

**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	15,851.00 sqft	1,472.56 sqm		
Total Gross Area			138,936.16 sqft	12,907.17 sqm
Total Exemption Area			8,025.91 sqft	745.61 sqm
Total Net Area			130,910.25 sqft	12,161.56 sqm
FSR				8.26
Amenity space			1,212.6 sqft	112.6 sqm
Site coverage %			92.7 %	
Site coverage area			14,687.9 sqft	1,364.5 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
<b>Car Parking Residential</b>		
VPB 4.3.7 / 4.3.6	11,559.1 sqm	61.9 51 (49 actual)
HC stalls VPB 4.8.4	156 units	6 2
Small Car Stalls (max. 25%)	15	13 11
<b>Total no. of stalls Resid.</b>	<b>61.9</b>	<b>51</b>
<b>Car Parking Commercial</b>		
VPB 4.3.3 / 4.3.1	1,348.0 sqm	9.3 10 (9 actual)
HC stalls		1 1
Small Car Stalls (max. 25%)		2 0
<b>total no. of stalls Comm.</b>	<b>9.3</b>	<b>9</b>

**Bicycle Parking Residential Class A (as per VPBL 6.2.1.2)**

1.25 stall per Unit	134.0	167.5	168
1.00 stall per Senior Unit	22.0	22.0	22

**Bicycle Parking Residential Class B (as per VPBL 6.2.1.2)**

min. 6 Stalls	6.0	6
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**Bicycle Parking Commercial**

1 stall per 500 sqm	1,348.0 sqm	2.7	3
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**Unit Type Summary**

Studio	20
1 BDR	63
2 BDR	73

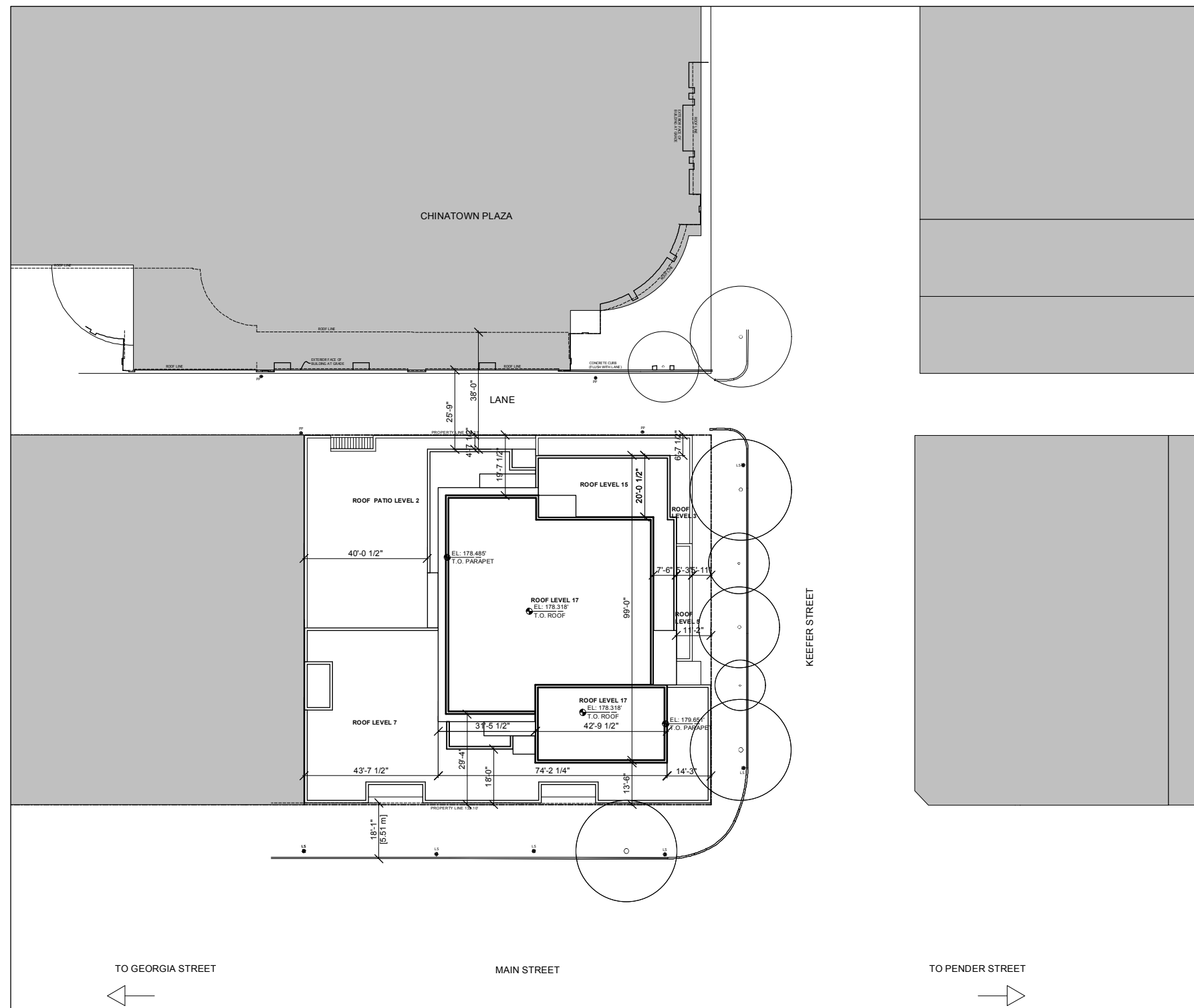
**Total 156**

**including 22 seniors units**

**Area Calculation Summary**

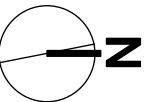
	Resid'l Market Gross Area	Seniors Housing Gross Area	Comm'l Gross Area	Total Gross Area	Exclusions				Total Exclusions	Total Net Area
					Storage	Encl.Balcony	Amenity	Wall Exclusions		
Ground Floor	1,492.95 SF		9,247.70 SF	10,740.65 SF				198.49 SF	198.49 SF	10,542.17 SF
2nd Floor	871.28 SF	5,394.88 SF	5,262.97 SF	11,529.13 SF	66.23 SF	43.75 SF		273.94 SF	383.92 SF	11,145.21 SF
3rd Floor	688.53 SF	5,394.88 SF		6,083.42 SF	66.23 SF	43.75 SF		138.84 SF	248.82 SF	5,834.59 SF
4th Floor	11,340.98 SF			11,340.98 SF	385.68 SF	280.81 SF		269.45 SF	935.94 SF	10,405.04 SF
5th Floor	11,424.85 SF			11,424.85 SF	385.68 SF	280.81 SF		273.53 SF	940.02 SF	10,484.83 SF
6th Floor	10,989.90 SF			10,989.90 SF	442.44 SF	150.61 SF		276.46 SF	869.51 SF	10,120.40 SF
7th Floor	10,989.90 SF			10,989.90 SF	442.44 SF	150.61 SF		276.46 SF	869.51 SF	10,120.40 SF
8th Floor	6,976.26 SF			6,976.26 SF	0.00 SF	0.00 SF	1,212.56 SF	196.67 SF	1,409.22 SF	5,567.04 SF
9th Floor	7,037.66 SF			7,037.66 SF	0.00 SF	46.75 SF		185.70 SF	232.45 SF	6,805.22 SF
10th Floor	7,060.52 SF			7,060.52 SF	0.00 SF	64.46 SF		188.29 SF	252.75 SF	6,807.77 SF
11th Floor	7,060.52 SF			7,060.52 SF	0.00 SF	64.46 SF		188.29 SF	252.75 SF	6,807.77 SF
12th Floor	7,060.52 SF			7,060.52 SF	0.00 SF	64.46 SF		188.29 SF	252.75 SF	6,807.77 SF
13th Floor	7,060.52 SF			7,060.52 SF	0.00 SF	64.46 SF		188.29 SF	252.75 SF	6,807.77 SF
14th Floor	6,572.91 SF			6,572.91 SF	28.81 SF	64.46 SF		177.14 SF	270.40 SF	6,302.51 SF
15th Floor	6,572.91 SF			6,572.91 SF	28.81 SF	64.46 SF		177.14 SF	270.40 SF	6,302.51 SF
16th Floor	5,217.74 SF			5,217.74 SF	0.00 SF	99.00 SF		143.61 SF	242.61 SF	4,975.13 SF
17th Floor	5,217.74 SF			5,217.74 SF	0.00 SF	0.00 SF		143.61 SF	143.61 SF	5,074.13 SF
<b>Total</b>	<b>113,635.72 SF</b>	<b>10,789.76 SF</b>	<b>14,510.67 SF</b>	<b>138,936.16 SF</b>	<b>1,846.32 SF</b>	<b>1,482.83 SF</b>	<b>1,212.56 SF</b>	<b>3,484.20 SF</b>	<b>8,025.91 SF</b>	<b>130,910.25 SF</b>

Open Balcony Summary	
0.00 SF	0.00 SF
57.50 SF	57.50 SF
311.39 SF	311.39 SF
591.01 SF	591.01 SF
644.67 SF	644.67 SF
737.85 SF	737.85 SF
783.85 SF	783.85 SF
451.33 SF	451.33 SF
505.08 SF	505.08 SF
505.08 SF	505.08 SF
505.08 SF	505.08 SF
505.08 SF	505.08 SF
505.08 SF	505.08 SF
444.30 SF	444.30 SF
161.67 SF	161.67 SF
432.94 SF	432.94 SF
<b>7,395.59 SF</b>	<b>7,395.59 SF</b>



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No.	Date	Issue Notes
3	11/15/12	RE-ISS REZONING
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**

JOB NO. : **11-14**

DRAWN : **CC**

DATE : **NOVEMBER 15, 2012**

SCALE : **1:500**

CHECKED : **WTL**

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DRAWING NO. :

SITE PLAN  
1:500

**A-1.00**  
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