Total	3,089	0	45	3,134						

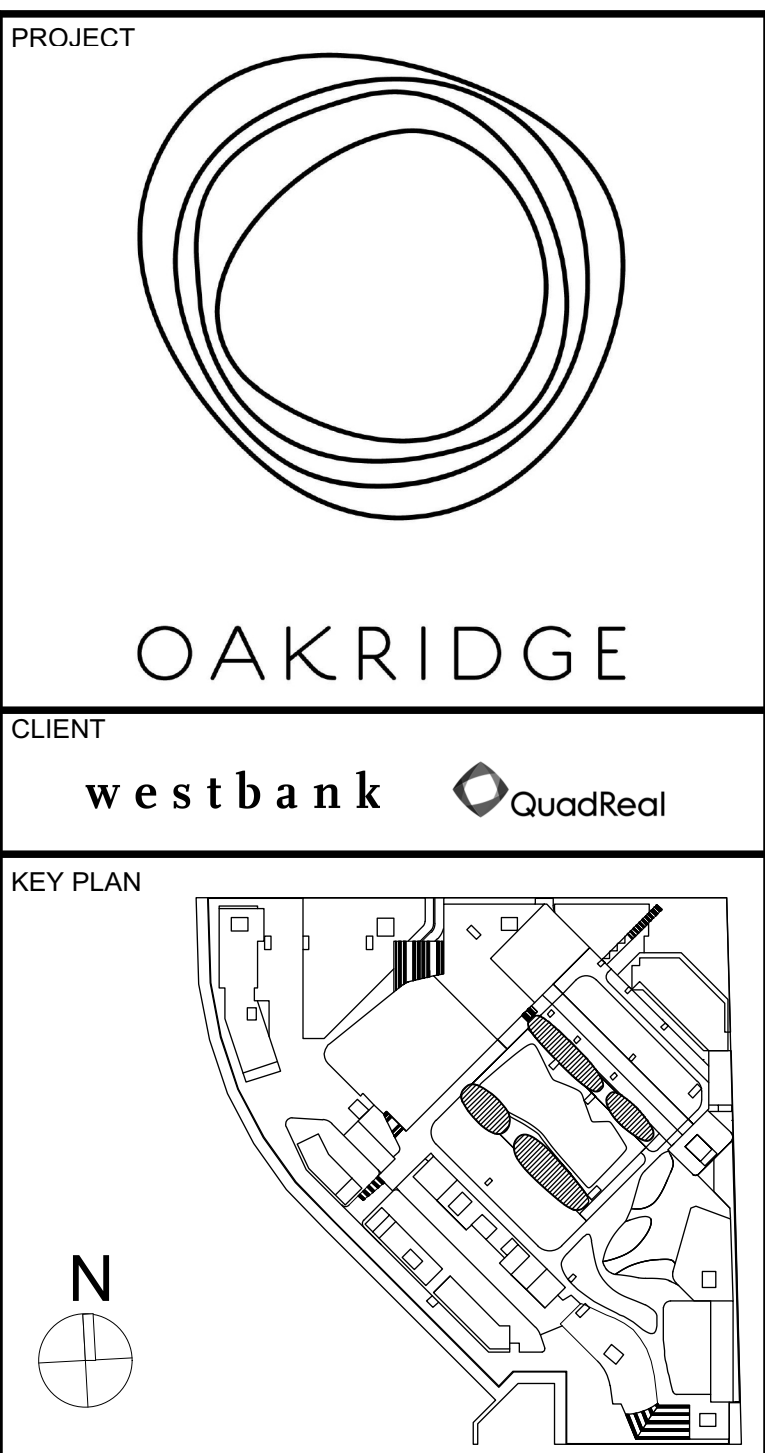
* Existing condition to be confirmed

Bicycle Parking Summary					
Bicycle Spaces					
Use	Area (m ²) / Units	Required	Class A	Class B	Proposed
Retail	17,072.39 m ²	35	6		35
Office	16,319.32 m ²	33	6		33
Residential	504 units	631	6		847
Total		698	18		915
Lockers					
Use	Area (m ²) / Units	Required	Class A	Class B	Proposed
Lockers		183 Min			721
Horizontal Class A Spaces		475 Min			194
Vertical Class A Spaces		258 Min			915
Total					
Bicycle By-Law Requirements:					
Retail:	By-law section 6.2.5.1: Class A: Minimum 1 space per 500m ² ; Class B: 6 for minimum of 1000m ²				
Office:	By-law section 6.2.5.1: Class A: Minimum 1 space per 500m ² ; Class B: 6 for minimum of 2000m ²				
Residential:	By-law section 6.2.1.2: Class A: Minimum 1.25 spaces per unit; Class B: 6 for minimum of 20 units				
Horizontal Spaces:	By-law section 6.3.13: Minimum of 50% of Spaces				
Vertical Spaces:	By-law section 6.3.13: Maximum of 30% Vertical Spaces				
Lockers:	By-law section 6.3.13A: Minimum of 20% of Spaces				

Bicycle Parking Count				
Class A Bicycle Spaces				
Level	Retail	Office	Residential	Total
Bike Silo B2	0	0	221	221
Bike Silo B3	35	33	170	238
Bike Silo B4	0	0	262	262
Level P1A	0	0	110	110
Level P1	0	0	0	0
Level P2	0	0	84	84
Level P3	0	0	0	0
Total	35	33	847	915
Class B Bicycle Spaces				
Level	Horizontal Spaces	Vertical Spaces	Lockers	Total
Bike Silo B2	0	0	221	221
Bike Silo B3	0	0	238	238
Bike Silo B4	0	0	262	262
Level P1A	110	0	0	110
Level P1	0	0	0	0
Level P2	84	0	0	84
Level P3	0	0	0	0
Total	194	0	721	915

Loading Summary						
Loading Spaces						
Use	Area (m ²) / Units	Required	Class B	Class C	Proposed	Class B
Retail	17,072.39m ²	0	9	2	0	6
Office	16,319.32m ²	1	3	0	7	3
Residential	504 units	0	3	0	0	3
Total		1	15	2	7	12*
Parking By-Law Requirements:						
Retail:	By-law section 5.2.5: Class A: No Requirement; Class B: Min. 1 space for first 600m ² (0.4) + 1 space for each additional 2325m ² ;					
Office:	By-law section 5.2.1: Class A: 1 space for 100 to 7500m ² ; Class B: Min. 1 space for 500 to 5000m ² ; Class C: No Req					
Residential:	By-law section 5.2.1: Class A: 1 space for 100-299 units + 1 additional for 300-499 units; Class C: No Requirement					

* Class B loading bays to be shared amongst retail, office and residential uses. Refer to Transportation Assessment prepared by Burt & Associates



Building 3 Area Summary

Tower 3 Area Summary												
Level	Gross Residential	Gross Office	Gross Retail	Gross Other	Storage Exclusions	Amenity Exclusions	Total (m ²)	FSR Area	Residential FSR Area	Office FSR Area	Retail FSR Area	Other FSR Area
Blk 3 Mech Rm	145.23	0.00	0.00	0.00	0.00	0.00	145.23	145.23	0.00	0.00	0.00	0.00
Blk 3 Mech Rm	145.23	0.00	0.00	0.00	0.00	0.00	145.23	145.23	0.00	0.00	0.00	0.00
Level 31	107.33	0.00	0.00	0.00	0.00	0.00	107.33	107.33	0.00	0.00	0.00	0.00
Level 30	751.19	0.00	0.00	0.00	0.00	0.00	751.19	751.19	0.00	0.00	0.00	0.00
Level 29	751.19	0.00	0.00	0.00	0.00	0.00	751.19	751.19	0.00	0.00	0.00	0.00
Level 28	751.19	0.00	0.00	0.00	0.00	0.00	751.19	751.19	0.00	0.00	0.00	0.00
Level 27	751.19	0.00	0.00	0.00	0.00	0.00	751.19	751.19	0.00	0.00	0.00	0.00
Level 26	751.19	0.00	0.00	0.00	0.00	0.00	751.19	751.19	0.00	0.00	0.00	0.00
Level 25	703.63	0.00	0.00	0.00	0.00	0.00	703.63	703.63	0.00	0.00	0.00	0.00
Level 24	703.63	0.00	0.00	0.00	0.00	0.00	703.63	703.63	0.00	0.00	0.00	0.00
Level 23	703.63	0.00	0.00	0.00	0.00	0.00	703.63	703.63	0.00	0.00	0.00	0.00
Level 22	703.63	0.00	0.00	0.00	0.00	0.00	703.63	703.63	0.00	0.00	0.00	0.00
Level 21	703.63	0.00	0.00	0.00	0.00	0.00	703.63	703.63	0.00	0.00	0.00	0.00
Level 20	706.26	0.00	0.00	0.00	0.00	0.00	706.26	706.26	0.00	0.00	0.00	0.00
Level 19	706.26	0.00	0.00	0.00	0.00	0.00	706.26	706.26	0.00	0.00	0.00	0.00
Level 18	706.26	0.00	0.00	0.00	0.00	0.00	706.26	706.26	0.00	0.00	0.00	0.00
Level 17	706.26	0.00	0.00	0.00	0.00	0.00	706.26	706.26	0.00	0.00	0.00	0.00
Level 16	706.26	0.00	0.00	0.00	0.00	0.00	706.26	706.26	0.00	0.00	0.00	0.00
Level 15	706.26	0.00	0.00	0.00	0.00	0.00	706.26	706.26	0.00	0.00	0.00	0.00
Level 14	706.26	0.00	0.00	0.00	0.00	0.00	706.26	706.26	0.00	0.00	0.00	0.00
Level 13	706.26	0.00	0.00	0.00	0.00	0.00	706.26	706.26	0.00	0.00	0.00	0.00
Level 12	706.26	0.00	0.00	0.00	0.00	0.00	706.26	706.26	0.00	0.00	0.00	0.00
Level 11	706.26	0.00	0.00	0.00	0.00	0.00	706.26	706.26	0.00	0.00	0.00	0.00
Level 10	710.97	0.00	0.00	0.00	0.00	0.00	710.97	710.97	0.00	0.00	0.00	0.00
Level 9	710.97	0.00	0.00	0.00	0.00	0.00	710.97	710.97	0.00	0.00	0.00	0.00
Level 8	710.97	0.00	0.00	0.00	0.00	0.00	710.97	710.97	0.00	0.00	0.00	0.00
Level 7	563.70	0.00	0.00	0.00	0.00	0.00	563.70	563.70	0.00	0.00	0.00	0.00
Level 6	26.16	0.00	0.00	0.00	0.00	0.00	26.16	26.16	0.00	0.00	0.00	0.00
Level 5	26.16	0.00	0.00	0.00	0.00	0.00	26.16	26.16	0.00	0.00	0.00	0.00
Level 4	26.16	0.00	0.00	0.00	0.00	0.00	26.16	26.16	0.00	0.00	0.00	0.00
Level 3	45.04	0.00	0.00	0.00	0.00	0.00	45.04	45.04	0.00	0.00	0.00	0.00
Level 2	26.34	0.00	0.00	0.00	0.00	0.00	26.34	26.34	0.00	0.00	0.00	0.00
Level 1	26.34	0.00</										

OAKRIDGE
Comprehensive Project Data

SITE AREA 114,384.70 m² 1,231,267 ft²
FSR 3.71 3.52

AREAS	GROSS AREA PROPOSED		FSR AREA PROPOSED		FSR PERMITTED	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
Retail	105,899.60	1,139,931	105,899.60	1,139,931	128,644	1,384,716
Office	40,769.24	438,851	40,769.24	438,836	39,415	424,260
Civic Centre	9,364.63	100,803				Excluded
Residential Market	230,571.34	2,461,930	215,317.45	2,317,733	218,357	2,360,389
Residential Rental	22,661.22	243,931	19,471.14	209,592	19,430	198,387
Residential Non-Market	24,876.49	267,777	21,744.40	234,062	19,754	212,632
Residential Subtotal	278,109.05	2,993,639	256,532.99	2,761,388	256,541.00	2,761,388
Total	434,142.51	4,673,224	403,201.82	4,340,156	424,600	4,570,384

AMENITY	Maximum Exclusion		Provided	
	m ²	ft ²	m ²	ft ²
Residential	2,600.0	27,887	2,681.2	28,862
Civic Centre	9,290.00	100,000	9,290.00	100,000

BALCONY AREA	Permitted (12%)		Provided	
	m ²	ft ²	m ²	ft ²
	30,784.92	331,367	30,784.92	331,367

Residential Areas By Building															
Building Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Phase	Civic3	Non Market	Park 41st	Plaza	N. Cambie	Cambie	45th	E. Park	New St.	New St.	New St.	W. Park	High St	High St	
Sub Area Zone (Height)	1 North	1 North	1 North	1 North	2	1 South	1 South	1 South	2	2	2	2	2	2	
Maximum Geodetic Roof Slab Permitted (m)	116.0	149.0	191.9	221.5	213.2	188.3	143.9	191.9	115.4	115.4	127.2	194.9	166.3	184.2	
Proposed Geodetic Roof Slab (m)	116.0	149.0	191.9	221.5	213.2	188.3	143.9	191.9	115.4	115.4	127.2	194.9	166.3	184.2	
Building Program Type	Institutional	Non Market	Market	Market	Market	Market	Market	Market	Non Market	Rental	Rental	Market	Market	Market	
Equivalent Storeys	5	22	33	43	43	36	17	36	10	10	14	36	26	33	
Residential Storeys	0	19	26	36	41	27	12	33	10	10	14	32	22	29	
Elevator Stops	8	23	31	46	45	34	19	37	13	14	17	41	27	34	
Elevators	4	3	3	4	3	3	3	4	2	2	2	3	3	3	
Average Tower Floorplate		7,600	8,500	9,250	7,600	7,600	8,500	0	0	0	8,500	8,500	8,000		
Market Residential Area - Gross ¹			205,768	367,498	388,257	310,789	60,349	334,577			86,115	155,053	187,462	245,411	2,404,893
Rental Residential Area - Gross ¹															241,168
Non-Market Residential Area - Gross ¹			152,827								106,854				259,681
Lobbies / Cores / Roof ²			3,013	6,240	8,897	11,067	8,499	5,718	4,245	733	824	3,682	4,116	3,416	61,183
Assembly ³			2,780	2,820	3,180	2,844	1,560	2,030	1,125		1,125				28,862
Gross Area			166,630	214,858	379,578	397,324	326,669	86,067	338,822	109,147	88,878	157,002	290,238	199,551	248,827
Market Residential Area - NET Area					322,708	264,560	56,770	276,130			65,251	119,617	236,070	158,950	201,429
Rental Residential Area - NET Area															184,868
Non-Market Residential Area - NET Area			121,382							82,235					203,517
NET Area (estimated)			121,382		322,708	264,560	56,770	276,130	82,235	65,251	119,617	236,070	158,950	201,429	1,905,102
Market Residential Area - FSR			195,688	361,005	379,226	306,573	71,848	320,730			73,419	136,174	271,065	177,892	233,708
Rental Residential Area - FSR															209,592
Non-Market Residential Area - FSR			139,870							94,102					234,062
FSR Area			139,870	195,686	361,005	378,226	306,573	71,848	320,730	94,192	73,419	136,174	271,065	177,892	233,708
Market Units			185	319	294	307	57	327			98	192	260	132	168
Rental Units															290
Non-Market Units			188							102					290
Units Total			188	185	319	294	307	57	327	102	98	192	260	132	168
Parking Required COV			96	138	240	241	223	46	235	31	45	82	192	111	143
Parking Required COV (incl. 75 Car Share)			58	108	197	198	178	38	192	31	45	82	157	91	115
Bicycles Required			235	231	399	368	354	71	409	128	123	240	325	165	210

Office Areas																Exist.	Gross (GFA) ¹	Circulation (GFA)	Service (GFA)	Useable (GFA)
Building Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14						
Below grade			0																	
Level 1			2,530	2,546		723					592									
Level 1.5																				
Level 2			16,808			41,104				17,508										
Level 3			22,759			43,546														
Level 4			44,232			30,445														
Level 5			43,198																	
Level 6			41,488																	
Total			173,113	2,546		115,898				18,500										

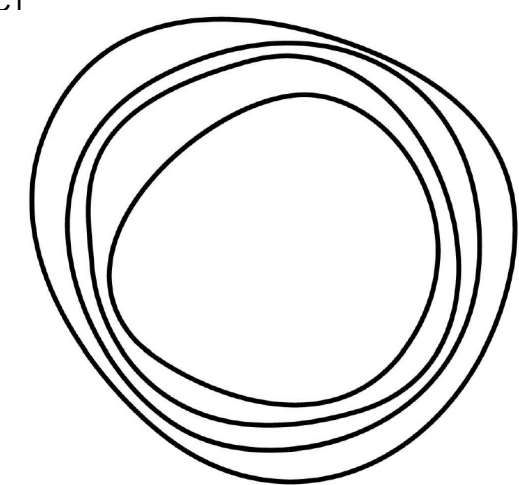
PARKING COUNTS	Area GLA(sf)	Area FSR(sf)	Units	Minimum Required	Maximum Permitted	Car Share (1:1.5 equiv.)	Minimum Visitors	Minimum City Req.	Provided
Retail	817,184	973,686		1806				1806	2418
Ballet & Fitness	75,613	75,613		137					137
Office	438,841	438,841		812				812	614
Civic Centre	100,803			50				50	53
Residential Market	2,317,733	2,317,733	2,049	1575	2,106	75		1275	1207
Residential Rental	209,592	209,592	290	126		0		126	
Residential Non-Market	234,062	234,062	290	87				87	96
Total	4,249,828	2629	4994	4594	75	0	4294		4388

Parking Bylaw Requirements	
Retail	4.2.8.1 A minimum of one space for each 100 square metres of gross floor area up to 300 square metres, and one additional space for each additional 50 square metres of gross floor area.
Office	4.2.8.1 A minimum of one space for each 100 square metres of gross floor area up to 300 square metres, and one additional space for each additional 50 square metres of gross floor area.
Residential Market	Parking Bylaw No. 609 Minimum (0.4 per unit + 1 per 285 square metres. Maximum (0.55 per unit + 1 per 220 square metres.
Residential Rental	4.5.B1 1 per 125sqm minus 20% Transit prec.
Residential Non-Market	City negotiated 0.3 stalls per unit

BICYCLE PARKING COUNTS	FSR Area (sqm)	Units	Minimum Required		Provided	
			Class A	Class B	Class A	Class B
Retail	105,899.60		212	6	244	84
Office	438,840.68		878	6	182	44
Civic Centre	9,364.63		19	37	19	42
Residential	256,532.99	2,629	3,285	6	3,289	124
Additional City Requirement			300		300	
Total	810,637.89	2,629	4,384	55	4,034	284

Parking Bylaw Requirements	
Retail	6.2.5.1 Class A: A minimum of 1 space for each 500 square metres of gross floor area. Class B: A minimum of 6 spaces for any development containing a minimum of 1,000 square metres of gross floor area.
Office	6.2.4.1 Class A: A minimum of 1 space for each 500 square metres of gross floor area. Class B: A minimum of 6 spaces for any development containing a minimum of 2,000 square metres of gross floor area.
Residential	6.2.3.1 Class A: A minimum of 1 space for each 500 square metres of floor area used for assembly purposes. Class B: A minimum of 6 spaces for any portion of each 1,500 square metres of floor area used for assembly purposes.
Civic Centre	6.2.1.2 Class A: A minimum of 1.25 spaces for every dwelling unit. Class B: A minimum of 6 spaces for any development containing a minimum of 20 dwelling units.

PROJECT

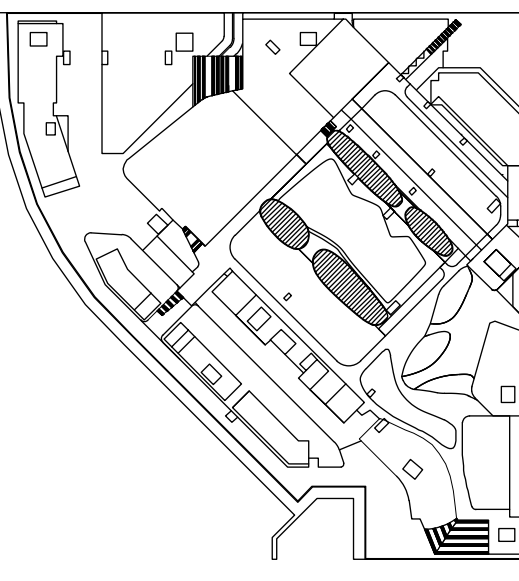


OAKRIDGE

CLIENT

westbank QuadReal

KEY PLAN



N

REVISIONS	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT 01	13 JUL 2018
2	ISSUED FOR COORDINATION	07 JUL 2018
3	50% DD PROGRESS SET	04 JUN 2018

REVISIONS	DESCRIPTION	DATE

DRAWING STATUS

NOT FOR CONSTRUCTION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

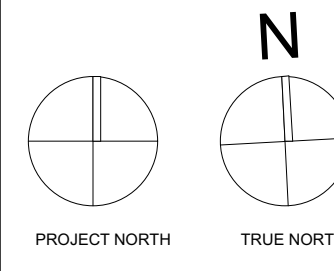
ALL DIMENSIONS ARE SHOWN IN METRIC.

H E N R I C H U E Z Henriquez Partners Architects

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SCALE

NORTH ARROW



DRAWING TITLE

COMPREHENSIVE PROJECT DATA

DRAWN YY CHECKED PW

SCALE 1:250 DATE 06/12/18

GRAPHIC SCALE

PROJECT NO. 1109

BUILDING PO/03/04 PHASE 1N

DRAWING AUTHOR AH DRAWING NO. 00-003 REV NO. 00