

Street Address	1870 East 1st Ave, 1723 Victoria Drive, Vancouver, BC
Legal Description	Lot B, Block 144, District Lot 264A, Group 1 New Westminster District Plans 1315 and 1771
Existing Zoning	RT-5
Proposed Zoning	CD-1
Existing Use	Single Family Residential
Proposed Use	Multi-Residential / Affordable Rental Housing
Existing Gross Site Area	1145.3 sm (12,327.9 sf)
Proposed Site Area	1123.81 sm (12,096.6 sf) <i>post dedication</i>
Gross Building Area	
Basement (not incl in FSR)	847.00 sq.m
Main Floor	646.83 sq.m
Second Floor	485.49 sq.m
Third Floor	484.10 sq.m
Fourth Floor	439.48 sq.m
Total Gross Area	1882.11 sq.m
Allowable FSR (RT-5)	0.75
Proposed FSR (CD-1)	1.64
Proposed Amenity Exclusion	173.79 sq.m
Allowable Site Coverage	45%
Proposed Site Coverage	42.4%
Required Parking	3 spaces
Proposed Parking	19 including: 4 small, 14 standard, 1 HC
Required Bicycle Stalls	26 spaces (class A) 14 studio units x 0.75 = 10.5 spaces 4 HC studio units x 1.25 = 5 spaces 4 1BR units x 1.25 = 5 spaces 4 1BR units x 1.25 = 5 spaces
Proposed Bicycle Stalls	24 spaces (relaxation required)

Allowable Height (RT-5)	10.7m
Proposed Height	15.14m - 4 storey
Required Front Yard Setback (Victoria Drive)	3.6m
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Required Rear Yard Setback (Lane)	1.5m
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Required Side Yard Setback (East 1st Avenue)	1.5m
Proposed Side Yard Setback	1.5m