

AREA CALCULATIONS

Gross Floor Area* (Areas shown on FSR Area Plans)

Level	Area
P1 (124.83')	11942 ft ²
L1 - RES (138.67')	10536 ft ²
L2 (150.83')	8963 ft ²
L3 (160.83')	9546 ft ²
L4 (170.83')	8755 ft ²
L5 (180.83')	6800 ft ²
	56541 ft ²

Level	Area
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Level	Area
L1 - RES (138.67')	10536 ft ²
L2 (150.83')	8963 ft ²
L3 (160.83')	9546 ft ²
L4 (170.83')	8755 ft ²
L5 (180.83')	44599 ft ²

Level	Area
ROOF	
L1 - RES (138.67')	697 ft ²
L2 (150.83')	81 ft ²
L4 (170.83')	386 ft ²
L5 (180.83')	1018 ft ²
	2182 ft ²

NOTES

GFA*

1. GFA includes enclosed balconies, open balconies and terraces, but excludes all unoccupied roof areas, green roofs, and exterior irrigated planters designated on the FSR plans. Refer to GFA Exclusion for exterior areas.

2. Areas are measured to the outside face of the exterior walls, centre line of the demising walls, and centre line of the glazing.

FSR**

1. Areas are shown and dimensioned on the FSR Plans. FSR = FSR Areas / Site Area.

Residential Unit Net Area***

1. Net Areas are "Room Areas" measured to the inside face of exterior and demising walls.

Total Residential Unit NET Area***

Number	Name	Area
L1 - RES (138.67')		
101	Studio	423 ft ²
102	Studio	407 ft ²
103	Studio	407 ft ²
104	Studio	407 ft ²
105	Studio	417 ft ²
106	Studio	417 ft ²
107	Studio	440 ft ²
L2 (150.83')		
201	Studio	412 ft ²
202	Studio	409 ft ²
203	Studio	403 ft ²
204	Studio	410 ft ²
205	Studio	410 ft ²
206	Studio	410 ft ²
207	One Bedroom	542 ft ²
209	Studio	399 ft ²
210	Studio	402 ft ²
211	Studio	402 ft ²
212	Studio	402 ft ²
213	Studio	412 ft ²
L3 (160.83')		
301	Studio	412 ft ²
302	Studio	409 ft ²
303	Studio	403 ft ²
304	Studio	410 ft ²
305	Studio	410 ft ²
306	Studio	410 ft ²
307	One Bedroom	542 ft ²
308	Two Bedroom	762 ft ²
309	One Bedroom (Loft)	543 ft ²
310	Studio	402 ft ²
311	Studio	402 ft ²
312	Studio	402 ft ²
313	Studio	402 ft ²
314	Studio	412 ft ²

FSR Areas** (Areas shown on FSR Area Plans)

Level	Area	FSR
L1 - RES (138.67')	9391 ft ²	0.78
L2 (150.83')	7317 ft ²	0.61
L3 (160.83')	8118 ft ²	0.67
L4 (170.83')	6662 ft ²	0.55
L5 (180.83')	4821 ft ²	0.40
	36308 ft ²	3.00

FSR Exclusion by Use

DEPARTMENT	Area	FSR
AMENITY	635 ft ²	0.05
AMENITY TERRACE	992 ft ²	0.08
BALCONY	2076 ft ²	0.17
BULK STORAGE	1142 ft ²	0.09
PARKING	7135 ft ²	0.59
ROOF	2182 ft ²	0.18
SERVICE	5058 ft ²	0.42
TERRACE	3533 ft ²	0.29
	22752 ft ²	1.88

Balcony / Terrace %

Level	Area	% FSR Area
AMENITY TERRACE		
L4 (170.83')	450 ft ²	1.2%
L5 (180.83')	541 ft ²	1.5%
	992 ft ²	2.7%
BALCONY		
L3 (160.83')	1038 ft ²	2.9%
L4 (170.83')	1038 ft ²	2.9%
	2076 ft ²	5.7%
TERRACE		
L1 - RES (138.67')	796 ft ²	2.2%
L2 (150.83')	1340 ft ²	3.7%
L5 (180.83')	1398 ft ²	3.8%
	3533 ft ²	9.7%
Total Balcony / Terrace:	58 6601 ft ²	18.2%

Sub-Total FSR Area by Use

Number	Area	FSR
RETAIL		
C101	1973 ft ²	0.16
C103	913 ft ²	0.08
	2886 ft ²	0.24
RESTAURANT		
C102	1530 ft ²	0.13
	1530 ft ²	0.13
COMMON CIRCULATION		
EX2	189 ft ²	0.02
	189 ft ²	0.02
COMMERCIAL CIRCULATION		
C100	451 ft ²	0.04
	451 ft ²	0.04
Sub-Total Commercial	5056 ft ²	0.42

Level	Area	FSR
RESIDENTIAL		
L1 - RES (138.67')	3331 ft ²	0.28
L2 (150.83')	5831 ft ²	0.48
L3 (160.83')	7074 ft ²	0.58
L4 (170.83')	5638 ft ²	0.47
L5 (180.83')	4821 ft ²	0.40
	26694 ft ²	2.21
RESIDENTIAL CIRCULATION		
L1 - RES (138.67')	1398 ft ²	0.12
L2 (150.83')	1092 ft ²	0.09
L3 (160.83')	1044 ft ²	0.09
L4 (170.83')	1025 ft ²	0.08
	4558 ft ²	0.38
Sub-Total Residential	31252 ft ²	2.58

FSR Area by Use Proportionate Rating Calculation

COMMERCIAL

Sub-Total Commercial FSR Areas by Use:

RETAIL / OFFICE = 2,886 sq.ft
RESTAURANT = 1,530 sq.ft
CIRCULATION = 451 sq.ft

Proportionate rating calculations for the commercial common areas (areas shared by Retail / Office & Restaurant Uses):

Proportionate Rated to Office / Retail = 451 x (2,886 / 4,416) = 295 sq.ft
Proportionate Rated to Restaurant = 451 x (1,530 / 4,416) = 156 sq.ft

Sub-Total Proportionate Rated Commercial FSR Areas by Use:

Sub-Total Office / Retail Use = 2,886 + 295 = 3,181 sq.ft
Sub-Total Restaurant Use = 1,530 + 156 = 1,686 sq.ft

The proportionate rating of the Common Circulation shared by all three uses (189 sq.ft) is calculated as follows:

Proportionate Rated to Office / Retail = 189 x (3,181 / 36,308) = 17 sq.ft
Proportionate Rated to Restaurant = 189 x (1,686 / 36,308) = 9 sq.ft
Proportionate Rated to Residential = 189 x (31,252 / 36,308) = 163 sq.ft

Thus, 17 sq.ft is added to the Office / Retail Use FSR area, 9 sq.ft to the Restaurant Use FSR area, and 163 sq.ft to the Residential FSR area. This brings the FSR areas to the following totals:

Total FSR Area by Use

Total Office / Retail Use = 3,181 + 17 = 3,198 sq.ft
Total Restaurant Use = 1,686 + 9 = 1,695 sq.ft
Total Residential Use = 31,252 + 163 = 31,415 sq.ft
Total FSR Area = 36,308 sq.ft

Note that the total FSR allotted to each use is an amalgamation of the total FSR area of that use, plus the proportionately rated portion of all shared (common) FSR areas.

PROJECT STATISTICS

Site Statistics

Civic Address
731-743 East Broadway, Vancouver BC

Legal Address
LOT 18 - 20 BLOCK 118 DISTRICT
LOT 264 A NEW WESTMINSTER
PLAN VAP338 & 17.71.

Zoning District
C-2C

Site Dimensions
122'-0" x 99' - 1" (37.2 m x 30.2 m)

Site Area
12,093 sq.ft (1,213 sq.m)

Building Height Allowable (C-2C):
13.8m (conditional)

Suggested (Mount Pleasant Community Plan):
up to 8 Storeys with Heritage Retention

Proposed:
5 Storeys (@ E Broadway frontage)

E Broadway frontage
50'-7.5" (15.43m) ~ 52'-1.25" (15.88m)
(+1.54m ~ +1.89m above 13.8m Height Plane)
Laneway frontage
61'-9.25" (18.82m) ~ 66'-1.75" (20.16m)
(+5.02m ~ +6.36m above 13.8m Height Plane)

Setbacks

Front yard (enhanced SRW)
Required: 18'-0" / 5.5m to back face of curb
Proposed: 18'-0" / 5.5m (new construction)
Existing retained: 0'-0" / 0m

Side yard

Required: None
Proposed: ca. 4" seismic setback

Rear yard (Non-residential Use)
Required: 10'-0" / 3.1m to CL of laneway
Proposed: 10'-0" / 3.1m to CL of laneway

Rear yard (Residential Use)
Required: 25'-0" / 7.6m to CL of laneway
Proposed: 25'-0" / 7.6m to CL of laneway

Site Coverage

Required: Not regulated
Proposed: 95%

FSR

Suggested (MPCP): 3.00
Proposed: 3.00

Parking / Bicycle / Loading Summary

Off-Street Vehicle Parking Proposed

Residential Spaces
Required: 9 spaces
Proposed: 9 equivalent spaces (7 actual stalls)

2x Small Car stalls (10% of required stalls of ALL uses)
3x Standard stalls
2x Accessible stalls (4 equivalent spaces)

Residential Visitor Spaces

Required: 2 spaces
Proposed: 2 equivalent spaces (1 accessible stall)

Commercial Spaces

Required: 9 spaces
Proposed: 9 equivalent spaces (8 actual stalls)

3x Small Car stalls (dedicated Office use, 33% of Commercial use)
4x Standard stalls
1x Accessible stalls (2 equivalent spaces)

Bicycle Parking Proposed

Residential Spaces

Required: 81 Class A stalls / 3 Class B stalls
Proposed: 86 Class A stalls / 3 Class B stalls

Commercial Spaces

Required: 2 Class A stall
Proposed: 2 Class A stalls

Loading

Commercial Loading

Required: 1 Class B
Provided: 1 Class B

Residential Loading

Required: N/A
Provided: 2 Class A Passenger (TDM Measure)

Parking / Bicycle Calculation

Off-Street Car Parking Calculation

Per TDM Bulletin, maximum of 60% Reduction for Secured Market Rental Residential and 30% Reduction for Commercial uses apply to Subject Site (Level A Transit Accessibility & TDM Measures).

Refer to TDM Schedule A Worksheet and Supplementary Calculation for details.

Residential Off Street Parking (Bylaw 4.5.B1)

- 1 space for 1,345.5 sf FSR area

(31,415 / 1,345.5) -60% = 23 - 14 = 9 Residential Spaces Required

Residential Visitor Parking (Bylaw 4.1.16)

- 0.05 space per dwelling unit.

(0.05 x 45) -10% = 2.0 = 2 Visitor Spaces Required (in addition to the residential spaces)

Residential Accessible Stalls (Bylaw 4.8.4.a)

- 1 space for each building that contains at least 7 residential units and an additional 0.034 space for each additional dwelling unit.

1 + (45-7) x 0.034 = 2.29 = 2 Accessible Spaces Required (of the total residential spaces provided, 2 stalls must be accessible stalls)

Office / Retail Use Off Street Parking (Bylaw 4.2.5.1)

- A minimum of one space for each 1,076 sq.ft of commercial GFA up to 3,328 sq.ft and 1 additional space for each addition 538 sq.ft.

[3 + (3,198 - 3,328) / 538] -30% = 1.9 = 2 Office / Retail Parking Spaces Required

Restaurant Use Off Street Parking (Bylaw 4.2.5.11)

- 2 spaces for the first 1,076 sq.ft, and an additional space for each additional 107.6 sq.ft up to 5,382 sq.ft.

[2 + (1,695 - 1,076) / 107.6] -30% = 5.4 = 5 Restaurant Parking Spaces Required

Commercial Accessible Stalls (Bylaw 4.8.4.b)

- 1 space for each building that contains at least 5,380 sq.ft of GFA.

(3198+1695) / 5,380 = 0.9 = 1 Commercial Accessible Parking Space Required (of the total commercial spaces provided, 1 stall must be accessible stall)

Bicycle Parking Calculation

Residential Bicycle Parking (Parking By-Law 6.2.1.2)

- minimum of 1.5 Class A space for every dwelling unit under 65sq.m (700sf);
- minimum of 2.5 Class A space for every dwelling unit between 65sq.m - 105sq.m (700sf - 1,130sf);
- minimum of 3 Class A space for every dwelling unit over 105sq.m (1,130sf); and
- minimum of 2 Class B spaces for a development containing more than 20 units, plus additional 1 space for every additional 20 units.

Class A: 81 stalls Required

(32 x 1.5) + (13 x 2.5) = 48 + 32.5 = 80.5 = 81

Class B: 3 Stalls Required

2+ (45-20)/20 = 3

Commercial Bicycle Parking (Parking By-Law 6.2.5.1)

- minimum of 1 Class A space for each 340sq.m (3,660sq.ft) of Commercial GFA;
- minimum of 1 Class B space for min. 2,000sq.m Office GFA;
- minimum of 1 Class B space for min. 1,000sq.m Retail GFA.

- 2,186 / 3,660 = 0.6 = 1 Class A stall Required (Office)
1,012 / 3,660 = 0.6 = 1 Class A stall Required (Retail)

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NOTES:

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. All Dimensions to be confirmed on site.

Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

3 DP Application	2019.06.11
# SUBMISSION	DATE

GAIRWILLIAMSONARCHITECTS
235 - 209 CARRALL STREET VANCOUVER, BC V6B 2J2 CANADA
T 604 648 2626 W www.gwarchitects.ca

RAYMAR REALTY LTD
741 E BROADWAY VANCOUVER, BC V5T 1G1 CANADA
T 604 341 0702 www.raymarrealty.com

PROJECT:
731 - 745 E Broadway

DRAWING TITLE:
Project Statistics

DRAWN: Author
REVIEWED: Checker

SCALE:

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