

ESTIMATE OF OVERALL AVERAGE FLOOR SPACE RATIOS AND ESTIMATED
TOTAL WORKFORCE BY THE YEAR 2000 PERMITTED BY APPLICATION OF
CITY COUNCIL'S DECEMBER, 1971, FLOOR SPACE RATIO CODE TO THE
CENTRAL SPINE BUSINESS DISTRICT.

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Average Ratios estimated as likely to be achieved	Tank Stream <i>assume on site area 10,000 sq ft</i>	Mid-Town Hub	Brickfield Hill	Western Business & Parking	TOTAL POTENTIAL WORKFORCE
Average Basic FSR	5.3 ⁰ 5.0	5.0	6.0	4.0	
Average Bonuses Nos. 1 & 2	1.8 2.0	1.0	2.0	3.0	
Average Bonuses Nos. 3 & 4	0.15	0.25	0.25	0.2	
Average Bonus No. 5	1.0 ^{1.2}	1.5 <i>Low</i>	1.0 <i>Low</i>	0.1	
Average Bonus No. 6	0.15	0.05	0.05	0.05	
Average Gross FSR Achieved :					
(new definition) :	8.40	8.20	9.30	7.35	
(old definition) :	9.24	9.02	10.23	8.10	
Approximate Net Developable Area in Acres :	125	20	55	40	
Average Ratio of Office to Non - office Space	90:10	50:50	80:20	75:25	
Average Net Floor Space Per Office Worker of :-	Assuming: Net Floor Space per Office Worker one half Net Floor Space per Non - Office Worker and that Net Floor Space per Non-Office Worker remains constant.				
163.4 sq. ft. (1970)	209,000	24,000	90,000	49,000	372,366,000
200 sq. ft.	175,000	22,000	77,000	42,000	316,396,000
250 sq. ft. *1	144,000	20,000	65,000	36,000	265,278,000
260 sq. ft. @	140,000	20,000 19	65,000 63	35,000	257,258,000

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Current North American Standards for Office Workers

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60% increase in Floor Space Standard for Office Workers at
flat rate increase over current standards of 20% per annum
over 30 years.

Net to gross 75% old def
82 1/2% new def

ESTIMATE OF OVERALL AVERAGE FLOOR SPACE RATIOS AND ESTIMATED TOTAL WORKFORCE BY THE YEAR 2000 PERMITTED BY APPLICATION OF CITY COUNCIL'S DECEMBER, 1971, FLOOR SPACE RATIO CODE TO THE CENTRAL SPINE BUSINESS DISTRICT.

Average Ratios estimated as likely to be achieved	Tank Stream	Mid-Town Hub	Brickfield Hill	Western Business & Parking	TOTAL POTENTIAL WORKFORCE
Average Basic FSR	5.3	5.4	6.0	4.0	
Average Bonuses Nos. 1 & 2	1.8	1.0	2.0	3.0	
Average Bonuses Nos. 3 & 4	0.15	0.25	0.25	0.2	
Average Bonus No. 5	1.0	1.5	1.0	0.1	
Average Bonus No. 6	0.15	0.05	0.05	0.05	
Average Gross FSR Achieved :					
(new definition) :	8.40	8.20	9.30	7.35	
(old definition) :	9.24	9.02	10.23	8.10	
Approximate Net Developable Area in Acres :	125	20	55	40	
Average Ratio of Office to Non - office Space	90:10	50:50	80:20	75:25	
Average Net Floor Space Per Office Worker of :-	Assuming: Net Floor Space per Office Worker one half Net Floor Space per Non - Office Worker				
163.4 sq. ft. (1970)	209,000	24,000	90,000	49,000	372,800,000
200 sq. ft.	171,000	20,000	74,000	40,000	305,206,000
250 sq. ft. *	137,000	16,000	59,000	32,000	244,273,000
260 sq. ft. ♂	132,000	15,000	57,000	31,000	235,250,000

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Current North American Standards for Office Workers

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60% increase in Floor Space Standard for Office Workers at flat rate increase over current standards of 20% per annum over 30 years.

ESTIMATED
OF
AVERAGE
TOTAL

ESTIMATED OVERALL FLOOR SPACE RATIOS AND WORKFORCE BY
 CITY COUNCIL'S DECEMBER, 1971
 THE YEAR 2000 PERMITTED BY APPLICATION OF FLOOR SPACE RATIO CODE TO
 THE WHOLE OF EACH PRECINCT IN THE SPINE CENTRAL BUSINESS DISTRICT.

Average Ratios	Tank Stream	Mid-Town Hub	Brickfield Hill	Western Business & Parking	TOTAL POTENTIAL WORKFORCE
Av. Basic FSR Achieved	5.3	5.4	6.0	4.0	
Av. Bonus Nos. 1 & 2 (Diversity-Pedestrians)	1.8	1.0	2.0	3.0	
Av. Bonus Nos. 3 & 4 (Pedestrians-Amenities)	0.15	0.25	0.25	0.2	
Av. Bonus No. 5 (Parking Contribution)	1.0	1.5	1.0	0.1	
Av. Bonus No. 6 (Historic Preservation)	0.15	0.05	0.05	0.05	
Av. Total Gross FSR Achieved (new definition)	8.40	2	9.3	7.35	
(old definition)	9.24	9.0	10.23	8.1	
Approximate Net Developable Area (acres) in acres	125	20	55	40	
Av. Ratio Office to Non-office work force	90:10	50:50	80:20	75:25	
Net Floor Space Per Office Worker of :-	Assuming: Net Floor Space per Office Worker at 163.4 sq ft one half Net Floor Space per Non-Office Worker.				TOTAL WORKFORCE
163.4 sq. ft.	207,000	23,000	87,000	49,000	366,000
200 sq. ft.	172,000	20,000	74,000	42,000	306,000
250 sq. ft.	151,000	19,000	66,000	37,000	273,000
260 sq. ft.	137,000	18,000	60,000	35,000	250,000

* Based on: (a) Nett Floor Space being 75% of gross Floor Space (new definition)
 (b) 163.4 sq. ft. net floor space per office worker being equivalent to 200 office workers per unit of FSR per net site acre and on new definition of FSR.
 (c) Nett floor space per Non-office worker being 326.8 sq. ft (twice that per office worker on current standards)

** Current North American Standards for Office Workers @ 60% increase in Floor Space Standards for Office Workers

60% increase in Floor Space Standards for Office Workers at flat rate of 20% per annum over 30 years.

increase over current standards

ESTIMATED OVERALL FLOOR SPACE RATIOS AND WORKFORCE
 PERMITTED BY APPLICATION OF FLOOR SPACE RATIO CODE TO
 THE WHOLE OF EACH PRECINCT IN THE CENTRAL BUSINESS DISTRICT.

Average Floor Space FSR Estimates	Tank Stream	Mid-Town Hub	Brickfield Hill	Western Parking	
Av. Basic FSR	5.25	5.5	6.0	4.0	
Av. Bonus Nos. 1 & 2 (Diversity or Redevelopment Facilities)	1.75	1.0	2.0	3.0	
Av. Bonus Nos. 3 & 4 (Overpasses etc or Amenities)	0.2	0.2	0.4	0.2	
Av. Bonus No. 5 (Parking Contributions)	1.2	1.7	1.0	0.1	
Av. Bonus No. 6 (Historic Preservation)	0.2	0.1	0.05	0.05	
Av. Total Gross FSR (new definition)	8.6	8.5	9.45	7.35	
(old definition)	8.6 9.5	9.5	10.5	8.1	
Nett Developable Area (acres)	125	20	55	40	
Av. Ratio Office to Non-office work force	90:10	50:50	80:20	80:20	
Work force for Nett Floor Space Per Office Worker of 163.4 sq. ft.					TOTAL WORKFORCE
163.4 sq. ft.	207,000	23,000	87,000	49,000	366,000
200 sq. ft.	172,000	20,000	74,000	42,000	306,000
250 sq. ft.	151,000	19,000	66,000	37,000	273,000
261 sq. ft.	137,000	18,000	60,000	35,000	250,000

- * Based on (a) Nett Floor Space being 75% of (gross Floor Space new definition)
 (b) 163.4 sq. ft. (nett) floor space per office worker being equivalent to 200 office workers per unit of FSR per nett site acre and on new definition of FSR.
 (c) Nett floor space per Non-office worker being 326.8 sq. ft (twice that per office worker on current standards)

** Current North American Standards for Office Workers ~~at 60% increase in Floor Space Standards for Office Workers~~

60% increase in Floor Space Standards for Office Workers

1
9.3
1.93
10.23
1
7.35
7.35
8.085
1
8.4
1.84
9.24
1
8.2
7.82
9.02
1
8.6
1.86
9.46

ESTIMATED OVERALL FLOOR SPACE RATIO AND WORKFORCE
PERMITTED BY APPLICATION OF FLOOR SPACE RATIO CODE TO
THE WHOLE OF EACH PRECINCT IN CENTRAL BUSINESS DISTRICT.

Tank Stream Mid-Town Brickfield Western
 Hub Hill Parking

Av. Basic FSR	5.5	5.5	6.0	4.0
Av. Bonus Nos. 1 & 2	2.0	1.0	2.0	3.0
Av. Bonus Nos. 3 & 4	0.2	0.3	0.4	0.2
Av. Bonus No. 5	1.2	1.7	1.0	0.1
Av. Bonus No. 6	0.2	0.1	0.1	0.1

Av. Total Gross FSR

(new definition)	9.1	8.6	9.5	7.4
(old definition)	10.0	9.5	10.5	8.1

Nett Developable

Area (acres)	125	20	55	40
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Av. Ratio Office

to Non-office work force	90:10	50:50	80:20	80:20
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Work force ^{*} for
Nett Floor Space
Per Office Worker
of

TOTAL
WORKFORCE

163.4 sq. ft.	207,000	23,000	87,000	49,000	366,000
200 sq. ft.	172,000	20,000	74,000	42,000	306,000
250 sq. ft. [*] [*]	151,000	19,000	66,000	37,000	273,000
261 sq. ft. [*]	137,000	18,000	60,000	35,000	250,000

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200 office workers per unit of FSR per nett site acre and on new definition
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Average Ratios estimated as likely to be achieved	Tank Stream <i>As site</i> 10,000 sq. ft.	Mid-Town Hub <i>As site</i> 15,000 sq. ft.	Brickfield Hill <i>As site</i> 20,000 sq. ft.	Western Business & Parking	TOTAL POTENTIAL WORKFORCE
Average Basic FSR	5.0	5.5	6.0	4.0	
Average Bonuses Nos. 1 & 2	2.0 1.8	1.0	2.0	3.0	
Average Bonuses Nos. 3 & 4	0.15 0.2	0.25 0.3	0.30 0.4	0.2	
Average Bonus No. 5	1.2	1.7	1.0	0.1	
Average Bonus No. 6	0.15 0.2	0.05	0.05	0.05	
Average Gross FSR Achieved :					
(new definition) :	8.40	8.55 8.40	9.35	7.35	
(old definition) :	9.24	9.40 9.40	10.28	8.08	
Approximate Net Developable Area in Acres :	125	20	55	40	
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