

**PROJECT DATA**

**DEVELOPMENT DATA**

MIN. REQUIRED /  
MAX. ALLOWED

**PROPOSED**

<b>CIVIC ADDRESS</b>		
6825 WEST BOULEVARD VANCOUVER, BC		
<b>LEGAL DESCRIPTION</b>		
LOT 7, BLOCK 2 SOUTH, DISTRICT LOT 526, NEW WESTMINSTER DISTRICT, PLAN VAP3271 PID: 013006096		
<b>LOT AREA</b>		
LOT AREA (Ha.)	-	0.265 Ha
LOT AREA (SF)	-	(28,539 SF)
LOT AREA (M)	-	(2,651 M)
<b>LOT COVERAGE</b>		
AREA OF BUILDINGS & STRUCTURES	11,416 SF	7,054 SF
PERCENTAGE OF LOT AREA	40 %	25 %
<b>SETBACKS</b>		
<b>HERITAGE SITE</b>		
FRONT (WEST BLVD)	10 M (33')	12.2 M (40')
REAR	1.6 M (5.25')	1.6 M (5.25')
SIDE #1 (NORTH)	1.2 M (4')	2.4 M (8')
SIDE #2 (SOUTH)	6 M (19.7')	6 M (19.7')
<b>INFILL SITE</b>		
FRONT	1.5 M (5')	1.5 M (5')
REAR	5.8 M (19')	5.8 M (19')
SIDE #1 (NORTH)	2.7 M (9')	2.7 M (9')
SIDE #2 (SOUTH)	2.7 M (9')	2.7 M (9')
<b>BUILDING HEIGHT</b>		
<b>HERITAGE SITE</b>		
HERITAGE (3.5 STOREYS)	12.2 M (40')	12.4 M (40.8')
COACH (2 STOREYS)	12.2 M (40')	8.0 M (26.4')
<b>INFILL SITE</b>		
INFILL 1 (2.5 STOREYS)	10.7 M (35')	8.8 M (28.8')
INFILL 2 (2.5 STOREYS)	10.7 M (35')	7.7 M (25.2')
INFILL 3 (2.5 STOREYS)	10.7 M (35')	9.1 M (29.7')
		*REFER TO ELEVATIONS
<b>NUMBER OF RESIDENTIAL UNITS</b>		
TWO-BEDROOM UNITS	-	1
THREE-BEDROOM UNITS	-	8
TOTAL NUMBER OF UNITS	-	9
<b>TOTAL BUILDING FLOOR AREA</b>		
RESIDENTIAL UNITS	-	17,256 SF (1,603 M)
<b>DENSITY</b>		
FLOOR SPACE RATIO (FSR)	0.60	0.60
<b>PARKING</b>		
<b>RESIDENT SPACES</b>		
GARAGE	-	7
APRON	-	0
APRON (SMALL CAR)	-	2
TOTAL RESIDENT SPACES	-	9
<b>VISITOR SPACES</b>		
STANDARD	-	6
SMALL CAR	-	0
ACCESSIBLE	-	0
TOTAL VISITOR SPACES	NO REQUIREMENT	6
TOTAL REQUIRED SPACES	13	15
<b>BICYCLE SPACES</b>		
CLASS A	1.25 PER UNIT = 12	16
CLASS B	NO REQUIREMENT	0

**AREA CALCULATIONS**

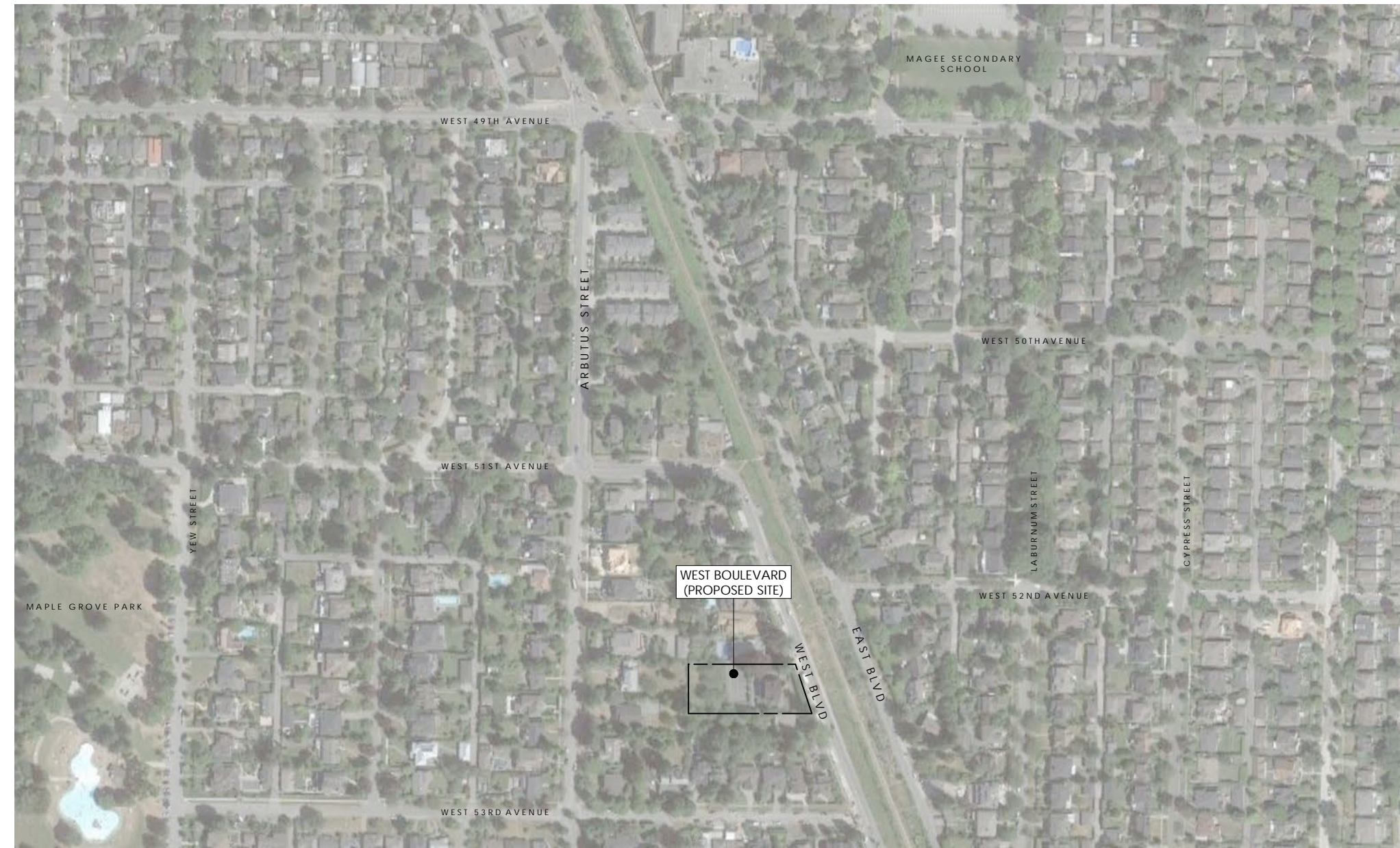
UNIT TYPE	# OF UNITS	GROSS AREA (A.G.)	EXCLUSIONS (A.G.)	NET AREA (A.G.)	GROSS AREA (B.G.)	EXCLUSIONS (B.G.)	NET AREA (B.G.)	TOTAL NET AREA (A.G.)	TOTAL NET AREA (B.G.)	TOTAL NET EXCLUSIONS	TOTAL NET AREA
A	1	1834.6 SQ.FT.	155.6 SQ.FT.	1679.0 SQ.FT.	883.8 SQ.FT.	301.0 SQ.FT.	582.8 SQ.FT.	1679.0 SQ.FT.	582.8 SQ.FT.	456.6 SQ.FT.	2261.8 SQ.FT.
B	1	1867.6 SQ.FT.	223.4 SQ.FT.	1644.2 SQ.FT.	533.6 SQ.FT.	0.0 SQ.FT.	533.6 SQ.FT.	1644.2 SQ.FT.	533.6 SQ.FT.	223.4 SQ.FT.	2177.8 SQ.FT.
C	1	1343.5 SQ.FT.	306.9 SQ.FT.	1036.6 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	1036.6 SQ.FT.	0.0 SQ.FT.	306.9 SQ.FT.	1036.6 SQ.FT.
D	2	2663.8 SQ.FT.	406.5 SQ.FT.	2257.3 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	4514.6 SQ.FT.	0.0 SQ.FT.	813.0 SQ.FT.	4514.6 SQ.FT.
E	4	2287.5 SQ.FT.	471.1 SQ.FT.	1816.4 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	7265.6 SQ.FT.	0.0 SQ.FT.	1884.4 SQ.FT.	7265.6 SQ.FT.
	9										

TOTAL NET AREA ABOVE GRADE: 16140.0 SQ.FT. 1499.4 M2  
 TOTAL NET AREA BELOW GRADE: 1116.4 SQ.FT. 103.7 M2  
 TOTAL NET FLOOR AREA: 17256.4 SQ.FT. 1603.1 M2  
 SITE AREA: 28539.0 SQ.FT. 2651.3 M2  
 TOTAL EXCLUSIONS: 3684.3 SQ.FT. 342.3 M2  
 FLOOR SPACE RATIO: 0.60 0.60

**CONSULTANT LIST**

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**CONTEXT PLAN**



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**REVISIONS**

ISSUED FOR DEVELOPMENT PERMIT	JUN. 08, 2016
ISSUED FOR REZONING ENQUIRY	NOV. 23, 2016
ISSUED FOR REZONING APPLICATION	MAR. 31, 2017



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**PROJECT**

**WEST BOULEVARD**

6825 WEST BOULEVARD,  
VANCOUVER, BC

**DRAWING**

**DATA SHEET**

**SCALE**

**SHEET**

NTS

**DATE**

JUNE 2016

**A0.01**