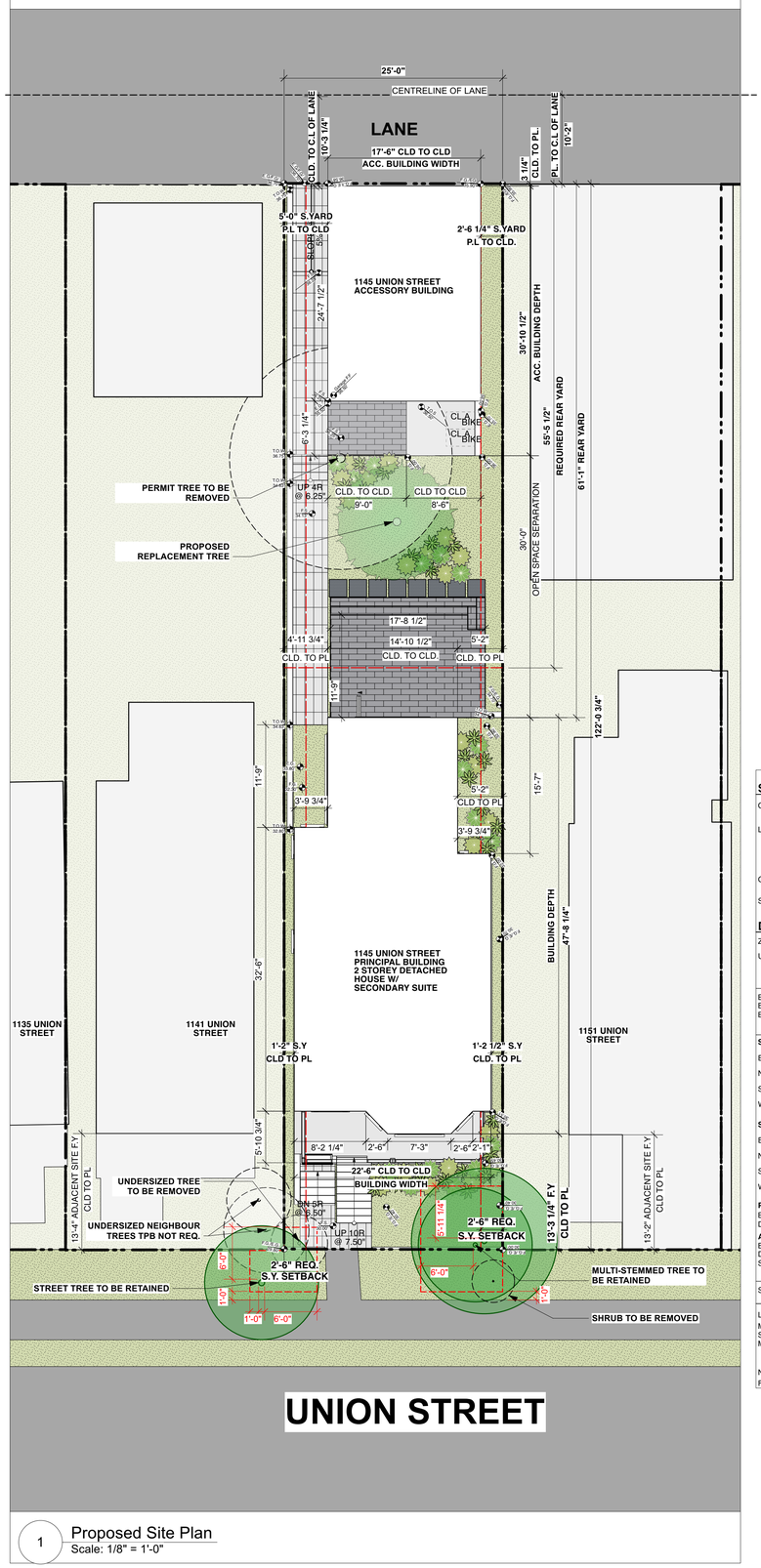

1 Proposed Site Plan
Scale: 1/8" = 1'-0"

SITE STATISTICS

CIVIC ADDRESS	1145 UNION ST VANCOUVER, BC	
LEGAL DESCRIPTION	LOT 25 BLOCK 21 PLAN VAP355 DISTRICT LOT 182 NWD OF BLK A.	
	PID: 013620681	
GROSS SITE AREA	283.59 m2	3052.50 sq.ft.
SITE COVERAGE	126.56 m2	1,362.32 sq.ft.

DEVELOPMENT STATISTICS

ZONING	RT-3					
USES	SINGLE-DETACHED HOUSE WITH SECONDARY SUITE					
	EXISTING		**PROPOSED**		**ALLOWABLE**	
BUILDING HEIGHT PRINCIPAL HOUSE	8.2 m	27.0 ft.	8.5 m	28.0 ft.	10.7 m	35.1 ft.
BUILDING HEIGHT STOREYS	2 Storeys		2 Storeys		2.5 Storeys	
BUILDING HEIGHT ACCESSORY	2.7 m	9.0 ft.	3.7 m	12.1 ft.	3.7 m	12.1 ft.
	EXISTING		**PROPOSED**		**REQUIRED**	
SETBACKS PRINCIPAL HOUSE						
EAST (SIDE YARD)	0.00 m	0.00 ft.	0.37 m	1.21 ft.	0.76 m	2.50 ft.
NORTH (LANE)	20.12 m	66.00 ft.	18.62 m	61.08 ft.	16.91 m	55.45 ft.
SOUTH (FRONT YARD UNION ST)	3.00 m	9.83 ft.	4.04 m	13.25 ft.	4.04 m	13.25 ft.
WEST (SIDE YARD)	0.61 m	2.00 ft.	0.35 m	1.16 ft.	0.76 m	2.50 ft.
SETBACKS ACCESSORY						
EAST (SIDE YARD)	1.87 m	6.13 ft.	0.77 m	2.52 ft.	0.76 m	2.50 ft.
NORTH (TO CENTRELINE OF LANE)	4.81 m	15.77 ft.	3.11 m	10.21 ft.	3.10 m	10.17 ft.
SOUTH (SETBACK TO HOUSE)	14.94 m	49.00 ft.	9.40 m	30.83 ft.	6.10 m	20.00 ft.
WEST (SIDE YARD)	0.37 m	1.21 ft.	1.52 m	5.00 ft.	0.76 m	2.50 ft.
PRINCIPAL HOUSE						
BUILDING WIDTH	6.86 m	22.50 ft.	6.86 m	22.50 ft.	N/A	N/A
DEPTH	13.87 m	45.50 ft.	14.54 m	47.69 ft.	N/A	N/A
ACCESSORY	**EXISTING**		**PROPOSED**		**ALLOWABLE**	
BUILDING WIDTH	5.38 m	17.66 ft.	5.34 m	17.50 ft.	6.10 m	20.00 ft.
DEPTH	3.82 m	12.52 ft.	9.41 m	30.87 ft.	11.30 m	37.07 ft.
SETBACK TO CENTRE OF LANE	4.80 m	15.75 ft.	3.13 m	10.27 ft.	3.10 m	10.17 ft.
	EXISTING		**PROPOSED**		**ALLOWABLE**	
SITE COVERAGE	888.0sq.ft **EXISTING**	29.09%	1362.3sq.ft **PROPOSED**	44.63%	1373.63sq.ft. **ALLOWABLE**	45.00%
LOWER FLOOR NET AREA	N/A		527.0 sq.ft		N/A	
MAIN FLOOR NET AREA (PRINCIPAL)	888.00 sq.ft		924.43 sq.ft		N/A	
SECOND FLOOR NET AREA (PRINCIPAL	322.00 sq.ft		637.99 sq.ft		N/A	
MAIN FLOOR NET AREA (ACCESSORY)	N/A		0.00 sq.ft		N/A	
NET BUILDING AREA	1210.0sq.ft		2289.4sq.ft		2289.4 sq.ft.	
FSR	0.40		0.75		0.75	

N

NOTES:
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NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.

CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
G	2026.04.10	Re-Issued For DP Application

Issues

Consultant

Architect

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Seal

2026-10-14

Project Title

1145 Union St

1145 Union Street
Vancouver, B.C.

Sheet Title

Site Plan

Issue Date	Plot Date	Sheet No.
	2025.02.28	A1.01
Designed By: SHA	Reviewed By: NR	
Drawn By: DS	Checked By: NR	
Project ID: 223.12	Scale: AS Noted	Issue/Revision

File name: 2026.05.27 1145 Union St_Sat_Garage_v2024.vwx