

STATISTICS/ZONING

SITE: 10th & Maple, Lot D, Block 345, District Lot 526, Plan 11084

EXISTING ZONING: M-1 District from ODP.

PROPOSED ZONING: Residential **CD-1**

USES(proposed): Residential use with Child Daycare Facility

ALLOWABLE DENSITY	FSR/AREA:	FSR = 2.25	105,448.5 sq.ft
PROPOSED DENSITY INCREASE:		FSR = 0.25	11,716.5 sq.ft
TOTAL PROPOSED DENSITY		FSR = 2.50	117,165.0 sq.ft

MAXIMUM BUILDING HEIGHT: 60ft (Per 3.2.2, Broadway-Arbutus Policies, 2004)

PROPOSED BUILDING HEIGHT: **74.5 ft** (lowest building grade to highest roof parapet)

SITE AREA: 46,866 sq.ft

GUIDELINE SETBACKS: West 10th Avenue

<b>Required:</b>	<b>Minimum</b>
	12'
<b>Proposed:</b>	12'
 <u>Maple Street</u>	
<b>Required:</b>	<b>Minimum</b>
	12'
<b>Proposed:</b>	12"
 <u>Side Yard - Interior</u>	
<b>Required:</b>	<b>Minimum</b>
	20'
<b>Proposed:</b>	26'
 <u>Rear Yard</u>	
<b>Required:</b>	<b>Minimum</b>
	15'
<b>Proposed:</b>	15' (typical; 8' at Maple Townhouses)



Project Site

Zoning Map



ZONING CONTEXT & STATISTICS

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS

10th & Maple