

SITE STATISTICS

CIVIC ADDRESS

4949 - 5109 CAMBIE STREET
VANCOUVER, BRITISH COLUMBIA

LEGAL DESCRIPTION

LOTS 2 TO 11, BLOCK 839, DISTRICT LOT 526, PLAN 8513

PID: 010-086-587, 010-086-919, 010-086-927, 006-745-199
010-086-706, 010-086-714, 010-086-722, 002-830-191
010-086-749, 010-086-757

TOTAL SITE AREA 76,825 SF (7137.28 SQM)
PROPOSED DEDICATION 6,246 SF (580.27 SQM)
NET SITE AREA 70,579 SF (6,557 SQM)
BUILDING AREA 39,436 SF (3,663.70 SQM)
SITE COVERAGE 56% (Ground Level Area/Net Site Area)

GROSS FSR FLOOR AREA 183,343 SF (17,033.12 SQM)

PROPOSED FSR 2.60
(note: fsr = net building area/net site area)

PROPOSED ZONING CD-1

PROPOSED USE RESIDENTIAL
PER CD-1

PROPOSED HEIGHT 23.32M (76'-6") BLDG-A
MAX 6 STOREYS 24.10M (79'-1") BLDG-B
24.23M (79'-6") BLDG-C
(FROM BASE SURFACE TO TOP OF GENERAL ROOF PARAPET ABOVE LEVEL 6)
NOTE: ELEV/MECH PH/UNIT ROOF ACCESS IS ABOVE GENERAL ROOF

SETBACKS
FRONT (CAMBIE ST.) 4.30M (14'-0") - MAJORITY OF FRONTAGE, 3.60M (12'-0") - MIN
SIDE YARD (MCGUIGAN DR) 3.05M (10'-0") - MIN
SIDE YARD (SOUTH) 2.44M (8'-0") - MIN
SOUTH PL R.O.W 15.24M (50'-0")
REAR (LANE) 2.43M (8'-0") - MIN

NO. OF RESIDENTIAL UNITS 202 (TOTAL NUMBER OF UNITS AND UNIT MIX ARE APPROXIMATE)

FLOOR	UNIT TYPE					
	BED 1	BED 1 + DEN	BED 2	BED 2 + DEN	BED 3	SUB-TOTAL
Level 1	3	28	7	5		43
Level 2	4	30	7	8		49
Level 3	3	24	7	6	1	41
Level 4	3	14	9	5	2	33
Level 5	1	3	4	5	6	19
Level 6	1	1	3	4	9	17
TOTAL UNIT	14	100	37	33	18	202
PERCENTAGE	7%	50%	18%	16%	9%	

	GROUND LEVEL		LEVEL 2		LEVEL 3		LEVEL 4		LEVEL 5		LEVEL 6		MECH. LEVEL		TOTAL	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
GROSS BUILDING AREA	39,436 SF	3663.70 m²	40,607 SF	3772.52 m²	35,452 SF	3293.62 m²	30,120 SF	2798.22 m²	24,401 SF	2266.93 m²	24,859 SF	2309.49 m²	3,251 SF	302.01 m²	198,126 SF	18,406.48 m²
ENVELOPE EXCLUSION	198 SF	18.37 m²	242 SF	22.52 m²	203 SF	18.83 m²	262 SF	24.35 m²	318 SF	29.52 m²	318 SF	29.51 m²			1,540 SF	143.09 m²
STORAGE EXCLUSION	1,720 SF	159.79 m²	1,960 SF	182.09 m²	1,640 SF	152.36 m²	1,320 SF	122.63 m²	520 SF	48.31 m²	920 SF	85.47 m²			8,080 SF	750.66 m²
AMENITY EXCLUSION	1,912 SF	177.65 m²													1,912 SF	177.65 m²
ROOF MECHANICAL EXCLUSION													3,251 SF	302.01 m²	3,251 SF	302.01 m²
NET BUILDING AREA	35,606 SF	3307.89 m²	38,405 SF	3567.91 m²	33,610 SF	3122.43 m²	28,538 SF	2651.24 m²	23,563 SF	2189.11 m²	23,621 SF	2194.51 m²	-	-	183,343 SF	17,033.08 m²
TOTAL EXCLUSION AREA	3,830 SF	355.82 m²	2,202 SF	204.61 m²	1,843 SF	171.19 m²	1,582 SF	146.98 m²	838 SF	77.83 m²	1,238 SF	114.98 m²	3,251 SF	302.01 m²	59,708 SF	5547.02 m²
CIRCULATION AREA	6,989 SF	649 m²	4,672 SF	434 m²	4,180 SF	388 m²	4,146 SF	385 m²	6,669 SF	620 m²	1,388 SF	129 m²			28,044 SF	2605 m²
GROSS RESIDENTIAL AREA	30,327 SF	2817 m²	35,689 SF	3316 m²	31,068 SF	2886 m²	25,708 SF	2388 m²	27,373 SF	2543 m²	13,138 SF	1221 m²			163,303 SF	15171 m²
BALCONY (AREA NOT INCLUDED)			3,216 SF	298.75 m²	2,283 SF	212.09 m²	1,549 SF	143.95 m²	1,718 SF	159.63 m²	3,536 SF	328.47 m²			12,302 SF	1142.88 m²
ROOF DECK (AREA NOT INCLUDED)					3,787 SF	351.85 m²	4,310 SF	400.37 m²	3,782 SF	351.34 m²			20,744 SF	1927.18 m²	32,623 SF	3030.74 m²

NET BUILDING AREA (FSR)	183,343 SF	17,033.08 m²
NET SITE AREA	70,577 SF	6,556.79 m²
FSR	2.60	
BALCONY ALLOWABLE	8% MAX	
BALCONY GIVEN	6.71%	

PARKING STATISTICS

REQUIRED MARKET UNITS 1 SPACE FOR EVERY STUDIO OR 1 BEDROOM UNIT
2 SPACES FOR EVERY 2 OR MORE BEDROOM UNIT

VISITOR 0.1 STALL / UNIT

REQUIRED (BELOW GRADE) RESIDENTIAL 290 STALLS
VISITOR 9 STALLS +6 H/C STALLS
TOTAL PARKING 311 STALLS (max.)
CLASS B LOADING 2 STALLS

NOTE:
1. ONE H/C STALL PROVIDED COUNT AS 2 SPACES PER PARKING BY-LAW 4.1.14)
2. FURTHER PARKING RELAXATION APPLICABLE AT DP STAGE

BICYCLE
MIN 1.25 SPACES PER UNIT PER PARKING BYLAW REQ'D
(202X1.25 = 253 STALLS REQUIRED)

PARKING SUMMARY	REQUIRED	PROVIDED
Level P1 High		
Handicap Stall	6	6
Regular Stall		150
Small Stall		1
Level P2 High		
Regular Stall		175
Small Stall		1
TOTAL:	311	339
CLASS B LOADING	2	3

GENERAL INFORMATION

Cambie & 35th
Project Address

Date: 04/12/2013
Project No: 34599
Scale:

A0002