

<p>CORNERSTONE architecture</p> <p>307 - 611 Alexander Street Vancouver BC V6A 1E1 www.cornerarch.com ph: 604 253-8800 f: 604 253-8133</p>	Project Title:	7280 Fraser St	Date:	12/06/19
	Civil Address:	7280 Fraser Street	Project#:	1821
	Zoning:	Existing C-1	RZ#:	-
	Building Code:	V.B.B.L. 2014 (Part 3)	BU#:	-
	Legal:	LOT B PLAN 1810 OF BLOCK 2 DISTRICT LOT 658 GROUP 1 NWD		

PROJECT STATISTICS - Rezoning Submission Revisions

Townhouses	724 East 56th Avenue - For referencing car and bike parking stalls (to be included in parkade of main building for this rezoning)	Required / Permitted (RS-1)	Proposed	Notes
Parameter:				
Zoning:	RS-1			
Site Area:	8217 sqft (763.38m ²)			
Site Coverage:		51.75%	4252 sqft	Relaxation requested in lieu of building to Passive House standard
Site Impermeability:		67.87%	5577 sqft	Relaxation requested in lieu of building to Passive House standard
Height:	@ 56th Ave (Front) @ Rear Lane (Rear)	31ft 2in - 35ft 1 1/4in 31ft 2in - 35ft 1 1/4in	30ft 8in (9.347 m) 33ft 2in (10.109 m)	
Setbacks:	Front YD SB 56th Ave (North) Rear YD SB @ Lane (South) SY SB @ East PL SY SB @ West PL	12 ft 10 ft 4 ft 4 ft	12 ft 10 ft 3ft 6 in 6ft 6 1/4"	Porch / Front Balcony project 7ft into FY SB 4" Relaxation requested for Passive House wall thickness and brick finish Required 2m fire access route
FSR:	FSR Total FSR Area Total	1.40 11506 sqft		

Parking:	required/permitted	provided	
Residential:	12 Stalls	12	1 per unit
Regular	8.0 stalls	8.0 stalls	
Disability	1.0 stalls	1 Stalls	1 for 39 Stalls
Small	3.0 stalls	2 Stalls	3 Stalls max. (25% of req'd stalls)
(Discount/Bonus Disab.Stalls)		1 Stalls	Disability Parking (Count 1:2)
TMP 20% Discount			Discount: 20% of Res. Parking deducted from total residential parking in 7280 Fraser St RZ stalls
Total	12.0 stalls	12 Stalls	(By-Law Count)
Other:			
Visitor:	1.0 Stalls	1 Stalls	A minimum of the lesser of: 5% of provided spaces, or 0.05 spaces per unit, and A maximum of 0.1 spaces per unit
Regular	-	1 Stalls	
Disability	-		Disability Parking (Count 1:2)
Small	-		Max. 25% of required stalls - Relaxation requested for X extra small cars
(Discount/Bonus Disab.Stalls)			Disability Parking (Count 1:2)
Total	1.0 Stalls	1 Stalls	
Total Car Parking:	13.0 Stalls	13 Stalls	Located in underground parkade at adjacent development @ 7280 Fraser Street

Bikes:	required/permitted	provided	
Residential:	28.0 Stalls	28.0 Stalls	1.5 spaces for each dwelling unit under 65m ² (700sf), 2.5 spaces for each dwelling unit over 65 m ² (700sf) and under 105 m ² (1130sf). Three (3) spaces for each dwelling unit over 105 m ² (1130sf). A minimum of 5% of the spaces must be oversized spaces of 2.4 m in length and 0.9 m in width, and may not be vertical or stacked spaces. An access aisle of 1.5 m is required.
Regular	-	8 Stalls	
Lockers	3 Stalls	3 Stalls	Min. 10%
Vertical	8 Stalls	8 Stalls	Max. 60% or Max. 30% Vertical, 30% Stacked (Stacked = 2 bikes per space)
Stacked	8 Stalls	8 Stalls	Max. 60% or Max. 30% Vertical, 30% Stacked (Stacked = 2 bikes per space)
Oversize	1 Stalls	1 Stalls	Min. 5% of total stalls
Total	28.0 Stalls	28 Stalls	
Visitor:	2.0 stalls	2.0 stalls	Two (2) spaces for any development with at least 20 dwelling units with an additional one space for each 20 additional dwelling units. A minimum of 5% of the spaces must be oversized spaces of 2.4 m in length and 0.9 m in width, and may not be vertical or stacked spaces. An access aisle of 1.5 m is required. (Note: Visitor Bikes are located in Level 1 bike room adjacent to South entry)
Total Car Parking:	30.0 Stalls	30.0 Stalls	Located in underground parkade at adjacent development @ 7280 Fraser Street

Space	Unit Type	Areas Gross	GFA Areas			FSR Exclusion					Other	NET	FSR			Parking		Bike Stalls
			Level 1	Level 2	Level 3	Amenity	Storage	Wallthickn.	Encl. Bldgry	Other			Open Bldgry	Area	Area	No.	Calculation	
Unit-101	1 Bed	520 sqft	520 sqft								103 sqft	427 sqft	500 sqft	0.06	1/unit	1.0	1.5	
Unit-102	1 Bed	487 sqft	487 sqft								93 sqft	427 sqft	467 sqft	0.06	1/unit	1.0	1.5	
Unit-103	1 Bed	487 sqft	487 sqft								93 sqft	427 sqft	467 sqft	0.06	1/unit	1.0	1.5	
Unit-104	1 Bed	520 sqft	520 sqft								103 sqft	427 sqft	500 sqft	0.06	1/unit	1.0	1.5	
TH-105	3 Bed	1402 sqft	515 sqft	516 sqft	371 sqft						208 sqft	1033 sqft	1380 sqft	0.17	1/unit	1.0	3.0	
TH-106	3 Bed	1320 sqft	485 sqft	486 sqft	349 sqft						223 sqft	1033 sqft	1298 sqft	0.16	1/unit	1.0	3.0	
TH-107	3 Bed	1320 sqft	485 sqft	486 sqft	349 sqft						223 sqft	1033 sqft	1298 sqft	0.16	1/unit	1.0	3.0	
TH-108	3 Bed	1402 sqft	515 sqft	516 sqft	371 sqft						223 sqft	1033 sqft	1380 sqft	0.17	1/unit	1.0	3.0	
TH-109	3 Bed	1249 sqft	50 sqft	566 sqft	633 sqft						57 sqft	948 sqft	1249 sqft	0.15	1/unit	1.0	2.5	
TH-110	2 Bed	1053 sqft	50 sqft	531 sqft	472 sqft						57 sqft	834 sqft	1053 sqft	0.13	1/unit	1.0	2.5	
TH-111	2 Bed	1053 sqft	50 sqft	531 sqft	472 sqft						57 sqft	834 sqft	1053 sqft	0.13	1/unit	1.0	2.5	
TH-112	3 Bed	1249 sqft	50 sqft	566 sqft	633 sqft						57 sqft	948 sqft	1249 sqft	0.15	1/unit	1.0	2.5	
Other:																		
Visitor:																	1.0	
Wallthickness Excl.			131 sqft	131 sqft	126 sqft													
Service																		
Total	12 Units	12062 sqft	4214 sqft	4198 sqft	3650 sqft						1497 sqft	9404 sqft	11506 sqft	1.40		13.0 stalls	28.0	

(Linear Length @ 394.19ft + 394.19ft + 377.2ft x 4" = 388.52 sqft)

Townhouse Unit Breakdown:	type	max size	number	avg gross suite size	avg net suite size
Residential:	1 Bed	600 sqft	4 Units	504 sqft	427 sqft
	2 Bed	830 sqft	2 Units	1053 sqft	834 sqft
	3 Bed	1044 sqft	6 Units	1324 sqft	1005 sqft
Totals:		N/A	12 Units		

Balcony Summary:	Residential:	Open	Enclosed	Total	%	sqft	1497 sqft	Area includes roofdecks, balconies and patios
		4%	4%	8%		482 sqft	482 sqft	965 sqft
								12.4% of residential GFA

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Prior to commencement of the Work, the Contactor shall review and verify drawing dimensions, datums and levels to identify all discrepancies between information on this drawing and 1) actual site conditions; and, 2) the remaining Contract Documents. The Contactor shall bring these items to the attention of the Architect for clarification before proceeding with work.

NOTES:

**ISSUED FOR
REZONING
11x17"
BOOKLET
(@~50%)**

ISSUE / REVISION DATE:		
[]	Issued For: Rezoning Enquiry	January 31, 2019
[A]	Issued For: Rezoning	December, 2019

PERMIT NUMBERS:		
Development Permit:	DP	
Rezoning Application:	RZ	
Building Permit:	BP	

LEGAL:
LOT A PLAN 10247 AND LOT B PLAN 1810 BOTH OF
BLOCK 2 DISTRICT LOT 658 GROUP 1 NWD
SEAL (IF REQ'D):

PROJECT:
7280 Fraser St
Fraser St
Mixed-Use Development

BUILDING CODE:	ZONING:
VBBL 2014	Rezoning from C-1

DRAWING TITLE:

Project Statistics

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Dec, 2019	SK	GS
PROJECT NO.:	SCALE (U.N.O.):	
1822	APPROX. 1/2 STATED SCALE @ 11x17" 3/32" & 1/16" = 1'-0" @ 24x36" UNO	
REVISION:	DRAWING NO.:	
-		A0.3