

Preliminary Development Statistics

**CAMBIE STREET / 26TH AVENUE
RESIDENTIAL DEVELOPMENT
4162 & 4188 Cambie Street, Vancouver**

February 17, 2015
updated

EXISTING SITE AREA 0.206 ha 0.509 acres 22,185.55 SF

PERMITTED BUILDING HEIGHT

APARTMENT ROOF HEIGHT	PERMITTED	6 STOREYS	PROPOSED	6 STOREYS
			PROPOSED	64 FT
TOWNHOMES ROOF HEIGHT	PERMITTED	2 STOREYS	PROPOSED	2 STOREYS
			PROPOSED	22 FT

DEVELOPMENT SUMMARY

APARTMENT BUILDING

Room Type	Parking	Main	2nd floor	3rd Floor	4th Floor	5th Floor	6th Floor	Total Units	Net Area	Total Net Area	FSR Area	Total FSR Area	Unit Mix
A 1 Bedroom		2	2	2	2	0	0	8	666 SF	5,328 SF	626 SF	5,008 SF	14%
Aa 1 Bedroom		0	2	2	2	0	0	6	740 SF	4,440 SF	700 SF	4,200 SF	12%
Ab 1 Bedroom		2	0	0	0	0	0	2	647 SF	1,294 SF	607 SF	1,214 SF	4%
A1 1 Bedroom		2	0	0	0	0	0	2	920 SF	1,840 SF	805 SF	1,610 SF	4%
B 2 Bedroom		0	0	2	2	0	0	4	1,014 SF	4,056 SF	974 SF	3,896 SF	8%
Ba 2 Bedroom		0	2	0	0	0	0	2	1,014 SF	2,028 SF	974 SF	1,948 SF	4%
B1 2 Bedroom		1	2	2	2	0	0	7	1,132 SF	7,924 SF	1,092 SF	7,644 SF	14%
B2 2 Bedroom		2	2	2	2	0	0	8	838 SF	6,704 SF	838 SF	6,704 SF	16%
C 2 Bedroom		0	0	0	0	1	0	1	1,111 SF	1,111 SF	1,071 SF	1,071 SF	2%
C1 2 Bedroom		0	0	0	0	0	1	1	1,114 SF	1,114 SF	1,074 SF	1,074 SF	2%
D 2 Bedroom		0	0	0	0	1	0	1	1,352 SF	1,352 SF	1,312 SF	1,312 SF	2%
D1 2 Bedroom		0	0	0	0	0	1	1	1,355 SF	1,355 SF	1,315 SF	1,315 SF	2%
E 2 Bedroom		0	0	0	0	2	0	2	965 SF	1,930 SF	965 SF	1,930 SF	4%
E1 2 Bedroom		0	0	0	0	0	2	2	973 SF	1,946 SF	973 SF	1,946 SF	4%
F 2 Bedroom		0	0	0	0	2	0	2	994 SF	1,988 SF	994 SF	1,988 SF	4%
F1 2 Bedroom		0	0	0	0	0	2	2	999 SF	1,998 SF	999 SF	1,998 SF	4%
#UNIT / FLOOR		9	10	10	10	6	6	51	UNITS				
UNIT AREA/FLOOR		7,274 SF	8,780 SF	8,780 SF	8,780 SF	6,381 SF	6,413 SF			46,408 SF		44,858 SF	100%
Common Area		1,703 SF	1,066 SF	998 SF	998 SF	835 SF	803 SF			6,403 SF		6,403 SF	excluded
Bike Storage Room													excluded
Storage Locker													excluded
Garbage/Recycling													excluded
Maintenance													excluded
Elevator Shaft		SF	SF	SF	SF	SF	SF			SF		SF	excluded
Lobby		SF								SF		SF	excluded
Service Spaces		SF	SF	SF	SF	SF	SF			SF		SF	excluded
Amenity		753 SF								SF		SF	excluded
GROSS FLOOR AREA		9,730 SF	9,846 SF	9,778 SF	9,778 SF	7,216 SF	7,216 SF			53,564 SF		51,261 SF	
NET EFFICIENCY		74.8 %	89.2 %	89.8 %	89.8 %	88.4 %	88.9 %			86.6 %			

TOWNHOMES

Room Type	Parking	Main	2nd floor	3rd Floor	4th Floor	5th Floor	6th Floor	Total Units	Main Floor Net	Upper Floor Net Area	FSR Area	Total FSR Area	Unit Mix
TH1 3 Bedroom	(612 SF)	1	0	0	0	0	0	1	646 SF	646 SF	1,292 SF	1,292 SF	20%
TH1a 3 Bedroom	(428 SF)	1	0	0	0	0	0	1	649 SF	649 SF	1,298 SF	1,298 SF	20%
TH2 3 Bedroom	(518 SF)	1	0	0	0	0	0	1	598 SF	640 SF	1,238 SF	1,238 SF	20%
TH2a 2 Bedroom	(518 SF)	1	0	0	0	0	0	1	598 SF	548 SF	1,146 SF	1,146 SF	20%
TH2b 3 Bedroom	(558 SF)	1	0	0	0	0	0	1	640 SF	648 SF	1,288 SF	1,288 SF	20%
#UNIT / FLOOR		5	0	0	0	0	0	5	UNITS				
UNIT AREA/FLOOR		3,131 SF	3,131 SF	0 SF	0 SF	0 SF	0 SF		3,131 SF	3,131 SF		6,262 SF	100%
GROSS FLOOR AREA		3,131 SF	3,131 SF	0 SF	0 SF	0 SF	0 SF					6,262 SF	
NET EFFICIENCY		100.0 %	100.0 %										

TOTAL SITE

Room Type	Parking	Main	2nd floor	3rd Floor	4th Floor	5th Floor	6th Floor	Total Units	Net Area	Total Net Area	FSR Area	Total FSR Area	Unit Mix
A 1 Bedroom		2	2	2	2	0	0	8	666 SF	5,328 SF	626 SF	5,008 SF	14%
Aa 1 Bedroom		0	2	2	2	0	0	6	740 SF	4,440 SF	700 SF	4,200 SF	11%
Ab 1 Bedroom		2	0	0	0	0	0	2	647 SF	1,294 SF	607 SF	1,214 SF	4%
A1 1 Bedroom		2	0	0	0	0	0	2	920 SF	1,840 SF	805 SF	1,610 SF	4%
B 2 Bedroom		0	0	2	2	0	0	4	1,014 SF	4,056 SF	974 SF	3,896 SF	7%
Ba 2 Bedroom		0	2	0	0	0	0	2	1,014 SF	2,028 SF	974 SF	1,948 SF	4%
B1 2 Bedroom		1	2	2	2	0	0	7	1,132 SF	7,924 SF	1,092 SF	7,644 SF	13%
B2 2 Bedroom		2	2	2	2	0	0	8	838 SF	6,704 SF	838 SF	6,704 SF	14%
C 2 Bedroom		0	0	0	0	1	0	1	1,111 SF	1,111 SF	1,071 SF	1,071 SF	2%
C1 2 Bedroom		0	0	0	0	0	1	1	1,114 SF	1,114 SF	1,074 SF	1,074 SF	2%
D 2 Bedroom		0	0	0	0	1	0	1	1,352 SF	1,352 SF	1,312 SF	1,312 SF	2%
D1 2 Bedroom		0	0	0	0	0	1	1	1,355 SF	1,355 SF	1,315 SF	1,315 SF	2%
E 2 Bedroom		0	0	0	0	2	0	2	965 SF	1,930 SF	965 SF	1,930 SF	4%
E1 2 Bedroom		0	0	0	0	0	2	2	973 SF	1,946 SF	973 SF	1,946 SF	4%
F 2 Bedroom		0	0	0	0	2	0	2	994 SF	1,988 SF	994 SF	1,988 SF	4%
F1 2 Bedroom		0	0	0	0	0	2	2	999 SF	1,998 SF	999 SF	1,998 SF	4%
TH1 3 Bedroom	(612 SF)	1	0	0	0	0	0	1	1,292 SF	1,292 SF	1,292 SF	1,292 SF	2%
TH1a 3 Bedroom	(428 SF)	1	0	0	0	0	0	1	1,298 SF	1,298 SF	1,298 SF	1,298 SF	2%
TH2 3 Bedroom	(518 SF)	1	0	0	0	0	0	1	1,238 SF	1,238 SF	1,238 SF	1,238 SF	2%
TH2a 2 Bedroom	(518 SF)	1	0	0	0	0	0	1	1,146 SF	1,146 SF	1,146 SF	1,146 SF	2%
TH2b 3 Bedroom	(558 SF)	1	0	0	0	0	0	1	1,288 SF	1,288 SF	1,288 SF	1,288 SF	2%
#UNIT / FLOOR		14	10	10	10	6	6	56	UNITS				
UNIT AREA/FLOOR		10,405 SF	11,911 SF	8,780 SF	8,780 SF	6,381 SF	6,413 SF			52,670 SF		51,120 SF	100%
Common Area		1,703 SF	1,066 SF	998 SF	998 SF	835 SF	803 SF			6,403 SF		6,403 SF	excluded
Bike Storage Room													excluded
Storage Locker													excluded
Garbage/Recycling													excluded
Maintenance													excluded
Elevator Shaft		SF	SF	SF	SF	SF	SF			SF		SF	excluded
Lobby		SF								SF		SF	excluded
Service Spaces		SF	SF	SF	SF	SF	SF			SF		SF	excluded
Amenity		753 SF								SF		SF	excluded
GROSS FLOOR AREA		12,861 SF	12,977 SF	9,778 SF	9,778 SF	7,216 SF	7,216 SF			59,826 SF		57,523 SF	
NET EFFICIENCY		80.9 %	91.8 %	89.8 %	89.8 %	88.4 %	88.9 %			88.0 %			

FSR CALCULATION

GROSS AREAS	5,557.8 SM	59,826 SF	
AREA EXEMPTION OF 40 SF PER UNIT MAX. AND ENCLOSED BALCONY	(Excluded)	2,303 SF	
AMENITY	(Excluded)	753 SF	
TOTAL FSR		56,770 SF	Proposed 2.56 FSR

LEGAL DESCRIPTION

SITE AREAS

TOTAL AREA	0.5091 acres	2,061.0 SM	22,186 SF
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SITE COVERAGE

AREA (Exclude Balconies)	22,186 SF	Proposed 58.0%
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PARKING SUMMARY

REQUIRED VEHICLE STALLS	Gross Floor Area / 200m2	27.8 stalls
	+ 0.6m2 / unit	33.6 stalls
	Total	61.4 stalls

PROPOSED VEHICLE STALLS 66 stalls

REQUIRED BICYCLE STALLS	CLASS A	Total units x 1.25	70 stalls
	CLASS B		6 stalls
	Total		76 stalls

PROPOSED BICYCLE STALLS	CLASS A	73 stalls
	CLASS B	6 stalls
	Total	79 stalls

DEVELOPMENT SUMMARY



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Revisions
Issued for Rezoning Pre-application Review July 21, 2014
Amendments September 29, 2014
Issued for Rezoning Review February 17, 2015

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

Project:
Cambie & West 26th Residences
4162 & 4188 Cambie Street
Vancouver, B.C.

Development Summary

Scale: 1/16" = 1'-0"
Date: February 17, 2015

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