

PROJECT DATA:

ADDRESS: 809 W 23RD AVENUE, VANCOUVER, BC
LEGAL: LOT 9, BLOCK 617, DISTRICT LOT 472, PLAN 5325
ZONING: RS - 5
LOT SIZE: 69.0x122.0 = 8435 SF
SUB-DIVIDABLE: 36x122 = 4392 SF AND 33x122 = 4026 SF

FSR	REQUIRED / ALLOWED	EXISTING	PROPOSED	VARIANCE	UNIT FSR TOTALS	
LODGE MAIN FLOOR		2140.86 SF	LODGE - UNIT 1 LODGE - UNIT 2 LODGE - UNIT 3 LODGE - UNIT 4 2702.20 SF	684.62 SF 684.58 SF 673.58 SF 659.42 SF	2702.20 SF	
LODGE UPPER FLOOR		190.00 SF	LODGE - UNIT 1 LODGE - UNIT 2 LODGE - UNIT 3 LODGE - UNIT 4 2196.22 SF	504.70 SF 591.25 SF 581.25 SF 519.02 SF	2196.22 SF	
LODGE ABOVE GRADE: SUB-DIVIDED LOTS (36.0' & 33.0')	2454.08 SF [(0.24x4392 SF)+ 1400 SF] 2366.24 SF [(0.24x4026 SF)+ 1400 SF]					
TOTAL ABOVE GRADE	4820.32 SF	2330.86 SF	4898.42 SF	78.10 SF (0.016 FSR)		
LODGE BASEMENT		2140.86 SF	LODGE - UNIT 1 LODGE - UNIT 2 LODGE - UNIT 3 LODGE - UNIT 4 COMMON AREA 2985.20 SF	744.62 SF 744.62 SF 726.92 SF 668.64 SF 100.40 SF	2985.20 SF	LODGE - UNIT 1 1933.94 SF LODGE - UNIT 2 2020.45 SF LODGE - UNIT 3 1981.75 SF LODGE - UNIT 4 1847.08 SF
LODGE BELOW GRADE: SUB-DIVIDED LOTS (36.0' & 33.0')	625.32 SF (REMAINDER OF 0.70) 456.96 SF (REMAINDER OF 0.70)					
BELOW GRADE TOTAL	1084.18 SF	2140.86 SF	2985.20 SF	1901.02 SF (1.75 FSR)		
TOTAL FSR:	5904.50 SF (0.70 OF 8435 SF)	4471.72 SF	7883.62 SF	1979.12 SF (0.34 FSR)		

INFILL MAIN FLOOR			INFILL - UNIT 5 INFILL - UNIT 6 1119.65 SF	655.87 SF 463.78 SF	1119.65 SF	INFILL - UNIT 5 1058.04 SF INFILL - UNIT 6 1098.92 SF
INFILL UPPER FLOOR			INFILL - UNIT 5 INFILL - UNIT 6 759.95 SF	402.17 SF 357.78 SF	759.95 SF	
INFILL BASEMENT:			INFILL - UNIT 5 INFILL - UNIT 6 BIKE STORAGE GARBAGE & RECYCLING OPEN PARKING ENCLD PARKING 661.06 SF	0.0 SF 277.36 SF 46.0 SF 67.89 SF 323.82 SF	277.36 SF	
INFILL: SUB-DIVIDED LOTS (36.0' & 33.0') LANEWAY	732.72 SF (0.16x4392 SF + STAIR ALLOWANCE) 674.16 SF (0.16x4026 SF + STAIR ALLOWANCE) 1406.88 SF				2156.96 SF	750.08 SF (0.53 FSR)
SITE TOTAL:	7311.38 SF (0.87 FSR)	4281.72 SF (0.51 FSR)	10040.58 SF (1.19 FSR)	2729.20 SF (0.37 FSR)		

COVERED PORCHES	340.22 SF (5% OF 6804.36 SF)	23.76 SF (0.4%)	370.34 SF (5.44%)	
OPEN DECKS / BALCONIES	544.35 SF (8% OF 6804.36 SF)	0.0 SF	136.66 SF (2.0%)	

YARDS	REQUIRED / ALLOWED	EXISTING	PROPOSED	VARIANCE
FRONT YARD:	19.56' (FRONT YARD AVERAGE)	20.1'	8.0'	11.56'
REAR YARD:	35.1'	32.0'	40.0"	-
SIDE YARDS:				
SUB-DIVIDED LOTS (36.0' & 33.0')	4.7' - 36' LOT / 4.0' - 33' LOT	27.0' / 11.83'	21.14' / 8.0'	-
INFILL		0.0'	4.0' / 4.5'	-
BUILDING HEIGHT MAXIMUM:				
LODGE	10.7m / 35.1' / 2 1/2 STOREYS	37.33'	36.33' (AT REAR - NORTH) 29.75' (AT FRONT - SOUTH)	1.23'
INFILL	19.0' (3:12 PITCH) 1 1/2 STOREYS	0.0'	27.88' (3 STOREYS)	8.88' (1 1/2 STOREYS)
BUILDING DEPTH:				
LODGE	48.81' (40%)	68.0'	74.0'	25.19'
INFILL	26.0'	0.0'	26.0'	-
SITE COVERAGE:	3374.0 SF (40%)	2550.97 SF (30%)	LODGE: 2978.50 SF (35.3%) INFILL: 1195.75 SF (14.2%) TOTAL: 4174.25 SF (49.5%)	800.25 SF
UNIT DENSITY:	(2 LOTS x 3 UNITS) = 6 UNITS	ASSEMBLY	6.0 - STRATA 4.0 - LOCK OFF SUITE (NON-STRATA) 10.0 UNITS	4 UNITS
PARKING:	2 LOTS SUB-DIVIDED	2.0 SPACES	ASSEMBLY USE 4.0 SPACES PARKING BYLAW 4.2.3.4 (1 SPACE / 9.3M2= 27 SPACES)	3.0 ENCLOSED + 2.0 OPEN = 5.0 SPACES PROPOSED 6 UNITS
BIKE STORAGE:	8 SPACES - SECTION 6 TABLE 6.2.1.2	0.0 SPACES	11 SPACES	
GARBAGE & RECYCLING STORAGE:				
GARBAGE	3 - 360 L BINS	0.0 BINS	3 - 360 L BINS	
RECYCLING	3 - 360 L BINS	0.0 BINS	3 - 360 L BINS	

PROJECT DATA

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