## 150 Robson Street — Feb-17

LEGAL ADDRESS: 150 Robson St, Vancouver, BC
LEGAL DESCRIPTION: LOTS 1 TO 7, PLAN 2565 & LOT C, PLAN 14094, ALL OF BLOCK 68, DL 541, G1,NWD
MAX HEIGHT ALLOWED: 137.2 m [450 ft.]
HEIGHT PROPOSED: 88.46 m [290.22 ft.]
VIEW CONE: 9.1 and E1

SITE AREA:

| | | |
|---|---|---|
| LOTS 1-7 (150 ROBSON ST) | 16300.87 | SF |
| LOT C (118 ROBSON ST) | 6398.07 | SF |
| C.O.V. OWNED PROPERTY | 1524.17 | SF |
| TOTAL SITE AREA: | **24,223.11** | **SF** |

ZONING: DD
PROPOSED ZONING: CD-1
FSR:

| | BASE FSR | BASE FSR+10%* | PROPOSED FSR |
|---|---|---|---|
| FSR RESIDENTIAL | 3.0 | 3.5 | 6.62 |
| FSR NON RES. | 2 | 2 | 3.45 |
| TOTAL FSR | 5.0 | 5.5 | 10.08 |
| | 121,116 | 133,227 | 244,089 |

* BASE FSR + 10% = 5 BASE FSR +10% HERITAGE DENSITY TRANSFER

HEIGHT ALLOWED/PROPOSED: 29 STOREYS

AREA CALCULATION:

| FLOOR | | RETAIL (HOTEL RELATED) | HOTEL | RESIDENTIAL | GROSS AREA | DEDUCTIONS AMENITY | DEDUCTIONS STORAGE | DEDUCTIONS BALCONIES | FSR AREA | RESID FSR | NON RESIDENTIAL FSR | UNIT MIX 1BED | UNIT MIX 2BED | UNIT MIX 3BED | UNIT MIX TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LEVEL | P1 | | 2,933 | | 2,933 | | | | 2,933 | - | 2,933 | - | - | - | - |
| LEVEL | 1 | 15,194 | 1,446 | 3,126 | 19,766 | | | | 19,766 | 3,126 | 16,640 | - | - | - | - |
| LEVEL | 2 | | 20,652 | 502 | 21,154 | | | | 21,154 | 502 | 20,652 | - | - | - | - |
| LEVEL | 3 | | 20,524 | 502 | 21,026 | | | | 21,026 | 502 | 20,524 | - | - | - | - |
| LEVEL | 4 | | 14,268 | 497 | 14,765 | | | | 14,765 | 497 | 14,268 | - | - | - | - |
| LEVEL | 5 | | 4,323 | 6,503 | 10,825 | 2,297 | 80 | 877 | 8,449 | 4,126 | 4,323 | 2 | 2 | - | 4 |
| LEVEL | 6 | | 4,325 | 6,503 | 10,828 | | 152 | 1060 | 10,676 | 6,351 | 4,325 | 4 | 3 | - | 7 |
| LEVEL | 7 | | | 6,503 | 6,503 | | 183 | 1060 | 6,319 | 6,319 | - | 4 | 3 | - | 7 |
| LEVEL | 8 | | | 6,503 | 6,503 | | 183 | 1060 | 6,319 | 6,319 | | 4 | 3 | - | 7 |
| LEVEL | 9 | | | 6,503 | 6,503 | | 183 | 1060 | 6,319 | 6,319 | | 4 | 3 | - | 7 |
| LEVEL | 10 | | | 6,503 | 6,503 | | 183 | 1060 | 6,319 | 6,319 | | 4 | 3 | - | 7 |
| LEVEL | 11 | | | 6,503 | 6,503 | | 223 | 1060 | 6,280 | 6,280 | | 2 | 4 | - | 6 |
| LEVEL | 12 | | | 6,503 | 6,503 | | 223 | 1060 | 6,280 | 6,280 | | 2 | 4 | - | 6 |
| LEVEL | 13 | | | 6,503 | 6,503 | | 223 | 1060 | 6,280 | 6,280 | | 2 | 4 | - | 6 |
| LEVEL | 14 | | | 6,503 | 6,503 | | 223 | 1060 | 6,280 | 6,280 | | 2 | 4 | - | 6 |
| LEVEL | 15 | | | 6,503 | 6,503 | | 223 | 1078 | 6,280 | 6,280 | | 2 | 4 | - | 6 |
| LEVEL | 16 | | | 6,503 | 6,503 | | 223 | 1078 | 6,280 | 6,280 | | 2 | 4 | - | 6 |
| LEVEL | 17 | | | 6,503 | 6,503 | | 223 | 1078 | 6,280 | 6,280 | | 2 | 4 | - | 6 |
| LEVEL | 18 | | | 6,503 | 6,503 | | 223 | 1078 | 6,280 | 6,280 | | 2 | 4 | - | 6 |
| LEVEL | 19 | | | 6,503 | 6,503 | | 223 | 1078 | 6,280 | 6,280 | | 2 | 4 | - | 6 |
| LEVEL | 20 | | | 6,503 | 6,503 | | 223 | 1078 | 6,280 | 6,280 | | 2 | 4 | - | 6 |
| LEVEL | 21 | | | 6,503 | 6,503 | | 160 | 1060 | 6,343 | 6,343 | | - | 2 | 2 | 4 |
| LEVEL | 22 | | | 6,503 | 6,503 | | 160 | 1060 | 6,343 | 6,343 | | - | 2 | 2 | 4 |
| LEVEL | 23 | | | 6,503 | 6,503 | | 160 | 1060 | 6,343 | 6,343 | | - | 2 | 2 | 4 |
| LEVEL | 24 | | | 6,503 | 6,503 | | 160 | 1060 | 6,343 | 6,343 | | - | 2 | 2 | 4 |
| LEVEL | 25 | | | 6,503 | 6,503 | | 160 | 1060 | 6,343 | 6,343 | | - | 2 | 2 | 4 |
| LEVEL | 26 | | | 6,503 | 6,503 | | 160 | 1078 | 6,343 | 6,343 | | - | 2 | 2 | 4 |
| LEVEL | 27 | | | 6,503 | 6,503 | | 160 | 1078 | 6,343 | 6,343 | | - | 2 | 2 | 4 |
| LEVEL | 28 | | | 6,503 | 6,503 | | 160 | 1078 | 6,343 | 6,343 | | - | - | 4 | 4 |
| LEVEL | 29 | | | 6,503 | 6,503 | | | 1078 | 6,503 | 6,503 | | - | - | - | - |
| TOTAL | | 83,666 | | 167,189 | 250,855 | 2,297 | 4,469 | 26,500 | 244,089 | 160,423 | 83,666 | 42 | 71 | 18 | 131 |
| | | 33% | | 67% | | | | 10.9% | | | | | | | |

EFFICIENCY
0.83 139,017 RESID
0.17 28,171 CIRC
UNITS 131 RESIDENTIAL UNITS

EFFICIENCY
0.85 71,198
0.15 12,468
UNITS 86 HOTEL UNITS

| PARKING SPACES CALCULATION - As per VPBL September 2015 | MIN | MAX | PROVIDED |
|---|---|---|---|
| **RESIDENTIAL** - as per 4.3.6 VPBL | | | |
| minimum | | | |
| Lesser of 1 per 1,507sf or 1 per unit | 106 | | 198 |
| **SUBTOTAL** | | | **198** |
| **RETAIL** (HOTEL RELATED) - as per 4.3.1 VPBL non-residential uses | | | |
| minimum 1 per 1,561sf of RETAIL* | 6 | | |
| maximum 1 per 1,238sf of RETAIL* | | 8 | 8 |
| *reduction for hotel related retail applied (as per 4.3.2 VPBL): | | | |
| 43.06sf per sleeping/housekeeping unit 5,640.86 | | | |
| **HOTEL** - as per 4.3.2 VPBL hotels downtown | | | |
| minimum 0.3 per sleeping/housekeeping unit | 26 | | |
| maximum 0.5 per sleeping/housekeeping unit | | 43 | 37 |
| minimum 1 each 431 sf of meeting room/ballroom | 3 | | |
| maximum 1.1 each 431 sf of meeting room/ballroom | | 3 | 3 |
| **SUBTOTAL** | | | **48** |
| **TOTAL** | | | **246** |
| **DISABILITY SPACES** (included in calc.) as per 4.8.4 VPBL | | | |
| RESIDENTIAL: 1 per first 7 units + 0.034 for additional units | 5 | | 5 |
| HOTEL: 1 if more than 5,382 sf + 0.4 per 10,764 | 4 | | 4 |
| RETAIL: 1 if more than 5,382 sf + 0.4 per 10,764 | 2 | | 2 |
| **SMALL CAR SPACES** (included in calculation) | | | |
| 25% max of RESIDENTIAL | | 50 | 50 |
| 25% max of HOTEL/RETAIL | | 12 | 12 |
| **TOTAL** | | | **62** |

| BICYCLE SPACE CALCULATION - As per VPBL September 2015 | MIN | MAX | PROVIDED |
|---|---|---|---|
| **HOTEL + RETAIL** | | | |
| 1 CLASS A PER 30 UNITS | 3 | | 3 |
| 1 CLASS A EACH 5382 SF | 3 | | 3 |
| 6 CLASS B FOR OVER 75 UNITS | 6 | | 6 |
| 6 CLASS B FOR OVER 10,764 SF | 6 | | 6 |
| **RESIDENTIAL** | | | |
| 1.25 CLASS A PER UNIT (V.P.B.L. 6.2.1.2) | 164 | | 164 |
| CLASS A vertical spaces (V.P.B.L. 6.3.13): 30% CLASS A | | 49 | 17 |
| CLASS A lockers (V.P.B.L. 6.3.13A): 20% CLASS A | 33 | | 33 |
| 6 CLASS B FOR OVER 20 UNITS | 6 | | 6 |

| LOADING SPACES CALCULATION - As per VPBL September 2015 | MIN | MAX | PROVIDED |
|---|---|---|---|
| **HOTEL** | | | |
| 2 CLASS B / 75 to 399 units | 2 | | 2 |
| CLASS A | - | | |
| **CRU** | | | |
| 1 CLASS B for 465 m² | 2 | | |
| CLASS A | - | | 4 (in lieu of 2 CLASS B) |
| **RESIDENTIAL** | | - | |
| 1 CLASS B / 100 to 299 units | 1 | | |
| CLASS A | - | | 2 (in lieu of 1 CLASS B) |


gbl
GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279



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NOTES

REVISIONS

| No. | Date | Description |
|---|---|---|
| 01 | - | issued for REZONING |

# 150 ROBSON

MIXED USE DEVELOPMENT

STATISTICS

DATE 23/02/2017 5:03:06 PM
DRAWN BY RP
CHECKED BY DE
SCALE
JOB NUMBER 1160

A-1.01