

PROJECT INFORMATION

PROJECT NAME	1040-1080 BARCLAY STREET WEST					
PROJECT NUMBER	412115					
CIVIC ADDRESS	1040-1080 Barclay Street					
LEGAL DESCRIPTION	1080 Barclay St. LOT 9 BLOCK 7 PLAN VAP92 DISTRICT LOT 185 NEW WESTMINSTER					
	1070 Barclay St. LOT 8 BLOCK 7 PLAN VAP92 DISTRICT LOT 185 NWD					
	1060 Barclay St. LOT 1 PLAN EPP103612 DISTRICT LOT 185 NWD GROUP 1					
	1040 Barclay St. PLAN VAP92, NEW WESTMINSTER LAND DISTRICT, LOT 5 E HLF & W HLF BLK 7 DL 185 PLN VAP92.					
CURRENT ZONING	RM-5B					
PROPOSED ZONING	CD-1					
COMMUNITY PLAN	WEST END COMMUNITY PLAN					
SITE AREA - WEST TOWER		METRIC		IMPERIAL		
		2049.26 sqm		22058.05 sqft		
SETBACKS		REQUIRED		PROPOSED		
		METRIC	IMPERIAL	METRIC	IMPERIAL	
		THURLOW STREET	3.6M	12FT	3.6M	12FT
		INTERIOR SIDE YARD	3.6M	12FT	3.6M	12FT
TOWER SEPARATION		REAR YARD	1.5M	5FT	1.5M	5FT
		EAST TOWER TO WEST TOWER	24M	80FT	24M	80FT
		TO NEIGHBOURING TOWERS	24M	80FT	24M	80FT
BUILDING HEIGHT		REQUIRED		PROPOSED		
		METRIC	IMPERIAL	METRIC	IMPERIAL	
		WEST TOWER (WEST END COMMUNITY PLAN) ELEV+ MECH OVER RUN/SCREENING	18.3M	60FT	18.3M	60 FT
			167.6M	550FT	167.6M	550FT
				177.4M	582FT	
* building height is measured from base point, refer to A-04-07 BASE SURFACE CALCULATION for more information						
MAX FLOOR PLATE SIZE		REQUIRED		PROPOSED		
		METRIC	IMPERIAL	METRIC	IMPERIAL	
		696.8SM	7500SFT	696.8SM	7500SFT	

WEST TOWER RESIDENTIAL UNIT MIX

UNIT TYPE	SOCIAL HOUSING TOTAL						
	COUNT	AVE. UNIT SIZE (NET)		AVE. UNIT SIZE (GROSS)		% REQUIRED	% PROVIDED
		(SFT)	(SM)	(SFT)	(SM)		
STUDIO	18	425	40	513	48	35%	20%
1 BD	24	568	53	667	62		27%
2 BD	29	840	78	969	90		33%
3 BD	18	1128	105	1282	119		20%
TOTAL	89	N/A	N/A	N/A	N/A		100%
FAMILY UNIT ≥ 2 BD	47	N/A	N/A	N/A	N/A		53%

UNIT TYPE	RESIDENTIAL STRATA TOTAL					% REQUIRED	% PROVIDED
	COUNT	AVE. UNIT SIZE (NET)		AVE. UNIT SIZE (GROSS)			
		(SFT)	(SM)	(SFT)	(SM)		
STUDIO	36	288	27	356	33		12%
1 BD	79	497	46	474	44		27%
2 BD	135	740	69	869	81	25%	46%
3 BD	43	1302	121	1477	137	10%	15%
4 BD	3	2653	246	2948	274		1%
TOTAL	296	N/A	N/A	N/A	N/A		100%
FAMILY UNIT ≥2 BD	181	N/A	N/A	N/A	N/A	35%	61%

*FAMILY ROOM: HOUSING MIX POLICY FOR REZONING PROJECTS (2016)

NOTE: NET AREA IS MESURED TO INSIDE OF DEMISING WALL EXCLUDING STORAGE
GROSS AREA IS MEASURED FROM EXTERIOR FACE OF EXTERIOR WALL TO CENTERLINE OF DEMISING WALLS AND INCLUDES STORAGE

WEST TOWER FSR SUMMARY

PERMITTED FSR		PROVIDED FSR	
DAY CARE		706.87 m ²	7608.69 ft ²
RESIDENTIAL STRATA		30223.51 m ²	325323.13 ft ²
RETAIL		364.62 m ²	3924.76 ft ²
SOCIAL HOUSING		8796.31 m ²	94682.67 ft ²
TOTAL		40091.31 m ²	431539.26 ft ²
SITE AREA	22058.05 ft ²	SITE AREA	22058.05 ft ²
FSR	20.7	FSR	19.56
OPEN BALCONY		OPEN BALCONY	
12% OF ALLOWABLE FSR	5090.36 m ² 54792.20 ft ²	14.87% OF FSR	5929.18 m ² 63821.13 ft ²

WEST TOWER SH & R			
SOCIAL HOUSING	8796.31 m ²	94682.67 ft ²	23%
RESIDENTIAL STRATA	30223.51 m ²	325323.15 ft ²	77%
TOTAL	39019.82 m ²	420005.82 ft ²	100%

WEST TOWER CITY & PRIVATE			
SOCIAL HOUSING	8796.31 m ²	94682.67 ft ²	21.13%
DAY CARE	706.87 m ²	7608.69 ft ²	1.82%
RESIDENTIAL STRATA	30223.51 m ²	325323.15 ft ²	76.05%
TOTAL	39726.69 m ²	427614.51 ft ²	100%

DRAWING INDEX - DP WEST		ISSUED FOR DEVELOPMENT PERMIT SUBMISSION
SHEET NUMBER	SHEET NAME	
DP-W000	COVER SHEET	●
DP-W001	PROJECT STATISTICS	●
DP-W002	PARKING STATISTICS	
DP-W003	SITE SURVEY	
DP-W004	BUILDING GRADES	●
DP-W005	PARKING DIMENSIONS & BIKES	
DP-W006	SITE CONTEX	●
DP-W007	SITE ELEVATIONS	●
DP-W008	SUBDIVISION PLAN	●
DP-W009	SHADOW STUDIES	●
DP-W010	PODIUM-HORIZONTAL DAYLIGHT ANALYSIS	
DP-W020	FSR OVERALL STATISTICS	
DP-W021	AREA FLOOR PLAN LEVEL 01, 01M, 02, 03-05	
DP-W022	AREA FLOOR PLAN LEVEL 06, 07, 08, 09-11	
DP-W023	AREA FLOOR PLAN LEVEL 12, 13, 14-15, 16, 17-19, 21-23, 25-30	
DP-W024	AREA FLOOR PLAN LEVEL 20, 24, 41, 49	
DP-W025	AREA FLOOR PLAN LEVEL 31, 32, 33, 34-40, 42-48, 50-54	
DP-W026	AREA FLOOR PLAN LEVEL 55, 56, 57	
DP-W027	AREA FLOOR PLAN LEVEL ROOF1, ROOF 2	
DP-W050	SITE PLAN - GRADE	
DP-W051	OVERALL FLOOR PLAN LEVEL P01	
DP-W100	FLOOR PLAN LEVEL P5-P9	
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DP-W102	FLOOR PLAN LEVEL P3	●
DP-W103	FLOOR PLAN LEVEL P2	●
DP-W104	FLOOR PLAN LEVEL P1	●
DP-W110	FLOOR PLAN LEVEL 01	●
DP-W111	FLOOR PLAN LEVEL 01M	●
DP-W112	FLOOR PLAN LEVEL 02	●
DP-W113	FLOOR PLAN LEVEL 03-05	●
DP-W114	FLOOR PLAN LEVEL 06	●
DP-W115	FLOOR PLAN LEVEL 07	●
DP-W116	FLOOR PLAN LEVEL 08	●
DP-W117	FLOOR PLAN LEVEL 09-11	●
DP-W118	FLOOR PLAN LEVEL 12	●
DP-W120	FLOOR PLAN LEVEL 13	●
DP-W121	FLOOR PLAN LEVEL 14-15, 17-19, 21-23, 25-30	●
DP-W122	FLOOR PLAN LEVEL 16	●
DP-W123	FLOOR PLAN LEVEL 20	●
DP-W124	FLOOR PLAN LEVEL 24, 41	●
DP-W125	FLOOR PLAN LEVEL 34-40, 42-48, 50-54	●
DP-W126	FLOOR PLAN LEVEL 31	●
DP-W127	FLOOR PLAN LEVEL 32	●
DP-W128	FLOOR PLAN LEVEL 33	●
DP-W130	FLOOR PLAN LEVEL 49	●
DP-W131	FLOOR PLAN LEVEL 55	●
DP-W132	FLOOR PLAN LEVEL 56	●
DP-W133	FLOOR PLAN LEVEL 57	●
DP-W141	FLOOR PLAN LEVEL ROOF 1	●
DP-W142	FLOOR PLAN LEVEL ROOF 2	●
DP-W143	FLOOR PLAN LEVEL ROOF 3	●
DP-W201	WEST TOWER BUILDING ELEVATION - NORTH AND EAST	
DP-W202	WEST TOWER BUILDING ELEVATION - SOUTH AND WEST	
DP-W301	WEST TOWER SECTIONS - NORTH-SOUTH AND EAST-WEST	
DP-W321	ENVELOPE DESIGN INTENT - PODIUM	
DP-W322	ENVELOPE DESIGN INTENT- TOWER TYPICAL	
DP-W323	ENVELOPE DESIGN INTENT - AMENITY AND CROWN	

ABBREVIATIONS

ADO	AUTOMATIC DOOR OPENER
BB	BUILDING GRADE
CC	CHILD CARE
CACF	CENTRAL ALARM CONTROL FACILITY
EO	ELECTRICAL OUTLET
EV	ELECTRIC VEHICLE CHARGING
EX	EXISTING
EXH	EXHAUST
HB	HOSE BIB
IN	INTAKE
OHS	OVERHEAD SECURITY GATE
VEST.	VESTIBULE
RM	ROOM
SH	SOCIAL HOUSING

Perkins & Will



**ISSUED FOR
DEVELOPMENT PERMIT
SUBMISSION**
18 AUGUST 2023

ISSUED

ISSUED FOR DEVELOPMENT 2023/08/18
PERMIT SUBMISSION



KEYPLAN

PROJECT

1040-1080 BARCLAY
STREET WEST

PROJECT NUMBER

412115

REVISIONS

TITLE

PROJECT STATISTICS

SHEET NUMBER

DP-W001