Development Data & Project Statistics

Site Area

1001 Kingsway	**13,422 sf**	1,247 sqm

Project Data Summary

Street Address	1001 Kingsway, Vancouver, BC	
Legal Description	PID: 011-951-591, Lot H Block 64 District Lot 301 Plan 4040 PID: 011-951-613, Lot J Block 64 District Lot 301 Plan 4040 PID: 011-951-621, Lot K Block 64 District Lot 301 Plan 4040	
Zoning	CD-1	
Site Area	13,422 sf	1,247 sqm
FSR	5.78	

	SF	SQM	
Gross Area (Above Grade)	84,544	7,854	
Amenity Area (Indoor)	1,364	127	15.49 sf per unit
Balcony + Patio Area	4,474	416	

Proposed Height

12 Storeys

	To the Top of Elevator Overrun*	
Height	+ 136'-0"	+ 41.5 m

**Measured from Established Elevation, as provided by City of Vancouver.*

Residential Unit Summary

Unit Mix by Level	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total
Level 12	1	1	3	0	5
Level 11	1	1	3	0	5
Level 10	1	1	3	0	5
Level 9	1	1	3	0	5
Level 8	1	1	3	0	5
Level 7	1	1	3	0	5
Level 6	1	1	2	0	4
Level 5	2	3	2	2	9
Level 4	10	1	2	1	14
Level 3	9	1	3	1	14
Level 2	14	3			17
Total	**42**	**15**	**27**	**4**	**88**

Unit Mix by Type	Count	% of Total	Avg. Unit Storage	Average Unit GFA*
Studio	**42**	**48%**	36 sf	455 sf
1-BR	**15**	**17%**	36 sf	607 sf
2-BR	**27**	**31%**	36 sf	922 sf
3-BR	**4**	**5%**	36 sf	1,061 sf
Total	**88**	**100%**		

**Including In-Unit Storage*

Family Oriented Units*	**31**	**35%**

**Based on 2- and 3-Bedroom Units*

Building Areas

	Occupant Areas (SF)			Circulation+Service (SF)		Storage+Amenity (SF)		Total (SF)	Outdoor Areas (SF)	
Level	*Residential**	*Commercial*	*Office*	*Circulation*	*Service*	*In-Unit Storage*	*Amenity (Indoor)*	*GFA***	*Courtyard*	*Balcony/ Patio*
Roof				230	447			678		
Level 12	3,535			1,048	113	184		4,880		199
Level 11	3,535			1,049	113	184		4,881		199
Level 10	3,534			1,049	113	185		4,881		199
Level 9	3,540			1,049	113	184		4,886		199
Level 8	3,539			1,049	113	185		4,885		199
Level 7	3,538			1,049	113	186		4,886		199
Level 6	2,643			1,153	114	142	876	4,928	2,560	926
Level 5	6,536			1,509	141	329		8,516		1,241
Level 4	7,701			1,544	142	521		9,908		571
Level 3	8,245			1,548	142	491		10,425		440
Level 2	7,825			1,699	142	612	488	10,766	1,511	99
Level 1		6,462	424	2,145	995			10,026		
Total (sqft)	**54,169**	**6,462**	**424**	**15,892**	**2,350**	**3,205**	**1,364**	**84,544**	**4,071**	**4,474**
Total (sqm)	5,032	600	39	1,476	218	298	127	7,854	378	416

**Excludes in-unit storage*

***Includes in-unit storage and amenity (indoor)*

Parking	Parking (sqft)	Bicycle Parking (sqft)	Service (sqft)	Circulation (sqft)	Total (sqft)
P1	9,710	332	2,094	1,020	13,157
P2	10,090	1,742	404	1,020	13,256
P3	3,310	2,229	252	1,020	6,811

Exterior Areas

	SF	SQM
Outdoor Amenity*	4,071	378
Balconies (L2+)	4,474	416
Total	**8,545**	**794**

**Paved courtyards + Level 4 outdoor amenity*

FSR Summary

	SF	SQM
Gross Floor Area (GFA)	84,544	7,854

FSR Exclusions

	SF	SQM
In-Unit Storage	3,205	298
Amenity (Indoor)	1,364	127
Exterior Wall Thickness*	2,451	228
Total	**7,020**	**652**

**Total Exterior Wall Thickness Exclusion of 179 mm per CoV Zoning Bylaw 10.33.2*

Net Floor Area for FSR 77,524 SF 7,202 SQM

Net Floor Area for FSR = Gross Floor Area (GFA) - FSR Exclusions (In-Unit Storage, Amenity (Indoor), Exterior Wall Thickness). Does not include floor area exclusion for heat recovery ventilation per CoV Zoning Bylaw 10.41

FSR 5.78

FSR = Net floor area / site area

Parking, Loading & Bicycle

Bunt was engaged to study the requirements of the project under the Vancouver Parking Bylaw 2019. They analyzed parking, loading and bicycle needs, which are summarized on this page. The study is appended to this report, please refer to Appendix 11.

Residential Site Content

Use	Studio	1 Bed	2 Bed	3 Bed	Total
HILS Units	12	5	9	0	**26**
Market Rental Units	30	10	18	4	**62**
TOTAL	**42**	**15**	**27**	**4**	**88**

Parking

	Base Requirement	Reductions	Reductions	Revised	Proposed
Parking Space: Residents	**min 46**	**-4**	**-9**	**min 33**	**33**
- of which accessible	min 4	-	-	min 4	4
- of which small car	max 10 of req'd stalls	-	-	max 7 of req'd stalls	7
- of which regular	min 32	-	-	min 22	22
Parking Space: Residential Visitor	**min 4**	**-**	**-**	**min 4**	**4**
Parking Space: Commercial	**min 9**	**-1**	**-1**	**min 7**	**7**
- of which accessible	min 1	-	-	min 1	1
- of which small car	max 2 of req'd stalls	-	-	max 1 of req'd stalls	1
- of which regular	min 6	-	-	min 5	5
Total Parking Spaces	**min 59**	**-5**	**-10**	**min 44**	**44**

Loading

	Required	Proposed
Loading Space, Class B Goods	min 2	2
Loading Space: Residential Passenger	min 1	1
Total Loading Spaces	**min 3**	**3**

Bicycle parking

	Required	Proposed
Bicycle Parking: Residential Class A	**min 163**	**163**
- of which non-standard	min 9	9
- of which stacked	max 97	0
- of which vertical	max 48	48
- of which either stacked or vertical	max 97	48
- of which lockers	min 17	17
- of which regular	min 60	89
Bicycle Parking: Residential Class B	**min 5**	**5**
Bicycle Parking: Commercial Class A	**min 2**	**2**
Bicycle Parking: Commercial Class B	**min 0**	**0**
Total Bicycle Parking Spaces	**min 170**	**170**