

## Statistics

### Site & Project Description

**Project Description:**

31 Storey Office Towers / C.R.U. at Ground and Top Floor

**Civic Address:**

1166 West Pender Street, Vancouver BC

**City Plan:** Triangle West

**Zoning:** DD-Area F\_Golden Triangle

**Current Use:** 15 storey office building

**Transit:** Bus Lines on West Pender, West Georgia under 500m

**Legal Addresses:**

Lot 7 & Lot 8, Block 16 Plan VAP 92 District Lot 185 NWD

**Permitted uses:**

Residential, Office Retail, Service & Institutional Uses

**Policy Context:**

Vancouver Neighbourhood Energy Strategy (2012)

Vancouver Economic Action Strategy (2011)

Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (2009)

Green Buildings Policy for Rezoning (2009, last amended 2014)

Public Art Policy for Rezoning Development (1994, last amended July 31, 2014)

Downtown Official Development Plan (1975)

Downtown Design Guidelines (September 30,1975; last amended December 14, 1993)

DD (except Downtown South) C-5, C-6, HA-1 and HA-2 Character Area Descriptions (1975)

General Policy for Higher Buildings (1997, last amended 2014)

Transportation 2040

**Current Building Area:** **139,569.00 SF.**

### SITE AREA CALCULATIONS

	Gross Site Area	
	Metric (m <sup>2</sup> )	Imperial (sq.ft.)
1166 West Pender Street	1,731	18,630.32
Dedications	-	-
Net Site Area (Gross Minus Dedications)	1,731	18,630.32
Site Area for calculation of Density (Gross)	1,731	18,630

### FLOOR AREA (FAR) CALCULATIONS

DD-Area F	FAR	FAR Area	
		Metric (m <sup>2</sup> )	Imperial (sq.ft.)
Permitted FAR Ratio	9.00	15,577.32	167,672.88
Provided FAR Ratio	18.73	32,416.75	348,931.00

### FLOOR AREA BREAKDOWN

Uses	Gross Area		Exclusions		FAR Density	
	Metric (m <sup>2</sup> )	Imperial (sq.ft.)	Metric (m <sup>2</sup> )	Imperial (sq.ft.)	Metric (m <sup>2</sup> )	Imperial (sq.ft.)
Office	32,978.07	354,973.00	887.13	9,549.00	32,090.94	345,424.00
C.R.U.	325.81	3,507.00	-	-	325.81	3,507.00
<b>Total</b>	<b>33,303.88</b>	<b>358,480.00</b>	<b>887.13</b>	<b>9,549.00</b>	<b>32,416.75</b>	<b>348,931.00</b>

### SITE DIMENSIONS

FRONTAGE	Metric (m)	Imperial (ft)
W. Pender Street	40.23	132.00
Lane	40.23	132.00

### BUILDING SETBACKS

Property Line	Required		Proposed	
	Metric	Imperial	Metric	Imperial
Vest Pender Street	2.13	7.00	2.67	8.8
Lane	-	-	3.22	10.58
East	4.57	15.00	4.57	15.00
West	3.05	10.00	3.05	10.0

### SITE COVERAGE CALCULATIONS

	Metric (m2)	Imperial (sq.ft.)
Gross Site Area		18,630
Largest Building Footprint (podium)	845	9,094
Site Coverage %		49%

### HEIGHT OF BUILDING (MEASURED FROM LOBBY LEVEL)

Height Permitted	Metric (m)	Imperial (ft)
Max height (height area 5 of DD-Area F)	91.4	300.0

Development Permit Board may consideration up to 137.2m

General Policy for High buildings: CBD Shoulder discretionary height increase to 550ft

Height Provided	metric (m)	imperial (ft)
NUMBER OF FLOORS		31
TOP OF LAST OCCUPIED LEVEL	111.0	364.2
TOP OF APPURTENANCE	118.1	387.5
Base Point	18.5	60.83

Height Exclusions: The Rezoning Application does not seek any relaxations on height.

Rezoned as CD-1, the project could be permitted (at discretion of Director of Planning) to build to a maximum height of 550ft.

Tower height to be measured to the top of the highest element of the tower with no exclusions being sought

Statistics

**FAR SUMMARY**

PRINCIPAL USE	LEVELS	GFA			EXCLUSIONS (SF.)			FAR (SF.)		
		OFFICE	C.R.U.	SUB TOTAL	OPENING	AMENITY	SUB TOTAL	OFFICE	C.R.U.	TOTAL
Mech.	T.O.A								-	-
	ROOF	-	-						-	-
	32 (Mech)	4,589.0	-	4,589.0	308.0	-	308.0	4,281.0	-	4,281
AMENITY	31	8,857.0	-	8,857.0	-	8,857.0	8,857.0	-	-	-
Office Levels	30	10,127.0	-	10,127.0	-	-	-	10,127.0	-	10,127
	29	10,522.0	-	10,522.0	-	-	-	10,522.0	-	10,522
	28	10,906.0	-	10,906.0	-	-	-	10,906.0	-	10,906
	27	11,271.0	-	11,271.0	-	-	-	11,271.0	-	11,271
	26	11,555.0	-	11,555.0	192.0	-	192.0	11,363.0	-	11,363
	25	11,786.0	-	11,786.0	192.0	-	192.0	11,594.0	-	11,594
	24	11,983.0	-	11,983.0	-	-	-	11,983.0	-	11,983
	23	12,130.0	-	12,130.0	-	-	-	12,130.0	-	12,130
	22	12,181.0	-	12,181.0	-	-	-	12,181.0	-	12,181
	21	12,181.0	-	12,181.0	-	-	-	12,181.0	-	12,181
	20	12,181.0	-	12,181.0	-	-	-	12,181.0	-	12,181
	19	12,181.0	-	12,181.0	-	-	-	12,181.0	-	12,181
	18	12,181.0	-	12,181.0	-	-	-	12,181.0	-	12,181
	17	12,181.0	-	12,181.0	-	-	-	12,181.0	-	12,181
	16	12,181.0	-	12,181.0	-	-	-	12,181.0	-	12,181
	15	12,181.0	-	12,181.0	-	-	-	12,181.0	-	12,181
	14	12,181.0	-	12,181.0	-	-	-	12,181.0	-	12,181
	13	12,181.0	-	12,181.0	-	-	-	12,181.0	-	12,181
	12	12,181.0	-	12,181.0	-	-	-	12,181.0	-	12,181
	11	12,181.0	-	12,181.0	-	-	-	12,181.0	-	12,181
	10	12,181.0	-	12,181.0	-	-	-	12,181.0	-	12,181
	9	12,181.0	-	12,181.0	-	-	-	12,181.0	-	12,181
	8	12,181.0	-	12,181.0	-	-	-	12,181.0	-	12,181
7	12,181.0	-	12,181.0	-	-	-	12,181.0	-	12,181	
6	12,181.0	-	12,181.0	-	-	-	12,181.0	-	12,181	
5	12,181.0	-	12,181.0	-	-	-	12,181.0	-	12,181	
4	12,798.0	-	12,798.0	-	-	-	12,798.0	-	12,798	
3	10,725.0	-	10,725.0	-	-	-	10,725.0	-	10,725	
Office Upper Lobby (Lane)	2	5,787.0	-	5,787.0	-	-	-	5,787.0	-	5,787
Main Lobby & CRU (Pender St.)	1	2,679.0	3,507.0	6,186.0	-	-	-	2,679.0	3,507	6,186
<b>Total</b>		<b>354,973.0</b>	<b>3,507.0</b>	<b>358,480.0</b>	<b>692.0</b>	<b>8,857.0</b>	<b>9,549.0</b>	<b>345,424.0</b>	<b>3,507</b>	<b>348,931.0</b>

Statistics

VEHICLE TABULATIONS

Zoning Bylaw 6059 Section 4.5 & 6

**Section 4.3.1 Non-Residential Uses Downtown:** (a) A minimum of the required number of accessible parking space  
(b) max one per 115m<sup>2</sup> of gross floor Area

**Section 4.8.4 Required Disability Parking Stalls** (b) non-residential uses, there must be at least one disability parking space for each building that contains at least 500 m<sup>2</sup> of GFA and an additional 0.4 parking space for each 1000 m<sup>2</sup> of GFA

**Section 7 Off-Street Passenger Space**

**Class A Passenger Space**

(a) one space for office uses with over 5,000 m<sup>2</sup> of GFA, plus one additional space for each 10,000 m<sup>2</sup> of GFA over 10,000 m<sup>2</sup>  
(b) one space for retail and similar uses with over 2,000 m<sup>2</sup> of GFA, plus one additional space for each 4,000 m<sup>2</sup> of GFA over 4,000 m<sup>2</sup>

**Class B Passenger Space**

7.2.4 Office uses: A minimum of one space for 2000m<sup>2</sup> of GFA or greater

**Section 4.1.8 Number of Small Car** The number of small car parking spaces on a site may not exceed 25% of the total parking spaces required

**Electric Vehicle:** 10% of total parking spaces required for the site

VALUES FOR TABULATING PARKING & LOADING COUNTS

	Metric	Imperial
Office Gross Area	32,978	354,973
C.R.U. Gross Area	326	3,507
<b>Total Commercial GFA</b>	<b>33,304</b>	<b>358,480</b>

REQUIRED / PROVIDED TOTAL PARKING

Required

Uses	Accessible Parking	Class A Passenger		Total (MIN.)	Total (Max.)	Class B Passenger
		Non-Residential uses	Office			
Parking Stalls Required	14.12	3.83	-	17.95	289.60	1
Rounded (up/dn)	15	4	-	19	290	1

Provided

Parking Provided	Accessible Parking	Class A Passenger	Regular Parking	Small Parking	Total	Class B Passenger
Parking Provided	15	4	146	34	199	1

Required (Sub types - part of overall count of cars)

Small Car (Max)	Electric Vehicle	Accessible	Car Wash Stalls
50	20	15	-

Provided

Small Car (Max)	Electric Vehicle	Accessible	Car Wash Stalls
34	20	15	-

Note: Electric Vehicles (EV) stalls noted above will provide provided with an energized outlet capable

REQUIRED / PROVIDED LOADING

See Traffic Report Rationale for Reduced Loading Demand

Type	Office	C.R.U.	Total
Class A Loading Required	7	2	9
Class B Loading Required	2	1	3
Class C Loading Required	-	-	-
<b>Total</b>	<b>9</b>	<b>3</b>	<b>12</b>

Provided

Type	Total
Class A Loading	9
Class B Loading	3
Class C Loading	-
<b>Total</b>	<b>12</b>

REQUIRED / PROVIDED BICYCLE PARKING

Office Uses:

**Class A :** 1 minimum of 1 space for each 170 m<sup>2</sup> of gross floor area.

**Class B :** 6 spaces per each land use category

Retail Uses:

**Class A :** 1 minimum of 1 space for each 340 m<sup>2</sup> of gross floor area.

**Class B :** 6 spaces per each land use category

Required

Type	Office	C.R.U.	Total
Long Term Bikes (Class A)	194	1	195
Short Term Bikes (Class B)	6	6	12

Provided

Type	Total
Long Term Bikes (Class A)	198
Short Term Bikes (Class B)	12

**6.3.21 Electrical outlets :** Each two Class A bicycle spaces must have an electrical outlet

**6.5.1 Clothing Lockers**

Where Class A bicycle spaces are required for a non-dwelling use, a minimum number of clothing lockers equal to 0.7 times the minimum number of required Class A spaces shall be provided for each sex

Required (Sub types)

Lockers (Min. 10%)	Stacked and Vertical (Max. 60%)	Accessible (Min. 5%)	Horizontal (Min. 25%)	EV Outlets
20	117	10	49	98

Provided

Lockers	Stacked and Vertical	Accessible	Horizontal	EV Outlets
24	102	10	62	98

REQUIRED / PROVIDED BICYCLE END OF TRIP FACILITIES

Section 6.5 End of Trip Facilities Table 6.5

Required

Type	Office
Water Closet	14
Wash Basins	8
Showers	14
Clothing Lockers	273

Provided

Type	Total
Water Closet	14
Wash Basins	8
Showers	14
Clothing Locker	308

Floor By Floor Breakdown of Provided Car Parking

Levels	Regular	Small	Handicap	Class A Passenger	Sub Total
P1	-	-	6	4	10
P2	8	-	9	-	17
P3	38	7	-	-	45
P4	39	9	-	-	48
P5	39	9	-	-	48
P6	22	9	-	-	31
<b>TOTAL</b>	<b>146</b>	<b>34</b>	<b>15</b>	<b>4</b>	<b>199</b>

17%

Floor By Floor Breakdown of Provided Bike Parking

Levels	Lockers	Stacked and Vertical	Accessible	Horizontal	Sub Total
L01	24	38	10	-	72
P2	-	64	-	62	126
<b>Total</b>	<b>24</b>	<b>102</b>	<b>10</b>	<b>62</b>	<b>198</b>

Floor By Floor Breakdown of Provided End of Trip Facilities

Levels	Water Closet	Wash Basins	Showers	Clothing Lockers
L01	-	-	-	262
P2	14	8	14	46
<b>Total</b>	<b>14</b>	<b>8</b>	<b>14</b>	<b>308</b>