



SITE PLAN (1"=20'0")

CONTEXT PLAN (1"=40'0")

LEGAL ADDRESS: 708-796 RENFREW STREET, VANCOUVER, BC
 LEGAL DESCRIPTION: LOTS 1-7 PLAN VSP2188 DISTRICT LOT 7 HSL NWD GROUP 1, OF LOT 82
 SITE AREA: 25,816.00 sf
 EXISTING ZONING: RS-1
 MAX FSR ALLOWED: 2.5-3.5 FSR AFFORDABLE HOUSING CHOICES INTERIM REZONING POLICY
 HEIGHT PROPOSED: 4 STOREYS 158'-0" AT GEORGIA AND RENFREW
 MAX HEIGHT ALLOWED: 4 STOREYS

AREA CALCULATION:		GROSS		NET (FSR)		COMMERCIAL		TOTAL FSR		CIRC.		SALEABLE AREA		EFFICIENCY	
FLOOR	RESIDENTIAL	STORAGE	RESIDENTIAL	FSR	4,573	480	4,093	480	4,573	480	4,093	480	4,093	480	85%
P 1	4,813	240	4,573	0	4,573	480	4,093	480	4,573	480	4,093	480	4,093	480	85%
L 1	9,865	120	9,745	7,868	17,613	3,173	4,692	480	17,613	3,173	4,692	480	4,692	480	88%
L 2	10,438	280	10,158	0	10,158	1,780	8,378	80%	10,158	1,780	8,378	80%	8,378	80%	80%
L 3	12,297	440	11,857	0	11,857	1,050	10,807	84%	11,857	1,050	10,807	84%	10,807	84%	84%
L 4	15,157	720	14,437	0	14,437	1,387	13,050	87%	14,437	1,387	13,050	87%	13,050	87%	87%
L 5	9,572	520	9,052	0	9,052	900	8,152	85%	9,052	900	8,152	85%	8,152	85%	85%
L 6	10,362	540	9,822	0	9,822	900	8,922	84%	9,822	900	8,922	84%	8,922	84%	84%
ROOF	1,142	0	1,142	0	1,142	0	1,142	N/A	1,142	0	1,142	N/A	1,142	0	0%
TOTAL	71,556	3,080	68,476	7,868	76,344	9,333	59,243		76,344	9,333	59,243		59,243	83%	

PARKING		REQUIRED	PROVIDED
RESIDENTIAL PARKING	VPBL 4.5 B1 SECURED MARKET RENTAL HOUSING	53.2	55.0
1 SPACE PER 125sq ft OF GROSS FLOOR AREA		3.6	4.0
DISABILITY SPACES 1 UP TO 7 UNITS + 0.034 X ADD UNIT (4.84 VPBL)		56.8	59.0
TOTAL RESIDENTIAL			
COMMERCIAL	VPBL 4.2.5.1 RETAIL	3.0	3.0
1 PER 1075 SF UP TO 3229 SF		8.6	10.0
1 PER ADD 5385F		2.0	2.0
DISABILITY SPACES 1 FOR AT LEAST 5,382 SF + 1 ADD 0.04 PER 1075 SF (4.84 VPBL)		13.6	15.0
TOTAL COMMERCIAL			
VISITOR	75% OF TOTAL DWELLING UNITS	5.8	7.0
TOTAL STALLS PROVIDED		76	81

BICYCLE SPACE CALCULATION		REQUIRED	PROVIDED
RESIDENTIAL	1.35 PER UNIT	16	107
6 CLASS B FOR -80 UNITS		6	6

LOADING CALCULATION		REQUIRED	PROVIDED
RESIDENTIAL	CLASS A NOT REQUIRED	0	0
CLASS B 1 PER 100-299 UNITS		1	2
COMMERCIAL	CLASS B 1 PER 5,000 SF	2	2

STORAGE CALCULATION		REQUIRED	PROVIDED
IN-SUITE		77	N/A
UNDER GROUND			
TOTAL		77	N/A

UNIT MIX (RENTAL)		TOTAL UNITS	
1BED	28ED	3BED / TH	
0	0	6	6
0	0	3	3
5	2	0	7
13	1	2	16
14	3	1	18
12	1	0	13
12	2	0	14
0	0	0	0
56	9	12	77
73%	12%	16%	100%
FAMILY UNITS		27%	

SETBACKS (MINIMUM)		TOTAL AREA	
FLOOR	RENFREW	GEORGIA	LANE
P1	0	8	12'-0"
L1	2'-0"	7'-0"	12'-0"
L2	2'-0"	7'-0"	20'-0"
L3	2'-0"	15'-0"	35'-0"
L4	2'-0"	15'-0"	35'-0"
L5	2'-0"	28'-0"	45'-0"
L6	2'-0"	28'-0"	45'-0"
TOTAL AREA REQUIRED		354.04 sf	
TOTAL AREA PROVIDED		442 sf	

COMMERCIAL		TOTAL AREA	
WASTE	CHOICE	TOTAL AREA (m ²)	GEN. RATE (L/In/Week)
Garbage	3 cu. yard bin	773	1.65
Graze	170 L drum	173	11.0
Mixed papers	3 cu. yard bin	773	2.05
Cardboard	3 cu. yard bin	773	3.75
Mixed containers	3 cu. yard bin	773	2
Compostables	3 cu. yard bin	773	2
TOTAL AREA REQUIRED		549.15 sf	
TOTAL AREA PROVIDED		780 sf	

NOTES:
 1. Residential visitor parking shared with commercial spaces.
 2. City of Vancouver - Garbage and Recycling Storage Facility Supplement
 [http://vancouver.ca/files/cov/Garbage_and_Recycling_Storage_Facility_Supplement.pdf]



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REVISONS

NO.	DATE	DESCRIPTION
1	DEC 21, 2016	REZONING ENQUIRY
2	SEPT 1, 2017	PRE-APPLICATION SUBMISSION
3	NOV 15, 2017	REZONING APPLICATION

708-796 RENFREW STREET

REZONING APPLICATION

SITE PLAN + BUILDING STATISTICS

DATE 12/13/2017 10:25:26 PM
 DRAWN BY Author
 CHECKED BY Checker
 SCALE
 JOB NUMBER 16021

A-0.03

