



CONSULTANTS:

CLIENT:
Pennyfarthing Development Corp.
100 - 1450 Creekside Drive
Vancouver, B.C.
V6J-5B3

PROJECT TITLE:
King Edward Avenue & Yukon Street
357-391 West King Edward Avenue
Vancouver, BC

DRAWING TITLE:
Context Plan & Project Stats

DRAWING ISSUED FOR: ISSUED FOR REZONING DATE ISSUED BY: 2014.01.24 JW

STAMP:

1313 King Edward Avenue & Yukon Street 24/01/2014

ADDRESS: CIVIC: 357, 375, 391 West King Edward Avenue, Vancouver, BC

LEGAL: Lots 28, 29, 30, Block 662, District Lot 526, Plan 2913

STATISTIC SUMMARY

ZONING	Existing	Proposed
RS-1		CD-1

USES	Existing	Proposed
SF Residential		MF Residential

SITE AREA	Existing	Proposed
	SF	22,956
m2	2132.7	2132.7
Ac	0.527	0.527

SETBACKS	Permitted	Proposed
	King Edward	10-15 ft
Lane	-	4 ft
Yukon	-	10'
East	-	6.5'-12'

AREA STATS	m2	ft2
	Total Floor Area	3,997.9
FAR		1.87
Building Coverage		53%

FLOOR AREA SUMMARY	(SF)	(m2)
	Apartment	34228
Townhouses	8805	818.0

TOTAL UNITS	Apartment	Townhouse	Total
	36	7	43
Studio	5	0	5
1 Bedroom	9	0	9
2 Bedroom	21	7	28
3 Bedroom	1	0	1

HEIGHT	Permitted	Proposed
	Apartment	4 storey
Roof Height	-	50'-6" (15.4m)
Townhouse	2 Storey	
Roof Height	-	31'-1" (9.47m)

COMMON AMENITY	m2	ft2
	Apartment	37.2
PARKADE AREA (SF)	2050.2	22,068

EFFICIENCY	Amenity	Circulation	Total
	Level 1	400	1952
Level 2		906	906
Level 3		906	906
Level 4		872	872
	Total		5,036
	Efficiency		89.1%

PARKING SUMMARY	Required	Proposed	
	(Gross Floor Area/200 sm) + (.6 per unit):	46	36
Regular Stall		43,033	
Small Stall	25% Max.	11	10
HC		2	2
	Total**	46	50

** For purposes of total, each HC space is counted as 2, as per COV Parkinb By-Law 4.1.15

BIKE STORAGE	Class A	Required	Proposed
	HORIZONTAL Min 70% of Required Spao	38	42
VERTICAL Max 30% of Required Spac	15	12	
TOTAL		54	54
CLASS B	6		6
TOTAL		60	60

UNIT AREA BREAKDOWN

APARTMENT Unit Types	Gross Unit Area (SF)	(m2)	No. of Units Per Level				Storage/Unit (SF)	Total Storage Exclusion	Total Unit per Type	
			Level 1	Level 2	Level 3	Level 4				
A1	1 Bed	757	70.3	1	0	1	0	40	80	2
A1a	1 Bed	803	74.6	1	0	0	0	40	40	1
A2	1 Bed	692	64.3	1	1	1	0	40	120	3
A3	1 Bed	652	60.6	1	1	1	0	36	108	3
B1	2 Bed	953	88.5	0	2	2	0	40	160	4
B1a	2 Bed	991	92.1	1	0	0	0	40	40	1
B2	2 Bed	940	87.3	0	2	2	0	32	128	4
B3	2 Bed	921	85.6	0	1	1	0	40	80	2
B4	2 Bed	870	80.8	2	0	0	0	32	64	2
C1	2 Bed + Den	1047	97.3	0	1	1	0	40	80	2
C1a	2 Bed + Den	1085	100.8	1	0	0	0	40	40	1
S1	Studio	536	49.8	2	0	0	0	40	80	2
S2	Studio	564	52.4	1	1	1	0	40	120	3
PH1	2 Bed + Den	1195	111.0	0	0	0	1	36	36	1
PH2	2 Bed	1038	96.4	0	0	0	1	40	40	1
PH3	2 Bed	954	88.6	0	0	0	1	30	30	1
PH4	2 Bed + Den	1195	111.0	0	0	0	1	40	40	1
PH5	3 Bed + Den	1308	121.5	0	0	0	1	40	40	1
PH6	2 Bed + Den	1184	110.0	0	0	0	1	25	25	1
Total Units Per Level									1351	
									Total Units	36

Level	Gross Floor Area (SF)	(m2)	Amenity Area (SF)	(m2)	Total Storage Exclusion (SF)	(m2)	Total Exclusion (SF)	(m2)	Total Area (w/ Exclusion) (SF)	(m2)
L1	9555	887.7	400	37.2	380	35.3	780	72.5	8775	815.2
L2	9341	867.8	0	0.0	380	35.3	380	35.3	8961	832.5
L3	9341	867.8	0	0.0	380	35.3	380	35.3	8961	832.5
L4	7742	719.3	0	0.0	211	19.6	211	19.6	7531	699.7
Total Apartment Area with Exclusion									34228	3179.9

TOWNHOUSE Unit Types	Gross Floor Area (SF)	(m2)	Area per Level			Total Unit	Total Area per Type (SF)	(m2)	
			Level 1	Level 2	Roof Access				
TH-A	2 Bed	1248	115.9	583	606	59	3	3744	347.8
TH-B	2 Bed + Den	1335	124.0	676	600	59	1	1335	124.0
TH-C	2 Bed	1259	117.0	596	603	60	1	1259	117.0
TH-D	2 Bed + Den	1280	118.9	731	990	59	1	1280	118.9
TH-E	2 Bed	1187	110.3	516	611	60	1	1187	110.3
Total Townhouse Units						7			
Total Townhouse Area with Exclusion						8805	818.0		

BALCONY / PATIO	Apartment	Patio (SF)	Balcony (SF)		Roof Deck (SF)	Total Area (SF)
			Open	Enclosed		
Level 1	1288	0	0	0	0	1288
Level 2	0	491	63	0	0	554
Level 3	0	491	63	0	0	554
Level 4	0	0	0	0	2049	2049
Townhouse	0	0	0	0	1460	1460
TOTAL (SF)	1288	982	126	0	3509	3509
TOTAL (m2)	80.6	61.5	7.9	0	219.7	219.7
TOTAL (%)	3.0%	2.3%	0.3%	0.0%	8.2%	

DATE:

KEY PLAN:

