

# 1210-1260 West 16<sup>th</sup> Street



# 1210-1260 West 16<sup>th</sup> Street

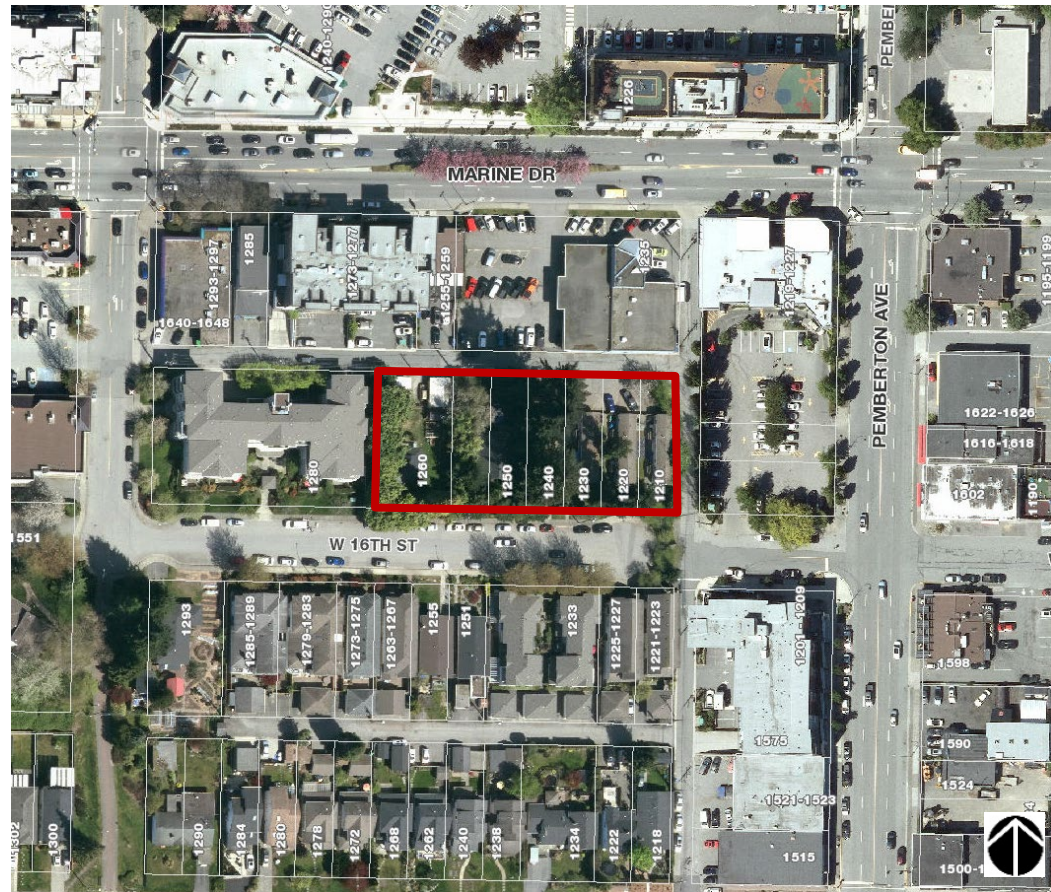
## Site Details:

**Size:**  
Approx. 2,944 m<sup>2</sup>  
(31,690 sq. ft.)

**OCP Designation:**  
RES5 (1.75 FSR)

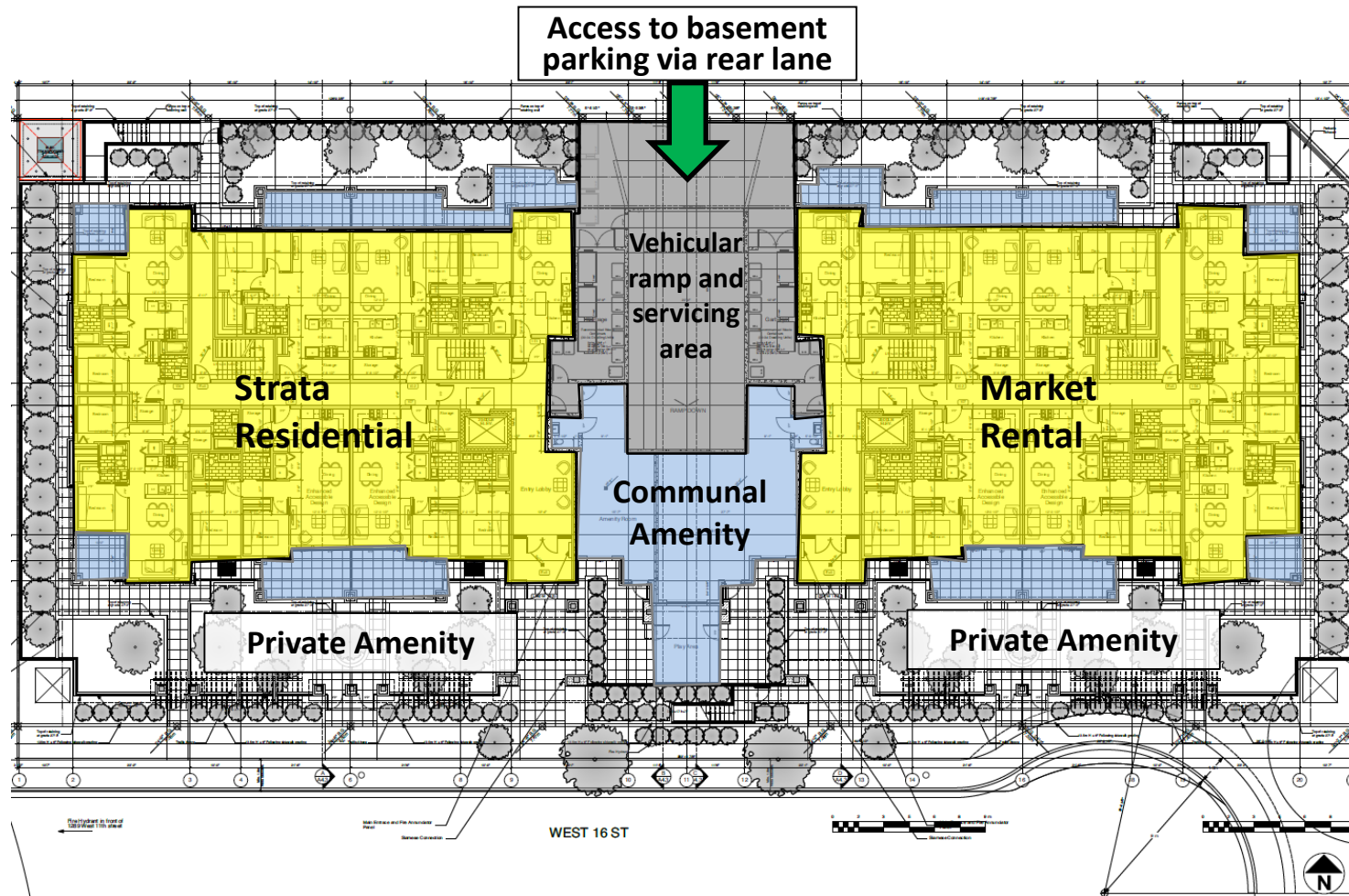
**Zoning:**  
RS4 (single family)

**Proposed Density:**  
1.75 FSR

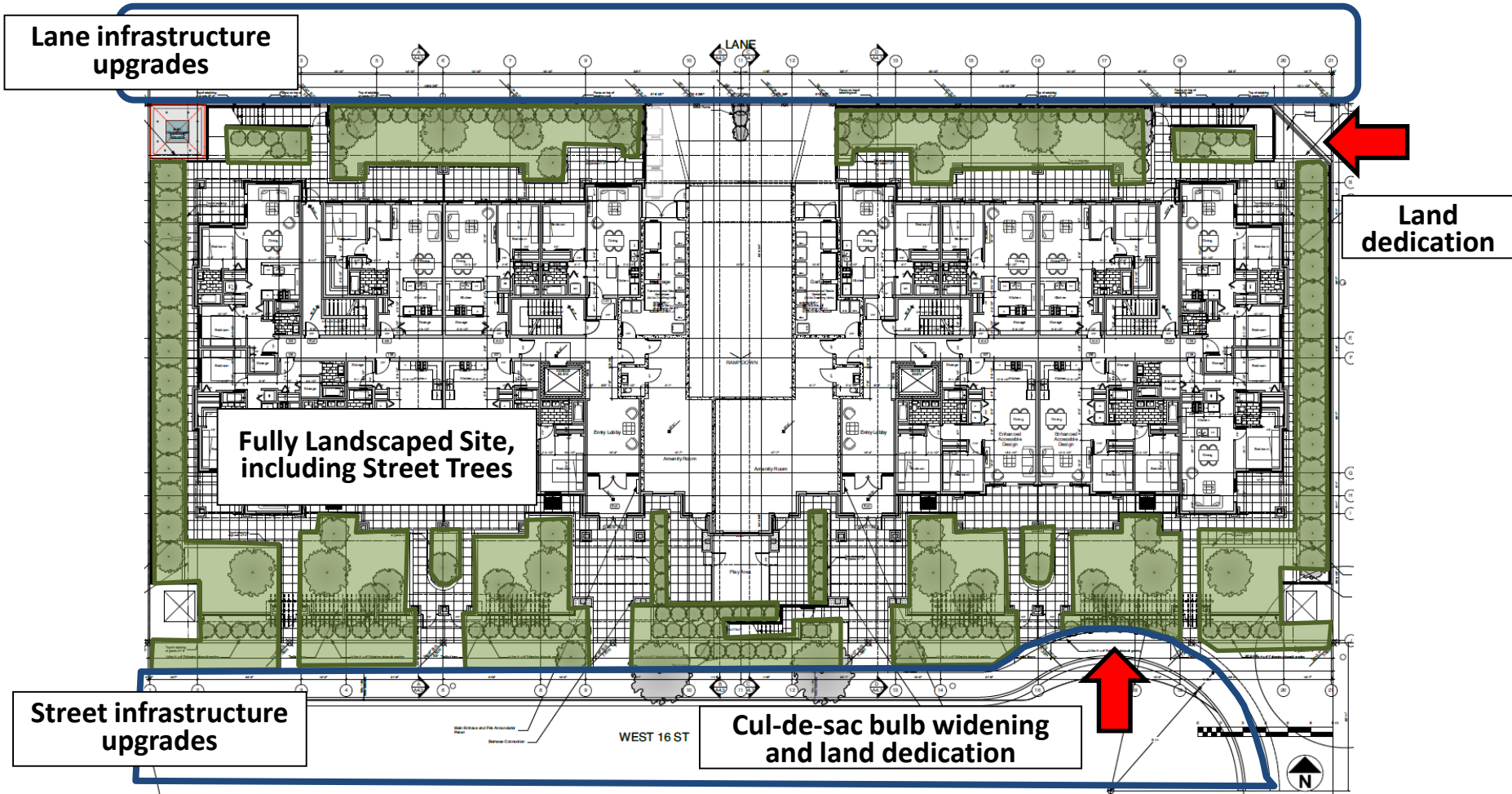




# 1210-1260 West 16<sup>th</sup> Street



# 1210-1260 West 16<sup>th</sup> Street





# 1210-1260 West 16<sup>th</sup> Street



# 1210-1260 West 16<sup>th</sup> Street

	Strata Units	Market Rental Units	Percentage of Project
1 Bedroom	9	9	18 units (29%)
2 Bedroom	16	16	32 units (51.6%)
3 Bedroom	6	6	12 units (19.4%)
<b>Total Number of Units</b>	<b>31</b>	<b>31</b>	<b>62 Units (100%)</b>

Over 70% of the units are 2 and 3 bedroom layouts suitable for families

# 1210-1260 West 16<sup>th</sup> Street

## Sustainability Approach

- **Reduced building energy demand exceeding District's guidelines**
- **Electric heat pump technology without reliance on fossil fuels**
- **Heat recovery ventilation**
- **Low flow plumbing fixtures**
- **A Construction Management Plan with LEED practices**

**Overall: Enhancement of Step Code 3**



# 1210-1260 West 16<sup>th</sup> Street

