AREAS

PROJECT SUMMARY

PROPOSED ZONING	CD-1 (REZONING)	
SITE AREA	1,606.9 m²	17,296.5 SF
PROPOSED FSR	8.83	
PERMITTED FSR (CD-1 REZONING)	8.83	
PROPOSED UNIT COUNT TOTAL	221	
BELOW MARKET UNITS (RES-BMR)	41	
MARKET RENTAL UNITS (RES-MR)	180	
NUMBER OF STOREYS	24	

AREA SUMMARY

BMR = BELOW MARKET RENTAL
MR = MARKET RENTAL

AREAS - TOTAL GROSS (GFA)

Total Area (m2)	Total Area (SF)
15,006.3 m²	161,527 SF

BELOW MARKET %

Area Use	Total Area (sf)	%
RES-BMR	22,304 SF	20%
RES-MR	91,971 SF	80%
	114,275 SF	

NOTE: CALCULATION BASED ON SUITE AREAS (EXCL. STORAGE)

AREAS - TOTAL NET (FSR)

Total Area (m2)	Total Area (SF)	FSR
14,196.9 m²	152,814 SF	8.83

AREAS - SUMMARY

Level	# Levels	GFA (SF)	FSR EXCLUSIONS (SF) Amenity	Storage	Total	NET AREA (SF)
LEVEL 1	1	6,153 SF	3,314 SF		3,314 SF	2,839 SF
LEVEL 2	1	7,525 SF		309 SF	309 SF	7,217 SF
LEVEL 3-4	2	17,261 SF		526 SF	526 SF	16,735 SF
LEVEL 5	1	6,624 SF		146 SF	146 SF	6,478 SF
LEVEL 6	1	6,573 SF		94 SF	94 SF	6,479 SF
LEVEL 7-21	15	98,978 SF		1,405 SF	1,405 SF	97,573 SF
LEVEL 22-23	2	13,197 SF		348 SF	348 SF	12,850 SF
LEVEL 24	1	4,205 SF	2,572 SF		2,572 SF	1,633 SF
MACHINE ROOM	1	729 SF				729 SF
ROOF	1	282 SF				282 SF
		161,527 SF	5,886 SF	2,827 SF	8,713 SF	152,814 SF

AREAS - GROSS BY LEVEL

Level	# Levels	Area Use	Name	Area by Level (SF)	Total Area (SF)	Total Area (m2)
LEVEL 1	1	RES-MR	CIRC/SERVICE	2,839 SF	2,839 SF	263.7 m²
LEVEL 1	1	RES-MR	X-AMENITY	3,314 SF	3,314 SF	307.9 m²
				6,153 SF	6,153 SF	571.6 m²
LEVEL 2	1	RES-BMR	0BD	1,096 SF	1,096 SF	101.8 m²
LEVEL 2	1	RES-BMR	2BD	3,465 SF	3,465 SF	321.9 m²
LEVEL 2	1	RES-BMR	3BD	917 SF	917 SF	85.2 m²
LEVEL 2	1	RES-BMR	CIRC/SERVICE	1,739 SF	1,739 SF	161.6 m²
LEVEL 2	1	RES-BMR	X-STOR	309 SF	309 SF	28.7 m²
				7,525 SF	7,525 SF	699.1 m²
LEVEL 3-4	2	RES-BMR	0BD	1,495 SF	2,990 SF	277.8 m²
LEVEL 3-4	2	RES-BMR	1BD	925 SF	1,851 SF	171.9 m²
LEVEL 3-4	2	RES-BMR	2BD	3,291 SF	6,581 SF	611.4 m²
LEVEL 3-4	2	RES-BMR	3BD	917 SF	1,834 SF	170.4 m²
LEVEL 3-4	2	RES-BMR	CIRC/SERVICE	1,740 SF	3,479 SF	323.2 m²
LEVEL 3-4	2	RES-BMR	X-STOR	263 SF	526 SF	48.9 m²
				8,630 SF	17,261 SF	1,603.6 m²
LEVEL 5	1	RES-BMR	0BD	401 SF	401 SF	37.2 m²
LEVEL 5	1	RES-BMR	1BD	1,385 SF	1,385 SF	128.7 m²
LEVEL 5	1	RES-MR	1BD	476 SF	476 SF	44.3 m²
LEVEL 5	1	RES-MR	2BD	1,939 SF	1,939 SF	180.1 m²
LEVEL 5	1	RES-MR	3BD	830 SF	830 SF	77.1 m²
LEVEL 5	1	RES-BMR	CIRC/SERVICE	1,448 SF	1,448 SF	134.5 m²
LEVEL 5	1	RES-MR	X-STOR	146 SF	146 SF	13.6 m²
				6,624 SF	6,624 SF	615.4 m²
LEVEL 6	1	RES-BMR	0BD	401 SF	401 SF	37.2 m²
LEVEL 6	1	RES-BMR	1BD	1,385 SF	1,385 SF	128.7 m²
LEVEL 6	1	RES-MR	1BD	476 SF	476 SF	44.3 m²
LEVEL 6	1	RES-MR	2BD	1,939 SF	1,939 SF	180.1 m²
LEVEL 6	1	RES-MR	3BD	825 SF	825 SF	76.6 m²
LEVEL 6	1	RES-MR	CIRC/SERVICE	1,453 SF	1,453 SF	135.0 m²
LEVEL 6	1	RES-MR	X-STOR	94 SF	94 SF	8.7 m²
				6,573 SF	6,573 SF	610.6 m²
LEVEL 7-21	15	RES-MR	0BD	757 SF	11,354 SF	1,054.8 m²
LEVEL 7-21	15	RES-MR	1BD	2,311 SF	34,660 SF	3,220.0 m²
LEVEL 7-21	15	RES-MR	2BD	1,972 SF	29,576 SF	2,747.7 m²
LEVEL 7-21	15	RES-MR	CIRC/SERVICE	1,466 SF	21,983 SF	2,042.3 m²
LEVEL 7-21	15	RES-MR	X-STOR	94 SF	1,405 SF	130.5 m²
				6,599 SF	98,978 SF	9,195.3 m²
LEVEL 22-23	2	RES-MR	0BD	1,027 SF	2,055 SF	190.9 m²
LEVEL 22-23	2	RES-MR	1BD	1,978 SF	3,956 SF	367.5 m²
LEVEL 22-23	2	RES-MR	2BD	1,943 SF	3,886 SF	361.0 m²
LEVEL 22-23	2	RES-MR	CIRC/SERVICE	1,476 SF	2,952 SF	274.3 m²
LEVEL 22-23	2	RES-MR	X-STOR	174 SF	348 SF	32.3 m²
				6,599 SF	13,197 SF	1,226.0 m²
LEVEL 24	1	RES-MR	CIRC/SERVICE	1,633 SF	1,633 SF	151.7 m²
LEVEL 24	1	RES-MR	X-AMENITY	2,572 SF	2,572 SF	238.9 m²
				4,205 SF	4,205 SF	390.7 m²
MACHINE ROOM	1	RES-MR	CIRC/SERVICE	729 SF	729 SF	67.7 m²
				729 SF	729 SF	67.7 m²
ROOF	1	RES-MR	CIRC/SERVICE	282 SF	282 SF	26.2 m²
				282 SF	282 SF	26.2 m²
				53,919 SF	161,527 SF	15,006.3 m²

AREAS - NET BY USE

Area Use	Name	Total Area (sf)	Total Area (m2)	FSR
RES-BMR	0BD	4,887 SF	454.1 m²	0.28
RES-BMR	1BD	4,621 SF	429.3 m²	0.27
RES-BMR	2BD	10,046 SF	933.3 m²	0.58
RES-BMR	3BD	2,750 SF	255.5 m²	0.16
RES-BMR	CIRC/SERVICE	6,666 SF	619.3 m²	0.39
		28,971 SF	2,691.5 m²	1.67
RES-MR	0BD	13,408 SF	1,245.7 m²	0.78
RES-MR	1BD	39,569 SF	3,676.0 m²	2.29
RES-MR	2BD	37,339 SF	3,469.0 m²	2.16
RES-MR	3BD	1,654 SF	153.7 m²	0.10
RES-MR	CIRC/SERVICE	31,872 SF	2,961.0 m²	1.84
		123,843 SF	11,505.4 m²	7.16
		152,814 SF	14,196.9 m²	8.83

AREAS - NET BY LEVEL

Level	# Levels	Area Use	Name	Area by Level (SF)	Total Area (SF)	Total Area (m2)
LEVEL 1	1	RES-MR	CIRC/SERVICE	2,839 SF	2,839 SF	263.7 m²
				2,839 SF	2,839 SF	263.7 m²
LEVEL 2	1	RES-BMR	0BD	1,096 SF	1,096 SF	101.8 m²
LEVEL 2	1	RES-BMR	2BD	3,465 SF	3,465 SF	321.9 m²
LEVEL 2	1	RES-BMR	3BD	917 SF	917 SF	85.2 m²
LEVEL 2	1	RES-BMR	CIRC/SERVICE	1,739 SF	1,739 SF	161.6 m²
				7,217 SF	7,217 SF	670.5 m²
LEVEL 3-4	2	RES-BMR	0BD	1,495 SF	2,990 SF	277.8 m²
LEVEL 3-4	2	RES-BMR	1BD	925 SF	1,851 SF	171.9 m²
LEVEL 3-4	2	RES-BMR	2BD	3,291 SF	6,581 SF	611.4 m²
LEVEL 3-4	2	RES-BMR	3BD	917 SF	1,834 SF	170.4 m²
LEVEL 3-4	2	RES-BMR	CIRC/SERVICE	1,740 SF	3,479 SF	323.2 m²
				8,367 SF	16,735 SF	1,554.7 m²
LEVEL 5	1	RES-BMR	0BD	401 SF	401 SF	37.2 m²
LEVEL 5	1	RES-BMR	1BD	1,385 SF	1,385 SF	128.7 m²
LEVEL 5	1	RES-MR	1BD	476 SF	476 SF	44.3 m²
LEVEL 5	1	RES-MR	2BD	1,939 SF	1,939 SF	180.1 m²
LEVEL 5	1	RES-MR	3BD	830 SF	830 SF	77.1 m²
LEVEL 5	1	RES-BMR	CIRC/SERVICE	1,448 SF	1,448 SF	134.5 m²
				6,478 SF	6,478 SF	601.9 m²
LEVEL 6	1	RES-BMR	0BD	401 SF	401 SF	37.2 m²
LEVEL 6	1	RES-BMR	1BD	1,385 SF	1,385 SF	128.7 m²
LEVEL 6	1	RES-MR	1BD	476 SF	476 SF	44.3 m²
LEVEL 6	1	RES-MR	2BD	1,939 SF	1,939 SF	180.1 m²
LEVEL 6	1	RES-MR	3BD	825 SF	825 SF	76.6 m²
LEVEL 6	1	RES-MR	CIRC/SERVICE	1,453 SF	1,453 SF	135.0 m²
				6,479 SF	6,479 SF	601.9 m²
LEVEL 7-21	15	RES-MR	0BD	757 SF	11,354 SF	1,054.8 m²
LEVEL 7-21	15	RES-MR	1BD	2,311 SF	34,660 SF	3,220.0 m²
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LEVEL 7-21	15	RES-MR	CIRC/SERVICE	1,466 SF	21,983 SF	2,042.3 m²
				6,505 SF	97,573 SF	9,064.8 m²
LEVEL 22-23	2	RES-MR	0BD	1,027 SF	2,055 SF	190.9 m²
LEVEL 22-23	2	RES-MR	1BD	1,978 SF	3,956 SF	367.5 m²
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LEVEL 22-23	2	RES-MR	CIRC/SERVICE	1,476 SF	2,952 SF	274.3 m²
				6,425 SF	12,850 SF	1,193.8 m²
LEVEL 24	1	RES-MR	CIRC/SERVICE	1,633 SF	1,633 SF	151.7 m²
				1,633 SF	1,633 SF	151.7 m²
MACHINE ROOM	1	RES-MR	CIRC/SERVICE	729 SF	729 SF	67.7 m²
				729 SF	729 SF	67.7 m²
ROOF	1	RES-MR	CIRC/SERVICE	282 SF	282 SF	26.2 m²
				282 SF	282 SF	26.2 m²
				46,954 SF	152,814 SF	14,196.9 m²

UNIT BREAKDOWN

UNIT AVERAGES EXCL. STORAGE

Name	Unit Count	%	Avg Area excl. Storage
0BD	49	22%	373 SF
1BD	95	43%	465 SF
2BD	72	33%	658 SF
3BD	5	2%	881 SF
	221		

NOTE:
- SUITE AREA MEASURED TO INSIDE FACE OF FINISHED WALL
- AVERAGE SUITE SIZE EXCLUDES STORAGE FOR DCL CALCULATION

TOTAL FAMILY UNIT %

Name	Count	%
0BD	49	22%
1BD	95	43%
	144	65%
2BD	72	33%
3BD	5	2%
	77	35%
TOTAL	221	100%

BELOW MARKET FAMILY UNIT %

Name	Count	%
0BD	13	32%
1BD	10	24%
	23	56%
2BD	15	37%
3BD	3	7%
	18	44%
TOTAL	41	100%

MARKET FAMILY UNIT %

Name	Count	%
0BD	36	20%
1BD	85	47%
	121	67%
2BD	57	32%
3BD	2	1%
	59	33%
TOTAL	180	100%

BALCONIES

BALCONIES - BY LEVEL

Level	Count per Level	Level Multiplier	Area per Level (SF)	Total Area (SF)	Total Area (m2)
LEVEL 2	9	1	798 SF	798 SF	74.2 m²
LEVEL 3-4	12	2	975 SF	1,951 SF	181.2 m²
LEVEL 5	7	1	608 SF	608 SF	56.5 m²
LEVEL 6	9	1	804 SF	804 SF	74.7 m²
LEVEL 7-21	10	15	858 SF	12,867 SF	1,195.4 m²
LEVEL 22-23	11	2	922 SF	1,844 SF	171.3 m²
LEVEL 24	1	1	260 SF	260 SF	24.1 m²
TOTAL			5,225 SF	19,132 SF	1,777.4 m²

TOTAL BALCONY PERCENTAGE = 12%

MAX PERMITTED = 12% OF GFA

BULK STORAGE

BULK STORAGE REQUIRED

BULK STORAGE & IN-SUITE STORAGE - MULTIPLE FAMILY RESIDENTIAL DEVELOPMENTS BULLETIN	UNITS	SPACES REQUIRED
1 SPACE (MIN. 5.7 m³) / UNIT	221	221

STORAGE PROVIDED - BELOW GRADE

Level	Count
LEVEL P2	8
LEVEL P3	123
TOTAL	131

STORAGE PROVIDED - ABOVE GRADE

Level	Level Multiplier	Count
LEVEL 2	1	9
LEVEL 3-4	2	16
LEVEL 5	1	5
LEVEL 6	1	3
LEVEL 7-21	15	45
LEVEL 22-23	2	12
TOTAL		90

TOTAL STORAGE PROVIDED (BELOW + ABOVE GRADE) = 131 + 90 = 221

Boniface Oleksiuk Politano Architects

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REGISTERED ARCHITECT BONIFACE OLEKSIUK POLITANO PROVINCE OF BRITISH COLUMBIA

2026-08-19

1188 Cardero

1188 Cardero Street, Vancouver, BC

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BICYCLE PARKING

BICYCLE STALLS REQUIRED (CLASS A)

BYLAW 6.2.1.2 (RESIDENTIAL)	UNITS	STALLS REQUIRED
< 65 m² = 1.5 STALLS / UNIT	212	318
65 - 105 m² = 2.5 STALLS / UNIT	9	22.5
> 105 m² = 3.0 STALLS / UNIT	0	0
TOTAL CLASS A STALLS REQUIRED		341

BICYCLE STALLS PROVIDED (CLASS A)

Description	Tag	Quantity	%	
HORIZONTAL LOCKER	L	35	10%	MIN. 10% LOCKERS
HORIZONTAL STACKED	ST	192	56%	MAX. 60% VERTICAL + STACKED
HORIZONTAL STANDARD	H	84	25%	
OVERSIZED	OV	17	5%	MIN. 5% OVERSIZED
VERTICAL	V	13	4%	MAX. 30% VERTICAL
TOTAL PROVIDED		341		

BICYCLE STALLS REQUIRED (CLASS B)

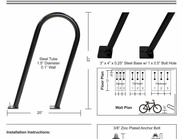
BYLAW 6.2.1.2 (RESIDENTIAL)	UNITS	STALLS REQUIRED
2 SPACES FOR FIRST 20 UNITS + 1 ADDITIONAL SPACE / ADDITIONAL 20 UNITS	221	12
TOTAL CLASS B STALLS REQUIRED		12

BICYCLE STALLS PROVIDED (CLASS B)

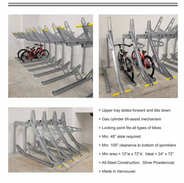
Description	Tag	Quantity
HORIZONTAL STANDARD	B	12
TOTAL PROVIDED		12

BICYCLE RACKS - PRODUCT INFORMATION

Lo-Interior Bike Rack

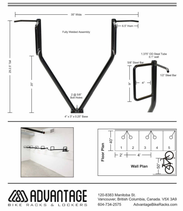


Stacked Bike Racks



- Upper tray slides forward and tilts down
- Gas cylinder tilt-assist mechanism
- Locking point for all types of bikes
- Min. 44" aisle required
- Min. 100" clearance to bottom of sprinklers
- Min. area = 12'w x 72'd. Ideal = 24' x 72'
- All-Steel Construction. Silver Powdercoat.
- Made in Vancouver.

V-Rack Wall Mounted Bike Rack



ADVANTAGE BIKE RACKS & ACCESSORIES
120-8383 Manitoba St.
Vancouver, British Columbia, Canada, V5X 3A9
604-734-2575
AdvantageBikeRacks.com

OFF-STREET VEHICLE PARKING

OFF-STREET PARKING REQUIRED

BYLAW 4.1.1 (RESIDENTIAL)	STALLS REQUIRED
NO PARKING SPACES ARE REQUIRED FOR THE OFF-STREET PARKING OF MOTOR VEHICLES ACCESSORY TO ANY DEVELOPMENT IN THE CITY	0

ACCESSIBLE PARKING REQUIRED

BYLAW 4.1.4 (MULTIPLE DWELLING)	UNITS	STALLS REQUIRED
1 PER FIRST 7 UNITS + 0.034 PER ADDITIONAL UNIT	221	8

THE FIRST AND EVERY 10TH ACCESSIBLE PARKING SPACE PROVIDED MUST BE A VAN ACCESSIBLE SPACE.

VISITOR PARKING REQUIRED

BYLAW 4.1.3 (RESIDENTIAL - DOWNTOWN)	UNITS	STALLS REQUIRED
0.05 SPACES PER UNIT	221	11

REFER TO BUNT REPORT FOR FURTHER DETAIL.

VEHICLE STALLS PROVIDED

Parking Stall Type	Tag	Quantity	%
RES	SM	7	11%
RES	STANDARD	35	57%
		42	
RES ACCESSIBLE	ACC	7	11%
RES ACCESSIBLE	ACC VAN	1	2%
		8	
VISITOR	SM	5	8%
VISITOR	STANDARD	6	10%
		11	
TOTAL PROVIDED		61	

SMALL CAR PERCENTAGE

Tag	Quantity	%	
ACC	7	11%	
ACC VAN	1	2%	
SM	12	20%	SMALL CAR MAX. 25%
STANDARD	41	67%	
TOTAL PROVIDED	61	100%	

LOADING

OFF-STREET LOADING STALLS REQUIRED

	BYLAW 5.2.1 (DWELLING USE)	UNITS	STALLS REQUIRED
CLASS A	<50 UNITS = 0 STALLS; 100-299 UNITS = 1 STALL	221	1
CLASS B	<100 UNITS = 0 STALLS; 100-299 UNITS = 1 STALL	221	1
CLASS C	NO REQUIREMENT	-	0

PASSENGER SPACE STALLS REQUIRED

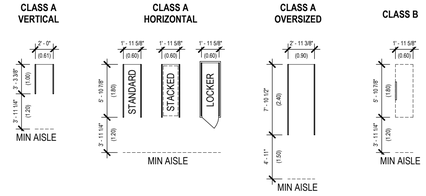
	BYLAW 7.2.1 (DWELLING USE)	UNITS	STALLS REQUIRED
CLASS A	50-125 UNITS = 1 STALL, + 1 FOR EVERY ADD. 150 UNITS	221	2
CLASS B	NO REQUIREMENT	-	0
CLASS C	NO REQUIREMENT	-	0

LOADING STALLS PROVIDED

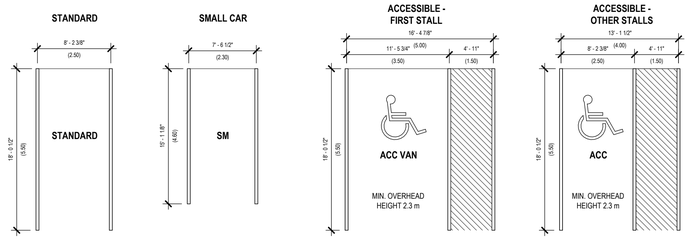
Description	Tag	Count
CLASS A LOADING STALL	LOADING (A)	1
CLASS B LOADING STALL	LOADING (B)	1
PASSENGER LOADING	PASSENGER (A)	2
		4

TYPICAL STALL SIZES

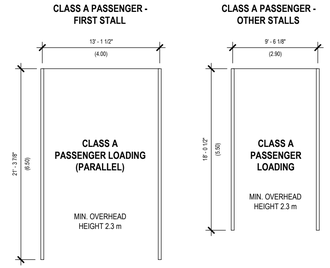
BICYCLE STALLS



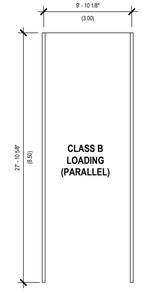
PARKING STALLS



PASSENGER LOADING STALLS



LOADING STALL



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