

Application Fact Sheet

Applicant:	GBL Architects
Application Type:	Pre-Application for OCP Amendment and Heritage Revitalization Agreement
Project Description:	A mixed use project consisting of two, 6-storey buildings containing 177 residential units, including 78 market-rental units, and 16,000ft ² of commercial space.
Development Permit Area:	Development Permit Area 2: Moody Centre (Moody Centre Heritage Conservation Area (Heritage Commercial District) and Spring Street Promenade) Development Permit Area 5: Hazardous Conditions
Application Numbers:	PA000067
Addresses:	2407-2421 Street, 50 Queens Street and 85 Kyle Street
Existing Zoning:	C3
Proposed Zoning:	C3 (Heritage Revitalization Agreement)
Existing OCP Designation:	Mixed-Use Moody Centre 3 and 6 storeys
Proposed OCP Designation:	Mixed-Use Moody Centre 6 storeys
Site Description:	7 General Commercial (C3) zoned lots, with a site area of 4,881m ² (52,240ft ²).
Surrounding Context:	West: Queen Street Plaza and General Commercial (C3) two-storey heritage buildings; South: General Commercial (C3) two storey buildings including, the Burrard Public House; North: CP Rail line and Evergreen SkyTrain line; and East: The Legion, a five-storey mixed-use building with commercial at grade with residential uses above.

Development Statistics:

	Proposed Development	HRA (CRM2 comparison)
Number of residential units	177 units	Not applicable
Density	3.19 FAR	2.5 FAR
Lot Coverage	N/A	N/A
Parking	263 spaces	TBD
Front Setbacks (Clarke)	2.0 m	NA
Exterior Setbacks (Queens/ Kyle)	0.m	3.0m minimum
Rear Setbacks (Spring)	Varies 1.35m-2.4m	0m
Height	6 storeys	Lesser of 23.0m or 6 storeys
Common Amenity Space	2,047m ²	3.0m ² per Dwelling Unit or 531m ²