

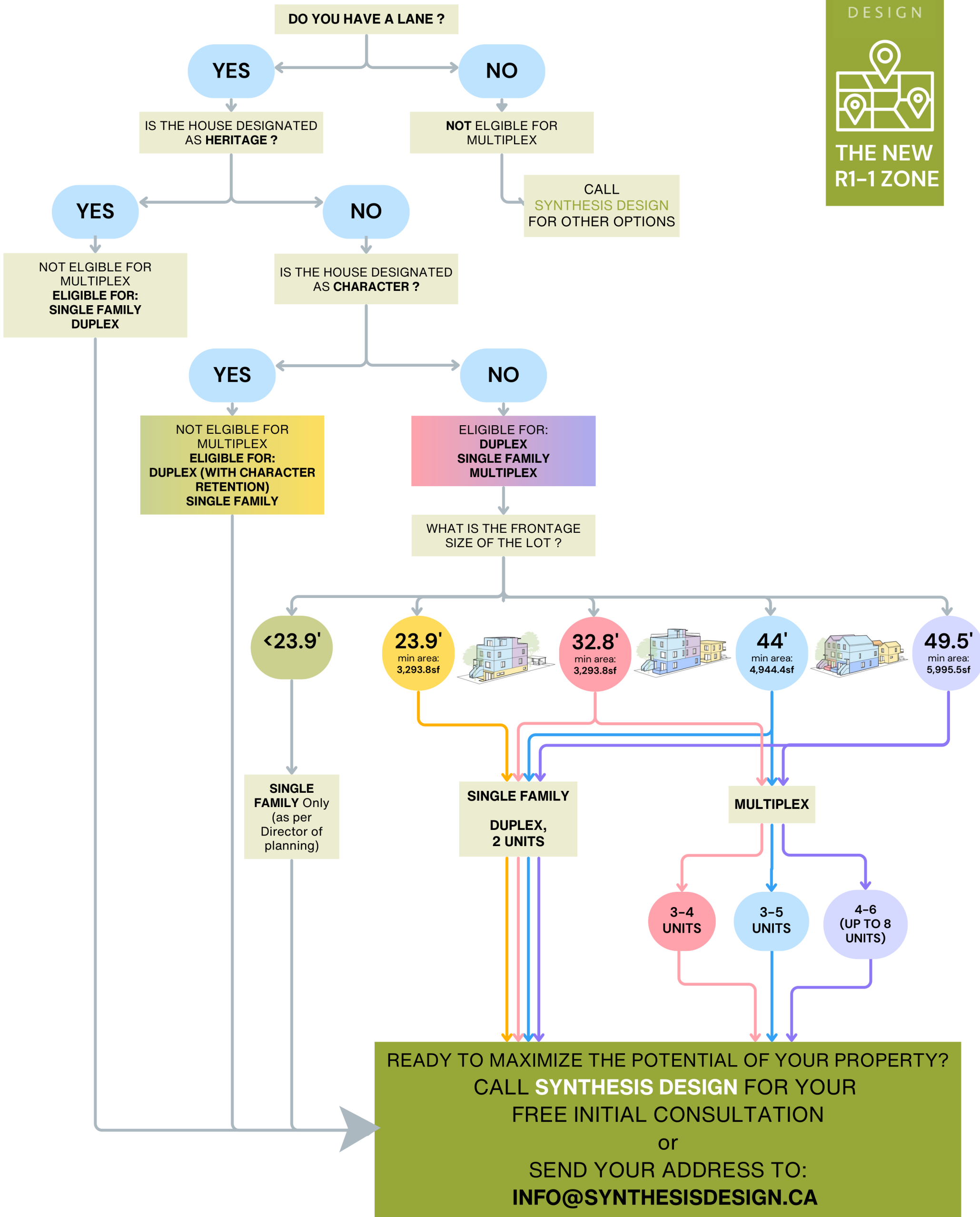
CITY OF VANCOUVER ZONING

**SYN
THE
SIS**
DESIGN



THE NEW
R1-1 ZONE

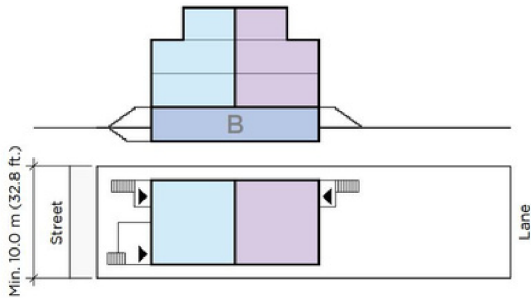
WHAT CAN I DEVELOP ON MY SITE ?



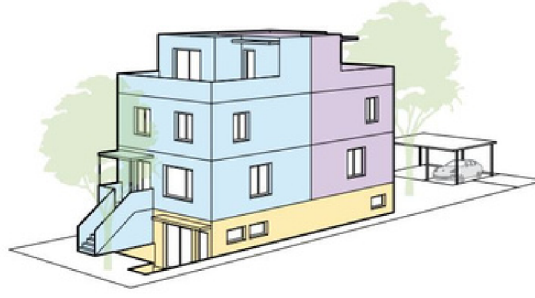
BUILDING TYPES & CONFIGURATIONS

32.8'
min area:
3,293.8sf

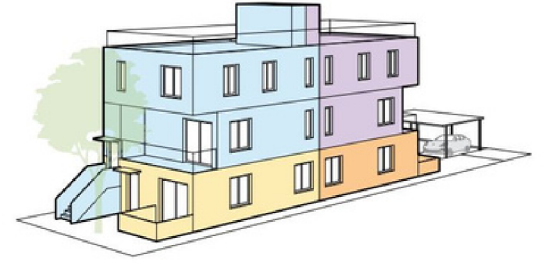
**3-4
UNITS**



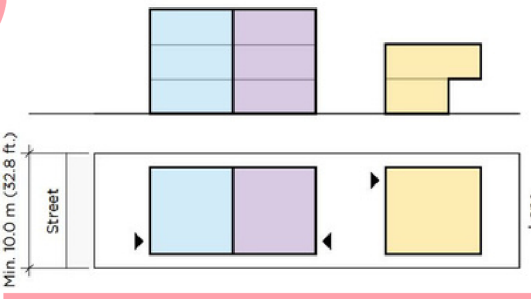
BACK TO BACK STACKED UNITS
1 BUILDINGS-3 UNITS



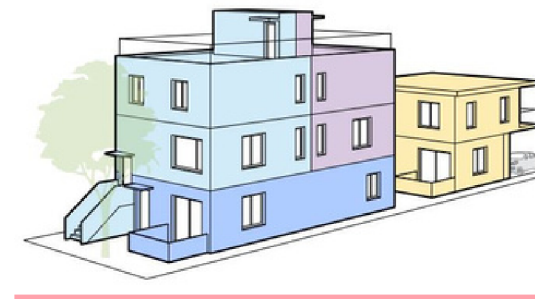
SINGLE BUILDING WITH BASEMENT
1 BUILDINGS & CARPORT-3 STOREY-3 UNITS



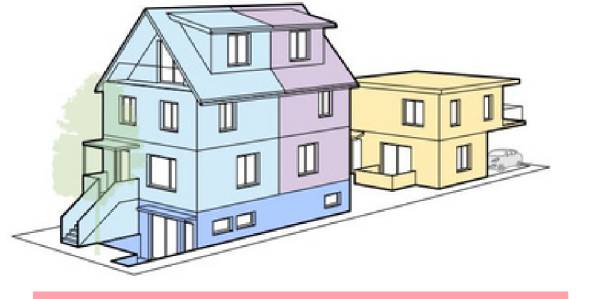
SINGLE BUILDING ABOVE GROUND
1 BUILDINGS & CARPORT-3 STOREY-4 UNITS



BACK TO BACK UNITS
**2 BUILDINGS
MAIN BUILDING & INFILL-3 UNITS**



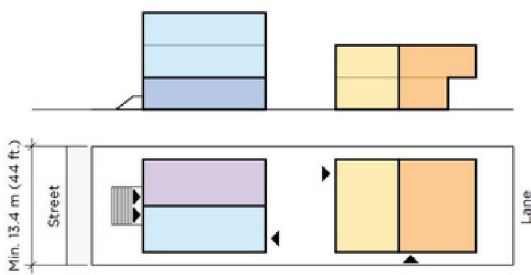
COURTYARD ABOVE GROUND
**2 BUILDINGS
MAIN BUILDING 3 STOREY &
INFILL 2 STOREY-4 UNITS**



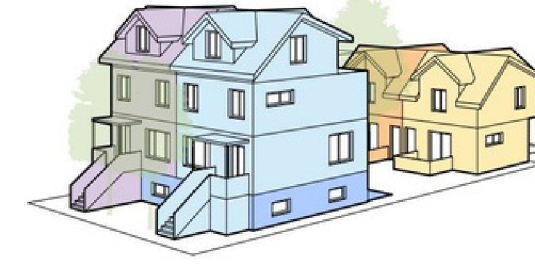
COURTYARD WITH BASEMENT
**2 BUILDINGS
MAIN BUILDING 4 STOREY &
INFILL 2 STOREY-4 UNITS**

44'
min area:
4,944.4sf

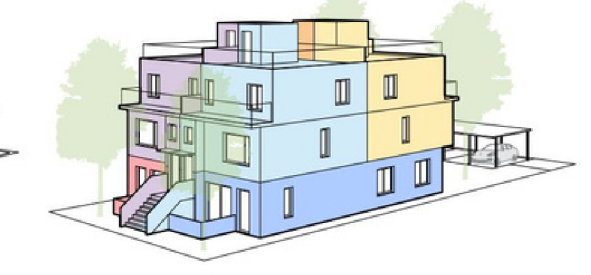
**3-5
UNITS**



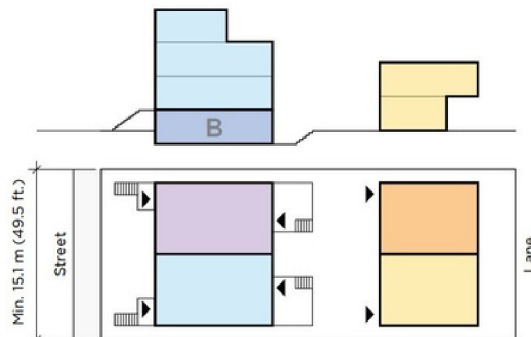
**SIDE BY SIDE UNITS,
REAR BUILDING BACK TO BACK UNITS**
**2 BUILDINGS
MAIN BUILDING & INFILL-5 UNITS**



COURTYARD WITH BASEMENT
**2 BUILDING
MAIN BUILDING 4 STOREY &
INFILL 2 STOREY-
5 UNITS**



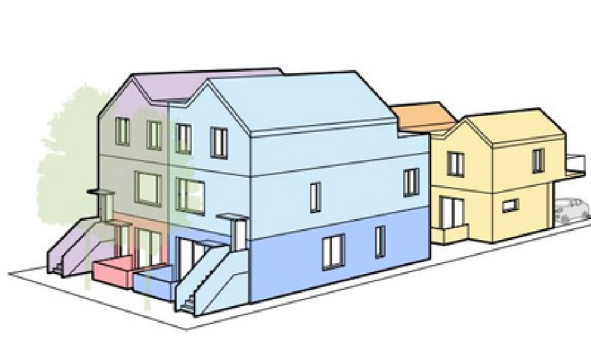
SINGLE BUILDING ABOVE GROUND
1 BUILDING & CARPORT 3 STOREY-5 or 6 UNITS



**SIDE BY SIDE STACKED UNITS,
REAR BUILDING SIDE BY SIDE UNITS**
**2 BUILDINGS
MAIN BUILDING & INFILL-6 UNITS**



SIDE BY SIDE SINGLE BUILDING WITH BASEMENT
1 BUILDING & CARPORT 4 STOREY-6 UNITS

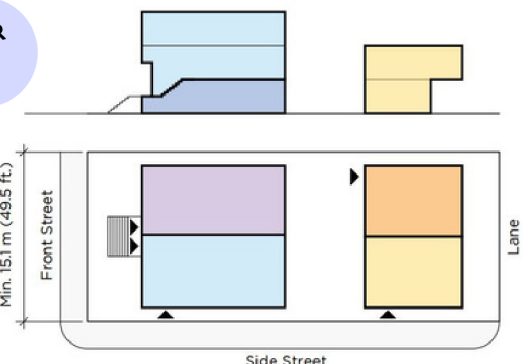


SIDE BY SIDE COURTYARD ABOVE GROUND
**2 BUILDING
MAIN BUILDING 3 STOREY &
INFILL 2 STOREY-
6 UNITS**

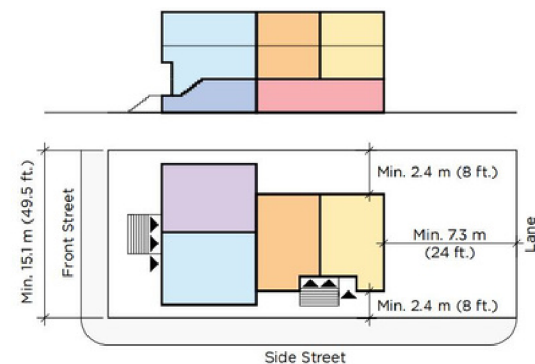
49.5'
min area:
5,995.5sf

**4-8
UNITS**

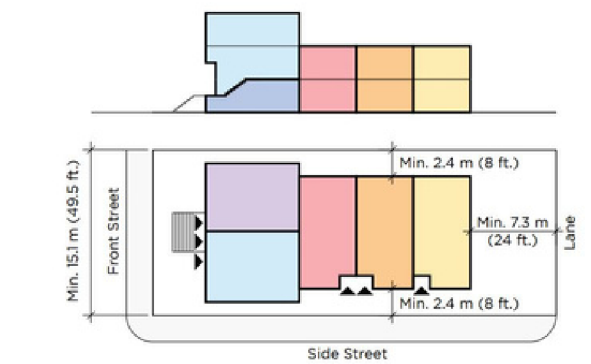
**CORNER
LOTS**



**CORNER - SIDE BY SIDE STACKED UNITS,
REAR BUILDING SIDE BY SIDE UNITS**
**2 BUILDINGS
MAIN BUILDING & INFILL-5 UNITS**



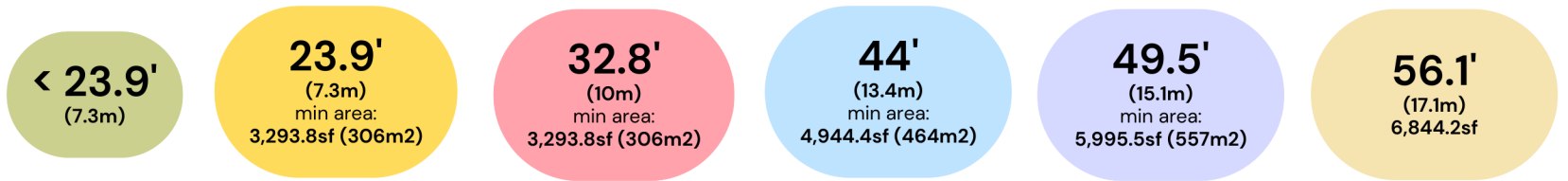
**CORNER - SIDE BY SIDE FRONTING MAIN ST.
STACKED UNITS,
& SIDE BY SIDE STACKED UNITS FRONTING SIDE ST.**
**1 BUILDING-3 STOREY &
5 UNITS**



**CORNER - SIDE BY SIDE FRONTING MAIN ST.
STACKED UNITS,
& SIDE BY SIDE ROW UNITS FRONTING SIDE ST.**
**1 BUILDING-3 STOREY &
6 UNITS**

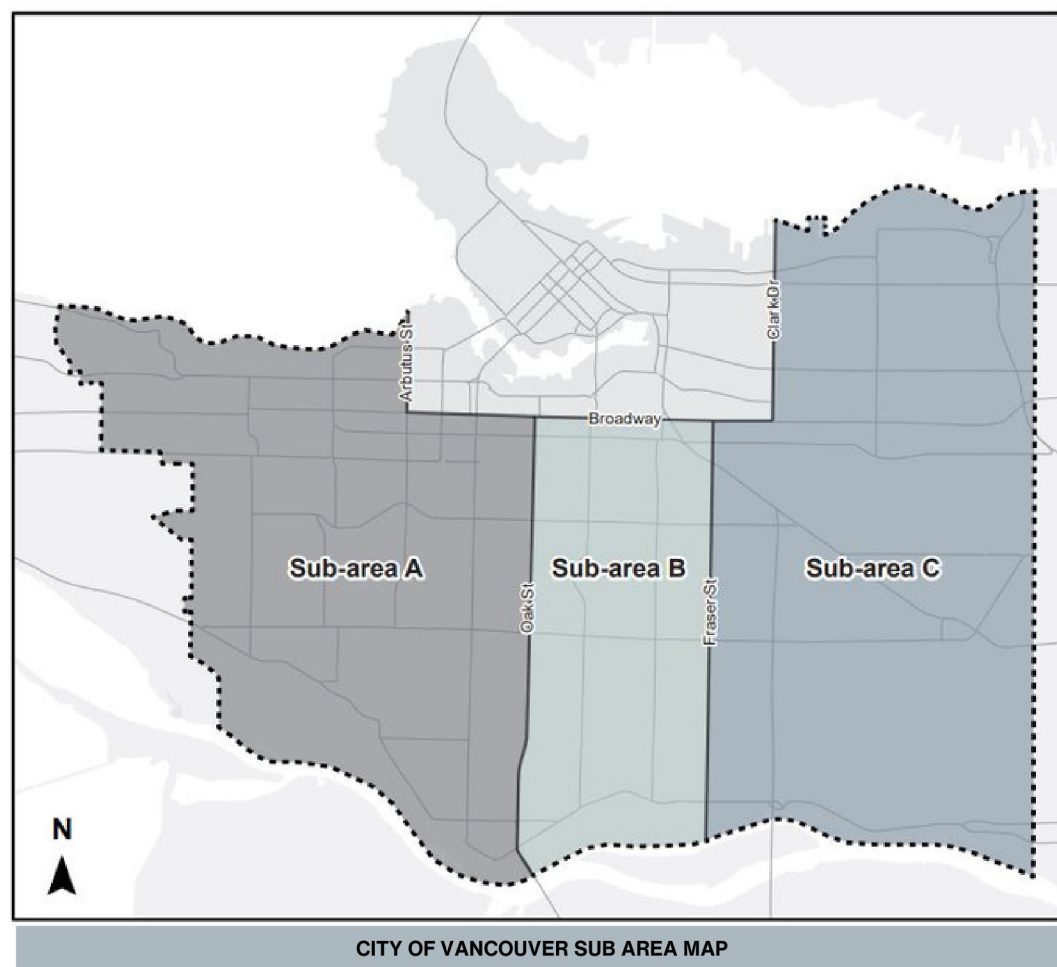
*DIAGRAMS BY CITY OF VANCOUVER

BY THE NUMBERS



ALLOWABLE SQFT 0.6 FSR	1,976 SQFT	---	---	---	---	---
ALLOWABLE SQFT 0.7 FSR	---	2,305.7 SQFT	2,305.7 SQFT	3,461 SQFT	4,196.9 SQFT	4,790.9 SQFT
BONUS SQFT 0.3 FSR	---	---	988.1 SQFT	1,483.4 SQFT	1,798.7 SQFT	2,053.3 SQFT
BONUS TOTAL SQFT 1.0 FSR	---	SEE CHARACTER RETENTION FOR BONUS FSR	3,293.8 SQFT	4,944.4 SQFT	5,995.5 SQFT	6,844.3 SQFT
\$ COST FOR ADDITIONAL: 0.3 FSR SUB AREA-A	---	---	\$2,964.3 (\$3.0/sqft)	\$96,421 (\$65.0/sqft)	\$116,915.5 (\$65.0/sqft)	\$287,462 (\$140.0/sqft)
\$ COST FOR ADDITIONAL: 0.3 FSR SUB AREA B	---	---	\$2,964.3 (\$3.0/sqft)	\$74,170 (\$50.0/sqft)	\$89,935 (\$50.0/sqft)	\$205,330 (\$100.0/sqft)
\$ COST FOR ADDITIONAL: 0.3 FSR SUB AREA C	---	---	\$2,964.3 (\$3.0/sqft)	\$44,502 (\$30.0/sqft)	\$53,961 (\$30.0/sqft)	\$143,731 (\$70.0/sqft)
# OF UNITS ALLOWED	1-2 UNITS	1-2 UNITS	3-4 UNITS	3-5 UNITS	4-6 UNITS	4-6 UNITS

*FIGURES ARE BASED ON MIN. LOT SIZE



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