

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

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 7.85			124,422.9 sqft	11,558.9 sqm
Total Gross Area			129,920.9 sqft	12,069.7 sqm
Total Exemption Area			5,498.1 sqft	510.8 sqm
Amenity space			1,089.9 sqft	101.3 sqm
Site coverage %			93.0 %	
Site coverage area			14,741.8 sqft	1,369.5 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
Car Parking Residential		
VPB 4.3.7 / 4.3.6	11,558.9 sqm	61.961 (59 actual)
HC stalls VPB 4.8.4		2
Small Car Stalls (max. 25%)	15	16
Total no. of stalls Resid.		61.9 61
Car Parking Commercial		
VPB 4.3.3 / 4.3.1	1,352.5 sqm	9.3 11
HC stalls		1
Small Car Stalls (max. 25%)	2	
total no. of stalls Comm.		9.3 12
Bicycle Parking Residential Class A (as per VPBL 6.2.1.2)		
1.25 stall per Unit	144.0	180.0 178
1.00 stall per Senior Unit		0.0
Bicycle Parking Residential Class B (as per VPBL 6.2.1.2)		
min. 6 Stalls		6.0 6
Bicycle Parking Commercial		
1 stall per 500 sqm	1,352.5 sqm	2.7 2

Area Calculation Summary

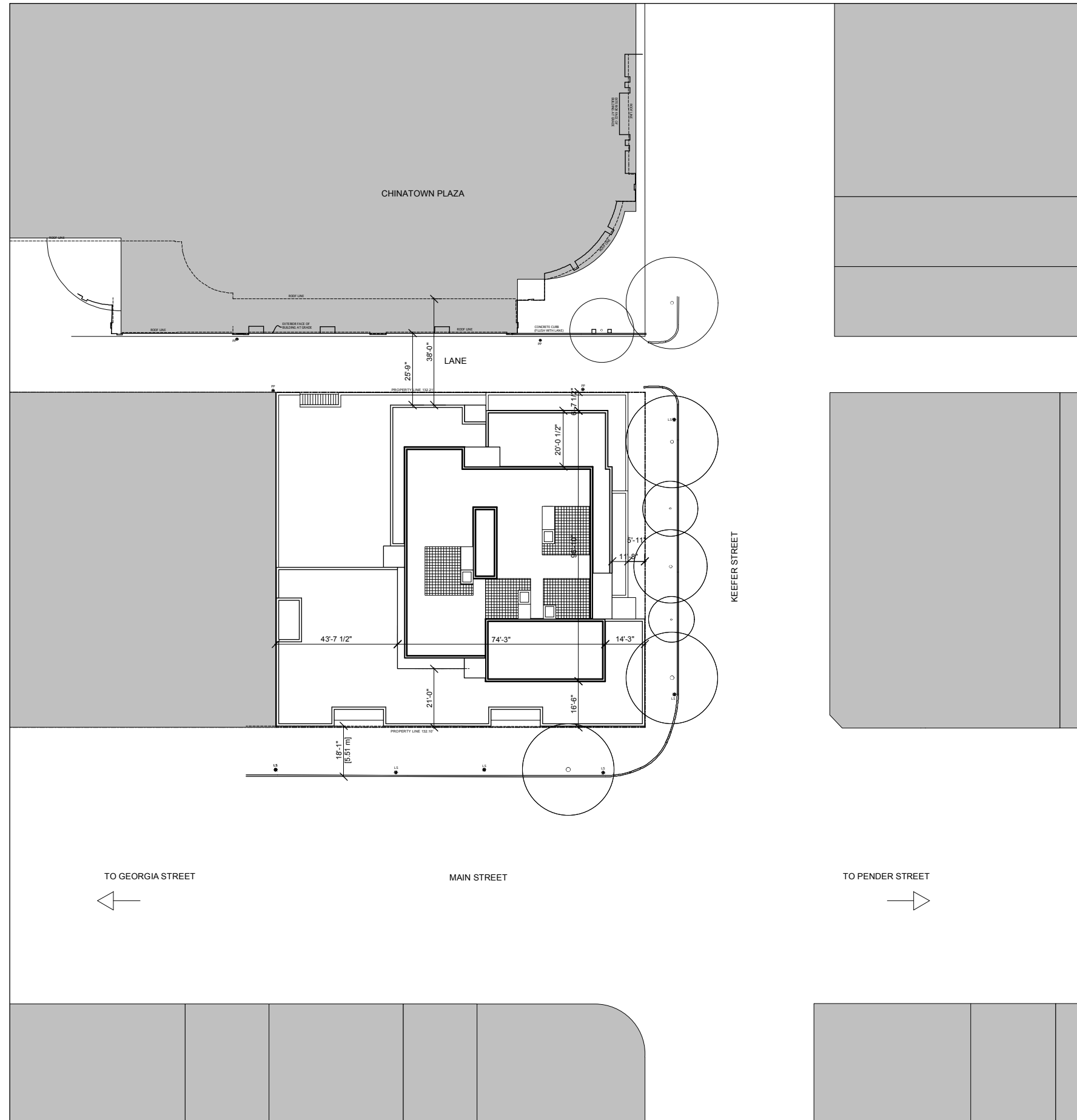
Gross Area	CRU	Open Balcony	Exclusions					Total Excl.	Net Area
			Amenity	Encl. Balcony	Storage	Wall Excl.			
Ground Floor	11,075.2	9,446.0					184.5	184.5	10,890.7
2nd Floor	11,484.1	5,112.7	0.0	82.5	0.0	240.3	322.8	11,161.3	
3rd Floor	6,234.6	258.9	0.0	82.7	0.0	111.1	193.8	6,040.8	
4-5th Floor	22,722.2	606.6	0.0	524.7	0.0	558.1	1,082.9	21,639.3	
6-7th Floor	21,871.7	664.1	0.0	303.4	0.0	589.9	893.3	20,978.4	
8th Floor	6,453.9	1,635.3	1,089.9			188.5	1,278.4	5,175.5	
9-12th Floor	26,923.8	463.5		90.5		732.4	823.0	26,100.8	
13-14th Floor	12,536.1	2,260.8			57.6	351.4	409.1	12,127.1	
15-16th Floor	10,388.3	736.8				282.1	282.1	10,106.2	
Roof	231.0	536.8				28.2	28.2	202.8	
Total	129,920.9	14,558.6	7,162.7	1,089.9	1,083.9	57.6	3,266.7	5,498.1	124,422.9

Area Summary

Commercial Net	14,558.6 sqft
Residential Net	109,864.3 sqft
Total Net	124,422.9
Residential Gross	115,362.3 sqft

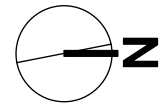
Unit Type Summary

Studio	14
1 BDR	64
2 BDR	66
Total	144



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No.	Date	Issue Notes
2	6/25/12	RE-ISS CHAPAC/HERITAGE COMMITTEE
1	5/17/12	RE-ISS FOR REZONING

ISSUE :

PROJECT :

MAIN & KEEFER

601-627 MAIN STREET
VANCOUVER, BC

DRAWING TITLE :

**SITE PLAN
DATA**

11-14
JOB NO. :

DRAWN : **CC**

DATE : **JUNE 25, 2012**

SCALE : **1 : 500**

CHECKED : **WTL**

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DRAWING NO. :

SITE PLAN
SCALE 1 : 500

A-1.00
of