



PROJECT TEAM

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PROJECT INFORMATION

PROJECT NAME: 900 GRANVILLE
CIVIC ADDRESS: 900 GRANVILLE STREET, VANCOUVER, BC V6C1W6

LEGAL DESCRIPTION: Lot C Block N/A, Plan BCP29094, Dist Rict Lot 541, New Westminster
Lot A Block 73, Plan BCP13448, Dist Rict Lot 541, New Westminster
Lot B Block 73, Plan BCP15677, Dist Rict Lot 641, New Westminster

ZONING BY-LAW: DD, Area K-1
SITE DIMENSIONS: 53.2 m x 36.5 m 175' x 120'

SITE AREA: 1951 sqm 21000 sf

| BUILDING METRICS | SCEDHULE I-1A REFERENCE | MAXIMUM ALLOWED | PROPOSED |
|------------------|-------------------------|-----------------|---------------|
| BUILDING HEIGHT | 4.3.3 | 27.4 m (90ft) | 19.5 m (64ft) |
| SITE COVERAGE | N/A | 100 % | 95 % |
| FSR | 3.1 | 3.5 | 3.4 |

| SETBACKS | 4.3.Figure 1 | FRONT YARD SIDE YARD REAR YARD | 20' setback above 70' building height 15' setback above 30' building height building height | 0' FRONT YARD SIDE YARD REAR YARD | 20' setback above 70' building height 15' setback above 30' building height 35' setback above 6... |
|----------|--------------|--------------------------------------|---|---|--|
| | | | | | |

FSR AREAS

| FSR O AREA | | |
|------------|--------|------------|
| LEVEL 01 | OFFICE | 138.67 m² |
| LEVEL 02 | OFFICE | 15.21 m² |
| LEVEL 03 | OFFICE | 15.21 m² |
| LEVEL 04 | OFFICE | 1533.02 m² |
| 1702.12 m² | | |

| FSR RT AREA | | |
|-------------|--------|------------|
| LEVEL P1 | RETAIL | 265.42 m² |
| LEVEL 01 | RETAIL | 1281.02 m² |
| LEVEL 02 | RETAIL | 1838.93 m² |
| LEVEL 03 | RETAIL | 1601.53 m² |
| 4986.90 m² | | |

PROPOSED FSR AREA 6689.02 m²

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| F-A10-04 | LEVEL 03 FSR OVERLAY | | |
| F-A10-05 | LEVEL 04 FSR OVERLAY | | |

| VEHICLE PARKING | PARKING TYPE | BYLAW REFERENCE | GFA (sqm) | MIN REQUIRED | MAX ALLOWED | TOTAL PROVIDED | PROVIDED PER FLOOR | | |
|------------------------------|------------------------------|--|-----------|--------------|-------------|----------------|--------------------|----|----|
| OVERALL PARKING REQUIREMENTS | Parking ByLaw 4.3.1 | Max 1 parking space for each 115 sqm of gross floor area | 6730 | N/A | 59 | 102 | P1 | P2 | P3 |
| | | | 1715 | N/A | 15 | 45 | 0 | 0 | 45 |
| | | | 5014 | N/A | 44 | 57 | 17 | 40 | 0 |
| | | | | | | | | | |
| COMPACT | Parking ByLaw 4.1.8 | No minimum required. Maximum 25% of required parking spaces for designated stalls | 6730 | N/A | 25 | 25 | 1 | 13 | 11 |
| DISABILITY | Parking ByLaw 4.8.4(b) | 1 space per 500 sqm GFA, then 0.4 space per 1,000 sqm GFA | 6730 | 4 | N/A | 4 | 0 | 2 | 2 |
| ELECTRIC | Building Bylaw 10908, 10.2.3 | 10% of all parking stalls shall be designed with a receptacle for charging electric vehicles | | 10 | N/A | 10 | 2 | 4 | 4 |

| BICYCLE PARKING | PARKING TYPE | BYLAW REFERENCE | GFA (sqm) | MIN REQUIRED | TOTAL PROVIDED |
|------------------------------------|-----------------------|---|------------------------------|--|--|
| CLASS A | | | | | |
| OFFICE | Parking ByLaw 6.2.4.1 | 1 Class A space per 170 sqm of gross floor area... | 1715 | 10 | 24 |
| RETAIL | Parking ByLaw 6.2.5.1 | 1 Class A space per 500 sqm (340) of gross floor area | 5015 | 15 | 16 |
| CLASS B | | | | | |
| OFFICE | Parking ByLaw 6.2.4.1 | A minimum of 6 spaces for any development containing a minimum of 2000 sqm of gross floor area | 1715 | 6 | 6 |
| RETAIL | Parking ByLaw 6.2.5.1 | A minimum of 6 spaces for any development containing a minimum of 1000 sqm of gross floor area | 5015 | 6 | 6 |
| | | | TOTAL BICYCLE PARKING | | |
| | | | CLASS A | 25 | 40 |
| | | | CLASS B | 12 | 12 |
| BICYCLE CLASS A SPACE TYPES | | | | | |
| CLASS A HORIZONTAL | Parking ByLaw 6.3.13 | | | 9 min | 36 |
| CLASS A VERTICAL | Parking ByLaw 6.3.13 | Maximum 30% of required Class A bicycle spaces may be vertical bicycle spaces. Maximum 60% of required Class A bicycle spaces may be vertical and stacked | | 7 max | 0 |
| CLASS A LOCKER | Parking ByLaw 6.3.13A | Minimum 10% of Class A bicycle spaces must be bicycle lockers | | 3 min | 4 |
| SHOWER FACILITIES | | | | | |
| OFFICE | Parking ByLaw 6.5A | 1 shower for every 10 Class A bicycle spaces up to 50 spaces and one for every 20 spaces above 50. 1 wash basin for any development requiring between 5 and 10 class A bicycle parking spaces, plus one for every additional 20 spaces up to 50 spaces and one for every 40 spaces above 50. 1 water closer for every 10 Class A bicycle spaces up to 50 spaces and one for every 20 spaces above 50. | | 1 shower + 1 wash basin + 1 water closer | 1 shower + 1 wash basin + 1 water closer |
| RETAIL | Parking ByLaw 6.5A | 1 shower for any development requiring between 5 and 10 Class A bicycle spaces, plus one for every 40 spaces above 10. 1 wash basin for any development requiring between 5 and 10 class A bicycle parking spaces, plus one for every additional 20 spaces up to 50 spaces and one for every 40 spaces above 50. 1 water closer for every 10 Class A bicycle spaces up to 50 spaces and one for every 20 spaces above 50. | | 2 showers + 2 wash basins + 2 water closer | 2 showers + 2 wash basins + 2 water closer |
| CLOTHING LOCKERS | | | | | |
| FOR CLASS A STALLS | Parking ByLaw 6.5.1 | 1.4 times minimum number of required Class A spaces | | 35 total | 55 |
| FOR CLASS B STALLS | | No requirement | | | |
| CLOTHING LOCKER TYPES | | | | | |
| FULL-HEIGHT LOCKER | Parking ByLaw 6.5.1 | At least 50% of lockers shall be a minimum of 1'-6" (450mm) deep x 1' (300mm) wide x 6' (1800mm) high | | 17.5 min total | 29 |
| HALF-HEIGHT LOCKER | | No more than 50% of lockers shall be a minimum of 1'-6" (450mm) deep x 1' (300mm) wide x 3' (900mm) high | | 17.5 max total | 26 |

| LOADING | LOADING TYPE | BYLAW REFERENCE | GFA (sqm) | MIN REQUIRED | TOTAL PROVIDED |
|----------------|---------------------|---|----------------------|--------------|----------------|
| CLASS A | | | | | |
| OFFICE | Parking ByLaw 5.2.7 | 1 Class A space per 10,764 - 80,729 sf (1,000 - 7,500 sqm) GFA | 1715 | 1 | 2 |
| RETAIL | Parking ByLaw 5.2.5 | No requirement | 5015 | 0 | 2 |
| CLASS B | | | | | |
| OFFICE | Parking ByLaw 5.2.7 | 1 Class B space per 500 - 5,000 sqm GFA | 1715 | 1 | 1 |
| RETAIL | Parking ByLaw 5.2.5 | 1 Class B space for first 5,005 sf (465sqm) GFA + 1 Class B space for any portion of the next 20,021 sf (1,860 sqm) GFA + 1 Class B for each additional 25,026 sf (2,325 sqm) GFA | 5015 | 3 | 2 |
| CLASS C | | | | | |
| RETAIL | Parking ByLaw 5.2.5 | 1 Class C space per 21,528 - 53,820 sf (2,000 - 5,000 sqm) | | 1 | 0 |
| | | | TOTAL LOADING | | |
| | | | CLASS A | 2 | 4 |
| | | | CLASS B | 4 | 2 |
| | | | CLASS C | 1 | 0 |