

Civic Address: 1290 Homer Street, Vancouver BC V6B 2Y5
Legal Address: PID 012-842-079, Lot 14 Block 76 District Lot 541 Plan 3469
Zoning: HA-3 Yaletown Historic Area
Current Heritage Status: Vancouver Heritage Register C

HA-3 District Schedule:

2.2 **Outright Approval Uses:** Office; Service (Restaurant Class I); Retail (and various other, refer to District Schedule)
4.3.1 **Height:** 21.4m max.
4.4 - 4.6 **Front, Side & Rear Yards:** 0.0m (none permitted)
4.7.1 **Floor Space Ratio (FSR):** 5.00 max. overall
4.7.1.(b) 3.00 max. for dwelling use
4.7.1B 1.50 min. FSR for non-residential use, in the case of an addition to (or a change of use in) an existing building that increases residential floor area
4.7.3 **FSR Exclusions:**

- open residential sun decks and other similar features (subject to approval by the Director of Planning);
- patios & roof gardens (subject to approval by the Director of Planning);
- off-street parking & loading, passenger loading, **bicycle storage, mechanical equip.**
- elevator shafts, lockers, common laundry rooms and entrance lobbies,** ancillary storage located below grade and **basements or cellars in existing buildings;**
- amenity areas, recreation facilities & meeting rooms, to a maximum total of 20% of the total permitted floor area or 1,000 sq.m., whichever is the lesser;
- residential storage above or below base surface, to 3.7 sq.m./dwelling unit above base surface.

Also:

- area occupied by interior **commercial kitchen exhaust shafts,** to a maximum exclusion of 3.7 sq.m. for each floor above the commercial, retail or service use (ref. 10.40 in Section 10 General Regulation)

4.8 **Site Coverage:** N/A

Project Info:
Site Area:

sq. ft.	sq. m.
6,035.5	560.70

 50'-5 9/16" x 119'-7 3/16" (15,382m x 36,453m)
Max GFA at FSR 5.0: 30,177.7 2,803.60

Floor Area for FSR Calculations:

	sq. ft.	sq. m.	
*(basement) L1	0.0	0.00	} existing 11,137.2 sq.ft. * basement excluded in existing building as per 4.7.3 in HA-3 (see FSR overlay drawings)
L2	5,388.5	500.59	
L3	5,748.7	534.05	
L4	5,705.0	529.99	
L5	5,705.0	529.99	
L6	5,705.0	529.99	
TOTAL	28,252.2	2,624.61	} new 17,115.0 sq.ft. 1,589.97 sq.m.

Proposed FSR: **4.68**
Excluded:

- elevator shaft, all levels;
- kitchen exhaust shaft, all levels;
- entry lobby from Homer Street accessing office levels L3-L6;
- basement (Level 1) in existing building.

Existing Height: 33'-1" (a) (10.09m)
Proposed Height: 70'-2 1/2" (21.40m) } max height to top of parapet, measured from lowest point of Base Surface (south east corner of site)

Relaxation Requests:

- relaxation of off-street parking & loading requirements (see off-street bicycle parking, below)
- encroachments:
 - alignment of east facade of new addition with east facade of existing building, currently encroaching beyond the property line by approx. 8"
 - reinstated heritage cornice, projecting beyond P.L. by approx. 3'-0" on Homer and Drake Streets
 - stair and dock-leveler with associated guardrails, etc. beyond the property line, for access to Level 1 of the building, sunken below the level of the raised dock at Hamilton Street (existing)

Parking Bylaw Sec 4:

Off-Street Parking
LEVELS 4, 5, 6:

REQUIRED:	PROVIDED:
1 space (min.) for ea. 145 sq.m. GFA	11 * 0 (1,590 sq.m. Office on L4-6) * relaxation sought

LEVELS 1, 2, 3:
Existing Floor Space, Non-Dwelling Uses, HA Districts
Existing Active Uses on L1-L3 remain Active Uses:

Existing	Proposed	
L1 Commercial (Office)	Commercial (Retail or Restaurant)	— change of use
L2 Commercial (Office)	Commercial (Retail or Restaurant)	— change of use
L3 Commercial (Office)	Commercial (Office)	

* As per 4.3.4 of the Parking Bylaw **no new parking spaces are required for Levels 1 thru 3.**

Parking Bylaw Sec 5:

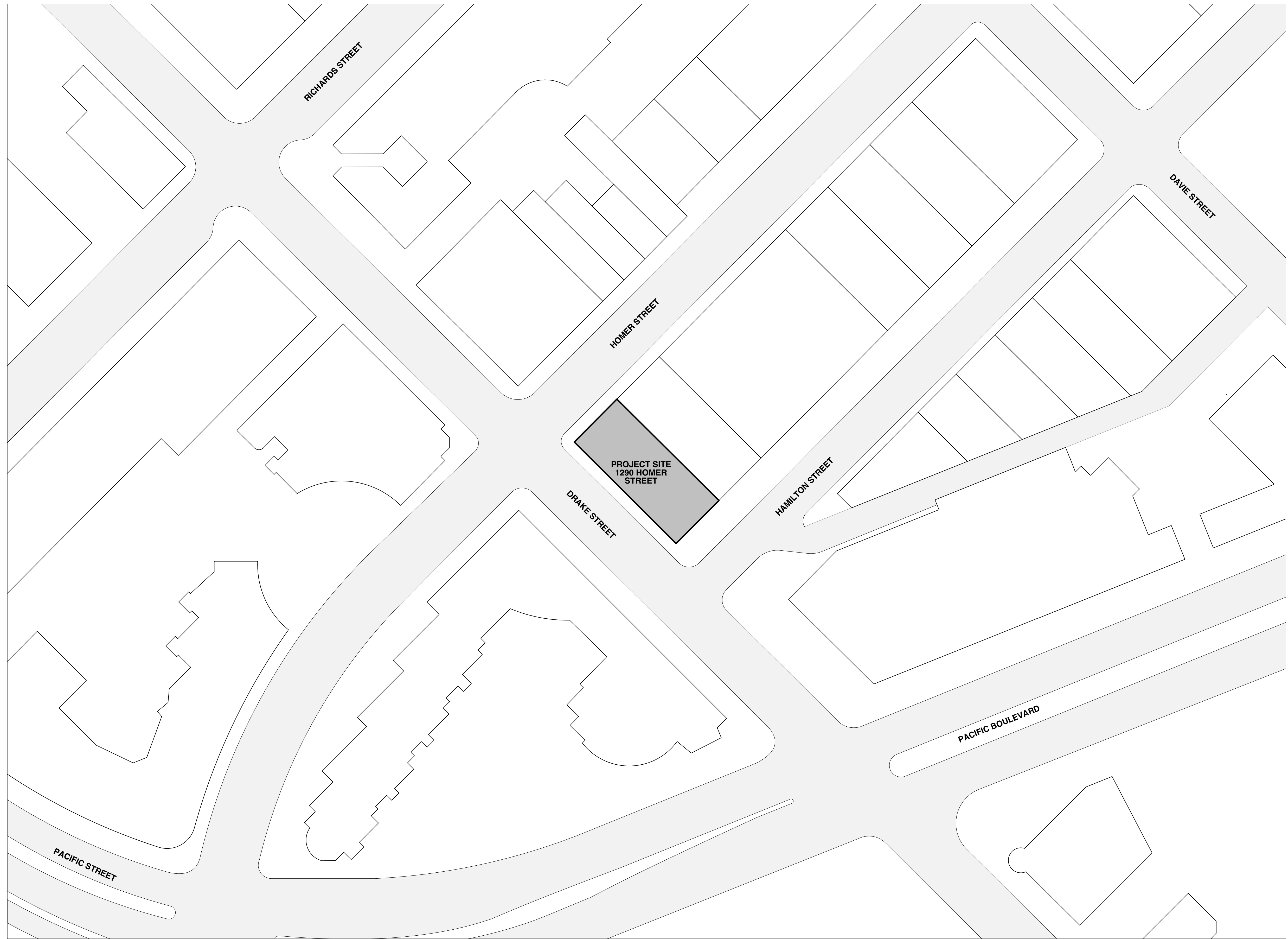
Off-Street Loading
HA District Loading Req's Director of Planning may permit or require fewer spaces than in section 5.1.1

REQUIRED:	PROVIDED:
1 Class B space for first 465 sq.m. GFA	1 Class B * 0
1 Class B space for portion of next 1,860 sq.m. GFA	1 Class B * 0
1 Class A space for 1,000 to 7,500 sq.m. GFA	1 Class A * 0
1 Class B space for 500 to 5,000 sq.m. GFA	1 Class B * 0 * relaxation sought per 5.1.2

Parking Bylaw Sec 6:

Off-Street Bicycle Parking
Additional Class A bicycle parking has been provided in lieu of off-street vehicle parking (relaxation sought as described above). Refer to report by Bunt Engineering & Associates Ltd. included with this Development Permit submission.

REQUIRED:	PROVIDED:
Class A 1 space for ea. 500 sq.m. GFA	5 (2,124 sq.m. office use on L3-6)
Class B 6 spaces min. if > 2,000 sq.m. GFA	6
Class A 1 space for ea. 500 sq.m. GFA	1 (500 sq.m. restaurant use on L2)
Class B 6 spaces min. if > 1,000 sq.m. GFA	0
Clothing Lockers 0.7 for each sex, for each Class A space req'd	10 40 (20 @ 180cm high, 20 @ 90cm high)



1 context plan 1:500



2 aerial photo 1:500

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NOT FOR CONSTRUCTION

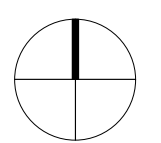
ACTON OSTRY ARCHITECTS INC

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