



gBL ARCHITECTS INC.
140 - 2824 WEST 11TH AVENUE
VANCOUVER, BC CANADA V6J 2C7
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PLOT INFO.

Kingsway and King Edward - RENTAL 100 DEC 21st 2012

LEGAL ADDRESS:	1526 Kingsway	LOTS A TO E OF 19 & 20, BLOCK 5, PLAN 3082, DISTRICT LOT 35 2, NEW WESTMINSTER LAND DISTRICT
	1554 Kingsway	LOT F OF LOTS 19 & 20, BLOCK 5, PLAN 3082, DISTRICT LOT 35 2 NEW WESTMINSTER SUBSIDY
	1560 Kingsway	LOT G OF LOTS 19 & 20, BLOCK 5, PLAN 3082, DISTRICT LOT 35 2 NEW WESTMINSTER SUBSIDY

SITE AREA: 14,610.4 SF
EXISTING ZONING: C-2
PROPOSED ZONING: CD-1

FSR PROPOSED:
FSR COMMERCIAL: 0.48
FSR RESIDENTIAL: 3.39
TOTAL FSR PROPOSED: 3.87 **56,588 SF**

HEIGHT PROPOSED: 6 STOREYS

AREA CALCULATION:

FLOOR	RETAIL	GROSS		IN-SUITE STORAGE	STORAGE	AMENITY	NET RESIDENTIAL	TOTAL	RENTAL UNIT MIX			TOTAL UNITS	OPEN BALCONY (sf)
		RENTAL	RESIDENTIAL						STUDIO	1BED	2BED		
L 1	7,059		1,566				1,566					0	
L 2			9,918	30		605	9,283		6		7	13	488
L 3			9,918	248			9,670		7	6	3	16	1,241
L 4			9,918	248			9,670		7	6	3	16	1,241
L 5			9,918	248			9,670		7	6	3	16	1,241
L 6			9,918	248			9,670		7	6	3	16	1,261
TOTAL MIX	7,059		51,156	1,022		605	49,529	56,588	34	24	19	77	5,472
									44%	31%	25%		% of residential area 11

PARKING CALCULATION

	REQUIRED/ALLOWED	PROVIDED	
COMMERCIAL PARKING (VPBL 4.2.5.1)			
1/ 1,076 SF TO 3229 SF		3	
1/ADD 538 SF		7	
DISABILITY SPACES 1 PER 5382 SF + 0.4 FOR ADD 10764 SF (4.8.4 VPBL)		2	(x2=4)
TOTAL COMMERCIAL	10	10	at grade (6 spaces shared with visitor spaces)
RESIDENTIAL PARKING (100% RENTAL - VPBL 4.5.B1)			
1 PER 1345 SF		37	
20% REDUCTION FOR DEVELOPMENTS WITHIN 2 BLOCKS FROM AN INTERSECTION		-7	
SUBTOTAL RESIDENTIAL	29	30	
VISITOR 7.5% OF UNITS		6	SHARED WITH COMMERCIAL SPACES
DISABILITY SPACES 1 UP TO 7 UNITS + 0.034 X ADD UNIT (4.8.4 VPBL)		3	(x2=6)
TOTAL RESIDENTIAL PARKING	35	36	
TOTAL	46	47	

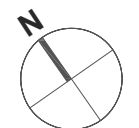
BICYCLE SPACE CALCULATION

	REQUIRED	PROVIDED
RESIDENTIAL		
1.25 PER UNIT	96	96
COMMERCIAL		
1 per 5382 sf	1	1
TOTAL CLASS A	97	97
5 CLASS B FOR > 20 UNITS	6	6

NOTES
NO DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1.	DEC 21st 2012	ISSUED FOR REZONING



1526 KINGSWAY
VANCOUVER, B.C.

MIXED USE RENTAL BUILDING

STATISTICS

DATE: RC
DRAWN BY: RC
CHECKED BY: AB
SCALE: SCALE
JOB NUMBER: 1255