

SITE STATISTICS

CIVIC ADDRESS

600 BLOCK WEST 41ST AVE
VANCOUVER, BRITISH COLUMBIA

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, & 5 BLOCK 872, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER DISTRICT,
PLAN 8313

PID

008-636-923 (LOT 1)
010-166-033 (LOT 2)
010-166-050 (LOT 3)
010-166-068 (LOT 4)
010-166-076 (LOT 5)

SITE AREA

35,565 SF (3,304.10 SQ.M)

BUILDING AREA

20,348 SF (1,890.37 SQ.M) - Ground Level

SITE COVERAGE

57% (Ground Level Area/Site Area)

GROSS FSR FLOOR AREA

101,987 SF (9,475 SQ.M)

FSR

2.87

Per CD-1

EXISTING ZONING

RS-1

PROPOSED ZONING

CD-1

PROPOSED USE

RESIDENTIAL

PER CD-1

PROPOSED HEIGHT

22.25 M (73'-0") EAST BLDG, 21.70 M (71'-0") - WEST BLDG
(FROM BASE SURFACE TO TOP OF GENERAL ROOF PARAPET ABOVE LEVEL 6)
Note: Elevator/Mechanical PH is above general roof

SETBACKS

FRONT (41ST AVE) 4.30 M (14'-0") - MAJORITY OF FRONTAGE, 3.60 M (12'-0") - MIN.
SIDE YARD (HEATHER) 3.05 M (10'-0") - MIN.
SIDE YARD (MANSON) 3.05 M (10'-0") - MIN.
REAR (LANE) 4.60 M (15'-0") - MAJORITY OF FRONTAGE, 3.60 M (12'-0") - MIN.

DEDICATION

REAR (LANE) 1.80 M (5'-11") - ALONG SOUTH PROPERTY LINE

NO. OF RESIDENTIAL UNITS

114 (TOTAL NUMBER OF UNITS AND UNIT MIX ARE APPROXIMATE)

UNIT BREAKDOWN

FLOOR	UNIT TYPES						SUB-TOTAL
	STUDIO	BED 1	BED 1 + DEN	BED 2	BED 2 + DEN	BED 3	
Level 1	2	4	6	5	2		20
Level 2		6	4	6	6		22
Level 3		6	4	7	5		22
Level 4		4	4	6	6		20
Level 5		2	3	7	6		18
Level 6				2	6	4	12
TOTAL UNIT	2	22	21	33	31	4	114
PERCENTAGE	2%	18%	16%	29%	28%	6%	

BUILDING FSR STATISTICS

	GROUND LEVEL		LEVEL 2		LEVEL 3		LEVEL 4		LEVEL 5		LEVEL 6		MECH. LEVEL		TOTAL	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
GROSS BUILDING AREA	20348 SF	1890.37 m ²	20360 SF	1891.47 m ²	18520 SF	1720.53 m ²	18491 SF	1717.85 m ²	20088 SF	1866.24 m ²	13148 SF	1221.50 m ²	1690 SF	156.99 m ²	110001 SF	10219.44 m ²
ENVELOPE EXCLUSION	74 SF	6.86 m ²	66 SF	6.10 m ²	60 SF	5.54 m ²	25 SF	2.32 m ²	26 SF	2.38 m ²	18 SF	1.69 m ²			268 SF	24.89 m ²
STORAGE EXCLUSION	800 SF	74.32 m ²	880 SF	81.75 m ²	880 SF	81.75 m ²	800 SF	74.32 m ²	720 SF	66.89 m ²	480 SF	44.59 m ²			4560 SF	423.64 m ²
AMENITY EXCLUSION	761 SF	70.70 m ²													761 SF	70.70 m ²
ROOF MECHANICAL EXCLUSION													1690 SF	156.99 m ²	1690 SF	156.99 m ²
NET BUILDING AREA	18713 SF	1738.49 m²	19375 SF	1800.04 m²	17540 SF	1629.54 m²	17626 SF	1637.52 m²	16083 SF	1494.13 m²	12650 SF	1175.21 m²	-	-	101987 SF	9474.94 m²
TOTAL EXCLUSION AREA	1635 SF	151.88 m²	984 SF	91.42 m²	979 SF	90.99 m²	865 SF	80.33 m²	746 SF	69.27 m²	498 SF	46.28 m²	1690 SF	156.99 m²	8014 SF	744.50 m²
CIRCULATION AREA	4499 SF	418 m ²	2329 SF	216 m ²	2329 SF	216 m ²	2330 SF	216 m ²	2329 SF	216 m ²	2218 SF	206 m ²			16033 SF	1490 m ²
GROSS RESIDENTIAL AREA	15050 SF	1398 m ²	17965 SF	1669 m ²	16123 SF	1498 m ²	16123 SF	1498 m ²	14501 SF	1347 m ²	10926 SF	1015 m ²			90688 SF	8425 m ²
BALCONY (AREA NOT INCLUDED)			2614 SF	242.87 m ²	3882 SF	360.65 m ²	1514 SF	140.62 m ²	1064 SF	98.80 m ²	200 SF	18.56 m ²			9273 SF	861.50 m ²
ROOF DECK (AREA NOT INCLUDED)							2188 SF	203.31 m ²	2196 SF	204.03 m ²	5661 SF	525.88 m ²	12880 SF	1196.63 m ²	23543 SF	2187.19 m ²

NET BUILDING AREA (FSR)	101987 SF	9474.94 m ²
SITE AREA	35,565 SF	3,304.10 m ²
FSR	2.87	
BALCONY ALLOWABLE	8% MAX	
BALCONY GIVEN (BALCONY/TOTAL NET BUILDING AREA)	7.79%	

PARKING STATISTICS

REQUIRED MARKET UNITS

1 SPACE FOR EVERY STUDIO OR 1 BEDROOM UNIT
2 SPACES FOR EVERY 2 OR MORE BEDROOM UNIT

VISITOR

0.1 STALL / UNIT

PROVIDED (BELOW GRADE) RESIDENTIAL VISITOR TOTAL PARKING

151 STALLS
10 STALLS +3 H/C STALLS
185 STALLS (max.)

NOTE:

- ONE H/C STALL PROVIDED COUNT AS 2 SPACES PER PARKING BY-LAW 4.1.14)
 - FURTHER PARKING RELAXATION APPLICABLE AT DP STAGE
- MIN 1.25 SPACES PER UNIT PER PARKING BYLAW REQ'D
(114 x 1.25 = 143 stalls required)

PARKING SUMMARY

	REQUIRED	PROVIDED
Level P1 High		
Handicap Stall	3	3
Regular Stall		68
Small Stall		16
Level P2 High		
Regular Stall		76
Small Stall		22
TOTAL:	164	185

GENERAL INFORMATION

WEST 41ST
600 Block West 41st Street
Vancouver, BC



Date: 05/11/13
Project No: 34615
Scale:

A0001