

# Development Statistics Area

601 West Pender																	
October 31, 2019		STACK + AREAS							FLOOR AREA CALCULATIONS								
	Floor #	Floor Type	Fl to Fl Height			Top of Slab Elevation			GFA	Exclusions			FSR				
			number	floor description	feet	imperial	meter	feet		imperial	meter	Amenity	Opening & Outdoor	Subtotal		sq ft	sq m
					GROSS sq ft	sq ft	sq ft	sq ft		sq ft	sq m						
TOP	4 flrs	TOP OF PARAPET				337.50	337'- 6"	102.87									
		TOP OF ROOF SLAB	0.67	0'- 8"	0.20	336.83	336'- 10"	102.67									
		29 Amenity / Mechanical	12.33	12'- 4"	3.76	324.50	324'- 6"	98.91	14,611		6,277	6,277	8,334	774		A	
		28 Amenity / Mechanical	12.33	12'- 4"	3.76	312.17	312'- 2"	95.15	15,416	10,000	712	10,712	4,704	437			
TOWER	20 flrs	27 Office	12.33	12'- 4"	3.76	299.83	299'- 10"	91.39	14,704				14,704	1,366			
		26 Office	12.33	12'- 4"	3.76	287.50	287'- 6"	87.63	15,416		712	712	14,704	1,366			
		25 Office	11.50	11'- 6"	3.51	276.00	276'- 0"	84.12	15,416				15,416	1,432			
		24 Office	11.50	11'- 6"	3.51	264.50	264'- 6"	80.62	15,416				15,416	1,432			
		23 Office	11.50	11'- 6"	3.51	253.00	253'- 0"	77.11	15,416				15,416	1,432			
		22 Office	11.50	11'- 6"	3.51	241.50	241'- 6"	73.61	15,416				15,416	1,432			
		21 Office	11.50	11'- 6"	3.51	230.00	230'- 0"	70.10	15,416				15,416	1,432			
		20 Office	11.50	11'- 6"	3.51	218.50	218'- 6"	66.60	15,416				15,416	1,432			
		19 Office	11.50	11'- 6"	3.51	207.00	207'- 0"	63.09	15,416				15,416	1,432			
		18 Office	11.50	11'- 6"	3.51	195.50	195'- 6"	59.59	15,416				15,416	1,432			
		17 Office	11.50	11'- 6"	3.51	184.00	184'- 0"	56.08	15,416				15,416	1,432			
		16 Office	11.50	11'- 6"	3.51	172.50	172'- 6"	52.58	15,416				15,416	1,432			
		15 Office	11.50	11'- 6"	3.51	161.00	161'- 0"	49.07	15,416				15,416	1,432			
		14 Office	11.50	11'- 6"	3.51	149.50	149'- 6"	45.57	15,416				15,416	1,432			
		13 Office (Clears Rogers Bldg)	11.50	11'- 6"	3.51	138.00	138'- 0"	42.06	15,416				15,416	1,432			
		12 Office	11.50	11'- 6"	3.51	126.50	126'- 6"	38.56	15,416				15,416	1,432			
		11 Office	11.50	11'- 6"	3.51	115.00	115'- 0"	35.05	15,416				15,416	1,432			
10 Office	11.50	11'- 6"	3.51	103.50	103'- 6"	31.55	15,416				15,416	1,432					
9 Office	11.50	11'- 6"	3.51	92.00	92'- 0"	28.04	15,416				15,416	1,432					
8 Office	11.50	11'- 6"	3.51	80.50	80'- 6"	24.54	15,416				15,416	1,432					
7 Office	11.50	11'- 6"	3.51	69.00	69'- 0"	21.03	15,416				15,416	1,432					
6 Office (Rogers Setback)	11.50	11'- 6"	3.51	57.50	57'- 6"	17.53	16,526		1,110	1,110	15,416	1,432					
PODIUM	5 flrs	5 Office	11.50	11'- 6"	3.51	46.00	46'- 0"	14.02	15,280				15,280	1,420			
		4 Office (Canopy)	11.50	11'- 6"	3.51	34.50	34'- 6"	10.52	15,244				15,244	1,416			
		3 Office	11.50	11'- 6"	3.51	23.00	23'- 0"	7.01	15,199				15,199	1,412			
		2 Office	11.50	11'- 6"	3.51	11.50	11'- 6"	3.51	15,025		3,191	3,191	11,834	1,099			
		1 Ground / Retail	11.50	11'- 6"	3.51	0.00	0'- 0"	0.00	15,025		1,345	1,345	13,680	1,271	D		

<b>Total</b>								445,350	10,000	13,347			39,205	
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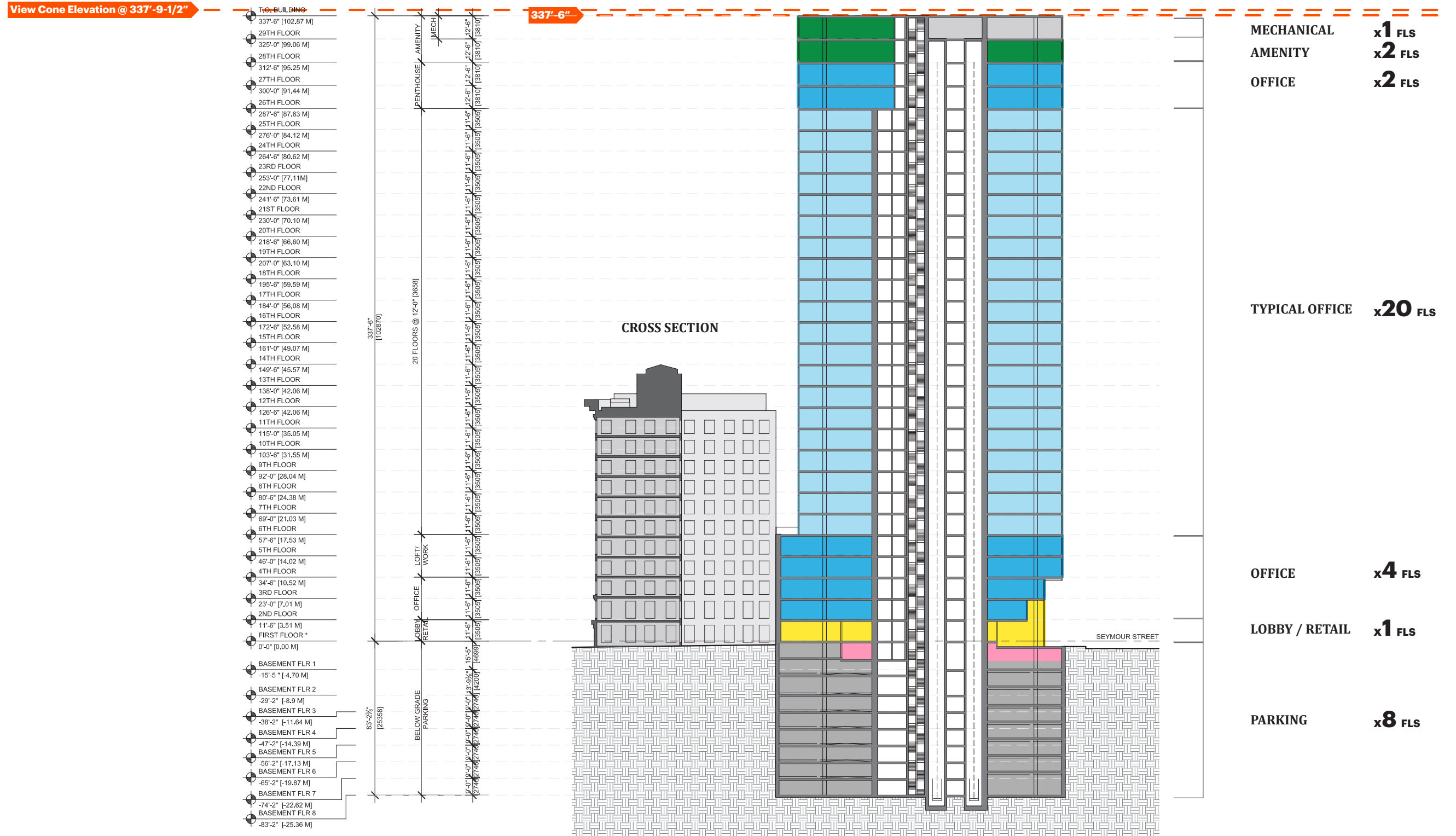
<b>P8-P1 Parking FSR (Storage)</b>	6,328
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October 31, 2019		STACK + AREAS					
	Floor Summary		Top of Slab Elevation	Top of Slab Elevation	Top of Slab Elevation		
			feet	imperial	meter		
<b>Summary</b>	<b>Top of BUILDING</b>	<b>Geodetic</b>	<b>336.83</b>	<b>336'- 10"</b>	<b>102.67</b>		
		<b>View Cone Elevation</b>	<b>337.79</b>	<b>337'- 9 1/2"</b>	<b>102.96</b>		

GFA Above Grade		FSR Area Above Grade	
sq ft		sq ft	sq m
<b>445,350</b>		<b>422,003</b>	<b>39,205</b>

FSR Calculation		FSR
Calculation of FSR from Above		
Site area	18,705	Total FSR
Project Total FSR Area	428,331	<b>22.90</b>
Project Total FSR	22.90	

# Program Zoning



# Parking Requirements and Provision

## Parking Stalls:

New amendment to parking bylaw states no minimum requirement for commercial parking.

## End of Trip Facilities per City of Vancouver 2019 Parking By-law:

### Bike Parking: 234

(A minimum of 1 space for each 170 SM of gross floor area, 30% vertical height per Bylaws Section 6)

### Lockers: 341

(0.7 x Class A Bike spaces per sex w/ 50% half height per Bylaw)

### Showers: 16

Grooming Stations: 1 per shower

Bike WC's: 18

Bike Lav's: 10

Parking Requirements			
Parking Type	Type	Building	
Required Parking	Commercial	0	
	Total	0	
	Maximum Permitted	346	
Sub Type	Electric Vehicles	21	10%
	Disabled	17	
	Maximum Small Car Permitted	139	40%
Loading	Class A	6	
	Class B	4	
	Passenger	5	
Bike Parking	Class A	234	
	Class B	6	

Parking Provided			
Parking Type	Type	Building	
Provided Parking	Commercial	201	
	Total	201	
Sub Type	Electric Vehicles	21	10%
	Disabled	17	
	Small Car	64	32%
Loading	Class A	6	
	Class B	2	
	Passenger	5	
Bike Parking	Class A	240	
	Class B	6	