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LEGEND

- AREA NOT IN SCOPE
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW STRUCTURAL WALL
- NEW CMU WALL
- NEW PARTITION WALL
- EXISTING CEILING TO BE DEMOLISHED
- EXISTING CEILING TO REMAIN

01 DECEMBER 18th, 2019
ISSUED FOR OVP APPLICATION
Revisions YYYV M44 00

Seal

BAYVIEW GARDENS APARTMENTS RENOVATION

14989 Roper Avenue
Whiterock, BC
Project

Existing Site Parking Plan & Statistics

Drawing
Scale 1/32" = 1'-0"
Project 218072
Sheet **A101**

SITE INFORMATION

	PERMITTED:	EXISTING:	PROPOSED:
SITE COVERAGE	45% (35,534 S.F.)	23% (19,312 S.F.)	23% (19,312 S.F.)
DENSITY	PERMITTED: 50 UPA	EXISTING: 27 (26.52) UPA	PROPOSED: 28 (27.62) UPA
UNITS	PERMITTED: 91 (90.5)	EXISTING: 48	PROPOSED: 50
FLOOR SPACE RATIO	PERMITTED: 1.1 (86,862 S.F.)	EXISTING: 0.46 (35,981 S.F.)	PROPOSED: 0.46 (35,981 S.F.)
TOTAL UNITS FLOOR AREA	PERMITTED:	MAXIMUM PROPOSED FLOOR AREA UNDER THE 1.1 FAR CALCULATION PROVIDED	
HEIGHT	PERMITTED: 10.7m (35.1')	EXISTING/ PROPOSED:	9.14 m (30'-0")
NUMBER OF STOREYS	3 STOREYS (EXISTING)		
BUILDING SETBACKS	REQUIRED:	EXISTING:	
NORTH (REAR)	3.6m	20' (6.1m)	
EAST (REAR LANE)	6.0m	20' (6.1m)	
SOUTH (FRONT)	4.0m	20' (6.1m)	
WEST (SIDE)	1.2m	17.5' (5.33m)	
PARKING	REQUIRED:	EXISTING:	PROPOSED:
PREVIOUS BYLAW (1/ UNIT)	48 STALLS	55 STALLS	48 STALLS
CURRENT BYLAW (1.5/ UNIT)	72 STALLS		58 STALLS

BLACKWOOD LANE

