

Project Title:	7280 Fraser St	Date:	Rev B	01/24/20
Site Address:	7280 Fraser Street	Project:	1822	
Zoning:	Existing C-1	RZ:	-	
Building Code:	V.B.C.L. 2014 (Part 3)	BLU:	-	
Legal:	LOT A PLAN 10247 AND LOT B PLAN 1810 BOTH OF BLOCK 2 DISTRICT LOT 658 GROUP 1 NWD			

Parameter:	Required / Permitted (C-1)	Proposed	Notes
Site Area:	25990 sqft (2359.55 m ²)		
Site Coverage:		70.5%	17903.0 sqft
Site Imperviousness:		84.4%	21436.0 sqft
Height:		67R 2 1/2' (20.485m)	Height measured from avg. Fraser St. grade to L.o.parapet @ main roof (excl. of elevator overrun / mech. etc)
Setbacks:	Building Line Fraser St: 58'11" (17.95m) 58th Avenue (North): 57'6" (17.48m) 57th Avenue (South): 7'-0" Rear (Lane): 4'-10"	9'-0" 4'-0" 14'-1 1/2' @ Level 6 14'-1 1/2' @ Level 5 Avg. 19'-8" @ L2-L4, Avg. 26'-7 1/2" @ L5	Varies with angled PL. 11'15" @ Level 6 14'-1 1/2' @ Level 5 Avg. 19'-8" @ L2-L4, Avg. 26'-7 1/2" @ L5
FSR:	FSR Total	3.17	
	FSR Area Total	82028 sqft	

Category:	required/permited	provided	Notes
Residential:	68 Stalls	53	1 Stall per 1345 sqft, 13 stalls required to accommodate adjacent site, 724 E 58th Ave Townhouse project
Regular:	49.3 Stalls	33.0 Stalls	1 for 39 Stalls
Disability:	2.0 Stalls	2.0 Stalls	13.6% Stalls max. (25% of req'd stalls)
Small:	17.7 Stalls	17.7 Stalls	Disability Parking (Count 1.2)
(Discount/Bonus Disab Stalls)	3	3	Discount: 20% of Req. Parking (Location within 2 Blocks of 2 Bus routes)
TMP 20% Discount:	13.7 Stalls	56 Stalls	(By-Law Count)
Other:	11.9 Stalls	12 Stalls	1 Stall per 1076 sqft of 3229 sqft + 1 stall per 538sqft of remaining sqft. (13x actual stalls provided)
Retail / Commercial:	5.8 Stalls	5.8 Stalls	A minimum of the lesser of 5% of provided spaces, or 0.05 spaces per unit, and A maximum of 0.1 spaces per unit
Visitor:	12.3 Stalls	13 Stalls	
Disability:	1.0 Stalls	1 Stalls	Disability Parking (Count 1.2)
Small:	4.4 Stalls	4.4 Stalls	Max. 25% of required stalls - Relocation requested for X extra small cars
(Discount/Bonus Disab Stalls)	1	1	Disability Parking (Count 1.2)
Total Car Parking:	72.5 Stalls	75 Stalls	

Category:	required/permited	provided	Notes
Bikes:	201.5 Stalls	205.0 Stalls	1.5 spaces for each dwelling unit under 65m ² (700sq ft), 2.5 spaces for each dwelling unit over 65 m ² (700sq) and under 105 m ² (1130sq). Three (3) spaces for each dwelling unit over 105 m ² (1130sq). A minimum of 5% of the spaces must be oversized spaces of 2.4 m in length and 0.9 m in width, and may not be vertical or stacked spaces. An access aisle of 1.5 m is required.
Regular:	-	102 Stalls	
Lockers:	22 Stalls	22 Stalls	Min. 10%
Vertical:	60 Stalls	50 Stalls	Max. 60% or Max. 30% Vertical, 30% Stacked (Stacked = 2 bikes per space)
Stacked:	60 Stalls	21 Stalls	Max. 60% or Max. 30% Vertical, 30% Stacked (Stacked = 2 bikes per space)
Oversize:	10 Stalls	10 Stalls	Min. 5% of total stalls
Total:	201.5 Stalls	205 Stalls	

Category:	required/permited	provided	Notes
Residential:	Storage Rooms	N/A	1 space for every dwelling unit (max area exclusion = 40sqft)
	Storage Lockers	N/A	
Loading Bay:	2x Class A 465sf	548 sqft	
Garbage Room:	-	1060 sqft	Commercial = 284sf, Residential = 776sf

Unit Breakdown:	type	max size	number	avg size	avg size	Distribution:
Residential:	Studio	450 sqft	N/A	40 Units	390 sqft	42.7%
	1 Bed	600 sqft	N/A	21 Units	521 sqft	21.1%
	2 Bed	830 sqft	Min 35% of units to be family units	20 Units	773 sqft	21.1%
	3 Bed	1044 sqft	N/A	14 Units	991 sqft	14.7%
Totals:						35.8%

Balcony Summary:	Open	Enclosed	Total	Area	% of residential GFA
Residential:	4%	2994 sqft	10483 sqft	12.4%	of residential GFA
	4%	2994 sqft	10483 sqft		
	8%	5988 sqft	10483 sqft		

Area Breakdown	Unit Type	Area Gross	GFA Areas	FSR Exclusion	Other	NET	FSR	Car Parking Stalls	Bike Stalls										
Level 01	Space	Unit Type	Area Gross	Resident	Retail	Other	Amenity	Storage	FSR Exclusion	Walkthickn. Excl.	Encl. Blonly	Other	Open Blonly	Area	Area	No.	Calculation	Stalls	Bike Stalls
Retail	1A & 1B	4227 sqft	4227 sqft	4227 sqft	0.17	4.9	1.0												
Retail	2A & 2B	2562 sqft	2562 sqft	2562 sqft	0.10	4.4	1.0												
Walkthickness Excl.																			
Services																			
Circulation		1408 sqft	1408 sqft	1408 sqft	0.06	2.6	2.0												
Total Retail		6197 sqft	6197 sqft	6197 sqft	0.32	11.9	3.0												
Loading Dock (Misc.)		548 sqft	548 sqft	548 sqft															
Garbage Room(s) (Misc.)		1060 sqft	1060 sqft	1060 sqft															

Level 02	Space	Unit Type	Area Gross	GFA Areas	FSR Exclusion	Other	NET	FSR	Car Parking Stalls	Bike Stalls
201	3 Bed	1056 sqft	1056 sqft	1056 sqft	0.04	0.8	2.5			
202	1 Bed	607 sqft	607 sqft	607 sqft	0.02	0.4	1.5			
203	1 Bed	607 sqft	607 sqft	607 sqft	0.02	0.4	1.5			
204	1 Bed	607 sqft	607 sqft	607 sqft	0.02	0.4	1.5			
205	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5			
206	2 Bed	962 sqft	962 sqft	962 sqft	0.02	0.7	2.5			
207	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5			
208	Studio	519 sqft	519 sqft	519 sqft	0.02	0.4	1.5			
209	1 Bed	618 sqft	618 sqft	618 sqft	0.02	0.4	1.5			
210	3 Bed	1243 sqft	1243 sqft	1243 sqft	0.02	0.9	3.0			
211	2 Bed	856 sqft	856 sqft	856 sqft	0.02	0.6	2.5			
212	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5			
213	Studio	428 sqft	428 sqft	428 sqft	0.02	0.3	1.5			
214	Studio	428 sqft	428 sqft	428 sqft	0.02	0.3	1.5			
215	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5			
216	1 Bed	659 sqft	659 sqft	659 sqft	0.02	0.5	1.5			
Circulation		1756 sqft	1756 sqft	1756 sqft						
Walkthickness Excl.										
Service										
Total Residential	16 Units	12206 sqft	10329 sqft	1756 sqft	253 sqft	167 sqft	11660 sqft	0.46	9.51 stalls	31.5

Level 03	Space	Unit Type	Area Gross	GFA Areas	FSR Exclusion	Other	NET	FSR	Car Parking Stalls	Bike Stalls	
301	3 Bed	1053 sqft	1053 sqft	1053 sqft	0.04	0.8	2.5				
302	1 Bed	607 sqft	607 sqft	607 sqft	0.02	0.4	1.5				
303	1 Bed	607 sqft	607 sqft	607 sqft	0.02	0.4	1.5				
304	1 Bed	607 sqft	607 sqft	607 sqft	0.02	0.4	1.5				
305	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5				
306	2 Bed	962 sqft	962 sqft	962 sqft	0.02	0.7	2.5				
307	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5				
308	Studio	519 sqft	519 sqft	519 sqft	0.02	0.4	1.5				
309	1 Bed	618 sqft	618 sqft	618 sqft	0.02	0.4	1.5				
310	3 Bed	1243 sqft	1243 sqft	1243 sqft	0.02	0.9	3.0				
311	2 Bed	856 sqft	856 sqft	856 sqft	0.02	0.6	2.5				
312	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5				
313	Studio	428 sqft	428 sqft	428 sqft	0.02	0.3	1.5				
314	Studio	428 sqft	428 sqft	428 sqft	0.02	0.3	1.5				
315	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5				
316	2 Bed	900 sqft	900 sqft	900 sqft	0.02	0.6	2.5				
317	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5				
318	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5				
319	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5				
320	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5				
321	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5				
322	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5				
323	1 Bed	690 sqft	690 sqft	690 sqft	0.02	0.4	1.5				
324	3 Bed	1127 sqft	1127 sqft	1127 sqft	0.02	0.8	2.5				
Circulation		1763 sqft	1763 sqft	1763 sqft							
Walkthickness Excl.											
Service											
Total	24 Units	18660 sqft	14897 sqft	1763 sqft	330 sqft	167 sqft	994 sqft	13126 sqft	0.64	10.8 stalls	42.5

Level 04	Space	Unit Type	Area Gross	GFA Areas	FSR Exclusion	Other	NET	FSR	Car Parking Stalls	Bike Stalls
401	3 Bed	1053 sqft	1053 sqft	1053 sqft	0.04	0.8	2.5			
402	1 Bed	607 sqft	607 sqft	607 sqft	0.02	0.4	1.5			
403	1 Bed	607 sqft	607 sqft	607 sqft	0.02	0.4	1.5			
404	1 Bed	607 sqft	607 sqft	607 sqft	0.02	0.4	1.5			
405	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5			
406	2 Bed	962 sqft	962 sqft	962 sqft	0.02	0.7	2.5			
407	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5			
408	Studio	519 sqft	519 sqft	519 sqft	0.02	0.4	1.5			
409	1 Bed	618 sqft	618 sqft	618 sqft	0.02	0.4	1.5			
410	3 Bed	1243 sqft	1243 sqft	1243 sqft	0.02	0.9	3.0			
411	2 Bed	856 sqft	856 sqft	856 sqft	0.02	0.6	2.5			
412	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5			
413	Studio	428 sqft	428 sqft	428 sqft	0.02	0.3	1.5			
414	Studio	428 sqft	428 sqft	428 sqft	0.02	0.3	1.5			
415	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5			
416	2 Bed	900 sqft	900 sqft	900 sqft	0.02	0.6	2.5			
417	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5			
418	1 Bed	589 sqft	589 sqft	589 sqft	0.02	0.3	1.5			
419	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5			
420	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5			
421	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5			
422	Studio	435 sqft	435 sqft	435 sqft	0.02	0.3	1.5			
423	1 Bed	690 sqft	690 sqft	690 sqft	0.02	0.4	1.5			
424										