Site & Project Description

Project Description:

Civic Addresses: 2120 West 10th Avenue

City Plan: Broadway Plan
Current Zoning: C-8
Characater Area
Current Use: Decommissioned auto body shop: two- and one-storey built form around a service yard.
Adjacent Zoning: CD-1
Rezoned to:
Transit: Broadway Subway Arbutus Station (future), Bus route.

Legal Addresses: Lots 8, 9, 10, Except: Part in Plan LMP 38839, All of Block 364, District Lot 526, New West. District, Plan 4905
PIDs 011-280-379
011-280-395
011-280-409
Lot Area: 1,602.4 m2 / 17,248 sq.ft.
Permitted uses: Retail (Outright), Restaurant and Dwelling (Conditional)

Policy Context:
Broadway Plan (2026)
Vancouver Official Development Plan (2026)
C-7 and C-8 Districts Schedule (2020)
C-7 and C-8 Design Guidelines (1999)
Zero Emissions Building Plan (2026)

SITE AREA CALCULATIONS

	Gross Site Area	
	Metric (m^2)	Imperial (sq.ft.)
2120 West 10th Avenue	1,602.4	17,248.00

FLOOR AREA (FAR) CALCULATIONS

	FAR	FSR Area	
		Metric (m^2)	Imperial (sq.ft.)
FSR Ratio	7.68	12,313.94	132,546.20

Max Permitted FSR = 7.74

FLOOR AREA BREAKDOWN

Component	Gross Area		Exclusions		FSR Density	
	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)
SUBTOTAL	13,555.96	145,915.24	1,246.91	13,421.68	12,313.94	132,546.20
COMMERCIAL	434.41	4,675.93	66.81	719.09	367.60	3,956.84
RESIDENTIAL	13,121.56	141,239.31	1,175.22	12,649.95	11,946.34	128,589.36
PARKADE EXIT	-	-	4.89	52.64	-	-
Total	13,555.96	145,915.24	1,246.91	13,421.68	12,313.94	132,546.20

AMENITY SPACE

Component	Required		Proposed	
	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)
Indoor Amenity (minimum ratio of 1.2 sq m(13 sq ft) per dwelling unit)	150.97	1,625.00	427.08	4,597.00
Outdoor Amenity (minimum ratio of 2.0 sq m(22 sq ft) per dwelling unit)	255.48	2,750.00	442.50	4,763.00

SITE DIMENSIONS

	DIMENSION	
	Metric (m)	Imperial (ft)
Front yard (Arbutus)	35.00	114.83
Rear yard (Cranberry Drive)	38.10	125.00
Side yard (10th)	42.67	140.00
Side yard (South)	42.67	140.00

Existing Building Area:	10,452.37	sq.ft.

BUILDING SETBACKS

	Property Line	Required			Podium Proposed		Tower Proposed	
		Metric (m)	Imperial (ft)		Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)
From back of existing curb	Front yard (Arbutus)	5.50	18.04	From back of existing curb	5.79	19.00	5.55	18.21
	Rear yard (Cranberry Drive)	3.40	11.15		12.40	40.68	10.94	35.89
From Property Line	Side yard (10th)	-	-	From Property Line	0.91	2.99	5.06	16.60
	Side yard (South)	-	-		-	-	7.05	23.13

SITE COVERAGE CALCULATIONS

		Metric (m^2)	Imperial (sq.ft.)	
Gross Site Area		1,602	17,248	
Largest Building Footprint (podium)		920	9,898	L1 Area been used for this Calculation
Site Coverage %			57%	
Max Site Coverage %			**50%**	D.S. 4.8.1 (Director of Planning may relax this)

FLOOR PLATE SIZES

	Metric (m^2)	Imperial (sq.ft)
Floor Plate Size (Guidance per Broadway Plan)	603.87	6,500.0
Average Provided Floor Plate size	630.97	6,791.7
Balcony Provided	1,389.44	14,955.77

HEIGHT OF BUILDING (MEASURED FROM LOBBY LEVEL)

Height Permitted	
Max Height (Broadway Plan KBAC)	20 LEVEL

Height Provided		PROPOSED SUBTOTAL		PERMITTED PER CD1	
		metric (m)	imperial (ft)	metric (m)	imperial (ft)
NUMBER OF FLOORS		20		20	
TOP OF PARAPET ON LAST OCCUPIED FLOOR		103.88	340.83	106.51	349.44
TOP OF APPURTENANCE		109.93	360.66	N/A	N/A
Base Point		36.51	119.78	N/A	N/A
TOWER HEIGHT	MEASURED FROM BASE POINT TO TOP OF PARAPET ON LAST OCCUPIED FLOOR	67.38	221.05	70.00	229.66
	MEASURED FROM BASE POINT TO TOP OF APPURTENANCE	73.42	240.88	N/A	N/A

UNIT COUNT

TYPE	STUDIO	1 BEDROOM	2 BEDROOM	3+ BEDROOM	TOTAL
SUBTOTAL	-	17	91	17	125

ARCHITECTURAL DRAWING LIST

No.	Sheet Name
0.0 GENERAL	
A0.00	COVER SHEET
A0.01	PROJECT DATA
A0.02	STATISTICS FSR SUMMARY
A0.03	STATISTICS PARKING
A0.04	ARCHITECTURAL DESIGN RATIONALE
A0.05	SITE SURVEY
A0.06	CONTEXT PLAN - OVERALL
A0.07	CONTEXT PLAN - TRIBECA
A0.08	SITE PHOTOS
A0.09	CONTEXT PLAN - TRAFFIC
A0.10	SITE STREETSCAPE ELEVATION
A0.11	SETBACK DIAGRAM (GROUND)
A0.12	SETBACK DIAGRAM (PODIUM)
A0.13	SETBACK DIAGRAM (TOWER)
A0.14	CITY BUILDING GRADES
A0.15	BASE POINT CALCULATION
A0.16	FIRE TRUCK ACCESS PLAN
A0.17	SHADOW STUDIES - FALL EQUINOX
A0.18	SHADOW STUDIES - SPRING EQUINOX & SUMMER SOLSTICE
A0.19	CPTED
A0.20	RENDERING
A0.21	RENDERING
A0.22	RENDERING
A0.23	OVERALL 3D VIEW
A0.24	OVERALL 3D VIEW
A0.25	EXPLODED EXO
A0.26	LOADING MANEUVERING DIAGRAM
A0.27	PASSENGER VEHICLE CIRCULATION
A0.28	SOLID WASTE & RECYCLING PLAN
1.0 PLANS	
A1.00	SITE PLAN
A1.01	SITE PLAN - LEVEL 1
A1.02	OVERALL LEVEL P4 PLAN
A1.03	OVERALL LEVEL P3 PLAN
A1.04	OVERALL LEVEL P2 PLAN
A1.05	OVERALL LEVEL P1 PLAN
A1.06	OVERALL LEVEL P1A PLAN
A1.07	OVERALL LEVEL 1 PLAN
A1.08	OVERALL LEVEL 1A PLAN
A1.09	OVERALL LEVEL 2 PLAN
A1.10	OVERALL LEVEL 3-6 PLAN
A1.11	OVERALL LEVEL 7-13 PLAN
A1.12	OVERALL LEVEL 14-17 PLAN
A1.13	OVERALL LEVEL 18 PLAN
A1.14	OVERALL LEVEL 19 PLAN
A1.16	ROOFTOP AMENITY
A1.17	OVERALL UPPER MECH. LEVEL
A1.18	ROOF PLAN
3.0 ELEVATION	
A3.01	NORTH & EAST ELEVATION
A3.02	SOUTH & WEST ELEVATIONS
A3.03	ENLARGED NORTH ELEVATION
A3.04	ENLARGED EAST ELEVATION
A3.05	ENLARGED SOUTH ELEVATION
A3.06	ENLARGED WEST ELEVATION
4.0 SECTION	
A4.01	NORTH & EAST SECTION
A4.02	ENLARGED PARKING SECTION
A4.03	ENLARGED PARKING SECTION
A4.04	STREET SCAPE SECTION
A4.05	STREET SCAPE SECTION
FSR1 OVERLAYS	
FSR1.01	FSR OVERLAY - LEVEL 1
FSR1.02	FSR OVERLAY - LEVEL 1A
FSR1.03	FSR OVERLAY - LEVEL 2
FSR1.04	FSR OVERLAY - LEVEL 3-13
FSR1.05	FSR OVERLAY - LEVEL 14-17
FSR1.06	FSR OVERLAY - LEVEL 18
FSR1.07	FSR OVERLAY - LEVEL 19
FSR1.08	FSR OVERLAY - LEVEL 20
FSR1.09	FSR OVERLAY - LEVEL AMENITY
FSR1.10	FSR OVERLAY - MECHANICAL LEVEL

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Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

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No.	DESCRIPTION	DATE
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2	REZONING APPLICATION #2	2025-11-28
3	DEVELOPMENT PERMIT APPLICATION	2026-09-02

CONSULTANTS

SEAL

REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA
2026-09-08

PRIME CONSULTANT
ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
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PROJECT
2120-2130 West 10th Avenue
Vancouver, B.C.

PROJECT NO: 135357

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE
PROJECT DATA

SHEET NUMBER A0.01
ISSUE 3

Autodesk Docs://ACA-0013535?-2103_WBroadway_R2026/2120W-10th-Ave_Gordon Building-A-2026.rvt

SCALE CHECK 10mm 1 in

	Level	GFA						EXCLUSION												TOTAL
		COMMERCIAL		RESIDENTIAL		PARKADE EXIT	TOTAL	COMMERCIAL					RESIDENTIAL						PARKADE EXIT	
													RESIDENTIAL							
		RETAIL	SUBTOTAL	RESIDENTIAL	SUBTOTAL			COMM WASTE MANAGEMENT	LOADING	ENVELOPE EXCLUSION	BIKEROOM	SUBTOTAL	AMENITY	STORAGE	MECH ROOM	ENVELOPE EXCLUSION	PORTE COCHERE	Sub Total		
	MECH. LEVEL	-	-	436.00	436.00		436.00	-				-	-	-	-	-		-		-
	LeveL Amenity	-	-	3,787.85	3,787.85		3,787.85	-				-	2,364.23	-	660.31	-		3,024.54		3,024.54
Tower	LEVEL 20	-	-	5,970.02	5,970.02		5,970.02	-				-	-	151.00	-	16.46		167.46		167.46
	LEVEL 19	-	-	5,978.08	5,978.08		5,978.08	-				-	-	196.00	-	15.37		211.37		211.37
	LEVEL 18	-	-	5,978.08	5,978.08		5,978.08	-				-	-	196.00	-	15.37		211.37		211.37
	LEVEL 17	-	-	6,953.11	6,953.11		6,953.11	-				-	-	239.00	-	27.62		266.62		266.62
	LEVEL 16	-	-	6,953.11	6,953.11		6,953.11	-				-	-	239.00	-	27.62		266.62		266.62
	LEVEL 15	-	-	6,953.11	6,953.11		6,953.11	-				-	-	239.00	-	27.62		266.62		266.62
	LEVEL 14	-	-	6,953.11	6,953.11		6,953.11	-				-	-	239.00	-	27.62		266.62		266.62
	LEVEL 13	-	-	6,953.12	6,953.12		6,953.12	-				-	-	234.00	-	27.62		261.62		261.62
	LEVEL 12	-	-	6,953.12	6,953.12		6,953.12	-				-	-	234.00	-	27.62		261.62		261.62
	LEVEL 11	-	-	6,953.12	6,953.12		6,953.12	-				-	-	234.00	-	27.62		261.62		261.62
	LEVEL 10	-	-	6,953.12	6,953.12		6,953.12	-				-	-	234.00	-	27.62		261.62		261.62
	LEVEL 09	-	-	6,953.12	6,953.12		6,953.12	-				-	-	234.00	-	27.62		261.62		261.62
	LEVEL 08	-	-	6,953.12	6,953.12		6,953.12	-				-	-	234.00	-	27.62		261.62		261.62
	LEVEL 07	-	-	6,953.12	6,953.12		6,953.12	-				-	-	234.00	-	27.62		261.62		261.62
	LEVEL 06	-	-	6,953.12	6,953.12		6,953.12	-				-	-	234.00	-	27.62		261.62		261.62
	LEVEL 05	-	-	6,953.12	6,953.12		6,953.12	-				-	-	234.00	-	27.62		261.62		261.62
	LEVEL 04	-	-	6,953.12	6,953.12		6,953.12	-				-	-	234.00	-	27.62		261.62		261.62
	LEVEL 03	-	-	6,953.12	6,953.12		6,953.12	-				-	-	234.00	-	27.62		261.62		261.62
	LEVEL 02	-	-	6,819.24	6,819.24		6,819.24	-				-	3,199.27	117.00	-	17.74		3,334.01		3,334.01
	LEVEL 01A	-	-	2,751.35	2,751.35		2,751.35	-				-	-	77.00	-	32.09		109.09		109.09
	LEVEL 01	4,675.93	4,675.93	5,221.93	5,221.93		9,897.86	325.81	377.46	15.82		719.09	532.17	40.00	388.10	36.29	651.25	1,647.81	52.64	2,419.54
	Total	4,675.93	4,675.93	141,239.31	141,239.31	-	145,915.24	325.81	377.46	15.82	-	719.09	6,095.67	4,307.00	1,048.41	547.62	651.25	12,649.95	52.64	13,421.68
				AVG TOWER PLATE SIZE	6,792															

FSR		
COMMERCIAL	RESIDENTIAL	Total
RETAIL	RESIDENTIAL	
-	436	436
-	763	763
-	5,803	5,803
-	5,767	5,767
-	6,686	6,686
-	6,686	6,686
-	6,686	6,686
-	6,686	6,686
-	6,692	6,692
-	6,692	6,692
-	6,692	6,692
-	6,692	6,692
-	6,692	6,692
-	6,692	6,692
-	6,692	6,692
-	6,692	6,692
-	6,692	6,692
-	6,692	6,692
-	6,692	6,692
-	3,485	3,485
-	2,642	2,642
3,957	3,574	7,531
3,957	128,588	132,546

132,494

RETAIL	RESIDENTIAL	TOTAL
0.23	7.46	7.68

UNIT MIX

	MARKET						BELOW MARKET						TOTAL
	1BR	2BR	2BR+D	3BR	TH(2BR)	Subtotal	1BR	2BR	2BR+D	3BR	TH(2BR)	Subtotal	
MECH. LEVEL	-	-		-		-						-	-
LeveL Amenity													
LEVEL 20	-	-	4	-		4						-	4
LEVEL 19	1	1	-	3		5						-	5
LEVEL 18	1	1	-	3		5						-	5
LEVEL 17	1	6	-	-		7						-	7
LEVEL 16	1	6	-	-		7						-	7
LEVEL 15	1	6	-	-		7						-	7
LEVEL 14	1	6	-	-		7						-	7
LEVEL 13	1	4	-	-		5		1		1		2	7
LEVEL 12	1	4	-	-		5		1		1		2	7
LEVEL 11	1	4	-	-		5		1		1		2	7
LEVEL 10	1	4	-	-		5		1		1		2	7
LEVEL 09	1	4	-	-		5		1		1		2	7
LEVEL 08	1	4	-	-		5		1		1		2	7
LEVEL 07	1	4	-	-		5		1		1		2	7
LEVEL 06	1	3	-	-		4		2		1		3	7
LEVEL 05	1	3	-	-		4		2		1		3	7
LEVEL 04	1	3	-	-		4		2		1		3	7
LEVEL 03	1	3	-	-		4		2		1		3	7
LEVEL 02	-	3				3						-	3
LEVEL 01A	-	-	-			-						-	-
LEVEL 01	-	-		-	3	3						-	3
Total	97	69	4	6		81	-	14	-	11	-	25	106
Overall	**13.60%**	**55.20%**	**3.20%**	**4.80%**	**2.40%**	**79.20%**	**0.00%**	**12.00%**	**0.00%**	**8.80%**	**0.00%**	**20.80%**	
By Use	**17.17%**	**69.70%**	**4.04%**	**6.06%**	**3.03%**	100.00%	**0.00%**	**57.69%**	**0.00%**	**42.31%**	**0.00%**	100.00%	
		76.77%											

LIVABLE AREA

MARKET	BELOW MARKET	TOTAL
		-
		-
4,475		4,475
4,406		4,406
4,406		4,406
5,093		5,093
5,093		5,093
5,093		5,093
5,093		5,093
3,582	1,511	5,093
3,582	1,511	5,093
3,582	1,511	5,093
3,582	1,511	5,093
3,582	1,511	5,093
3,582	1,511	5,093
2,889	2,204	5,093
2,889	2,204	5,093
2,889	2,204	5,093
2,889	2,204	5,093
2,246		2,246
1,614		11,370
1,431		9,831
75,575	15,389	94,964

MR%	BMR%	TOTAL
79.58%	20.42%	100.00%

Ratio calculated using pain-to-paiont unit area only

OUTDOOR SPACE

RESIDENTIAL	
BALCONY	TERRACE
-	2,258
1,534	-
1,505	-
514	1,021
760	-
760	-
760	-
760	-
760	-
760	-
760	-
760	-
760	-
760	-
760	-
-	2,466
14,956	5,745
11.63%	20.701

Area Schedule - Dwelling Unit Area Size Tabluation

Residential Unit Type	Area Range (SF)			Count	%	Average (SF)
1BR	533.74	-	540.82	17	13.60%	539.987
2BR	670.83	-	1054.04	87	69.60%	951.475
2BR+D	1084.48	-	1159.83	4	3.20%	1118.64
3BR	777.21	-	1015.7	17	13.60%	846.98
				125		

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CONSULTANTS

SEAL

REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA

2026-09-08

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2120-2130 West 10th Avenue

Vancouver, B.C.

PROJECT NO: 135357

DRAWN BY: **Author** | CHECKED BY: **Checker**

PROJECT MGR: **Designer** | APPROVED BY: **Approver**

SHEET TITLE

STATISTICS FSR SUMMARY

SHEET NUMBER A0.02 | ISSUE 3

SCALE CHECK 10mm 1 m

Autodesk Docs://ACA-0013537-2103_VBroadway_R2026/2120W-10th-Ave_Gordon Building-A-2026.rvt

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VEHICLE TABULATIONS

Zoning Bylaw 6059 Section 4.5 & 6

Residential Use (Section 4.1.1): Except for accessible parking which is to be provided in accordance with section 4.1.4, there is no minimum residential parking requirement for residential uses in the Downtown and Broadway Plan Area, including live-work use.

Retail Use (Section 4.2.5): Except for accessible parking which is to be provided in accordance with section 4.1.4, and parking spaces for water based uses which are to be provided in accordance with section 4.2.4.9, all non-residential uses in the Downtown and Broadway Plan Area shall provide a maximum of one parking space for each 115 m2 of gross floor area.

Ref parking requirements for Broadway Plan area Section 4.1

Visitor Parking (Section 4.1.16): the lesser of (a) 5% of the total number of residential parking spaces; and (b) 0.05 spaces per dwelling unit, to a maximum of 0.1 spaces per dwelling unit, must be designated and reserved for the use of visitors.

Accesible Parking Stalls (Section 4.1.4): There must be at least one disability parking space for each building that contains at least seven residential units and an additional 0.034 space for each additional dwelling unit.

Accesible Parking Stalls (Section 4.1.4.b): non-residential uses, there must be at least one disability parking space for each building that contains at least 500 m² of GFA and an additional 0.4 parking space for each 1000 m² of GFA

VALUES FOR TABULATING PARKING & LOADING COUNTS

	Market Gross Area	
	Total (sf)	Total (m2)
RETAIL	5,016	466.00
RESIDENTIAL	141,240	13,121.62
# of Units	125	

REQUIRED / PROVIDED TOTAL PARKING

Min Required

Use	Residential		Resi. Visitor	Non-Residential	Total
Parking Rate	RESIDENTIAL	HC	Lesser of 0.05 per unit and 5% Res Stalls	RETAIL	
Parking Stalls Required	-	5.0	6.3	-	
Rounded	-	5	6	-	**6**
TDM Reduction (TBD)					
Maximums			-		

Provided

Use	Residential		Residential Visitor	Non-Residential	Total
	RESIDENTIAL	HC		RETAIL	
Parking Stalls Provided	146	6	6	-	**152**
Ratio	1.17	/UNIT			

Required (Sub types - part of overall count of cars)

Small Car (Max)	Electric Vehicle	Car Wash Stalls	Disabled Parking	
25% of total vehicles provided	Residential (100% Required)	NA	Residential	RETAIL
38	-	-	6	-

Provided

Small Car (Max)	Electric Vehicle	Car Wash Stalls	Disabled Parking
	Residential	NA	Residential
41	146	-	6
28%			

Note: Electric Vehicles (EV) stalls noted above will provide 240 V Outlet (no Charger)

Floor By Floor Breakdown of Provided Car parking

PARKING STALL	RESIDENTIAL					VISITOR				TOTAL	EV
	STD	SML	HC	VAN HC	Sub Total	STD	SML	HC	Sub Total		
LEVEL P1	9	9	-	-	**18**	4	2	-	**6**	24	24
LEVEL P2	28	9	3	-	**40**	-	-	-	**-**	40	40
LEVEL P3	31	12	1	1	**45**	-	-	-	**-**	45	45
LEVEL P4	31	11	1	-	**43**	-	-	-	**-**	43	43
TOTAL	**99**	**41**	**5**	**1**	**146**	**4**	**2**	**-**	**6**	**152**	**152**

REQUIRED / PROVIDED LOADING

Residetnial 5.2.1: Class A: No requirement for less than 50 dwelling units. At least one space for 50 to 299 dwelling units, and at least one additional space for any portion of each additional 200 dwelling units.

Class B: No requirement for less than 100 dwelling units. At least one space for 100 to 299 dwelling units; a minimum of one additional space for 300 to 499 dwelling units; and at least one additional space for any portion of each additional 200 dwelling units.

Retail 5.2.6 Class A: NA

Class B: No requirement for less than 100 square metres of gross floor area. A minimum of one space for the first 2 325 square metres of gross floor area plus one space for any portion of the next 2 325 square metres.

Class C: No requirement for less than 1 900 square metres of gross floor area. At least one space for 1 900 square metres to 5 000 square metres of gross floor area and at least two spaces for more than 5 000 square metres.

Required

Type	Resi	Retail	Total
Class A Required	1	-	**1**
Class B Required	1	1	**2**

Provided

Type	Resi	Retail	Total
Class A	1	-	**1**
Class B	1		**1**

Shared Residential and Retail Class B Proposed

REQUIRED / PROVIDED PASSENGER SPACE

Class A

A min. of one space for any development with 50 to125 dwelling units, plus one space for every additional 150 dwelling units

Residential Section 7.2.1:

Retail 7.2.5.1 A minimum of one space for each 4000 m2 of gross floor area.

Required

Type	Residenital	Retail	Total
Class A Required	1	-	**1**

Provided

Type	Residential	Retail	Total
Class A	1	-	**1**

VALUES FOR TABULATING BICYCLE PARKING COUNTS

Class A:

Multiple Dwelling(Section 6.2.1.2): Class A: A minimum of 1.5 spaces for every dwelling unit under 65m2 (699sf); 2.5 per unit over 65sm (699sf and under 105sm (1130.21sf)); and 3 spaces for dwelling units over 105 sm (1130.21sf).

6.3 A minimum of 5% of spaces to be oversized for 2.4m x 0.9 m with access aisle of 1.5m; Stacking/vertical permitted up to 60%; 10% to be in lockers.

6.3.21 Electrical outlets | Each two Class A bicycle spaces must have an electrical outlet

Retail (Section 6.2.5.1): A minimum of one space for each 340 square metres of gross floor area.

6.5.1 Clothing Lockers

Where Class A bicycle spaces are required for a non-dwelling use, a minimum number of clothing lockers equal to 0.7 times the minimum number of required Class A spaces shall be provided for each sex

	Class A Retail Clothing Locker
Required	3
Provided	3

Retail (Section 6.2.5.1): A minimum of 6 spaces for any development containing a minimum of 1,000 square metres of gross floor area.

Required

Type	Residential	Retail	Total
Long Term Bikes (Class A)	267	2	**269**
Short Term Bikes (Class B)	7	-	**7**

Required (Sub types)

	Lockers (Min. 10%)	Stacked and Vertical (Max. 60%)	Oversized (Min. 5%)	Horizontal (Min. 25%)	EV Outlets
Resi	27	160	13	68	135

Provided

Type	Residential	Retail	Total
Long Term Bikes (Class A)	267	2	**269**
Short Term Bikes (Class B)	7	-	**7**

Provided (Sub types)

	Lockers	Stacked and Vertical	Oversized	Horizontal	EV Outlets
Resi	27	159	13	68	137
	10%	59%	5%	25%	

Dwelling Units Area	under 65 m2	65 m2 -105 m2	over 105 m2	Total
# of Units MARKET	48	73	4	125

Floor By Floor Breakdown of Provided BIKE parking

BIKE	CONDO					TOTAL
	Locker	Horizontal	Stacked Bike	Vertical	Oversized	
LEVEL P1A	27	47	110	34	-	**218**
LEVEL P1	-	21	-	15	13	**49**
TOTAL	**27**	**68**	**110**	**49**	**13**	**267**

BIKE	RETAIL					152
	Locker	Horizontal	Stacked Bike	Vertical	Oversized	
LEVEL 01	-	1	-	1	-	**2**
TOTAL	**-**	**1**	**-**	**1**	**-**	**2**

GRAND TOTAL	**269**

CLIENT

BASTION DEVELOPMENT CORPORATION

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Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-06-25
2	REZONING APPLICATION #2	2025-11-28
3	DEVELOPMENT PERMIT APPLICATION	2026-09-02

CONSULTANTS

SEAL

REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA
2026-09-08

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PROJECT

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PROJECT NO: 135357

DRAWN BY: **Author** | CHECKED BY: **Checker**

PROJECT MGR: **Designer** | APPROVED BY: **Approver**

SHEET TITLE

STATISTICS PARKING

SHEET NUMBER A0.03 | ISSUE 3

SCALE CHECK 10mm 1 in

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