

Zoning & Parking Analysis

RM-5A	required / allowed		proposed		difference
	imperial	metric	imperial	metric	
Lot Size	17,283.6 sqft	1,605.6 sqm			
Total Floor Area Ratio		2.20	6.30		4.1
Amenity space (max. excluded is the lesser of 10% area or 1,000 sqm)	10656.2 sqft	990.0 sqm	1,778.6 sqft	165.2 sqm	-8,877.6 sqft
Balcony Market (total max.8%)	7572.5 sqft	703.5 sqm	6,134.4 sqft	569.9 sqm	-1,438.1 sqft
Balcony Non-Market (total max.8%)	1132 sqft	105.2 sqm	790.7 sqft	73.5 sqm	-341.4 sqft
Setback Frontyard (Pendrell Street)	12.1 ft	3.7 m	12.0 ft	3.7 m	-0.1 ft
Setback Rear (Lane)	6.9 ft	2.1 m	15.2 ft	4.6 m	8.3 ft
Setback Sideyard (Northwest)	6.9 ft	2.1 m	7.1 ft	2.2 m	0.2 ft
Setback Sideyard (Southeast)	6.9 ft	2.1 m	13.3 ft	4.1 m	6.4 ft
Height	190.3 ft	58 m	190.0 ft	57.9 m	-0.3 ft
Car Parking		No. of stalls	No. of stalls	No. of stalls	
Market & Visitor					
0.5/Unit < 50 sqm	5 Units	2.5			
0.6/Unit > 50 sqm	73 Units	43.8			
1.5/Unit > 180 sqm	1 Units	1.5			
1/200 sqm	94656.6 sqft	44.0			
total no. of stalls		92	123		31
Non-Market & Visitor					
0.5/Unit < 50 sqm	26 Units	13.0			
0.6/Unit > 50 sqm	0 Units	0.0			
1/200 sqm	14151.7 sqft	6.6			
total no. of stalls		20	13		-7
Bicycle Parking		No. of stalls	No. of stalls	No. of stalls	
1.25/Market Unit	79 Units	98.8	110		11
1.25/Non-Market Unit	26 Units	32.5	33		1
Class B visitor Market		6	6		0
Class B visitor Non-Market		6	6		0
total no. of stalls		143	155		12

FSR Calculation

Market & Non-Market FSR Summary

	Gross Area	Exclusions				Net Area	FSR	Open Balcony
		Amenity	Res. Storage	Encl. Balcony	Wall Thick.			
Market	98,247.70 sqft	1,632.06 sqft	79.71 sqft	60.81 sqft	1,818.55 sqft	94,656.57 sqft	5.48	6,155.35 sqft
Non-Market	14,661.74 sqft	144.32 sqft	21.58 sqft	0.00 sqft	344.14 sqft	14,151.69 sqft	0.82	789.25 sqft
Total	112,909.44 sqft	1,776.38 sqft	101.29 sqft	60.81 sqft	2,162.69 sqft	108,808.26 sqft	6.30	6,944.60 sqft

Market FSR Calculation Summary

	Gross Area	Exclusions				Net Area	FSR	Open Balcony
		Amenity	Res. Storage	Encl. Balcony	Wall Thick.			
Ground Floor	5,949.72 sqft	1,171.62 sqft	39.86 sqft	0.00 sqft	63.19 sqft	4,675.04 sqft	0.00 sqft	
2nd Floor	5,687.98 sqft	0.00 sqft	0.00 sqft	0.00 sqft	39.90 sqft	5,648.07 sqft	44.00 sqft	
3rd Floor	5,803.52 sqft	0.00 sqft	0.00 sqft	60.81 sqft	94.63 sqft	5,648.07 sqft	303.16 sqft	
4th Floor	4,622.81 sqft	460.43 sqft	0.00 sqft	0.00 sqft	93.86 sqft	4,068.52 sqft	303.16 sqft	
5th Floor	4,646.89 sqft	0.00 sqft	0.00 sqft	0.00 sqft	92.18 sqft	4,554.70 sqft	371.15 sqft	
6th Floor	4,647.61 sqft	0.00 sqft	0.00 sqft	0.00 sqft	92.91 sqft	4,554.70 sqft	371.15 sqft	
7th Floor	4,647.61 sqft	0.00 sqft	0.00 sqft	0.00 sqft	92.91 sqft	4,554.70 sqft	371.15 sqft	
8th Floor	4,647.61 sqft	0.00 sqft	0.00 sqft	0.00 sqft	92.91 sqft	4,554.70 sqft	371.15 sqft	
9th Floor	4,647.61 sqft	0.00 sqft	0.00 sqft	0.00 sqft	92.91 sqft	4,554.70 sqft	371.15 sqft	
10th Floor	4,749.61 sqft	0.00 sqft	0.00 sqft	0.00 sqft	90.69 sqft	4,658.93 sqft	339.99 sqft	
11th Floor	4,749.61 sqft	0.00 sqft	0.00 sqft	0.00 sqft	90.69 sqft	4,658.93 sqft	339.99 sqft	
12th Floor	4,749.61 sqft	0.00 sqft	0.00 sqft	0.00 sqft	90.69 sqft	4,658.93 sqft	339.99 sqft	
13th Floor	4,749.61 sqft	0.00 sqft	0.00 sqft	0.00 sqft	90.69 sqft	4,658.93 sqft	339.99 sqft	
14th Floor	4,749.61 sqft	0.00 sqft	0.00 sqft	0.00 sqft	90.69 sqft	4,658.93 sqft	339.99 sqft	
15th Floor	4,749.61 sqft	0.00 sqft	0.00 sqft	0.00 sqft	90.69 sqft	4,658.93 sqft	339.99 sqft	
16th Floor	4,749.61 sqft	0.00 sqft	0.00 sqft	0.00 sqft	90.69 sqft	4,658.93 sqft	339.99 sqft	
17th Floor	4,749.61 sqft	0.00 sqft	0.00 sqft	0.00 sqft	90.69 sqft	4,658.93 sqft	339.99 sqft	
18th Floor	4,749.61 sqft	0.00 sqft	0.00 sqft	0.00 sqft	90.69 sqft	4,658.93 sqft	339.99 sqft	
19th Floor	4,436.23 sqft	0.00 sqft	0.00 sqft	0.00 sqft	87.51 sqft	4,348.72 sqft	275.57 sqft	
20th Floor	3,364.54 sqft	0.00 sqft	39.84 sqft	0.00 sqft	87.30 sqft	3,237.40 sqft	248.67 sqft	
21st Floor	2,399.05 sqft	0.00 sqft	0.00 sqft	0.00 sqft	72.14 sqft	2,326.91 sqft	65.15 sqft	
Total	98,247.70 sqft	1,632.06 sqft	79.71 sqft	60.81 sqft	1,818.55 sqft	94,656.57 sqft	5.48	6,155.35 sqft

Non-Market FSR Calculation Summary

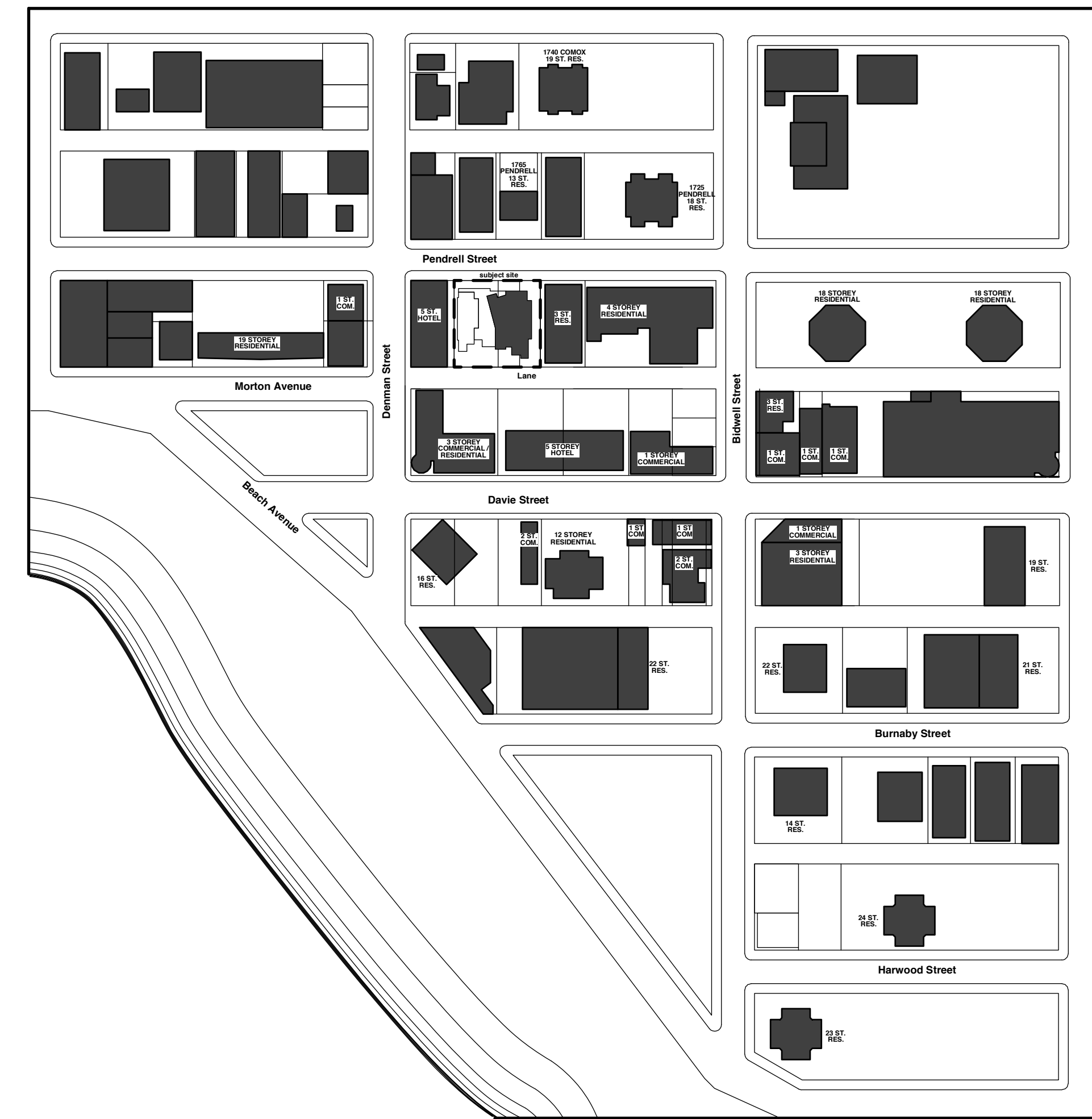
	Gross Area	Exclusions				Net Area	FSR	Open Balcony
		Amenity	Res. Storage	Encl. Balcony	Wall Thick.			
Ground Non-Market	2,966.87 sqft	144.32 sqft	0.00 sqft	0.00 sqft	59.21 sqft	2,763.34 sqft	0.00 sqft	
Ground Tower	3,068.47 sqft	0.00 sqft	0.00 sqft	0.00 sqft	66.53 sqft	3,001.94 sqft	232.66 sqft	
2nd Floor	3,068.47 sqft	0.00 sqft	0.00 sqft	0.00 sqft	66.53 sqft	3,001.94 sqft	232.66 sqft	
3rd Floor	3,144.59 sqft	0.00 sqft	21.58 sqft	0.00 sqft	69.84 sqft	3,053.16 sqft	199.61 sqft	
4th Floor	2,328.64 sqft	0.00 sqft	0.00 sqft	0.00 sqft	77.04 sqft	2,251.60 sqft	124.32 sqft	
5th Floor	84.69 sqft	0.00 sqft	0.00 sqft	0.00 sqft	5.00 sqft	79.69 sqft	0.00 sqft	
Total	14,661.74 sqft	144.32 sqft	21.58 sqft	0.00 sqft	344.14 sqft	14,151.69 sqft	0.82	789.25 sqft

PENDRELL STREET 1754-1772

Legal Description
THE EAST 1/2 OF LOT 12, THE WEST 1/2 OF LOT 12, AND LOT 13, ALL OF BLOCK 61 DISTRICT LOT 185 PLAN 92

Market Unit Type	No. of Units
1 Bedroom Suite	23
2 Bedroom Suite	39
2+ Bedroom Suite	16
3 Bedroom Suite	0
4+ Bedroom Suite	1
Total Units	79

Non-Market Unit Type	No. of Units
Studio Suite	14
1 Bedroom Suite	12
2 Bedroom Suite	0
Total Units	26



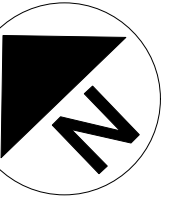
Context Plan
scale 1: 2000

Drawing List

Architectural		Scale:
A1.00	Project Info & Site Plan	refer to dwg.
A2.00	Parking Level P5 Plan	1/8" = 1'-0"
A2.01	Parking Level P4 Plan	1/8" = 1'-0"
A2.02	Parking Level P3 Plan	1/8" = 1'-0"
A2.03	Parking Level P2 Plan	1/8" = 1'-0"
A2.04	Ground (Rental) & Parking Level P1 Floor Plan	1/8" = 1'-0"
A2.05	Ground (Tower) Floor Plan	1/8" = 1'-0"
A2.06	2nd Floor Plan	1/8" = 1'-0"
A2.07	3rd Floor Plan	1/8" = 1'-0"
A2.08	4th Floor Plan	1/8" = 1'-0"
A2.09	5th Floor Plan	1/8" = 1'-0"
A2.10	6th - 9th Floor Plan	1/8" = 1'-0"
A2.11	10th - 18th Floor Plan	1/8" = 1'-0"
A2.12	19th Floor Plan	1/8" = 1'-0"
A2.13	20th Floor Plan	1/8" = 1'-0"
A2.14	21st Floor Plan	1/8" = 1'-0"
A2.15	Roof Plan	1/8" = 1'-0"
A3.01	North Elevation	1/8" = 1'-0"
A3.02	South Elevation	1/8" = 1'-0"
A3.03	East Elevation	1/8" = 1'-0"
A3.04	West Elevation	1/8" = 1'-0"
A4.01	Section A-A	1/8" = 1'-0"
A4.02	Section B-B	1/8" = 1'-0"
A6.01	View Analysis	1:1000
A6.02	View Analysis	1:1000
A6.03	View Analysis	1:1000
A6.04	View Analysis	1:1000
A6.05	View Analysis	1:1000
A6.06	View Analysis	1:1000
A6.07	View Analysis	1:1000
A6.08	Shadow Analysis	N/A
A6.09	Streetscape	1:500

Landscape

L1	Landscape Plan 1	1/8" = 1'-0"
L2	Landscape Plan 2	1/8" = 1'-0"



No.	Date	Issue Notes
3	02/05/10	RE-ISSUED FOR REZONING
2	03/04/08	UDP SUBMISSION
1	12/19/07	REZONING SUBMISSION

ISSUE:

PROJECT:

1754-1772 PENDRELL STREET

VANCOUVER, B.C.

DRAWING TITLE:

PROJECT INFO & CONTEXT PLAN

JOB NO.:

05-01

DRAWN:

LL

DATE:

DEC 19, 2007

SCALE:

1/8"=1'-0"

CHECKED:

WTL

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DRAWING NO.: