

41st WEST AVENUE AT ALBERTA

LEGAL ADDRESS: 392 + 376 41st AVENUE WEST AND 5733 ALBERTA STREET
LEGAL DESCRIPTION: LOTS 13-15 BLK 857 PLAN VAP7737 DL 526,
SITE AREA: 150' x 142'-2" 21,342 SF
EXISTING ZONING: RS-1
PROPOSED ZONING: CD-1

TOTAL F.S.R. PROPOSED: 2.63 56,149 SF

HEIGHT PROPOSED: 6 STOREY: 69 FT

AREA CALCULAIONS:

FLOOR	GROSS RESIDENTIAL	IN-SUITE STORAGE	AMENITY	BALC AREA OVER 8%	NET (FSR) RESIDENTIAL		CIRCULATION	SALEABLE RESIDENTIAL	UNIT MIX				TOTAL UNITS	FOR PARKING CALC.		TOTAL BALCONIES	OPEN BALCS	ENCLOSED BALCS	
					RESIDENTIAL	CIRCULATION			TOWN HOMES	1BED	2BED	3BED		UNITS < 538 SF	UNITS > 538 SF				
L 1	11,426	-308	-597		10,521	-2,601	8,228		3	6	3		12	0	12				
L 2	11,406	-419			10,987	-1,210	10,196			3	6	1	10	0	10	1,229	197	1032	
L 3	9,395	-333		549	9,611	-1,210	8,185			3	4	3	10	0	10	1,060	578	482	
L 4	9,414	-332		1,030	10,112	-1,210	8,204			3	4	3	10	0	10	459	459	0	
L 5	7,516	-192			7,324	-1,155	6,361			1	3	2	6	0	6	1,448	1448	0	
L 6	7,526	-155			7,371	-1,155	6,371			1	3	2	6	0	6	331	331	0	
L ROOF	223				223	0	223												
TOTAL	56,906	-1,739	-597	1,579	56,149	-8,541	47,768		3	17	23	11	54	0	54	4527	3,013	1514	
MIX	GROSS				FSR AREA		SALEABLE		6%	31%	43%	20%	100%			8.1%	5%	3%	
EFFICIENCY:										84%		% OF TOTAL BALC AREA:						33%	

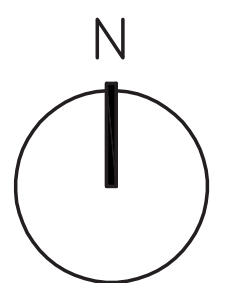
PARKING	REQUIRED	PROVIDED
RESIDENTIAL PARKING VPBL 4.2.1.13		
0.5 PER UNITS < 538 SF	0	
0.6 PER UNITS > 538 SF	32	
1 PER 2135 SF OF UNITS > 538 SF	13	
DISABILITY SPACES 1 UP TO 7 UNITS + 0.034 X ADD UNIT (4.8.4 VPBL)	3	3
SMALL CARS	16	13
TOTAL	46	62

BICYCLE SPACE CALCULATION	REQUIRED	PROVIDED
RESIDENTIAL		
1.25 PER UNIT	68	68
6 CLASS B FOR > 20 UNITS	16	16

LOADING CALCULATION	REQUIRED	PROVIDED
RESIDENTIAL		
CLASS A	0	0
CLASS B 1 for > 100 units	n/a	0

STORAGE CALCULATION	REQUIRED	PROVIDED
IN-SUITE	-	43
UNDER GROUND	-	11
TOTAL	54	54

REVISIONS	REMARKS
1. JUNE 17 2015	REZONING ENQUIRY
2. SEP 18 2015	CLIENT REVIEW
3. APR 19 2016	CLIENT REVIEW
4. JUN 10 2016	CLIENT REVIEW
5. SEPT 19 2016	ISSUED FOR REZONING



W. 41 ST AND ALBERTA
VANCOUVER BC

RESIDENTIAL DEVELOPMENT

STATISTICS

DATE: 1 NOVEMBER 2016
 DRAWN BY: DE
 CHECKED BY: AB
 SCALE:
 JOB NUMBER: 1515