

Project Fact Sheet

ZONING: RM-5

MAX SITE COVERAGE: 50%

MAX FSR: 2.2

MAX HEIGHT: 18.3 M (60FT)

	PARCEL A							PARCEL B			COMBINED SITE			
	EXISTING	PROPOSED						EXISTING	PROPOSED		EXISTING	PROPOSED		
	1600 BEACH AVE. (DOUGLAS HOUSE, MACDONALD HOUSE & LAURIER HOUSE)	MIDRISE	LOWRISE & TOWNHOMES	AMENITY	LVL 1 INFILL	SUB TOTAL	SITE TOTAL	COLUMBUS HOUSE	NEW	SITE TOTAL	EXISTING	NEW	TOTAL SITE	
SITE AREA	89,709 sf							25,938 sf			115,647			
# OF FLOORS	19, 20, 20	9	4	1	1	—	—	21	2	—	—	—	—	
² HEIGHT	176', 180', 195'	91.3' (27.8m)	38.3' (11.6m)	12.5' (3.8m)	—	—	—	195'	33.9'	—	—	—	—	
SITE FSR	3.39	1.09						4.48	3.5	0.37	3.90	3.42	0.93	4.35
³ FSR AREA	304,112	67,278	24,641	—	5,533	97,452	401,564	91,487	9,603	101,090	395,599	107,055	502,654	
³ ⁴ AMENITY	4,000	—	—	8,691	2,513	—	11,204	—			—	—	11,204	
# OF UNITS	447	94	31	-	-	125	572	152	11	163	599	136	735	
SITE COVERAGE	17.5%	19%						37%	17%	17%	34%	—		

- ² HEIGHT: MEASURED FROM BASEPOINT TO TOP OF ROOF PARAPET
- ³ EXISTING SQUARE FOOTAGE: BEST ESTIMATE BASED ON EXISTING DRAWINGS
- ⁴ EXISTING AMENITY SPACE TO BE REPLACED AND ENHANCED IN NEW AMENITY PAVILION

	TYPICAL UNIT SIZE	# OF UNITS
STUDIO	395 - 402 sf	11
1 BDRM	395-540 sf	59
2 BDRM	760-900 sf	66
TOTAL	-	136



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Beach Towers Rezoning Application
1600 Beach Avenue & 1651 Harwood Street, Vancouver BC
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