

A 5.8 million square feet deficit of job space could arise in the Downtown (by 2031) if demand is at the upper end of the demand curve, and zoning and land use policy remains unchanged.

-City of Vancouver: Metro Core Jobs & Economy Land Use Plan

Zoning + Density Discussion

This rezoning application seeks to increase the existing density on the site from 9 FSR to 21.10 FSR to accommodate The Old Stock Exchange Building and an attached new high-rise office tower of 30 stories including 3 levels of retail and 7 levels of underground parking.

TOTAL PARKING

BY-LAW REQUIREMENT	New Building FSR	Stalls Required	Stalls Provided
1 stall per 1561 SF	314653 SF	202	164

(on the basis of 1 stall per 2000 sf - 157 required)

Parking Schedule				
Type	Requirement Calculation Basis	Required	Provided	Description
HC	1 stall per 500 sqm + 0.4 stall per 1000 sqm of gross floor area - 13 (1 + (0.4x(314653-5382)/10764))	13	14	132"x180"
Reg	Since HC stalls are counted twice - regular stalls number increased - by 'Provided' number of HC stalls		21	8'2"x18'0"
Reg-1			53	8'10"x18'0"
Reg-2			20	9'6"x18'0"
SC	Maximum allowable - 40% of total parking	65	21	7'6"x15'1"
SC-1			28	8'6"x15'1"
SC-2			7	8'10"x15'1"
Grand total			164	

Parking Schedule - Loading Bays				
Type	Required ratios based on study by Bunt Engineering (see section 10.4-parking and loading review)	Required	Provided	Description
Load A	For office - 4 per areas between 215,278 SF and 301,389 SF	4 for offices	6	9'0"x18'0"
Load B	For office - 3 per areas between 107,639 SF and 301,389; For retail 1 per first 5005 SF + 1 per next 20021SF	3 for offices and 2 for retail = 5 total	3	9'10"x27'10"
Grand total			9	

TOTAL BIKE PARKING

BIKE/AREA	New Building FSR	BIKES REQUIRED
1 per 500 sqm (5382 SF)	305122 SF	57

  

Parking Schedule - Bikes				
Space	Stall type	Provided	Description	
Office	Class A	41	2'0"x6'0" Horizontal	
Office	Class A	18	2'0"x3'3" Vertical	
Office	Class B	6	Bike Rack	
Grand total		65		

  

BIKE/RETAIL AREA	NEW RETAIL	BIKES REQUIRED
1 per 500 sqm (5382 SF)	9531 SF	2

Parking Summary

Area Statistics - New Building

Level	NEW BUILDING GROSS	NEW OFFICE	NEW COMMON	NEW RETAIL	NEW ELEVATOR & SHAFTS	NEW MECH (in FSR)	NEW ROOF MECH (not FSR)	NEW AMENITY (not in FSR)	NEW BUILDING FSR
P1	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
Level 1	8050 SF	0 SF	2931 SF	3495 SF	1624 SF	0 SF	0 SF	0 SF	6694 SF
Mezzanine	2979 SF	0 SF	2543 SF	0 SF	436 SF	0 SF	0 SF	0 SF	2979 SF
Level 2	9809 SF	0 SF	470 SF	5265 SF	1507 SF	2568 SF	0 SF	0 SF	9809 SF
Level 3	5891 SF	0 SF	1486 SF	771 SF	1324 SF	593 SF	0 SF	1716 SF	4175 SF
Level 4 OSE	455 SF	0 SF	279 SF	0 SF	176 SF	0 SF	0 SF	0 SF	455 SF
Level 5	8280 SF	5947 SF	1171 SF	0 SF	1161 SF	0 SF	0 SF	0 SF	8280 SF
Level 6 - 10	41378 SF	31019 SF	5750 SF	0 SF	4608 SF	0 SF	0 SF	0 SF	41378 SF
Level 11	8268 SF	6185 SF	1087 SF	0 SF	997 SF	0 SF	0 SF	0 SF	8268 SF
Level 12 & 13	20966 SF	16267 SF	2791 SF	0 SF	1736 SF	0 SF	173 SF	0 SF	20793 SF
Level 14 - 27	175209 SF	144858 SF	16610 SF	0 SF	13742 SF	0 SF	0 SF	0 SF	175209 SF
Level 28	10997 SF	8842 SF	1172 SF	0 SF	983 SF	0 SF	0 SF	0 SF	10997 SF
Level 29 & 30	22401 SF	18174 SF	2287 SF	0 SF	1940 SF	0 SF	0 SF	0 SF	22401 SF
PENTHOUSE	5445 SF	3084 SF	0 SF	0 SF	129 SF	0 SF	2232 SF	0 SF	3214 SF
Grand total	320129 SF	234377 SF	38577 SF	9531 SF	30363 SF	3161 SF	2405 SF	1716 SF	314653 SF

Project Statistics



	PROPOSED	ALLOWABLE
Site Area	18708 SF 1738.01 m <sup>2</sup>	
Building Footprint	18483 SF 1717.13 m <sup>2</sup>	18708 SF 1738.01m <sup>2</sup>
Site Coverage	98.80%	100%
FSR-New Building	16.82	
FSR-Old Building	4.49	

TOTAL ACCESSIBLE OUTDOOR SPACE	TOTAL GREEN ROOFS
11333 SF	12170 SF

LEGAL DESCRIPTION

<b>819-829 PENDER STREET WEST</b>
LOT A BLOCK 21 PLAN 20419 DISTRICT LOT 541 NEW WESTMINSTER
<b>475 HOWE STREET</b>
LOT 12 BLOCK 21, PLAN 210 DISTRICT LOT 541 NEW WESTMINSTER
LOT 13 BLOCK 21, PLAN 210 DISTRICT LOT 541 NEW WESTMINSTER LAND DISTRICT
LOT 11 BLOCK 21, PLAN 210 DISTRICT LOT 541 NEW WESTMINSTER

PRESENT ZONING - DD  
REQUESTED ZONING - CD1

HEIGHT STATISTICS	
Average Grade of Site	66.85 FT GEODETIC
Height to top of Mast	(499.00' - 66.83') = 432.17' or 131.72m(within Fairmont Pacific Rim view cone)
Height to top of Screen	(484.04' - 66.83') = 417.21' or 127.16m(within Fairmont Pacific Rim view cone)
Height to top of Roof	(459.42' - 66.83') = 392.59' or 119.67m(within Fairmont Pacific Rim view cone)
Height to top of View cone	(441.83' - 66.83') = 375.00' or 114.3m

Area Statistics - Old Building

Level	OLD BUILDING GROSS	OLD OFFICE	OLD COMMON	OLD RETAIL	OLD ELEV & SHAFTS	OLD MECH (in FSR)	OLD MECH (not in FSR)	OLD AMENITY (not in FSR)	OLD BUILDING FSR	TOTAL FSR
P1	8115 SF	0 SF	896 SF	4691 SF	236 SF	2291 SF	0 SF	0 SF	8115 SF	8115 SF
Level 1	6565 SF	0 SF	810 SF	5273 SF	482 SF	0 SF	0 SF	0 SF	6565 SF	13259 SF
Mezzanine	150 SF	0 SF	0 SF	0 SF	150 SF	0 SF	0 SF	0 SF	150 SF	3129 SF
Level 2	7227 SF	6008 SF	790 SF	0 SF	429 SF	0 SF	0 SF	0 SF	7227 SF	17036 SF
Level 3	7371 SF	6220 SF	735 SF	0 SF	417 SF	0 SF	0 SF	0 SF	7371 SF	11546 SF
Level 4 OSE	7307 SF	6260 SF	623 SF	0 SF	424 SF	0 SF	0 SF	0 SF	7308 SF	7762 SF
Level 5	7267 SF	6357 SF	518 SF	0 SF	393 SF	0 SF	0 SF	0 SF	7267 SF	15546 SF
Level 6 - 10	36275 SF	31677 SF	2552 SF	0 SF	2046 SF	0 SF	0 SF	0 SF	36275 SF	77653 SF
Level 11	3694 SF	2772 SF	501 SF	0 SF	422 SF	0 SF	0 SF	0 SF	3694 SF	11963 SF
Level 12 & 13	602 SF	0 SF	0 SF	0 SF	0 SF	0 SF	602 SF	0 SF	602 SF	20794 SF
Level 14 - 27	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	175209 SF
Level 28	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	10997 SF
Level 29 & 30	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	22401 SF
PENTHOUSE	0 SF	0 SF	0 SF	0 SF	0 SF	2291 SF	0 SF	0 SF	0 SF	3214 SF
Grand total	84573 SF	59293 SF	7425 SF	9964 SF	4999 SF	603 SF	0 SF	0 SF	83972 SF	398625 SF

