

# 7.0 Project Statistics

Site				
Legal Description	Lots 12-19, Block 72, District Lot 541, Plan 210			
Civic Addresses	960 and 982 Howe Street			
Legal Description	Lots 16, 17, 18, 19, Block 72, District Lot 541, Plan 210 PID #015-456-021, #015-456-064, #015-456-099, #015-456-170, (100'x120') Lots 12, 13, 14, 15, Block 72, District Lot 541, Plan 210 PID #005-407-133, #005-407-532, #005-407-613, #005-725-291, (100'x120')			
Total Site Area	200 x 120 feet = 24,000 SF (2,229.6 sq m)			
Current FSR Allowance	Commercial 3.0 + Residential 3.0 (no live work permitted) = 144,000 SF			
Proposed FSR	268,908 SF	11.20 FSR	124,908 SF	5.2 (FSR increase)
Coverage	22,326 SF	93.03%		
Setbacks	SE - Rear Yard - City Lane 2'-0' SW - Front Yard - Nelson Street 0'-0' NE - Side Yard - Adjacent Property 0'-0' NW - Front Yard - Howe Street 2'-0'			

Building Area (SF)				
Floor	Gross Building Area	Office Use	Retail Use	Common/Amenity Areas*
PH	3,466	0	0	3,466
Level 15	16,587	16,587	0	0
Level 14	16,587	16,587	0	0
Level 13	16,587	16,587	0	0
Level 12	16,520	16,520	0	0
Level 11	18,693	18,693	0	0
Level 10	18,693	18,693	0	0
Level 09	18,693	18,693	0	0
Level 08	18,693	18,693	0	0
Level 07	18,693	18,693	0	0
Level 06	18,693	18,693	0	0
Level 05	18,693	18,693	0	0
Level 04	18,693	18,693	0	0
Level 03	16,265	16,265	0	0
Level 02	14,469	10,619	0	3,850
Level 01	18,883	0	6,500	12,383
<b>TOTAL</b>	<b>268,908</b>	<b>198,559</b>		

Layout		
Parking		
Allowable Parking Complement	Minimum 1 stall per 1560.77 SF Maximum 1 stall per 1237.85 SF	268,908 / 1560.77 = 172.29 268,908 / 1237.85 = 217.24
Permitted	Minimum 172 stalls, maximum 217 stalls	
Parking levels	3.5	
Number of parking stalls provided	+/- 217	
Percentage of small car parking stalls permitted	25%	
Accessible parking calculation	1 stall for first 5382.13 SF 0.4 stall for each 10765.26 SF	268,908 - 5382.13 = 263525.87 263525.87 / 10764.26 = 24.48 x 0.4 = 9.79
Required	10	
Provided	12	

Building Height			
Building Grades (geodetic) (provided by the City of Vancouver Engineering Services)			View Corridor D limitation (Heather Bay to Lions)
Howe/Nelson - SW	A	28.10 m	88.81 max geodetic
Howe Street North - NW	B	28.31 m	90.82 max geodetic
Lane North - NE	C	27.21 m	89.03 max geodetic
Nelson/Lane - SE	D	27.22 m	86.99 max geodetic
<b>Average geodetic elevation</b>		<b>27.68 m</b>	<b>88.91 max geodetic</b>
<b>Resulting maximum height of building: 88.91 m - 27.68 m = 61.23 m (200.88 ft)</b>			
<b>Proposed Building Height: 61.26 m (201 feet) above base surface</b>			

* Common/Amenity Areas	City of Vancouver 54 bicycle spaces, LEED requirement = 73 + 12 transient stalls + 9 showers		
** Loading Requirements	Loading Bay Type	Size	Quantity
	A	5.5 m long x 2.7 m wide x 2.3 m high	4
	B	8.5 m long x 3.0 m wide x 2.3 m high	3

11/18/11 - Revision to Level 01 areas RE: loading bays and vertical circulation excluded from common/amenity areas.