

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	8	5	1	1	—	—	21	3	—	—	—	—	
HEIGHT	176', 180', 195'	72' (22m)	45' (14m)	10' (3m)	—	—	—	195'	35.5'	—	—	—	—	
SITE FSR	3.39	1.10						4.49	3.5	0.39	3.91	3.42	0.94	4.36
FSR AREA	304,112	61,740	32,130	—	5,194	99,064	403,176	91,487	10,023	101,510	395,500	109,087	504,686	
AMENITY	4,000	—	—	8,778	2,000	—	10,778	—	—	—	—	—	10,778	
# OF UNITS	447	95	35	—	—	130	577	160	9	169	607	139	746	
SITE COVERAGE	17.5%	17.6%						35%	17%	15%	32%	—		

- 2 HEIGHT: MEASURED FROM SIDEWALK NEXT TO BUILDING ENTRY, 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	26
1 BDRM	395-540 sf	48
2 BDRM	760-1200 sf	65
TOTAL	-	139



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Beach Towers Rezoning Application
1600 Beach Avenue & 1651 Harwood Street, Vancouver BC
November 22, 2010

Parking Fact Sheet

This proposal will retain the existing parking except at grade level (all grade level parking has been pushed underground). A new P4 level is proposed under the new building at the corner of Harwood and Cardero. This Parking level will replace the existing surface parking and provide some additional parking for the new residential units.

PARKING REQUIRED (BASED ON BYLAW 4.3.6)			
PARCEL A		PARCEL B	
GROSS FLOOR AREA	MINIMUM STALLS REQUIRED	GROSS FLOOR AREA	MINIMUM STALLS REQUIRED
403,176sf / 37,456.28 sm	268 stalls	101,510 sf / 9,430.59 sm	68 stalls

PARKING PROVIDED					
	PARCEL A			PARCEL B	
	EXISTING STALLS	EXISTING STALLS ADDED / REMOVED	STALLS PROPOSED IN NEW SCHEME	EXISTING STALLS	STALLS PROPOSED IN NEW SCHEME
@ GRADE PARKING	59	- 59	0	0	0
P1	115	+ 4	119	43	43
P2	102	+ 22	124	61	61
P3	78	+ 34	112	-	-
P4	0	+ 120	120	-	-
TOTAL	354	+ 121	475	104	104

121 NEW STALLS ADDED TO ENTIRE SITE

