Attachment 2

**Oceanfront Peninsula Gross Floor Area Analysis**

Two separate methodologies were utilized to determine the maximum values:

1. **Employment generating uses** (commercial, employment, education): The SAP estimates 2,300 jobs at build out; however, it is difficult to infer the floor area required to produce that number of jobs. As such, the GFA values were estimated based on parcel areas multiplied by the highest permitted Floor Area Ratios (FAR) as established within either the policy language or on Schedule I.
2. **Residential**: The SAP states an anticipated resident population of approximately 6,500 people. The District’s approach started with the residential population maximum as set out in policy; namely 6,500 residents. Working from there, a number of assumptions regarding the number of people per unit, average unit size, and building efficiency (the ratio of non-habitable space to habitable) were used to determine the resulting floor spaces needed to accommodate the maximum residential population. The values used were 2.2 people per unit (consistent with DCC bylaw); an average unit size of 900 square feet (2 bedroom unit); and a building efficiency of 85% (industry standard assumption).

Further, it was observed that the residential population generated through the methodology applied for the other uses, derived through multiplying the parcel areas by the highest permitted Floor Area Ratios (FAR) as established within either the policy language or on Schedule I, would result in a residential GFA value that could exceed the maximum residential population, potentially accommodating more than 9,000 people. For this reason, the recommended value below, based on the aforementioned approaches, is considered to reflect the intent of the SAP.

The gross floor areas and methodologies are summarized in the table below:

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| **Use** | **Max Gross Floor Area (m2)** | **Methodology / Values Used** |
| Commercial | Base: 31,085 m2 Flex: 7,895 m2 of primarily employment may flex to Village Centre commercial (net)Flex: 5,000 m2 of Mamquam Residential may flex to Main Street commercial (net) | * Hotel parcel @ 2.5 FAR
* Other commercial areas (as seen on SAP Schedule E) @ 1.0 FAR
* Flex assumes shallow retail along the length of the Primary Employment and Mamquam Residential portions of the Main Street, per SAP Section 5.3.5.
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| Employment | Base: 58,000 m2To be reduced if Commercial Flex or Residential Flex developed | Primary Employment district @ 1.5 FAR (per SAP Policy 5.3.4.2.1)Waterfront Employment district @ 1.75 FAR(per SAP Policy 5.3.3.2.1) |
| Education | Base: 59,000 m2To be reduced if Flex areas developed as residential | Cattermole Slough Flex area @ 2.0 FAR (per Schedule I)Remainder of employment district @ 2.5 FAR(per Schedule I) |
| Residential | Base: 291,000 m2Flex: 40,000 m2 of marine employment or institution may flex to residential (net) | 6,500 estimated population, assuming 2.2 people/unit; average unit size 900 square feet; building efficiency of 85%Flex value based upon Cattermole Slough Flex areas @ 1.5 FAR, and 25% Primary Employment GFA, per SAP Section 5.3.7 and Objective 5.3.4.1, respectively. |