FLOOR AREA REPORT AND FLOOR AREA REFERENCE MODEL 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.
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 assiged 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;

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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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<td>Figure 1:</td>
<td>1. Object name: amenity</td>
<td>1. Only rooms and spaces that are a dedicated Amenity use are counted. Lobbies with furniture are not included in this number</td>
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<td></td>
<td>2. Data to be supplied:</td>
<td>2. Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning)</td>
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<tr>
<td></td>
<td>Aggregate floor area of private residential Amenity rooms and spaces in square meters</td>
<td>3. The measurement is only for above grade rooms and spaces</td>
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<td>4. Measurements are to outside of exterior walls and the centreline of interior walls</td>
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<tr>
<td></td>
<td>1. Object name: apartments</td>
<td>1. Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning)</td>
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<td></td>
<td>2. Data to be supplied:</td>
<td>2. The measurement does not include common areas or Guest suites</td>
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<tr>
<td></td>
<td>• Aggregate number of Apartments in the development in square meters</td>
<td>3. Measurements are to outside of exterior walls and the centreline of interior walls</td>
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<tr>
<td></td>
<td>• The area excludes common areas, Amenity areas and the area of Guest suites</td>
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Table 1: **PROJECT DATA TABLE**

Figure 1: The aggregate floor area of above grade private residential Amenity rooms and spaces

Figure 2: The aggregate floor area of above grade private residential Amenity rooms and spaces
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</table>
| Figure 3: The aggregate floor area of Apartment Common Areas | 1. Object name: `apartments.common`
2. Data to be supplied: Aggregate floor area of Apartment Common Areas in square meters | 1. Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning)
2. The measurement includes all common areas such as corridors, elevator shafts and service shafts
3. The measurement includes the area of Guest suites
4. Measurements are to outside of exterior walls and the centreline of interior walls |

| Figure 4: The aggregate floor area of Commercial uses | 1. Object name: `commercial`
2. Data to be supplied: Aggregate floor area of Commercial uses in square meters | 1. Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning)
2. Commercial uses are typically retail, office and restaurant uses
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
4. Floor area includes common areas dedicated to the Commercial use (for example Commercial Service Corridor)
5. Measurements are to outside of exterior walls and the centreline of interior walls |
<table>
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<tr>
<th>Required Project Visual</th>
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</table>
| Figure 5: The aggregate floor area of Community Centre uses | 1. **Object name:** community  
   - 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 | 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 |
| Figure 6: The aggregate floor area of Daycare use | 1. **Object name:** daycare  
2. **Data to be supplied:**  
   - Aggregate floor area of Daycare use in square meters in the development in square meters  
   - The number of Daycare Classrooms | 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 |
<table>
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</table>
| Figure 7: The aggregate floor area of Double-volume or Atrium spaces | 1. Object name: **double-vol**  
2. Data to be supplied: Aggregate area of Double-volume space in the development in square meters | 1. Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning)  
2. Area does not include commercial space with a typical 5m+ ceiling height but does include spaces such a double-height Lobbies  
3. Measurements are to outside of exterior walls and the centreline of interior walls |
| Figure 8: The aggregate floor area of Private Decks and Balconies | 1. Object name: **deck.private**  
2. Data to be supplied: Aggregate area of private decks and balconies in the development in square meters | 1. Area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning) |
| Figure 9: The aggregate floor area of Public Terraces | 1. Object name: **deck.public**  
2. Data to be supplied: Aggregate area of Public Terraces in the development in square meters | 1. Area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning)  
2. The area includes roof-top daycare outdoor space but not at-grade daycare play space |
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</table>
| Figure 10: The aggregate floor area of Exterior Exit Corridors | 1. Object name: exit.corridors  
2. Data to be supplied: Aggregate floor area of Exterior Exit Corridors in square meters | 1. Area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning)  
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  
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 |
| Figure 11: The aggregate floor area of Hotel uses | 1. Object name: hotel  
2. Data to be supplied:  
- Aggregate floor area of Hotel uses in square meters in the development in square meters  
- The portion of aggregate Hotel area that is below grade  
- The portion of the aggregate Hotel area dedicated to Conference use | 1. 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 Hotel use (for example Service Corridor and Service rooms)  
3. Commercial uses ancillary to the Hotel use such as retail or restaurant uses are listed as a sub-item  
4. The area of Atriums is to be listed as a sub-item  
5. Measurements are to outside of exterior walls and the centreline of interior walls |
### Required Project Visual

Diagram similar to above for Hotel floor areas.

**Figure 12:** The aggregate floor area of Student housing uses

### Required Data

1. **Object name:** student
2. **Data to be supplied:**
   Aggregate floor area of Student accommodation uses in square meters

### Clarification notes

1. Floor area includes ancillary and common areas dedicated to the Student accommodation use (for example common lounges, storage or laundry rooms)
2. Measurements are to outside of exterior walls and the centreline of interior walls

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### Required Project Visual

Figure 13: The aggregate floor area of above grade Mechanical rooms

### Required Data

1. **Object name:** mechanical.above grade
2. **Data to be supplied:**
   Aggregate floor area of above grade Mechanical rooms and spaces in square meters

### Clarification notes

1. Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning)
2. The measurement is only for above grade rooms and spaces
3. Measurements are to outside of exterior walls and the centreline of interior walls

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### Required Project Visual

Figure 14: The aggregate floor area of above grade Storage rooms

### Required Data

1. **Object name:** storage.above grade
2. **Data to be supplied:**
   Aggregate floor area of above grade Storage rooms and spaces in square meters

### Clarification notes

1. Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning)
2. The measurement should include both private (household) Storage and class 1 bike Storage spaces
3. Measurements are to outside of exterior walls and the centreline of interior walls
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<tbody>
<tr>
<td>Diagram similar to above for above-grade Storage floor areas.</td>
<td>1. Object name: <strong>garbagerecycle.abovegrade</strong>&lt;br&gt;2. Data to be supplied:&lt;br&gt;Aggregate floor area of above grade Garbage and Recycling rooms and spaces in square meters</td>
<td>1. Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning)&lt;br&gt;2. The measurement is only for above grade rooms and spaces&lt;br&gt;3. Measurements are to outside of exterior walls and the centreline of interior walls</td>
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<tr>
<td>Figure 15: The aggregate floor area of above grade Garbage and Recycling rooms</td>
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<td>1. Object name: <strong>townhouses</strong>&lt;br&gt;2. Data to be supplied:&lt;br&gt;• Aggregate number of Townhouses in the development (total number of units)&lt;br&gt;• Aggregate above grade floor area of Townhouses in the development in square meters</td>
<td>1. Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning)&lt;br&gt;2. Flex-work area is listed as a separate sub-item, not included in the aggregate area of townhouses&lt;br&gt;3. The area does not include below grade basements belonging to the townhouse&lt;br&gt;4. Measurements are to outside of exterior walls and the centreline of interior walls</td>
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<td>Figure 16: The aggregate floor area of Townhouse units</td>
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<td>1. Object name: <strong>townhouse.basement</strong>&lt;br&gt;2. Data to be supplied:&lt;br&gt;Aggregate of below grade floor area of Townhouse Basements in the development in square meters</td>
<td>1. Floor area is aggregate for the entire project (or the entire zoning for a Comprehensive Development rezoning)&lt;br&gt;2. These are below grade Basements belonging to townhouse dwelling units and individually owned&lt;br&gt;3. Measurements are to outside of exterior walls and the centreline of interior walls</td>
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<td>Figure 17: The aggregate floor area of Townhouse Basements</td>
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<td>Diagram similar to above for Daycare or Hotel floor areas</td>
<td>1. Object name: <strong>school</strong></td>
<td>1. Floor area includes common areas dedicated to the School use</td>
</tr>
</tbody>
</table>
| Figure 18: The aggregate floor area of School use | 2. Data to be supplied:  
- 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) | 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 |

1. Object name: **parkade**

2. Data to be supplied:

   Aggregate floor area of all Basements or Parkades in square meters

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)

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Figure 18: The aggregate floor area of School use

Figure 19: The aggregate floor area of Basements or Parkades
1. Object name: P2.P1

2. Data to be supplied:
   - 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

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1. Object name: coverage

2. Data to be supplied:
   - 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

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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