

Project No. 08223
 Date: JUL 06 /09
 Issue: Issue 2
 Subm.: RZ /DE Appl

PROJECT SUMMARY:

PROJECT OWNER: British Columbia Paraplegic Association Housing Society
 Kits House Neighbourhood Association

PROJECT CONTACT: Melanie Crombie, BCPA , 780 SW Marine Drive, Vancouver BC, V6P 5Y7, T:604.326.1226

PROJECT ARCHITECT: Duane Siegrist, Integra Architecture Inc., 416 W.Pender St., Vancouver. BC,V6B 1T5, T: 604.688.4220

LEGAL DESCRIPTION: LOT 9 PID: 014 864 134, LOT 10 PID: 014 864 151
 (HERMON & OKE, Surveying Ltd., July 03/ 2008)

CIVIC ADDRESS: 2304/ 2316 West 8th Avenue, Vancouver, BC

PROJECT DESCRIPTION: Multi-Family Special Needs Housing

ZONE:
 Existing Zoning: RT-8
 Proposed Zoning: CD (Note: all requirement are based on RM-4 district)

SITE AREA:
 Gross Site Area (for FSR calculations) **11,484 sq.ft.** 1,066.89 m2

FLOOR SPACE RATIO (FSR):
 Max. FSR (RM-4) **1.45** (subject to Planning approval) 16,652 sq.ft. 1,546.99 m2
 Proposed FSR **1.99** **22,828 sq.ft.** 2,120.81 m2

SITE COVERAGE:
 Max. Lot Coverage (RM-4) (not indicated) 0 sq.ft. 0.00 m2
 Proposed Lot Coverage 55.7% **6,395 sq.ft.** 594.11 m2

GROSS FLOOR AREA (GFA):

Gross Area	Basement	1st Floor	2nd Floor	3rd Floor	4th Floor*	Total sqft	Total m2
Gross Unit Area	0.00	3,632.30	5,252.72	5,339.92	4,773.42	18,998.36	1,764.99
Amenity (incl.Kits House)	0.00	997.14	0.00	0.00	0.00	997.14	92.64
Common Area (inc. laundry)	529.40	1,327.83	1,058.62	1,055.06	1,420.38	5,391.29	500.86
Total Building Gross Area	529.40	5,957.27	6,311.34	6,394.98	6,193.80	25,386.79 sqft	2,358.49 m2

(* incl.5th fl. roof deck stair/vestibule/elev.)

FSR CALCULATION:

FSR Exclusions	Basement	1st Floor	2nd Floor	3rd Floor	4th Floor	Total sqft	Total m2
Amenity (+Kits House)	0.00	997.14	0.00	0.00	0.00	997.14	92.64
Roof deck stair/elev- access to amenity	0.00	0.00	0.00	0.00	0.00	361.20	33.56
Building Envelope	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unit Storage (max.40 sqft/ unit)	95.00	229.00	309.00	309.00	258.00	1,200.00	111.48
Total FSR Exclusions	95.00	1,226.14	309.00	309.00	258.00	2,558.34 sqft	237.68 m2

Total Area for FSR	Basement	1st Floor	2nd Floor	3rd Floor	4th Floor	Total sqft	Total m2
(GFA - FSR Exclusions) =	434.40	4,731.13	6,002.34	6,085.98	5,935.80	22,828.45 sqft	2,120.81 m2

UNIT SUMMARY:

	NO. Units	Unit					Total Gross sqft	Total m2
		Gross Unit	Ex. Strg	Net Unit	Total Net	Total Gross		
A -1 BD (tub)	14	629.93	40.00	589.93	8,259.05	8,819.05	819.31	
A1 -1 BD (shower)	4	595.18	40.00	555.18	2,220.70	2,380.70	221.17	
A2 -1 BD (tub)	4	599.01	40.00	559.01	2,236.03	2,396.03	222.60	
B -1 BD (ceiling track/ shower)	4	620.30	29.00	591.30	2,365.19	2,481.19	230.51	
C -2 BD (tub)	2	849.71	40.00	809.71	1,619.41	1,699.41	157.88	
C1 -2 BD (ceiling track/ shower)	1	811.35	29.00	782.35	782.35	811.35	75.38	
S1 -STUDIO (shower)	1	410.62	0.00	410.62	410.62	410.62		
Total Unit Area:	30				17,893.35	18,998.35 sqft	1,764.99 m2	

PARKING SPACES:
 Parking Required (RM-4): 1.1 /unit plus 1 space/200m2 of gross area 43.6 spaces
 H/C spaces Required (inclusive) 1.00 space

Parking Proposed:
 Parking Provided - Large Stalls 30 units @ 0.70 spaces/unit **9.0 spaces**
 (HC counted as 2 parking spaces) 2x **6.0 spaces**
Total spaces proposed 21.0 spaces

BICYCLE SPACES:
 Bicycle Stalls Required (RM-4)
 Class A 1.25 spaces/unit 30 units 37.50 spaces
 Class B 6 spaces >20units 6.00 spaces
 Total Required (RM-4) Class A & B **43.50 spaces**

Bicycle Proposed:
 Class A 0.2 spaces/ unit 30 units 5.00 spaces
 (Special Needs Housing) Class B 6.00
Total spaces proposed 11.0 spaces

Electric Scooters Spaces (parkade level) 12.00 spaces

SETBACKS:

Sebacks Required (RM-4)

Front Yard	8th Ave	20.0 ft	6.10 m
Side Exterior (20% of width of site >3m, <6m)	Vine St.	19.7 ft	6.00 m
Rear Yard (10.7m less half of lane width)	Lane (35.0'-8.5')	26.5 ft	8.08 m
Side Yard (within 135° envelope)	West PL	6.9 ft	2.10 m

Sebacks Proposed

Front Yard	8th Ave	25 ft &	14.0 ft	4.27 m
Side Exterior	Vine St.		14.0 ft	4.27 m
Rear Yard	Lane		3.0 ft	0.91 m
Side Yard	West PL	min.	7.75 ft	2.36 m

Horizontal Daylight Angle (RM-4) 50° angle for distance of 24m or
 2 angles with a sum of 70° angle for distance of 24m

Notes:

- Note 1: Final areas and parking count to be confirmed. All area are approximate and are for zoning purposes only.
- Note 2: Unit areas are measured to the center of partywalls and to the exterior of sheathing of exterior walls.
 (marked on the floor plans as shaded areas)
- Note 3: The proposed FSR excludes parking areas, service, bay windows with benches, exterior lobby, amenity area, balconies, patios sunroofs, bicycle storage.
- Note 4: Projected area of walls, excluding steps, eaves, balconies and sundecks.

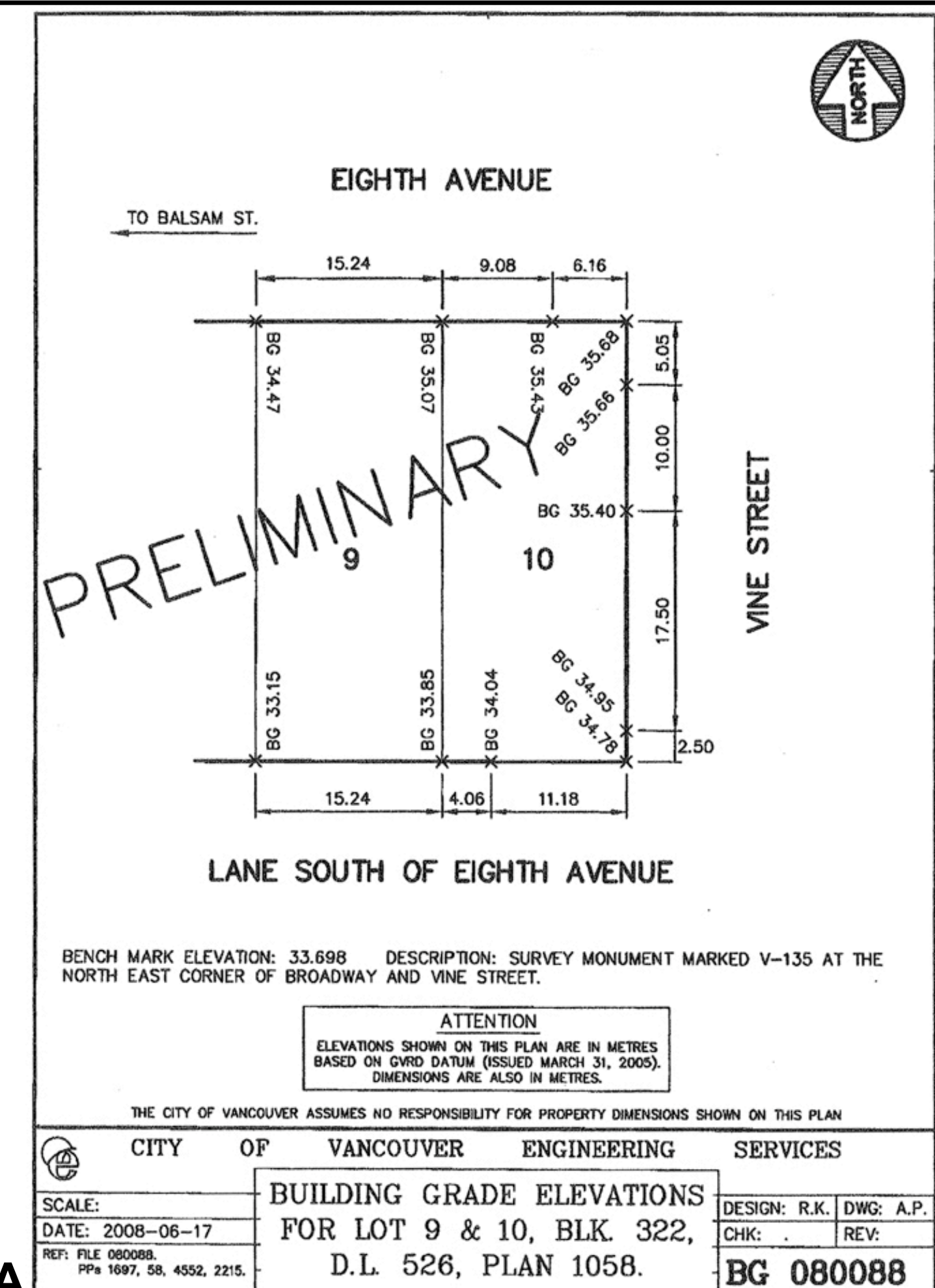
Parking

Standard	5.5m L x 2.5m(2.7m) W x 2.0m H		
Small	Max. 25% 4.6m L x 2.3m(2.6m) W x 2.0m H		
Disability	5.5m L x 4.0m W x 2.3m H		
Ramp Width	19 or fewer parking spaces	11.81 ft	3.60 m
Ramp Width	20 or more parking spaces	20.01 ft	6.10 m

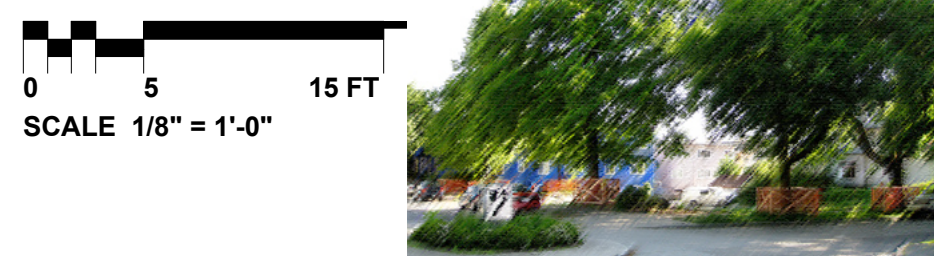
Items subject to Planning and/or Variance approval

- Relaxation of FSR
- Relaxation of Building Height
- Relaxation of Parking/ Bicycle Requirement
- Relaxation of Setbacks
- Relaxation of Horizontal Daylight Angle along west j

BUILDING GRADES



PROJECT DATA



PROPOSED HOUSING DEVELOPMENT
2304 WEST 8TH AVENUE, VANCOUVER, BC

BC PARAPLEGIC ASSN. HOUSING SOCIETY
 KITS HOUSE NEIGHBOURHOOD ASSN.



A-0.01

08223
 02 / DE APPLICATION / UDP - ISSUE 3
 JUL 22 / 2009