

**Tamitik Status of Women Project 461 Quatsino Boulevard**

**Boni Maddison Architects**

04-Oct-18

Lot 1

0.78 ha

7800 sm

**Proposed Statistics:**

	Areas	Lot Coverage
Commercial Space	407.60 sm	407.6
Office Space	638.80 sm	226.9
Community Space	371.50 sm	371.5
Residential Space	2804.60 sm	610
Total Area	4222.50 sm	1616 sm

**Residential Summary:**

2nd stage	10 units	4 studios, 4 1-bedroom, 2-3 bedroom
Affordable	20 units	6 studios, 6-1bedroom, 7-3 bedroom, 1-4 bedroom
Transition	12 bedrooms	18 beds

42 DU

**Residential R3A**

Multi-Family Development

Site Coverage			20.72%
FAR			0.360
Lot area	185sm per DU		7770 minimum allowed
Lot coverage	28%	Allowed	20.72% Proposed
FAR	0.75	Allowed	0.360 Proposed
Height	11m		
Front Yard	4.5 m	Allowed	4.5 m Proposed
Side Yard	5 m	Allowed	± 11 m Proposed
Rear Yard	7.5 m	Allowed	± 39 m Proposed
Parking	2 per DU	1 per 2 beds	

**Commercial Zoning Comparatives:**

	C5	C3	C2	C13	Proposed
Lot coverage	50%	25%	100%	25%	20.72%
FAR	0.8	0.25		2+.75	0.541
Height	17m	9m	9m	20-22m	±13.5m
Parking	1.5sm/sm	1.5sm/sm	1.5sm/sm	varies see below	

**Proposed Preliminary Statistics:**

	Areas:	FAR
Residential FAR	2804.60 sm	0.360
Commercial + Office + Community FAR	1417.90 sm	0.182
Lot Area	7800 sm	
Lot Coverage	20.7%	
Height	4 storeys	±13.5 m
<b>Parking Rationale:</b>	Required:	Proposed:
2nd Stage Housing	12 stalls	6 stalls, 50% usage
Affordable	28 stalls	20 stalls 1 per unit
Transitional	8 stalls (1 per 2 rooms+ 2 St	4 stalls, 50% usage
Office	58 stalls (1.5sm area per sm	28 stalls based on staff + visitors
Community	86 stalls (1 per 4.5sm)	2 primarily internal use
	192 stalls	60 stalls