

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		6.17		4.0
Amenity space (max. excluded is the lesser of 10% area or 1,000 sqm)	10666.4 sqft	990.9 sqm	1,778.6 sqft	165.2 sqm	-8,887.8 sqft
Balcony Market (total max.8%)	7401.0 sqft	687.6 sqm	6,134.4 sqft	569.9 sqm	-1,266.6 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	92512.7 sqft	43.0	
total no. of stalls		91	123

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

Bicycle Parking	No. of stalls	No. of stalls	No. of stalls
1.25/Market Unit	79 Units	98.8	110
1.25/Non-Market Unit	26 Units	32.5	33
Class B visitor Market		6	6
Class B visitor Non-Market		6	6
total no. of stalls		143	155

FSR CORRECTION
 RE-ISSUED FOR REZONING
 PARTIAL DRAWING A-1.00
 FEB. 12, 2010

1754-1772
 PENDRELL STREET
 VANCOUVER, B.C.

W. T. LEUNG
 ARCHITECTS
 I N C.