STATISTICS:

CIVIC ADDRESS: 57 LAKEWOOD DRIVE, VANCOUVER BC
LEGAL DESCRIPTION:
ZONING: C-2A

TOTAL SITE AREA: 2,241.1 SQ.M. = (24,147.0 SQ.FT.) (0.554 ACRES) PRE-DEDICATION

BUILDING HEIGHT	EXISTING ZONING / ALLOWABLE	PROPOSED
	6 STOREYS (23 METERS)	6 STOREYS

SETBACKS	REQUIRED	PROVIDED
FRONT (NORTH)	2.5m	2.5m
SIDE (EAST)	-	3.7m
SIDE (WEST)	-	-
REAR YARD (SOUTH)	1.5m	1.5m

FLOOR SPACE RATIO	EXISTING ZONING / ALLOWABLE	PROPOSED	
	89,344 SF	82,723.4 SQ.FT.	6620.6
	3.70 FSR	**3.43 FSR**	

PROPOSED FLOOR AREA :

				EXCLUSION			
	GROSS	COMMON	NET/LEASABLE	AMENITY	STORAGE	OTHER (EXHAUST / WALL / MECH)	TOTAL
RESIDENTIAL - MARKET RENTAL							
1ST FLOOR RES.	5,102.0 SQ.FT.	3,385.0	1,717.0 SQ.FT.	1,847.0 SQ.FT.	40.0 SQ.FT.	0.0 SQ.FT.	1,887.0 SQ.FT.
RETAIL							
1ST FLOOR RETAIL	9,273.0 SQ.FT.	1,472.0	7,801.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.
RESIDENTIAL - MARKET RENTAL							
2ND FLOOR RES.	14,614.0 SQ.FT.	1,576.4	13,037.6 SQ.FT.	0.0 SQ.FT.	506.7 SQ.FT.	49.8 SQ.FT.	556.5 SQ.FT.
3RD FLOOR RES.	14,614.0 SQ.FT.	1,576.4	13,037.6 SQ.FT.	0.0 SQ.FT.	506.7 SQ.FT.	49.8 SQ.FT.	556.5 SQ.FT.
4TH FLOOR RES.	14,614.0 SQ.FT.	1,576.4	13,037.6 SQ.FT.	0.0 SQ.FT.	506.7 SQ.FT.	49.8 SQ.FT.	556.5 SQ.FT.
5TH FLOOR RES.	14,614.0 SQ.FT.	1,576.4	13,037.6 SQ.FT.	0.0 SQ.FT.	506.7 SQ.FT.	49.8 SQ.FT.	556.5 SQ.FT.
6TH FLOOR RES.	14,614.0 SQ.FT.	1,576.4	13,037.6 SQ.FT.	0.0 SQ.FT.	506.7 SQ.FT.	49.8 SQ.FT.	556.5 SQ.FT.
ROOF	798.0 SQ.FT.		0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	850.0 SQ.FT.	850.0 SQ.FT.
TOTAL	88,243.0 SQ.FT.	12,739.0 SQ.FT.	74,706.0 SQ.FT.	1,847.0 SQ.FT.	2,573.5 SQ.FT.	1,099.2 SQ.FT.	5,519.7 SQ.FT.

STATISTICS SUMMARY :

					EXCLUSION					
	GROSS	COMMON	NET/LEASABLE	EFFICIENCY	AMENITY	STORAGE	OTHER	TOTAL	FSR NET OF EXCLUSION	FSR
RESIDENTIAL-MARKET RENTAL	78,970 SQ.FT.	11,267 SQ.FT.	66,905 SQ.FT.	85%	1,847 SQ.FT.	2,574 SQ.FT.	1,099 SQ.FT.	5,520 SQ.FT.	73,450 SQ.FT.	3.04
RETAIL	9,273 SQ.FT.	1,472 SQ.FT.	7,801 SQ.FT.	84%		-	0 SQ.FT.	0 SQ.FT.	9,273 SQ.FT.	0.38
TOTAL	88,243 SQ.FT.	12,739 SQ.FT.	74,706 SQ.FT.	85%	1,847 SQ.FT.	2,574 SQ.FT.	1,099 SQ.FT.	5,520 SQ.FT.	82,723 SQ.FT.	**3.43**

APARTMENT UNIT BREAKDOWN:	TARGET		AVERAGE
20 STUDIO	20%	19% OF UNITS	374 SQ.FT.
45 ONE BEDROOM	45%	42% OF UNITS	568 SQ.FT.
42 TWO BEDROOM	35%	39% OF UNITS	802 SQ.FT.
0 THREE BEDROOM	0%	0% OF UNITS	0 SQ.FT.
107 UNITS TOTAL			

VEHICLE PARKING:

OFF-STREET PARKING SPACE REGULATIONS - SECTION 4

			REQUIRED	PROVIDED
RESIDENTIAL STALLS - MINIMUM				
OFF-STREET PARKING PER SECTION 4.1.1	NO REQUIREMENT	=	0 SPACES	69 SPACES
VISITOR PARKING PER SECTION 4.1.3	0.05 SPACES / DWELLING UNIT	=	5 SPACES	5 SPACES
ACCESSIBLE PARKING PER SECTION 4.1.4	1.0 SPACE FOR FIRST 7 UNITS + 0.034 SPACES / DWELLING UNIT	=	4 SPACES	4 SPACES
	TOTAL:	=	10 SPACES	**78 SPACES**
SMALL CAR SPACES 4.1.7	MAX 25% OF PARKING SPACES PROVIDED	=	19 SPACES	18 SPACES
MIN. ELECTRIC VEHICLE CHARGING STALLS 4.11	100% OF RESIDENTIAL SPACES	=	78 SPACES	78 SPACES
RESIDENTIAL STALLS - MAXIMUM				
OFF-STREET PARKING PER SECTION 4.2.6	1.0 SPACE / 125 SQM GFA + 0.5 / DWELLING UNIT	=	117 SPACES	
	TOTAL PARKING ALLOWED	=	117 SPACES	
COMMERCIAL STALLS - MINIMUM				
OFF-STREET PARKING PER SECTION 4.1.1	NO REQUIREMENT	=	0 SPACES	15 SPACES
VISITOR PARKING PER SECTION 4.1.3	NO REQUIREMENT	=	0 SPACES	0 SPACES
ACCESSIBLE PARKING PER SECTION 4.1.4	1.0 SPACE MINIMUM PLUS ADDITIONAL 0.4 SPACES / 1000SM	=	1 SPACE	1 SPACE
	TOTAL:	=	1 SPACE	**16 SPACES**

LOADING:

OFF-STREET LOADING SPACE REGULATIONS - SECTION 5

			REQUIRED	PROVIDED
DWELLING USE				
CLASS A AS PER 5.2.1	1.0 SPACE FOR 50-299 DWELLING UNITS	=	1 SPACE	1 SPACE
CLASS B AS PER 5.2.1	1.0 SPACE FOR 100-299 DWELLING UNITS	=	1 SPACE	1 SPACE
CLASS C AS PER 5.2.1	NO REQUIREMENT	=		
	TOTAL:	=	2 SPACES	**2 SPACES**
RETAIL USE				
CLASS A AS PER 5.2.6	NO REQUIREMENT	=	0 SPACE	0 SPACE
CLASS B AS PER 5.2.6	1.0 SPACE FOR THE FIRST 2325 SM	=	1 SPACE	1 SPACE
CLASS C AS PER 5.2.6	NO REQUIREMENT	=	0 SPACE	0 SPACE
	TOTAL:	=	1 SPACE	**1 SPACE**

BICYCLE PARKING:

OFF-STREET BICYCLE SPACE REGULATIONS - SECTION 6

			REQUIRED	PROVIDED
RESIDENTIAL				
CLASS A PER 6.2.1.2	1.5 SPACE / DWELLING UNIT < 65 SM	=	128 SPACES	
	2.5 SPACES / DWELLING UNIT > 65 SM < 105 SM	=	55 SPACES	
	3.0 SPACES / DWELLING UNIT > 105 SM	=	0 SPACE	
	BIKE SPACE IN STORAGE LOCKER MIN 10%	=	18 SPACES	23 SPACES
	HORIZONTAL SPACE			64 SPACES
	STACKED BIKES MAX 60%	=	110 SPACES	76 SPACES
	VERTICAL BIKES MAX 30%	=		11
	(NO MORE THAN 60% MAY BE VERTICAL AND STACKED)	=		
	OVERSIZED MIN 5%	=	9 SPACES	9 SPACES
	TOTAL:	=	183 SPACES	**183 SPACES**
	BIKES WITH ELECTRICAL OUTLET MIN 50%	=	92 SPACES	92 SPACES
CLASS B PER 6.2.1.2	2 SPACES FOR FIRST 20 UNITS AND 1.0 ADDITIONAL SPACE FOR EVERY ADDITIONAL 20 UNITS	=	7 SPACES	7 SPACES AT GRADE
	TOTAL:	=	7 SPACES	**7 SPACES**
COMMERCIAL				
CLASS A PER 6.2.5.1	1 SPACE PER 340 SM	=	3 SPACES	3 SPACES
CLOTHING LOCKERS 6.5.1	1.4 / REQUIRED CLASS A	=	4 SPACES	4 SPACES
CLASS B PER 6.2.5.1	6 SPACES FOR ANY DEVELOPMENT WITH MINIMUM 1,000 SM GFA	=	6 SPACES	6 SPACES
	TOTAL:	=	13 SPACES	**13 SPACES**

PASSENGER:

OFF-STREET PASSENGER SPACE REGULATIONS - SECTION 7

			REQUIRED	PROVIDED
DWELLING USE				
CLASS A AS PER 7.2.1	1.0 SPACE FOR 50-125 DWELLING UNITS PLUS 1.0 SPACE FOR EVERY ADDITIONAL 150 DWELLING UNITS	=	1 SPACE	1 SPACE
CLASS B AS PER 5.2.1	NO REQUIREMENT	=	0 SPACE	0 SPACE
CLASS C AS PER 5.2.1	NO REQUIREMENT	=	0 SPACE	0 SPACE
	TOTAL:	=	1 SPACE	**1 SPACE**

NO —	DATE —	ISSUE —

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PROJECT —
MIXED USE RENTAL APARTMENT
-
57 LAKEWOOD DRIVE
VANCOUVER, BC

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA

DRAWING TITLE —
STATISTICS

SCALE —	SHEET NO. —
DATE — 2026-10-14	A001
DRAWN — PR / MT	
CHECKED — YK	PROJ NO — 2413