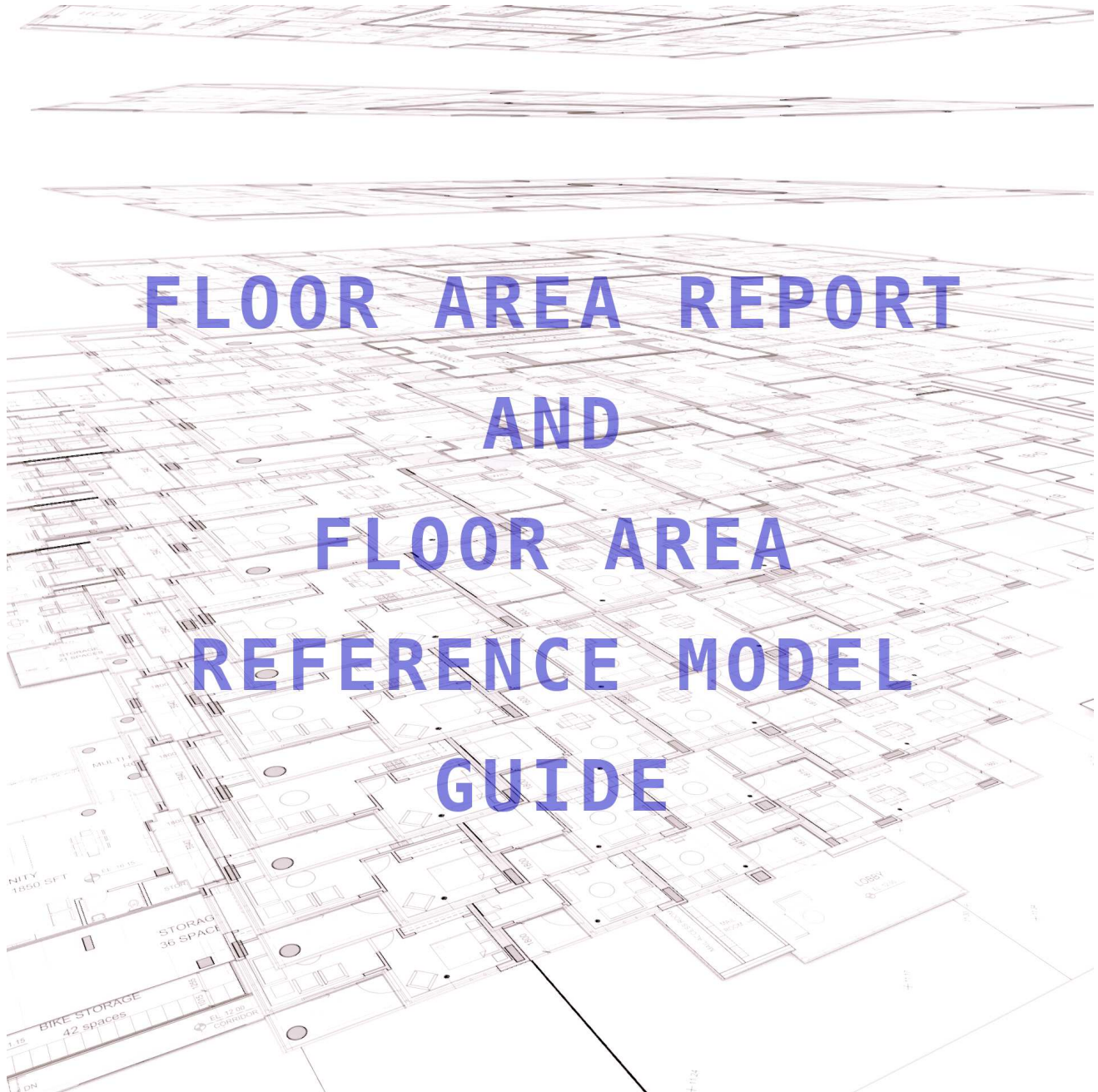


FLOOR AREA REPORT GUIDE



FLOOR AREA REPORT GUIDE

1 FLOOR AREA REPORT and FLOOR AREA REFERENCE MODEL - INTRODUCTION

A FLOOR AREA REPORT (“FAR”) is required by the BUILDING DEPARTMENT to confirm zoning compliance for a project. In some cases the data is used as the basis for creation of a project specific Comprehensive Development Zoning. At Building permit a Floor Area Report is required of areas used for DEVELOPMENT COST CHARGE (“DCC”) calculations. Note that the definitions of Gross Floor Area in the Zoning and Development Cost Charge bylaws are generally different (see TERMINOLOGY“ Section below).

The report lists aggregate floor areas for the range of uses in a project, to compare with the existing zoning or to create a new project specific Comprehensive Development Zoning.

Data for the project or for a new Comprehensive Development Zoning must be analysed in an FAR (floor area report). The format of the report is set out in the guide below, with the area of each use category shown as a separate row, each row containing three columns including a diagram of the floor areas in the left column, the data in the middle column and additional notes in the right-hand column.

The report need only include row categories that relate to the project, for example, if there is no Daycare use proposed then a Daycare use row category should not appear on the report.

The report must be accompanied by a FLOOR AREA REFERENCE MODEL (“FARM”), a three-dimensional model of the floor plate areas for all the proposed uses in the project. The FARM should be used to create the floor area diagrams in the left column of the FAR (see FLOOR AREA REPORT GUIDE below for illustrative examples).

The zoning use for a development may not clearly fall into the use categories listed in the Report Guide below, for example, the vehicle bays of a Firehall. Questions related to how to complete the report or numbers can be addressed to the plan reviewer for the project.

2 TERMINOLOGY

The following are definitions from the Zoning bylaw:

Gross floor area (“GFA”) The total floor area of a building or structure measured to exterior of it’s walls.

Floor Space Ratio (“FSR”) That figure obtained when the gross floor area of all buildings and structures is divided by the lot area on which the buildings or structures are situated.

Gross floor area for Development Cost Charge calculations Please refer to the applicable Development Cost Charge bylaw for definitions of GFA as it applies to the respective collection authority, for example, District of North Vancouver DCCs, Metro Vancouver DCCs and Translink DCCs.

FLOOR AREA REPORT GUIDE

3 FLOOR AREA REFERENCE MODEL (FARM) GUIDE

A floor area reference model must accompany the report. The reference model serves as a cross check of the areas listed in the report. The model is an electronic model of ONLY the building floor plates (no walls or roofs). The characteristics of the model are as follows:

- A floor plate for every portion of the development must be included in the model (no portion of the development omitted);
- All floor plates of the same use category (for example "apartments"), must be part of a **SEPARATE** object with the name as the use category (for example, an separate object named "apartments"). Different use categories must not be combined into a single object;
- The name of objects in the Floor Area Model must be the same name as in the Floor Area Report;
- There must be no "orphan" floor areas, that are not assigned a use category;
- The format of the model must be any format that is read-able by Sketchup, for example Collada .dae or Google Earth .kmz file. See additional notes at the end of this guide;

4 FLOOR AREA REPORT (FAR) GUIDE

NOTE - SINCE THE DISTRICT IS RELYING ON THE INFORMATION IN THE FLOOR AREA REPORT THE REPORT MUST BE INK SEALED BY THE ARCHITECT OF RECORD FOR THE PROJECT

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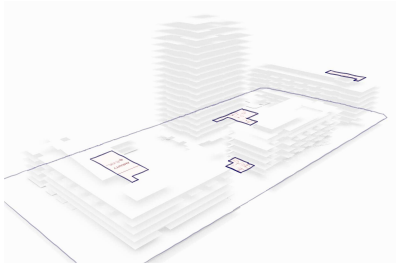
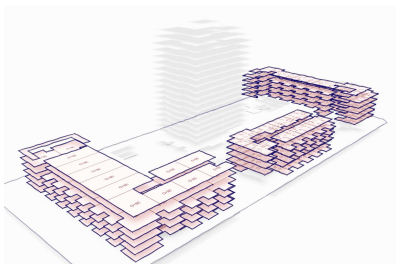
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FLOOR AREA REPORT GUIDE

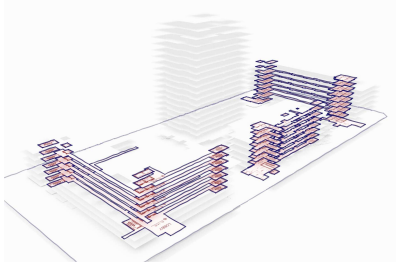
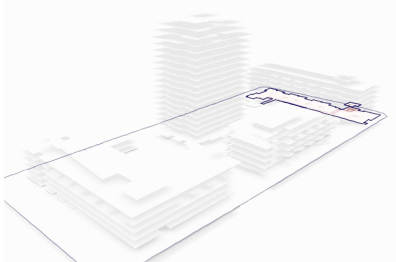
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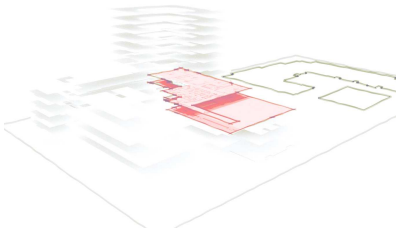
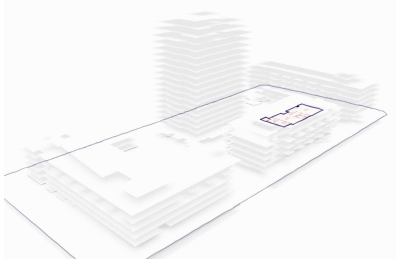
Table 1: **PROJECT DATA TABLE**

Required Project Visual	Required Data	Clarification notes
 <p data-bbox="175 840 597 934">Figure 1: The aggregate floor area of above grade private residential Amenity rooms and spaces</p>	<ol style="list-style-type: none"> <li data-bbox="657 556 836 651">1. Object name: amenity <li data-bbox="657 661 1040 819">2. Data to be supplied: Aggregate floor area of private residential Amenity rooms and spaces in square meters 	<ol style="list-style-type: none"> <li data-bbox="1107 556 1502 693">1. Only rooms and spaces that are a dedicated Amenity use are counted. Lobbies with furniture are not included in this number <li data-bbox="1107 703 1502 840">2. Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning) <li data-bbox="1107 850 1502 924">3. The measurement is only for above grade rooms and spaces <li data-bbox="1107 934 1502 1039">4. Measurements are to outside of exterior walls and the centreline of interior walls
 <p data-bbox="175 1417 597 1522">Figure 2: The aggregate floor area of above grade private residential Amenity rooms and spaces</p>	<ol style="list-style-type: none"> <li data-bbox="657 1134 836 1228">1. Object name: apartments <li data-bbox="657 1239 1040 1522">2. Data to be supplied: <ul style="list-style-type: none"> <li data-bbox="722 1291 1040 1386">• Aggregate number of Apartments in the development in square meters <li data-bbox="722 1396 1040 1522">• The area excludes common areas, Amenity areas and the area of Guest suites 	<ol style="list-style-type: none"> <li data-bbox="1107 1134 1502 1270">1. Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning) <li data-bbox="1107 1281 1502 1386">2. The measurement does not include common areas or Guest suites <li data-bbox="1107 1396 1502 1522">3. Measurements are to outside of exterior walls and the centreline of interior walls

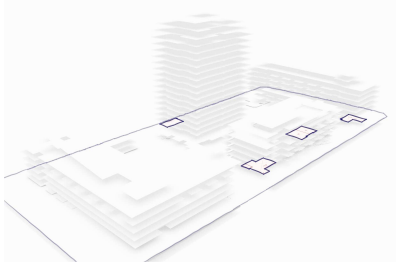
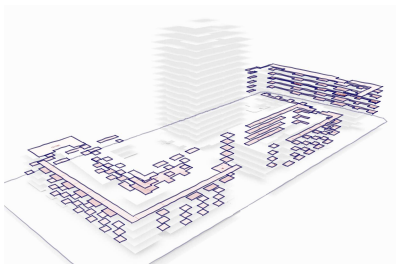
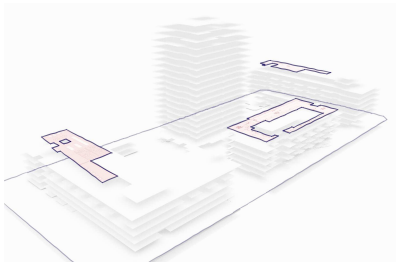
FLOOR AREA REPORT GUIDE

Required Project Visual	Required Data	Clarification notes
 <p data-bbox="175 785 597 850">Figure 3: The aggregate floor area of Apartment Common Areas</p>	<ol style="list-style-type: none"> <li data-bbox="656 508 938 590">1. Object name: apartments.common <li data-bbox="656 615 1039 758">2. Data to be supplied: Aggregate floor area of Apartment Common Areas in square meters 	<ol style="list-style-type: none"> <li data-bbox="1104 508 1502 632">1. Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning) <li data-bbox="1104 657 1502 781">2. The measurement includes all common areas such as corridors, elevator shafts and service shafts <li data-bbox="1104 806 1502 867">3. The measurement includes the area of Guest suites <li data-bbox="1104 892 1502 974">4. Measurements are to outside of exterior walls and the centreline of interior walls
 <p data-bbox="175 1367 597 1432">Figure 4: The aggregate floor area of Commercial uses</p>	<ol style="list-style-type: none"> <li data-bbox="656 1089 829 1171">1. Object name: commercial <li data-bbox="656 1197 1039 1320">2. Data to be supplied: Aggregate floor area of Commercial uses in square meters 	<ol style="list-style-type: none"> <li data-bbox="1104 1089 1502 1213">1. Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning) <li data-bbox="1104 1239 1502 1299">2. Commercial uses are typically retail, office and restaurant uses <li data-bbox="1104 1325 1502 1470">3. Where use is material for parking calculations (for example restaurant) the area of that use should be listed as a sub-item in area data <li data-bbox="1104 1495 1502 1619">4. Floor area includes common areas dedicated to the Commercial use (for example Commercial Service Corridor) <li data-bbox="1104 1644 1502 1726">5. Measurements are to outside of exterior walls and the centreline of interior walls

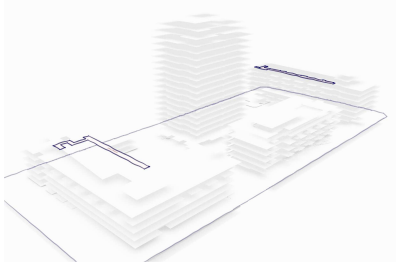
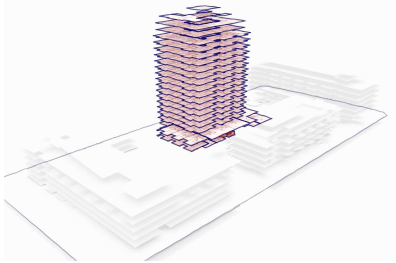
FLOOR AREA REPORT GUIDE

Required Project Visual	Required Data	Clarification notes
 <p>Figure 5: The aggregate floor area of Community Centre uses</p>	<p>1. Object name:</p> <p>community</p> <ul style="list-style-type: none"> • Aggregate floor area of Community Centre uses in square meters in the development in square meters • Aggregate floor area of Public Assembly Spaces within the Community Centre, including playing surfaces, pool and rink areas and the area of meeting rooms, in square meters • Aggregate floor area of outdoor playing surfaces such as soccer fields that are part of the Community Centre in square meters 	<ol style="list-style-type: none"> 1. Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning) 2. Community Centres are intended for public use as distinct from private residential amenities. 3. Measurements are to outside of exterior walls and the centreline of interior walls
 <p>Figure 6: The aggregate floor area of Daycare use</p>	<p>1. Object name:</p> <p>daycare</p> <p>2. Data to be supplied:</p> <ul style="list-style-type: none"> • Aggregate floor area of Daycare use in square meters in the development in square meters • The number of Daycare Classrooms 	<ol style="list-style-type: none"> 1. Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning) 2. Floor area includes common areas dedicated to the Daycare use (for example Daycare Entry Lobby) 3. Measurements are to outside of exterior walls and the centreline of interior walls

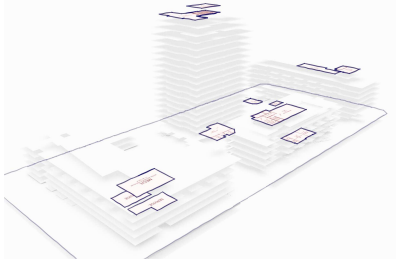
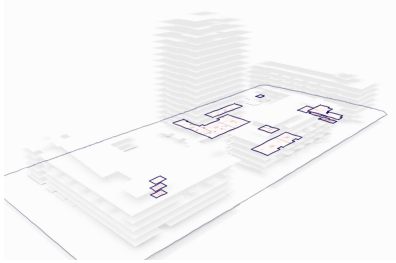
FLOOR AREA REPORT GUIDE

Required Project Visual	Required Data	Clarification notes
 <p data-bbox="175 785 597 844">Figure 7: The aggregate floor area of Double-volume or Atrium spaces</p>	<ol data-bbox="656 508 919 642" style="list-style-type: none"> Object name: double-vol Data to be supplied: Aggregate area of Double-volume space in the development in square meters 	<ol data-bbox="1104 508 1503 928" style="list-style-type: none"> Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning) Area does not include commercial space with a typical 5m+ ceiling height but does include spaces such a double-height Lobbies Measurements are to outside of exterior walls and the centreline of interior walls
 <p data-bbox="175 1310 597 1369">Figure 8: The aggregate floor area of Private Decks and Balconies</p>	<ol data-bbox="656 1033 919 1167" style="list-style-type: none"> Object name: deck.private Data to be supplied: Aggregate area of private decks and balconies in the development in square meters 	<ol data-bbox="1104 1033 1503 1167" style="list-style-type: none"> Area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning)
 <p data-bbox="175 1759 597 1818">Figure 9: The aggregate floor area of Public Terraces</p>	<ol data-bbox="656 1482 919 1617" style="list-style-type: none"> Object name: deck.public Data to be supplied: Aggregate area of Public Terraces in the development in square meters 	<ol data-bbox="1104 1482 1503 1734" style="list-style-type: none"> Area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning) The area includes roof-top daycare outdoor space but not at-grade daycare play space

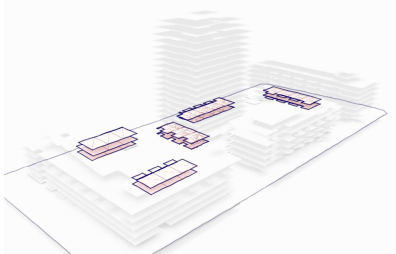
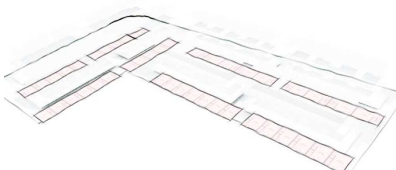
FLOOR AREA REPORT GUIDE

Required Project Visual	Required Data	Clarification notes
 <p data-bbox="175 785 597 850">Figure 10: The aggregate floor area of Exterior Exit Corridors</p>	<ol style="list-style-type: none"> <li data-bbox="656 508 841 537">1. Object name: exit.corridors <li data-bbox="656 613 1045 726">2. Data to be supplied: Aggregate floor area of Exterior Exit Corridors in square meters 	<ol style="list-style-type: none"> <li data-bbox="1104 508 1503 634">1. Area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning) <li data-bbox="1104 659 1503 810">2. The measurement only includes public areas that are more than 50% open on at least one side and are primarily part of a means or egress <li data-bbox="1104 835 1503 1020">3. Enclosed stairs or spaces (not more than 50% open on at least one side) are captured under the "Aggregate floor area of Apartment Common Areas" row in the report
 <p data-bbox="175 1411 597 1476">Figure 11: The aggregate floor area of Hotel uses</p>	<ol style="list-style-type: none"> <li data-bbox="656 1134 841 1213">1. Object name: hotel <li data-bbox="656 1239 1045 1476">2. Data to be supplied: <ul style="list-style-type: none"> <li data-bbox="721 1281 1045 1402">● Aggregate floor area of Hotel uses in square meters in the development in square meters <li data-bbox="721 1423 1045 1516">● The portion of aggregate Hotel area that is below grade <li data-bbox="721 1537 1045 1629">● The portion of the aggregate Hotel area dedicated to Conference use 	<ol style="list-style-type: none"> <li data-bbox="1104 1134 1503 1260">1. Area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning) <li data-bbox="1104 1285 1503 1411">2. Floor area includes common areas dedicated to the Hotel use (for example Service Corridor and Service rooms) <li data-bbox="1104 1436 1503 1562">3. Commercial uses ancillary to the Hotel use such as retail or restaurant uses are listed as a sub-item <li data-bbox="1104 1587 1503 1646">4. The area of Atriums is to be listed as a sub-item <li data-bbox="1104 1671 1503 1751">5. Measurements are to outside of exterior walls and the centreline of interior walls

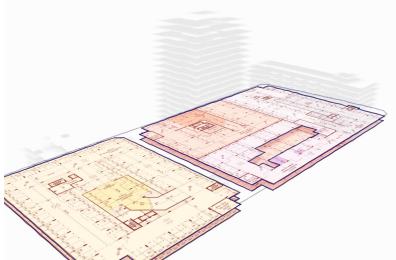
FLOOR AREA REPORT GUIDE

Required Project Visual	Required Data	Clarification notes
<p>Diagram similar to above for Hotel floor areas.</p> <p>Figure 12: The aggregate floor area of Student housing uses</p>	<p>1. Object name:</p> <p>student</p> <p>2. Data to be supplied:</p> <p>Aggregate floor area of Student accommodation uses in square meters</p>	<p>1. Floor area includes ancillary and common areas dedicated to the Student accommodation use (for example common lounges, storage or laundry rooms)</p> <p>2. Measurements are to outside of exterior walls and the centreline of interior walls</p>
 <p>Figure 13: The aggregate floor area of above grade Mechanical rooms</p>	<p>1. Object name:</p> <p>mechanical.above grade</p> <p>2. Data to be supplied:</p> <p>Aggregate floor area of above grade Mechanical rooms and spaces in square meters</p>	<p>1. Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning)</p> <p>2. The measurement is only for above grade rooms and spaces</p> <p>3. Measurements are to outside of exterior walls and the centreline of interior walls</p>
 <p>Figure 14: The aggregate floor area of above grade Storage rooms</p>	<p>1. Object name:</p> <p>storage.above grade</p> <p>2. Data to be supplied:</p> <p>Aggregate floor area of above grade Storage rooms and spaces in square meters</p>	<p>1. Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning)</p> <p>2. The measurement should include both private (household) Storage and class 1 bike Storage spaces</p> <p>3. Measurements are to outside of exterior walls and the centreline of interior walls</p>

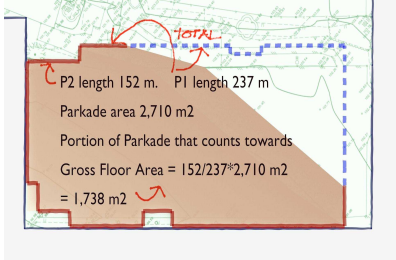
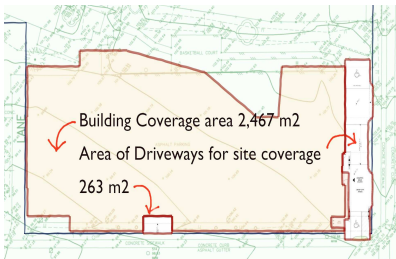
FLOOR AREA REPORT GUIDE

Required Project Visual	Required Data	Clarification notes
<p>Diagram similar to above for above-grade Storage floor areas.</p> <p>Figure 15: The aggregate floor area of above grade Garbage and Recycling rooms</p>	<ol style="list-style-type: none"> Object name: garbagerecycle.abovegrade Data to be supplied: Aggregate floor area of above grade Garbage and Recycling rooms and spaces in square meters 	<ol style="list-style-type: none"> Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning) The measurement is only for above grade rooms and spaces Measurements are to outside of exterior walls and the centreline of interior walls
 <p>Figure 16: The aggregate floor area of Townhouse units</p>	<ol style="list-style-type: none"> Object name: townhouses Data to be supplied: <ul style="list-style-type: none"> Aggregate number of Townhouses in the development (total number of units) Aggregate above grade floor area of Townhouses in the development in square meters 	<ol style="list-style-type: none"> Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning) Flex-work area is listed as a separate sub-item, not included in the aggregate area of townhouses The area does not include below grade basements belonging to the townhouse Measurements are to outside of exterior walls and the centreline of interior walls
 <p>Figure 17: The aggregate floor area of Townhouse Basements</p>	<ol style="list-style-type: none"> Object name: townhouse.basement Data to be supplied: Aggregate of below grade floor area of Townhouse Basements in the development in square meters 	<ol style="list-style-type: none"> Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning) These are below grade Basements belonging to townhouse dwelling units and individually owned Measurements are to outside of exterior walls and the centreline of interior walls

FLOOR AREA REPORT GUIDE

Required Project Visual	Required Data	Clarification notes
<p>Diagram similar to above for Daycare or Hotel floor areas</p> <p>Figure 18: The aggregate floor area of School use</p>	<ol style="list-style-type: none"> 1. Object name: school 2. Data to be supplied: <ul style="list-style-type: none"> • Aggregate floor area of K-12 school use in the development in square meters • The number of K-grade 7 Classrooms • The area of the School for grade 8 to grade 12 students (High school students) 	<ol style="list-style-type: none"> 1. Floor area includes common areas dedicated to the School use 2. Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning) 3. Measurements are to outside of exterior walls and the centreline of interior walls
 <p>Figure 19: The aggregate floor area of Basements or Parkades</p>	<ol style="list-style-type: none"> 1. Object name: parkade 2. Data to be supplied: Aggregate floor area of all Basements or Parkades in square meters 	<ol style="list-style-type: none"> 1. Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning) 2. The measurement is for all Basements and Parkades 3. Below grade Parkades generally do not contribute to GFA but will contribute if the top of the slab above the parkade is more than 0.6m above adjacent natural grade (unless specifically exempted by the project zoning)

FLOOR AREA REPORT GUIDE

Required Project Visual	Required Data	Clarification notes
 <p>Figure 20: The portion of above grade Parkade or Basement that contributes to FSR</p>	<ol style="list-style-type: none"> Object name: P2.P1 Data to be supplied: <ul style="list-style-type: none"> P2 = The perimeter length of parkade or basement that is more than 0.6m above adjacent grade P1 = The total perimeter length of the basement or parkade 	<ol style="list-style-type: none"> Perimeter lengths are for an individual basement or parkade structure
 <p>Figure 21: The Building Coverage area and area of Driveways and Parking Aprons</p>	<ol style="list-style-type: none"> Object name: coverage Data to be supplied: <ul style="list-style-type: none"> Building Coverage area in square meters (refer to definition in the Zoning Bylaw) The area of driveways, manoeuvring aisles and exterior parking aprons in square meters, that is outside of the area already measured for Building coverage 	<ol style="list-style-type: none"> Building Coverage includes the area of buildings and structures more than 0.6m above adjacent grade Cantilevered decks and similar structures is included in Building Coverage Eaves, canopies and trellises are generally no included in Building Coverage, but in exceptional circumstances may be (for example, a gas station canopy) The area of exterior driveways, manoeuvring aisles and parking aprons not already included in the Building coverage area is counted for Site Coverage (refer to definition in the Zoning Bylaw)

5 ADDITIONAL FLOOR AREA REFERENCE MODEL (FARM) NOTES

- There are instructions on the Internet for how to export to Collada .dae format from VectorWorks, Revit and ArchiCad.
- From AutoCad convert through FBX converter