

ZONING

Civic address: 1396 Richards St, Vancouver
 Legal Address: Lot C, block 115, DL 541 Group 1, NWD Plan 5210

Zoning: DD(Downtown District) from ODP
 Downtown South-New Yaletown
 (L1 area from Map 1)

Uses: Residential Market , Residential Rental, Retail Use , and Childcare Facility with 37 spaces

FSR Permitted

FSR 5 + Heritage Density Bonus.5 = FSR 5.5

Total Proped FSR Building Area(minus FSR exclusions): 258,426 sq.ft.
 0 sq ft Bonus for Childcare Program
 0 sq ft Rental Bonus
 0 sq ft Heritage Density Transfer

FSR Proposed = 8.615

Maximum Building Height Permitted 125.53 m (411'-10") Geodetic El. 139.4m
 Subject to view cone restrictions
 3.2.1 Queen Elizabeth Park to the Downtown Skyline & North Shore Mountains
 B1 Laurel Landbridge to the Lions
 C1 Charleson Seawall to the Lions

Maximum Floor Plate Permitted 7000 sq.ft. Proposed 4723 sq.ft.

Setbacks	Permitted	Permitted Minimum	Permitted Maximum	Proposed
Front Yard	0'-70"	12'-0"	20'-0"	12'-0"
> 70'		12'-0"	None	
Side Yard - Exterior	0'-70"	10'-0"	20'-0"	10'-0"+1'-3"(Dedication)
> 70'		10'-0"	None	
Side Yard-interior	0'-70"	None	None	None
>70'		40'-0"	None	
Rear Yard	0'-35'	10'-0"	None	10'-0"
>35'		30'-0"	None	

* Exception is Pacific Boulevard where minimum 10'-0" setback and 1.3' sidewalk dedication to be provided.

Downtown District Map 1 - Areas



PROJECT DATA SUMMARY									
Site Area	29,996 sq ft	2,787sq m							
Density Permitted Outright(FSR=5)	149,980 sq ft	13,933sq m							
Heritage Density Bonus (10% of Allowable FSR)	14,998 sq ft	1,393 sq m							
Daycare Bonus	0	0							
Rental Bonus	0	0							
Heritage Transfer	0	0							
TOTAL ALLOWED BUILDING AREA	194,974 sq ft	18,113 sq m							
Allowed Building Height	411'10"	125.53m							
Proposed Building Height	410'10"	125.22m							
Proposed No. of Storeys	43								
AREA EXCLUSIONS									
LEVELS	GROSS SLAB AREA	OVERHANGS	BASE FSR FLOOR AREA (GROSS SLAB-O.H.)***	AMENITY EXCL.	MECH/SHAFT EXCL.	STORAGE EXCL.	BALCONY	ENCL. BALCONY	ADD'L WALL THICKNESS
LEVEL P2									
LEVEL P1									
LEVEL P2-PX									
LEVEL GROUND	11,752 sq ft	0 sq ft	11,752 sq ft	1,587 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft
No. Units/Floor	0								
LEVEL 02 (Rental/Market, 1 floor in total)	19,241 sq ft	13 sq ft	19,228 sq ft	390 sq ft	0 sq ft	520 sq ft	1,735sq ft	0 sq ft	0 sq ft
No. Units/Floor	22								
LEVEL 03-7 (Rental/Market, 5 floors in total)	19,850 sq ft	13 sq ft	19,837 sq ft	0 sq ft	0 sq ft	520 sq ft	2,387sq ft	0 sq ft	0 sq ft
No. Units/Floor	23								
LEVEL 08 (Rental/Market , 1 floor in total)	17,708 sq ft	13 sq ft	17,695 sq ft	0 sq ft	0 sq ft	440 sq ft	2,381sq ft	0 sq ft	0 sq ft
No. Units/Floor	19								
LEVEL 9(Market, 1 Floor in total)	11,413 sq ft	13 sq ft	11,400 sq ft	7,068 sq ft	0 sq ft	120 sq ft	689 sq ft	0 sq ft	0 sq ft
No. Units/Floor	3								
LEVEL 10(Market, 1 Floor in total)**	4,850 sq ft	13 sq ft	4,837 sq ft	0 sq ft	0 sq ft	120 sq ft	683 sq ft	0 sq ft	0 sq ft
No. Units/Floor	3								
LEVEL 11(Market, 1 Floor in total) **	4,735 sq ft	178 sq ft	4,557 sq ft	0 sq ft	0 sq ft	160 sq ft	496 sq ft	0 sq ft	0 sq ft
No. Units/Floor	4								
LEVEL 12-25 (Market,14 Floors in total)**	4,735 sq ft	112 sq ft	4,623 sq ft	0 sq ft	0 sq ft	160 sq ft	497 sq ft	0 sq ft	0 sq ft
No. Units/Floor	4								
LEVEL 26-34(Market, 9 Floors in total)	4,735sq ft	13sq ft	4,722 sq ft	0sq ft	0sq ft	120sq ft	497sq ft	0sq ft	0sq ft
No. Units/Floor	3								
LEVEL 35-39 (Market,5 Floors in total)	4,735 sq ft	13 sq ft	4,722 sq ft	0 sq ft	0 sq ft	120 sq ft	496 sq ft	0 sq ft	0 sq ft
No. Units/Floor	3								
LEVEL 40-41 (Market, 2 Floors in total)	4,735 sq ft	13sq ft	4,722 sq ft	0sq ft	0sq ft	80sq ft	497sq ft	0sq ft	0sq ft
No. Units/Floor	2								
LEVEL 42 (Market, 1 Floor in total)	4,735 sq ft	13 sq ft	4,722 sq ft	0 sq ft	0 sq ft	40 sq ft	497 sq ft	0 sq ft	0 sq ft
No. Units/Floor	1								
LEVEL 43 (Mech Penthouse)	1,210 sq ft	6 sq ft	1,204 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft
No. Units/Floor	0								
TOTAL FLOOR AREA (Excludes Parking Levels)	316,944 sq ft	2,090 sq ft	314,854 sq ft	9,045 sq ft	0 sq ft	8,080 sq ft	33,316	0 sq ft	0 sq ft
PROPOSED NO. UNITS	269		PROPOSED NO. RENTAL	129		PROPOSED NO. MARKET	140		
TOTAL RETAIL AREA *****	1,753 sq ft	163 sq m							
TOTAL RESIDENTIAL RENTAL *****	93,298 sq ft	8,667 sq m							
TOTAL RESIDENTIAL MARKET *****	172,075 sq ft	15,986 sq m							
CONDITIONAL EXCLUSIONS									
Allowable Amenity (20% Permitted FSR Area or 10000 sq ft)	10,000 sq ft	929 sq m							
Allowable Storage Exclusions (40 sq ft/unit)	10,760 sq ft	1,000 sq m							
Allowable Balcony Exclusions (12% of Allowed Building Area)	23,397 sq ft	2,174 sq m							
OUTRIGHT EXCLUSIONS									
Add'l Wall Thickness	0 sq ft	0 sq m							
Mechanical/Shaft	0 sq ft	0 sq m							
TOTAL ALLOWABLE EXCLUSIONS	44,157 sq ft	4,102 sq m							
TOTAL FSR BASE FLOOR AREA***	314,854sq ft	29,250sq m							
PROPOSED EXCLUSIONS									
Proposed Amenity	9,045 sq ft	840 sq m							
Proposed Storage Exclusions	8,080 sq ft	751 sq m							
Proposed Balcony Exclusions****	33,316 sq ft	3,095 sq m							
OUTRIGHT EXCLUSIONS									
Add'l Wall Thickness	0 sq ft	0 sq m							
Mechanical/Shaft	0 sq ft	0 sq m							
TOTAL PROPOSED FSR EXCLUSIONS	50,441 sq ft	4,686sq m							
TOTAL PROPOSED DAYCARE AREA	5,987 sq ft	556sq m							
TOTAL PROPOSED FSR EXCLUSIONS + DAYCARE EXCLUSI	56,428 sq ft	5,242 sq m							
TOTAL PROPOSED BUILDING AREA *****	258,426sq ft	24,008sq m							
PROPOSED FSR RESIDENTIAL	8.615								

NOTE:
 * TERRACES AND ROOF GARDENS ARE NOT INCLUDED IN AREA CALCULATIONS
 ** WALLS STEP OUT AT PACIFIC/SEYMOUR CORNER OF TOWER BY 3.75" PER FLOOR FROM LEVELS 10-25
 AREA CALCULATION IS AVERAGED AT MIDWAY POINT AT LEVEL 18
 *** FSR BASE FLOOR AREA IS COMPRISED OF THE OVERALL GROSS SLAB AREA-OVERHANG!
 ****PROPOSED BALCONY EXCLUSIONS EXCEED CURRENT ALLOWABLE HAVE BEEN EXCLUDED FROM TOTAL PROPOSED BUILDING AREA
 ***** RESIDENTIAL MARKET, RENTAL AND RETAIL AREAS SHOWN ARE GROSS AREAS, WHICH INCLUDE CIRUCLATIONS BUT NOT AMENITY AND MECHANICAL.

