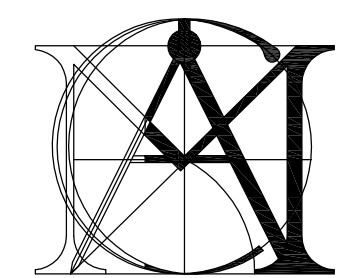


960 KINGSWAY MIXED- USE PROJECT. VANCOUVER B.C.

| 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 | 11830.05F (1099.61 SM) | | |
| NET LOT AREA AFTER LANE DEDICATION | 11366.05F (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 | | 3.36 | 3.36 |
| BUILDING HEIGHT | | 60.53' | 60.53' |
| AREA ALLOCATION : | | | |
| G/F COMMERCIAL AREA | | 5084.6 SF(472.62 SM) | 5084.6 SF(472.62 SM) |
| G/F RESIDENTIAL | | 1412.5 SF | 1412.5 SF |
| 2/F RESIDENTIAL | | 7160.7 SF | 7160.7 SF |
| 3/F RESIDENTIAL | | 7160.7 SF | 7160.7 SF |
| 4/F RESIDENTIAL | | 7010.5 SF | 7010.5 SF |
| 5/F RESIDENTIAL | | 6310.7 SF | 6310.7 SF |
| 6/F RESIDENTIAL | | 5676.1 SF | 5676.1 SF |
| TOTAL | | 34731.2 SF | 34731.2 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% \times 34652.9=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% \times 34652.9=2772.2 SF | 2043.3 SF | 2043.3 SF |
| TOTAL STORAGE AREA | 40UNITS \times 40SF=1600 SF. | 1240 SF | 1240 SF |
| TOTAL COMMERCIAL AREA | | 5084.6 SF(472.62 SM) | 5084.6 SF(472.62 SM) |
| TOTAL RESIDENTIAL AREA ABOVE GROUND FLOOR | 1.75 \times 11830SF=20703 SF (1923.1SM) | 33318.7 SF | 33318.7 SF |
| TOTAL RESIDENTIAL AREA | 2.15 \times 11830=25434.5SF | 34731.2 SF (3228.29 SM) | 34731.2 SF (3228.29 SM) |
| TOTAL COMMERCIAL & RESIDENTIAL AREA | 2.5 \times 11830SF=29575SF | 39815.8 SF (3700.9 SM) | 39815.8 SF (3700.9 SM) |
| PARKING CALCULATION | COMMERCIAL: 300/100+(472-300)/50=6.4 RESIDENTIAL: 40UNITS \times 0.6/U.+ 3228/200=40.14 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: 6.4+40.14=46.54 | COMMERCIAL: 5 (3 REGULAR) RESIDENTIAL: 26 (20 REGULAR, 6 SMALL, 1 H/C) TOTAL: 5+26=31 | COMMERCIAL: 5 (3 REGULAR) RESIDENTIAL: 26 (20 REGULAR, 6 SMALL, 1 H/C) 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) | 1.25 \times 40UNITS=50 | 56 | 56 |
| BIKE CALCULATION (CLASS B) | A MIN. OF 6 SPACES FOR A MIN. OF 20 UNITS. | 6 | 6 |

**ISSUED FOR RZ/DP
DECEMBER 11, 2009**



MATTHEW CHENG
ARCHITECT INC.