

## PROJECT DATA

### CIVIC ADDRESS

5805 WALES STREET  
VANCOUVER, BC

### LEGAL DESCRIPTION

LOT K, BLOCK 8  
DISTRICT LOT 721  
NEW WESTMINSTER DISTRICT, PLAN 17155

### SITE AREA:

GROSS SITE AREA: 50,840.85 SQ.FT. (4,723.27 SQ.M.)

### ZONING:

EXISTING: RS-1  
PROPOSED REZONING: CD-1

### BUILDING HEIGHTS:

PROPOSED 3 STOREY, SEE SECTIONS, SHEET A6

### UNIT BREAKDOWN:

UNIT A	GROUND FLOOR 1 BED	12 @ 470 SF = 5,640 SF
UNIT B	GROUND FLOOR 2 BED	3 @ 730 SF = 2,190 SF
UNIT C	UPPER 2 BED TOWNHOUSE	9 @ 945 SF = 8,505 SF
UNIT D	UPPER 2 BED AND SUITE	3 @ 1,175 SF = 3,252 SF
UNIT E	UPPER 3 BED TOWNHOUSE	6 @ 1,280 SF = 7,680 SF
UNIT F	GROUND FLOOR 1 BED & DEN	10 @ 595 SF = 5,950 SF
UNIT G	GROUND FLOOR 3 BED RANCHER	4 @ 1,185 SF = 4,740 SF
UNIT H	UPPER 3 BED TOWNHOUSE	18 @ 1,175 SF = 21,150 SF
FARMHOUSE	2 BED TOWNHOUSE (1 LOWER UNIT AND 2 UPPER UNITS)	3 @ 900 SF = 2,700 SF

TOTAL UNIT COUNT	68
TOTAL FLOOR AREA	62,080 SF

### DENSITY: ALSO SEE OVERLAYS

62,080 SQ.FT. = 1.22 FSR (FLOOR SPACE RATIO)  
50,841 SQ.FT.

### LOT COVERAGE:

SEE OVERLAY, SHEET C1  
PROPOSED: 50.9% BUILDING COVERAGE

### SETBACKS:

VARIABLES, SEE SITE PLAN A1

### PARKING:

PARKING PROVIDED (RESIDENT = 1 STALL PER UNIT; VISITOR = 0.1 PER UNIT):  
73 UNDERGROUND STALLS (6 VISITOR, 67 RESIDENT)  
2 HC ABOVE GROUND STALLS (1 VISITOR, 1 RESIDENT)  
75 STALLS PROVIDED

### LOADING:

NONE REQUIRED  
NONE PROVIDED

### BICYCLE STORAGE STALLS:

REQUIRED AT 68 UNITS \* 1.25 = 85  
PROVIDED 65 WITHIN THE PARKADE  
13 AT GRADE  
TOTAL 75 PROVIDED

### DRAWING LIST

A0	PROJECT DATA AND CONTEXT PLAN
A1	SITE PLAN
A2	GROUND FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	THIRD FLOOR PLAN
A5	PARKADE PLAN
A6	ROOF PLAN
A7	BUILDING ELEVATIONS
A8	BUILDING ELEVATIONS
A9	BUILDING ELEVATIONS
A10	SITE SECTIONS
A11	UNIT PLANS
A12	UNIT PLANS
C1	BUILDING COVERAGE OVERLAY

### UNIT BREAKDOWN FROM SEPTEMBER 2012 REZONING SUBMISSION:

3 X 2 BED RANCHER @ 1,050 SQ.FT.
4 X 1 BED RANCHER @ 775 SQ.FT.
1 X STUDIO @ 600 SQ.FT.
9 X 3 BED, 2 STOREY @ 1,350 SQ.FT.
4 X 3 BED/HOME OFFICE @ 1,400 SQ.FT.
24 X 2 BED, 2 STOREY @ 1,250 SQ.FT.
7 X 2 BED, LOWER UNIT @ 1,200 SQ.FT.
TOTAL: 52 UNITS 63,000 SQ.FT. (5,852.8 SQ.M.)
(INCLUDES 3 UNITS IN HERITAGE BUILDING)

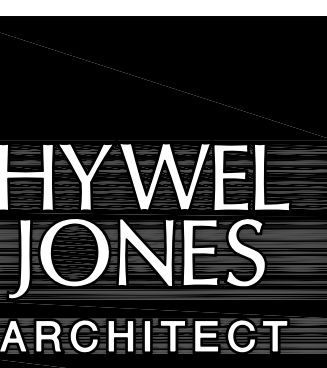


SITE LOCATION PLAN

△ REVISED FOR REZONING - MAY 22, 2013 (BRIDGE UNITS)  
△ REVISED FOR REZONING - APRIL 12, 2013

PROPOSED RESIDENTIAL DEVELOPMENT  
AT AVALON DAIRY,  
5808 WALES STREET, VANCOUVER, B.C.

PROJECT DATA  
CONTEXT PLAN



2305 HEMLOCK STREET  
VANCOUVER, BRITISH COLUMBIA  
CANADA V6H 2V1  
(604)733-1599 (FAX)733-1522  
PROJECT 1137  
SCALE 1:600 (SOFT METRIC)  
DATE MAY 22, 2013  
DRAWN RT, DD  
CAD FILE 1137\_RZ\_A0  
PLOT DATE MAY 22, 2013

A0