

APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Street Address	488 Robson Street		
Legal Description	Lot J, Block 65, DL 541, Plan LMP 41829		
Applicant and Architect	Hancock Brückner Eng & Wright, 300 - 1445 West Georgia Street		
Property Owner	515185 BC Ltd., 6908 Laburnum Street		
Site	Area	1 036.8 m ² (11,160 sq. ft.) [1 115.3 m ² (12,005 sq. ft.) prior to dedication]	
	Width	36.6 m (120 ft.) - Robson St. frontage	
	Depth	28.3 m (93 ft.) - Richards St. frontage [30.5 m (100 ft.) prior to dedication]	

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development	Recommended
Zoning	Downtown District Official Development Plan (Area "C")	Comprehensive Development District (CD-1)	as proposed
Uses	Office, Retail, Service, Residential, Institutional and Cultural	Commercial, Residential and Cultural	as permitted by DD ODP
Max. Floor Area Residential Commercial Total Note: For FSR calculation, site area is deemed to be 1 115.3 m ² (12,005 sq. ft.).	3 345.8 m ² (36,015 sq. ft.) 2 230.5 m ² (24,010 sq. ft.) 5 576.3 m ² (60,025 sq. ft.)	7 966.5 m ² (85,753 sq. ft.) 2 230.5 m ² (24,010 sq. ft.) 10 206.3 m ² (109,763 sq. ft.) In addition, there is a 557.4 m ² (6,000 sq. ft.) amenity facility which is excluded from FSR calculation	as proposed
Floor Space Ratio Commercial Residential Total	2.0 3.0 5.0	2.00 7.14 9.14	as proposed
Floorplate	n/a	487.4 m ² (5,246 sq. ft.)	as proposed
Amenity	10,000 sq.ft. or 20 % (max.)	74.8 m ² (805.5 sq. ft.)	as proposed
Balconies	Open and Enclosed 6,064 sq.ft Enclosed 2,906 sq.ft	Open and Enclosed (5,811 sq. ft.) Enclosed (2,926 sq. ft.).	as permitted by DD ODP
Maximum Building Height	93.44 m (300 ft.)	60.7 m (199 ft.)	as permitted by DD ODP
Parking, Loading, and Bicycle Spaces	as per Parking By-law	see details in development application DE40765 1	generally as proposed

Floor Area Summary of Development and Rezoning Applications

Application	Floor Area	FSR	
Development Application DE407615	commercial uses	2 230.5 m ² (24,010 sq. ft.)	2.00
	residential use	3 345.8 m ² (36,015 sq. ft.)	3.00
	sub-total	5 576.3 m ² (60,025 sq. ft.)	5.00
	residential floor area through cultural amenity bonus	3 158.6 m ² (34,000 sq. ft.)	2.83
	residential floor area through transfer of heritage density	487.4 m ² (5,246 sq. ft.)	0.44
	total additional floor area	3 646.0 m ² (39,246 sq. ft.)	3.27
	total residential floor area	6 991.7 m ² (75,261 sq. ft.)	6.27
	total floor area	9 222.3 m ² (99,271 sq. ft.)	8.27
	cultural amenity (ArtStarts) exempt from FSR calculation	557.4 m ² (6,000 sq. ft.)	
Rezoning Application	additional residential floor area	974.7 m ² (10,492 sq. ft.)	0.87
	total residential floor area	7 996.5 m ² (85,753 sq. ft.)	7.14
	commercial floor area	2 230.5 m ² (24,010 sq. ft.)	2.00
	total floor area	10 206.3 m ² (109,763 sq. ft.)	9.14

Note: Floor Space Ratio (FSR) is calculated on the basis of site area prior to dedication of land for street-widening purposes completed in 1997.