

CIVIC ADDRESS 425 West 6th Avenue

LEGAL ADDRESS Lot 9, Block 12 District, Lot 302, Plan 5832
 PID 010-068-264
 Lot 10, Block 12 District, Lot 302, Plan 5832
 PID 010-723-196
 Lot A of Lots 11 and 12, Block 12 District, Lot 302, Plan 7117
 PID 010-723-200
 Lot B of Lots 11 and 12, Block 12 District, Lot 302, Plan 7117
 PID 010-723-218
 Lot C of Lots 11 and 12, Block 12 District, Lot 302, Plan 7117
 PID 010-723-226

ZONING CD-1 *(Approved in principle May 22, 2018)

PERMITTED USES Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
 Institutional Uses, limited to Child Day Care Facility, School – University or College, and Social Service Centre;
 Manufacturing Uses, limited to Clothing Manufacturing, Creative Products Manufacturing, Information Communication Technology Manufacturing, Jewellery Manufacturing, and Miscellaneous Products Manufacturing – Class B;
 Office Uses;
 Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, and Vehicle Dealer;
 Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laboratory, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Photofinishing or Photography Laboratory, Print Shop, Production or Rehearsal Studio, Repair Shop – Class A, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, and Wedding Chapel;
 Utility and Communication Uses, limited to Public Utility and Radio Communication Station;
 Wholesale Uses, limited to Wholesaling – Class A and Wholesaling – Class B; and
 Accessory Uses customarily ancillary to the uses listed in this section 2.2.

SITE AREA 24,111 SF (2240 SM)

DENSITY PERMITTED 7.11 FSR
 171,430 SF (15,926 SM)

DENSITY PROPOSED 7.11 FSR
 171,430 SF (15,926 SM)

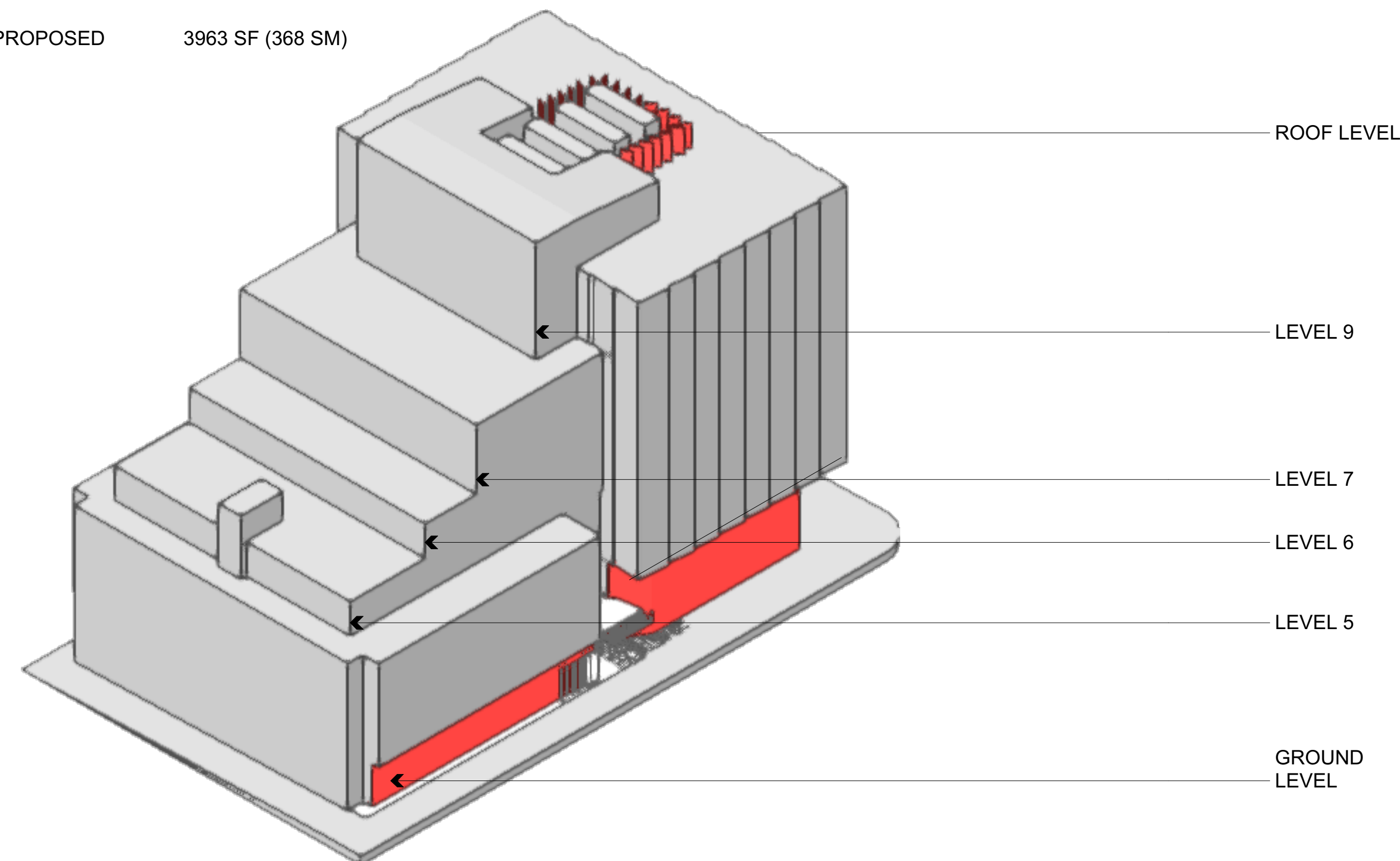
SITE SETBACKS YUKON - 14'-9" (4.5 M) setback from curb to face of building (L1-L2)
 YUKON - 4'-0" (1.2 M) setback from property line
 W 6TH - 14'-9" (4.5 M) setback from curb to face of building (L1)

BLDG HEIGHT PERMITTED Building height, measured from base surface, must not exceed 43.6 m, except that no part of the development shall protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines.

BLDG HEIGHT PROPOSED 43.6 M

AMENITY PERMITTED 10,764 SF (1,000 SM)

AMENITY PROPOSED 3963 SF (368 SM)



SITE AREA	SM	SFT	FSR	
	2240	24111		171430
PROPOSED COMMERCIAL	15926SM	171430SF	7.11	

LEVELS	FSR AREA	GROSS FLOOR AREA	COMMERCIAL		EXCLUSIONS		
			RETAIL	OFFICE	AMENITY*	GREEN ROOF ACCESS	
ROOF	0	3064			2220	844	
10	11212	11212		11212			
9	11212	11212		11212			
8	14643	14643		14643			
7	14643	14643		14643			
6	16873	16873		16873			
5	19558	19558		19558			
4	23142	23142		23142			
3	23142	23142		23142			
2	21085	21085		21085			
1	15920	15920	13005	2914			
P1	0	1742			1742		
TOTAL		171430	176236	13005	158425	3963	844

Amenity Permitted: 10764

PARKING REQUIRED

4.1.7.0	TOTAL REQ	225 min	398 max
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PROVIDED	LEVEL	TOTAL PROV.	HC	REG	SMALL
	P1	21	8	11	2
	P2	67	0	58	9
	P3	67	0	58	9
	P4	67	0	58	9
	P5	67	0	54	13
	TOTAL	289	8	239	42

2.8% 82.7% 14.5%

BIKES REQUIRED

6.2.4.1, 6.2.5.1	REQ	32	RETAIL	2	OFFICE	29
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PROVIDED	87
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LOADING REQUIRED

5.2.7.00	office use	CLASS A	CLASS B	CLASS C
5.2.5.00	retail	2	3	-
		-	2	-

PROVIDED	2	5
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SETBACKS FROM CURB FACE

PROVIDED	0 m	4.5 m	0 m	4.5 m
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