

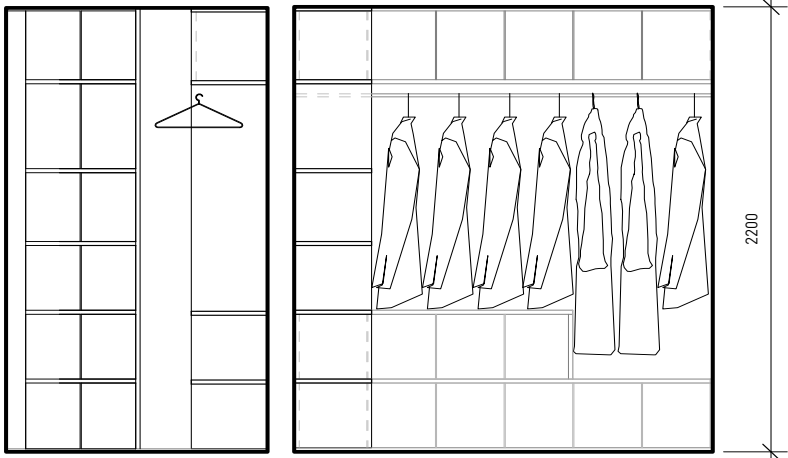
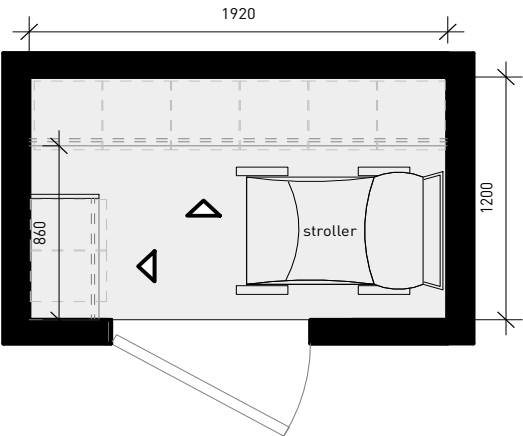
RELAXATION RATIONALE / CONT'D

Bulk storage relaxation – The minimum prosed bulk storage is 2.3 sq. m (25 sq. ft.) per one bedroom, two bedroom, three bedroom and all accessible units (actual storage room areas range from 2.3 sq. m. to 3.7 sq. m.). The following diagrams illustrates that the proposed in-suite storage room size provides 2.8 linear metres of storage while minimizing unusable circulation space. The larger storage room provides 3.5 linear metres of storage space but also has a large amount of inefficient circulation space.

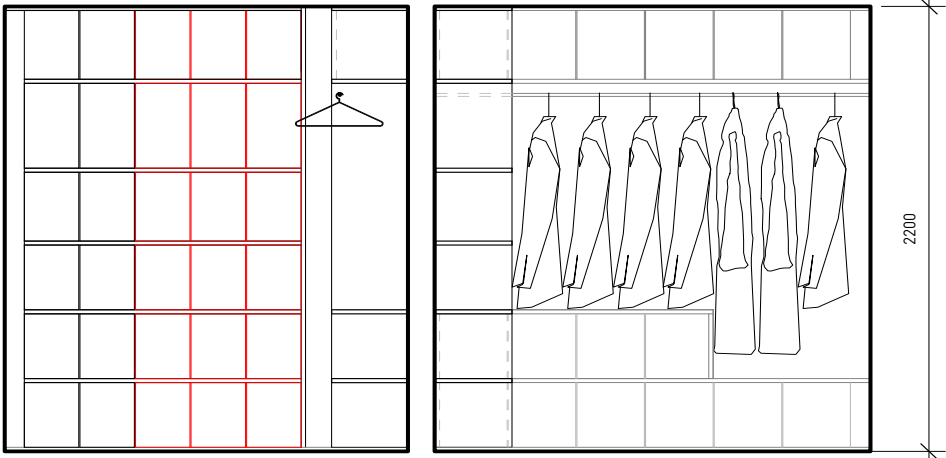
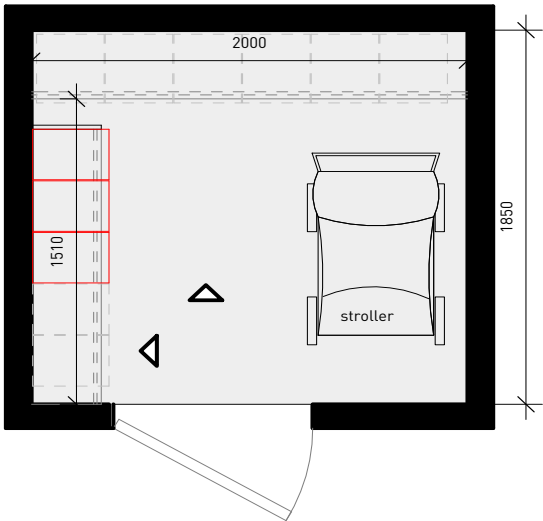
A bulk storage relaxation is requested to maximizing the amount of living and sleeping space in the unit, while providing efficient storage space. BC Housing limits the total area of each unit type, so larger storage rooms result in smaller living and sleeping space. The applicant team recommends the proposed solution because it balances usable living space and efficient storage space.



SAMPLE IN-SUITE STORAGE ROOM 2.3 SQ. M (25 SQ. FT.)



TYPICAL STORAGE ROOM LAYOUT AS PER BC HOUSING GUIDELINES 2.3 SQ. M (25 SQ. FT.) *FURNITURE TO BE PROVIDED BY THE TENANT



TYPICAL STORAGE ROOM LAYOUT AS PER CITY OF VANCOUVER GUIDELINES 3.7 SQ. M (40 SQ. FT.) *FURNITURE TO BE PROVIDED BY THE TENANT

DEVELOPMENT STATISTICS

Site Description

Address:	450 Pacific Street, Vancouver, BC			
Legal description:	LOT 274 PLAN FALSE CREEK GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP 43683			
Use	Current		Proposed	
Use	Residential		Residential	
Zoning classification	CD-1		CD-1	
Site area	Current		Proposed	
	m ²	ft ²	m ²	ft ²
Site area	1,997.0	21,495.5	1,997.0	21,495.5
Site coverage	Required/ Allowed		Proposed	
Site coverage	N/A		57%	
Floor area	Required/ Allowed		Proposed	
			m ²	ft ²
Gross floor area	N/A		7,162	77,091
FSR exclusions (interior amenities)			142	1,533
Net floor area (used for FSR calculation)	N/A		7,020	75,558
FSR	Required/ Allowed		Proposed	
FSR (net floor area for FSR / site area)	N/A		3.52	
Building height	Required/ Allowed		Proposed	
Storeys (Excluding mechanical penthouse)	2-8		7	
Height from ground floor	m	ft	m	ft
To the top of roof parapet	110	361	22.14	72.6
To the top of mech. penthouse parapet			26.5	86.8
	Mech penthouse and equipment < 10% of roof area as per Z&D Bylaw			
Setbacks	CD-1 Guidelines allowed		Proposed	
	m		m	
Setback from Pacific street	3.4		2.8	
Setback from Strathmore Mews	1.5		1.5	
Residential setback	3.65		2.65 & 2.7 (see drawings)	

Residential unit summary

	No. of floors	Studio	1-bedroom	2-bedroom	3-bedroom
Average unit area (m ²) (1)		35.48	47.58	70.83	93.42
Total unit count					
Level 1	1	1	2	1	0
Level 2	1	4	3	3	1
Level 3-6	4	24	16	16	8
Level 7	1	3	4	3	2
Level 8 (Roof)	1	0	0	0	0
Subtotal per unit type		32	25	23	11
Unit mix by type (%)		35%	27%	25%	12%
Total unit count					91
Family unit mix (2-bed+)					37.4%

Note:

(1) Units area are calculated as per City of Vancouver - Housing Design and Technical Guidelines.

Accessible unit summary

	Studio	1-bedroom	2-bedroom	3-bedroom		
Total accessible units provided	1	2	0	2	5	5%
Total accessible units required					5	5%

Private outdoor amenity summary

	Required area (per unit)		Total number of units	Required area (total)		Provided	
	m ²	ft ²		m ²	ft ²	m ²	ft ²
Family unit balcony/patio	4.9	52.3	32	155.5	1674.0	206.9	2227.1
Accessible units balcony/patio (2)						22.9	246.5
Studio/ 1-Bed juliette/patio (2)						14.1	151.8
Subtotal				155.5	1674.0	243.9	2625.3

Common areas summary

	Required area (per unit)			Required area (total)		Provided	
	m ²	ft ²		m ²	ft ²	m ²	ft ²
Common outdoor amenity	1.9	20.5	91	172.9	1861.1		
Courtyard outdoor area @ Level 2						456.0	4908.3
Rooftop outdoor area @ Level 7						130.0	1399.3
Subtotal				172.9	1861.1	586.0	6307.7
Total				328.4	3535.1	829.9	8933.0

Note:

(1) Please refer to sheets FSR 1.1 - FSR 1.8 for more information.

(2) As per #1.14 of the Enhanced Rezoning Respose Letter (dated June 16), 3.7sm is provided in the common outdoor amenity for each studio and 1-Bed unit in lieu of private open space.

DEVELOPMENT STATISTICS / CONT'D

WORKSHEET E: TDM plan summary - parking provisions
Transit accessibility: level A (20% reduction)

Parking bylaw reference	Land use	Land use sub type (unit size, # bedrooms)	Land use quantity	Requirement rate	Required spaces	Reduction % claimed	Adj. req'd spaces	Proposed spaces
Vehicle parking								
4.3.2	Residential uses			0 spaces are required	0			12
	Shared vehicle parking spaces							0
4.3.4	Residential visitor parking	Residential spaces	12	5% of residential spaces	0.6			2
Subtotal vehicle parking					1		0	14
Parking breakdown								
4.8.4	Accessible parking	Total units	91	1 + 0.034 space per add unit	4			4
4.1.8	Small car parking	Total parking	12	max 25% of total parking	3			0
	Regular car parking							7
	Residential visitor parking			5% of residential spaces				2
	Shared vehicle parking spaces							0
	Van accessible parking		1		1			1
Subtotal vehicle parking								14
Loading & passenger loading								
5.2.1	Loading residential (class A)	Total units	91	0 spaces for less than 100 units	0 (class B)			0 (class B)
7.2.1	Passenger residential (class A)	Total units	91	1 space for 50 to 125 units	1 (class A)			1 (class A)
Total					1			1
Bicycle parking - class A								
6.2.1.2	Residential (class A)	Studio & 1 bed units	41	1.5 spaces for units < 65m2	61.5			
6.2.1.2	Residential (class A)	2 & 3 bed units	34	2.5 spaces for units > 65m2	85			
6.2.1.4	Shelter (class A)	Studio	16	0.75 for shelter (single acc)	12.0			
								175
Bicycle parking - class B								
6.2.1.2	Residential (class B)	Total units	91	2 per 20 units + 1 for each add 20 units	6			6
					Required spaces		Proposed spaces	
Bicycle parking breakdown								
Class A	Horizontal				39.8	min. 25%	48	27%
	Vertical				47.7	max. 30%	50	29%



SITE CONTEXT & ANALYSIS



- RESIDENTIAL
- SCHOOL
- COMMUNITY CENTRE
- GREEN SPACES
- ROAD NETWORK
- EXISTING RETAIL/SERVICE USE

Land use

The site is adjacent to a primarily residential neighbourhood with many amenities nearby. George Wainborn Park is 80 m west, and David Lam Park, Elsie Roy Elementary School, Roundhouse Community Centre and Urban Fair is east. Davie Street retail shopping street and Choices Markets are northeast on Richard Street.



- SITE
- YALETOWN-ROUNDHOUSE SKYTRAIN LINE
- WATERFRONT WALKWAY
- BUS 23 ROUTE
- BUS 6 ROUTE
- BIKE PATH - PRIMARY ROUTE
- BIKE LANES

Transportation analysis

Bus stops are located in close proximity to the site (north & east) and Granville Street Bridge is 180 m north.

