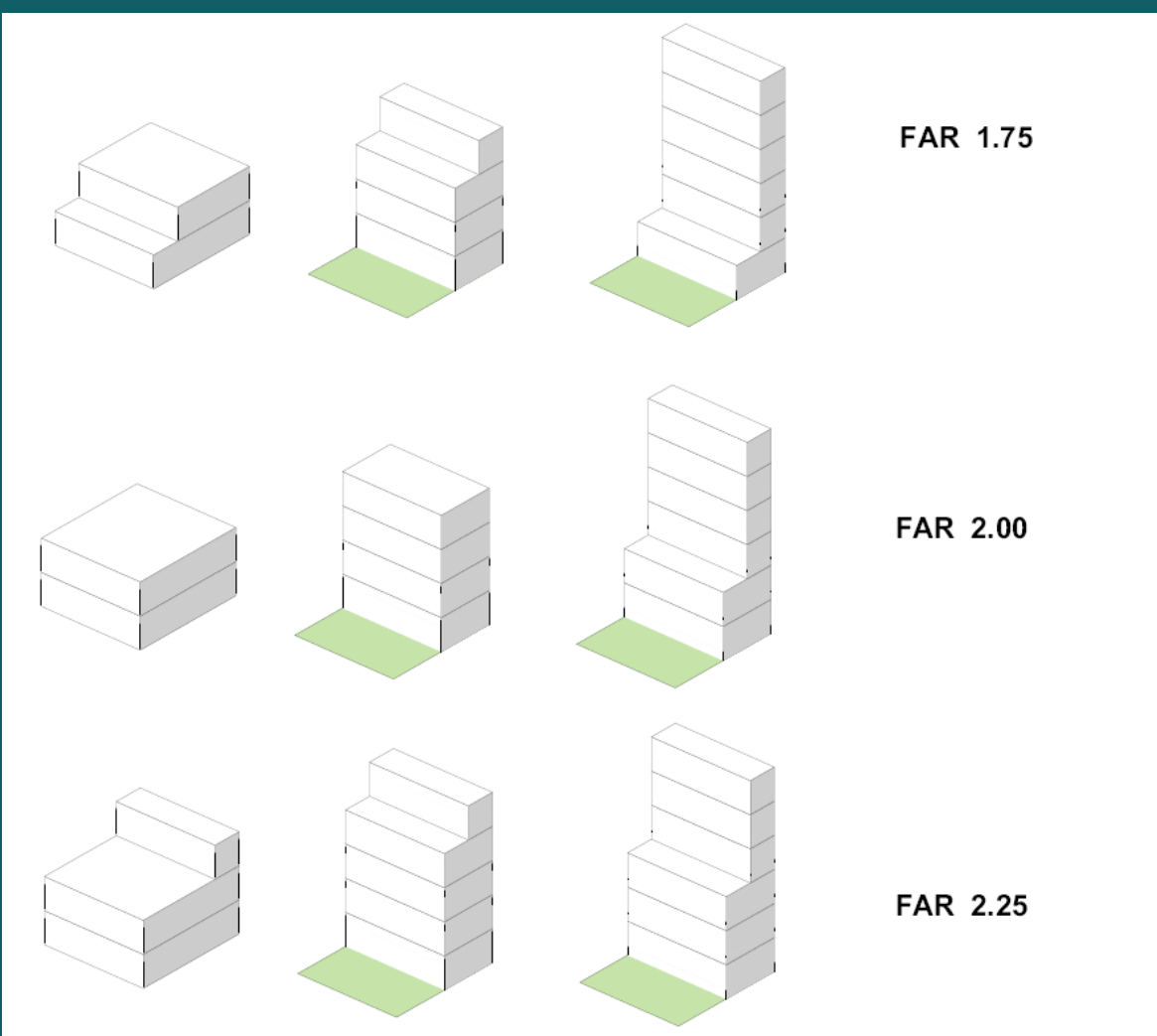


# Floor Area Ratio (FAR)

## What's FAR?

### What is Floor Area Ratio (FAR):

FAR is the amount of gross floor area of a building divided by the area of the lot. It is a measure of density.

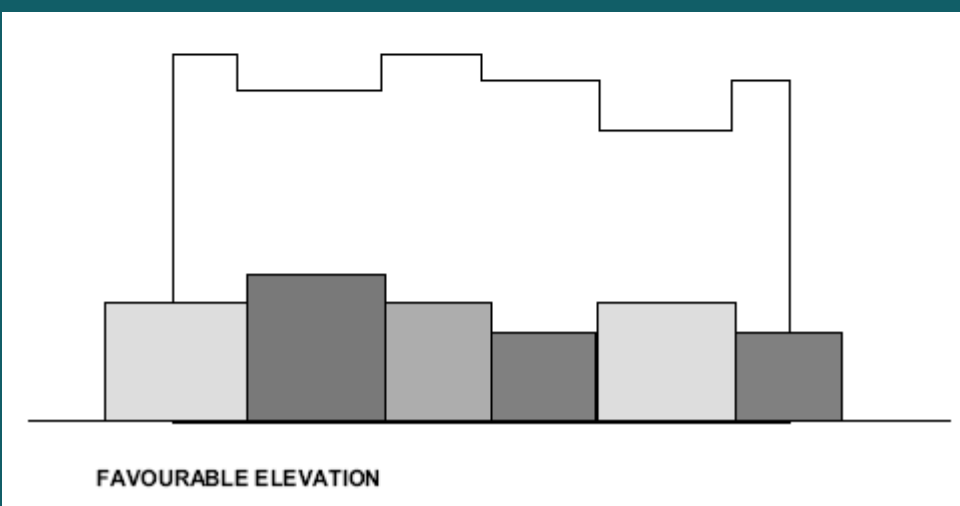


#### FAR Exclusions:

Parking and common areas such as building hallways, stairways and mechanical rooms are not included in gross floor area calculations.

### How would FAR maintain Cleveland character?

- Allows density to be moved around on a lot to address views and shading (flexible design)
- Allows for a variety of forms, massing and heights, and encourages architectural interest



# Floor Area Ratio (FAR)

## What are we seeing now?

### Building envelopes are being “maxed out”:

- The Downtown Commercial (C-4) Zone currently has no FAR or density metric. Density is regulated by height and setbacks only.
- Recently approved buildings have been maximizing the full 6 storey height and zero lot line setbacks. As a result, we are seeing large, boxy forms of development.

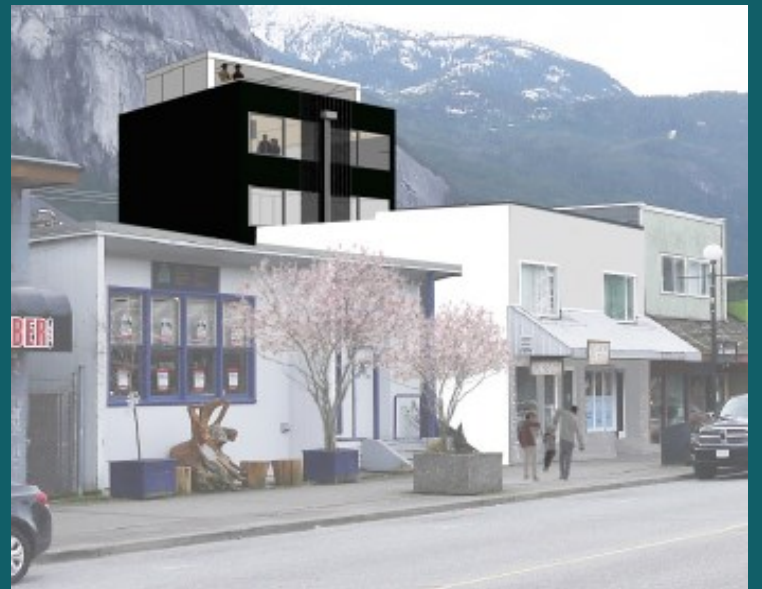
#### Local Examples:

##### Small lot: 38024 Cleveland Ave

FAR: 2.10

Lot size: 3,000 sq.ft. (25 ft.x120 ft.)

Gross floor area: 6,350 sq.ft. total  
1,870 sq.ft. com + 4,480 sq.ft. res



##### Medium lot: 38167 Cleveland Ave

FAR: 2.21

Lot size: 10,500 sq.ft. (88 ft.x120 ft.)

Gross floor area: 23,130 sq.ft. total  
1,650 sq.ft. com + 21,480 sq.ft. res



##### Large lot: 37881 Cleveland Ave

FAR: 2.69

Lot size: 36,000 sq.ft. (300 ft.x120 ft.)

Gross floor area: 96,900 sq.ft. total  
10,000 sq.ft. com + 86,900 sq.ft. res



# Floor Area Ratio (FAR)

## What's proposed?

### Floor Area Ratios by lot size on Cleveland

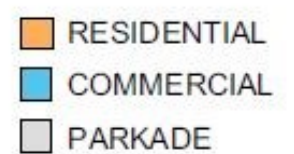
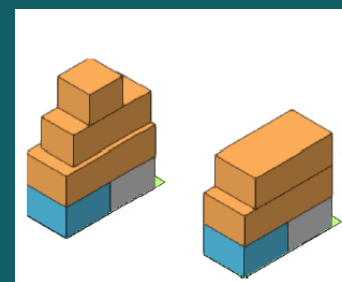
#### Small < 6,001 sq.ft.

Proposed FAR: 2.25

Example lot: 6,000 sq.ft. (50 ft.x120 ft.)

Gross floor area: 13,500 sq.ft. total

2,700 sq.ft. com + 10,800 sq.ft. res



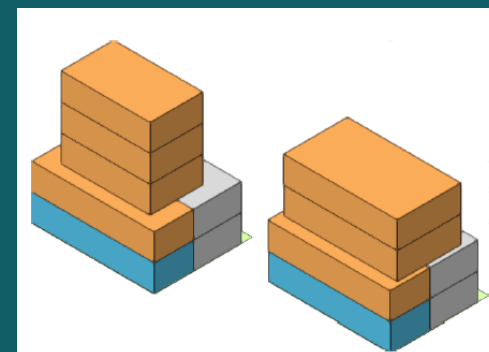
#### Medium 6,001 sq.ft.-20,000 sq.ft.

Proposed FAR: 2.00

Example lot: 18,000 sq.ft. (150 ft.x120 ft.)

Gross floor area: 36,000 sq.ft. total

7,200 sq.ft. com + 28,800 sq.ft. res



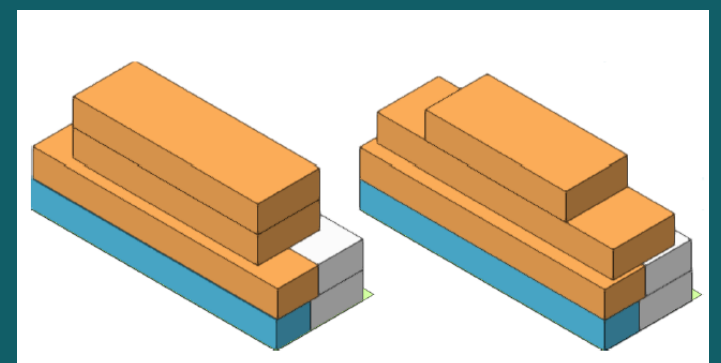
#### Large > 20,001 sq.ft.

Proposed FAR: 1.75

Example lot: 36,000 sq.ft. (300 ft.x120 ft.)

Gross floor area: 63,000 sq.ft. total

12,600 sq.ft. com + 50,400 sq.ft. res



Proposed FARs reflect lot size constraints.

Assumptions used in examples:

- Provision of 20% employment space
- parking per proposed cash-in-lieu bylaw amendment
- building step back per proposed angled envelope
- 3.5m rear setback
- 1.5m setback upper residential

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# Stepback

## What's Proposed

### What:

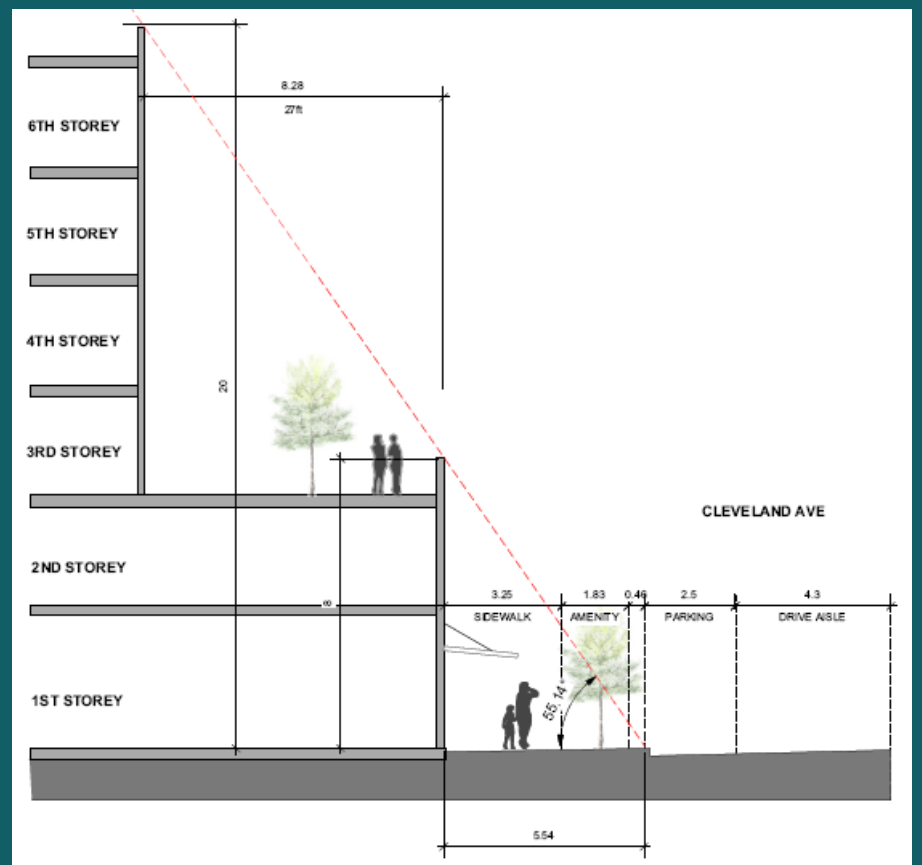
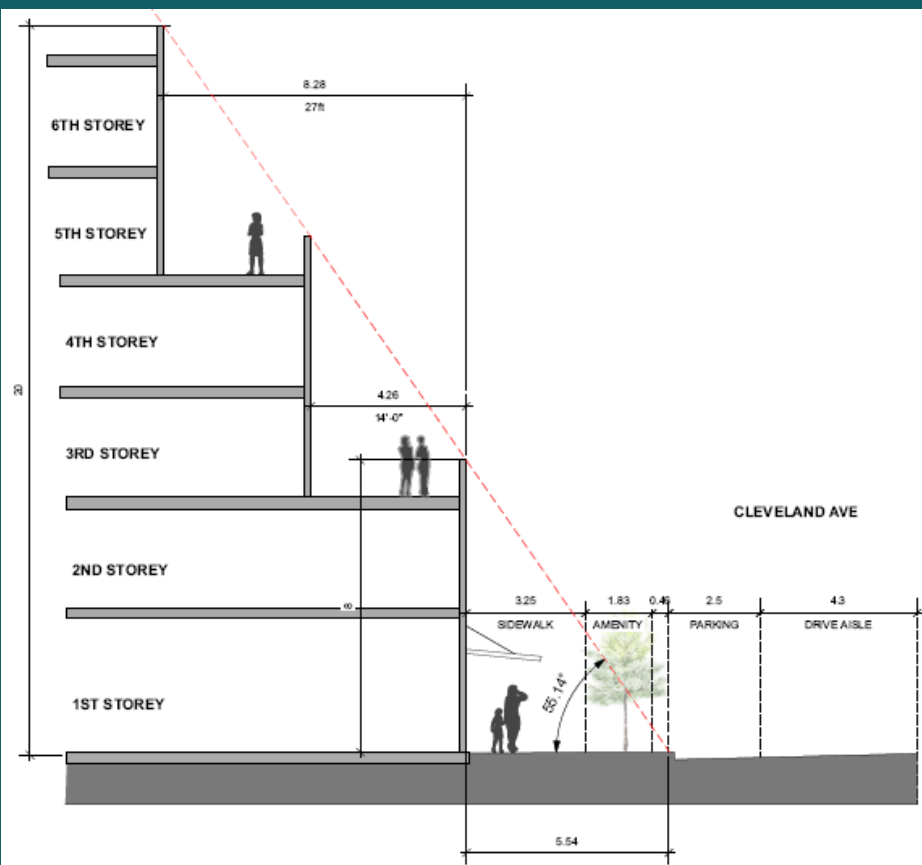
Stepping back upper storeys from Cleveland Ave through creation of an angled building envelope. No portion of a building would extend beyond this envelope (beyond the dotted red line in the figures below).

### Where:

Any new development fronting Cleveland (between Pemberton Ave and Main St)

### Why:

To maintain the existing “main street” feel of two storey buildings for someone on the sidewalk by moving the upper storey massing. An angled building envelope will allow design flexibility vs. implementing specific upper storey setbacks.



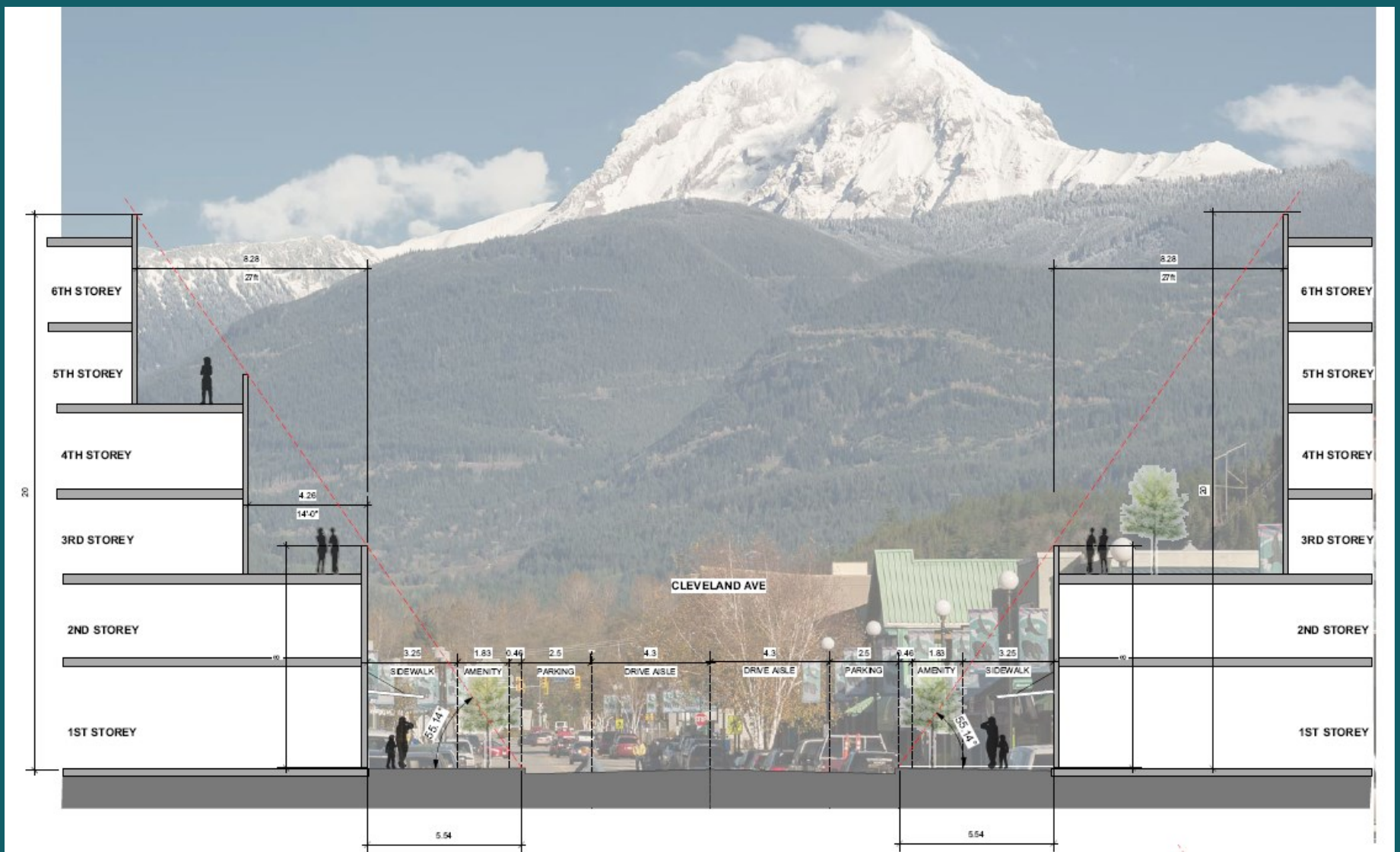
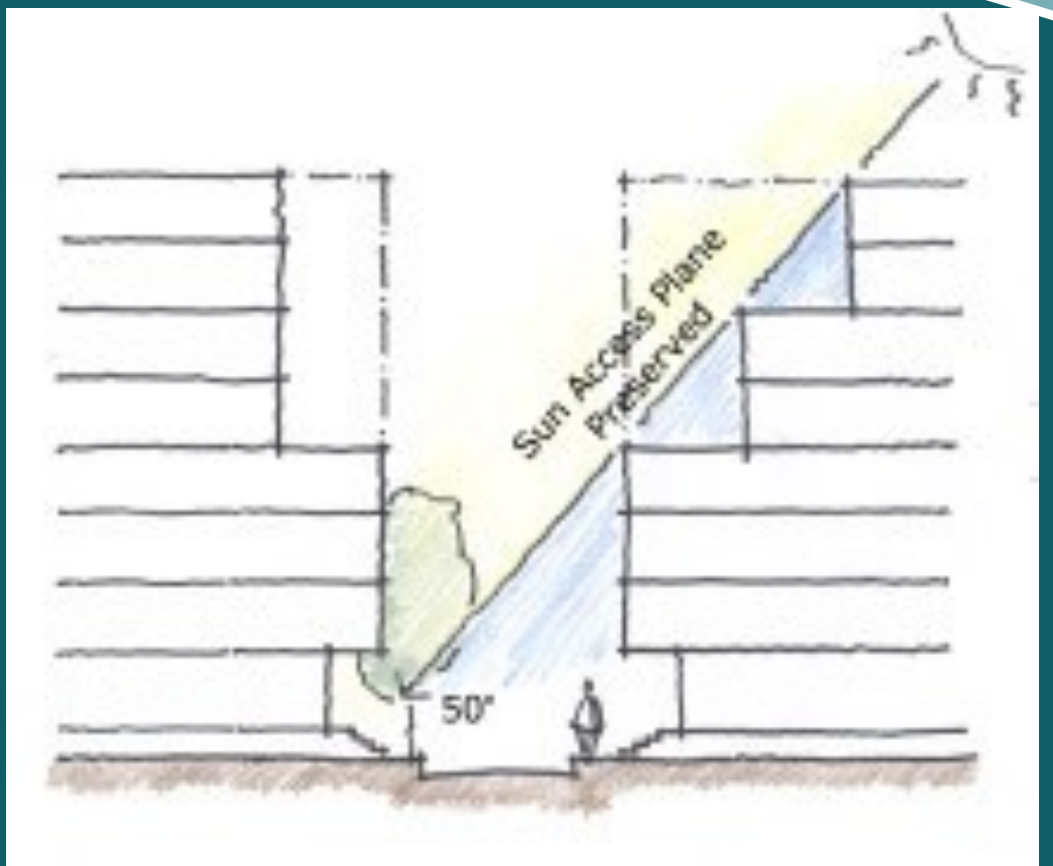
# Stepback

## Supporting Info

Reduce visual impact/  
physical presence of  
upper floors

Allow for more sunlight  
at street level; less  
shading of public areas  
and sidewalks

Open up views; allow  
some views over  
buildings



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# Stepback Examples

## Squamish:



38024 Cleveland Ave:

A 4 storey addition at the rear of an existing two storey building.

## Vancouver:



## North Vancouver:



# Narrow Frontages

## What's proposed

### What:

A maximum frontage width of 15.2m / 50ft for commercial units at grade. This would mean the maximum width of new commercial units would be 50ft wide.

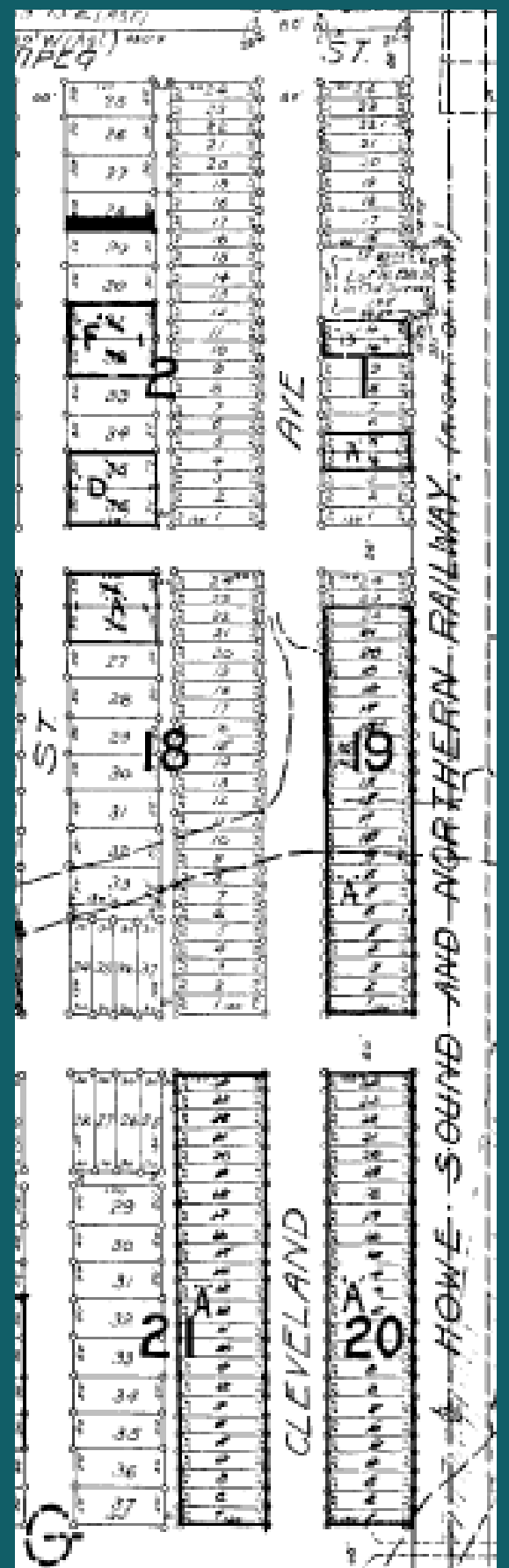
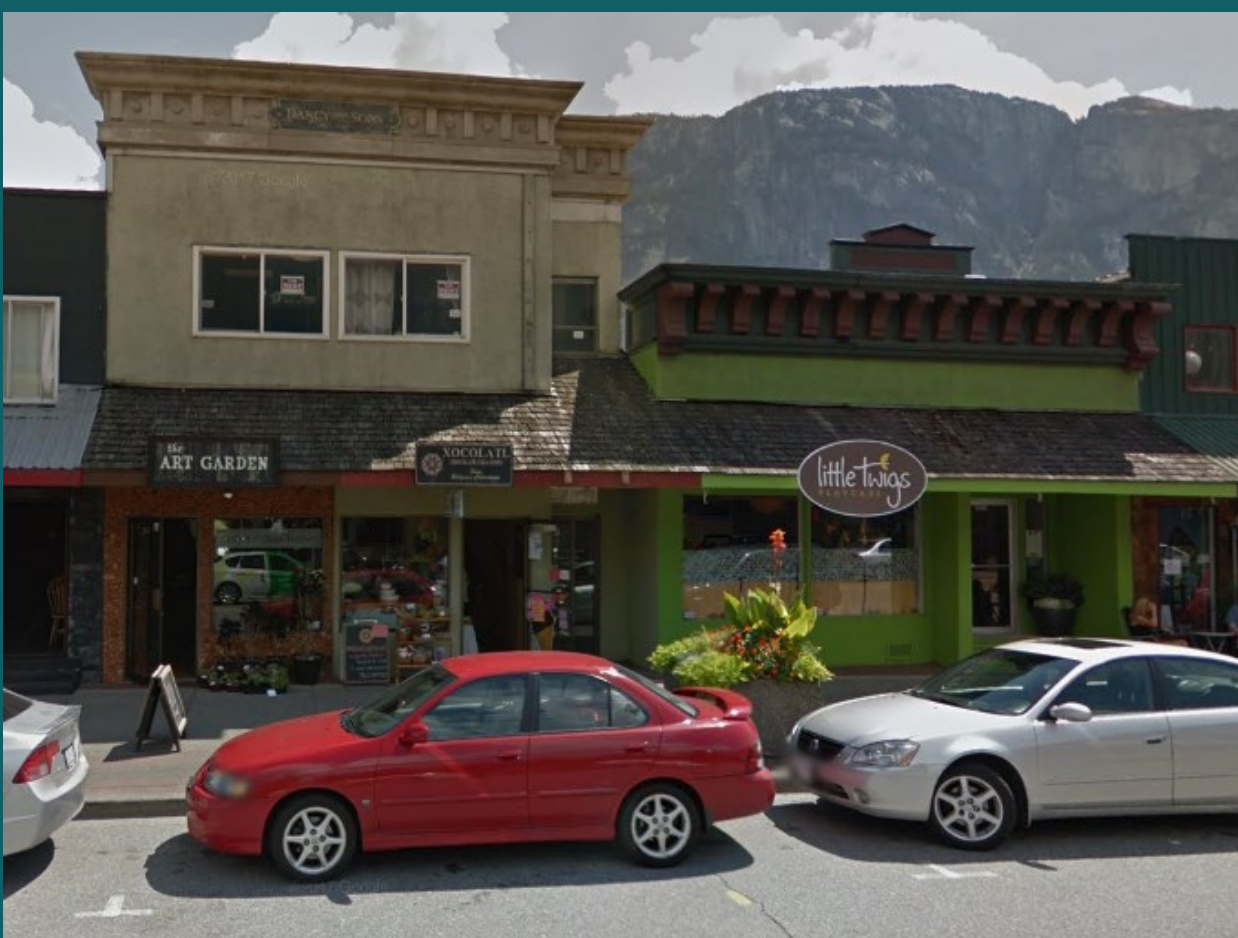
### Where:

Any new development fronting Cleveland (between Pemberton Ave and Main St)

### Why:

To maintain the existing “main street” or “high street” character.

To reflect the historical lot pattern of Cleveland which was originally subdivided into 25ft wide lots (in 1912)



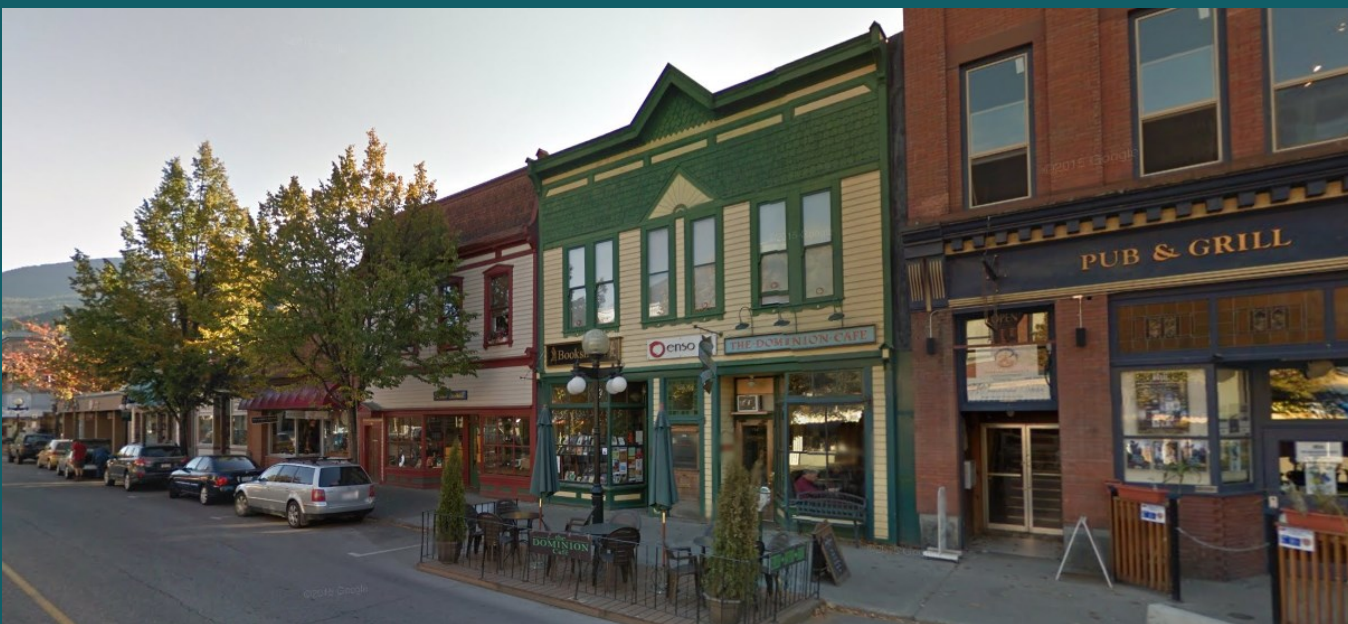
# Narrow frontages

## Supporting Info

Creates an identifiable shopping area, with unique “mom and pop” shops, less large chain stores:  
Cleveland Ave, Squamish



Baker Street, Nelson



Mackenzie Ave, Revelstoke

