

Attachment 2
Preliminary Project Statistics

PRELIMINARY PROJECT STATISTICS

	Permitted / Required Under RM-2 Zone	Proposed
Site Area	--	4,620 sq. m. (49,729 sq. ft.)
Site Coverage	40%	86%
Density FSR <i>or</i> Housing Units	1.2 FSR or up to 1.8 FSR pursuant to satisfaction of amenity conditions 60 units per net acre	10.55 FSR
Residential Units		
Stratified condo	--	304 units
Market rental	--	299 units
Below-market rental	--	30 units
Total	60 units per net acre	633 units
Building Height	10.67 m. (35 ft.) or 13.72 m. (45 ft.) pursuant to satisfaction of amenity conditions	Tower A: 121.9 m. (399.9 ft.) Tower B: 104.9 m. (344.2 ft.)
Setbacks		
Front (Agnes St.)	7.62 m. (25 ft.)	4.57 m. (15 ft.)
Rear (East)	7.62 m. (25 ft.)	3.05 m. (10 ft.)
Side (Hastings St.)	7.62 m. (25 ft.)	4.57 m. (15 ft.)
Side (First St.)	7.62 m. (25 ft.)	4.57 m. (15 ft.)
Side (Albert Cresc.)	7.62 m. (25 ft.)	3.05 m. (10 ft.)
Off-Street Parking ¹		
Residential	Not required	410
Visitor	Not required	63
Total		473
Accessible Parking	22	27
Off-Street Loading	2	2
Bicycle Parking		
Long-Term	950 spaces	980 spaces
Short-Term	12 spaces	14 spaces

¹ Required off-street parking reflects TOD Area site context