8030 - 8130 OAK & 988 W.64TH AVE.

Project Data And Statistics

11/30/2018

Site Area:	40,430 Sq.Ft.	(3756 Sq.M)

Zoning Data:	
Existing Zoning:	RS-1
Proposed Zoning:	CD-1
Building Height:	68.6FT (20.9M)
Setback:	
Front (Oak St.)	12'-0" (3.66m)
Rear (Lane)	4'-0" (1.22m)
N. Side (64th)	12'-0" (3.66m)
S.Side (Adjacent Building)	12'-0" (2.13m)
Number of Storeys:	6

Parking Stalls :	Required*	Provided
Regular Stalls:	126	119
Small Stalls:		19
Visitor's Stalls:	0	0
Handicap Stalls:	6 (12 - COUNT TWICE)	6
Total	138	144
Bicycle Storage:		
Class A Horizontal	82 (50%)	87 (52%)
Class A Vertical	48 (30%)	46 (27.5%)
Class A Locker	33 (20%)	34 (20.5%)
Class B Horizontal	6	6
Total	163(6)	167(6)
Loading:	1 Class B	2
Bulk storage:	n/a	128

* Parking By-Law, Minimum Requirements

		Total Requried
Resident Stalls	[4.2.1.13] 0.5 stalls/every unit under 50m2	0.5*37=18.5
	[4.2.1.13] 0.6 stalls/every unit 50m2 and over	0.6*95=57
	[4.2.1.13] 1 stall/200m2 GFA	10065.4/200 =50.33
Visitor Stalls	0	0
Disability Stalls	[4.8.4(a)] 0.034 stalls/unit	0.034*132 = 5
	[4.8.4(a)] 1 stall/building	1
		126(6)

Bicycle By-Law, Minimum Requirements		Total Required
Class A	[6.2.1.2] 1.25 stalls/unit	1.25*132 = 163
Class B	[6.2.1.2] 6 stalls/development with a min of 20 units	6
		163(6)

AREA DATA

Block A	Gross Floor Area (Sq.Ft)	Proposed Exclusions (Sq.Ft)	Net FSR Area (Gross Area-Exclusions)	Circulation (Sq.Ft)	Mechanical Area (Sq.Ft)	Wall Exclusion (Sq.Ft)	Storage Exclusion (Sq.Ft)	Amenity (Sq.Ft)	Efficiency (%)	Balcony Area (Sq.Ft)
Ground Level	7118	785	6333	1067	29	20.0	289	447	78%	0
Level 2	7254	442	6812	840	48	78.0	316	0	88%	581
Level 3	7254	442	6812	840	48	78.0	316	0	88%	645
Level 4	7254	442	6812	840	48	78.0	316	0	88%	581
Level 5	4549	229	4320	747	48	65.0	116	0	82%	0
Level 6	4549	204	4345	747	48	65.0	91	0	82%	349
Roof Level	217	0	217	0	0	0.0	0	0	0%	0
Total	38195	2545	35650	5082	269	384	1445	447	85%	2156

Block B	Gross Floor Area (Sq.Ft)	Proposed Exclusions (Sq.Ft)	Net FSR Area (Gross Area-Exclusions)	Circulation (Sq.Ft)	Mechanical Area (Sq.Ft)	Wall Exclusion (Sq.Ft)	Storage Exclusion (Sq.Ft)	Amenity (Sq.Ft)	Efficiency (%)	Balcony Area (Sq.Ft)
Ground Level	7149	801	6348	1132	29	20.0	305	447	78%	0
Level 2	7254	442	6811.75	840	48	78.0	316	0	88%	581
Level 3	7254	442	6811.75	840	48	78.0	316	0	88%	645
Level 4	7254	442	6811.75	840	48	78.0	316	0	88%	581
Level 5	4550	229	4321	747	48	65.0	116	0	82%	0
Level 6	4550	204	4346	747	48	65.0	91	0	82%	348
Roof Level	217	0	217	0	0	0.0	0	0	0%	0
Total	38228	2561	35667	5147	269	384	1460.75	447	85%	2155

Block C	Gross Floor Area (Sq.Ft)	Proposed Exclusions (Sq.Ft)	Net FSR Area (Gross Area-Exclusions)	Circulation (Sq.Ft)	Mechanical Area (Sq.Ft)	Wall Exclusion (Sq.Ft)	Storage Exclusion (Sq.Ft)	Amenity (Sq.Ft)	Efficiency (%)	Balcony Area (Sq.Ft)
Ground Level	5321	952	4369	1022	45	23.0	182	702	67%	0
Level 2	6153	340	5813	825	45	68.0	227	0	86%	524
Level 3	6153	340	5813	825	45	68.0	227	0	86%	590
Level 4	6153	340	5813	825	45	68.0	227	0	86%	524
Level 5	3993	168	3825	743	45	58.0	65	0	80%	0
Level 6	3993	164	3829	743	45	58.0	61	0	80%	333
Roof Level	217	0	217	0	0	0.0	0	0	0	0
Total	31983	2304	29679	4983	270	343	989	702	81%	1971

Parkage P2	25198									
Parkage P1	38121									
Total										
Total	171725	7410	100997	15212	808	1111	3895	1596	84%	6282
										6.22%
FSR (W/ Exclusions)	2.498									

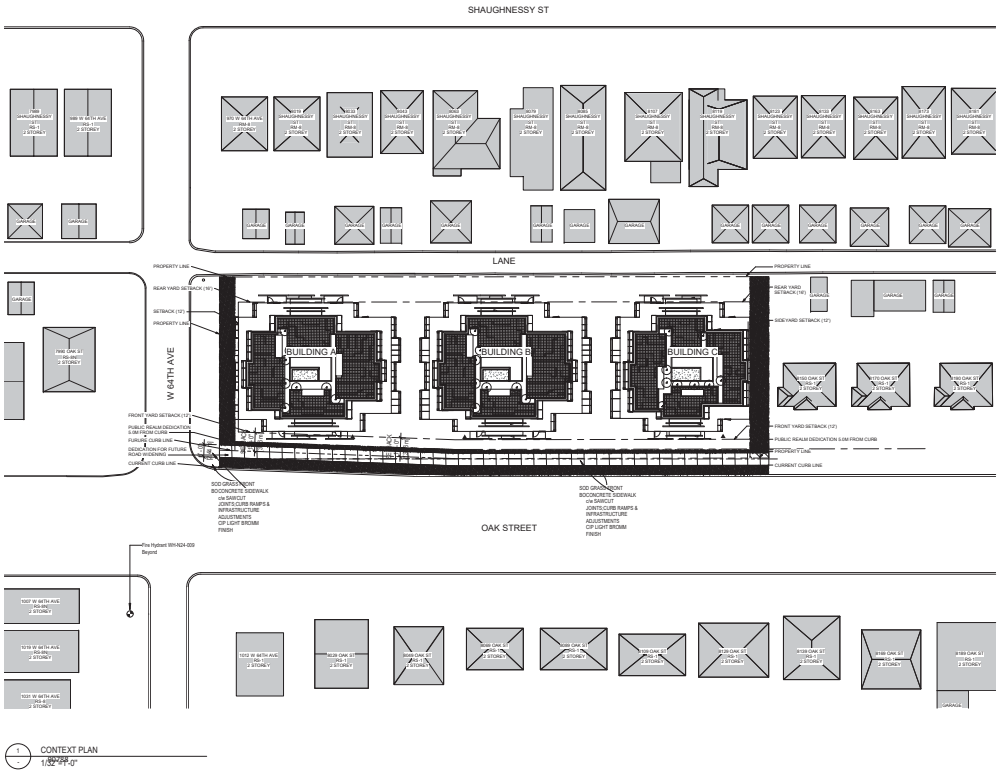
UNIT COUNT

UNIT BREAKDOWNS BLOCK A	STUDIO	1 BED	2 BED	3 BED	TOTAL
GROUND	3	4	1	1	9
LEVEL 2-4	6	18	3	3	30
LEVEL 5			2	2	4
LEVEL 6			2	2	4
TOTAL	9	22	8	8	47

UNIT BREAKDOWNS BLOCK B					
GROUND	3	4	1	1	9
LEVEL 2-4	6	18	3	3	30
LEVEL 5			2	2	4
LEVEL 6			2	2	4
TOTAL	9	22	8	8	47

UNIT BREAKDOWNS BLOCK C					
GROUND	1	5			6
LEVEL 2-4	3	12	9		24
LEVEL 5			4		4
LEVEL 6			4		4
TOTAL	4	17	17	0	38

TOTAL	22	61	33	16	132
% OF TOTAL	16.7%	46.2%	25.0%	12.1%	100%



1 CONTEXT PLAN
A102 1" = 1'-0"

CIVIC ADDRESS:
8030-8130 OAK & 988 64TH AVENUE, VANCOUVER BC

LEGAL ADDRESS:
1) LOT 1, BLOCK 15 OF BLOCK B, AND
2) LOTS 2 TO 7 OF LOT 15 BLOCK B
EXCEPT THE WEST 7 FEET AND THE EAST 10 FEET, NOW HIGHWAYS
ALL OF DISTRICT LOTS 319, 323, AND 324
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1685

5	DP Submission	2018-11-30
4	DP Preubmission	2018-11-02
3	Rezoning Submission	2017-10-05
2	Rezoning Enquiry Re-submission	2017-03-17
1	Rezoning Enquiry	2016-04-28

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DRAWN	BT	CHK	INT	SCALE
	SL	SW		1/32" = 1'-0"
	SL			DRAWING DATE
				2018-11-02

8030-8130 Oak & 988 W. 64th Ave. Vancouver

PROJECT

PROJECT STATS CONTEXT PLAN

TITLE

PROJECT NUMBER	ISSUE NO.
20302	5

DRAWING NUMBER

A102