

## OVERVIEW

### DEVELOPMENT STATISTICS

**LEGAL ADDRESS:** LOTS 25, 26, 27 BLK. 660, D.L. 526, PLAN VAP2976

**CIVIC ADDRESS:** 563 / 567 / 571 WEST KING EDWARD AVENUE  
VANCOUVER, BC V5Z 2C4

**ZONING:** RS-5

**SITE AREA:** 1,898.8 SM (20,438.9 SF)  
**PROPOSED USES:** U/G PARKING & 70 RESIDENTIAL DWELLINGS

**SETBACKS**  
FRONT YARD: 10'  
EAST SIDE YARD: L1-L2: 8' / L3-L6: 3'  
WEST SIDE YARD: 7'  
REAR YARD: 3.5'

**HEIGHT:** 21.3m (70') / 6 STORIES  
**HEIGHT EXCLUSIONS:** MECHANICAL PENTHOUSE; ROOF ACCESS; GUARDRAILS

## GROSS AREA

TOTAL - GROSS AREA	
TYPE	AREA
CIRCULATION	6,195.4 SF
STORAGE	2,393.1 SF
TOWNHOUSE	4,772.8 SF
UNIT AREA	38,780.2 SF
Grand total	52,141.5 SF

## FSR

TOTAL - FSR AREA		
TYPE	AREA	FSR
CIRCULATION	6195.4 SF	0.30
TOWNHOUSE	4772.8 SF	0.23
UNIT AREA	38780.2 SF	1.90
Grand total	49748.3 SF	2.43

## BALCONIES

TOTAL - ALLOWABLE BALCONY AREA	
NET AREA	ALLOWABLE BALCONY AREA
44975.5 SF	3598.0 SF

\*Excludes Townhouse Area

TOTAL - PROVIDED BALCONY AREA	
	2443.3 SF

## UNIT MIX





TOTAL - STUDIO COUNT	
NAME	Count
A1	4
A2	9
	13

TOTAL - 1 BR UNIT COUNT	
NAME	Count
B1	1
B2	4
B3	4
B4	4
B5	4
B6	8
B7	1
B8	1
B9	2
	29

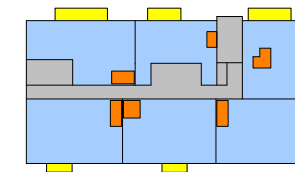
TOTAL - 2 BR UNIT COUNT	
NAME	Count
C1	1
C2	1
C3	1
C4	3
C5	2
C6	1
C7	1
C8	1
C9	2
C10	1
C11	1
C11B	1
C12	1
C12b	1
C13	1
C13b	2
C14	1
C15	1
C15b	1
	24

TOTAL - TOWN HOMES	
NAME	Count
T1 - L1	1
T2 - L1	1
T3 - L1	1
T4 - L1	1
	4

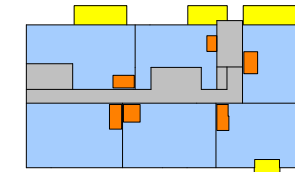
**TOTAL 70 UNITS**

**AREA KEY**  
 BALCONY  
 CIRCULATION  
 STORAGE  
 TOWNHOUSE  
 UNIT AREA

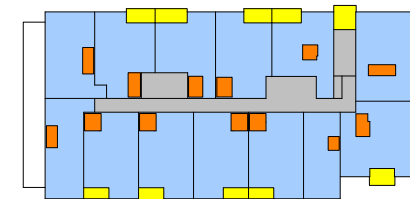
LEVEL 6



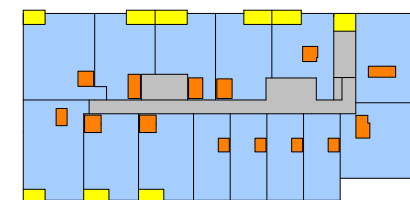
LEVEL 5



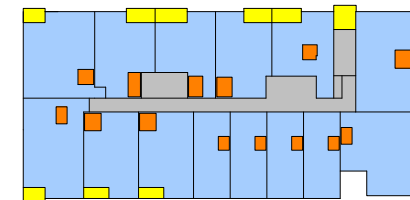
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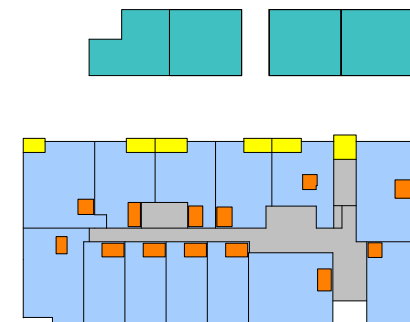
LEVEL 3



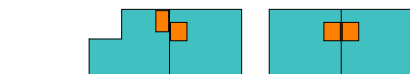
LEVEL 2



LEVEL 1  
KING EDWARD



LEVEL 1  
LANE



## PARKING & BICYCLES

### PARKING REQUIREMENTS

**CURRENT RS-5 ZONING**  
0.5 x 25 (units < 538 SF) = 12.5 stalls  
0.6 x 45 (units > 538 SF) = 27 stalls  
32,212 SF / 2,152.78 (SF / STALL) = 14.9 stalls  
**TOTAL: 54.4 stalls**

54.4 stalls - 10% = 48.9 stalls required under CC Plan

### PROVIDED

TOTAL - PARKING	
TYPE	COUNT
Parking Space - Accessible	2
Parking Space - Regular	+36
Parking Space - Small Car	12
Grand total	50

24%

\*2 CAR SHARE COUNTED AS 8

### BICYCLE REQUIREMENTS

70 Units x 1.25 = 87.5 Bike Stalls

### PROVIDED

TOTAL - BICYCLES	
TYPE	COUNT
Locker Bicycle	18
Standard Bicycle	44
Vertical Bicycle	26
Grand total	88

20%  
50%  
30%

## PARKING CALCULATION

PARKING - UNITS UNDER 538 SF	
TYPE	AREA
UNIT AREA	11341.2 SF
Grand total: 25	11341.2 SF

PARKING - UNITS OVER 538 SF	
TYPE	AREA
UNIT AREA	27439 SF
Grand total: 41	27439 SF

PARKING - TOWNHOMES	
TYPE	AREA

TOWNHOUSE	4772.8 SF
Grand total: 8	4772.8 SF

\*8 Townhouse Levels = 4 Units



■ GBL ARCHITECTS INC.  
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### NOTES

REVISIONS		
NO.	DATE	DESCRIPTION
1	AUG. 9, 2013	REZONING APPLICATION

KING EDWARD &  
CAMBIE

REZONING APPLICATION

## STATISTICS

DATE	09/08/2013 8:51:45 AM
DRAWN BY	J5
CHECKED BY	TB
SCALE	1/32" = 1'-0"
JOB NUMBER	1301

A-0.01