

1 Kingsway - DE408303

Technical Analysis - C-3A District Schedule:

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size			45.26 m/46.3 m x 92.61 m/93.17 m
Site Area			3 781 m ²
FSR ¹	Outright 1.0 Conditional 3.0		Residential 1.94 Civic Centre <u>1.02</u> Total 2.96
Floor Area ¹	Outright 3 781 m ² Conditional 11 343 m ² Child Day Care 1 000 m ²		Residential 7 297 m ² Library 838.0 m ² Community Centre 2 917.2 m ² Retail Food Est. <u>109.4 m²</u> Total 11 161.6 m ² Child Day Care 820 m ² (exclusion from FSR)
Height ²	Outright 9.2 m (30 ft.) Guideline 21.3 m (70 ft.) Conditional unspecified		roof parapet 32.0 m (105 ft.) mech. roof 34.2 m (112 ft.)
Rear Yard and Setback ³		Community Ctr/Library 3.1m Residential 4.6/7.6 m	Community Ctr/Library 0.3 m Residential 8.3 m
Parking ⁴	Small Car (25%) 47	Residential 104 Community Ctr/Library 127 (for drop off see note ⁴) Child Care - drop off 6 - staff 2 Retail Food Est. <u>1</u> Total 240 (Disability 5) (Visitors' policy 10-20)	Residential 95+3 (98) Community Ctr/Library 76+2 (78) - drop off 6 Child Care - drop off 6 - staff 2 Retail Food Est. <u>1</u> Total 186+5=191 (Small Car 45) (Disability 5) (Visitors' 5)
Loading ⁵		Class A 0 Class B 2	Class A 1 Class B 1
Bicycles ⁶		Class A Non-Residential 8 Residential 124 Class B Non-Residential 6Residential 6	Class A Non-Residential 5 Residential 124 Class B Non-Residential 6 Residential 6
Balconies	Open 586.7 m ² Encl. (50% open) 293.3 m ²		Open 244.8 m ² Enclosed 241.8 m ²

¹ **Note on Floor Area, FSR and Child Day Care Exclusion:** The Development Permit Board may permit an increase in the maximum Floor Area up to 3 FSR (11 343 m²). Staff support this increase as discussed on p. 11 to 13.

Under section 4.7.3 (b) of the Zoning and Development By-Law, child day care uses may be excluded from the computation of Floor Area to a maximum of 1 000 m². Staff conclude the child daycare meets the needs of the local neighbourhood and is therefore supportable for FSR exclusion (see "Child Day Care", p. 11).

² **Note on Height:** Pursuant to the Central Broadway C-3A Guidelines, the Development Permit board may permit an increase in the height of the building beyond 9.2 m (30 ft.). The guidelines suggest a maximum height for this site of 21.3 m (70 ft.). Staff support this variation of the guidelines (see "Height & Views", p. 12).

³ **Note on Rear Yard and Setback:** Portions of the rear lane are still privately owned and have not been dedicated to the City for lane purposes even though they are used as a lane. The rear yard for the Community Centre and a portion of the Library is therefore deficient, as the rear yard setback may not be decreased in the absence of any lane. The Development Permit Board, in the exercise of its jurisdiction, may invoke Section 3.2.4 of the Zoning and Development By-law in any case where literal enforcement would result in unnecessary site specific hardship. Staff support this relaxation, given that the "lane" is unlikely to revert to private use, that the process for acquiring the lane is underway and that a setback at the rear of the site to comply with rear yard is not a desirable form of development (see discussion, p. 14). Building Processing Centre has commented that the public ownership of the lane must be resolved by the time of building occupancy (see Appendix B, Note B.1.2)

⁴ **Note on Parking:** Relaxations have been requested for residential and non-residential parking; these may be considered by the Development Permit Board under section 3.2.1 of the Parking By-law. Engineering Services has reviewed the parking requirements for this proposal in detail and confirms that the applicant's requested relaxations are supportable (see Engineering Services comments, p. 17-19). Each proposed disability space is being calculated as two standard spaces. Parking requirements for Child Day Care uses are calculated using the Childcare Design Guidelines at one drop-off stall for every eight full-time equivalent childcare spaces and a minimum of two spaces for staff.

Non-Residential: In consultation with Engineering Services, staff concur with the applicant's proposal for the provision of 93 parking spaces for Community Centre, Library and Retail Food uses. Engineering supports 7 of these spaces to be designated as drop off spaces (Condition A.2.10), 6 of which are to be reserved for exclusive day care use during peak drop off and pick up times (Condition A.1.15). Further, 2 of the 93 spaces are for the use of Child Day Care staff (Condition A.1.15).

Residential: Staff seek provision of residential parking in accordance with the East Side Residential Rate ("High Transit service") used in recent rezonings, which yields a requirement of 103 residential spaces. In addition, it is the policy of Engineering Services to seek visitor parking at a rate of 0.1 to 0.2 spaces per dwelling unit. Staff support a reduction of 5 visitor spaces provided that the remaining 5 spaces are pooled with the non-residential spaces outside the secured residential parking area, as currently shown on the drawings. Thus, the total requirement for residential uses is 98 spaces. (see Engineering Services comments, p. 17-19).

⁵ **Note on Loading:** Section 5.2.3 of the Parking By-law requires provision of 2 - Class B loading spaces. In consultation with Engineering Services, staff support reducing one of those spaces to a Class A loading space to be located in the underground parking, adjacent to the residential lobby. In that way, this Class A loading will also service residential loading to this rental building. See Engineering Services comments on p. 18 for further discussion.

⁶ **Note on Bicycles:** The Community Centre bicycle spaces include the Library, Community Centre, Gym/Fitness Centre, and Retail food service use. The number of bicycle spaces proposed is deficient with respect to Section 6 of the Parking By-law; Conditions A.1.2 seek compliance.

Technical Analysis - Central Broadway C-3A Guidelines:

	RECOMMENDED	PROPOSED
Section 3.2 Street Wall Height	New development should be built to a height that matches existing significant older buildings up to six storeys 21.3 m (70 feet) in height.	Development is at nine storeys and is at 105 feet in height. Staff find this an acceptable height for relaxation, as the elevation above sea level is approximately the same as the Metro Vista residential tower, and the Lee Building. See page 11 to 13 for further discussion on massing and height.