

DP000516 + REZ00613
829-899 Fort Street + 846-856 Broughton Street

January 16, 2019

Project Statistics

- **Zone (Existing)** CA-2, CHP-OB, CHP-CR
- **Proposed Zone** Site Specific – TBD
- **Proposed Uses** Street front retail, seniors residential, Independent rental units, multipurpose rooms, seniors' fitness, medical offices, licensed childcare, music wellness centre
- **Site Area** 5.164m²
- **Total Floor Area** 27,508m²
- **Retail Floor Area** 900m²
- **Office Floor Area** 304m²
- **Licensed Childcare Floor Area** 345m²
- **Residential Floor Area** 17,388m² (excluding amenities, circulation, core, etc.)
- **Residential Floor Area** 20,753m² (including amenities, circulation, core, etc.)
- **Floor Space Ratio** 5.33
- **Site Coverage** 88.6%
- **Open Site Space** 50.0%
- **Height of Building** 31.62m
- **Number of Storeys** 1, 5, 6, 7, 8 and 10 storeys
- **Parking Stalls on Site**
 - Commercial, Offices, Daycare, Visitors, Public 92
 - Residential 93
- **Bicycle Parking (Class 1 and Class 2)**
 - 60 + 15 = 75 stalls including end of trip bicycle facilities for PARC staff, retail and offices.
 - 24 scooter stalls provided for residents.

**PARC Communities
Management Ltd.**

920 – 1166 Alberni Street, Vancouver, BC V6E 3Z3
parcliving.ca | 604.408.5811

- **Building Setbacks**
 - Fort Street varies between 0.00m and 3.79m
 - Quadra Street varies between 1.94m and 11.03
1.73m SRV requested by Victoria Transportation
Engineering
 - Broughton Street varies between 1.65m and 12.25m
- **Total Number of Rental Units** 266
 - 14 of these are affordable
 - 61 of these are for intergenerational rental for a limited time
- **Rental Unit Mix**
 - Studio 13 units (4.9%)
 - 1 Bedroom 102 units (38.3%)
 - 1 Bedroom + Flex 62 units (23.3%)
 - 2 Bedroom 81 units (30.5%)
 - 2 Bedroom + Flex 6 units (2.3%)
 - 3 Bedroom 2 units (0.8%)