



**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: 146.0' (From Main) / 152.0' (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.)
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**F. Floor Area Ratio Calculation:**

	Allowable (under HA-1A)	Proposed
F.S.R.	N/A	8.86

**G. Building Statistics:**

Floor Area:	FSR Gross Floor Area Residential	FSR Gross Floor Area Commercial	Amenity	Wall Exclusion	Storage Exclusion
Level 1	1,785 sq.ft.	11,815 sq.ft.		29 sq.ft.	280 sq.ft.
2nd level residential =	11,337 x 1 = 11,337 sq.ft.			182 sq.ft.	1,400 sq.ft.
3rd - 7th level residential =	11,337 x 5 = 56,685 sq.ft.			906 sq.ft.	240 sq.ft.
8th level residential =	8,267 x 1 = 8,267 sq.ft.		(1,385 sq.ft.)	155 sq.ft.	240 sq.ft.
9th level residential =	9,652 x 1 = 9,652 sq.ft.		(Excludable from FSR)	310 sq.ft.	240 sq.ft.
10th level residential =	9,628 x 1 = 9,628 sq.ft.			310 sq.ft.	240 sq.ft.
11th - 14th level residential =	7,064 x 4 = 28,256 sq.ft.			96 sq.ft.	1,064 sq.ft.
15th - 16th level residential =	4,174 x 2 = 8,348 sq.ft.				80 sq.ft.
sub total =	133,958 sq.ft. (8.46 FSR)			1,988 sq.ft.	3,544 sq.ft.
<b>Total Area=</b>	<b>133,958 sq.ft. + 11,815 sq.ft. = 145,873 sq.ft.</b>		<b>145,873 sq.ft.</b>		<b>140,341 sq.ft.</b>

**H. Residential Units**

	STUDIO	1 BED OR 1 Bed + Den	2 Bed/ 2 Bed + Den	TOTAL
	(395-508 sq.ft.)	(499-713 sq.ft.)	(712-1353 sq.ft.)	
Level 2 - 7	7x6= 42	8x6= 48	2x6=12	102
Level 8	5x1= 5	5x1= 5	2x1=2	12
Level 9 - 10	5x2= 10	6x2= 12	3x2=6	28
Level 11 - 14	4x4=16	3x4=12	3x4=12	40
Level 15 - Level 16			3x2=6	6
<b>Total :</b>	<b>73</b>	<b>77</b>	<b>38</b>	<b>188</b>
	39%	41%	20%	

**I. Residential Parking:**

	Min. 1 Space/ 1507 sq.ft	REQUIRED	PROVIDED
Total Area / 1507= 128,426/ 1507	85 Spaces		
No. of spaces x 0.75	64 Spaces		
	64 Spaces	64 Spaces	64 Spaces

**J. Commercial Parking**

1 Space/ 1560.77 sq.ft. Min.	8 Spaces		
1 Space/ 1237.85 sq.ft. Max.	10 Spaces		
	8 Spaces	8 Spaces	8 Spaces

**Total Parking:** 64 + 8= 72 Spaces      64 + 8= 72 Spaces      64 + 8= 72 Spaces

**Accessible Parking:** 6 Spaces

**K. Bicycle Storage Requirements**

Stall Amount Calculation	Total Stall required	Total Stalls Provided
1.25 space / Unit	1.25x188=235	235

CONTEXT PLAN