

**485 West 35th Avenue**

11-Sep-2018

**Legal Address** 485 West 35th Avenue, Vancouver  
**Legal Description** Lot 11 (Explanatory Plan 8233) Block 840, District Lot 526, Plan 8324  
**Existing Zoning** RS-1  
**Proposed Zoning** CD-1  
**Property Size** 8,757.22 ft<sup>2</sup> (813.57sm) Dim.: 69.00'x126.91' (21.03m x 38.68m)  
**Total FSR Proposed\*** 21,571 ft<sup>2</sup> FSR: 2.46 \*FSR does not include in-suite storage areas.  
**Height Proposed** 6 Storeys; 61'-0" (18.60m): Top of Roof Garden slab, 73'-9 3/4" (22.50m): Top of Elevator Machine Room  
 Roof access height excluded per Bylaw 10.11.1(d)

**Unit Mix**

**Note:** Does not Include in-suite storage areas

| Floor                   | 1 Bed < 538 ft <sup>2</sup> |            | 1 Bed >538 ft <sup>2</sup> |              | 2 Bed >538 ft <sup>2</sup> |              | 3/4 Bed >538 ft <sup>2</sup> |              | Totals Units/Flr | Total Area    | Area of Units >538 <1938 ft <sup>2</sup> | Area of Units > 1938 ft <sup>2</sup> |
|-------------------------|-----------------------------|------------|----------------------------|--------------|----------------------------|--------------|------------------------------|--------------|------------------|---------------|--|--------------------------------------|
|                         | Units                       | Area       | Units                      | Area         | Units                      | Area         | Units                        | Area         |                  |               |  |                                      |
| L1                      | 1                           | 518        |                            |              | 2                          | 2,238        |                              |              | 3                | 2,756         | 2,238                                    |                                      |
| L2                      |                             |            | 1                          | 628          | 1                          | 997          | 1                            | 1,867        | 3                | 3,492         | 3,492                                    |                                      |
| L3                      |                             |            | 3                          | 1,679        |                            |              | 1                            | 1,292        | 4                | 2,971         | 2,971                                    |                                      |
| L4                      |                             |            | 3                          | 1,718        |                            |              | 1                            | 1,266        | 4                | 2,984         | 2,984                                    |                                      |
| L5                      |                             |            |                            |              | 1                          | 903          | 1                            | 1,528        | 2                | 2,431         | 2,431                                    |                                      |
| L6                      |                             |            |                            |              |                            |              | 1                            | 2,420        | 1                | 2,420         |  | 2,420                                |
| <b>Total Units</b>      | <b>1</b>                    |            | <b>7</b>                   |              | <b>4</b>                   |              | <b>5</b>                     |              | <b>17</b>        |               |  | <b>1</b>                             |
| <b>Mix</b>              | <b>6%</b>                   |            | <b>41%</b>                 |              | <b>24%</b>                 |              | <b>29%</b>                   |              | <b>100%</b>      |               |  |                                      |
| <b>Total Area (Net)</b> |                             | <b>518</b> |                            | <b>4,025</b> |                            | <b>4,138</b> |                              | <b>8,373</b> |                  | <b>17,054</b> | <b>14,116</b>                            | <b>2,420</b>                         |

**Amenity Area**

Planning Bylaw, Amenity Areas excluded from FSR  
 Amenity Room Area 143 sf

**Area Calculation**

| Floor Level  | Net Residential (ft <sup>2</sup> ) | In-Suite Storage (ft <sup>2</sup> ) | Gross Saleable Residential (ft <sup>2</sup> ) | Gross Floor Area (ft <sup>2</sup> ) | Enclosed Balcony (ft <sup>2</sup> ) | Residential Area % | Open Balcony (ft <sup>2</sup> ) | Residential Area % |
|--------------|------------------------------------|-------------------------------------|---|-------------------------------------|-------------------------------------|--------------------|---------------------------------|--------------------|
| L1           | 2,756                              | 40 *                                | 2,796   | 4,312                               |                                     |                    |                                 |                    |
| L2           | 3,492                              | 132                                 | 3,624   | 4,324                               |                                     |                    | 258                             | 1.2%               |
| L3           | 2,971                              | 143                                 | 3,114   | 3,723                               | 40                                  | 0.2%               | 395                             | 1.8%               |
| L4           | 2,984                              | 147                                 | 3,131   | 3,739                               | 36                                  | 0.2%               | 275                             | 1.2%               |
| L5           | 2,431                              | 64                                  | 2,495   | 3,148                               |                                     |                    | 455                             | 2.0%               |
| L6           | 2,420                              | 21                                  | 2,441   | 2,781                               |                                     |                    | 325                             | 1.5%               |
| Roof         |                                    |                                     |   | 234                                 |                                     |                    |                                 |                    |
| <b>Total</b> | <b>17,054</b>                      | <b>548</b>                          | <b>17,602</b>                                 | <b>22,262</b>                       | <b>76</b>                           | <b>0.4%</b>        | <b>1708</b>                     | <b>7.7%</b>        |

**Note:** \*Additional suite storage where not provided in-suite provided in underground parking garage.  
 Balcony areas do not include planters. Roof garden not included in Balcony total.

|   |              |                       |
|---|--------------|-----------------------|
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| PROJECT TITLE:  |              |                       |
| 485 West 35th Ave.<br>Vancouver BC  |              |                       |
| PROJECT NO.:  | 48714        |                       |
| DRAWN BY:   | XIAOAI       |                       |
| CHECKED BY:   | XIAOAI       |                       |
| SCALE:  |              |                       |
| DATE:   | SEPT 12 2018 |                       |
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| Parking   |                        | VPBL 4.2.1.13 |           |            |            |             |
|---|------------------------|---------------|-----------|------------|------------|-------------|
|   |                        | Required      | Provided  |            | % of Total |             |
|   |                        |               | Reg. Size | Small Size |            |             |
| 0.5 Spaces/Unit < 538 ft <sup>2</sup> (50m <sup>2</sup> )   | 1                      | 0.5           |           |            |            |             |
| 0.6 Spaces/Unit > 538 ft <sup>2</sup> (50m <sup>2</sup> )   | 16 Units               | 9.6           | 14        |            | 14         | 66.7%       |
| 1 space/2135 ft <sup>2</sup> (200m <sup>2</sup> )   | 21,571 ft <sup>2</sup> | 10.1          |           | 3          | 3          | 14.3%       |
| Excess Spaces   |                        |               |           |            |            |             |
| <b>Disability Parking (Included in required spaces)</b>   |                        |               |           |            |            |             |
| 1 space/ 7 Units + 0.034/Additional Units   | VPBL 4.8.4             | 2.0           |           |            | 2          | 9.5%        |
| 1 space counted as 2 regular parking spaces   | VPBL 4.1.15            |               |           |            | 2          | 9.5%        |
| <b>Vistor Parking (Parking and Loading Design Supplement IV. D. Visitor Parking, Residential)</b> |                        |               |           |            |            |             |
| 0.1-0.2 Spaces/Unit recommended   |                        | 1.7           |           |            |            |             |
| <b>Total</b>  |                        | <b>21.9</b>   | <b>14</b> | <b>3</b>   | <b>21</b>  | <b>100%</b> |

**Note:** Small Car Spaces allowance is less than 25% based upon 3 spaces in a total of 19 provided.  
Two Disability parking spaces are noted on the Parking Level Plan.

**Disability Parking Spaces** VPBL 4.1.15  
"Despite anything to the contrary in this By-law or in any other by-law mentioned herein, each disability parking space provided to satisfy the minimum required number of such spaces will count as two parking spaces for the purpose of satisfying the minimum required number of parking spaces. Use of this section will not affect any maximum parking permitted calculations."


| Bicycle Parking |  | Off-Street Bicycle Space Regulations 6.2.1.2 | Required | Provided |
|-----------------|--|--|----------|----------|
| Class A         | A minimum of 1.25 space for every dwelling unit.                                     |  | 21       | 22       |
| Class B         | A minimum of 6 spaces for any development containing a minimum of 20 dwelling units. |  | 6        | 6        |

| Loading Requirements |  | Off-Street Loading Space Regulations 5.2.1 | Required | Provided |
|----------------------|--|--|----------|----------|
| Residential          |  |  |          |          |
| Class A              | No requirement.                                  |  |          |          |
| Class B              | No requirement for less than 100 dwelling units. |  |          |          |
| Class C              | No Requirement.                                  |  |          |          |

**Storage Calculation** Bulk Storage and In-suite Storage - Multifamily Residential Developments Bulletin

- Bulk Storage Below Base Surface  
Minimum of 5.7 m<sup>3</sup> (201 ft<sup>3</sup>) of storage area is required for each dwelling unit
- In-Suite Storage At or Above Base Surface  
Maximum of 3.7 m<sup>2</sup> (40 ft<sup>2</sup>) of insuite storage space per dwelling unit may be excluded

| Garbage & Recycling        |          | Garbage and Recycling Garbage and Recycling Storage Amenity Table 2.1.1 |                                     |                                 |                  |                                |
|----------------------------|----------|---|-------------------------------------|---------------------------------|------------------|--------------------------------|
| Type                       | Quantity | Size  | Container Footprint ft <sup>2</sup> | Total Footprint ft <sup>2</sup> | Manoeuvre Factor | Total Provided ft <sup>2</sup> |
| Mixed Containers           | 1        | 360 ltr   | 6.78                                | 6.78                            | 2.25             | 15.26                          |
| Mixed Papers               | 2        | 360 ltr   | 6.78                                | 13.56                           | 2.25             | 30.52                          |
| Mixed Papers w/ Cardboard  | N/A      | 360 ltr   | 6.78                                |                                 | 2.25             |                                |
| Glass                      | 1        | 240 ltr   | 4.52                                | 4.52                            | 2.25             | 10.17                          |
| Compost Organics           | 1        | 240 ltr   | 4.52                                | 4.52                            | 2.25             | 10.17                          |
| Cardboard                  | N/A      | 3 yd  | 21.31                               |                                 | 2.25             |                                |
| Garbage                    | 1        | 3 yd  | 27.13                               | 27.13                           | 2.25             | 61.03                          |
| <b>Total Area Required</b> |          |   |                                     |                                 |                  | <b>127.15</b>                  |
| <b>Total Area Provided</b> |          |   |                                     |                                 |                  | <b>198.00</b>                  |

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| 485 West 35th Ave.<br>Vancouver BC  |              |                      |
| PROJECT NO.:  | 81714        |                      |
| DRAWN BY:   |              |                      |
| CHECKED BY:   | XJAAAI       |                      |
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