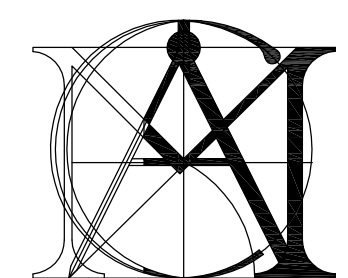


960 KINGSWAY MIXED- USE PROJECT. VANCOUVER B.C.

PROJECT DATA	REQUIRED C-2	PROPOSED CD	PROVIDED
CIVIC ADDRESS	960 & 968 KINGSWAY, VANCOUVER, BC		
LEGAL DESCRIPTION	LOT 7, 8, & 9, BLOCK 65, DISTRICT LOT 301, PLAN 3940		
TOTAL GROSS LOT AREA	11830.0SF (1099.61 SM)		
NET LOT AREA AFTER LANE DEDICATION	11366.0SF (1056.48 SM)		
ZONING	C-2		
SETBACK			
FRONT	2'		2'
REAR	2'		2'-0 1/2"
SIDE (EAST)	N/A		2"
SIDE (WEST)	N/A		2"
FSR		3.39	3.39
BUILDING HEIGHT		60.53'	60.53'
AREA ALLOCATION :			
G/F COMMERCIAL AREA		4507.4 SF(418.9 SM)	4507.4 SF(418.9 SM)
G/F RESIDENTIAL		1655.2 SF	1655.2 SF
2/F RESIDENTIAL		7176.8 SF	7176.8 SF
3/F RESIDENTIAL		7176.8 SF	7176.8 SF
4/F RESIDENTIAL		7176.8 SF	7176.8 SF
5/F RESIDENTIAL		7216.8 SF	7216.8 SF
6/F RESIDENTIAL		5304.6 SF	5304.6 SF
TOTAL		35667.0 SF	35667.0 SF
ENCLOSED BALCONY			
2/F RESIDENTIAL		299.1 SF	299.1 SF
3/F RESIDENTIAL		299.1 SF	299.1 SF
4/F RESIDENTIAL		299.1 SF	299.1 SF
TOTAL ENCLOSED BALCONY AREA	4%X34652.9=1386.1SF	897.3	897.3
OPEN BALCONY			
3/F RESIDENTIAL		329.6 SF	329.6 SF
4/F RESIDENTIAL		329.6 SF	329.6 SF
5/F RESIDENTIAL		243.4 SF	243.4 SF
6/F RESIDENTIAL		243.4 SF	243.4 SF
TOTAL OPENING BALCONY AREA		1146.0 SF	1146.0 SF
TOTAL ENCLOSED & OPENING BALCONY AREA	8%X34652.9=2772.2 SF	2043.3 SF	2043.3 SF
TOTAL STORAGE AREA	39UNITSX40SF=1560 SF.	1240 SF	1240 SF
TOTAL COMMERCIAL AREA		4507.4 SF(418.9 SM)	4507.4 SF(418.9 SM)
TOTAL RESIDENTIAL AREA ABOVE GROUND FLOOR	1.75X11830SF=20703 SF (1923.1SM)	34011.8 SF	34011.8 SF
TOTAL RESIDENTIAL AREA	2.15X11830=25434.5SF	35667.0 SF (3315.27 SM)	35667.0 SF (3315.27 SM)
TOTAL COMMERCIAL & RESIDENTIAL AREA	2.5X11830SF=29575SF	40174.4 SF (3734.2 SM)	40174.4 SF (3734.2 SM)
PARKING CALCULATION	COMMERCIAL: 300/100+(418-300)/50=5.36 RESIDENTIAL: 39UNITSX0.6/U.+3315/200=40 EXEMPTION: .1, the number of spaces not provided shall not exceed two required, parking by-law: 4.1.12.(d)(i) .2, one H/C space count as two . TOTAL: 5.36+40=45.36	COMMERCIAL: 290/145+(418-290)/70=3.8 RESIDENTIAL: 3315/125=26.5 VISITOR: 39X0.075=2.2 TOTAL: 3.8+26.5+2.2=32.5 32.5-32.5X0.2=26.1	COMMERCIAL: 5 (4 SMALL 1 H/C) RESIDENTIAL: 26 (22 REGULAR, 4 SMALL) TOTAL: 5+26=31
LOADING	1 (CLASS B) 5.2.5: A MINIMUM OF ONE SPACE FOR THE FIRST 465 SQUARE METRES OF GROSS FLOOR AREA.	1	1
BIKE CALCULATION (CLASS A)	1.25X39 UNITS=48.75	52	52
BIKE CALCULATION (CLASS B)	A MIN. OF 6 SPACES FOR A MIN. OF 20 UNITS.	11	11

**ISSUED FOR RZ/DP
JULY 5, 2010**



MATTHEW CHENG
ARCHITECT INC.