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PROJECT DATA

LEGAL DESCRIPTION

LOT 353 FALSE CREEK GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP46205

PID: 029-431-769

MUNICIPAL ADDRESS:

1551 QUEBEC STREET, VANCOUVER, B.C.

ZONING:

CD-1.612

SITE AREA:

OVERALL SITE AREA: 279,253 SF
BUILDING 5 SITE AREA: 52,403 SF
PROPOSED SITE BOUNDARY: 32,765 SF
PROPOSED PARK DEDICATION: 19,438 SF (0.18 HECTARES)

NET FLOOR SPACE:

MAXIMUM PERMITTED: 182,222.00 SF
PROPOSED: 176,525.98 SF

SITE COVERAGE

BEFORE PARK DEDICATION 16,131 / 52,403 = 30.8%
AFTER PARK DEDICATION 16,131 / 32,896 = 49.0%

BUILDING HEIGHT

SEA LEVEL RISE BASE PLANE EL. 15.09' (4.6m) TO TOP OF PENTHOUSE ROOF SLAB

SETBACKS

PARK (WEST)
PERMITTED 2.5m (8' 2 3/4")
PROPOSED 2.5m (8' 2 3/4")
PARK (NORTH)
PERMITTED 2.5m (8' 2 3/4")
PROPOSED 2.5m (8' 2 3/4")
QUEBEC STREET (EAST)
PERMITTED 3.0m (-9' 8")
PROPOSED 3.0m (-9' 8")
SWITCHMEN STREET (SOUTH)
PERMITTED 2.0m (6'-6 3/4")
PROPOSED 2.0m (6'-6 3/4")

LOADING

CLASS A: N/A
CLASS B: N/A
CLASS C: N/A

AREA SUMMARY

LEVELS	RESIDENTIAL GROSS			EXCLUSION		AREAS NOT INCLUDED IN FSR			GROSS INTERIOR **	GROSS BUILDABLE ***
	UNITS *	COMMON	GROSS RES.	STORAGE	NET FSR	AMENITY	ROOF DECK	BALCONY		
LEVEL 1	5,882.34 SF	4,934.20 SF	10,816.54 SF	96.00 SF	10,721.54 SF	1,763.27 SF	0.00 SF	0.00 SF	12,579.81 SF	12,579.81 SF
LEVEL 2	5,957.74 SF	1,318.37 SF	7,276.11 SF	36.00 SF	7,240.11 SF	4,059.69 SF	94.83 SF	280.00 SF	11,336.60 SF	11,716.83 SF
LEVEL 3	6,371.84 SF	1,217.60 SF	7,589.44 SF	155.00 SF	7,434.44 SF	4,361.04 SF	3,071.14 SF	412.10 SF	11,950.48 SF	15,633.72 SF
LEVEL 4	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 SF	0.00 SF	1,224.47 SF	11,990.50 SF	13,214.97 SF
LEVEL 5	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 SF	0.00 SF	1,224.47 SF	11,990.50 SF	13,214.97 SF
LEVEL 6	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 SF	0.00 SF	1,224.47 SF	11,990.50 SF	13,214.97 SF
LEVEL 7	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 SF	0.00 SF	1,224.47 SF	11,990.50 SF	13,214.97 SF
LEVEL 8	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 SF	0.00 SF	1,224.47 SF	11,990.50 SF	13,214.97 SF
LEVEL 9	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 SF	0.00 SF	1,224.47 SF	11,990.50 SF	13,214.97 SF
LEVEL 10	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 SF	0.00 SF	1,224.47 SF	11,990.50 SF	13,214.97 SF
LEVEL 11	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 SF	0.00 SF	1,224.47 SF	11,990.50 SF	13,214.97 SF
LEVEL 12	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 SF	0.00 SF	1,224.47 SF	11,990.50 SF	13,214.97 SF
LEVEL 13	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 SF	0.00 SF	1,224.47 SF	11,990.50 SF	13,214.97 SF
LEVEL 14	9,801.62 SF	1,036.84 SF	10,838.46 SF	158.00 SF	10,729.46 SF	0.00 SF	1,367.00 SF	829.15 SF	10,887.46 SF	13,483.61 SF
LEVEL 15	9,301.69 SF	1,073.18 SF	10,374.87 SF	158.00 SF	10,216.87 SF	0.00 SF	732.52 SF	629.63 SF	10,374.87 SF	11,717.02 SF
LEVEL 16	6,152.57 SF	477.00 SF	6,629.57 SF	40.00 SF	6,589.57 SF	0.00 SF	3,146.14 SF	0.00 SF	6,629.57 SF	9,775.71 SF
LEVEL 17	5,406.07 SF	477.00 SF	5,883.07 SF	40.00 SF	5,843.07 SF	0.00 SF	746.17 SF	0.00 SF	5,883.07 SF	6,629.24 SF
LEVEL 18 (MECH)	0.00 SF	535.72 SF	535.72 SF	0.00 SF	535.72 SF	0.00 SF	0.00 SF	0.00 SF	535.72 SF	535.72 SF
	156,798.97 SF	23,099.01 SF	179,897.98 SF	3,372.00 SF	176,525.98 SF	10,184.00 SF	9,557.60 SF	14,575.58 SF	190,081.98 SF	214,215.36 SF
					MAX PERMITTED FSR: 182,222.00 SF				MAX PERMITTED BALCONY: 12.0%	
					REMAINING FSR: 5,696.02 SF					

GENERAL NOTES:
* GROSS RESIDENTIAL AREA + UNITS + COMMON
NET FSR = GROSS RESIDENTIAL AREA - STORAGE
** GROSS INTERIOR AREAS ON LEVELS 1, 4 AND 15 ARE INCLUDED IN FSR. COVERED EXTERIOR AREAS ADJACENT TO AMENITY SPACE ARE CONSIDERED AMENITY
* UNIT AREA INCLUDES STORAGE ROOM AREA
** GROSS INTERIOR AREA = GROSS RESIDENTIAL + AMENITY
*** GROSS BUILDABLE = GROSS RESIDENTIAL + AMENITY + ROOF DECK + BALCONY

PARKING SUMMARY

PARKING REQUIREMENTS AS PER VANCOUVER ZONING BYLAW - SECTION 4 - 4.5A.1

MINIMUM (THE LESSE OF):		
1 SPACE PER 1,507 SF (140m ²) OF TOTAL RESIDENTIAL GROSS FLOOR AREA OR		179,898 SF / 1,507 = 120 SPACES
1 SPACE PER UNIT		91 SPACES
MAXIMUM:		
+0.50 SPACE FOR EACH UNIT AREA LESS THAN 538 SF (50m ²)		0.50 x 0 UNITS = 0 SPACES
+0.65 SPACE FOR EACH UNIT AREA BETWEEN 538 - 2034 SF (50m ² - 189m ²)		0.65 x 72 UNITS = 47 SPACES
+1 SPACE PER 1,507 SF (140m ²) OF RESIDENTIAL GROSS FLOOR AREA (OF SUITES BETWEEN 538 - 2034 SF) - 52,311 SF (UNITS OVER 2034 SF) -		104,488 SF / 1,507 = 70 SPACES
+2.0 SPACE FOR EACH UNIT AREA OVER 2034 SF (189m ²) TOTAL MAXIMUM		2,00 x 19 UNITS = 38 SPACES 155 SPACES
VISITOR PARKING:		
MINIMUM - 0.075 SPACE FOR EVERY UNIT		0.075 x 91 = 7 SPACES
MAXIMUM - 0.15 SPACE FOR EVERY UNIT		0.15 x 91 = 14 SPACES
TOTAL MINIMUM REQUIRED PARKING (RESIDENTIAL + VISITOR):		
		91 + 7 = 98 SPACES
HC PARKING (1 + 0.034 FOR EVERY UNIT)		
SMALL CAR MAXIMUM (25% OF TOTAL PARKING PROVIDED)		1 + (0.034 x 91) = 5 SPACES
E.V. FITTED MINIMUM (20% OF TOTAL PARKING PROVIDED)		0.25 x 155 = 39 SPACES
E.V. REQUIRED MINIMUM (5% OF TOTAL PARKING PROVIDED)		0.05 x 155 = 8 SPACES

PARKING PROVIDED

TYPE	COUNT
EV FITTED STALL	55
EV STALL	8
HC STALL	5
REGULAR STALL	71
SMALL CAR STALL	18
	155

BICYCLE STORAGE

CLASS	REQUIRED/PERMISSIBLE	PROVIDED
CLASS A:		
MINIMUM 1.25 SPACES FOR EVERY UNIT	114 SPACES	114 SPACES
HORIZONTAL SPACES MIN. 50% REQUIRED	57 SPACES	0 SPACES
VERTICAL SPACES MAX. 30% PERMISSIBLE	35 SPACES	0 SPACES
BKE LOCKERS: MIN. 20% REQUIRED	23 SPACES	114 SPACES
CLASS B:		
MINIMUM 6 SPACES	6 SPACES	6 SPACES

UNIT SUMMARY

LEVEL	OVERALL UNIT COUNT (TYPE/LEVEL)										
	1B-D	1H	2B-D	3 BED	3B-D	PH	TOTAL				
LEVEL 1	1	4	1	0	0	0	6				
LEVEL 2	0	0	0	0	0	1	0				
LEVEL 3	0	0	0	4	0	0	4				
LEVEL 4	0	0	5	0	0	0	5				
LEVEL 5	0	0	2	5	0	0	7				
LEVEL 6	0	0	2	5	0	0	7				
LEVEL 7	0	0	2	5	0	0	7				
LEVEL 8	0	0	2	5	0	0	7				
LEVEL 9	0	0	2	5	0	0	7				
LEVEL 10	0	0	2	5	0	0	7				
LEVEL 11	0	0	2	5	0	0	7				
LEVEL 12	0	0	2	5	0	0	7				
LEVEL 13	0	0	2	5	0	0	7				
LEVEL 14	0	0	0	0	2	1	3				
LEVEL 15	0	0	0	0	2	1	3				
LEVEL 16	0	0	0	0	0	1	1				
LEVEL 17	0	0	0	0	0	1	1				
	1	4	21	54	4	3	4	91			

* - MANAGERS SUITE

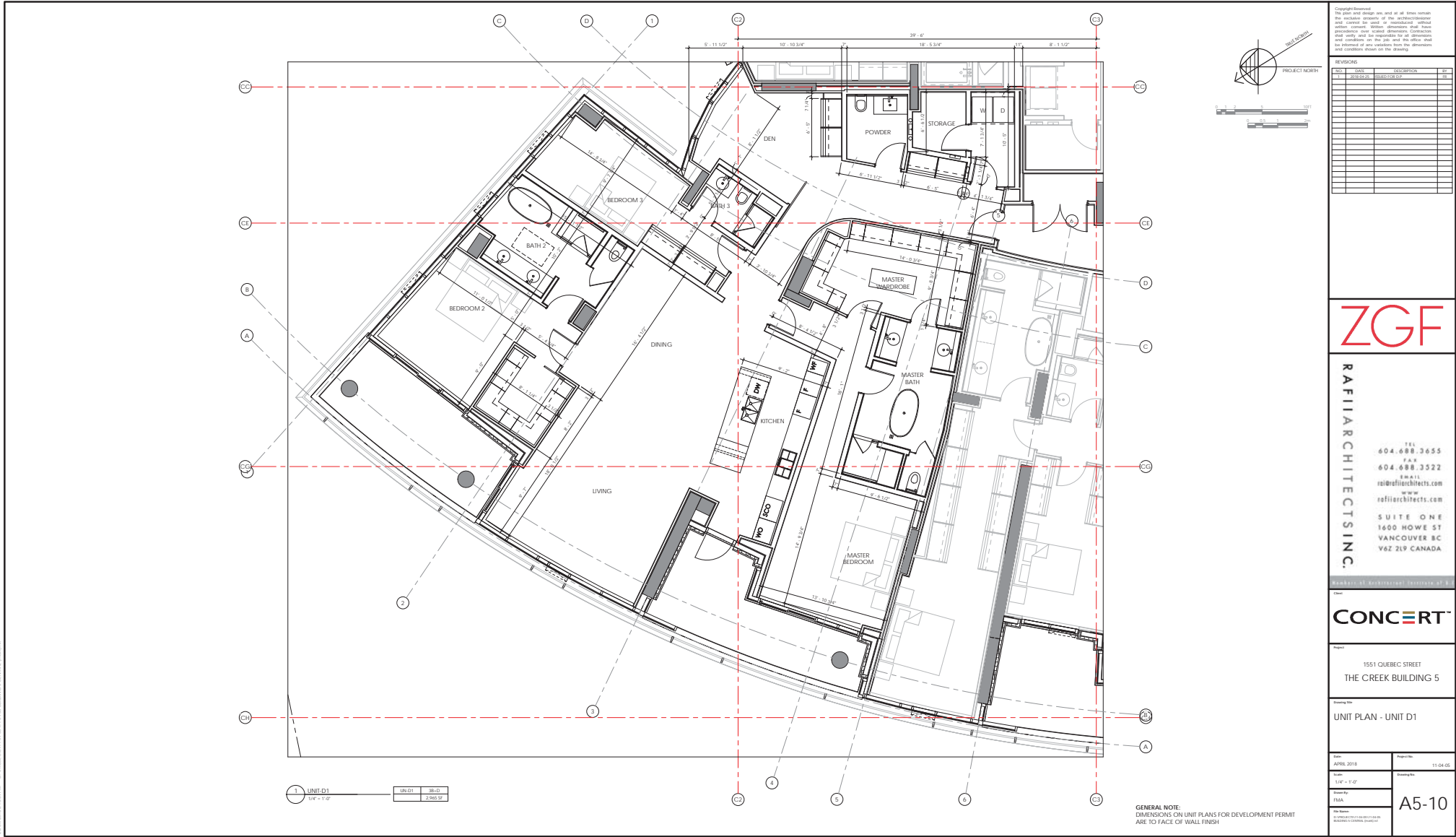
DETAILED UNIT MIX

NAME	UNIT TYPE	GROSS AREA *	LEVEL	COUNT
UNIT-101	1B-D	1,422 SF	LEVEL 1	1
UNIT-201	3B-D	2,325 SF	LEVEL 2	1
UNIT-A	2B-D	1,442 SF	LEVEL 4-13	10
UNIT-A1	2B-D	1,397 SF	LEVEL 3	1
UNIT-B	2B-D	1,464 SF	LEVEL 3-13	11
UNIT-C	2B-D	1,473 SF	LEVEL 3-13	11
UNIT-D	2B-D	2,038 SF	LEVEL 3-13	11
UNIT-D1	3B-D	2,265 SF	LEVEL 14-15	2
UNIT-E	2B	1,170 SF	LEVEL 4-13	10
UNIT-E1	3B	1,332 SF	LEVEL 14-15	2
UNIT-F	2B	1,245 SF	LEVEL 4-13	10
UNIT-F1	3B	1,409 SF	LEVEL 14-15	2
UNIT-G	2B-D	1,941 SF	LEVEL 4-13	10
TH-1	TH	1,325 SF	LEVEL 1-2	1
TH-2	TH	1,363 SF	LEVEL 1-2	1
TH-3	TH	1,529 SF	LEVEL 1-2	1
TH-4	TH	3,061 SF	LEVEL 1-2	1
PH 1401	PH	3,855 SF	LEVEL 14	1
PH 1501	PH	3,143 SF	LEVEL 15	1
PH 1601	PH	6,153 SF	LEVEL 16	1
PH 1701	PH	5,406 SF	LEVEL 17	1
MANAGER	1B-D	754 SF	LEVEL 1	1
				91

* - GROSS UNIT AREA INCLUDES STORAGE ROOMS

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REV	DATE	DESCRIPTION	BY
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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04/05/2018
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1551 QUEBEC STREET
 THE CREEK BUILDING 5

UNIT PLAN - UNIT D1

Date:	APRIL 2018	Project No.:	11-04-05
Scale:	1/4" = 1'-0"	Drawing No.:	A5-10
Drawn By:	RAFI		
Check By:			
File Name:	C:\PROJECTS\1551 QUEBEC ST\1551_04_05.dwg		
Plot Name:	1551_04_05.dwg		

GENERAL NOTE:
 DIMENSIONS ON UNIT PLANS FOR DEVELOPMENT PERMIT
 ARE TO FACE OF WALL FINISH

1551 QUEBEC STREET - THE CREEK BUILDING 5 - RAFI ARCHITECTS INC. VANCOUVER, CANADA

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