

RULES OF MEASUREMENT

703.02 Determining Gross Floor Area

GFA is the sum of the horizontal areas of each floor of a building or structure, measured from the exterior faces of the exterior walls or from the centreline of a wall separating two (2) buildings, according to the following rules:

A. Included in Gross Floor Area

As defined above, GFA is deemed to include:

1. The floor area of atriums, shafts, elevator shafts and other open areas are only counted once.
2. Stairwells at each floor level.
3. Storage and equipment spaces.
4. Any covered space having a headroom of 2.1 m or more.
5. Half of the floor area of any floor split by the base reference plane.
6. Covered balconies enclosed on three (3) sides.
7. Habitable enclosed area on a rooftop, such as a penthouse dwelling unit, community room or similar enclosed space, used by residents, customers or employees.
8. All at and above and below-grade habitable space.
9. All at and above grade parking structures.

B. Excluded from Gross Floor Area

GFA does not include:

1. Standalone district cooling plants.
2. Any space permanently open to the sky; including semi-open fabric shading devices no closer than 0.5 m to the highest part of the building to which it is attached.
3. Projecting portions of balconies.
4. Below grade parking, loading and access;.
5. Elevated public walkways/skybridges connecting two (2) areas permanently accessible to the public.
6. Covered rooftop terraces and rooftop equipment enclosures to a maximum of 25% of the floor area of the roof level.
7. Uncovered rooftop terraces and rooftop equipment enclosures.
8. Statutory authority required spaces such as Transformer LV/HV rooms
9. Mechanical floors that are used solely for mechanical and/or electrical services.

703.03 Determining Floor Area Ratio

Floor Area Ratio (FAR) is the ratio of the gross floor area of all buildings on a plot to the total plot area of the plot upon which such buildings are located. To calculate FAR, gross floor area is divided by net plot area, and typically expressed as a decimal. For example, if the gross floor area of all buildings on a plot totals 200 sqm and the net plot area is 100 sqm, the FAR is expressed as 2.0.

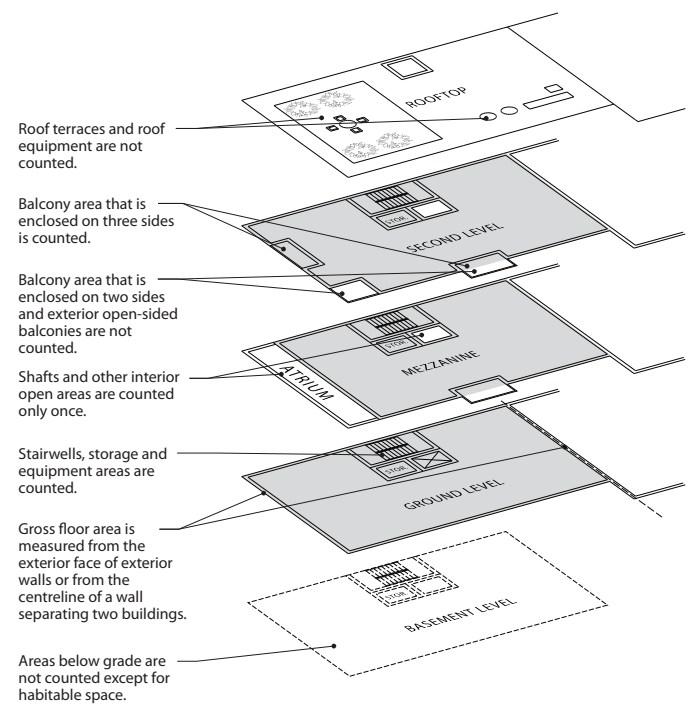


Figure 703.C: Determining Gross Floor Area.