

3

Functional Program:

The multi-family residential functional program is distributed between a 4-6 storey double loaded residential building, as well as row townhouses, and ground-oriented units along the lane. In addition, a multi-functional amenity space will be provided at grade adjacent to the lobby within the 4-6 storey building.

PROJECT OVERVIEW:											
LEGAL ADDRESS: LOTS 5, 6, 7, ALL OF BLOCK 680, DISTRICT LOT 560, PLAN 6539											
CIVIC ADDRESS: 526, 536, 548 WEST KING EDWARD AVENUE VANCOUVER, BC, V5Z 2C4											
CURRENT ZONING: RS-1											
SITE AREA: 26,759 SF											
PROPOSED USES: 1.5 LEVELS U/G PARKING + 69 UNITS RESIDENTIAL											
SETBACKS:	<table border="0"> <tr> <td>FRONT YARD (KING ED):</td> <td>*10'-0" (15' To Grnd. Fl. Level)</td> </tr> <tr> <td>EAST SIDE YARD (LANE):</td> <td>4'-0" (5'-0" For Grnd. Fl. Level)</td> </tr> <tr> <td>WEST SIDE YARD (LANE):</td> <td>10'-0" (20' To Laneway T.H.)</td> </tr> <tr> <td>SOUTH REAR YARD (LANE):</td> <td>4'-0"</td> </tr> <tr> <td></td> <td>*(In addition to 5'-0" SRW from King Ed Prop. Line)</td> </tr> </table>	FRONT YARD (KING ED):	*10'-0" (15' To Grnd. Fl. Level)	EAST SIDE YARD (LANE):	4'-0" (5'-0" For Grnd. Fl. Level)	WEST SIDE YARD (LANE):	10'-0" (20' To Laneway T.H.)	SOUTH REAR YARD (LANE):	4'-0"		*(In addition to 5'-0" SRW from King Ed Prop. Line)
FRONT YARD (KING ED):	*10'-0" (15' To Grnd. Fl. Level)										
EAST SIDE YARD (LANE):	4'-0" (5'-0" For Grnd. Fl. Level)										
WEST SIDE YARD (LANE):	10'-0" (20' To Laneway T.H.)										
SOUTH REAR YARD (LANE):	4'-0"										
	*(In addition to 5'-0" SRW from King Ed Prop. Line)										
HEIGHT: 63'-0" (Measured from Ground Floor Level Elev. 230.0')											
STOREYS: 4 STEPPING UP TO 6 TOWARDS EAST											
CAMBIE CORRIDOR PLAN SUB-AREA:	"CAMBIE VILLAGE" 4.24 - KING EDWARD AVENUE: (Heather to Columbia Street)										

GROSS AREA	
TOTAL GROSS AREA:	
TYPE:	AREA (SF):
CIRCULATION	8517
IN-SUITE STORAGE	1240
TOWNHOUSES	4847
AMENITY	480
APARTMENT UNITS	52155
GRAND TOTAL:	67239

FSR AREA		
TOTAL FSR AREA:		
TYPE:	AREA(SF):	FSR
CIRCULATION	8517	
BALCONY INCLUSION	103	
TOWNHOUSES	4847	
APARTMENT UNITS	52115	
GRAND TOTAL:	65582	2.450839

BALCONIES		
TOTAL ALLOWABLE BALCONY AREA:		
NET AREA (SF):	ALLOW. BALCONY AREA (SF):	
57002		4560
TOTAL PROVIDED BALCONY AREA:		4663
BALCONY FSR INCLUSION:		103

Parking: 1.5 levels of underground parking will be provided conforming to the parking bylaw, yet seeking the 10% parking reduction allowable in the CCP. We are also providing a care share space within the development, acknowledging the project's central location in the 'Cambie Village' transit hub.

Unit Mix:

The residential unit mix shall range from 1, 2, and 3 bedroom units, as well as laneway townhouses.. The apartment block and townhomes are separated by a pedestrian mews/ courtyard that will be passively programmed with hard and soft landscape treatment. Urban agriculture is provided in communal garden plots on the third floor. On the 5th floor roof, a large, more active outdoor amenity space is provided, where residents can gather, enjoy a BBQ, and take in the views from this strategic place in the project.

PARKING REQUIRED:	
UNITS UNDER 538 SF:	8 UNITS x 0.5 Stalls = 4 Stalls
UNITS OVER 538 SF:	61 UNITS x 0.6 Stalls = 37 Stalls
58, 243 SF (Unit Area) / 2152.8 = 27 Stalls	
TOTAL PARKING STALLS REQUIRED: 68 STALLS	

PARKING PROPOSED:	
C.C.P. 10% REDUCTION:	Required Parking: 68 Stalls - 10% = *61 Stalls
CAR SHARE REDUCTION:	2 Car Share Stalls Provided = 8 Required Stalls 61 Stalls - 8 stalls = 53 Stalls Required
PARKING PROVIDED: 65 STALLS	
Type:	Standard Stalls= 47
	Small Car Stalls= 13
	Handicap Stalls= 3
	Car Share Stalls= 2

BYCYCLES REQUIRED:	
CLASS A STALLS:	69 UNITS x 1.25 = 86 Class A Stalls
CLASS B STALLS:	Minimum 6 Spaces Required

BYCYCLES PROPOSED:	
CLASS A STALLS:	Provided = 86 Class A Stalls Type: Standard

TOTAL 1 BEDROOM COUNT:		
Unit Name:	Area (SF):	Quantity:
A1a	551	4
A1b	654	12
A2a	654	2
A2b	760	6
A3a	640	3
A3b	639	4
A4	660	3
A4a	585	1
A5a	589	1
A5b	680	1
A6a	409	1
A6b	525	2
A7a	447	1
SUB-TOTAL:	7793	41

TOTAL 2 BEDROOM COUNT:		
Unit Name:	Area (SF):	Quantity:
B1a	792	1
B1b	956	3
B2a	954	1
B2b	954	1
B3a	985	1
B3b	1001	1
B4	1316	4
B5	1197	1
B6	1161	1
SUB-TOTAL:	9316	14

TOTAL 3 BEDROOM COUNT:		
Unit Name:	Area (SF):	Quantity:
C1	1295	3
C2a	1053	1
C2b	1113	1
C3	1350	4
SUB-TOTAL:	4811	9

TOTAL LANEWAY T.H. COUNT:		
Unit Name:	Area (SF):	Quantity:
D1	950	3
D2	970	2
SUB-TOTAL:	1920	5

TOTAL UNITS:	23840	69
---------------------	--------------	-----------