

ZONING SUMMARY + PROJECT STATISTICS

Project Statistics

Project Name:	35th & Quebec	
Civic Address:	5021-5079 Quebec Street	
Legal Description:	LOTS 10 TO 14 BLOCK 4 PLAN VAP3774 DISTRICT LOT 637 NWD AMD	
Authority Having Jurisdiction:	City of Vancouver Zoning & Development Bylaw 3575 Little Mountain Adjacent Area Rezoning Policy 2013 (LMAARP)	
Site Area:	18,314 SF (1,700 SM)	
Site Coverage:	7,694 SF (719.9 SM) 42.0%	
Suite Type + Quantities:	One Bedroom	6
	Two Bedrooms	23
	Three Bedrooms	13
	Subtotal	42
Zone:	Permitted RS-1	Proposed CD-1
Use:	Residential	Residential
Suite Mix:	35% Family Oriented Suites Min. 10% Three Bedroom Suites Min. 25% Two Bedroom Suites Min.	86% Family Oriented Suites 31% Three Bedroom Suites 55% Two Bedroom Suites
Setbacks:	North: Side Yard - 9' - 10" (3M) South: Side Yard - 9' - 10" (3M) West: Rear Yard - Varies East: Front Yard - 9' - 10" (3M)	North: Side Yard - 9' - 10" (3M) South: Side Yard - 14' - 7" (4.4M) West: Rear Yard - 27' - 10 13/16" (8.504 M) East: Front Yard - 28' - 1 15/16" (8.593 M)
Dedications:	Northern Path Surface Right of Way	4'-0" from North PL Max.
FSR:	2.3	2.3
Amenity:	400 SF (37.2 SM)	525 SF (48.7 SM)
Height:	6 Storeys - 65' (19.8M)	6 Storeys - 65' (19.8M) Note: Minor discretionary height increase and FSR exclusion requested to provide stair access to and infrastructure for vegetated roof.
Balconies:	12% of Residential Area Max. 0.12 x 42,122 SF = 5,055 SF or 0.12 x 3,913.3 SM = 469.6 SM	12% of Residential Area or 5,055 SF (469.6 SM)
Parking:	TBD at Rezoning; Assumed Best Practice: Section 4.2.1.13 Off-street Parking Space Regulations 1 Space per 2,153 SF (200 SM) + 0.5 / Suite less than 50 SM + 0.8 / Suite $(51,719 / 2,153) + (0.8 \times 42) = 49.222$ Accessible Parking Spaces 1 per first 7 suites + 0.034 for each add. suite $(1) + (35 \times 0.034) = 2.19$ 10% Electric Vehicle Charging $(0.1) \times (51) = 5.1$ 25% Small Car Parking Spaces Max. $(0.25) \times (50) = 12.5$	51 Parking Spaces 2 Accessible Parking Spaces 5 Electric Vehicle Charging Spaces 13 Small Car Parking Spaces
Bicycle Parking:	Section 6.2.1.3 Off-street Bicycle Space Regulations 1.25 Bike Parking Space / Suite $(1.25) \times (42) = 52.5$ 20% Bike Lockers Min. $(0.2) \times (53) = 10.6$ 30% Vertical Bike Parking Spaces Max. $(0.3) \times (53) = 15.9$ Class B - Min 6 Spaces per bld w 20 suites	66 Bike Parking Spaces 15 Bike Lockers 14 Vertical Bike Parking Spaces 6 Class B Bike Parking Spaces
Loading:	No off-street loading is required	n/a