

Project Statistics

Site Information	
Legal Description	Lot 1, 2, 3, ALL OF BLOCK 16 (PLAN 11972) AND LOT 15, EXCEPT PORTIONS IN PLANS 8493 AND 9132 (PLAN 745)
Civic Address	3560 and 3570 Hull Street, and 2070, 2088, and 2090 East 20 Avenue, Vancouver, BC
Zoning	Existing - RS-1 Proposed - CD-1
Site Area (ft²)	47,674 (4,429 sq.m)

Site Data		Allowed	Proposed
F.S.R			1.53
Site Coverage			45.3%
Building Height	Apartment Townhouses		3.5 Storeys (50.5') 3.5 Storeys (44.9')
Setbacks	Apartment Townhouses Heritage	West South West North East South West North	12' 5' 12' 16' 8' 5' 12' 16'
			21.25' 6.25' 42' 14.50' 8.92' 11.33' 12' 16'

Parking Data			
Proposed Parking	Resident parking stalls		70
	Handicap parking stalls	(included)	2
	Small car parking stalls	(included)	3
	Visitors parking		12
Total proposed parking			82
Residential stalls required per 4.2.1.13	0.5 per dwelling under 50m²	2 dwelling units	1
	0.6 per dwelling over 50m²	68 dwelling units	41
	plus 1 per gross 200m²	6774.8m² / 200m²	34
	handicap (incl.)	70 dwelling units	2
	small car parking 25% max (incl.)	25% of 76 req'd parking	19
	visitors' parking (incl.)	0.15 per dwelling	11
Total Required Parking			76
Bicycle Parking Required	A minimum of 1.25 spaces for every dwelling unit		88
Bicycle Parking Proposed	1.54 spaces/dwelling unit		108

Building Data				
Unit Mix	Description	Net Area (sq.ft)	# of Units	Combined (sq.ft)
Townhouse				
Unit A	2.5 STOREY 3 BR	1,343	8	10,744
Unit Ae	2.5 STOREY 3 BR	1,363	4	5,452
Unit B	1 STOREY 3 BR	1,068	5	5,338
Unit C	2.5 STOREY 3 BR	1,292	12	15,504
Unit Ce	2.5 STOREY 3 BR	1,312	4	5,248
Unit D	1 STOREY 3 BR	1,027	8	8,215
Townhouse Subtotal			41	50,501
Apartment				
Unit E	1 BR	626	17	10,641
Unit E1	1 BR	655	2	1,310
Unit F	1 BR	626	5	3,130
Unit F1	1 BR	655	2	1,310
Unit G	1 BR	552	2	1,104
Apartment Subtotal			28	17,494
Heritage	2 STOREY 2 BR	1,240	1	1,240
Total Units (Saleable Area)			69 + 1 Heritage	69,235
Gross Residential Area		Amenity area exclusions 2,291 sq.ft (10%) max allowed 1,513 sq.ft (6.6%) proposed	Apartment Mechanical Fitness Room Community multi-purpose Office Total Apartment Area	23,130 122 379 1,056 122 21,752
			Townhouses	50,501
			Heritage	1,240
Total Gross Area				73,192
Unit Type Percentage		One Bedroom Units Two & Three Bedroom Units	40% 60%	
Building Area (Horizontal Projection)		Apartment Townhouses Heritage daycare		5,823 15,309 620
Total Building Area				21,752

*SUITE AREAS HAVE BEEN CALCULATED BY USING THE CENTER LINE OF PARTY WALLS AND THE OUTSIDE FACE OF EXTERIOR WALL SHEATHING, RESULTING AREAS HAVE BEEN ROUNDED UP TO THE NEAREST WHOLE NUMBER.

**LEGAL SURVEYS OF SUITE AREAS MAY DIFFER FROM WENSLEY ARCHITECTURE LTD. METHODOLOGY OF DETERMINING SALEABLE AREA.