

Civic Address.

5811 MAIN STREET, VANCOUVER BC

Legal Description.

LOTS 1 AND 2, EXCEPT (A) THE WEST 8' NOW LANE AND (B) PART IN PLAN 4457 BOTH OF LOT 2 BLOCK C DISTRICT LOT 643 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 2175

Zoning.

EXISTING ZONING: RT-2
 PROPOSED ZONING: CD-1
 PROPOSED USE: RESIDENTIAL GROUP C

Area Summary.

SITE DIMENSIONS: 65.78' x 101.89' / 20M x 31M
 SITE AREA: 6,685 SF / 621 SM
 GROSS FLOOR AREA: 14,327 SF / 1,331 SM
 SITE COVERAGE: 53%
 FSR AREA: 9,830 SF / 913 SM
FSR: 1.47 FSR

Setbacks.

FRONT YARD: 5'-10 3/4" / 1.8 M
 REAR YARD: 8'-8" / 2.6 M
 NORTH SIDE YARD: 4'-0" / 1.2M
 SOUTH SIDE YARD: 4'-1 1/2" / 1.2M

Building Height.

MEASURED FROM LOWEST AVERAGE BUILDING GRADE AT LANE (258.33' / 78.74M) TO T/O ROOF PEAK = **45.50' / 13.87M**
 AVERAGE BUILDING HEIGHT = 36.40' / 11M
 3 STOREYS + BASEMENT

Proposed Unit Count.

STUDIOS: 3
 1 BEDROOM: 2
 2 BEDROOM: 4
 3 BEDROOM: 3
TOTAL UNIT COUNT: 12 (58% FAMILY UNITS)

Off Street Parking Requirements.

4.2.1.3 (THREE OR MORE RESIDENTIAL UNITS IN RT-2 OR C):
 A MINIMUM OF 0.5 SPACE FOR EVERY DWELLING UNIT THAT HAS LESS THAN 50 M2 OF GROSS FLOOR AREA, AND, FOR EVERY DWELLING UNIT THAT HAS 50 M2 OR MORE OF GROSS FLOOR AREA, AT LEAST 0.6 SPACE FOR EVERY DWELLING UNIT PLUS ONE SPACE FOR EACH 200 M2 OF GROSS FLOOR AREA, EXCEPT THAT, FOR EVERY DWELLING UNIT WHICH HAS A GROSS FLOOR AREA OF 180 M2 OR GREATER, THERE NEED BE NO MORE THAN 1.5 SPACES FOR EVERY DWELLING UNIT.

0.5 / UNIT < 50 SM X 4 UNITS = 2 SPACES
 0.6 / UNIT > 50 SM X 8 UNITS = 5 SPACES
 1 / 200 SM X 695 SM = 3 SPACES
TOTAL REQUIRED PARKING = 10 SPACES

4.8.4 REQUIRED DISABILITY PARKING SPACES:
 (A) MULTIPLE DWELLING OR LIVE-WORK USE, THERE MUST BE AT LEAST ONE DISABILITY PARKING SPACE FOR EACH BUILDING THAT CONTAINS AT LEAST SEVEN RESIDENTIAL UNITS AND AN ADDITIONAL 0.034 SPACE FOR EACH ADDITIONAL DWELLING UNIT.
REQUIRED DISABILITY = 1 SPACES

Proposed Parking Spaces.

1 REGULAR SPACE = 1 SPACE
 1 SMALL CAR SPACE = 1 SPACE
 1 DISABILITY SPACE = 2 SPACES*
 1 SHARED VEHICLE SPACE = 5 SPACES**
TOTAL PROPOSED PARKING = 9 SPACES***

*4.1.15 CALCULATION OF DISABILITY PARKING SPACES:
 EACH DISABILITY PARKING SPACE PROVIDED TO SATISFY THE MINIMUM REQUIRED NUMBER OF SUCH SPACES WILL COUNT AS TWO PARKING SPACES FOR THE PURPOSE OF SATISFYING THE MINIMUM REQUIRED NUMBER OF PARKING SPACES.

**3.2.2 (A) CALCULATION OF SHARED VEHICLE / SHARED PARKING SPACES:
 ...AT A 1:5 RATIO, TO A MAXIMUM OF ONE SHARED VEHICLE AND ONE SHARED PARKING SPACE FOR EACH 50 DWELLING UNITS UP TO A MAXIMUM OF TWO SHARED VEHICLES FOR EACH 100 DWELLING UNITS, ROUNDED TO THE NEAREST WHOLE NUMBER, OR SUCH GREATER SUBSTITUTION OF SHARED VEHICLES AND SHARED VEHICLE PARKING SPACES AT SUCH RATIO AND FOR SUCH NUMBER OF DWELLING UNITS AS THEY MAY CONSIDER APPROPRIATE WITH RESPECT TO THE SITE;

*** WE ARE REQUESTING A RELAXATION OF 1 PARKING SPACE. PLEASE REFER TO PARKING VARIANCE ASSESSMENT PREPARED BY OUR TRAFFIC CONSULTANT.

Gross Floor Area.

	HALF BELOW GRADE LEVEL	BELOW GRADE LEVEL	LEVEL ONE	LEVEL TWO	LEVEL THREE	TOTAL (SF)
RESIDENTIAL AREA	1145	-	1641	3461	3316	9563
EXTERIOR CIRCULATION & PATIOS	-	-	424	622	641	1687
AMENITY AREA	-	-	1105	-	-	1105
MECHANICAL / SERVICE AREA	-	502	-	-	-	502
BIKE PARKING AREA	-	689	-	-	-	689
STORAGE AREA	-	781	-	-	-	781
GROSS AREA TOTAL (SF)	1145	1972	3170	4083	3957	14327

FSR Exclusions.

	HALF BELOW GRADE LEVEL	BELOW GRADE LEVEL	LEVEL ONE	LEVEL TWO	LEVEL THREE	TOTAL (SF)	NOTES
GROSS FLOOR AREA (SF)	1145	1972	3170	4083	3957	14327	
EXCLUSIONS							
ENVELOPE (E)	94	-	115	200	200	609	HALF OF PASSIVE HOUSE WALL ASSEMBLY (8 1/2")
BALCONY (B)	-	-	-	400	384	784	(8% OF RES. AREA)
ROOF PATIO (R)	-	-	-	-	28	28	
AMENITY SPACE (A)	-	-	1105	-	-	1105	(7.7% OF GFA)
MECHANICAL SPACE (M)	-	502	-	-	-	502	
BIKE PARKING (P)	-	689	-	-	-	689	
STORAGE (S)	-	781	-	-	-	781	
FSR AREA TOTAL (SF)	1051	0	1950	3483	3345	9829	
FSR = 1.47							

Bicycle Parking Requirements.

6.2.1.2. MULTIPLE DWELLING:
 CLASS A: A MINIMUM OF 1.25 SPACES FOR EVERY DWELLING UNIT.
 CLASS B: A MINIMUM OF 6 SPACES FOR ANY DEVELOPMENT CONTAINING A MINIMUM OF 20 DWELLING UNITS.

12 UNITS X 1.25 = 15 CLASS A BIKE SPACES
 12 UNITS < 20 UNITS = 0 CLASS B BIKE SPACES
TOTAL REQUIRED BIKE SPACES = 15

TOTAL PROVIDED BIKE SPACES = 15*
***PLUS ADDITIONAL VISITOR BIKE SPACES AND CARGO BIKE SPACES AT GRADE**
***PLUS ADDITIONAL FLEX BIKE STORAGE BELOW GRADE**

ISSUES

11/09/2017 Issued for Rezoning Submission.

REVISIONS



PROJECT TITLE

Tomo House.

PROJECT ADDRESS

5811 Main Street

PROJECT NO.

2017-01

DRAWING TITLE

Development Data.

SCALE

DRAWN BY

LN

CHECKED BY

MA, HG

SEAL

DRAWING NO.

A0.01