



1 Context Plan
SCALE: 1/8" = 1'-0"

**6 STOREY RESIDENTIAL APARTMENTS
REZONING APPLICATION**

SITE AREA			(ft ²)	(m ²)
	EXISTING GROSS	31186	s.f.	
	PROPOSED NET	31186	s.f.	

LOT COVERAGE	50%
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SETBACK				
	N	E	S	W
	(ft)	9.58	19.58	11.58
(m)	2.92	5.97	3.53	1.09

BUILDING HEIGHT		
	(ft)	73
(m)	22.3	

	GROSS FLOOR AREA		Exclusion*	
	(ft ²)	(m ²)	(ft ²)	(m ²)
LEVEL 1	15447	4708	793	242
LEVEL 2	15775	4808	325	99
LEVEL 3	13748	4190	293	89
LEVEL 4	13748	4190	293	89
LEVEL 5	12972	3954	170	52
LEVEL 6	12972	3954	170	52
TOTAL	84662	25805	2044	623

*Exclusion includes indoor amenity and in suite storage

TOTAL FLOOR AREA (NET)	82618	25182
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FSR	2.65
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UNIT COUNT	TOTAL		
	< 1 BED	2 BED +	
	72	9	63

COMMON AMENITY	TOTAL	
	OUTDOOR	(ft ²)
INDOOR	(ft ²)	496

VEHICLE PARKING	REQ'D	PROPOSED
	REGULAR CAR STALL	58
SMALL CAR STALL (MAX 25%)	21	17
DISABILITY PARKING STALL	4	4
*each disability parking counts as 2 stalls in calculation		
TOTAL	83	83

BIKE STALLS	REQ'D		PROVIDED	
	CLASS A	CLASS B	CLASS A	CLASS B
	90	6	90	6

54th Ave & Cambie (Preliminary Area Overlay)

Site Area	31187 sf			
Gross Floor Area	North BLDG	South BLDG	Townhouse	Amenity BLDG
Level 1	7689	6766	496	496
Level 2	8513	6766	496	496
Level 3	8513	5235		
Level 4	8513	5235		
Level 5	8089	4883		
Level 6	8089	4883		

Total	49406 ft ²	33768 ft ²	992 ft ²	992 ft ²
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Total Floor Area (GFA)	85158 ft ²	7911 m ²
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Total Storage	North BLDG	South BLDG	Total
	692	856	1548

Total Balcony	6051	2098	8149
Balcony Percentage	12.2%	6.2%	9.6%

Total Net Floor Area	82618 ft ²
FSR	2.65

Level 1	North BLDG			South BLDG		
	Unit	Storage	Balcony	Unit	Storage	Balcony
	B	28		S1	33	
	B	28		S7	30	
	A	19		S2	34	
	A	19		S4	0	
	B	28		S5a	38	
	D	0		S6	40	
	D	0				

Level 2	North BLDG			South BLDG		
	Unit	Storage	Balcony	Unit	Storage	Balcony
	B	28	216	S1	33	88
	B	28	148	S7	30	87
	A	19	112	S2	34	117
	A	19	112	S4	0	89
	B	28	207	S5	38	67
	B	28	216	S6	40	102
	C	0	199			
	C	0	199			

Level 3	North BLDG			South BLDG		
	Unit	Storage	Balcony	Unit	Storage	Balcony
	B	28	216	S1	33	88
	B	28	148	S7	30	87
	A	19	112	S8	40	161
	A	19	112	S6	40	102
	B	28	148			
	B	28	216			
	C	0	202			
	C	0	202			

Level 4	North BLDG			South BLDG		
	Unit	Storage	Balcony	Unit	Storage	Balcony
	B	28	216	S1	33	88
	B	28	148	S7	30	87
	A	19	112	S8	40	161
	A	19	112	S6	40	102
	B	28	148			
	B	28	216			
	C	0	202			
	C	0	202			

Level 5	North BLDG			South BLDG		
	Unit	Storage	Balcony	Unit	Storage	Balcony
	B4	0	250	S9	40	88
	B3	30	148	S7	30	87
	E	0	224	S8	40	161
	B3	30	148			
	B4	0	250			
	C	0	236			
	C	0	236			

Level 6	North BLDG			South BLDG		
	Unit	Storage	Balcony	Unit	Storage	Balcony
	B4	0	72	S9	40	88
	B3	30	52	S7	30	87
	E	0	52	S8	40	161
	B3	30	80			
	B4	0	72			
	C	0	55			
	C	0	55			

RE-ISSUED FOR REZONING 2015-03-02