

## 900 Pacific Boulevard: Building 6A - DE408503

### Technical Analysis:

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size			irregular
Site Area <sup>1</sup>			2 000 m <sup>2</sup>
Floor Area	Overall Area 6A 70 558 m <sup>2</sup>		8 749.1 m <sup>2</sup>
No. of Dwelling Units	Overall Area 6A 613	Family units 179	Family units 33 Non-family units 53 Total units 86
Height <sup>2</sup>	Overall Area 6A 91 m View Cone area 46.6 m		Bldg. 6A 45.95 m (top of mechanical roof)
Parking <sup>3</sup>	138 (small car 25%) 30	(disability 3) 121	124 (disability 2) (small car 19) (visitors' 9)
Loading		Class B 1	Class B 1
Bicycles <sup>4</sup>		Class A 108 Class B 6	Class A 109 Class B 0
Balconies <sup>5</sup>	Open 669.7 m <sup>2</sup> Enclosed 349.8 m <sup>2</sup>		Open 465.4 m <sup>2</sup> Enclosed 352.7 m <sup>2</sup>
Amenity	Overall Area 6A 3 530 m <sup>2</sup>		71.1 m <sup>2</sup> (ground floor meeting room and mezzanine level fitness room)

<sup>1</sup> **Note on Site Area:** The Site Area given by the Applicant differs from the site area noted on the fully registered subdivision plan prepared by Butler Sundvik. Standard Condition A.1.1 seeks a legal survey confirming the correct site area for this development.

<sup>2</sup> **Note on Height:** This site is affected by a False Creek North view cone, and staff have interpolated the maximum height of the building (which includes all mechanical spaces) above grade to be no more than 46.6m. Staff is also seeking clarification on the height of the building and Standard Condition A.1.1 is seeking additional information on the survey plan to verify the height measurements provided by the applicant.

<sup>3</sup> **Note on Parking:** Tandem stalls proposed have been counted as only one space, rather than two, and Standard Condition A.1.3 seeks the provision of only regular parking stalls. The proposed disability spaces are deficient by one, and Standard Condition A.1.3 is seeking an additional space. The visitors' parking spaces have not been clearly identified; however, the security gate's location suggests nine spaces are provided. Standard Condition A.1.3 seeks clarification of the visitors' parking stalls.

<sup>4</sup> **Note on Bicycles:** No Class B bicycle spaces have been provided. Standard Condition A.1.4 seeks provision of these spaces.

<sup>5</sup> **Note on Balconies:** The proposed enclosed balconies are over the maximum permitted amount, and the overage has been added to the calculation of floor area.

**Technical Analysis: Consolidated**

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED (to date) Bldgs 6A, B&D, & C
Floor Area	70 558 m <sup>2</sup>		Bldg 6A 8 749 m <sup>2</sup> Bldg 6B&D 28 133 m <sup>2</sup> Bldg C 20 365 m <sup>2</sup> Total to date 56 317 m <sup>2</sup>
No. of Dwelling Units <sup>1</sup>	Total units 613 (may increase to 714)	Family units 179 (may require 242)	Family units Bldg A 33 Bldg B&D 71 Bldg C 39 Total to date 143 Non-family units Bldg A 53 Bldg B&D 152 Bldg C 180 Total to date 385 Total units to date 528
Amenity	Overall Area 6A 3 530 m <sup>2</sup>		Bldg A 71 m <sup>2</sup> Bldg B&D 239 m <sup>2</sup> Bldg C 743 m <sup>2</sup> Total to date 1 053 m <sup>2</sup>

<sup>1</sup> **Note on Number of Dwelling Units:** The number of dwelling units may increase by 101 (up to 714 units), of which at least 63 of the 101 units must be for family housing, and must be situated in Sub-Area A, and be government funded for core-need households or for such affordable housing programs or initiatives as Council may define. See also condition A.1.15)