1.1 DEVELOPMENT STATISTICS /

GENERAL NOTES

Waterfront Strategy

In a preliminary response to the potential shoreline modification the Ground Level Fin.Fl. is set a 4.8m, the minimum required to address the False Creek Flood Plain.

Building Grades

At present the roadway surrounding the site is still in design development by CoV Engineering. As a consequence Building Grades are shown at 50% design as provided by the City of Vancouver Engineering.

Notes:
1. Required to accommodate terraced form of development.

2. Variance based on SE False Creek/Downtown Rates - see TAMS.

800 QUEBEC ST AND 801 MAIN ST

CIVIC ADDRESS	800 Quebec Street and 801 Main Street Vancouver British Columbia Vancouver
Legal Description	LOTS 1 TO 47 AND A OF BLOCK 21 DISTRICT LOT 196 PLAN 184; LOTS 1 TO 16 AND A OF BLOCK 22 DISTRICT LOT 196 PLAN 184; LOTS 14 TO 17 DISTRICT LOT 2037 PLAN 5568; ALL OF GROUP 1 NEW WESTMINSTER DISTRICT
Current Zoning	M-1
Proposed Zoning	CD-1

USES

Existing Use	Accommodates the East-West, on/off ramp of the Georgia St. and Dunsmuir Viaduct	
Allowable Use	Transportation, Service, Manufacturing, Wholesale	
Proposed Use	Mixed	
	Commercial Office	3,305 sm (35,575 sf)
	Residential	36,334 sm (391,095 sf)
	CRU	3,243 sm (34,910 sf)
	Food Store	1,902 sm (20,470 sf)
	Restaurant	596 sm (6,410 sf)
	Amenity	531 sm (5,720 sf)

DENSITY

Site Area	8678 sm (93,409 sf)
Allowable FSR	5.0
Proposed FSR	5.00
Gross Area	45,381 sm (488,475 sf)
Proposed FSR Exclusions	3.7sm / 40 sf, per) Unit Storage Balconies (12%) Roof Decks Amenity Space Additional Exit Corridors (see Note 1)
TOTAL FSR EXCLUSIONS	1,988 sm (21,400 sf)
GFA LESS FSR EXCLUSIONS	43,393 sm (467,075 sf)

BUILDING HEIGHT

Allowable Height	30.5m (100’-0”)	
Proposed Height	Building A: 11-Storey Tower	38.1 m (125’-0”)
	Building B: 22-Storey Tower	65.8 m (216’-0”)
	Building C: 7/8-Storeys Mid-Rise	27.5 m (90’-0) max.
Height Exclusions	None	

SETBACKS

Front Yard (Main St.) - from Curb	5.5 m (18’-0”)
Side Yard (Union St.) - from PL	3.0 m (10’-0”)
Rear Yard (Gore Ave.) - from PL	3.0 m (10’-0”)
Side Yard (Prior St.) - from PL	3.0 m (10’-0”)
Live/Work Front Yard - from PL	3.0 m (10’-0”)

PARKING & LOADING

Parking Required	634
Parking Provided	303 (See Note 2)
Loading Required	1 Class A 7 Class B 2 Class C 10 Total
Loading Provided	1 Class A 7 Class B 2 Class C 10 Total

BICYCLE PARKING

Required	508 Class A 24 Class B
Provided	508 Class A 24 Class B 532 Total

898 MAIN ST

Civic Address	898 Main Street Vancouver British Columbia Vancouver
Legal Description	LOTS 1 TO 47 AND A OF BLOCK 21 DISTRICT LOT 196 PLAN 184; LOTS 1 TO 16 AND A OF BLOCK 22 DISTRICT LOT 196 PLAN 184; LOTS 14 TO 17 DISTRICT LOT 2037 PLAN 5568; ALL OF GROUP 1 NEW WESTMINSTER DISTRICT
Current Zoning	M-1
Proposed Zoning	CD-1

USES

Existing Use	Accommodates the East-West, on/off ramp of the Georgia St. and Dunsmuir Viaduct	
Allowable Use	Transportation, Service, Manufacturing, Wholesale	
Proposed Use	Mixed	
	Non-Profit Office	2,689 sm (28,944 sf)
	Residential	29,540 sm (317,964 sf)
	Cultural Centre	2,664 sm (28,675 sf)
	Childcare	809 sm (8,708 sf)
	Amenity	537 sm (5,780 sf)
	CRU	5,799 sm (62,420 sf)

DENSITY

Site Area	13,613 sm (146,529 sf)
Allowable FSR	5.0
Proposed FSR	2.97
Gross Area	42,038 sm (452,493 sf)
Proposed FSR Exclusions	3.7sm / 40 sf, per) Unit Storage Balconies (12%) Roof Decks Amenity Space Additional Exit Corridors (see Note 1)
TOTAL FSR EXCLUSIONS	4,950 sm (53,277 sf)
GFA LESS FSR EXCLUSIONS	36,590 sm (393,856 sf)

BUILDING HEIGHT

Allowable Height	67.0 m (220’-0”)	
Proposed Height	Building D: 8-Storey Tower	27.7 m (91’-0”)
	Building E: 11-Storey Tower	36.0 m (118’-0”)
	Building F: 11-Storeys Mid-Rise	35.9 m (118’-0) max.
	Building G: 10-Storey Tower	32.9 m (108’-0”)
	Building H: 4-Storey Mid-Rise	16.5 m (54’-0”)
	Building I: 10-Storey Tower	34.5 m (113’-0”)
	Building J: 14-Storey Tower	45.7 m (150’-0”)
Height Exclusions	None	

SETBACKS

Front Yard (Main St.) - from curb	5.5 m (18’-0”)
Side Yard (Union St.) - from PL	3.0 m (10’-0”)
Rear Yard (Gore Ave.) - from PL	3.0 m (10’-0”)
Side Yard (Prior St.) - from PL	3.0 m (10’-0”)
Live/Work Front Yard - from PL	3.0 m (10’-0”)

PARKING & LOADING

Parking Required	710
Parking Provided	374 (See Note 2)
Loading Required	1 Class A 8 Class B 3 Class C 12 Total
Loading Provided	2 Class A 11 Class B 13 Total

BICYCLE PARKING

Required	527 Class A 30 Class B
Provided	649 Class A 40 Class B 689 Total