

1.7 DEVELOPMENT STATISTICS

	PRESENT / GWCP	MAY 30TH 2019 SUBMISSION	PROVIDED / PROPOSED (REVISED SUBMISSION)
Civic Addresses	1780 East Broadway		-
Legal Addresses	Lot I, Block 162 District Lot 264A Group 1 NWD Plan 20377, except part in plan EPP 35255 (PID: 006-634-851)		-
Site Area	9819 SM (105,695 SF)		-
Zoning	C3-A	CD-1	CD-1
Height	24 storeys above retail plinth	Tower A 30 storeys above retail plinth Tower B 27 storeys above retail plinth Tower C 24 storeys above retail plinth	Tower A 30 storeys above retail plinth Tower B 29 storeys above retail plinth Tower C 25 storeys above retail plinth
Setbacks	Broadway 5.5 m (from curb) Side (West) - Side (East) - 10th Ave -	Broadway 5.5 m (from curb) Side (West) - Side (East) - 10th Ave -	Broadway 5.5 m (from curb) Side (West) - Side (East) - 10th Ave -
Floor Space Ratio (FSR)	Residential: 4.5 Commercial: 1.2 Total: 5.7 +Non-market Housing: -	Residential: 4.52 Commercial: 1.06 Total: 5.53	Residential: 4.689 Commercial: 1.06 Total: 5.749
FSR Exclusions	-		See FSR Calculations
Storage	Residential storage max. 3.7 m² / unit		-
Plaza	Per GWCP		See Landscape Drawings

1.7 DEVELOPMENT STATISTICS

	PRESENT / GWCP		PROVIDED / PROPOSED (REVISED SUBMISSION)	
Parking (Residents)	Base Requirement (with TDM and Transit Accessibility Reduction)	223	Total	223
Parking (Residential Visitors)	Base Requirement (with TDM and Transit Accessibility Reduction)	34	Total	34
Parking (Non-residential except Safeway)	Base Requirement (with TDM and Transit Accessibility Reduction)	82	Total	80
Parking (Safeway)	Base Requirement (with TDM and Transit Accessibility Reduction)	46	Total	149
Parking (Car share spaces without vehicles)	Total	N/A	Total	6
Parking (car share spaces and vehicles)	Total	N/A	Total	9
Passenger (Residential)	Class A	5	Class A	5
Passenger (Non-residential except Safeway)	Class A	11	Class A	11*
Passenger (Safeway)	Class A	2	Class A	2
Loading (Residential)	Class A	0	Class A	3
	Class B	3	Class B	3
Loading (Non-residential except Safeway)	Class A	1	Class A	1
	Class B	5	Class B	2
Loading (Safeway)	Class B	4	Class B	2
	Class C	1	Class C	2
Bicycle Parking (Residential)	Class A	1304	Class A	1304
	Class B	36	Class B	-
Bicycle Parking (Non-residential)	Class A	48	Class A	56
	Class B	18	Class B	-

* Non-residential passenger spaces are for Day-care only and will be included as part of the non-residential parking (with time reserved for pick-up / drop-off only)

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	PRESENT / GWCP		MAY 30TH 2019 SUBMISSION		PROVIDED / PROPOSED (REVISED SUBMISSION)	
Unit Count (Strata)	-		Studio	94	Studio	38
			1-BR	166	1-BR	114
			2-BR	205	2-BR	62
			3-BR	55	3-BR	22
			Total	520	Total	236
Unit Count (Rental)			Studio	16	Studio	71
			1-BR	88	1-BR	220
			2-BR	40	2-BR	117
			3-BR	16	3-BR	44
			Total	160	Total	452
Family Housing	Strata - TOWER A	35%	Strata	50%	Strata	35%
	Rental - TOWER B , TOWER C	35%	Rental	35%	Rental	35%
Open Balconies	12% Residential Area (5301 SM / 57,068 SF)				11% (5,800 SM / 62,390 SF)	

1.7 DEVELOPMENT STATISTICS - FSR SUMMARY

SITE AREA		105,692	9819.1		
AREA SUMMARY	GFA		FSR AREA		FSR
	SF	SM	SF	SM	
COMMERCIAL					
SAFEWAY	50,956	4,734	50,956	4,734	0.482
CRU	1,238	115	1,238	115	0.012
F&B	11,221	1,042	11,221	1,042	0.106
SAFEWAY + RETAIL	63,415	5,891	63,415	5,891	0.600
OFFICE	48,618	4,517	48,618	4,517	0.460
DAYCARE	11,905	1,106	0	0	0.000
FITNESS	9,634	895	0	0	0.000
OFFICE + DAYCARE + FITNESS	70,157	6,518	48,618	4,517	0.460
COMMERCIAL TOTAL	133,572	12,409	112,033	10,408	1.060
RESIDENTIAL					
NON-MARKET RENTAL RESIDENTIAL	32,419	3,011.80	-	-	-
MARKET RENTAL RESIDENTIAL	343,945	31,953.55	326,163	30,301.55	3.086
MARKET STRATA RESIDENTIAL	179,567	16,682.30	169,426	15,740.21	1.603
MARKET RENTAL + STRATA RES					4.689
SHARED AMENITIES	11,313	1,051.00	0	0.00	0.000
RESIDENTIAL TOTAL	567,244	52,698.65	495,589	46,041.76	4.689
SHARED LOADING / ACCESS	24,918	2,315.00	0	0.00	0.000
TOTAL	725,734	67,422.89	607,623	56,450.01	5.749

1.7 DEVELOPMENT STATISTICS - BY PROGRAMME ELEMENT

Level	COMMERCIAL										PROJECT		PROJECT		NON-MARKET RENTAL RESIDENTIAL		MARKET RENTAL RESIDENTIAL				MARKET STRATA RESIDENTIAL			
	SAFEWAY		CRU		F&B		FITNESS		OFFICE		DAYCARE		LOADING / ACCESS / MECH		AMENITY		TOWER B		TOWER B		TOWER C		TOWER A	
	GFA	FSR	GFA	FSR	GFA	FSR	GFA	FSR	GFA	FSR	GFA	FSR	GFA	FSR	GFA	FSR	GFA	FSR	GFA	FSR	GFA	FSR	GFA	FSR
	SM	SM	SM	SM	SM	SM	SM	SM	SM	SM	SM	SM	SM	SM	SM	SM	SM	SM	SM	SM	SM	SM	SM	SM
33																							69.42	69.42
32																							26.70	26.70
31																							521.11	489.62
30																							521.11	492.61
29																							521.11	492.61
28																							521.11	492.61
27																							521.11	492.61
26																							521.11	492.61
25																							312.84	299.43
24																							312.84	302.25
23																							640.47	611.59
22																							640.47	611.59
21																							640.47	611.59
20																							640.47	611.59
19																							640.47	611.59
18																							640.47	611.59
17																							415.12	388.91
16																							415.12	400.21
15																							760.81	707.84
14																							760.81	707.84
13																							760.81	707.84
12																							760.81	707.84
11																							760.81	707.84
10																							760.81	707.84
9																							760.81	707.84
8																							760.81	707.84
7																							760.81	707.84
6																							760.81	707.84
5M											149.00	0.00												
5											957.00	0.00					860.53	813.61	215.13	203.40	1222.63	1151.00	62.79	62.79
4									2,185.19	2,185.19							1075.60	1017.02			1222.54	1151.00	62.79	62.79
3									2,159.60	2,159.60							1075.67	1016.91			1222.63	1151.00	62.79	62.79
2					160.00	160.00	895.00	0.00	66.00	66.00				1,027.00	0.00				125.04	125.04	131.77	131.77	189.49	189.49
1M	297.00	297.00			454.00	454.00							1204.00	0.00										
1	4,447.00	4,447.00	115.00	115.00	418.46	418.46			106.00	106.00			1111.00	0.00		24.00	0.00		152.38	152.38	235.08	235.08	174.82	174.82
TOTAL	4,744.00	4,744.00	115.00	115.00	1,032.46	1,032.46	895.00	0.00	4,516.79	4,516.79	1,106.00	0.00	2,315.00	0.00	1,051.00	0.00	3,011.80	2,847.54	17,432.71	16,438.01	14,520.84	13,863.54	16,682.30	15,740.21
GFA	4,744.00		2,042.46				5,622.79				2,315.00		1,051.00		3,011.80		31,953.55				16,682.30		67,422.89	
FSR	4,744.00		1,147.46				4,516.79				0.00		0.00		2,847.54		30,301.55				15,740.21		59,297.54	

1.7 DEVELOPMENT STATISTICS - RESIDENTIAL SUMMARY

TOWER A	GROSS AREA		FSR EXCLUSIONS				FSR AREA	
	TOTAL RES (UNITS+CIRC+EXCL)		STORAGE	ENVELOPE	TOTAL EXCLUSIONS		TOTAL RES (UNITS+CIRCULATION)	
	SM	SF	SM	SM	SM	SF	SM	SF
LEVEL 01	174.82	1,881.75	0.00	0.00	0.00	0.00	174.82	1,881.75
LEVEL 02	189.49	2,039.65	0.00	0.00	0.00	0.00	189.49	2,039.65
LEVEL 03	62.79	675.87	0.00	0.00	0.00	0.00	62.79	675.87
LEVEL 04	62.79	675.87	0.00	0.00	0.00	0.00	62.79	675.87
LEVEL 05	62.79	675.87	0.00	0.00	0.00	0.00	62.79	675.87
LEVEL A06	760.81	8,189.29	31.81	21.16	52.97	570.16	707.84	7,619.13
LEVEL A07	760.81	8,189.29	31.81	21.16	52.97	570.16	707.84	7,619.13
LEVEL A08	760.81	8,189.29	31.81	21.16	52.97	570.16	707.84	7,619.13
LEVEL A09	760.81	8,189.29	31.81	21.16	52.97	570.16	707.84	7,619.13
LEVEL A10	760.81	8,189.29	31.81	21.16	52.97	570.16	707.84	7,619.13
LEVEL A11	760.81	8,189.29	31.81	21.16	52.97	570.16	707.84	7,619.13
LEVEL A12	760.81	8,189.29	31.81	21.16	52.97	570.16	707.84	7,619.13
LEVEL A13	760.81	8,189.29	31.81	21.16	52.97	570.16	707.84	7,619.13
LEVEL A14	760.81	8,189.29	31.81	21.16	52.97	570.16	707.84	7,619.13
LEVEL A15	760.81	8,189.29	31.81	21.16	52.97	570.16	707.84	7,619.13
LEVEL A16	415.12	4,468.31	1.96	12.95	14.91	160.49	400.21	4,307.82
LEVEL A17	415.12	4,468.31	13.24	12.97	26.21	282.12	388.91	4,186.19
LEVEL A18	640.47	6,893.96	9.81	19.08	28.89	310.97	611.59	6,583.10
LEVEL A19	640.47	6,893.96	9.81	19.08	28.89	310.97	611.59	6,583.10
LEVEL A20	640.47	6,893.96	9.81	19.08	28.89	310.97	611.59	6,583.10
LEVEL A21	640.47	6,893.96	9.81	19.08	28.89	310.97	611.59	6,583.10
LEVEL A22	640.47	6,893.96	9.81	19.08	28.89	310.97	611.59	6,583.10
LEVEL A23	640.47	6,893.96	9.81	19.08	28.89	310.97	611.59	6,583.10
LEVEL A24	312.84	3,367.38	0.00	10.59	10.59	113.99	302.25	3,253.39
LEVEL A25	312.84	3,367.38	5.68	10.59	16.27	175.13	299.43	3,223.04
LEVEL A26	521.11	5,609.18	11.82	16.68	28.50	306.77	492.61	5,302.41
LEVEL A27	521.11	5,609.18	11.82	16.68	28.50	306.77	492.61	5,302.41
LEVEL A28	521.11	5,609.18	11.82	16.68	28.50	306.77	492.61	5,302.41
LEVEL A29	521.11	5,609.18	11.82	16.68	28.50	306.77	492.61	5,302.41
LEVEL A30	521.11	5,609.18	11.82	16.68	28.50	306.77	492.61	5,302.41
LEVEL A31	521.11	5,609.18	14.81	16.68	31.49	338.96	489.62	5,270.23
LEVEL MECH_PH	26.70	287.40	0.00	3.66	3.66	39.40	26.70	287.40
TOWER A ROOF	69.42	747.23	0.00	5.10	5.10	54.90	69.42	747.23
SUBTOTALS	16,682.30	179,566.78	471.75	482.02	953.77	10,266.29	15,740.21	169,426.21

BALCONIES		PATIOS	
PROVIDED		PROVIDED	
SM	SF	SM	SF
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
75.33	810.89	0.00	0.00
75.33	810.89	0.00	0.00
75.33	810.89	0.00	0.00
75.33	810.89	0.00	0.00
75.33	810.89	0.00	0.00
75.33	810.89	0.00	0.00
75.33	810.89	0.00	0.00
75.33	810.89	0.00	0.00
75.33	810.89	0.00	0.00
75.33	810.89	0.00	0.00
75.33	810.89	0.00	0.00
75.33	810.89	0.00	0.00
0.00	0.00	335.84	3,614.95
0.00	0.00	0.00	0.00
69.98	753.22	0.00	0.00
69.98	753.22	0.00	0.00
69.98	753.22	0.00	0.00
69.98	753.22	0.00	0.00
69.98	753.22	0.00	0.00
237.76	2,559.24	125.49	1,350.77
0.00	0.00	0.00	0.00
53.58	576.69	0.00	0.00
53.58	576.69	0.00	0.00
53.58	576.69	0.00	0.00
53.58	576.69	0.00	0.00
53.58	576.69	0.00	0.00
53.58	576.69	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
1,732.42	18,647.60	461.33	4,965.72

TOWER B	GROSS AREA		FSR EXCLUSIONS				FSR AREA	
	TOTAL RES (UNITS+CIRC+EXCL)		STORAGE	ENVELOPE	TOTAL EXCLUSIONS		TOTAL RES (UNITS+CIRCULATION)	
	M2	SF	M2	M2	M2	SF	M2	SF
LEVEL 01	152.38	1,640.20	0.00	0.00	0.00	0.00	152.38	1,640.20
LEVEL 02	125.04	1,345.92	0.00	0.00	0.00	0.00	125.04	1,345.92
LEVEL B03	1,075.67	11,578.39	36.61	22.16	58.77	632.60	1,016.91	10,945.90
LEVEL B04	1,075.60	11,577.64	36.54	22.04	58.58	630.55	1,017.02	10,947.09
LEVEL B05	1,075.67	11,578.39	36.61	22.04	58.65	631.30	1,017.02	10,947.09
LEVEL B06	1,075.67	11,578.39	36.66	22.04	58.70	631.84	1,016.97	10,946.55
LEVEL B07	413.49	4,450.72	1.96	12.95	14.91	160.49	398.58	4,290.23
LEVEL B08	413.49	4,450.72	13.24	12.97	26.21	282.12	387.28	4,168.59
LEVEL B09	771.89	8,308.57	32.27	21.93	54.20	583.40	717.69	7,725.16
LEVEL B10	771.89	8,308.57	32.27	21.93	54.20	583.40	717.69	7,725.16
LEVEL B11	771.89	8,308.57	32.27	21.93	54.20	583.40	717.69	7,725.16
LEVEL B12	771.89	8,308.57	32.27	21.93	54.20	583.40	717.69	7,725.16
LEVEL B13	749.96	8,072.51	32.27	0.00	32.27	347.35	717.69	7,725.16
LEVEL B14	771.89	8,308.57	32.27	21.93	54.20	583.40	717.69	7,725.16
LEVEL B15	771.89	8,308.57	32.27	21.93	54.20	583.40	717.69	7,725.16
LEVEL B16	771.89	8,308.57	32.27	21.93	54.20	583.40	717.69	7,725.16
LEVEL B17	771.89	8,308.57	32.27	21.93	54.20	583.40	717.69	7,725.16
LEVEL B18	413.49	4,450.72	1.96	12.95	14.91	160.49	398.58	4,290.23
LEVEL B19	413.49	4,450.72	13.24	12.97	26.21	282.12	387.28	4,168.59
LEVEL B20	652.78	7,026.47	13.66	19.74	33.40	359.51	619.38	6,666.95
LEVEL B21	652.78	7,026.47	13.66	19.74	33.40	359.51	619.38	6,666.95
LEVEL B22	652.78	7,026.47	13.66	19.74	33.40	359.51	619.38	6,666.95
LEVEL B23	652.78	7,026.47	13.66	19.74	33.40	359.51	619.38	6,666.95
LEVEL B24	652.78	7,026.47	13.66	19.74	33.40	359.51	619.38	6,666.95
LEVEL B25	652.78	7,026.47	13.66	19.74	33.40	359.51	619.38	6,666.95
LEVEL B26	652.78	7,026.47	13.66	19.74	33.40	359.51	619.38	6,666.95
LEVEL B27	652.78	7,026.47	13.66	19.74	33.40	359.51	619.38	6,666.95
LEVEL B28	652.78	7,026.47	13.66	19.74	33.40	359.51	619.38	6,666.95
LEVEL B29	652.78	7,026.47	13.66	19.74	33.40	359.51	619.38	6,666.95
LEVEL B30	652.78	7,026.47	13.66	19.74	33.40	359.51	619.38	6,666.95
LEVEL MECH_PH	30.36	326.79	0.00	3.66	3.66	39.40	26.70	287.40
TOWER B ROOF	74.52	802.13	0.00	5.10	5.10	54.90	69.42	747.23
SUBTOTALS	20444.51	220062.86	617.51	541.46	1158.97	12475.05	19285.55	207587.92

BALCONIES		PATIOS	
PROVIDED		PROVIDED	
M2	SF	M2	SF
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
89.47	963.02	0.00	0.00
89.47	963.02	0.00	0.00
89.47	963.02	0.00	0.00
89.47	963.02	0.00	0.00
0.00	0.00	249.79	2688.76
0.00	0.00	0.00	0.00
70.49	758.79	0.00	0.00
70.49	758.79	0.00	0.00
70.49	758.79	0.00	0.00
70.49	758.79	0.00	0.00
87.85	945.56	0.00	0.00
70.49	758.79	0.00	0.00
70.49	758.79	0.00	0.00
70.49	758.79	0.00	0.00
70.49	758.79	0.00	0.00
70.49	758.79	0.00	0.00
0.00	0.00	335.84	3614.95
0.00	0.00	0.00	0.00
58.71	631.99	0.00	0.00
58.71	631.99	0.00	0.00
58.71	631.99	0.00	0.00
58.71	631.99	0.00	0.00
58.71	631.99	0.00	0.00
58.71	631.99	0.00	0.00
58.71	631.99	0.00	0.00
58.71	631.99	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
1655.46	17819.85	585.63	6303.71

TOWER C	GROSS AREA		FSR EXCLUSIONS				FSR AREA	
	TOTAL RES (UNITS+CIRC+EXCL)		STORAGE	ENVELOPE	TOTAL EXCLUSIONS		TOTAL RES (UNITS+CIRCULATION)	
	M2	SF	M2	M2	M2	SF	M2	SF
LEVEL 01	235.08	2530.42	0.00	0.00	0.00	0.00	235.08	2530.42
LEVEL 02	131.77	1418.32	0.00	0.00	0.00	0.00	131.77	1418.32
LEVEL C03	1222.63	13160.33	46.50	25.13	71.63	771.02	1151.00	12389.26
LEVEL C04	1222.54	13159.32	46.41	25.13	71.54	770.05	1151.00	12389.26
LEVEL C05	1222.63	13160.33	46.50	25.13	71.63	771.02	1151.00	12389.26
LEVEL C06	1222.63	13160.33	46.50	25.13	71.63	771.02	1151.00	12389.26
LEVEL C07	340.79	3668.19	5.73	11.61	17.34	186.65	323.44	3481.53
LEVEL C08	340.79	3668.19	0.00	11.61	11.61	124.97	329.17	3543.19
LEVEL C09	487.22	5244.44	2.81	16.18	18.99	204.41	468.23	5039.98
LEVEL C10	487.22	5244.44	2.81	16.18	18.99	204.41	468.23	5039.98
LEVEL C11	487.22	5244.44	2.81	16.18	18.99	204.41	468.23	5039.98
LEVEL C12	487.22	5244.44	2.81	16.18	18.99	204.41	468.23	5039.98
LEVEL C13	487.22	5244.44	2.81	16.18	18.99	204.41	468.23	5039.98
LEVEL C14	487.22	5244.44	2.81	16.18	18.99	204.41	468.23	5039.98
LEVEL C15	487.22	5244.44	2.81	16.18	18.99	204.41	468.23	5039.98
LEVEL C16	487.22	5244.44	2.81	16.18	18.99	204.41	468.23	5039.98
LEVEL C17	487.22	5244.44	2.81	16.18	18.99	204.41	468.23	5039.98
LEVEL C18	340.79	3668.20	6.06	11.61	17.67	190.20	323.11	3477.95
LEVEL C19	340.79	3668.19	0.00	11.61	11.61	124.97	329.17	3543.19
LEVEL C20	487.22	5244.44	2.81	16.18	18.99	204.41	468.23	5039.98
LEVEL C21	487.22	5244.44	2.81	16.18	18.99	204.41	468.23	5039.98
LEVEL C22	487.22	5244.44	2.81	16.18	18.99	204.41	468.23	5039.98
LEVEL C23	487.22	5244.44	2.81	16.18	18.99	204.41	468.23	5039.98
LEVEL C24	487.22	5244.44	2.81	16.18	18.99	204.41	468.23	5039.98
LEVEL C25	487.22	5244.44	2.81	16.18	18.99	204.41	468.23	5039.98
LEVEL C26	487.22	5244.44	2.81	16.18	18.99	204.41	468.23	5039.98
LEVEL MECH_PH	30.36	326.79	0.00	3.66	3.66	39.40	26.70	287.40
TOWER C ROOF	74.52	802.13	0.00	5.10	5.10	54.90	69.42	747.23
SUBTOTALS	14520.84	156301.78	242.66	414.60	657.26	7074.69	13863.54	149225.95