

# PROJECT SUMMARY

## FUNCTIONAL PROGRAM

The residential functional program is distributed between a 4-6 storey double loaded corridor residential building, row townhouses, and ground-oriented units along the east and south lanes. To accommodate these units, a multi-functional amenity space will be provided at grade adjacent to the lobby, and two communal roof top decks for gardening opportunities, and social gatherings, will be available for all residents on levels 3 and 5 in addition to the social spaces within the ground floor courtyard and breezeway.

Project Overview	
<b>Legal Address</b>	Lots 5,6,7 All of Block 680, District 560, Plan 6539
<b>Civic Address</b>	526,536,548 King Edward Avenue Vancouver, BC V5Z 2C4
<b>Current Zoning</b>	RS-1
<b>Site Area</b>	26,759 SF
<b>Proposed Uses</b>	1.5 Levels of U/G Parking + 67 Units Residential
<b>Setbacks</b>	North Front Yard ( King Edward Avenue) *12'-0" (15'-6" to Ground Floor Level) East Side Yard (Lane) 10'-0" for Ground Floor Level and 8'-0" for Two Storey Wing West Side Yard 10'-0" (21'-10" to Laneway Townhouses) South Rear Yard (Lane) 4'-0"  *In addition to 5'-0" SRW from King Edward Property Line
<b>Height</b>	63'-0" Measured from Ground Floor Level (Elev. 293.0')
<b>Storeys</b>	4 Storey stepping up to 6 storeys for two Eastern SFH Lots
<b>Cambie Corridor Plan Sub-Area</b>	"Cambie Village" 4.24 King Edward Avenue: Heather to Columbia Street

Gross Area		65,266 SF
<b>Type</b>		<b>Area (SF)</b>
Circulation		8,582
Townhouses		5,607
Apartment Units		50,597
Amenity Space		480
Grand Total		65,266

FSR Area		(62,786 SF) 2.35
<b>Type</b>		<b>Area (SF)</b>
Circulation		8,582
Balcony Inclusion		0
Townhouses		5,607
Apartment Units		50,597
Amenity Space Exclusion		-480
In-Suite Storage Exclusion		-1,520
Grand Total		62,786

Balconies	
Net Unit Area (SF) (incl. Townhouses)	56,203
12% Allowable Balcony Area	6,744
Total Provided Balcony Area	5,098
Balcony FSR Inclusion	0

## PARKING

Conforming to the parking bylaw, one and a half levels of underground parking is provided while seeking the 10% parking reduction allowable in the CCP. Acknowledging the project's central location in the Cambie Corridor and proximity to mass transit, the project seeks to also provide 1 car share stall for the use of the residents at 546-548 West King Edward Avenue.

Parking Required		66 Stalls
<b>Type</b>		<b>Number of Stalls</b>
Units Under 538 SF		
7 Units X 0.5 Stalls =		4 Stalls
Units Over 538 SF		
60 Units X 0.6 Stalls =		36 Stalls
56,203 SF (unit area) / 2152.8 =		26 Stalls
Total Parking Stalls Required		66 Stalls

Parking Reduction	
C.C.P. 10% Reduction	
Required Parking: 66 Stalls - 10%	59 Stalls
Car Share Reduction	
1 Car Share Stalls Provided = 4 Required Stalls Reduction	
58 Stalls - 4 Stalls = 54 Stalls Required	55 Stalls

Parking Proposed		66 Stalls
<b>Type</b>		
Standard Stalls		43
Small Car Stalls		19
Handicap Stalls		3
Care Share Stalls		1



## BICYCLE STALLS

Bicycles Required	
Class A Stalls	
67 Units x 1.25 =	84 Stalls
Class B Stalls	
Minimum 6 Stalls Required	6 Stalls

Bicycles Proposed		84 Stalls
Class A Standard Stalls Provided	84 Stalls	
Class B Stalls Provided	6 Stalls	

## UNIT MIX

The residential unit mix will range from 1, 2, 3 and 4 bedroom units, as well as laneway townhouses.

Total Units	56,203	67
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Total Area (SF)	Quantity
56,203	67

Total 1 Bedroom Count	40
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Unit Name	Area (SF)	Quantity
A1a	557	4
A1b	629	12
A2a	647	2
A2b	722	6
A3a	734	1
A4	653	3
A5a	527	3
A5b	562	3
A6a	580	1
A6b	603	1
A7a	427	2
A7b	463	2

Total 2 Bedroom Count	13
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Unit Name	Area (SF)	Quantity
B1a	766	1
B1b	927	3
B2	977	1
B3	925	2
B4	948	2
B5	1225	4

Total 3 Bedroom Count	9
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Unit Name	Area (SF)	Quantity
C1	1203	3
C2a	1018	1
C2b	1057	1
C3	1359	4

Total 4 Bedroom Count	1
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Unit Name	Area (SF)	Quantity
D1	2160	1

Total Laneway Townhouse Count	4
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Unit Name	Area (SF)	Quantity
E1	1374	2
E2	1431	2