Zoning Calculations

Site Area

22,726.6	sq. ft.	or	**2,111.3**	sq. m.

Lot Coverage	Area		Percent
Allowable	**N/A**	sq. ft.	**N/A**
Proposed	**10,919.0**	sq. ft.	**48%**

Setbacks	North	South	East	West
Allowable	3.05m	3.05m	1.22m	3.66m
Proposed	**3.05m**	**3.05m**	**1.22m**	**3.66m**

Building Area		FSR Area		FSR
Allowable		N/A	sq.ft.	N/A
Proposed		**54,562.0**	sq.ft.	**2.40**

Building Height						
Allowable	6 Stories	and	N/A	or	N/A	
Proposed	**6 Stories**	and	**66.43'**	or	**20.25m**	

Area Summary

	Units	Residential Area	Gross Area	EXCLUSIONS: Amenity	Walls	In-Suite Storage	Storage Rooms	Total Exclusions	FSR AREA
Apartment									
Level 1	8	6,764.0	9,047.0	649.0		215.0		864.0	**8,183.0** sq. ft.
Level 2	10	8,794.0	9,867.0			294.0		294.0	**9,573.0** sq. ft.
Level 3	10	8,794.0	9,867.0			294.0		294.0	**9,573.0** sq. ft.
Level 4	10	8,618.0	9,683.0			294.0		294.0	**9,389.0** sq. ft.
Level 5	5	6,092.0	7,089.0			63.0		63.0	**7,026.0** sq. ft.
Level 6	5	6,092	7,089.0			63.0		63.0	**7,026.0** sq. ft.
Roof									sq. ft.
Total	**48**	**45,154.0**	**52,642.0**	**649.0**		**1,223.0**		**1,872.0**	**50,770.0** sq. ft.
Townhouses									
Level 1	3	1,872.0	1,872.0						**1,872.0** sq.ft.
Level 2		1,920.0	1,920.0						**1,920.0** sq.ft.
Total	**3**	**3,792.0**	**3,792.0**						**3,792.0** sq. ft.
Grand Total	**51**	**48,946.0**	**56,434.0**	**649.0**		**1,223.0**		**1,872.0**	**54,562.0** sq. ft.

Storage Summary

	Units	In Suite Storage	Storage In Rooms	Count	Total Area	
Total Number of Units	**51**	**34**	**17**	**51**	**1,223**	sq.ft.

Balcony Summary

FSR Area	50,770.0
Allowable Balconies (12% FSR)	6,092.4
Proposed Balconies	***3,319.0***
Proposed Balconies (% FSR)	**6.5%**

Level	Open Balconies	Enclosed Balconies	Total	
Level 1				sq.ft.
Level 2	677.0		**677.0**	sq.ft.
Level 3	677.0		**677.0**	sq.ft.
Level 4	677.0		**677.0**	sq.ft.
Level 5				sq.ft.
Level 6	1,288.0		**1,288.0**	sq.ft.
Roof				sq.ft.
Total	**3,319.0**		**3,319.0**	sq.ft.

Parking Summary

Required Residential Parking (4.2.1.13)

			Units		Stalls
Units Below 50m2	*0.5*	*/unit*	*x*		
Units Above 50m 2	*0.6*	*/unit*	*x*	*51*	*30.6*
Area Requirement	*1*	*/200 sqm*	*x*	*25.35*	*25.35*
					56

Accessible Requirement (4.8.4)

1 per first 7 units	*req'd total*	*1*
.0034 per additional unit	*/100 add'n stalls*	*1.50*
		3

	Vehicle		Accessible		Bicycle			
	Required	Provided	Required	Provided	Required	Proposed	Vertical	Lockers
Residential	56	**65**	3	**3**	64	**64**	**6**	**14**

	Visitor		Carshare		Loading- CLASS A		Loading- CLASS B	
	Required	Provided	Required	Provided	Required	Provided	Required	Provided
	0	**0**	0	**0**	1	**1**	0	**0**

Allowable Small Car Stalls	56	x	25%	14	*Maximum*	
Proposed Small Car Stalls			**11%**	**6**		

Note:

0 *of the additional*
9 *residential stalls are small car.*

Bicycle Parking Summary

Bicycle Parking Summary	*Req'd/Allowed*	*Proposed*	*Percent*
Required Bicycle Lockers (20% minimum)	13	**14**	22%
Allowable Vertical Stalls (30% maximum)	19	**6**	9%

Unit Mix

Type	Count	Mix	Average Area
Studio	1	2.0%	611.0 sq.ft.
1 Bed	12	23.5%	633.5 sq.ft.
2 Bed	27	52.9%	1006.4 sq.ft.
3 Bed	8	15.7%	1222.5 sq.ft.
Townhouse	3	5.9%	1264.0 sq.ft.
Total	**51**	**100.0%**	**947.5 sq.ft.**

UNIT DISTRIBUTION

UNIT COUNT AND AREAS PER FLOOR

UNIT TYPE	AREAS: UNIT	AREAS: STORAGE	LEVEL 1: L1	L1 AREA	L1 STOR. COUNT	L1 STOR. AREA	LEVEL 2: L2	L2 AREA	L2 STOR. COUNT	L2 STOR. AREA	LEVEL 3: L3	L3 AREA	L3 STOR. COUNT	L3 STOR. AREA	LEVEL 4: L4	L4 AREA	L4 STOR. COUNT	L4 STOR. AREA	LEVEL 5: L5	L5 AREA	L5 STOR. COUNT	L5 STOR. AREA	LEVEL 6: L6	L6 AREA	L6 STOR. COUNT	L6 STOR. AREA	LEVEL 7: L7	L7 AREA	L7 STOR. COUNT	L7 STOR. AREA	UNITS SUMMARY: TOTAL	UNITS SUMMARY: AREA	STORAGE SUMMARY: COUNT	STORAGE SUMMARY: TOTAL AREA	Beds	Total Beds	Unit Ratio
A1	641	**31.0**	2	1282	2	62	2	1282	2	62	2	1282	2	62	2	1282	2	62													**8**	5,128	**8**	248.0	1	8	15.7%
A2	578						1	578			1	578			1	578															**3**	1,734			1	3	5.9%
A3	732	**40.0**													1	732	1	40													**1**	732	**1**	40.0	1	1	2.0%
B1	1031	**40.0**					1	1031	1	40	1	1031	1	40	1	1031	1	40													**3**	3,093	**3**	120.0	2	6	5.9%
B1b	1008	**37.0**	1	1008	1	37	1	1008	1	37	1	1008	1	37	1	1008	1	37													**4**	4,032	**4**	148.0	2	8	7.8%
B1c	985	**40.0**	1	985	1	40																									**1**	985	**1**	40.0	2	2	2.0%
B2	850	**36.0**	1	850	1	36	1	850	1	36	1	850	1	36	1	850	1	36													**4**	3,401	**4**	144.0	2	8	7.8%
B3	941		1	941																											**1**	941			2	2	2.0%
B4	1081	**40.0**	1	1081	1	40	1	1081	1	40	1	1081	1	40	1	1081	1	40													**4**	4,323	**4**	160.0	2	8	7.8%
B5	1048	**39.0**					1	1048	1	39	1	1048	1	39	1	1048	1	39													**3**	3,144	**3**	117.0	2	6	5.9%
B6	1005						1	1005			1	1005			1	1005														**3**	3,015			2	6	5.9%
B7	914	**40.0**					1	914	1	40	1	914	1	40																	**2**	1,828	**2**	80.0	2	4	3.9%
S1	614		1	614																											**1**	614			1	1	2.0%
PH1	1279																						1	1279							**1**	1,279			3	3	2.0%
PH1b	1279																		1	1279											**1**	1,279			3	3	2.0%
PH2	1092	**32.0**																					1	1092	1	32					**1**	1,092	**1**	32.0	3	3	2.0%
PH2b	1092	**32.0**																	1	1092	1	32									**1**	1,092	**1**	32.0	3	3	2.0%
PH3	1206																						1	1206							**1**	1,206			2	2	2.0%
PH3b	1206																		1	1206											**1**	1,206			2	2	2.0%
PH4	1229	**31.0**																					1	1229	1	31					**1**	1,229	**1**	31.0	3	3	2.0%
PH4b	1229	**31.0**																	1	1229	1	31									**1**	1,229	**1**	31.0	3	3	2.0%
PH5	1286																						1	1286							**1**	1,286			3	3	2.0%
PH5b	1286																		1	1286											**1**	1,286			3	3	2.0%
TH1	1264		3	3792																											**3**	3,792			2	6	5.9%
			11	10553	6	215	10	8797	8	294	10	8797	8	294	10	8615	8	294	5	6092	2	63	5	6092	2	63					**51**	**48,946**	**34**	**1,223**		**97**	**100.0%**

PROJECT TOTALS

Unit Count	Total Beds	Gross Area	Amenity	FAR Area
51	**97**	**52,642**	**649**	**50770** sq. ft.

SHIFT

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No.	Date	Revision Notes
A	2016/08/04	ISSUED FOR REZONING
No.	Date	Revision Notes

AUGUST 04-2016 - ISSUED FOR REZONING

Project Title

5030-5070 CAMBIE STREET

5030 to 5070 Cambie Street
Vancouver, B.C. V5Z 2Z5

Pennyfarthing

Client/Owner

PENNYFARTHING DEVELOPMENT

100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title

STATISTICS & CALCULATIONS

Drawn By	HK
Reviewed by	CH

Project Number
1505

Plot Date	*Issue Date*
2016/08/04	2016/08/04

Scale	*Issue/Revision*
	A

Sheet Number

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