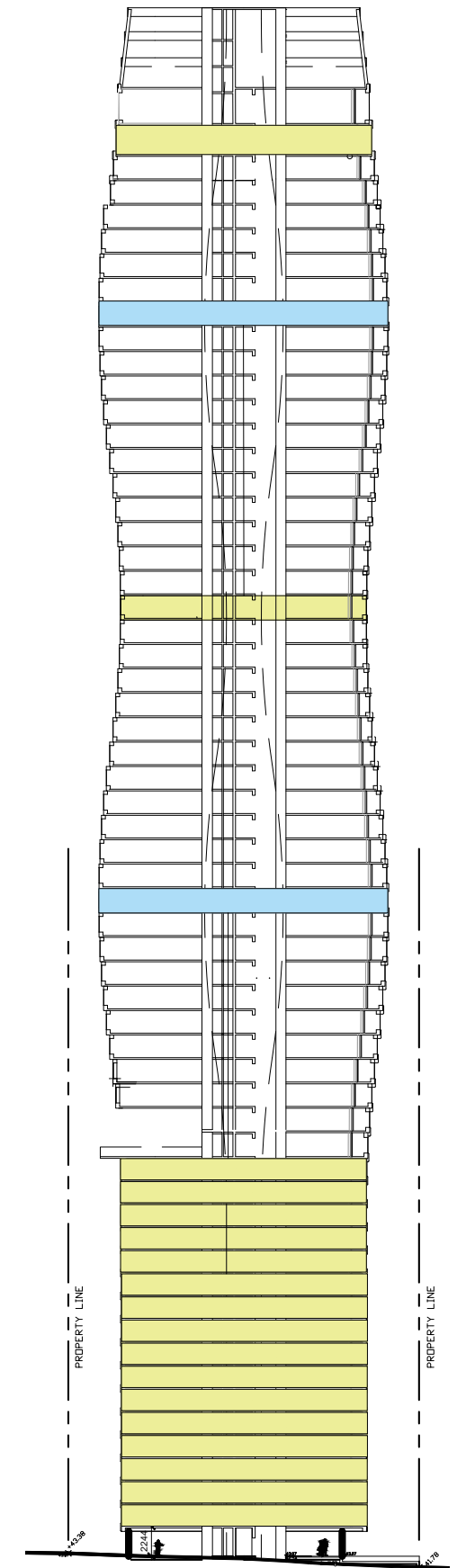
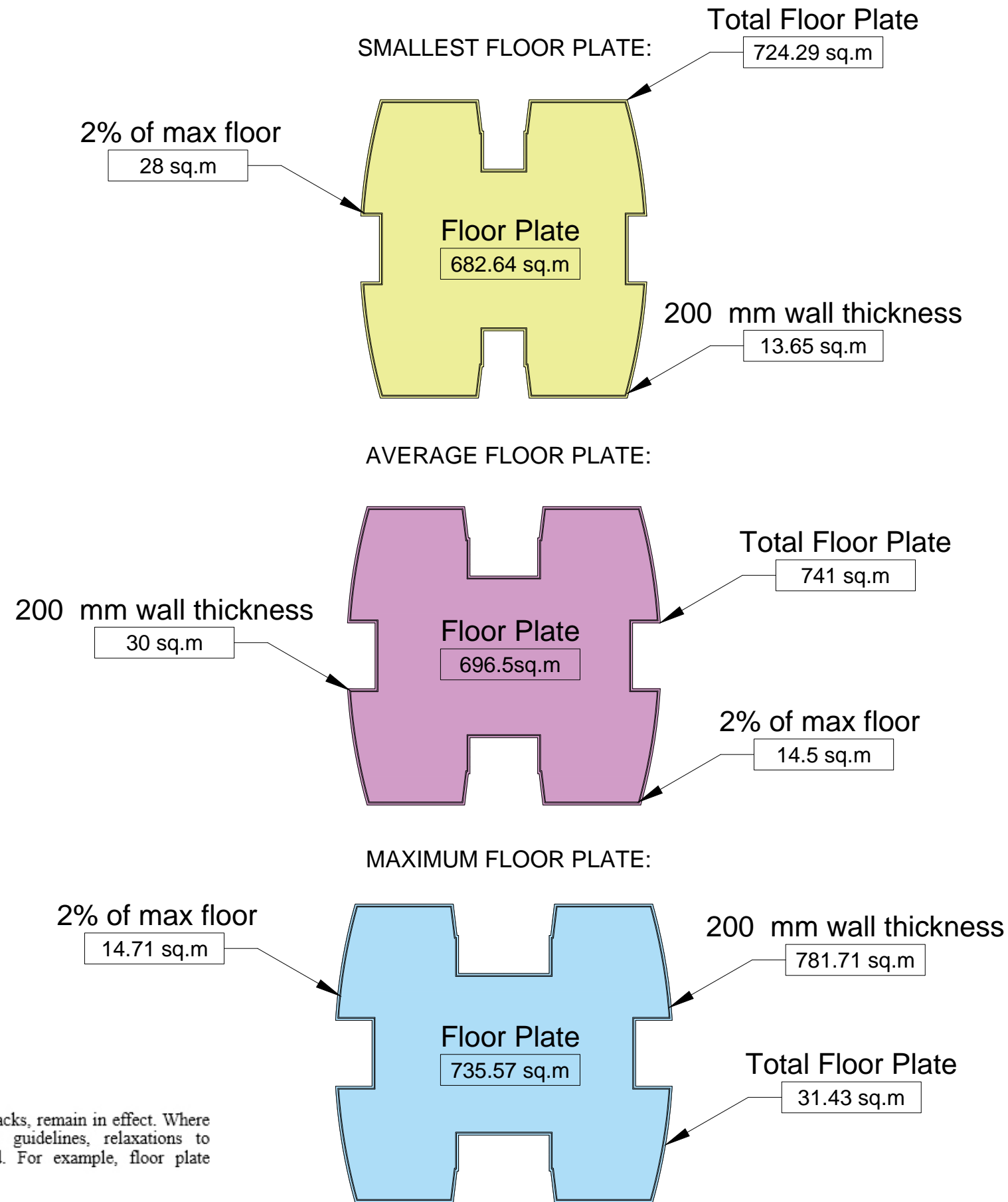


Floor Plate Size

The West End Plan permits max plate size of 7500sf (696.6sm). The City's Passive House Relaxations guidelines for larger projects (January 2018) gives the Director of Planning discretion to relax guidelines or regulations, such as permitting an increase in floor plate maximum to accommodate passive house features. In this project, it can be shown that the floor plate varies between 682 sm & 735 sm; with an average plate size of 696.5sm (7500sf). These measurements, however, consider a relaxation for the required passive house features of 200mm thicker walls and 2% of floor area for mechanical systems.

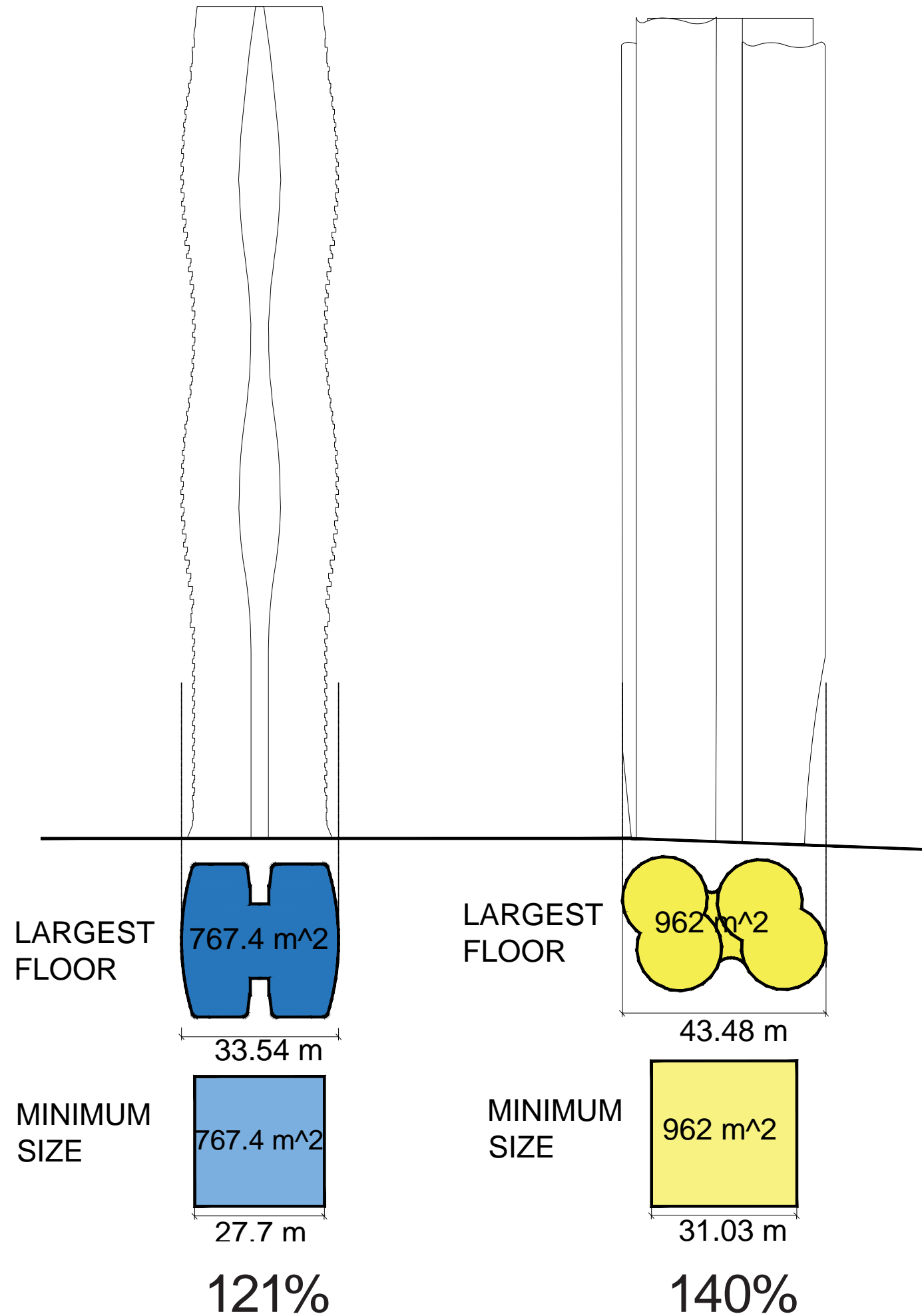


quote from Passive House Relaxations Guidelines 2018

Regulations which control building size, such as height and setbacks, remain in effect. Where the Director of Planning has discretion on regulations or guidelines, relaxations to accommodate this Passive House feature may be considered. For example, floor plate maximums may be increased.

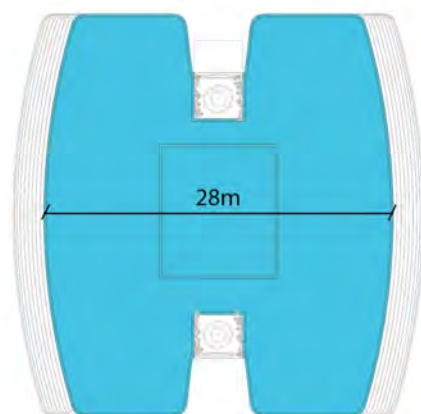
Floor plate Shaping

Both the butterfly building and the proposed tower at 1075 Nelson provide H-shaped floor plans that help provide visually attractive facades that break up the mass with their undulations. 1075 Nelson however has a more compact plate overall if compressed providing a slimmer expression.



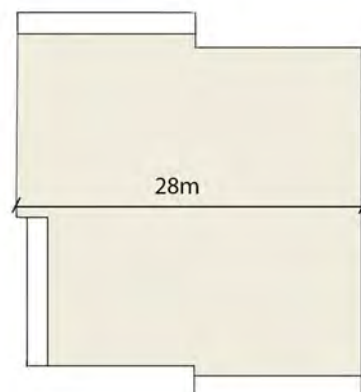
Floor plate Comparison

1 - 1075 NELSON STREET



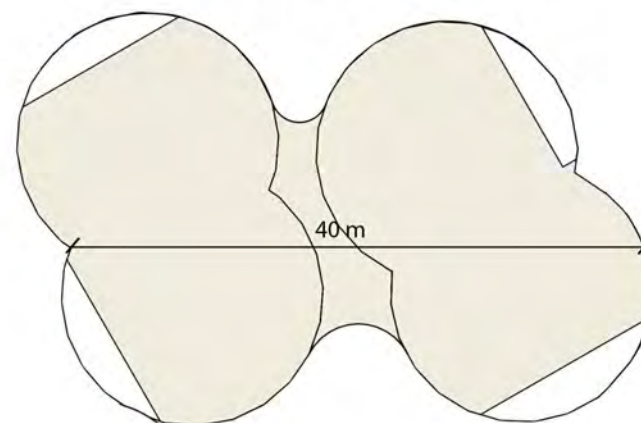
LOCATION: 1059 & 1075 Nelson Street
 FLOOR PLATE: 741.19 sq.m / 7,978.1 sq.ft

2 - 1070 BARCLAY



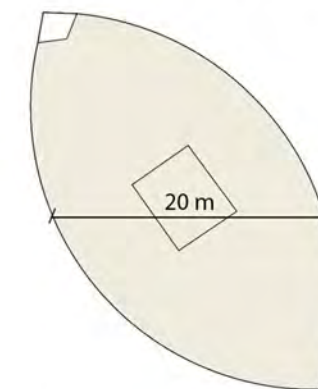
LOCATION: 1070 Barclay Street
 FLOOR PLATE: MAX 696.77 sq.m / 7,500 sq.ft

3 - 960 BURRARD STREET



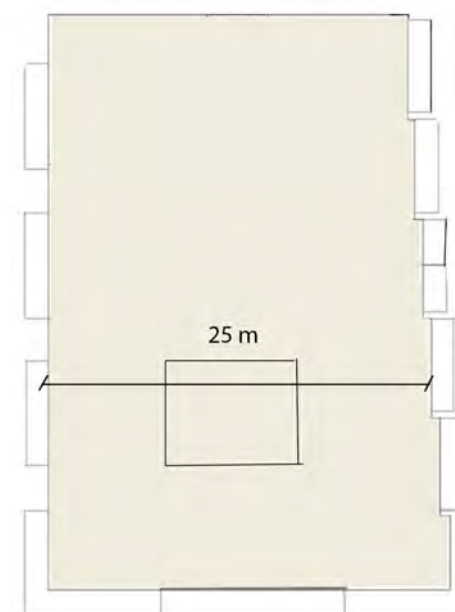
LOCATION: 960 Burrard Street
 FLOOR PLATE: 835 sq.m / 8,993 sq.ft
 Floor plate include elevators platform

4 - THE WALL CENTRE



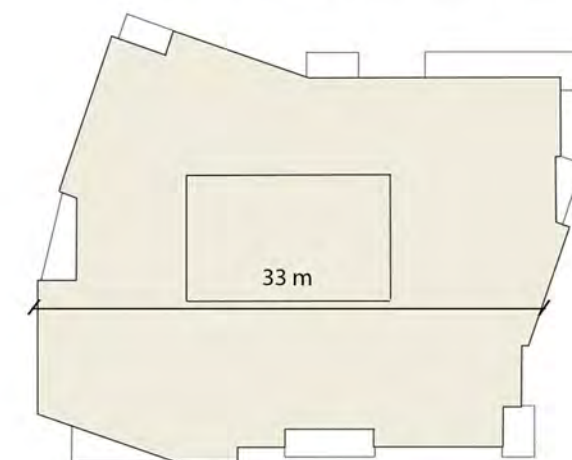
LOCATION: 1088 Burrard Street
 FLOOR PLATE: 727.15 sq.m / 7,827 sq.ft

5 - THE VANCOUVER HOUSE



LOCATION: 1480 Howe Street
 FLOOR PLATE: MAX 1,207.74 sq.m / 13,000 sq.ft

6 - BURRARD GATEWAY



LOCATION: 1290 Burrard Street
 FLOOR PLATE: 853.31 sq.m / 9,185 sq.ft

7 - THE CAPITOL

LOCATION: 833 Seymour Street
 FLOOR PLATE: 836.12 sq.m / 9,000 sq.ft

