

Development Data

Development Statistics

Address: 478 – 496 West 48th Avenue
 Legal Description: Lot 1 of Lot 4 Block 999 District Lot 526 Plan 5531 , Lot 2 of Lot 4 Block 999 District Lot 526 Plan 5531
 Site Area: 15,376 ft² 1,429 m²
 Existing Zoning: RS-1
 Proposed Zoning: CD-1

Proposed Height

	Height	
	(ft)	(m)
Top of Parapet:	107	33
Top of Elevator Penthouse:	123	37.5
Number of Storeys:	10 storeys	

Setbacks

	Minimum Setback		Maximum Setback	
	(ft)	(m)	(ft)	(m)
North (front):	10	3	24.75	7.5
East (side):	10	3	36	11
South (rear):	10	3	33	10
West (side):	12	3.6	26	7.9

Building Area

	Gross Floor Area		Amenity ** (exclusion)		In-Suite Storage (exclusion)		Balcony Area		Retail Area	
	(ft ²)	(m ²)	(ft ²)	(m ²)	(ft ²)	(m ²)	(ft ²)	(m ²)	(ft ²)	(m ²)
Level 1	7,695	715	2,070	192	85	8	0	0	1,069	99
Level 2	9,235	858			280	26	733	68		
Level 3	9,235	858			280	26	733	68		
Level 4	6,573	611			184	17	180	17		
Level 5	5,564	517			155	14	240	22		
Level 6	5,564	517			155	14	360	33		
Level 7	5,564	517			155	14	360	33		
Level 8	5,564	517			155	14	360	33		
Level 9	4,204	392			80	7	0	0		
Level 10	3,984	370			80	7	240	22		
Roof	0	0								
Total	63,204	5,872	2,070	192	1,609	149	3,206	298	1,069	99
Net Floor Area: (GFA minus Exclusions)	59,525	5,530						5.39%		
SITE AREA:	15,376	1,428								
Proposed FSR:	3.87									

** Amenity Exclusion Includes Amenity Room & Bike Storage

Residential Unit Breakdown

	Total	1 Bedroom	2 Bedroom	3 Bedroom
Level 1	4	3	1	
Level 2	10	4	5	1
Level 3	10	4	5	1
Level 4	7	1	6	
Level 5	6		6	
Level 6	6		6	
Level 7	6		6	
Level 8	6		6	
Level 9	2			2
Level 10	2			2
Roof				
Total	59	12	41	6

Parking & Loading Requirements

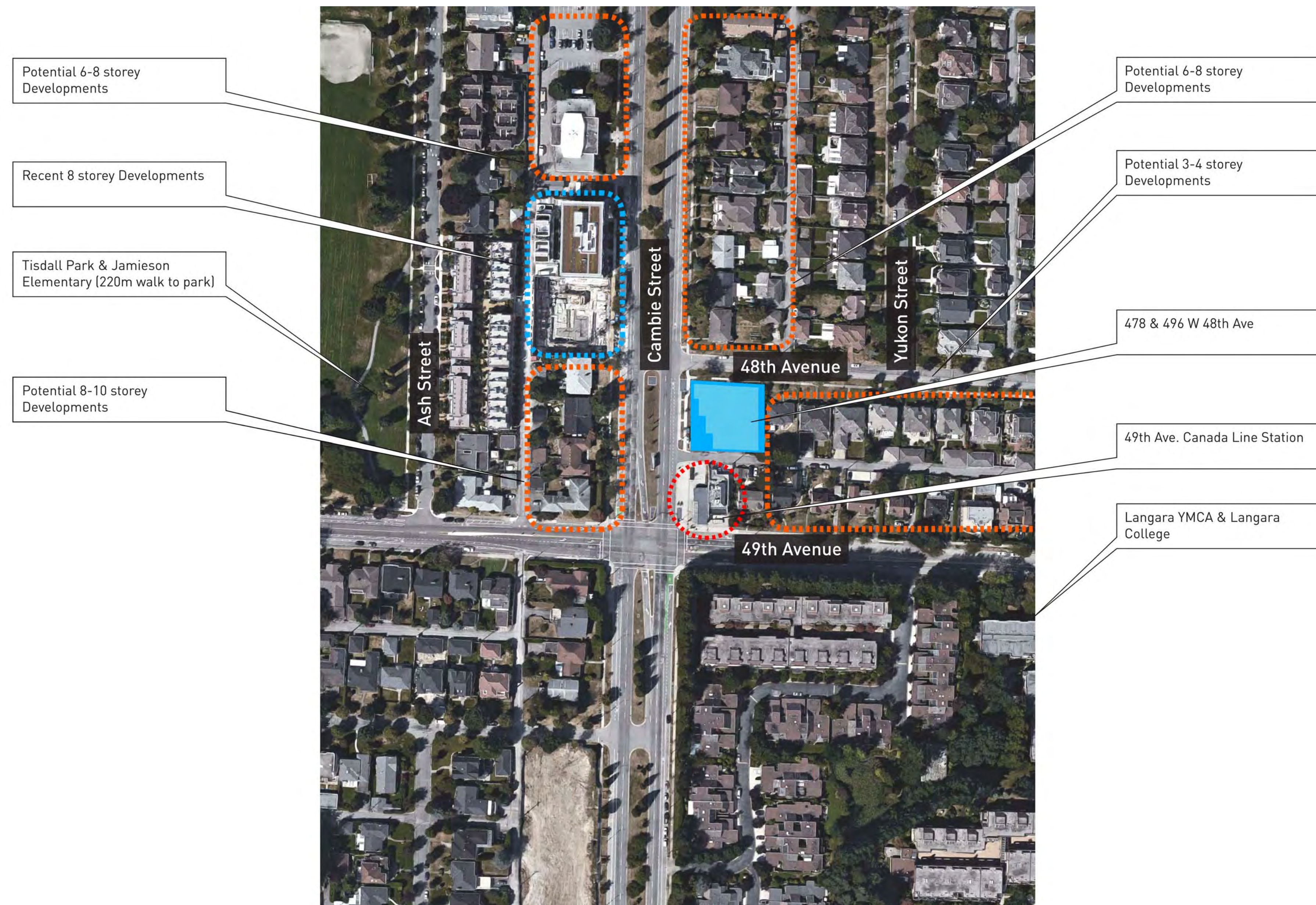
	Required	Proposed
Disability: (VPBL 4.8.4(a))		
1 per first 7 D.U.	1	
1 per 0.034 units thereafter	2	
Total Disability:	3	3
Residential (rental): (VPBL 4.5.B1)		
1 per 125sm = 29	44	
Residential Visitor:		
7.5% of total D.U.	4	4
Less 20% proximity to rapid transit:	-9	
Less Disability Relaxation: (VPBL 4.1.15)		
Each disability = 2 spaces	-3	
Subtotal Residential:	40	43
Commercial: (VPBL 4.2.5.1)		
1 per 100sm	1	1
Total Spaces:	41	44
Class B Loading:	n/a	0

Bicycle Storage Requirements

	Required	Proposed
Residential Bicycle Storage: (VPBL 6.2.1.2)		
Residential Class A: 1.25 per unit	74	74
Allowable Vertical spaces (30%)	22	27
Min. Horizontal spaces (50%)	37	32
Required lockers (20%)	15	15
Residential Class B:	6	6



Aerial Perspective Looking Northeast



Neighbourhood Development

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This drawing is not to be used for construction until issued for that purpose by the designer.

Prior to commencement of the Work the Contractor shall verify all dimensions, datums and levels to identify any errors and omissions, ascertain any discrepancies between this drawing and the full Contract Document, and bring these items to the attention of the owner for clarification.

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Revisions and Issues:

Rev	Description	DATE
1	Rezoning Submission	16/12/21

Client: -
 Address: -

Project: 48th and Cambie
 Address: 478-496 W 48th Ave
 Vancouver, BC

DRAWING TITLE: Context Info and Project Statistics

Scale:
 DATE: 12/04/16
 PROJECT #: 1502

DRAWING NUMBER: **A001**