

ZONING SUMMARY:

PROJECT NAME: 5030 - 5080 Quebec @ 35th Ave
 PROJECT ADDRESS: 5030 - 5080 Quebec Street, Vancouver, BC
 LEGAL DESCRIPTION: LOT A, LOTS 15 TO 18, PLAN 7030, BLOCK 4, DISTRICT LOT 637, GROUP 1, NWD
 EASEMENTS: None
 AUTHORITY: City of Vancouver - Zoning & Development Bylaw 3575 Little Mountain Adjacent Area Rezoning Policy 2013 - (LMAARP)
 ZONE: Existing: Residential RS-1 Proposed: Residential CD-1
 USES: Existing: Residential Residential Proposed: Residential Residential

	Permitted:	Required:	Proposed:
Setbacks:	North (Side Yard): 9'10" (3m) ± West (Front Yard): 9'10" (3m) ± South (Side Yard): 9'10" (3m) ± East (Rear Yard): To Be Neg. (LMAARP)		North (Side Yard): 9'10" (3m) ± West (Front Yard): 9'10" (3m) ± South (Side Yard): 9'10" (3m) ± East (Rear Yard): 9'10" (3m) ±
Dedications:		Northern Path Surface Right of Way requested w/ Rezoning Enquiry Letter response.	4'-0" from North PL To be Confirmed
Gross Floor Area:	n/a		39,453 sf (3,665 sm)
Site Area:			17,102 sf (1,589 sm)
Site Coverage:	n/a		Footprint 8,870 sf (824 sm) / Site Area = 51.8%
FSR:	2.3		2.3
Amenity:	n/a		244sf (23m)
Height:	6 storeys - 65' (19.8m)		(5 Storeys) EW ELEVATIONS T.O. ROOF= 52'-7" (16.03m) ± T.O. PROJECTION = 61'-7" (18.77m) ±
Balconies:	12% of Residential Area (LMAARP)	40,933sf (3802 sm) x 0.12 = 4912 sf (456 sm)	4,763 sf (443 sm) or 11.6%
Parking:	Based on best practices to be established at rezoning (LMAARP). Assumed best practice: 10% electric vehicle charging 25% small car H/C = 1 / first 7 units + 0.034 for each additional unit	Electric = 41 x 0.10 = 4 Small car = 41 x 0.25 = 10 H/C = 38 units - 7 = 31 x 0.034 + 1 = 2	41 Total Stalls 28 Standard Stalls (incl. 4 electric or 10%) 11 small or 26% 2 HC stalls
Bicycle Parking:	Class A Residential: 1.25/unit 30% max Vertical 20% min Bike Lockers Class B min 6 spaces for bldg w 20 units	Class A Res: 38 units x 1.25 = 48 Max. Vert. 48 x 0.3 = 14 Min. Lockers 48 x 0.2 = 10 Class B 6 spaces	Class A 48 Total Residential 14 Vertical 10 Lockers Class B 6 Spaces
Loading:	No off-street loading is required per item 5.2.1 of "Parking By-Law"(2002)		n/a

USES + AREAS

UNIT TYPE / ROOM NAME AREA TYPE QUANTITY AREA (sf) AREA (sm)

UNIT TYPE / ROOM NAME	AREA TYPE	QUANTITY	AREA (sf)	AREA (sm)
Parking - P1				
BIKE STORE	COMMON NON FSR	3	790	73
STORAGE	COMMON NON FSR	1	249	23
CIRCULATION	COMMON NON FSR	3	1235	115
ELECTRICAL	COMMON NON FSR	1	355	33
MECHANICAL	COMMON NON FSR	1	1046	97
PARKING	COMMON NON FSR	1	12528	1164
REFUSE	COMMON NON FSR	1	252	23
Parking - P1			16456	1529

Level 1				
CIRCULATION	COMMON AREA	1	1005	93
LOBBY	COMMON AREA	1	272	25
AMENITY	COMMON NON FSR	1	244	23
TH1	TOWNHOUSE (2 BED + FLEX)	6	3597	334
TH2	TOWNHOUSE (3 BED + FLEX)	2	1125	105
TH3	TOWNHOUSE (3 BED + FLEX)	2	1240	115
Level 1			7484	695

Level 2				
CIRCULATION	COMMON AREA	1	1008	94
TYPE A	1 BED	1	518	48
TYPE C	1 BED + FLEX	1	600	56
TH1 - LEVEL 2	TOWNHOUSE (2 BED + FLEX)	--	3597	334
TH2 - LEVEL 2	TOWNHOUSE (3 BED + FLEX)	--	1431	133
TH3 - LEVEL 2	TOWNHOUSE (3 BED + FLEX)	--	1546	144
Level 2			8700	808

Level 3				
CIRCULATION	COMMON AREA	1	1009	94
TYPE B	1 BED + FLEX	4	2262	210
TYPE D	2 BED + FLEX	2	1681	156
TYPE E	2 BED + FLEX	1	845	78
TYPE F	2 BED + FLEX	1	935	87
TYPE G	2 BED + FLEX	2	1967	183
Level 3			8699	808

Level 4				
CIRCULATION	COMMON AREA	1	1009	94
TYPE B	1 BED + FLEX	4	2262	210
TYPE D	2 BED + FLEX	2	1682	156
TYPE E	2 BED + FLEX	1	845	78
TYPE F	2 BED + FLEX	1	935	87
TYPE G	2 BED + FLEX	2	1967	183
Level 4			8700	808

Level 5				
CIRCULATION	COMMON AREA	1	1009	94
TYPE PH1	2 BED + FLEX	1	954	89
TYPE PH2	2 BED + FLEX	1	981	91
TYPE PH3	2 BED + FLEX	1	1089	101
TYPE PH5	2 BED + FLEX	1	1123	104
TYPE PH4	3 BED + FLEX	1	1098	102
TYPE PH6	3 BED + FLEX	1	1187	110
Level 5			7441	691

NOTES:
 - SEE FSR DRAWINGS FOR ACTUAL GROSS AREAS AND EXCLUSIONS.
 - UNIT TYPES TH1, TH2 + TH3 ARE TWO LEVELS AND SHOULD NOT BE QUANTIFIED TWICE.

FSR CALCULATION SUMMARY

LEVEL 1 - FSR AREA	SF	SM	AREA SUMMARY	SF	SM
GROSS RESIDENTIAL AREA	7,490	696	GROSS BUILDING AREA	45,940	4,268
EXCLUSIONS : STORAGE	240	22	EXCLUSION : STORAGE	1,480	138
EXCLUSIONS : AMENITY SPACE	244	23	EXCLUSION : AMENITY	244	23
L1 - RESIDENTIAL FSR	7,006 SF	653 SM	EXCLUSION : BALCONY	4,763	443
			TOTAL EXCLUSIONS	6,487	603
LEVEL 2 - FSR AREA	SF	SM	GROSS FSR AREA	39,453	3,665
GROSS RESIDENTIAL AREA	9,947	924			
EXCLUSIONS : STORAGE	200	18			
EXCLUSIONS : BALCONIES	1,247	116			
L2 - RESIDENTIAL FSR	8,500 SF	790 SM			
LEVEL 3 - FSR AREA	SF	SM			
GROSS RESIDENTIAL AREA	10,226	950			
EXCLUSIONS : STORAGE	400	37			
EXCLUSIONS : BALCONIES	1,526	142			
L3 - RESIDENTIAL FSR	8,300 SF	771 SM			
LEVEL 4 - FSR AREA	SF	SM			
GROSS RESIDENTIAL AREA	10,212	949			
EXCLUSIONS : STORAGE	400	37			
EXCLUSIONS : BALCONIES	1,511	140			
L4 - RESIDENTIAL FSR	8,301 SF	771.00 SM			
LEVEL 5 - FSR AREA	SF	SM			
GROSS RESIDENTIAL AREA	7,920	736			
EXCLUSIONS : STORAGE	240	22			
EXCLUSIONS : BALCONIES	479	44			
L5 - RESIDENTIAL FSR	7,201 SF	669 SM			
ROOF LEVEL - FSR AREA	SF	SM			
RESIDENTIAL AREA	145	13			
ROOF - RESIDENTIAL FSR	145 SF	13 SM			

NOTES:
 - SEE FSR DRAWINGS FOR GROSS AREAS AND EXCLUSIONS.

TOTAL RESIDENTIAL FSR/SITE AREA
 OR
 = 39,453/17,102 SF = 2.3 FSR
 OR
 = 3,665/1,589 SM = 2.3 FSR

BALCONY ALLOWANCE SUMMARY
BALCONY ALLOWANCE
 GROSS RESIDENTIAL AREA x 12%
 OR
 GROSS BUILDING AREA - AMENITY - BALCONY x 12%
 OR
 45,940-244-4,763 x 0.12 = 4912 SF ALLOWANCE
 OR
 4,268-23-443 x 12% = 456 SM ALLOWANCE

TOTAL BALCONY AREA SF SM
 LEVEL 2 1,247 116
 LEVEL 3 1,526 142
 LEVEL 4 1,511 140
 LEVEL 5 479 44

TOTAL BALCONY AREA 4,763 SF 443 SM
 OR
 11.6% OF GROSS RESIDENTIAL AREA



1	2 May 2014	Issued for Rezoning
REV	DATE	DESCRIPTION
SCALE:	DATE: 2 MAY 2014	DRAWN: Author
PROJECT NUMBER		13012
C:\Users\Benjamin\Documents\CURRENT_5030		PLOT DATE: 5/10/2014 11:16:24 AM
FILE PATH: Quebec - Study - Benjamins		



5030 - 5080 Quebec at 35th Ave

Project Statistics

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