Statistics

Cambie Tower

Site Address:	7525 CAMBIE STREET, VANCOUVER, BC, V6P 3H6
Legal Description:	LOT 12 BLOCK K DISTRICT LOT 323 PLAN 9322

Site Dimensions:	136'2" × 126'4"
Site Area (SF):	19,759.46
Site Coverage:	

Current Zoning:	C-1
Proposed Zoning:	CD-1

Proposed Height:	173' 10 5/8"	48m
Max Height:	12 Stories	

Max. Tower Floorplate	**Allowed**	**Provided**
Total	8000 SF	7558 SF
Total		7558 SF

		L1
Min. Set Backs	Cambie	3'3 1/8"
	W59	9'4 1/2"
	Rear Yard	3'10 1/4"
	Side Yard	N/A

	Residential		**Commercial**		**Total**	
	FSR	Area (SF)	FSR	Area (SF)	FSR	Area (SF)
Permitted Density:		0		0	4.26	0
Proposed Density:	**3.97**	78,360	**0.29**	5,798	**4.26**	84,158

Unit Mix- Summary	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Tower	18	40	29	10	0	97
TOTAL	18	40	29	10	0	97
Mix	19%	41%	30%	10%	0%	100%
Family Unit %			40%			

Unit Mix - Tower	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
L1	0	0	0	0	0	0
L2	0	0	0	0	0	0
L3	0	4	2	1	0	7
L4	2	4	3	1	0	10
L5	2	4	3	1	0	10
L6	2	4	3	1	0	10
L7	2	4	3	1	0	10
L8	2	4	3	1	0	10
L9	2	4	3	1	0	10
L10	2	4	3	1	0	10
L11	2	4	3	1	0	10
L12	2	4	3	1	0	10
Roof	0	0	0	0	0	0
TOTAL	18	40	29	10	0	97
Mix	19%	41%	30%	10%	0%	100%
Family Unit %			40%			

Visitor Unit - Excluded	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
L3	1	0	0	0	0	1

Cambie Tower

Commercial/ Retail	**Gross Floor Area**									**Deductions**							**FSR**	**Efficiency leasable/GBA**	**Efficiency leasable/GHA**
Level	A	B	C	D	E	F	G	H (B+C+E)	I (B+C+D+E+F)	J	K	L	M	N	O	P (J+K+L+M+N+O)	Q (I-P)	B/I	B/H
	CRU #	Saleable/Leasable Unit Area	Circulation	Service		AGP Area		GHA	Gross Buildable			Services	AGP Area		Wall	Total Deductions	Net FSR		
L1	4	5798	0	770	0	0	0	5798	6568	0	0	770	0	0	0	770	5,798	88%	100%
Commercial/Retail Total	4	5,798	0	770	0	0	0	5,798	6,568	0	0	770	0	0	0	770	5,798	88%	100%

Podium	**Gross Floor Area**									**Deductions**							**FSR**	**Efficiency saleable/GBA**	**Efficiency Saleable/GHA**
Level	A	B	C	D	E	F	G	H (B+C+E)	I (B+C+D+E+F)	J	K	L	M	N	O	P (J+K+L+M+N+O)	Q (I-P)	B/I	B/H
	# Units	Saleable/Leasable Unit Area	Circulation	Service	Amenity	AGP Area	Storage Lockers	GHA	Gross Buildable	Storage Lockers	Circulation Exclusion	Services	AGP Area	Amenity	Wall	Total Deductions	Net FSR		
P1	0	0	0	15,341	0	517	0	0	15,858	0	0	15,341	517	0	0	15,858	0	0%	
L1	0	0	2,029	1,177	0	4,541	0	2,029	7,747	0	0	1,177	4,541	0	0	5,718	2,029	0%	0%
L2	0	0	2,151	4,031	1,340	2,956	6,384	3,491	16,862	3,880	0	4,031	2,956	1,340	0	12,207	4,655	0%	0%
Podium Total	0	0	4,180	20,549	1,340	8,014	6,384	5,520	40,467	3,880		20,549	8,014	1,340	0	33,783	6,684	0%	0%

Tower	**Gross Floor Area**									**Deductions**							**FSR**		**Efficiency**
Level	A	B	C	D	E	F	G	H (B+C+E)	I (B+C+D+E+F)	J	K	L	M	N	O	P (J+K+L+M+N+O)	Q (I-P)		B/H
	# Units	Saleable/Leasable Unit Area	Circulation	Service	Amenity	AGP Area	Storage Lockers	GHA	Gross Buildable	Storage Lockers		Services		Amenity	Wall	Total Deductions	Net FSR		
L3	7	4,690	998	399	1,645	0	0	7,333	7,732	0	0	399	0	1,645	0	2,044	5,688	61%	64%
L4	10	6,331	1,001	226	0	0	0	7,332	7,558	0	0	226	0	0	0	226	7,332	84%	86%
L5	10	6,331	1,001	226	0	0	0	7,332	7,558	0	0	226	0	0	0	226	7,332	84%	86%
L6	10	6,331	1,001	226	0	0	0	7,332	7,558	0	0	226	0	0	0	226	7,332	84%	86%
L7	10	6,331	1,001	226	0	0	0	7,332	7,558	0	0	226	0	0	0	226	7,332	84%	86%
L8	10	6,331	1,001	226	0	0	0	7,332	7,558	0	0	226	0	0	0	226	7,332	84%	86%
L9	10	6,331	1,001	226	0	0	0	7,332	7,558	0	0	226	0	0	0	226	7,332	84%	86%
L10	10	6,331	1,001	226	0	0	0	7,332	7,558	0	0	226	0	0	0	226	7,332	84%	86%
L11	10	6,331	1,001	226	0	0	0	7,332	7,558	0	0	226	0	0	0	226	7,332	84%	86%
L12	10	6,331	1,001	226	0	0	0	7,332	7,558	0	0	226	0	0	0	226	7,332	84%	86%
Roof	0	0	0	228	0	584	0	0	812	0	0	228	584	0	0	812	0	0%	0%
											0								
Tower Total	97	61,669	10,007	2,661	1,645	584	0	73,321	76,566	0	0	2,661	584	1,645	0	4,890	71,676	81%	84%

	Gross Floor Area									**Deductions**							**FSR**		**Efficiency**
RESIDENTIAL Total	97	61,669	14,187	23,210	2,985	8,598	6,384	78,841	117,033	3,880		23,210	16,612	2,985		38,673	78,360	53%	78%
PROJECT TOTAL		**67,467**	**14,187**	**23,980**	**2,985**	**8,598**	**6,384**	**84,639**	**123,601**								84,158	55%	**80%**

Parking Calculation		**Required**	**Provided**
Res. Stalls Required			
(4.1.1) No parking spaces required for off-street parking		0	
		0	
Standard Space			24
Small Car	25%	28%	13
Disability			4
Visitor			5
Class A Parking			1
Electric Vehicle			All
TOTAL RESIDENTIAL		**0**	**47**
TOTAL RESIDENTIAL - RATIO			**0.48**
VISITOR			
(4.1.3a) 0.05 Spaces per unit			
0.05 per unit [97 × 0.05]		5	5
Car share spaces		0	0
TOTAL VISITOR		**5**	**5**
PASSENGER	Class A		
1 for between 50 and 125 units + 1 for every 150		1	1
TOTAL PASSENGER		**1**	**1**
RETAIL			
(4.1.1) No parking spaces required for off-street parking			
Standard Spaces		0	2
Disability - (4.1.4b)1 for area > 500 SQ.M. + 0.4 Spaces/1000 SQ.M		1	1
Small Car		0	2
Class B Parking		0	1
Electric Vehicle		All	All
TOTAL RETAIL			
	3,086		
	2,135		
TOTAL RETAIL	5,221	**1**	**6**
Car Wash			0
TOTAL PARKING			**59**

Balcony Calculation		**Allowed**	**Provided**
Total			
TOTAL			

Storage Lockers			**Allowed**	**Provided**
IN-SUITE			**0**	**0**
STORAGE ROOM			**97**	**97**
	3.7 m2 per unit	3.7m² X 97 = 359m²	360 m²	360 m²
TOTAL			**97**	**97**

Bicycle Space Calculation	**Required**	**Provided**
RESIDENTIAL		
Class A as per 6.2.1.2		
1.5 Spaces per unit < 700 SF	87	87
2.5 Spaces per unit > 700 SF < 1130 SF	98	98
3 Spaces per unit > 1130 SF	0	0
Total	**185**	**185**
12% more res. Class A bicycle parking		208
Total		**208**
Vertical Spaces in Bike Rooms (max. 30% × 241 = 72)	72	0
Horizontal Bike Space in Storage Locker (min. 20% × 241 = 48)	48	67
Horizontal Spaces in Bike Rooms	0	40
Stacked Spaces (Max 60% x 241 = 144)	144	110
Oversized Spaces (Min 10% x 241 = 24)	24	24
Total w/ Electrical Outlet (50% x 241 = 121)	121	121
Class B as per 6.2.1.2		
2 for 1st 20 units, 1 per Additional 20	**6**	**6**
Total To be 100% weather protected	**6**	**214**
Retail		
Class A as per 6.2.5.1		
1 Space per 340 SQ.M.	2	2
Larger of 30% or (3) additional retail Class A	**5**	**5**
Bike Space in Storage Locker (Horiz.) (Min 20%)	1	1
Horizontal Spaces in Bike Rooms		3
Stacked Spaces (Max 60%)	3	
Oversized Spaces (Min 10%)	1	1
Vertical Spaces in Bike Rooms (Max 30%)	2	
Total w/ Electrical Outlet (50%)		3
Class B as per 6.2.5.1		
6 Spaces per Development	**6**	**6**
100% weather protected		
		(at Grade)
Total	**11**	**11**

Loading Calculation	**Required**	**Provided**
RESIDENTIAL		
Class A	1	1
Class B	0	0
RETAIL		
Class A	0	0
Class B	1	1
Class C	0	0
Total	**2**	**2**
*Class B spaces to be shared between uses		

5	2026-10-07	ISSUED FOR DP RESPONSE
4	2026-09-23	ISSUED FOR DP REVIEW
3	2026-08-17	ISSUED FOR DP
2	2026-07-16	ISSUED FOR IFT 30%
1	2026-04-30	ISSUED FOR DP

NO -	DATE -	ISSUE -

WESGROUP

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YAMAMOTO ARCHITECTURE
202- 33 EAST 8TH AVENUE
VANCOUVER, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

REGISTERED ARCHITECT YAMAMOTO KENICHI PROVINCE OF BRITISH COLUMBIA
2026-10-08

PROJECT -

12-STOREY MIXED USE DEVELOPMENT

7525 CAMBIE STREET
VANCOUVER, BC

DRAWING TITLE -

STATISTICS

SCALE =	SHEET NO. - A001
DATE - 11/06/24	
DRAWN - Author	
CHECKED - Checker	PROJ NO - 2512