

COMO LAKE UNITED CHURCH

ADDRESS	1110 King Albert Avenue, Coquitlam
LEGAL	PL NWP71590 LT 2 DL 356 LD 36
LOT AREA	2963.6 sm

ZONING	CURRENT	REZONING	PROPOSAL
CLASSIFICATION	P2	RM3	CD
LOT COVERAGE	40%	55 % - four storeys or less 50 % - five storeys	52% overall
HEIGHT LIMIT	11 m	4 to 8 storeys	4 and 5 storeys
FAR	1.20	1.85	1.90
GROSS FLOOR AREA (FAR)		5,482.7 sm	max 5,630.8 sm
<i>Proposal</i>	<i>excluded (sm)</i>	<i>included (sm)</i>	<i>total (sm)</i>
Level 4	14.61	1,033.99	1,048.60
Level 3	15.06	1,189.15	1,204.21
Level 2	279.39	1,137.83	1,417.22
Level 1 - Church	6.93	695.99	702.92
Level 1 - Residential	6.29	751.37	757.66
Level 1 - Shared		55.65	55.65
Level P1 - Residential	3.68	741.85	745.53
CONSTRUCTED AREA			5,669.05 sm
CHURCH AREA			702.92 sm
RESIDENTIAL AREA			4,910.48 sm
SHARED AREA			55.65 sm
SETBACKS			
Front:	7.6 m	4.0 m	4.0 m
Side 1 (Marmont St):	2.75 m	4.5 m	4.5 m
Side 2 (Interior):	2.75 m	4.5 m	4.5 m
Rear:	6 m	4.5 m	4.5 m
COMMON AMENITY		5 sm x 75 units = 375 sm	421 sm
AVERAGE GRADE (est)	SOUTH	136.82 m	5-storey Building Level P1/Gardem: 137.69m 137.69-135.76 = 1.93m
	WEST	140.24 m	
	NORTH	139.27 m	
	EAST	135.76 m	
BUILDING CODE			
Major Occupancy	CLASS C - RESIDENTIAL	BCBC 3.2.2.50 Group C, up to 6 storeys, Sprinklered	
	4-5 STOREYS		
Major Occupancy	CLASS A - ASSEMBLY	BCBC 3.2.2.25 Group A, Division 2, up to 2 Storeys	
Minor Occupancy	CLASS F3 - PARKING GARAGE		
GOVERNING CODE	BCBC 2012 PART 3		
SPRINKLERS	YES		
FIREWALL	YES - BETWEEN RESIDENTIAL AND ASSEMBLY OCCUPANCIES. FURTHER DETAILS WITH CODE CONSULTANT.		

\*Level 2 Excluded Area includes Open to Below area within Church footprint.

	Number of Units	Bylaw Requirements #/Unit	Provided SubTotal
PARKING			
Residential	75	1	75
Visitors	75	0.2	15
Church	703.00	1 per 20m2	35
<b>TOTAL PER BYLAW</b>			<b>125</b>
<b>TOTAL PROVIDED</b>			<b>120</b>
Parking Reduction			5
<b>Ratio - Church + Visitor</b>		<b>1 per 20m2</b>	<b>45</b>
<b>Ratio - Residential</b>	<b>average rate</b>	<b>1.00</b>	<b>75</b>
Small Car Spaces		max 30%	29
Accessible Spaces		1	4

LOADING	Bylaw Requirements	provided
Off-Street Loading (3m x 7.6m x 4.2m)	1	1

	# Units	Bylaw Requirements Ratio	Provided
BICYCLE PARKING			
Residential - long term	75	1.25 per unit	94
Residential - short term	1	6	6
Church - short term	if > 1000sm	6	6
<b>TOTAL</b>			<b>106</b>

Recycling Room	Area/Units	Area Required
Residential	0.29	21.8
Church	0.16	10.4
<b>TOTAL</b>		<b>32.2</b>
<b>Provided (sm)</b>		<b>41.7</b>

UNIT MIX BREAKDOWN	Studio	1 BR	2 BR	3 BR	total
Area range (sm)	39.7 - 43.2 sm	50.8 - 63.2 sm	75.7 - 78.8 sm	90.4 - 92.4 sm	
Level 4	6	9	2	0	17
Level 3	7	8	2	2	19
Level 2	7	7	2	2	18
Level 1	3	4	2	2	11
Level P1 / Garden	2	4	2	2	10
<b>Total</b>	<b>25</b>	<b>32</b>	<b>10</b>	<b>8</b>	<b>75</b>
Ratio	33%	43%	13%	11%	

AFFORDABILITY TARGETS	Studio	1 BR	2 BR	3 BR	total
Affordable (CMHC Level 1)	25	32	10	8	75
Affordable	25	-	-	-	25
<i>(Coquitlam 2015 Affordability Context Low-to-Moderate income levels)</i>					

100%  
33%

UNIVERSAL DESIGN TARGETS	Studio	1 BR	2 BR	3 BR	total
Adaptable	0	18	6	0	24
Accessible	4	-	4	-	8
<b>TOTAL</b>					<b>32</b>

32%  
11%  
43%



NORTH ELEVATION VIEW