

5.0 ARCHITECTURAL DRAWINGS

DEVELOPMENT STATISTICS

SITE AREA	87,103.00	SQ.FT.
W 49TH AVE. 3m DEDICATION	3,373.04	SQ.FT.
ALBERTA STREET 2.5m DEDICATION	2,000.17	SQ.FT.
6.2%	5,373.21	SQ.FT.
MID-SITE EAST / WEST 20' PEDESTRIAN WALKWAY	6,860.42	SQ.FT.
16' STRATA PEDESTRIAN WALKWAY	2,058.13	SQ.FT.
8' EAST WALKWAY	1,986.67	SQ.FT.
12.5%	10,905.22	SQ.FT.
TOTAL	18.7% 16,278.43	SQ.FT.

PROPOSED SETBACKS			
SETBACKS	STRATA	AFFORDABLE	YMCA
NORTH - WEST 49TH AVENUE			3.0 m (9.8')
WEST - ALBERTA STREET	+/- 4.5 m (15')	+/- 4.5 m (15')	+/- 4.5 m (15')
SOUTH - LANGARA GOLF COURSE	+/- 4.8 m (16')		
EAST - LANGARA PARK	+/- 6.1 m (20')		+/- 2.4 m (8')

HEIGHT INFORMATION							
PROPOSED BUILDING HEIGHT	STRATA TOWER		STRATA PODIUM	AFFORDABLE		YMCA	YMCA W/ EXPANSION
AVG. BASE SURFACE TO:	T/O ROOF	T/O MECH PH.	T/O ROOF	T/O ROOF	T/O MECH PH.	T/O MECH PH.	T/O ROOF
STOREYS	20 STOREYS	-	6 STOREYS	13 STOREYS	-	3 STOREYS	5 STOREYS
METRIC	57.4 m	60.5 m	18.3 m	38.2 m	44.2 m	17.7 m	21.6 m
IMPERIAL	188'-4"	198'-4"	60'	125'-4"	145'	58'	71'

* ALL BUILDING HEIGHTS ARE MEASURED FROM ESTIMATED AVERAGE 'BASE SURFACE' BASED ON EXISTING SURVEY GRADES

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PROJECT INFORMATION																			
LEVELS	STRATA RESIDENTIAL 20 STOREY					AFFORDABLE HOUSING 13 STOREY			YMCA		TOTAL GROSS	EXCLUSIONS					FSR SUMMARY		
	No of Units	STRATA Gross (FT²)		Total Strata Gross (FT²)	STRATA FSR (FT²)	No of Units	AFF. HOUSING Gross (FT²)	AFF. HOUSING FSR (FT²)	YMCA Gross (FT²)	YMCA FSR (FT²)	SUB TOTAL GROSS	STRATA		AFFORDABLE		YMCA	1.99	0.67	0.73
		PODIUM	BUILDING				Amenity (FT²)					Storage (FT²)	Amenity (FT²)	Storage (FT²)	(FT²)	STRATA FSR (FT²)	AFF. HOUSING FSR (FT²)	YMCA FSR (FT²)	
ROOF			2,441	2,441	2,441						2,441						2,441		
LEVEL 20	4		5,011	5,011	4,851						5,011		160				4,851		
LEVEL 19	4		5,011	5,011	4,851						5,011		160				4,851		
LEVEL 18	7		7,221	7,221	6,941						7,221		280				6,941		
LEVEL 17	7		7,221	7,221	6,941						7,221		280				6,941		
LEVEL 16	7		7,221	7,221	6,941						7,221		280				6,941		
LEVEL 15	7		7,221	7,221	6,941		892	892			8,113		280				6,941	892	
LEVEL 14	7		7,221	7,221	6,941		1,063	702			8,284		280	361			6,941	702	
LEVEL 13	7		7,221	7,221	6,941	7	6,026	5,746			13,247		280		280		6,941	5,746	
LEVEL 12	7		7,221	7,221	6,941	7	6,026	5,746			13,247		280		280		6,941	5,746	
LEVEL 11	7		7,221	7,221	6,941	7	6,026	5,746			13,247		280		280		6,941	5,746	
LEVEL 10	7		7,221	7,221	6,941	7	6,026	5,746			13,247		280		280		6,941	5,746	
LEVEL 9	7		7,221	7,221	6,941	7	6,026	5,746			13,247		280		280		6,941	5,746	
LEVEL 8	7		7,221	7,221	6,941	7	6,026	5,746			13,247		280		280		6,941	5,746	
LEVEL 7	7	537	7,221	7,758	7,478	7	6,026	5,746			13,784		280		280		7,478	5,746	
LEVEL 6	13	3,909	7,266	11,175	10,655	8	6,026	5,706			17,201		520		320		10,655	5,706	
LEVEL 5	7	4,560	7,266	11,826	11,546	5	5,406	3,726	(6,039**) 331	(6,039**) 331	17,563		280	1480	200		11,546	3,726	(6,039) 331*
LEVEL 4	7	7,898	7,266	15,164	14,884	4	3,373	3,213	(6,039*)1,309	(6,039*)1,309	19,846		280		160		14,884	3,213	(6,039) 1,309*
LEVEL 3	19	7,898	7,266	15,164	14,404	4	2,791	2,631	13,663	4,619	31,618		760		160	9,044	14,404	2,631	4,619
LEVEL 2	5	7,898	5,990	13,888	13,688	0	503	503	20,951	20,951	35,342		200				13,688	503	20,951
LEVEL 1	15	7,898	6,801	14,699	12,124	0	915	915	34,456	34,456	50,070	1,975	600				12,124	915	34,456
PARKING P1									1,993	1,993	1,993								1,993
	158	40,598	140,970	181,568	173,273	70	63,151	58,510	72,703	63,659	317,422	1,975	6,320	1,841	2,800	9,044	173,273	58,510	63,659

* LEVEL 4 FUTURE EXPANSION (SEE A7.11) **LEVEL 5 FUTURE EXPANSION (SEE A7.12)

SITE AREA (FT ²)	87,103
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Total STRATA Gross (FT ²)	181,568
Total STRATA FSR (FT ²)	173,273

Total AFF.HOUSING Gross (FT ²)	63,151
Total AFF.HOUSING FSR (FT ²)	58,510
Total Net Rentable (FT ²)	47,850
Overall Efficiency	76%
Typical Floor Efficiency	84%

Total YMCA Gross (FT ²)	72,703
YMCA Gross w/ Expansion (FT ²)	84,781
CHILDCARE Level 3 (FT ²)	9,044
YMCA FSR w/ Expansion (FT ²)	75,737
YMCA FSR Excl. Expansion (FT ²)	63,659

TOTAL SITE FSR w/o EXPANSION	3.39
TOTAL SITE FSR w/ EXPANSION	3.53

FSR AREA w/o EXPANSION (FT ²)	295,442
FSR AREA w/ EXPANSION (FT ²)	307,520

5.0 ARCHITECTURAL DRAWINGS

DEVELOPMENT STATISTICS

UNITS SIZE					
STRATA RESIDENTIAL BUILDING				AFFORDABLE HOUSING BUILDING	
	<65 SQM (<700 FT ²)	>65 SQM (>700 FT ²)	>105 SQM (>1,130 FT ²)	<65 SQM (<700 FT ²)	>65 SQM (>700 FT ²)
LEVEL 20		4			
LEVEL 19		4			
LEVEL 18	2	5			
LEVEL 17	2	5			
LEVEL 16	2	5			
LEVEL 15	2	5			
LEVEL 14	2	5			
LEVEL 13	2	5		3	4
LEVEL 12	2	5		3	4
LEVEL 11	2	5		3	4
LEVEL 10	2	5		3	4
LEVEL 9	2	5		3	4
LEVEL 8	2	5		3	4
LEVEL 7	2	5		3	4
LEVEL 6	1	6	6	5	3
LEVEL 5	1	6		3	2
LEVEL 4	1	6		3	1
LEVEL 3	1	6	12	3	1
LEVEL 2		5			
LEVEL 1		3	12		
TOTAL	28	100	30	35	35

UNIT MIX									
STRATA RESIDENTIAL BUILDING						AFFORDABLE HOUSING BUILDING			
	PODIUM (2 BR) 1100-1250 FT ²	PODIUM (3 BR) 1400-1850 FT ²	1 BR 650-850 FT ²	2 BR 700-950 FT ²	3 BR 1000-1100 FT ²	STUDIO 380-450 FT ² (2 UNITS AT 340 FT ²)	1 BR 600 FT ²	2 BR 750 FT ²	3 BR 1000 FT ²
LEVEL 20				2	2				
LEVEL 19				2	2				
LEVEL 18			2	3	2				
LEVEL 17			2	3	2				
LEVEL 16			2	3	2				
LEVEL 15			2	3	2				
LEVEL 14			2	3	2				
LEVEL 13			2	3	2		3	3	1
LEVEL 12			2	3	2		3	3	1
LEVEL 11			2	3	2		3	3	1
LEVEL 10			2	3	2		3	3	1
LEVEL 9			2	3	2		3	3	1
LEVEL 8			2	3	2		3	3	1
LEVEL 7			2	3	2		3	3	1
LEVEL 6	6		3	4		2	3	2	1
LEVEL 5			3	4		3		1	1
LEVEL 4			4	3		3		1	
LEVEL 3	10	2	4	3		3		1	
LEVEL 2			2	3					
LEVEL 1	10	2	1	2					
SUB TOTAL	26	4	41	59	28	11	24	26	9
						(3 HILS)	(7 HILS)	(8 HILS)	(3 HILS)
						(8 MKT)	(17 MKT)	(18 MKT)	(6 MKT)
						(21 HILS / 49 MKT)			
TOTAL	158					70			
%	16%	3%	26%	37%	18%	16%	34%	37%	13%

STRATA SUMMARY OF UNIT MIX

1BD	2BD	3BD
26%	54%	20%

AFF. HOUSING SUMMARY OF UNIT MIX

STUDIO	1BD	2BD	3BD
16%	34%	37%	13%

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PARKING COUNT						
Bylaw	Area		Calculations		Required	Provided
	SQFT	SQM				
4.2.1.3 4 STRATA RESIDENTIAL	181,568	16,868	1) 0.6/dwelling unit + 1/200 m ² - 10% 2) Visitor 0.05/dwelling unit	161 7	168	168 Stalls **
4.5.b1 AFFORDABLE HOUSING	63,151	5,867	1) HILS 10 x 0.3/unit + 11 x 0.5/unit - 20% 2) MKT 3.919 m ² /125 - 20% 3) Visitor 70 x 0.05	7 22 2	31	31 Stalls **
YMCA	84,781 (Includes YMCA expansion area of 12,070 SF)	7,876	1) 84,781 ft ² /1000 x 1.5 2) Childcare 1/2 employees + 1/12 children	128 12	140	140 Stalls **

** INCLUDES 25% SMALL CAR SPACES

DISABILITY PARKING SPACE						
Bylaw	Area		Calculations		Required	Provided
	SQFT	SQM				
4.8.4 (a) STRATA RESIDENTIAL	0		1) 1/dwelling 2) 0.034/unit	1 Stall 5 Stalls	6	6 Stalls
4.8.4 (a) AFFORDABLE HOUSING	0		1) 1/dwelling 2) 0.034/unit	1 Stall 2 Stalls	3	3 Stalls
4.8.4 (b) YMCA	9,044	840	1) 1/Building 2) 0.4/1000 m ²	1 Stall 3 Stalls	4	4 Stalls

LOADING BAY REQUIREMENT						
Bylaw	Area		Calculations		Required	Provided
	NO.OF UNITS / AREA SQFT	SQM				
5.2.1 STRATA RESIDENTIAL	158		1) CLASS A 0 2) CLASS B 1/100 units - 299 units	0 1	1) CLASS A 0 2) CLASS B 1	1 1
5.2.1 AFFORDABLE HOUSING	70		1) CLASS A 0 2) CLASS B 0 < 100 units	0 0	1) CLASS A 0 2) CLASS B 0	1 1 Shared
5.2.3 YMCA	84,781	7,876	1) CLASS A 0 2) CLASS B 1/2800 m ²	0 3	1) CLASS A 0 2) CLASS B 3	3 1 Shared

PASSENGER LOADING						
Bylaw	Area		Calculations		Required	Provided
	NO.OF UNITS / AREA SQFT	SQM				
(New Requirement) STRATA RESIDENTIAL	158		1) 1/50 units + 1/150 over 125	1	1	1
(New Requirement) AFFORDABLE HOUSING	70		1) 1/50 units + 1/150 over 125	1	1	1
(New Requirement) YMCA	84,781	7,876	1) 1/2,000 m ² + 1/4,000 m ²	1	1	1

BIKE STORAGE REQUIREMENT						
Bylaw	Area		Calculations		Required	Provided
	NO.OF UNITS / AREA SQFT	SQM				
6.2.1.2 Updated STRATA RESIDENTIAL	158		1) CLASS A 1.5/unit < 65 m ² + 2.5/unit > 65 m ² + 3/unit < 105 m ² 2) CLASS B 2/20 + 1/20 units	382 9	1) CLASS A 382 2) CLASS B 9	382 10
6.2.1.2 Updated AFFORDABLE HOUSING	70		1) CLASS A 1.5/unit < 65 m ² + 2.5/unit > 65 m ² 2) CLASS B 2/20 unit + 1/20 units	140 5	1) CLASS A 140 2) CLASS B 5	140 5
6.2.5.1 Updated YMCA	84,781	7,876	1) CLASS A 1/340 m ² 2) CLASS B 6 YMCA + 6 Childcare	23 12	1) CLASS A 23 2) CLASS B 12	23 40