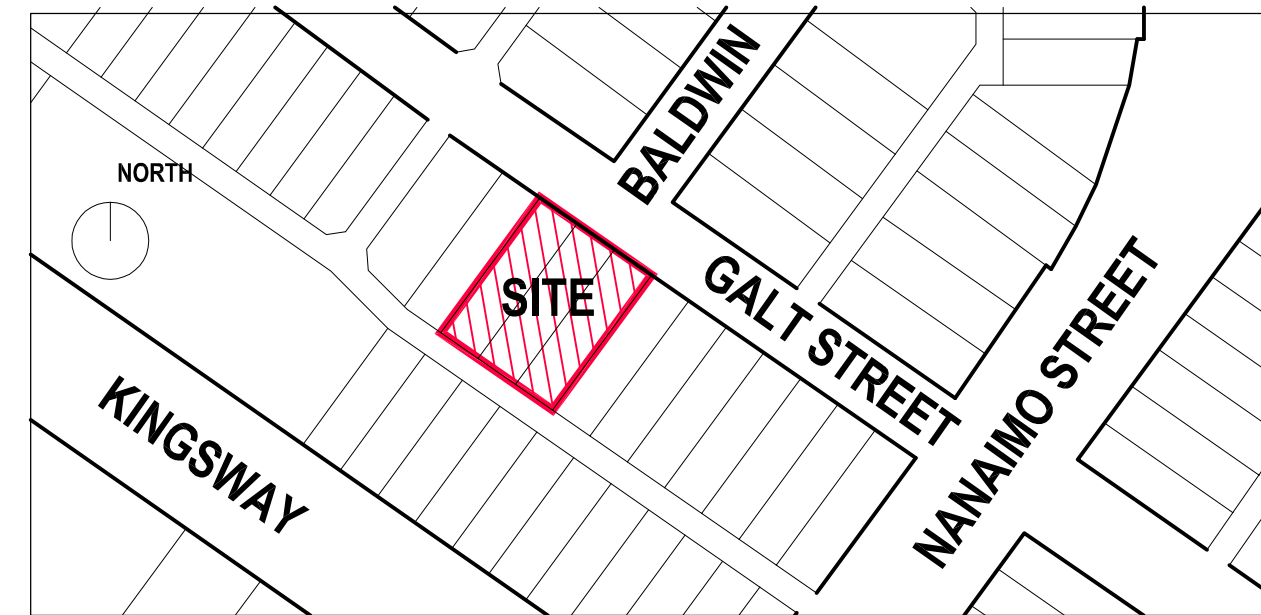


CONTEXT DIAGRAM

2312, 2320, 2328 GALT STREET RESIDENTIAL DEVELOPMENT



SITE PLANNING DATA

LEGAL DESCRIPTION	LOTS 2, 3, AND 4 OF LOT B BLOCKS 6 TO 8 OF BLOCK 8, DISTRICT LOT 393 NEW WESTMINSTER DISTRICT, PLAN 2201. CITY OF VANCOUVER.	
PID	LOT 2: 011-163-160; LOT 3: 007-043-724; LOT 4: 008-172-412	
CIVIC ADDRESS	#2312, 2320, 2328 GALT STREET, VANCOUVER, BC	
CURRENT ZONING	RS-1	
SITE AREA	12, 011SF [1115.9SM]	

	PROPOSED	PERMITTED*
TOTAL FLOOR SPACE	37,120.93 SF	-
SITE COVERAGE	7541SF (62.9%)	-
HEIGHT	41.5'	45**
FRONT YARD (GROUND-THIRD STORY)	12.0'	12.0'
FRONT YARD (FOURTH)	16.0'	22.0'
REAR YARD (GROUND)	12.0'	12.0'
REAR YARD (SECOND-FOURTH STORY)	18.0'	20.0'
SIDE YARDS	7.0'	7.0'

*PER CITY OF VANCOUVER JUNE 24TH LETTER REGARDING REZONING ENQUIRY AT 2312-2328 GALT STREET.

**NORQUAY VILLAGE NEIGHBOURHOOD CENTRE PLAN

BUILDING AREA CALCULATIONS/PROJECT AREAS

LEVEL	FLOOR AREA	BELOW GRADE	RAMP	STORAGE	NET AREA
PARKING FLOOR	9,379.4 SF	9,379.4 SF			0.0 SF
GROUND FLOOR	7,632.9 SF		998.4 SF	100.0 SF	6,534.5 SF
SECOND FLOOR	7,124.9 SF			160.0 SF	6,964.9 SF
THIRD FLOOR	7,124.9 SF			160.0 SF	6,964.9 SF
FOURTH FLOOR	6,668.0 SF			140.0 SF	6,528.0 SF
TOTAL	37,930.1 SF	9,379.4 SF	998.4 SF	560.0 SF	26,992.3 SF

$$FSR = \frac{NET\ AREA}{SITE\ AREA} = \frac{26,992}{12,011} = 2.25$$

STATEMENT OF BALCONIES

BALCONIES ARE EXCLUDED FROM FSR CALCULATIONS*

LEVEL	BALCONY AREA
GROUND FLOOR (PORCH)	348.4 SF
SECOND FLOOR	1,000.3 SF
THIRD FLOOR	1,000.3 SF
FOURTH FLOOR	1,428.8 SF
TOTAL BALCONY AREA	3,777.8 SF

APPLICABLE POLICIES AND GUIDELINES

PER CITY OF VANCOUVER JUNE 24TH LETTER REGARDING REZONING ENQUIRY AT 2312-2328 GALT STREET.

- NORQUAY VILLAGE NEIGHBOURHOOD CENTRE PLAN - APARTMENT TRANSITION AREA REZONING POLICY (2013)
- RENTAL 100: SECURED MARKET HOUSING POLICY AND RENTAL INCENTIVES GUIDELINES (2012)
- GREEN BUILDINGS POLICY FOR REZONINGS (2010)
- COMMUNITY AMENITY CONTRIBUTIONS - THROUGH REZONINGS (1999)
- HIGH DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES (1992)

PARKING AND LOADING DATA

PARKING BYLAW SECTION 4 - OFFSTREET PARKING

NUMBER OF PARKING SPACES	PROPOSED** 24	REQUIRED* 24
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*PER CITY OF VANCOUVER JUNE 24TH LETTER REGARDING REZONING ENQUIRY AT 2312-2328 GALT STREET.

**PER 4.1.15 EACH DISABILITY SPACE COUNTS AS TWO SPACES

4.1.8	SMALL SPACES	MAXIMUM OF 6 SPACES (25% OF 24 SPACES)
4.8.4	DISABILITY SPACES	MINIMUM OF 2 SPACES (1 SPACE PER BUILDING WITH 7 UNITS + 0.034 SPACES PER ADDITIONAL UNIT. 0.034 X 21 = 0.714)

PARKING BYLAW SECTION 5 - LOADING

5.2.1	CLASS A - NOT REQUIRED
	CLASS B - NOT REQUIRED FOR LESS THAN 100 UNITS

BICYCLE PARKING

PARKING BYLAW SECTION 6 - BICYCLE PARKING

6.2.1.2	CLASS A SPACES	MINIMUM 1.25 SPACES PER DWELLING UNIT 35 = 28 X 1.25 SPACES/UNIT (CLASS A)
6.3.1.3	HORIZONTAL SPACES	MINIMUM OF 18 SPACES (50% OF 35 CLASS A SPACES)
6.3.1.3	VERTICAL SPACES	MAXIMUM OF 10 SPACES (30% OF 35 CLASS A SPACES)
6.3.1.3A	BICYCLE LOCKERS	MINIMUM OF 7 LOCKERS (20% OF 35 CLASS A SPACES)
6.2.1.2	CLASS B SPACES	MINIMUM 6 SPACES FOR DEVELOPMENT CONTAINING A MINIMUM OF 20 UNITS
TOTAL BICYCLE SPACES		35 CLASS A SPACES 6 CLASS B SPACES 41 SPACES TOTAL

6.5.1	CLOTHING LOCKERS	NO CLOTHING LOCKERS REQUIRED FOR NON DWELLING USES
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STORAGE

PER VANCOUVER ZONING BY-LAW ADMINISTRATION BULLETIN, APRIL 20 2012. BULK STORAGE - RESIDENTIAL DEVELOPMENTS.

MINIMUM 5.7 CUBIC METERS BULK STORAGE PER DWELLING.
1 STORAGE UNIT X 28 DWELLING UNIT = 28 STORAGE UNITS

PROPOSED VARIANCES

- VANCOUVER PARKING BYLAW - PARKING
PER 4.2.1.3 MINIMUM 1 SPACE FOR EVERY RESIDENTIAL UNIT REQUIRED.
24 SPACES ARE PROPOSED
- VANCOUVER ZONING AND DEVELOPMENT BYLAW - RST-3 DISTRICT SCHEDULE
THE PERMITTED FSR IS 0.60 (0.75, 0.95 DISCRETIONARY). THE PROPOSED FSR IS 3.09.

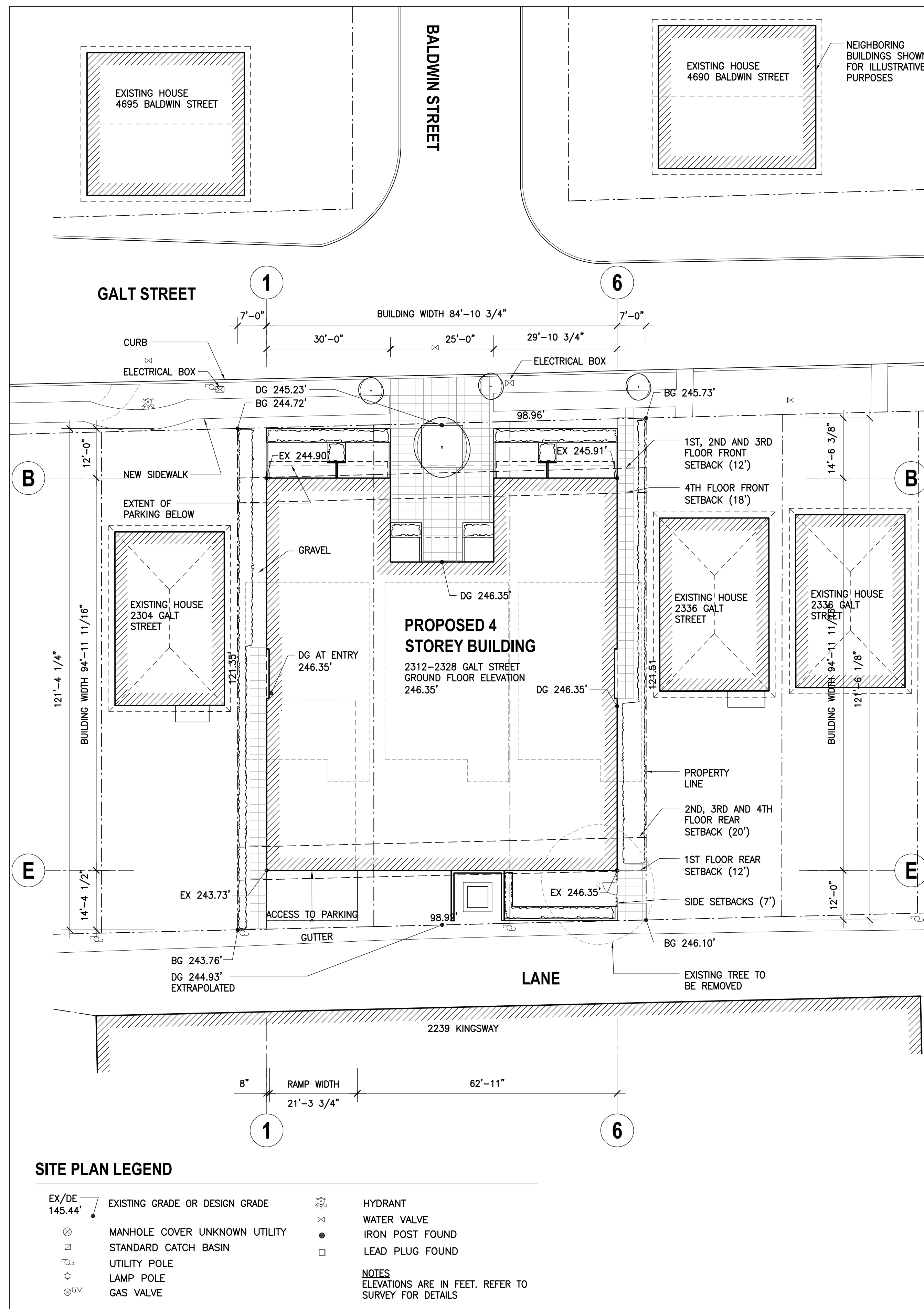
UNIT TYPES

TYPE	SF	BEDS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	BULK STORAGE
A	650	2	2	2	2	-	6	NO
B	650	2	2	-	-	-	2	NO
C	1,090	3	1	-	-	-	1	NO
D	760	2	-	2	2	-	4	YES
E	635	2	-	2	2	2	6	YES
F	630	2	-	2	2	2	6	NO
G	800	2	-	-	-	2	2	YES
H	840	3	-	-	-	1	1	YES
TOTAL UNITS			5	8	8	7	28	13

GENERAL NOTES

SITE AND BUILDING INFORMATION TAKEN FROM

- "SURVEY PLAN OF LOTS 2, 3, AND 4 OF LOT B BLOCKS 6 TO 8 OF BLOCK 8, DISTRICT LOT 393 NEW WESTMINSTER DISTRICT, PLAN 2201." BY LOUIS NGAN LAND SURVEYING INC., AUGUST 11, 2014.
- UNTITLED BUILDING GRADES BY LOUIS NGAN LAND SURVEYING INC., UNDATED.



3 SITE PLAN

Scale 1/16" = 1'0"

715 East Hastings Street
Vancouver BC V6A 1R3
604.633.1830 phone
604.633.1809 fax
www.carscadden.ca

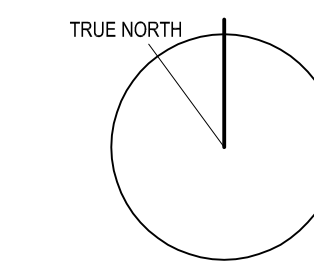
Bruce carscadden ARCHITECT inc

DERZ 2015 FEB 10

Revisions

Job Title

**GALT STREET
RESIDENTIAL
DEVELOPMENT**



Sheet Title
ZONING & SITE PLAN

Drawn IRM/CM
Checked IRM/BC
Job No. 1436
Date OCTOBER 2014
Scale 1/16"=1'-0"

Sheet

A1.1

of #
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