

ADDRESS CIVIC: 522 - 588 King Edward Ave. W, Vancouver, BC  
 LEGAL: LOT 1 & 2, BLOCK 680, PLAN VAP6539, DISTRICT LOT 526, NEW WESTMINSTER

STATISTIC SUMMARY

ZONING	Existing	Proposed	USES	Existing	Proposed	
	RS-1	CD-1		SF Residential	MF Residential	
SITE AREA	SF	m2	SETBACKS	Cambie Corridor Plan	Proposed	
	Gross Site Area	18,014		1673.6	10'-15'	12.5'
SITE DIMENSIONS	Width	Length	* Indicates Setback For Bay Window Projection at Level 2	King Edward Lane	6'	6.5' (**4.5')
	Dimensions	119.9		150.2	Ash	10'-15'
AREA STATS	SF	m2		BUILDING HEIGHT	Permitted	Proposed
	Gross Floor Area	37,460	3480.1	Apartment	4 Storey	4 Storey + Rooftop Amenity On 5th Level
	Net Floor Area	34,982	3249.9	Townhouse	2.5 Storey	2.5 Storey
	FSR *	1.95				
	Building Coverage	50%				

\* FSR = Net Floor Area / Gross Site Area

PARKING SUMMARY Parking Bylaw 4.2.1.13	(1X 200sqm GFA)+(6 per unit)	Required	Proposed
		39	39
	Regular Stall	27	27
	Small Stall	10	10
	Accessible	2	2
	<b>Total</b>	<b>39</b>	<b>39</b>

LOADING SPACE	Class A	Required	Proposed
		1	1

BIKE STORAGE 1.25 / unit * All horizontal bike stalls are bike lockers	CLASS A	Required	Proposed
	HORIZONTAL	45	45
	CLASS B	6	6
	<b>Total</b>	<b>51</b>	<b>51</b>

UNIT AREA BREAKDOWN

APARTMENT		Gross Unit Area		No. of Units Per Level				Storage/Unit (SF)	Total Storage Exclusion	Total Unit per Type	Net Unit* Floor Area (SF)	Net Unit* Floor Area (m2)
Unit Types		(SF)	(m2)	Level 1	Level 2	Level 3	Level 4					
A1	3 Bed	1070	99.4	1	0	0	0	1	1070	99.4		
A2	1 Bed + Den	896	83.2	0	1	1	0	2	1792	166.5		
B1	Studio	561	52.1	2	0	0	0	2	1122	104.2		
B2	Studio	582	54.1	0	2	2	0	4	2328	216.3		
C1	2 Bed	887	82.4	1	0	0	0	1	887	82.4		
C2	2 Bed	909	84.4	0	1	1	0	2	1818	168.9		
D2	1 Bed	446	41.4	0	1	1	0	2	892	82.9		
E1	2 Bed	905	84.1	1	0	0	0	1	905	84.1		
E2	1 Bed + Den	653	60.7	0	1	1	0	2	1306	121.3		
F1	1 Bed	481	44.7	1	0	0	0	1	481	44.7		
F2	Studio	614	57.0	0	1	1	0	2	1228	114.1		
G2	1 Bed	464	43.1	0	1	1	0	2	928	86.2		
H2	1 Bed	689	64.0	0	1	1	0	2	1378	128.0		
I1	Studio	578	53.7	1	0	0	0	1	578	53.7		
I2	Studio	540	50.2	0	1	1	0	2	1080	100.3		
PH1	3 Bed	1411	131.1	0	0	0	1	1	1411	131.1		
PH2	2 Bed	1191	110.6	0	0	0	1	1	1191	110.6		
PH3	3 Bed	1577	146.5	0	0	0	1	1	1577	146.5		
PH4	3 Bed	1436	133.4	0	0	0	1	1	1436	133.4		
Total Units Per Level				7	10	10	4	Total Units	31	23408	2174.7	

\*Net Unit Area does not include storage room, below grade storage and/or balconies and enclosed balconies and is calculated to the centre lines of interior walls and outside of exterior walls.

TOWNHOUSE		Unit Gross Floor Area		Unit Area per Level			Total Unit	Total Area per Type	
Unit Types		(SF)	(m2)	Level 1	Level 2	Loft Floor		(SF)	(m2)
TH-1	2 Bed + Den	1505	139.8	635	682	188	1	1505	140
TH-2	2 Bed + Den	1318	122.4	520	581	217	3	3954	367
TH-3	2 Bed	1300	120.8	96	797	407	1	1300	121
Total Townhouse Units/ Area							5	6759	628

FLOOR AREA BREAKDOWN

APARTMENT		Gross Area		Total Storage Exclusion (SF)	Total Amenity Exclusion (SF)	Total Balcony Exclusion (SF)	Net Floor Area (SF)	Net Floor Area (m2)
		(SF)	(m2)					
LEVEL 1		6835	635.0	0	312	0	6523	606
LEVEL 2		8006	743.8	0	0	718	7288	677
LEVEL 3		8006	743.8	0	0	718	7288	677
LEVEL 4		6460	600.2	0	0	210	6250	581
LEVEL 5 (Roof Top Amenity)		1062	98.7	0	520	0	542	50
<b>Totals</b>		<b>30369</b>	<b>2821</b>	<b>0</b>	<b>832</b>	<b>1646</b>	<b>27891</b>	<b>2591</b>

  

TOWNHOUSES		Gross Area		Total Storage Exclusion (SF)	Total Amenity Exclusion (SF)	Total Balcony Exclusion (SF)	Net Floor Area (SF)	Net Floor Area (m2)
		(SF)	(m2)					
LEVEL 1		2206	204.9	0	0	0	2206	205
LEVEL 2		3195	296.8	0	0	0	3195	297
LEVEL 3 (1/2 Storey)		1690	157.0	0	0	0	1690	157
<b>Totals</b>		<b>7091</b>	<b>659</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7091</b>	<b>659</b>

  

PROJECT TOTAL		Gross Area		Total Storage Exclusion (SF)	Total Amenity Exclusion (SF)	Total Balcony Exclusion (SF)	Net Floor Area (SF)	Net Floor Area (m2)	FSR
		(SF)	(m2)						
<b>Project Total</b>		<b>37460</b>	<b>3480.1</b>	<b>0</b>	<b>832</b>	<b>1646</b>	<b>34982</b>	<b>3250</b>	<b>1.95</b>



PROJECT STATISTICS