

PROJECT STATISTICS: DENSITY AND ZONING

LAND AREA					BROADWAY PLAN MAX. HEIGHT 35 STORY MAX FSR 10.0
	SQ.FT.	SQ.M.	ZONING	BROADWAY PLAN	
1155 E 6TH AVE	86116	8000.4	I-3/I-2	up to 10.0x FSR	

PROPOSED DENSITIES

	DENSITY BY USE							GFA	EXCLUSIONS				FSR AREA(DENSITY)	
	OFFICE	INDUSTRIAL/MAKER (I-2)	GROCERY	RETAIL	SERVICE	CHILD CARE	RESIDENTIAL		STORAGES RESIDENTIAL	AMENITY RESIDENTIAL	AMENITY OFFICE	TOTAL EXCLUSION		
GROUND	3,520.0	17,916.0	2,837.0	16,388.0	1,735.0	-	5,252.0	47,648.0	-	-	-	-	47,648.0	
L2	796	9,190.0	37,153.0	5,400.0		-	1,847.0	54,386.0	-	-	-	-	54,386.0	
L3	8,740.0	13,588.0				-		14,698.0	37,026.0	-	14,698.0	8,740.0	23,438.0	13,588.0
L4	-					10,538.5		18,789.4	29,327.8	352.0	-	-	352.0	28,975.8
L5	12,832.6							18,789.4	31,622.0	352.0	-	-	352.0	31,270.0
L6	14,884.6							18,789.4	33,673.9	352.0	-	-	352.0	33,321.9
L7	15,769.9							12,900.0	28,669.9	395.0	-	-	395.0	28,274.9
L8	16,007.4							12,900.0	28,907.4	395.0	-	-	395.0	28,512.4
L9	8,217.9							12,900.0	21,117.9	395.0	-	-	395.0	20,722.9
L10	10,410							12,900.0	23,310.0	395.0	-	-	395.0	22,915.0
L11	12,735							12,900.0	25,634.8	395.0	-	-	395.0	25,239.8
L12	13,549							12,900.0	26,449.4	395.0	-	-	395.0	26,054.4
L13	13,768							12,900.0	26,668.3	395.0	-	-	395.0	26,273.3
L14	13,768							12,900.0	26,668.3	395.0	-	-	395.0	26,273.3
L15	13,768							12,900.0	26,668.3	395.0	-	-	395.0	26,273.3
L16	13,768							12,900.0	26,668.3	395.0	-	-	395.0	26,273.3
L17	13,768							12,900.0	26,668.3	395.0	-	-	395.0	26,273.3
L18	13,768							12,900.0	26,668.3	395.0	-	-	395.0	26,273.3
L19	13,768							12,900.0	26,668.3	395.0	-	-	395.0	26,273.3
L20	6,660.8							12,900.0	19,560.8	395.0	-	6,660.8	7,055.8	12,505.0
L21	500.0							12,900.0	13,400.0	395.0	-		395.0	13,005.0
L22								12,900.0	12,900.0	395.0	-		395.0	12,505.0
L23								12,900.0	12,900.0	395.0	-		395.0	12,505.0
L24								12,900.0	12,900.0	395.0	-		395.0	12,505.0
L25								12,900.0	12,900.0	395.0	-		395.0	12,505.0
L26								12,900.0	12,900.0	395.0	-		395.0	12,505.0
L27								12,900.0	12,900.0	395.0	-		395.0	12,505.0
L28								12,900.0	12,900.0	395.0	-		395.0	12,505.0
L29								12,900.0	12,900.0	395.0	-		395.0	12,505.0
L30								12,900.0	12,900.0	395.0	-		395.0	12,505.0
L31								12,900.0	12,900.0	395.0	-		395.0	12,505.0
L32								12,900.0	12,900.0	395.0	-		395.0	12,505.0
L33								12,900.0	12,900.0	395.0	-		395.0	12,505.0
L34								12,900.0	12,900.0	395.0	-		395.0	12,505.0
L35								12,900.0	12,900.0	395.0	-		395.0	12,505.0
L36								8,334.7	8,334.7	-	8,334.7		8,334.7	
L37								1,000.0	1,000.0	-	-		-	1,000.0
TOTAL	221,001 SF	40,694 SF	39,990 SF	21,788 SF	1,735 SF	10,538 SF	461,600 SF	797,346.5	12,511.0	23,033 SF	15,401 SF	50,944 SF	746,402 SF	
FSR	2.39	0.47	0.46	0.25	0.02	0.12	4.95						8.67	

	EMPLOYMENT SPACE (sq. ft.)	SERVICE (sq. ft.)	CHILD CARE (sq. ft.)	RESIDENTIAL (sq. ft.)					TOTAL FSR (sq. ft.)
AREAS	308,072	1,735	10,538	426,056					
FSR	3.58	0.02	0.12	4.95					8.67

	RESIDENTIAL - EAST TOWER (35 LEVELS)					RESIDENTIAL - WEST TOWER (35 LEVELS)					TOTAL EAST & WEST TOWERS/SQ.FT.				
	DENSITY BY USE		GFA	EXCLUSIONS		DENSITY BY USE		GFA	AMENITY		DENSITY BY USE		GFA	EXCLUSION	DENSITY
	RESIDENTIAL	SERVICE		AMENITY	STORAGE	RESIDENTIAL	SERVICE		RESIDENTIAL	SERVICE	RESIDENTIAL	SERVICE			
LEVEL 1	0	2626	2,626	0	0	0	2,626	2,626	0	0	0	5,252	5,252	0	5,252
LEVEL 2	0	1161	1,161	0	0	0	686	686	0	0	0	1,847	1,847	0	1,847
LEVEL 3	7,349	0	7,349	7,349	0	7,349	0	7,349	7,349	0	14,698	0	14,698	14,698	0
LEVEL 4	9,395	0	9,395	0	257	9,395	0	9,395	0	95	18,789	0	18,789	352	18,437
LEVEL 5	9,395	0	9,395	0	257	9,395	0	9,395	0	95	18,789	0	18,789	352	18,437
LEVEL 6	9,395	0	9,395	0	257	9,395	0	9,395	0	95	18,789	0	18,789	352	18,437
LEVEL 7	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 8	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 9	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 10	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 11	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 12	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 13	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 14	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 15	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 16	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 17	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 18	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 19	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 20	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 21	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVE 22	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVE 23	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 24	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 25	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 26	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 27	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 28	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 29	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 30	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 31	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 32	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 33	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 34	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 35	6,400	0	6,400	0	198	6,500	0	6,500	0	198	12,900	0	12,900	395	12,505
LEVEL 36	4,057	0	4,057	4,057	0	4,277	0	4,277	4,277	0	8,335	0	8,335	8,335	0
LEVEL 37	500	0	500	0	0	500	0	500	0	0	1,000	0	1,000		1,000
TOTAL	225,690	3,787	229,477	11,406	6,499	228,810	3,312	232,122	11,626	6,013	454,501	7,099	461,600	35,544	426,056
FSR															

Land Area & Zoning	
	AREA
Land Area	86,116 SF
Zoning	I-3/I-2
FC Flats Provisions	up to 5.0x FSR
Broadway Plan	up to 10.0x FSR

Requirements under existing zoning & False Creek Flats Plan		
	AREA	Total
Employment Space	258,348 SF	258,348 SF
Min. Commercial Density		258,348 SF

Employment Space		
	AREA	FSR
Office	205,600 SF	2.39 FSR
I-2 Industrial	40,694 SF	0.47 FSR
Grocery Store	39,990 SF	0.46 FSR
Retail	21,788 SF	0.25 FSR
Child Care	10,538 SF	0.12 FSR
Total	318,611 SF	3.70 FSR

Child care, Service, Residential		
	AREA	FSR
Residential	426,056 SF	4.95 FSR
Service	1,735 SF	0.02 FSR
Total	427,791 SF	4.97 FSR

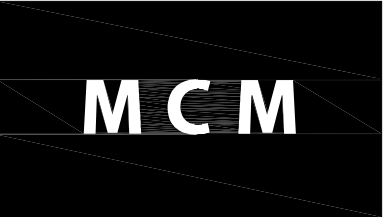
Total	746,402 SF	8.67 FSR
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OUTDOOR AMENITY MIN. REQUIRED			
SQ.M. PER UNIT	TOTAL UNIT	TOTAL / SQ. FT.	TOTAL / SQ. M.
		SQ.FT.	SQ.M.
2	600	12,917	1,200

OUTDOOR AMENITY PROPOSED		
# LEVEL	AREA / SQ.FT.	AREA / SQ. M.
LEVEL 3	17,927	1,665
LEVEL 7	5,000	465
LEVEL 36	4,000	372
TOTAL	26,927	2,502

PARKING LOADING AND BICYCLE

UNIT MIX



Musson
Cattell
Mackey
Partnership

Architects
Designers
Planners

A Partnership
Of Corporations

1155 E 6TH AVE

Project #
221024



STATS

A002

PARKING NUMBERS					**ACCESS.	PROPOSED	PROVIDED
	AREA or UNIT NO.		REQUIREMENT RATE	REQUIREMENT	REQUIRED BYLAW REF.		
RENTAL RESIDENTIAL	426,096 SF			0	21	162	0.29 STALL PER UNIT
RESIDENTIAL VISITOR 5% bylaw 4.3.3	600			0		9	
I-3 OFFICE & INDUSTRIAL	246,294 SF			0	9.95	246	1 per 1000 sf PROVIDED
RETAIL	21,788 SF			0	1.61	43	2 per 1000 sf PROVIDED
GROCERY	39,990 SF			0	2.29	80	2 per 1000 sf PROVIDED
CHILDCARE		CHILDCARE DESIGN GUIDLINE					
	10,538 SF, 60 CHILDREN		1	STALL PER 8 CHILDREN, PLUS 2 STAFF	1.19	10	1 PER 8 KIDS (64 TOTAL KIDS)
Total required parking spaces					36.20	550	+2 STAFF=10 TOTAL

** H/C Count as 2 stalls per Vancouver Parking Bylaw
PASSENGER CLASS A : 7 STALLS PROVIDED

PARKING PROVIDED		SMALL CARS PROVIDED	SMALL CARS %
Levels		SMALL CARS	
P1	145	37	
P2	197	49	
P3	208	59	
Total	550	145	26

LOADING						
	OFFICE- bylaw 5.2.9	Retail/Grocery/Childcare	Residential-bylaw 5.2.1	INDUSTRIAL	Total	Proposed
Class A Loading	2	0	3	0	5	5
Class B Loading	3	3	3	1	10	7
Class C Loading	0	2	0	0	2	1

PASSENGER LOADING						
	OFFICE- bylaw 7.2.4.1	Retail/ Grocery/Childcare	Residential bylaw7.2.1	INDUSTRIAL	Total	Proposed
Class A Loading	2	1	4	0	0	7
Class B Loading		0	0	0	0	0

END OF TRIP REQUIREMENT									
	BIKE STALLS	LOCKERS		WATER CLOSET		WASH BASIN		SHOWER	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Office	112	157.3	138	10	10	6	6	9	9
Grocery+Retail	16	23.0	9	1	1	1	1	1	1

BICYCLE REQUIREMENT					
RESIDENTIAL	BYLAW REF.				
BICYCLE SPACES REQUIRED -CLASS A	6.2.1.2	UNITS NO.	STALL	BIKE SPACES	
1.5 STALL PER > 65 SQ M (700 SQ FEET)PER UNIT		490	1.5	734.25	
2.5 STALL PER < 65 SQ M (700 SQUIRE FEET) PER UNIT		47	2.5	116.25	
3 STALL PER < 105 SQ M (1131 SQUIRE FEET) PER UNIT		64	3	192.00	
TOTAL		600		1,045	

OFFICE				
BICYCLE SPACES REQUIRED -CLASS A	BYLAW REF.	AREA	STALL PER SF	BIKE SPACES
1 STALL PER 170 SQ M (1830 SQ FEET)	6.2.4.1	205,600	1830	112

RETAIL				
BICYCLE SPACES REQUIRED -CLASS A	BYLAW REF.	AREA	STALL PER SF	BIKE SPACES
1 STALL PER 340 SQ M (3760 SQ FEET)	6.2.5.1	61,778	3760	16.43

CHILD CARE				
BICYCLE SPACES REQUIRED -CLASS A	BYLAW REF.	AREA	STALL PER SF	BIKE SPACES
NO REQUIREMENT	6.2.2.5	10,538	0	0

INDUSTRIAL				
BICYCLE SPACES REQUIRED -CLASS A	6.2.3.5 OR	AREA	STALL PER SF	BIKE SPACES
NO REQUIREMENT/1 STA PER 1000 SQ M (10764 SQ FEET)	6.2.6.1		0	0

RESIDENTIAL + OFFICE + RETAIL+ CHILD CARE + INDUSTRIAL				
BICYCLE SPACES REQUIRED & PROVIDED-CLASS A			TOTAL	1174

RESIDENTIAL				
BICYCLE SPACES REQUIRED -CLASS B	BYLAW REF.		TOTAL UNITS	BIKE SPACES
A minimum of 2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units.	6.2.1.2		600	31

OFFICE				
BICYCLE SPACES REQUIRED -CLASS B	BYLAW REF.	AREA	STALL PER SF	BIKE SPACES
6 STALL PER 2000 SQ M (21,528 SQ FEET)	6.2.4.1	205,600	21528	6

RETAIL				
BICYCLE SPACES REQUIRED -CLASS B	BYLAW REF.	AREA	STALL PER SF	BIKE SPACES
6 STALL PER 1,000 SQ M (10,764 SF)	6.2.5.1	61,778	10764	6

CHILD CARE				
BICYCLE SPACES REQUIRED -CLASS B	BYLAW REF.	AREA	STALL PER SF	BIKE SPACES
NO REQUIREMENT	6.2.2.5	10,538	0	0

INDUSTRIAL				
BICYCLE SPACES REQUIRED -CLASS B	BYLAW REF.	AREA	TOTAL AREA	BIKE SPACES
NO REQUIREMENT	6.2.3.5 OR	40693.95	0	0

RESIDENTIAL + OFFICE + RETAIL+ CHILD CARE + INDUSTRIAL				
BICYCLE SPACES REQUIRED & PROVIDED-CLASS B			TOTAL	43

BICYCLEBY TYPE PROVIDED						
#	HORZ.	VERT.	LOCKER	STACKED	OVER SIZE	TOTAL
P1 MEZZ.	142	188	258	196	57	841
P1	71	52		252	72	447
P2						0
P3						0
TOTAL	213	240	258	448	129	1288

UNITS AREA - EAST TOWER						
#	UNIT TYPE	UNIT AREA SF	unit @ L3	unit @ L4	unit @ L5-6 X 2	unit @ L7-35 X 29
1	S1	400	0	0	0	1
2	S2	399	0	1	1	1
3	S3	400	0	0	0	1
4	S4	400	0	1	1	0
5	S5		0	0	0	0
TOTAL PER TYPE PER FLOOR			0	2	2	3
TOTAL PER TYPE PER TOWER			0	2	4	87

6	A1	516	0	2	2	2
7	A2	482	0	0	0	1
8	A3	0	0	0	0	0
9	A4	0	0	0	0	0
10	A5	477	0	1	1	0
	A6	641	0	1	1	0
11	A8	519	0	4	4	0
TOTAL PER TYPE PER TOWER						
			0	0	0	0

6	B1	683	0	1	1	1
7	B2	617	0	1	1	1
8	B3	0	0	0	0	0
9	B4	0	0	0	0	0
10	B5	0	0	0	0	0
11	B6	0	0	0	0	0
TOTAL PER TYPE PER FLOOR			0	2	2	2
TOTAL PER TYPE PER TOWER			0	2	4	58

6	C1	761	0	1	1	1
7	C2	0	0	0	0	0
TOTAL PER TYPE PER FLOOR			0	1	1	1
TOTAL PER TYPE PER TOWER			0	1	2	29

TOTAL UNITS PER FLOOR	0	5	5	6
TOTAL UNIT TYPE PER TOWER	0	5	10	174
TOTAL UNITS IN TOWER				189

#	RESIDENTIAL - EAST TOWER - UNIT MIX				
	TYP. FLOORS: L7-35	STUDIO	1 BED	2BED	3BED
	TOTAL PER FLOOR	3	3	2	1
29	TOTAL FLOORS	87	87	58	29
	TYP. FLOORS: L5-6	STUDIO	1 BED	2BED	3BED
	TOTAL PER FLOOR	2	8	2	1
2	TOTAL FLOORS	4	16	4	2
	TYP. FLOORS: L4	STUDIO	1 BED	2BED	3BED
	TOTAL PER FLOOR	2	8	2	1
1	TOTAL FLOORS	2	8	2	1
32	TOTAL	93	111	64	32
	UNIT MIX %	31%	37%	21%	11%

UNIT MIX: TOTAL					
	STUDIO	1 BED	2BED	3BED	
TOTAL	125	254	157	64	600
UNIT MIX %	21%	42%	26%	11%	100%

UNITS AREA - WEST TOWER						
#	UNIT TYPE	UNIT AREA SF	unit @ L3	unit @ L4	unit @ L5-6 X 2	unit @ L7-35 X 29
1	S1	399	0	0	0	1
2	S2	399	0	1	1	0
3	S3	548	0	1	1	0
4	S4		0	0	0	0
5	S5		0	0	0	0
TOTAL PER TYPE PER FLOOR			0	2	2	1
TOTAL PER TYPE PER TOWER			0	2	4	29

6	A1	400	0	1	1	2
7	A2	398	0	1	1	2
8	A3	550	0	1	1	0
9	A4		0	1	1	0
10	A7	594	0	1	1	0
11	A8	519	0	4	4	0
TOTAL PER TYPE PER FLOOR			0	9	9	4
TOTAL PER TYPE PER TOWER			0	9	18	116

6	B1	660	0	1	1	2
7	B2	744	0	1	1	1
8	B3	0	0	0	0	0
9	B4	0	0	0	0	0
10	B5	0	0	0	0	0
11	B6	0	0	0	0	0
TOTAL PER TYPE PER FLOOR			0	2	2	3
TOTAL PER TYPE PER TOWER			0	2	4	87

6	C1	840	0	1	1	1
7	C2	0	0	0	0	0
TOTAL PER TYPE PER FLOOR			0	1	1	1
TOTAL PER TYPE PER TOWER			0	1	2	29

TOTAL UNITS PER FLOOR	0	14	14	9
TOTAL UNIT TYPE PER TOWER	0	14	28	261
TOTAL UNITS IN TOWER				303

#	RESIDENTIAL - WEST TOWER - UNIT MIX				
	TYP. FLOORS: L7-35	STUDIO	1 BED	2BED	3BED
	TOTAL PER FLOOR	1	4	3	1
29	TOTAL FLOORS	29	116	87	29
	TYP. FLOORS: L5-6	STUDIO	1 BED	2BED	3BED
	TOTAL PER FLOOR	1	9	2	1
2	TOTAL FLOORS	2	18	4	2
	TYP. FLOORS: L4	STUDIO	1 BED	2BED	3BED
	TOTAL PER FLOOR	1	9	2	1
1	TOTAL FLOORS	1	9	2	1
32	TOTAL	32	143	93	32
	UNIT MIX %	11%	48%	31%	11%

100% OF THE RESIDENTIAL UNITS ARE RENTAL HOUSING.					
* 80% MARKET RENTAL RESIDENTIAL					
* 20% NON-MARKET RENTAL RESIDENTIAL					