

Project Fact Sheet

Applicant:	GBL Architects
Application Type:	OCP Amendment, HRA, Development Permit
Project Description:	a six-storey mixed-use development, with 2,267.3 m ² (24,405 ft ²) of commercial space, 184 residential units, with an FAR of 3.22.
Development Permit Area:	Development Permit Area 2: Moody Centre (Heritage Conservation Area) Evergreen Line Sub Areas: Heritage Commercial District; and Spring Street Promenade
Application Number:	HRA00007
Address:	2400 Block Clarke Street
Existing Zoning:	General Commercial (C3)
Proposed Zoning:	No change (HRA)
Existing OCP Designation:	Mixed-Use – Moody Centre (6 and 3 storeys)
Proposed OCP Designation	Mixed-Use – Moody Centre (6 storeys)
Surrounding Development:	North: SkyTrain Line guideway and rail lines East: five-storey mixed-use building (CD62) South: commercial properties (C3) on St. Johns Street, including the Burrard Hotel West: Queen Street Plaza, and commercial uses (C3)

Development Statistics:

	Proposed Development
Number of Residential Units	184 units, including 110 strata units, 60 market rental units and 14 below-market rental units
Density	FAR 3.22
Height:	six-storeys
Coverage:	TBC
Minimum Setbacks: North (Clarke Street) South (Spring Street) East (Kyle Street) West (Queens Street)	1.0m 0.5m 2.0m 2.0m
Parking Resident: Visitor: Commercial Loading:	177 28 47 2
Bicycle Parking: Long term: Short term:	270 3