

## Project Data

	<b>Existing (RS-1)</b>	<b>Proposed (CD-1)</b>
<b>Address</b>	6110, 6130, 6150, 6171 & 975 West 46th Avenue Lots 11, 12, 13, 14, 15 All of Block 1 of Block 1008 District Lot 526, Plan 10897	TBD
<b>Site Dimensions</b>	322.28' x 130.04'/130.00' 98.2m x 39.6m/39.6m	Consolidated Same
<b>Site Area</b>	42,144 sf (3,915 sq. m)	Same
<b>Zoning</b>	RS-1	CD-1
<b>Uses</b>	Single Family Dwelling	Multiple Dwelling
<b>Min. Site Area</b>	N/A	N/A
<b>Frontage</b>	N/A	N/A
<b>Height</b>	9.5m (31.8') / 10.7m (35.0')	10.7m (35.0')
<b>Front Yard</b>	7.9m (8')	4.5m (15')
<b>Side Yard</b>	2.1m (7') side 3.65m (12') along street	4.5m (15') 3.65m (12') along street
<b>Rear Yard</b>	17.8m (58') + accessory building 0'	4.5m (15')
<b>Site Coverage</b>	40%	40%

<b>Number and Type of Units</b>	<b>3 Bedroom Units</b>	<b>1 Bedroom + Den Units</b>	<b>Total Units</b>
	31	2	33

## Proposed Project Floor Area:

Based on the statistics above, the project size, consistent with the CD-1 Zoning, is as follows:

## Project FSR Area

<b>1.0</b>	<b>42,144 sf x 1.0:</b>	<b>42,144 sf</b>
+40sf/suite storage	+40sf/suite storage: (40 x 31 units) (35 x 2 units)	1,310 sf
+Services at or below base surface	+Services at or below base surface	177 sf
+Rainscreen Wall Exclusion	+Rainscreen Wall Exclusion	1,237 sf
	Enclosed Building Area	44,868 sf

## Proposed Parking Statistics

Per Vancouver Parking Bylaw No.6059

	<b>Existing (RS-1)</b>	<b>Proposed (CD-1)</b>
<b>4. Off Street</b>		
<b>4.3.6. Residential Car Parking</b>	20+	66
<b>6. Off Street Bicycle Spaces</b>		
<b>6.2.1.2. -Bicycle Class A (1.25 spaces for every dwelling unit)</b>	42	64
<b>-Bicycle Class B</b>	6	6