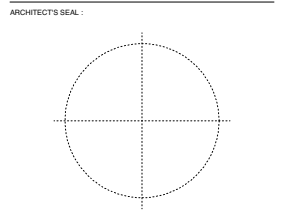


CONSULTANT:  
Consultant Name  
Consultant Address



No.	Date	Issue Notes
1	11/09/21	REZONING APPLICATION

ISSUE:

PROJECT:

**MAIN & KEEFER**

601-627 MAIN STREET  
VANCOUVER, BC

DRAWING TITLE:

**COVER DATA**

JOB NO.: **04-02**  
DRAWN: **CC, VK**  
DATE: **SEPTEMBER 21, 2011**  
SCALE: **1/32" = 1'-0"**  
CHECKED: **WTL**

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DRAWING NO.:

**Civic Address**  
# 601-627 Main Street, Vancouver BC

**Legal Address**  
Lots 1, 2, 3, 4 + 5 all of Block 18,  
District Lot 196, Group 1  
New Westminster District, Plan 184

**Drawing List**

**Architectural**  
A 1.01 Cover Sheet  
A 1.02 Site Plan

A 2.00 Parking Level -3  
A 2.01 Parking Level -2  
A 2.02 Parking Level -1  
A 2.03 Main Floor Plan  
A 2.04 2nd Floor Plan  
A 2.05 3rd Floor Plan  
A 2.06 4-7th Floor Plan  
A 2.07 8th Floor Plan  
A 2.08 9-11th Floor Plan  
A 2.09 12-15th Floor Plan  
A 2.10 16-17th Floor Plan  
A 2.11 Roof Plan

A 3.00 East Elevation Main Street  
A 3.01 North Elevation Keefer Street  
A 3.02 South Elevation  
A 3.03 West Elevation Lane  
A 4.00 Section 1  
A 4.01 Section 2  
A 4.02 Section 3

A 5.01 Shadow Analysis  
A 5.02 Street Scape

**Landscape**

L1 Ground Floor Landscape Plan  
L2 Level Three Landscape Plan  
L3 Level Eight Landscape Plan

**Zoning Analysis**

Existing Zoning: HA-1A Proposed Zoning: CD-1 Area exclusions based on CD-1 zone

	required / allowed		proposed	
	imperial	metric	imperial	metric
Lot Size	15,851.0 sqft	1,472.6 sqm		
FSR 7.88			125,006.6 sqft	11,613.1 sqm
Amenity space			1,828.9 sqft	169.9 sqm
Site coverage %			91.0 %	
Site coverage area			14,419.4 sqft	1,339.6 sqm
Building Height			150.0 ft	45.7 m
Setback Front			0.0 ft	0.0 m
Setback Side Yard			0.0 ft	0.0 m
Setback Lane or Rear			0.0 ft	0.0 m
Setback Neighbour			0.0 ft	0.0 m

**Parking Analysis**

	required / allowed	proposed
<b>Car Parking Residential</b>		
VPB 4.3.7 / 4.3.6	11,613.1 sqm	62.2
HC stalls VPB 4.8.4		2
Small Car Stalls (max. 25%)	16	
<b>total no. of stalls Resid.</b>		<b>62.2</b>
<b>Car Parking Commercial</b>		
VPB 4.3.3 / 4.3.1	857.1 sqm	5.9
HC stalls		1
Small Car Stalls (max. 25%)	1	
<b>total no. of stalls Comm.</b>		<b>5.9</b>
<b>Bicycle Parking Residential Class A (as per VPBL 6.2.1.2)</b>		
1.25 stall per Unit	145.0	181.2
1.00 stall per Senior Unit	26.0	26
<b>Bicycle Parking Residential Class B (as per VPBL 6.2.1.2)</b>		
min. 6 Stalls	6.0	6
<b>Bicycle Parking Commercial</b>		
1 stall per 500 sqm	857.1 sqm	1.7

**Area Summary**

Commercial Net	9,225.9 sqft
Residential Net	115,780.7 sqft
<b>Total Net</b>	<b>125,006.6</b>
Residential Gross	122,499.2 sqft

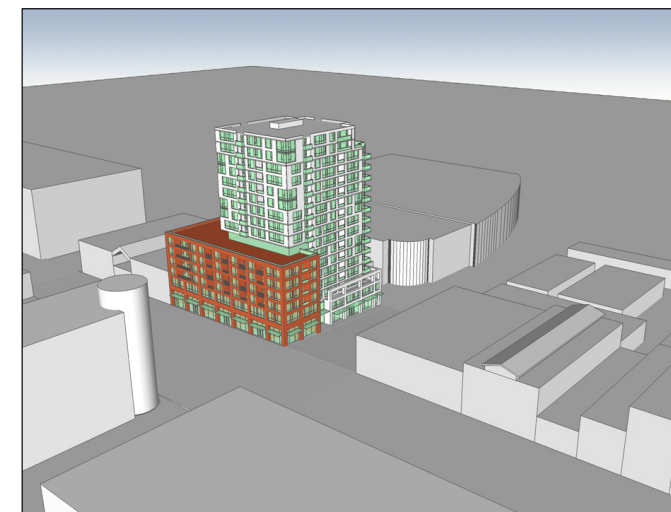
Unit Type Summary	market	Senior	Total units
1 Bedroom Suite	75	9	84
2 Bedroom Suite	70		70
Studios	0	17	17
<b>Total Units</b>	<b>145</b>	<b>26</b>	<b>171</b>



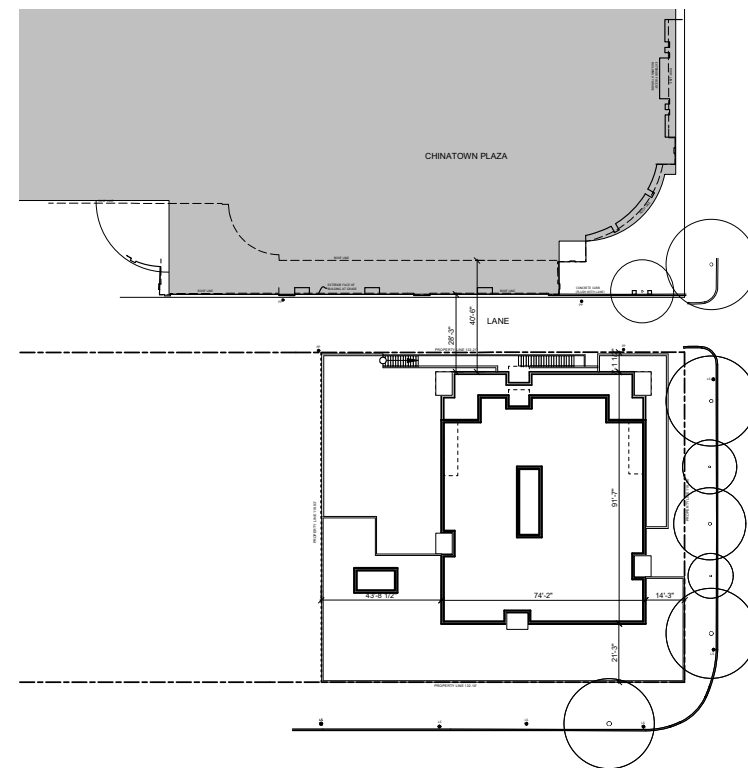
MAIN STREET LOOKING SOUTH



KEEFER STREET LOOKING EAST



AERIAL VIEW



TO GEORGIA STREET  
←

MAIN STREET

TO PENDER STREET  
→

KEEFER STREET

CONTEXT PLAN  
SCALE 1/32" = 1'-0"