



**PROJECT DEVELOPMENT DATA**  
OFFICE AND RETAIL DEVELOPMENT  
633 Main Street, Vancouver, BC

- A. Project:**  
16 Storey Retail & Residential Development
- B. Zoning:**  
Current HA-1A  
Proposed HA-1A
- C. Building Heights:**  
Allowed 150' Max.  
Proposed 141.0' (From Main) / 149.0' (from Lane)
- D. Setback Requirements**  
Front Yard Not required up to 27.43 m (90'), above that setback 7.62 m (25') for primary street facing façade.  
Side Yard Not required up to 27.43 m (90'), above that setback 4.57 m (15') for other street fronting.  
Rear Yard 1.0 m (3.28') 1st storey - all non residential uses selectively.  
7.0 m (23') 2nd storey residential and above. However this can be selectively relaxed given the uses and legacy aspect of the adjacent parcel.

**E. Site Coverage Calculations:**

Site Area:	15,833 sq.ft. (1,471 sq.m.)
------------	-----------------------------

**F. Floor Area Ratio Calculation:**

	Allowable (under HA-1A)	Proposed
F.S.R.	N/A	9.29

**G. Building Statistics:**

Floor Area:	FSR Gross Floor Area Residential	FSR Gross Floor Area Commercial	Amenity
Level 1	2,007 sq.ft.	11,358 sq.ft.	
2nd level residential =	9,542 x 1 = 9,542 sq.ft.		(1,519 sq.ft.)
3rd - 8th level residential =	11,061 x 6 = 66,366 sq.ft.		(Excludable from FSR)
9th level residential =	10,630 x 1 = 10,630 sq.ft.		
10th level residential =	10,403 x 1 = 10,403 sq.ft.		
11th - 14th level residential =	7,010 x 4 = 28,040 sq.ft.		
15th level residential =	4,396 x 1 = 4,396 sq.ft.		
16th level residential =	4,396 x 1 = 4,396 sq.ft.		
sub total =	135,780 sq.ft. (8.58 FSR)		
<b>Total Area=</b>	<b>135,780 sq.ft. + 11,358 sq.ft. = 147,138 sq.ft.</b>		<b>147,138 sq.ft.</b>

**H. Residential Units**

	1 Bed	1 Bed + Den	2 Bed / 2 Bed + Den	TOTAL
	(541-739 sq.ft.)	(604-782 sq.ft.)	(726-1,357 sq.ft.)	
Level 2	2x1=2	5x1=5	4x1=4	11
Level 3-8	2x6= 12	5x6= 30	6x6=36	78
Level 9	2x1= 2	4x1= 4	6x1=6	12
Level 10	3x1= 3	4x1= 4	5x1=5	12
Level 11-14	1x4=4	2x4=8	5x4=20	32
Level 15			3x1=3	3
Level 16			3x1=3	3
<b>Total :</b>	<b>23</b>	<b>51</b>	<b>77</b>	<b>151 Units</b>

**I. Residential Parking:**

	Min. 1 Space/ 1507 sq.ft	REQUIRED	PROVIDED
Total Area / 1507= 135,780/ 1507	90 Spaces		
No. of spaces x 0.75	68 Spaces		
	68 Spaces	68 Spaces	151 Spaces

**J. Commercial Parking**

1 Space/ 1560.77 sq.ft Min.	7 Spaces		
1 Space/ 1237.85 sq.ft. Max.	9 Spaces		
	7 Spaces	7 Spaces	7 Spaces

<b>Total Parking:</b>	67 + 7= 74 Spaces	67 + 7= 74 Spaces	151 + 7= 158 Spaces
<b>Accessible Parking:</b>			8 Spaces

**K. Bicycle Storage Requirements**

Stall Amount Calculation	Total Stall required	Total Stalls Provided
1.25 space / Unit	1.25x151=189	189

CONTEXT PLAN 