

PROPOSED DETAILS

BYLAW REQUIREMENTS

PARKING REQUIREMENTS		
RESIDENTIAL	BYLAW 4.3.6	MIN. OF 1 SPACE PER UNIT
	4.3.6	MIN. OF 1 SPACE PER 140 SM
COMMERCIAL	4.3.1	MIN OF 1 SPACE PER 145 SM
DISABILITY (RES.)	4.8.4 (a)	MIN OF 1 SPACE FOR 1ST 7 UNITS + 0.034 SPACES FOR EACH ADDITIONAL UNIT
DISABILITY (NON RES.)	4.8.4 (b)	MIN OF 1 SPACE FOR 1ST 500 SM + 0.4 SPACES OF EACH ADDITIONAL 1000 SM
SMALL CARS	4.1.8	MAX OF 25%

BICYLCE REQUIREMENTS		
RESIDENTIAL	BYLAW 6.2.1.2	MIN OF 1.25 SPACES PER UNIT
VERTICAL STALLS	6.3.13	MAX OF 30% OF STALLS

PARKING REQUIREMENTS

PARKING REQUIRED	SOCIAL HOUSING	MARKET RENTABLE HOUSING	MARKET SALABLE HOUSING	DAYCARE	SMALL STALL	REGULAR STALL	TOTAL	DISABLED (Included in total required)
	18	69	374	9	113 (Max.)	339	452	16

PARKING PROVIDED	SOCIAL HOUSING	RENTABLE HOUSING	MARKET HOUSING	DAYCARE	SMALL STALL	REGULAR STALL	TOTAL	DISABLED (Included in total provided)
LEVEL 03				3		3	3	
LEVEL 01	18	14		6	6	30	38	3
PARKING LEVEL P1		22	34		16	39	56	1
PARKING LEVEL P2		33	57		18	68	90	4
PARKING LEVEL P3			90		19	67	90	4
PARKING LEVEL P4			90		19	67	90	4
PARKING LEVEL P5			91		19	69	91	3
PARKING LEVEL P6			26		10	16	26	
TOTAL	18	69	388	9	107	359	484	19

BICYCLE STORAGE

BIKE STALLS REQUIRED	CLASS A		CLASS B	TOTAL
BYLAW MULTIPLIER (1.25)	383 UNITS	479		
SOCIAL HOUSING MULTIPLIER (1.8)	60 UNITS	108		
	443 UNITS	587	12	599

BIKE STALLS PROVIDED	CLASS A	CLASS B	TOTAL
AT GRADE		18	18
LEVEL 01	261		261
PARKING LEVEL 01	338		338
TOTAL	599	18*	599

*Includes Additional 6 Class B Stalls Provided for Daycare Bike Storage

LOADING

LOADING REQUIRED	CLASS A	CLASS B	TOTAL
	5	2	7

LOADING PROVIDED	CLASS A	CLASS B	TOTAL
LEVEL 01	5		5
LEVEL 02		2	2
TOTAL	5	2	7

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PROJECT

1468 ALBERNI
VANCOUVER, BC

PROJECT NO:
139765

DRAWN BY:

CHECKED BY:

PROJECT MGR:

APPROVED BY:

SHEET TITLE

PROPOSED DETAILS

SHEET NUMBER

ISSUE

3

PROPOSED DETAILS

PROJECT INFORMATION

ADDRESS	1444 ALBERNI STREET & 740 NICOLA STREET			
ZONING	VANCOUVER, BC			
	Current DD			
	Proposed CD-1			

SITE AREA			
	sf	sm	
	43,282	4,021	

SETBACKS			
	sf	sm	
NORTH	25'-0"	7.62 m	
SOUTH	N/A	N/A	
EAST	18'-0"	5.49 m	
WEST	20'-0"	6.096 m	

MAXIMUM BUILDING HEIGHTS:			
	sf	sm	
EAST TOWER	442'-0"	134.7 m	
WEST TOWER	405'-0"	123.5 m	

PROPOSED BUILDING HEIGHTS:			
	sf	sm	
EAST TOWER (48 STOREYS)	442'-0"	134.7 m	
WEST TOWER (43 STOREYS)	405'-0"	123.5 m	

UNIT MIX

PODIUM - SOCIAL HOUSING RENTAL UNIT MIX							
FLOOR	STUDIO	1 BED	2 BED	3 BED	4 BED	PENTHOUSE (4 BED)	TOTAL
1							0
2							0
3	2	5	2	2			11
4	4	6	6	2			18
5	3	2	5	4			14
6	3	5	5	4			17
TOTAL	12	18	18	12	0	0	60

SOCIAL HOUSING TOTAL	STUDIO	1 BED	2 BED	3 BED	4 BED	PENTHOUSE (4 BED)
PERCENTAGE	20.00%	30.00%	30.00%	20.00%	0.00%	0.00%

PODIUM - MARKET RENTAL UNIT MIX							
FLOOR	STUDIO	1 BED	2 BED	3 BED	4 BED	PENTHOUSE (4 BED)	TOTAL
1	3		2				5
2		1	8	1			10
3	7	1	2	3			13
4	1	5	5	2			13
5	8	2	1				11
6	13	3	1				17
TOTAL	32	12	19	6	0	0	69

RENTAL TOTAL	STUDIO	1 BEDROOM	2 BEDROOM OR MORE	OVERALL
TOTAL	32	12	25	69
PERCENTAGE	46.38%	17.39%	36.23%	

UNIT MIX, CONTINUED

EAST TOWER - MARKET SALABLE UNIT MIX							
FLOOR	STUDIO	1 BED	2 BED	3 BED	4 BED	PENTHOUSE (4 BED)	TOTAL
8 to 21		56	28				84
22 to 38			68				68
39 to 45				7	7		14
46 to 48						2	2
TOTAL	0	56	96	7	7	2	168

WEST TOWER - MARKET SALABLE UNIT MIX							
FLOOR	STUDIO	1 BED	2 BED	3 BED	4 BED	PENTHOUSE (4 BED)	TOTAL
8 to 22		60	30				90
23 to 31			36				36
32 to 40				9	9		18
41 to 43						2	2
TOTAL	0	60	66	9	9	2	146

STRATA TOTAL	0	116	162	16	16	4	314
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM OR MORE		OVERALL	
TOTAL	0	116	162	36		314	
PERCENTAGE	0.00%	36.94%	51.59%	11.46%			

The COV Requirements: (Rezoning Appendix A, section 3)

Min 25% of strata units to be 2bedroom

Min 10% of strata units to be 3bedroom or more

PROJECT TOTAL							
	STUDIO	1 BED	2 BED	3 BED	4 BED	PENTHOUSE (4 BED)	TOTAL
	44	146	199	34	16	4	443

AREA CALCULATION

	GROSS MARKET RENTAL		GROSS MARKET SALABLE		GROSS SOCIAL HOUSING		DAYCARE		COMMON AREA		TOTAL GROSS (GFA)		TOTAL GROSS EXCLUDING DAY CARE (GFA)		BALCONIES	
	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm
PODIUM	65,888.99	6,121.29	18,248.95	1,695.38	60,349.60	5,606.66	1,177.00	109.35	0.00	0.00	145,664.54	13,532.68	144,487.54	13,423.33	8,440.00	784.10
EAST TOWER	0.00	0.00	215,710.00	20,040.11	0.00	0.00	3,403.00	316.15	58,388.00	5,424.42	277,501.00	25,780.69	274,098.00	25,464.54	34,900.00	3,242.32
WEST TOWER	0.00	0.00	188,101.00	17,475.15	0.00	0.00	4,198.00	390.01	51,384.00	4,773.73	243,683.00	22,638.89	239,485.00	22,248.88	31,322.00	2,909.91
SUB TOTAL	65,888.99	6,121.29	422,059.95	39,210.65	60,349.60	5,606.66	8,778.00	815.50	109,772.00	10,198.15	666,848.54	61,952.26	658,070.54	61,136.75	74,662.00	6,936.33

FSR EXCLUSIONS

	STORAGE		AMENITY		GARBAGE		TOTAL EXCLUSION	
	sf	sm	sf	sm	sf	sm	sf	sm
PODIUM	2,400.00	222.97	13,972.45	1,298.08	2,442.64	226.93	18,815.09	1,747.98
EAST TOWER	6,720.00	624.31	0.00	0.00	0.00	0.00	6,720.00	624.31
WEST TOWER	5,840.00	542.55	0.00	0.00	0.00	0.00	5,840.00	542.55
SUB TOTAL	14,960.00	1,389.83	13,972.45	1,298.08	2,442.64	226.93	31,375.09	2,914.84

FSR CALCULATIONS

	GROSS AREA (EXCLUDING DAY CARE)		FSR EXCLUSIONS		FSR AREA (EXCLUDING DAY CARE)		FSR
	sf	sm	sf	sm	sf	sm	
PODIUM	144,487.54	13,423.33	18,815.09	1,747.98	125,672.45	11,675.35	2.90
EAST TOWER	274,098.00	25,464.54	6,720.00	624.31	267,378.00	24,840.23	6.18
WEST TOWER	239,485.00	22,248.88	5,840.00	542.55	233,645.00	21,706.33	5.40
SUB TOTAL	658,070.54	61,136.75	31,375.09	2,914.84	626,695.45	58,221.91	14.48

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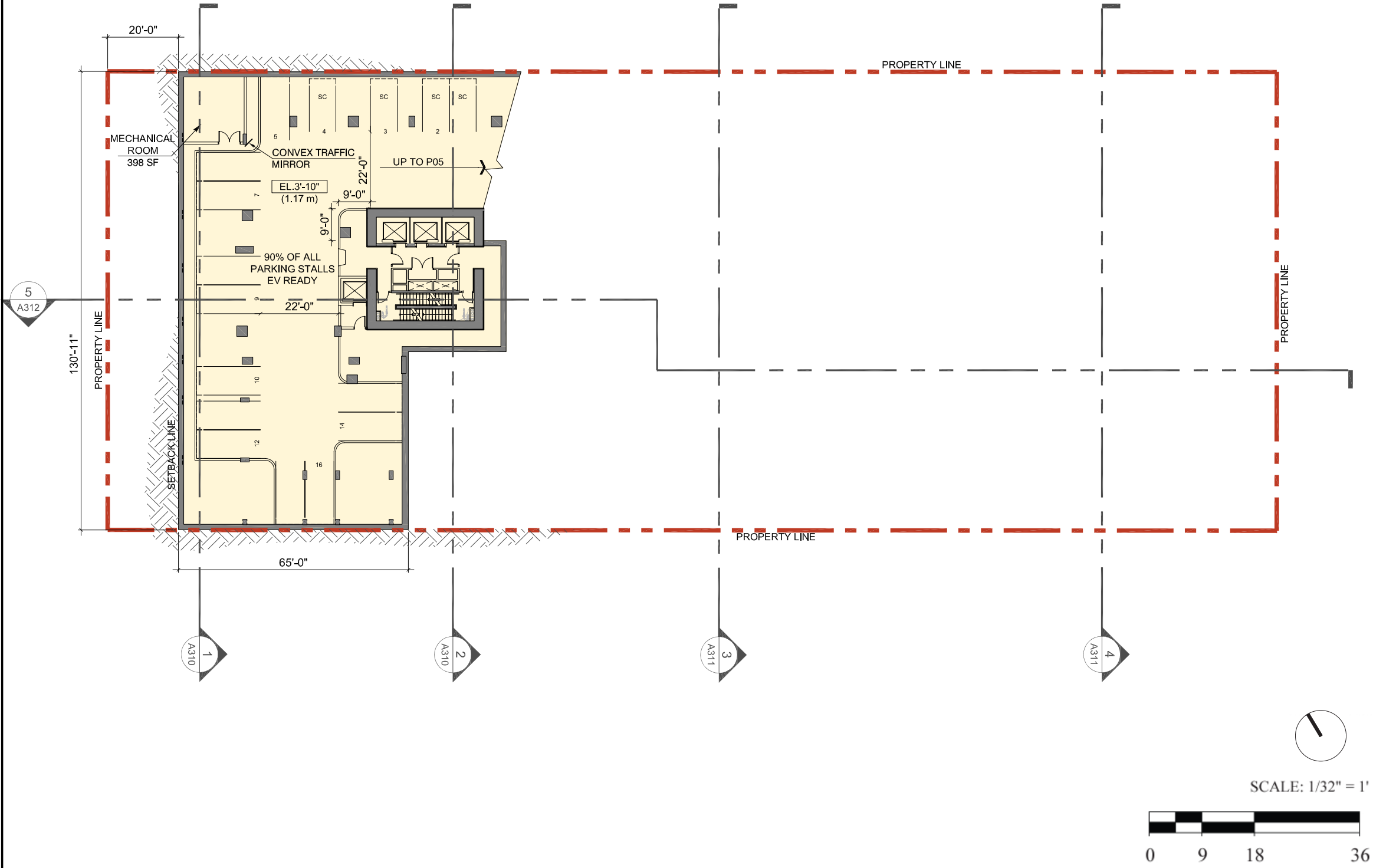
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PARKING LEVEL P5

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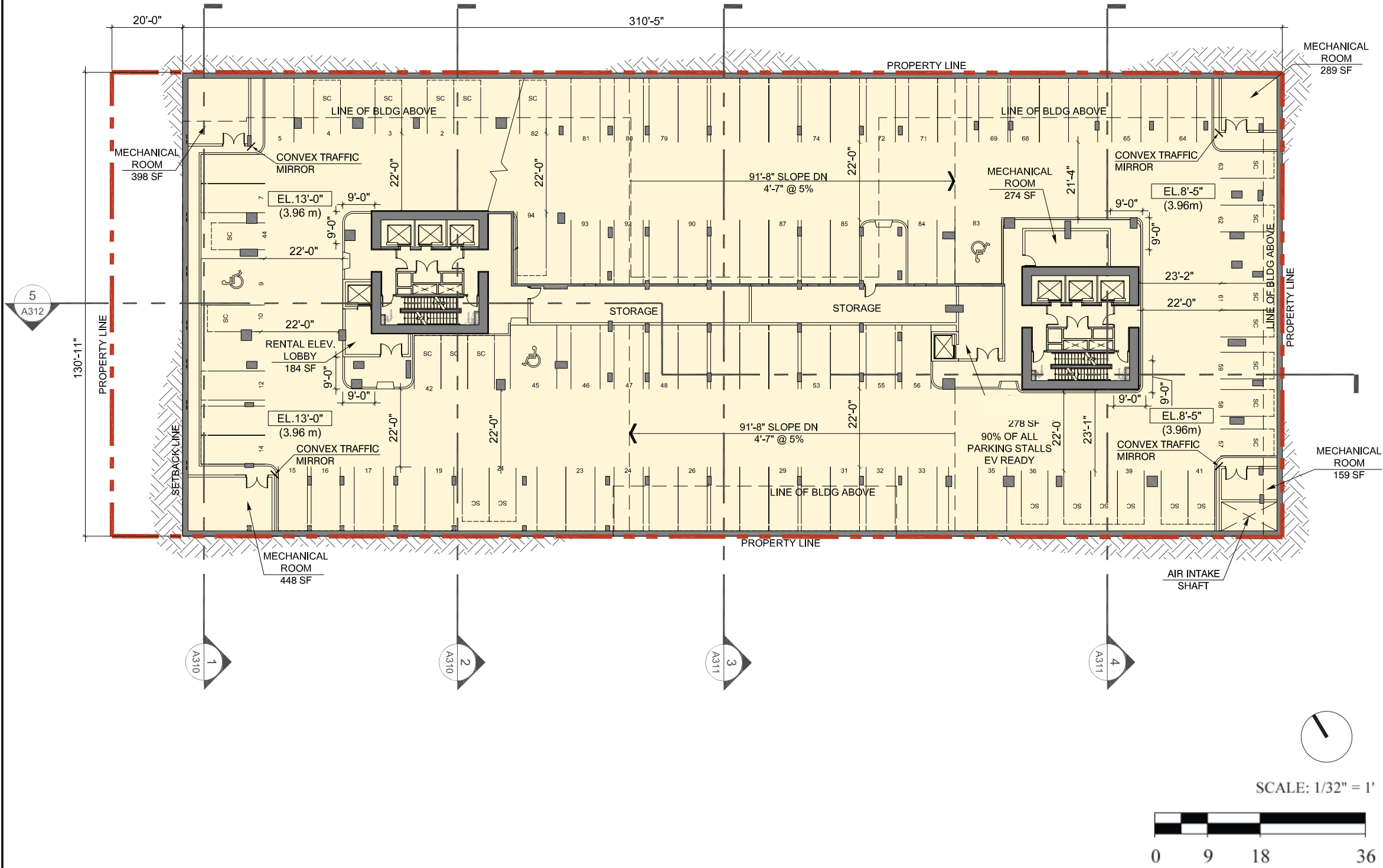
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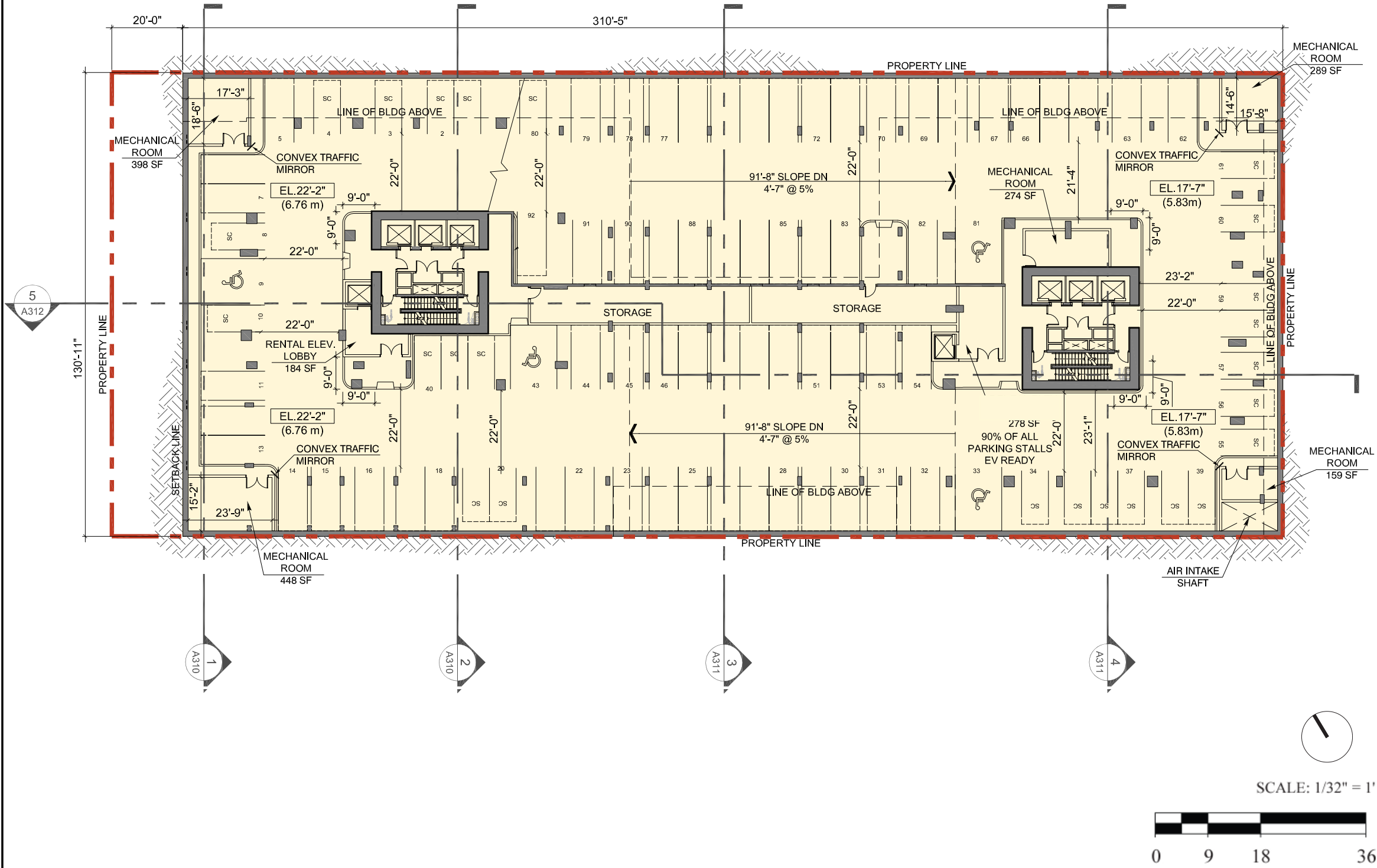

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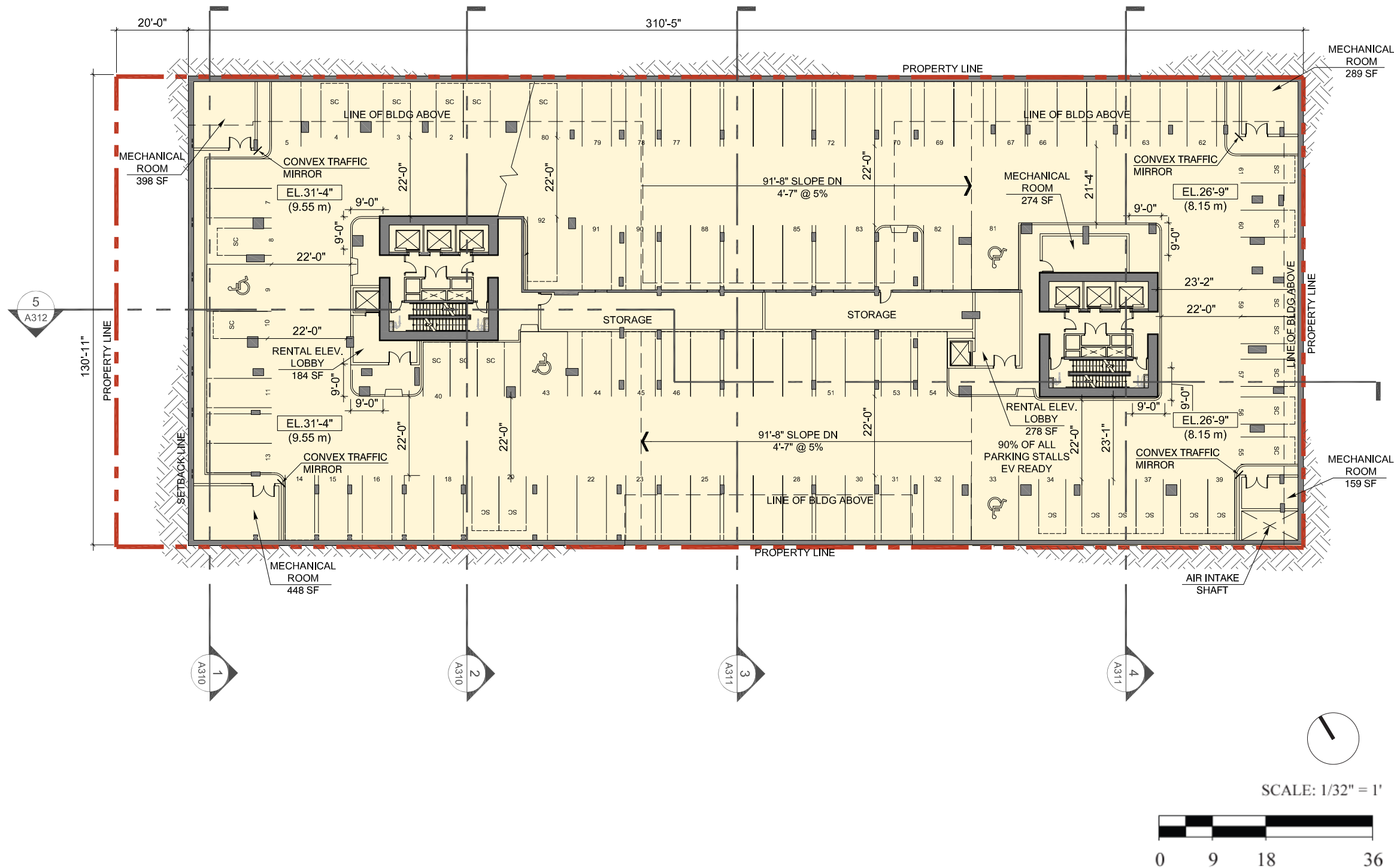
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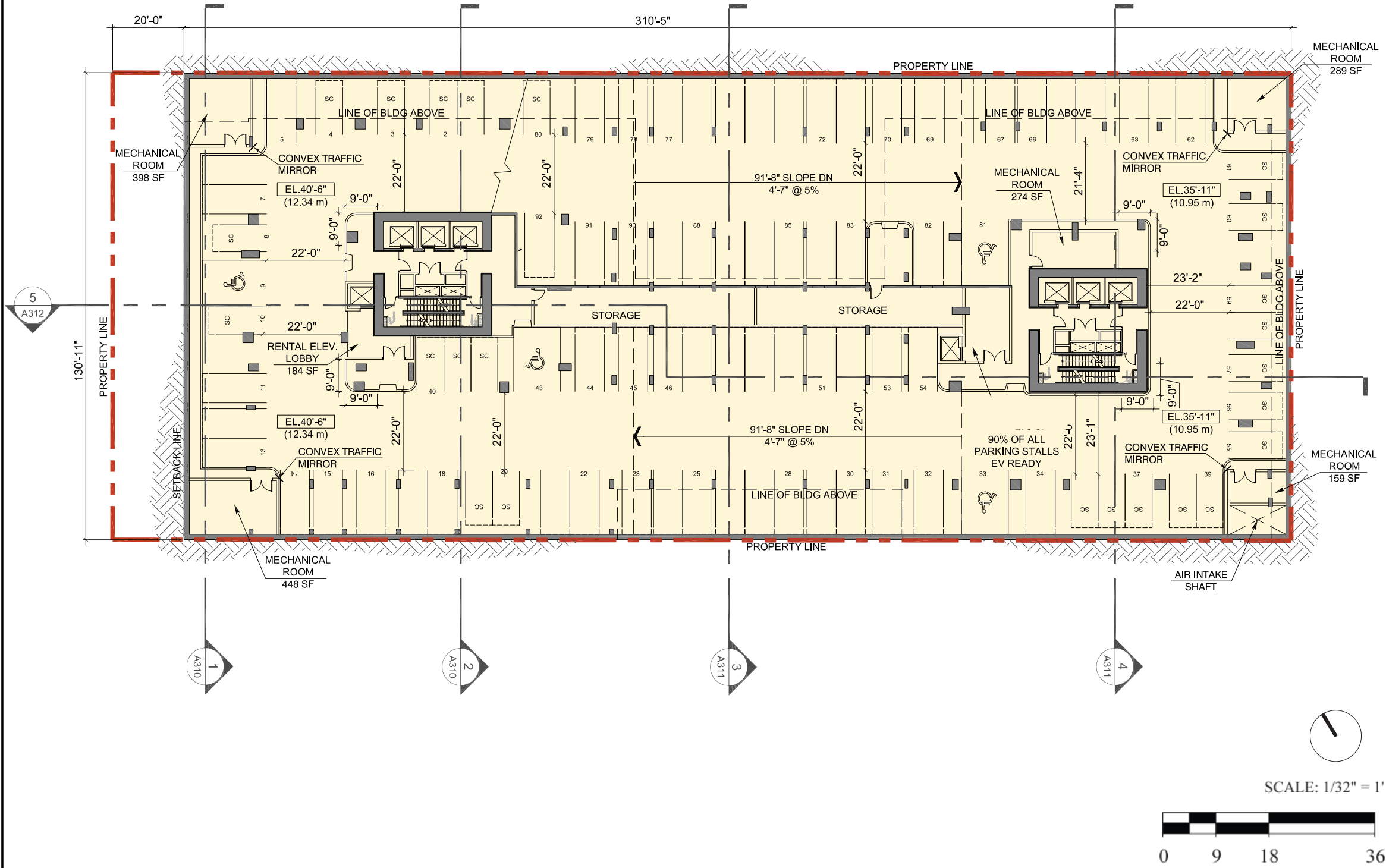
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PARKING LEVEL P2

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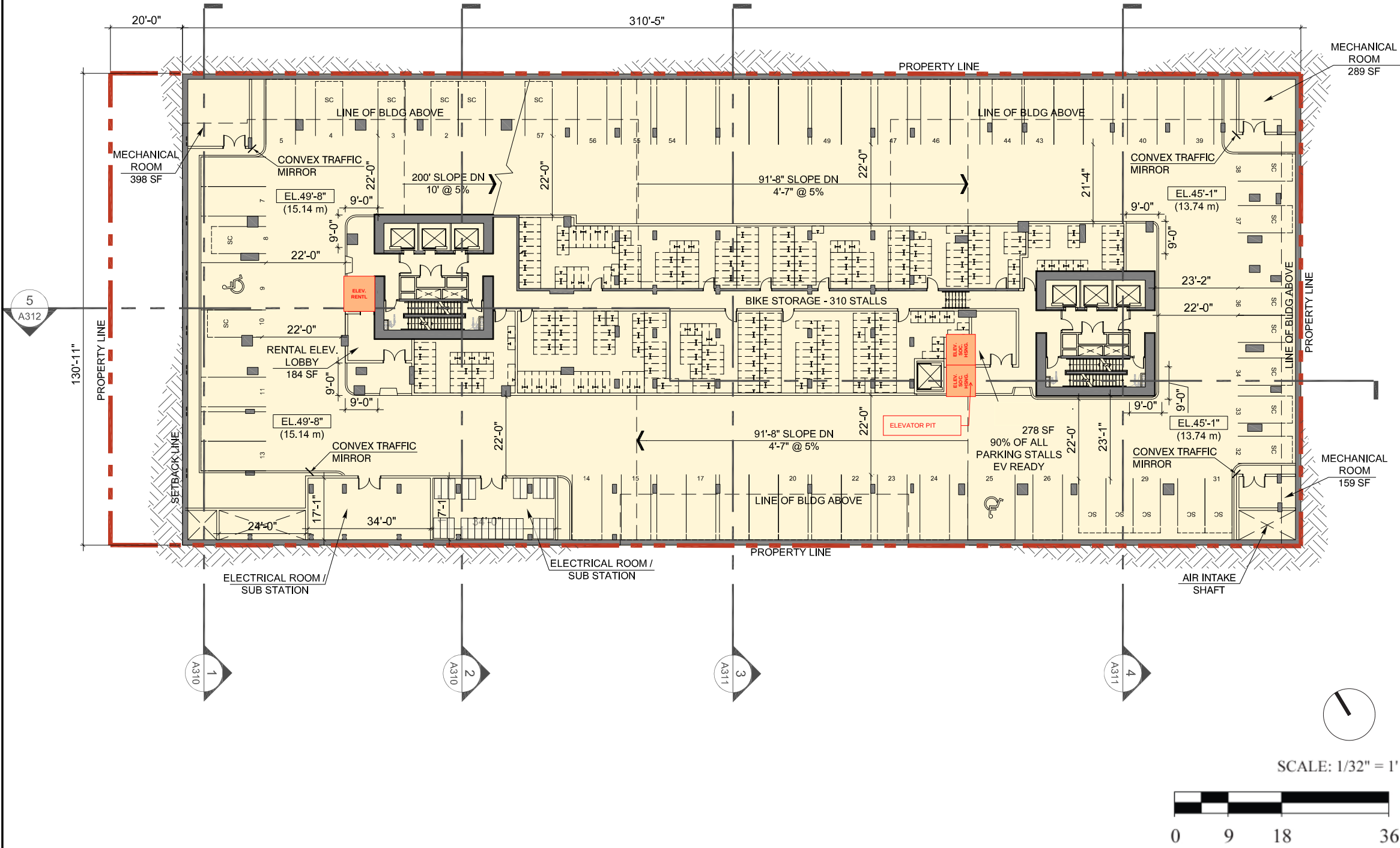
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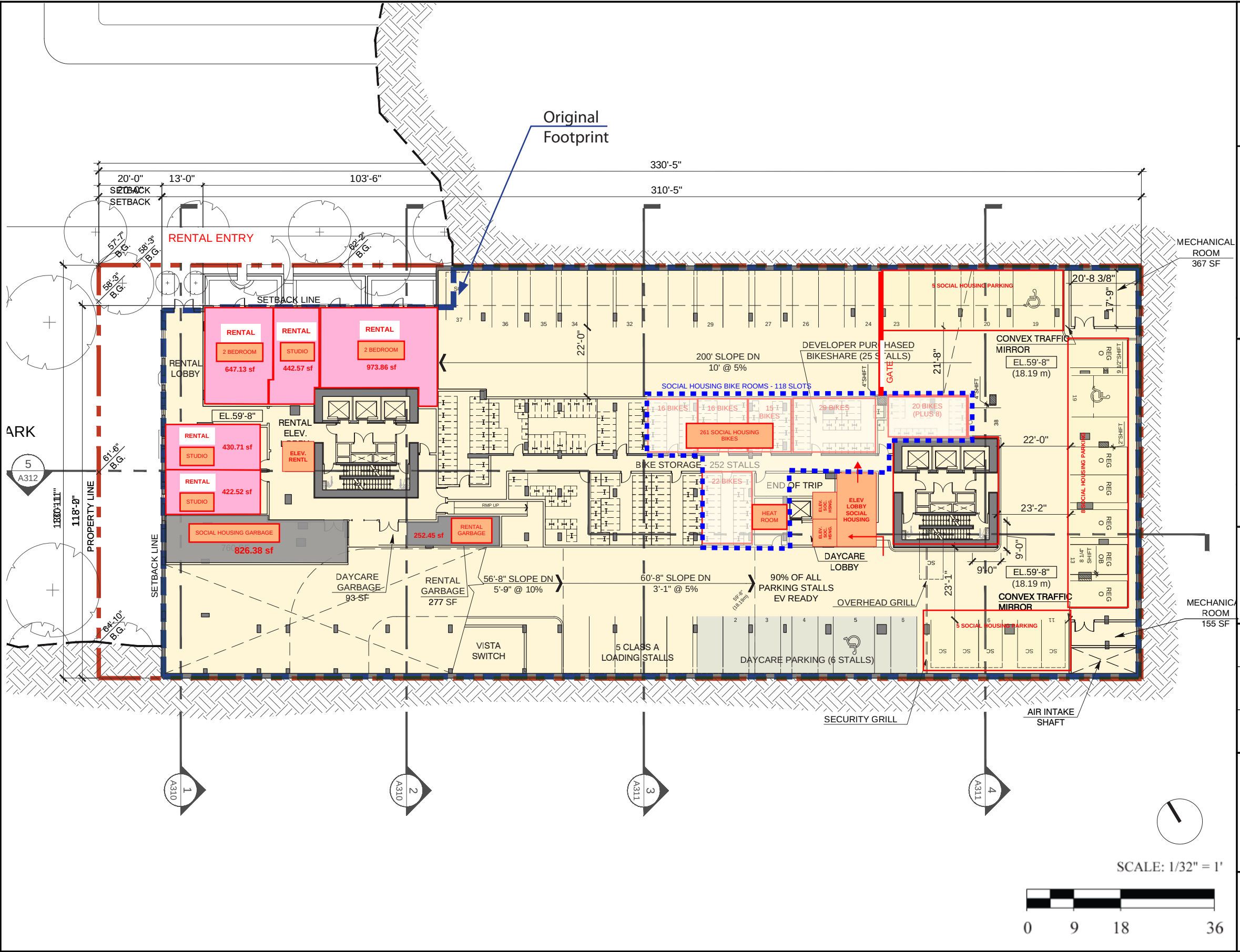
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**CONSOLIDATED AMENITIES
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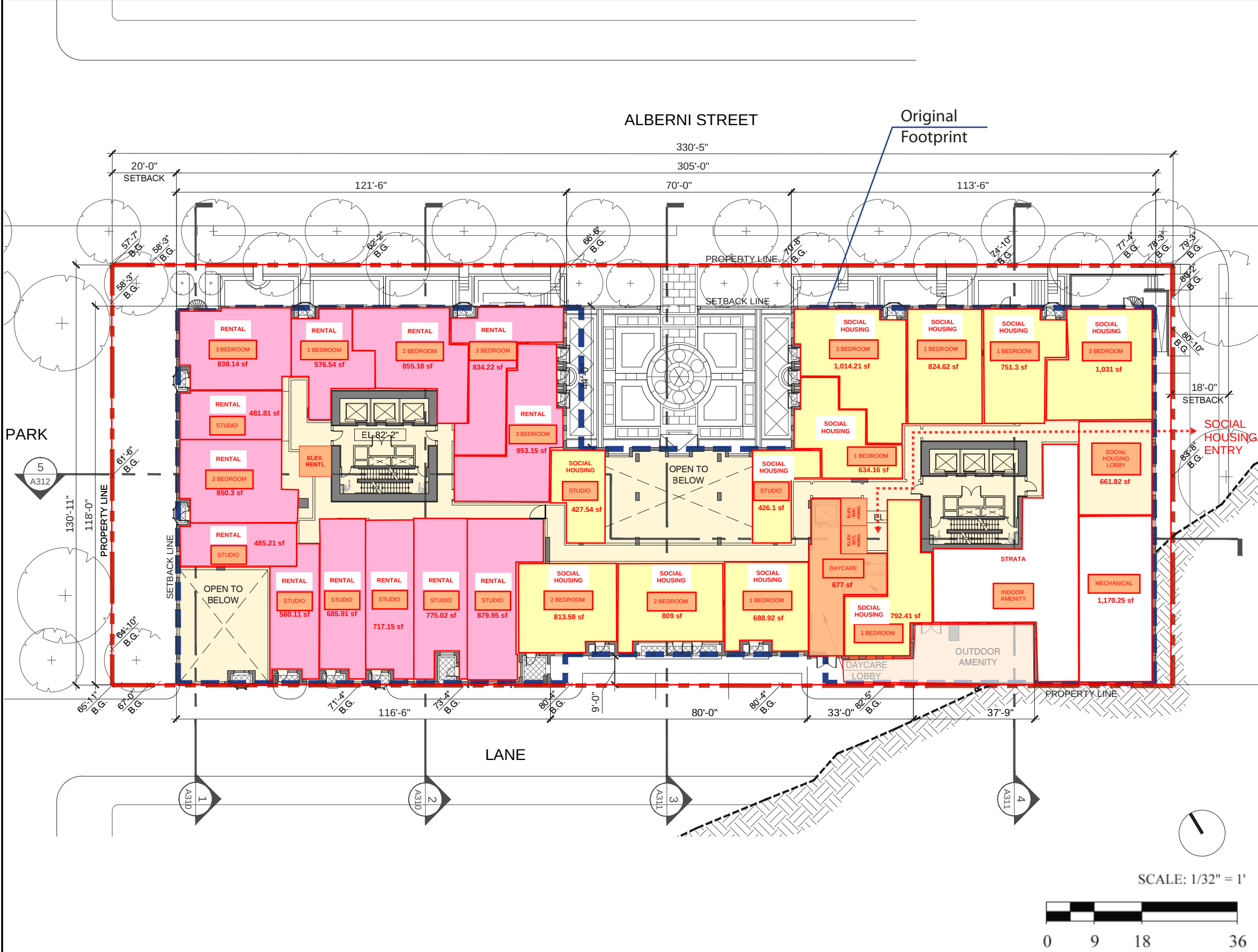
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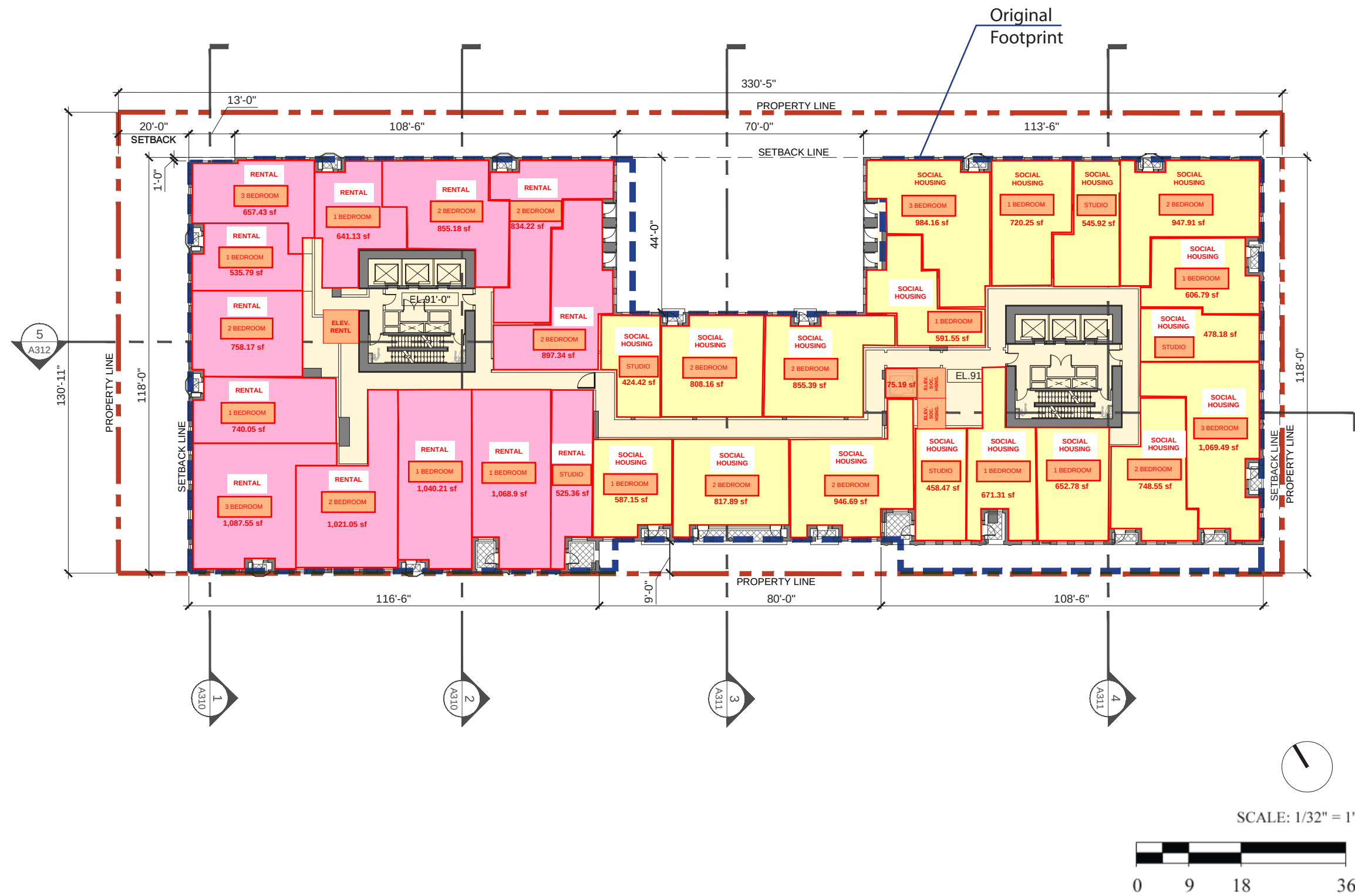
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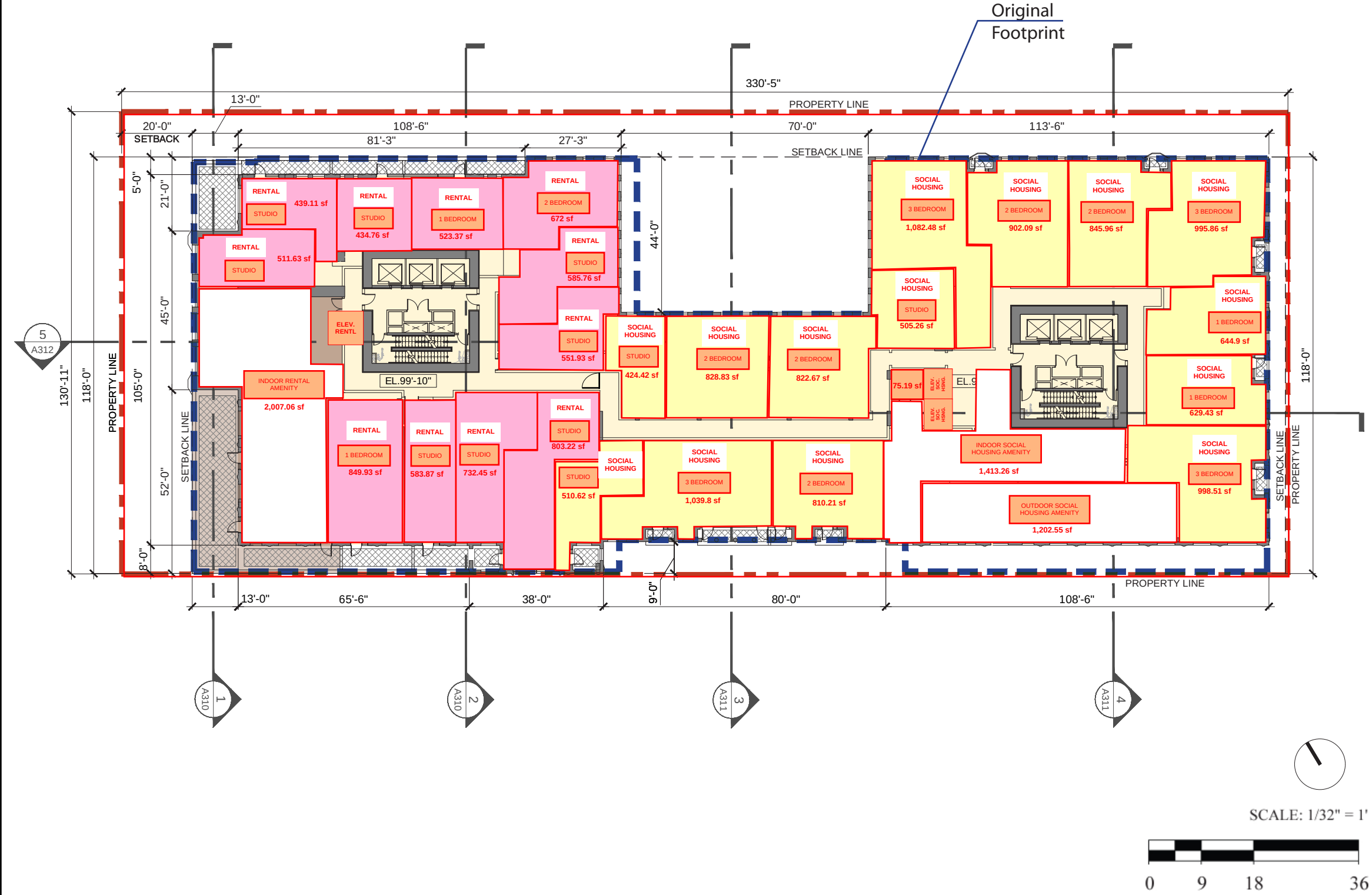
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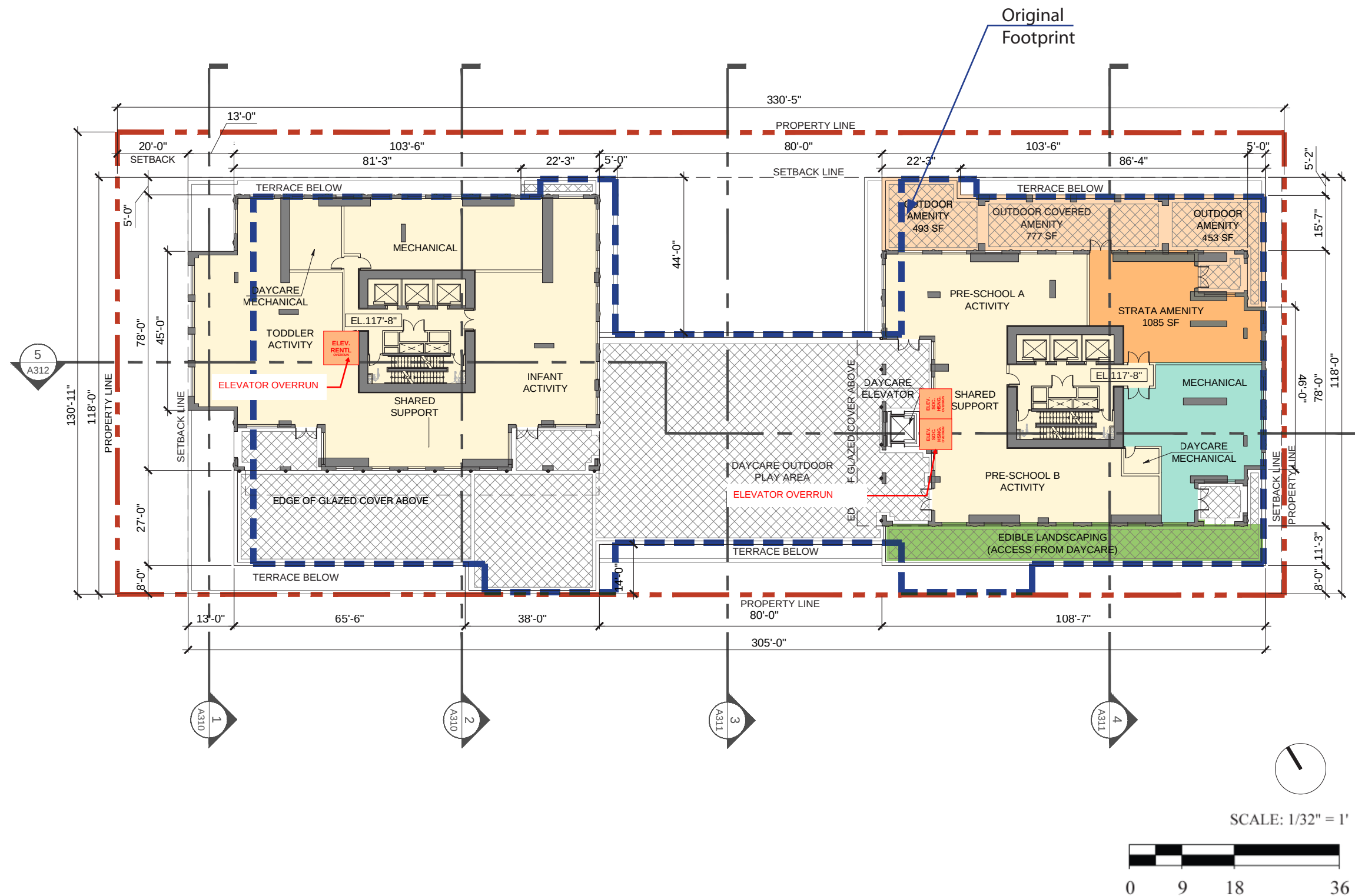
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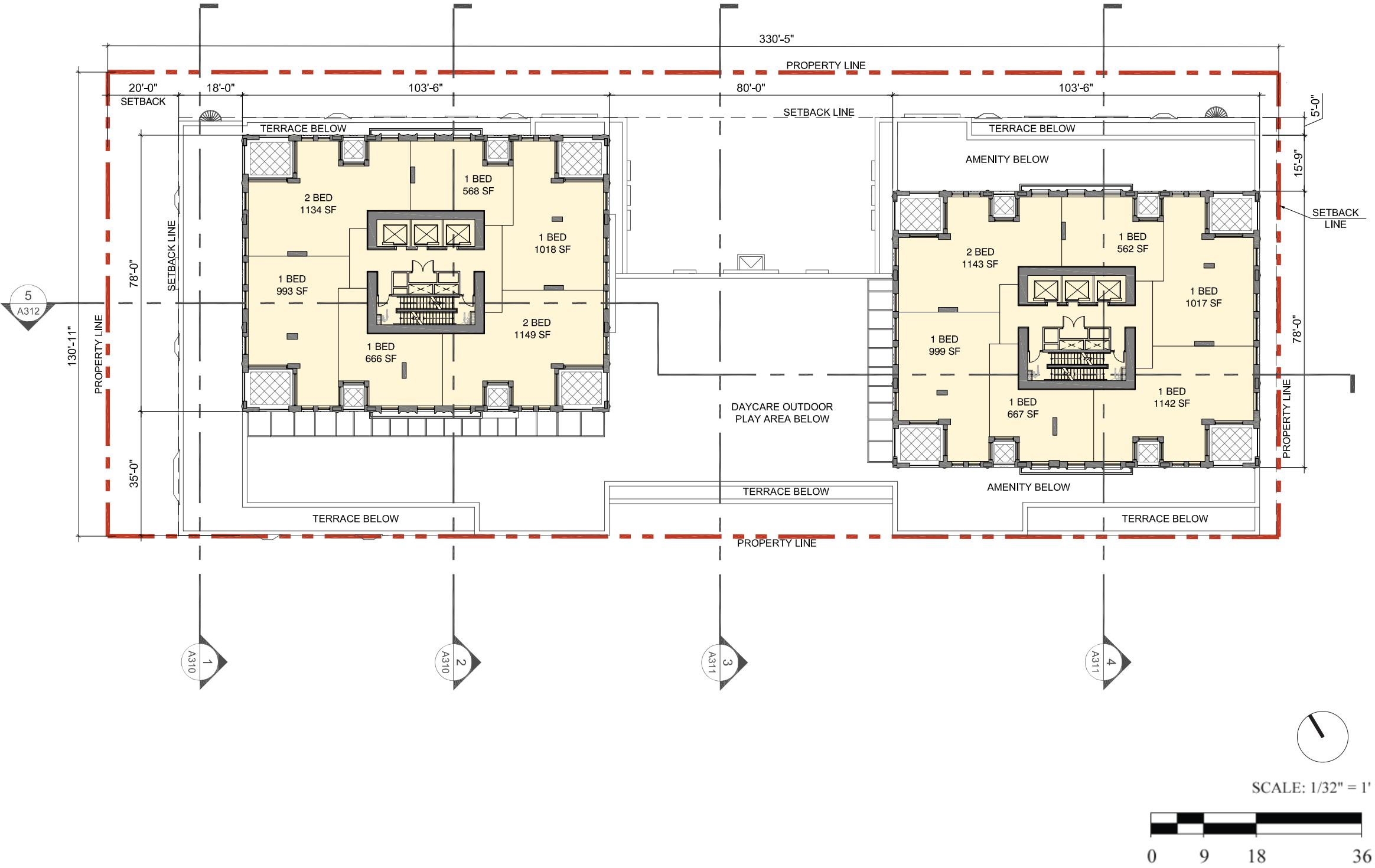
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**TOWER PLAN
LEVELS 08 - 21**

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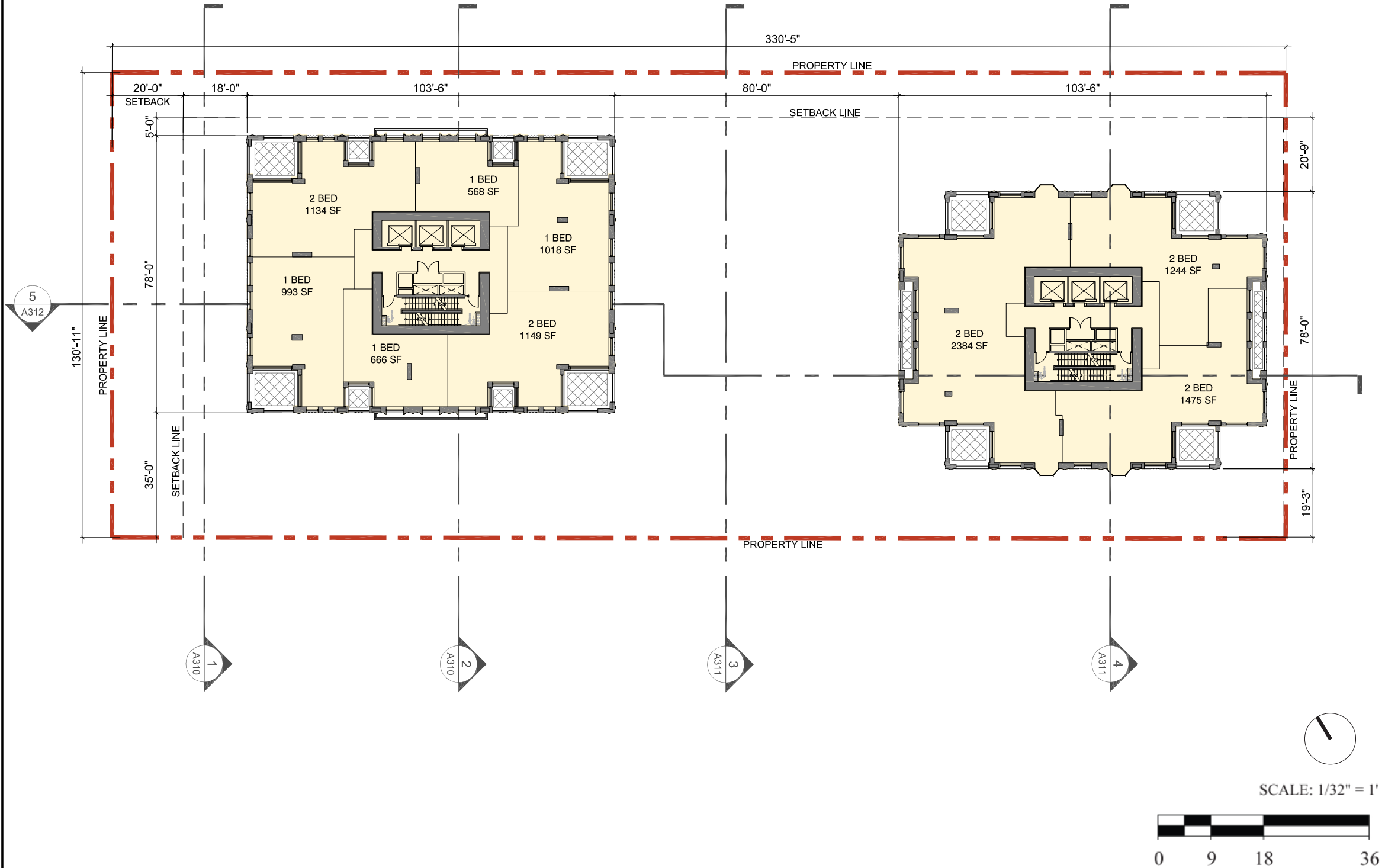
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PROJECT MGR:	APPROVED BY:

SHEET TITLE

**TOWER PLAN
LEVEL 22**

SHEET NUMBER	ISSUE
A108 99	3



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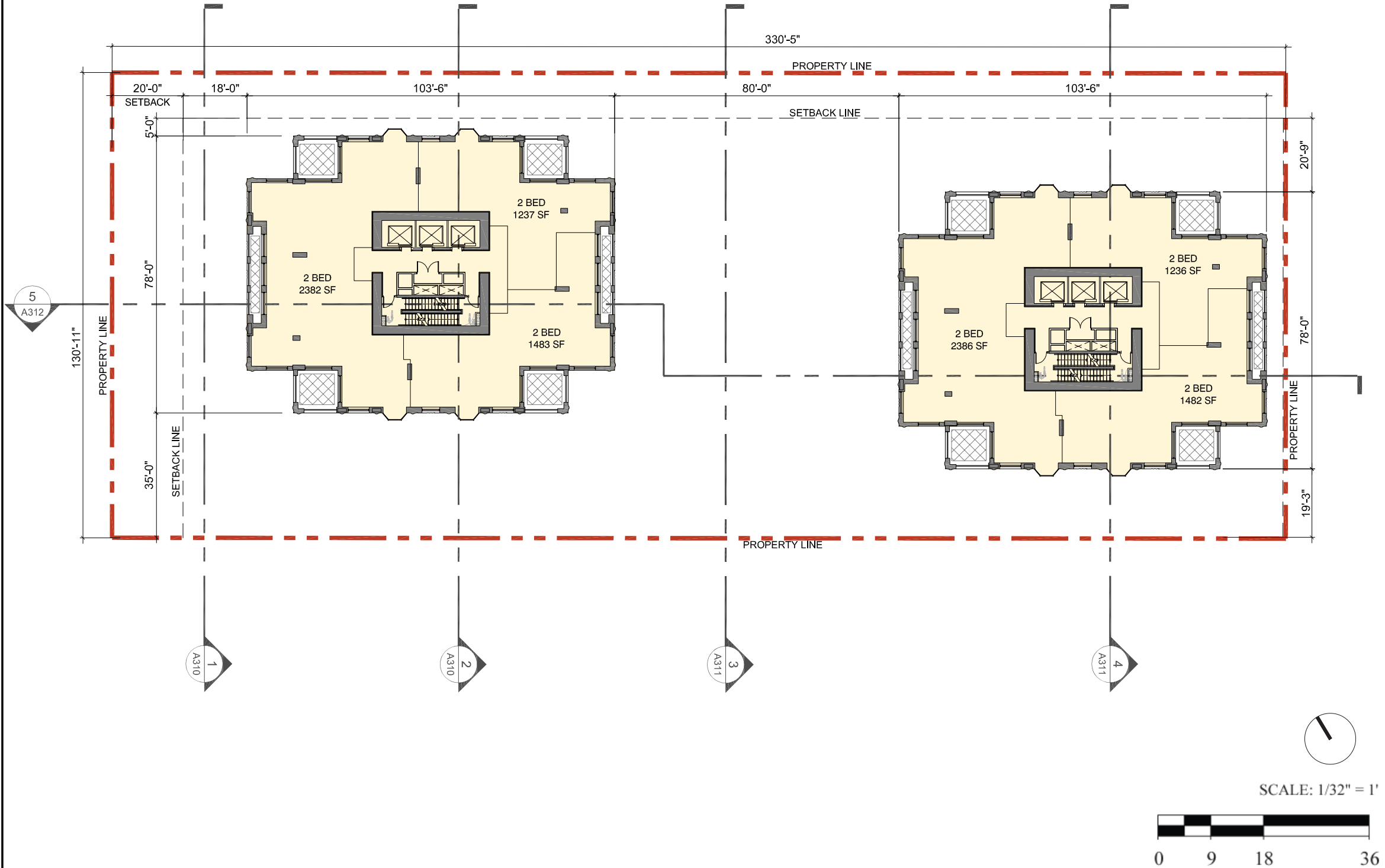
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**TOWER PLAN
LEVELS 23 - 35**

SHEET NUMBER	ISSUE
A109 100	3



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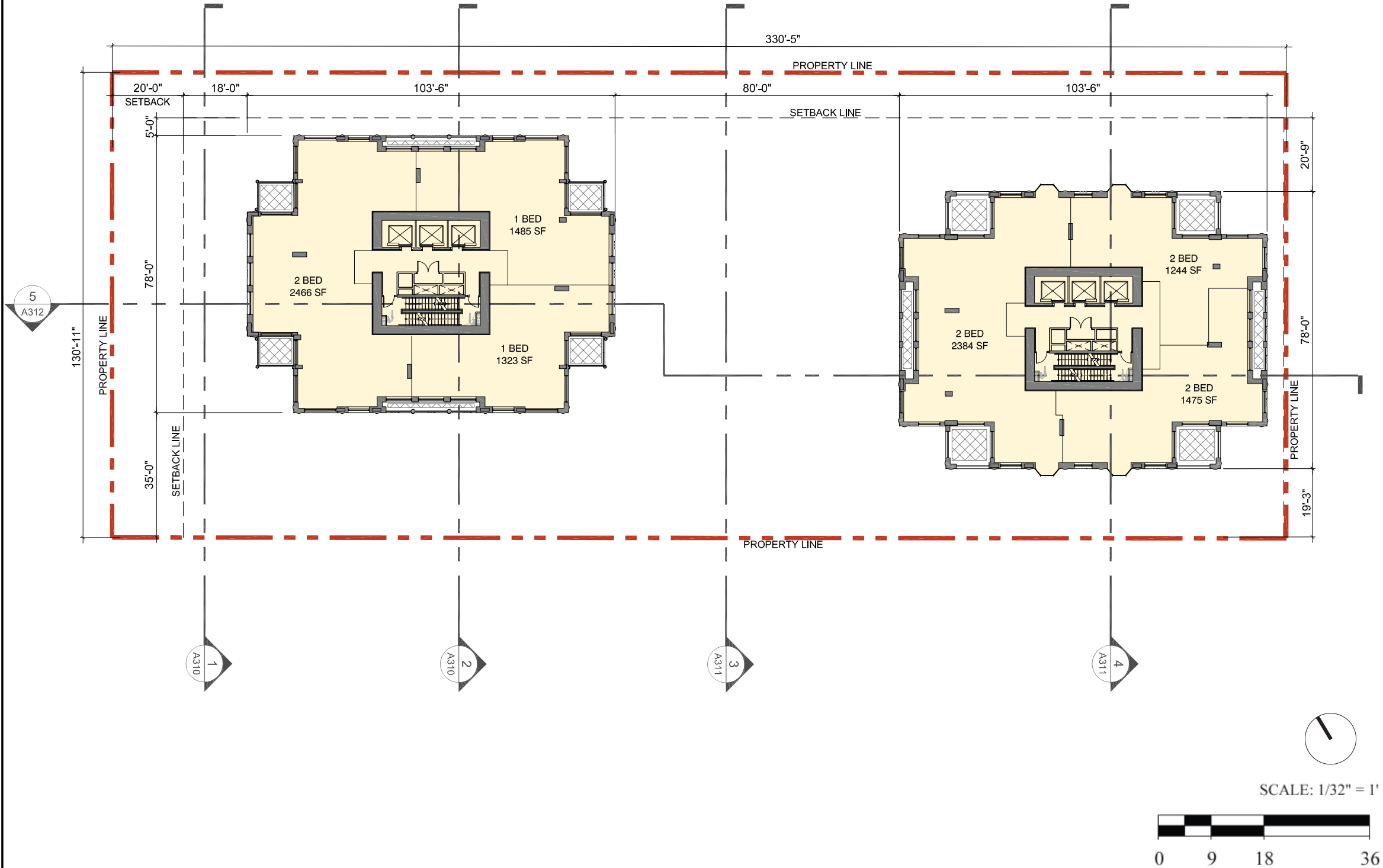
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**TOWER PLAN
LEVELS 36 - 40**

SHEET NUMBER	ISSUE
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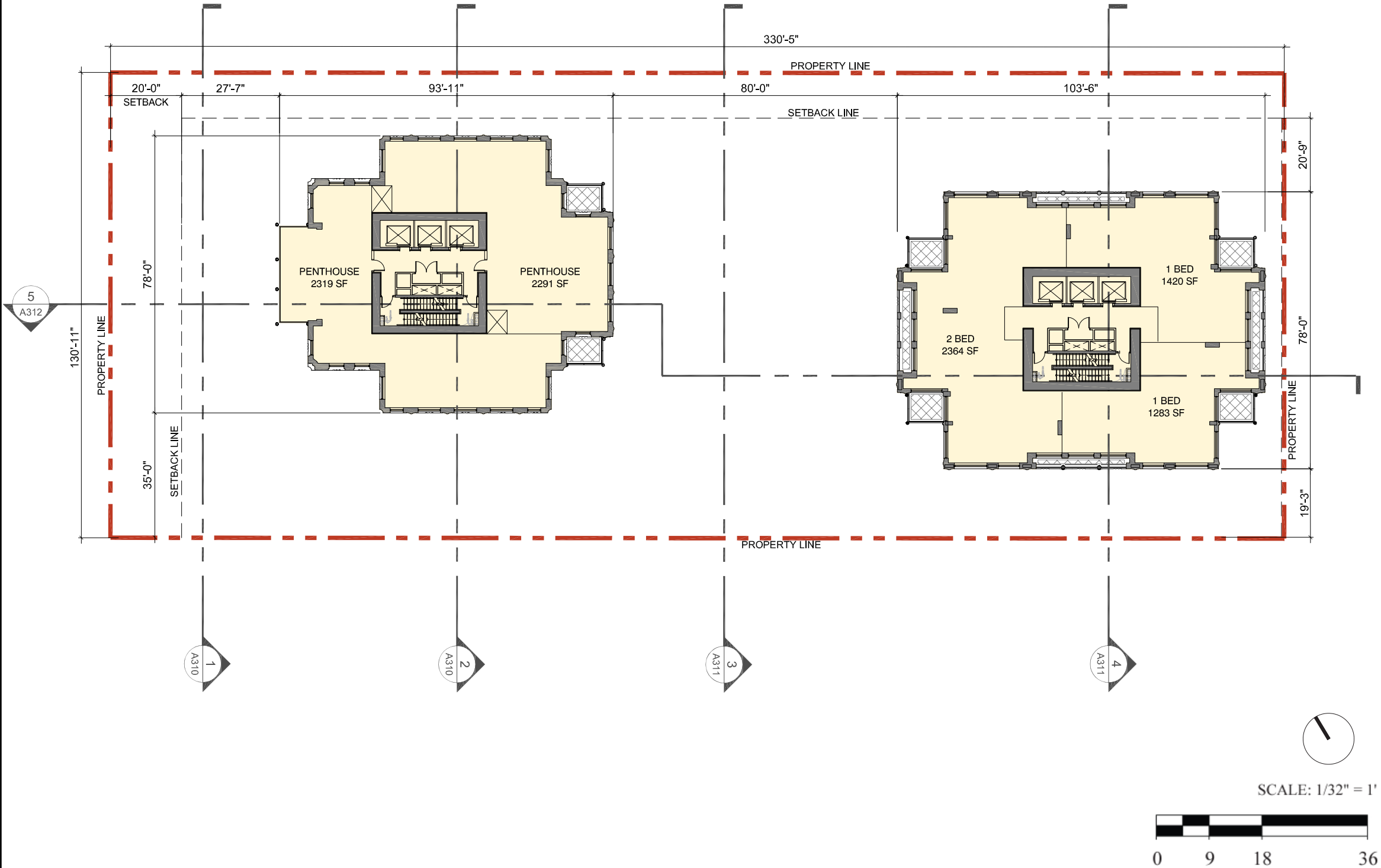
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**TOWER PLAN
LEVEL 41**

SHEET NUMBER	ISSUE
A111 102	3



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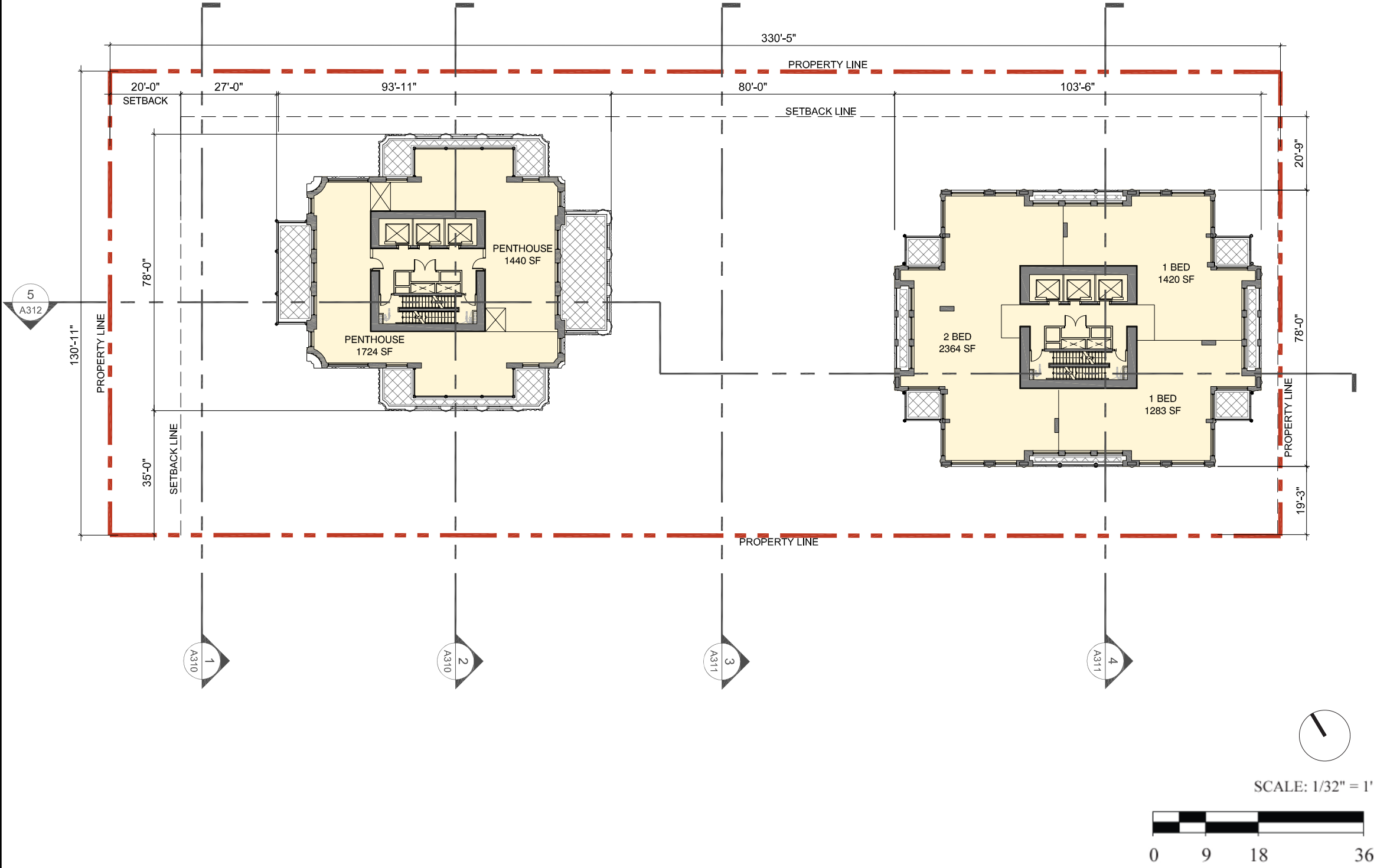
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**TOWER PLAN
LEVEL 42**

SHEET NUMBER	ISSUE
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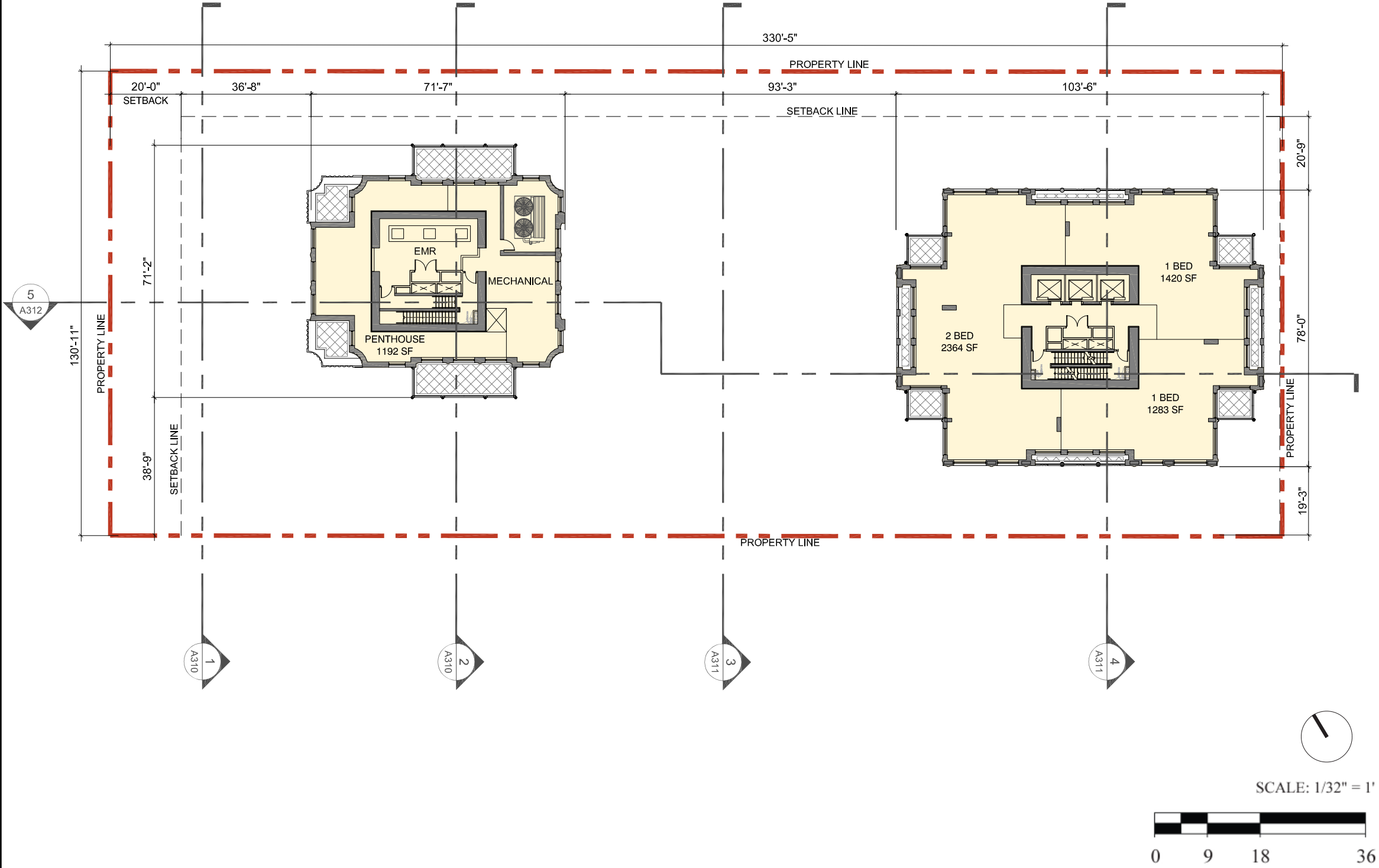
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**TOWER PLAN
LEVEL 43**

SHEET NUMBER	ISSUE
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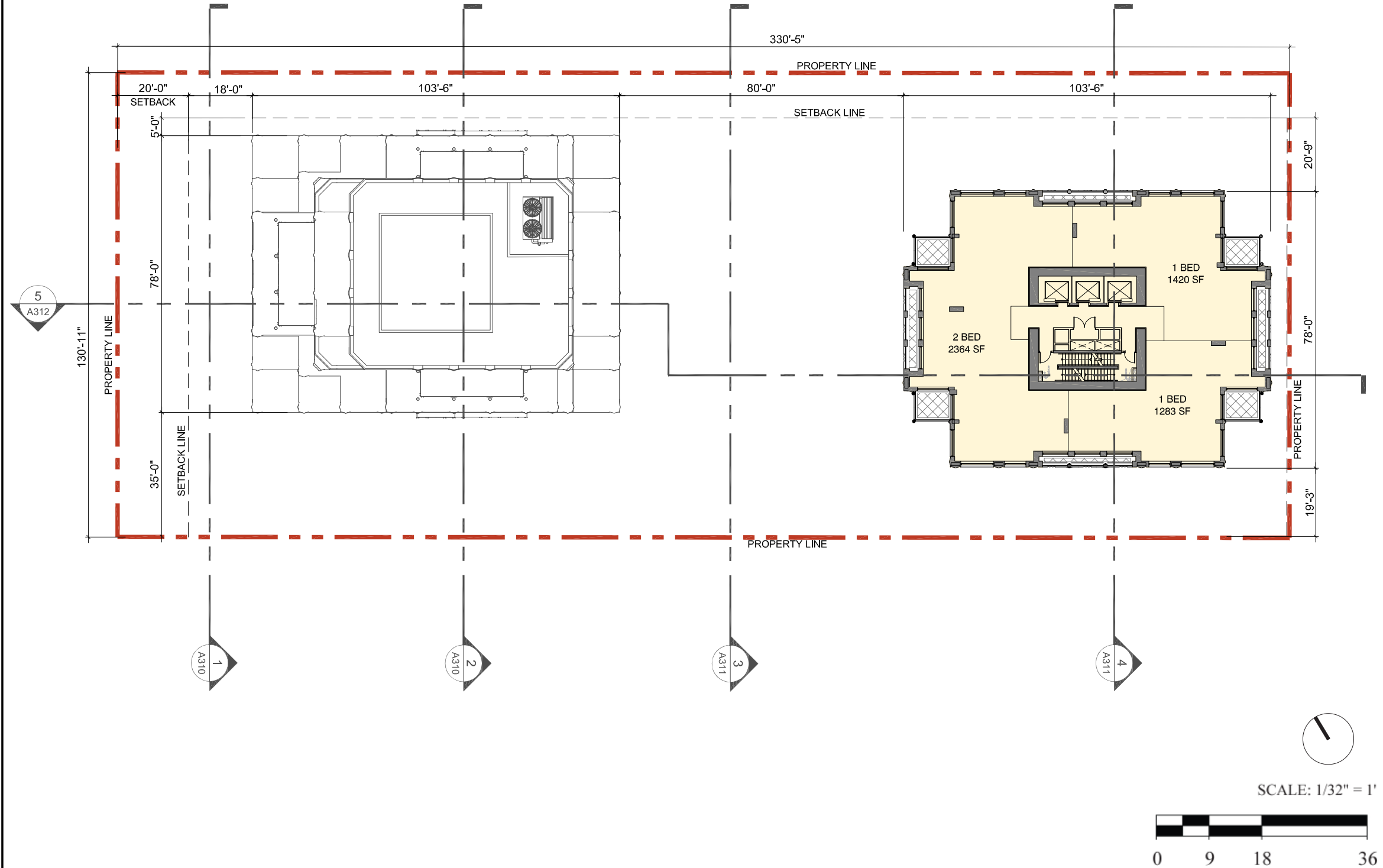
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SHEET TITLE

**TOWER PLAN
LEVELS 44 - 45**

SHEET NUMBER	ISSUE
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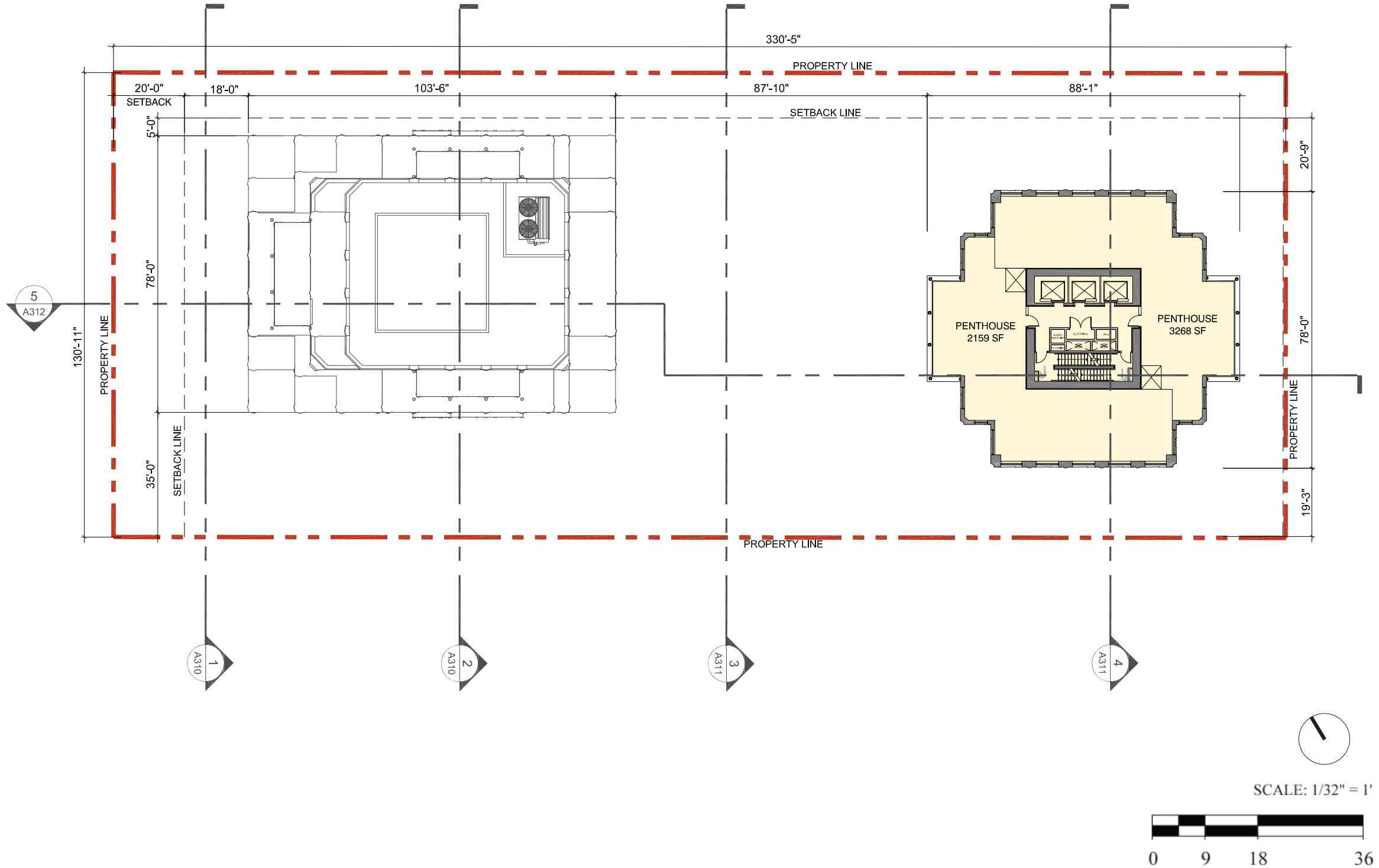
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SHEET TITLE

**TOWER PLAN
LEVEL 46**

SHEET NUMBER	ISSUE
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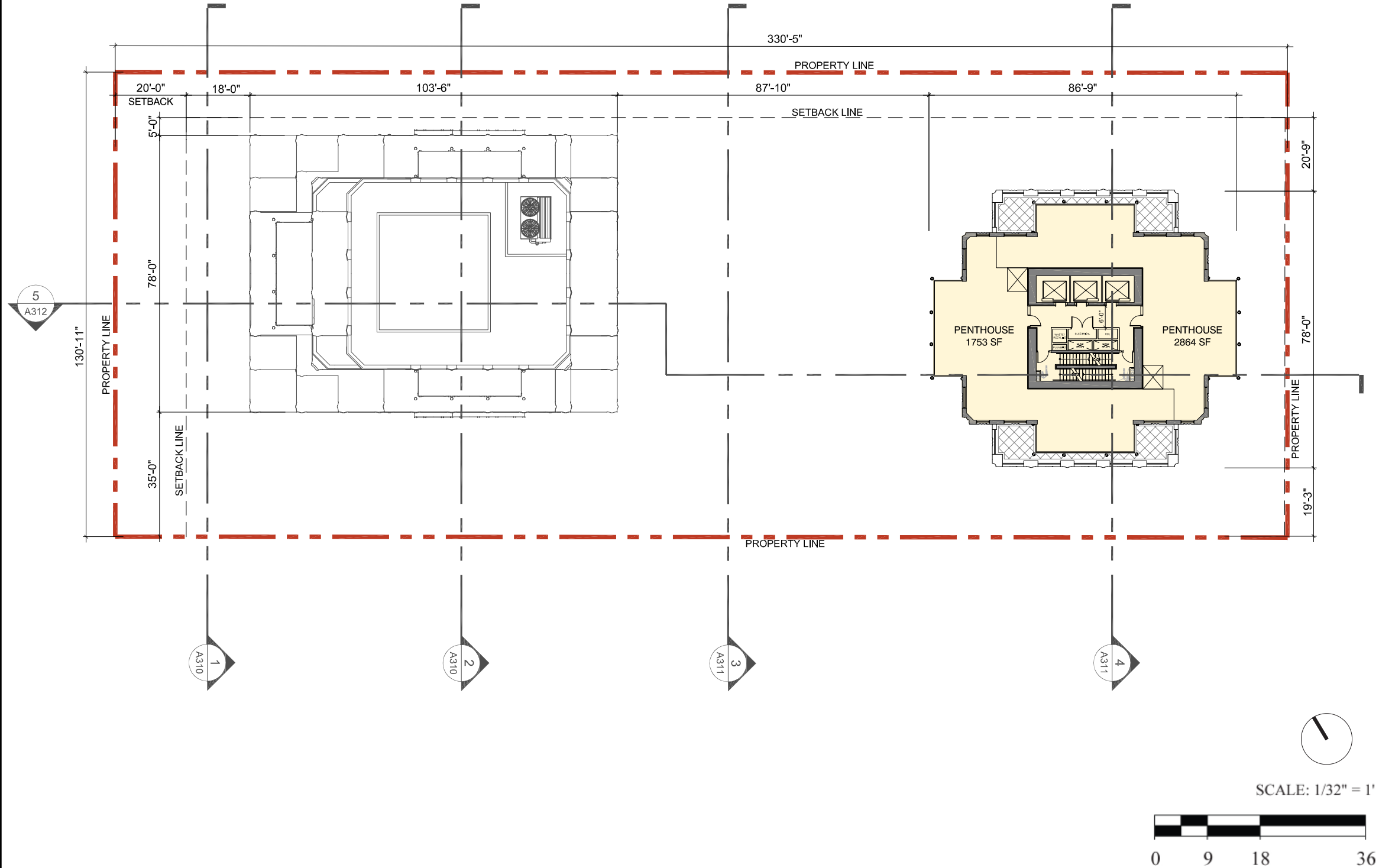

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**TOWER PLAN
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**TOWER PLAN
LEVEL 48**

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A117 108	3

