1030 WEST BROADWAY - TECHNICAL ANALYSIS

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size	-	-	125 ft. x 150 ft.
Site Area	-	-	18,750 sq. ft.
Floor Area ¹	overall 56,250 sq. ft.	-	School - Arts or Self Improvement 5,225 sq. ft. Retail 5,447 sq. ft. Residential 48,030 sq. ft. Total 58,702 sq. ft.
FSR ¹	outright 1.0 FSR conditional 3.0 FSR	-	School - Arts or Self Improvement 0.28 FSR Retail 0.29 FSR Residential 2.56 FSR Total 3.13 FSR
Balconies ²	enclosed 1,823 sq. ft. overall 3,646 sq. ft.	-	Open 1,997 sq. ft. Enclosed 2,851 sq. ft. Total 4,848 sq. ft.
Height ³	outright 30.2 ft. conditional unspecified max.	-	t.o. parapet wall 115 ft. t.o. elev. mach. rm. 119 ft.
Rear Yard	-	Residential 25 ft.	33 ft. (from the centre line of lane)
Parking⁴	-	School - Arts or Self Improvement 26 Retail 7	Commercial Standard 25 small car 13 disability 1 Total 39
		Total 33 Residential 79 Grand Total 112 disability spaces 3	Residential standard 66 small car 8 disability 2 Total 76 Grand Total 115 sp small car spaces 21
Bicycle Parking ⁵	-	CI. A CI. B School 2 0 Commercial 1 0 Residential 91 6 6 6	disability spaces 3 Class A Class B School 0 0 Commercial 0 0 Residential 87 0 Total 87 0
Loading	-	CI. A CI. B Retail 0 1 Residential 0 0 Total 0 1	Class A Class B Retail 1 1 Residential 0 0 Total 1 1
Amenity	10,000 sq. ft. (max.)	-	953 sq. ft.
Unit Type	-	-	studio 13 units one-bedroom 54 units two-bedroom 6 units Total 73 units

- Notes on Floor Area and FSR: The floor area proposed exceeds the maximum permitted. Standard Condition A.1.1 seeks compliance with the maximum permitted floor area in the C-3A District Schedule. FSR overages can reasonably be reduced through adjustment of alcoves, appurtenances and balconies.
- ² **Notes on Balconies:** Standard Condition A.1.2 seeks compliance with the maximum overall and enclosed balcony floor area in Section 4.7.3(a) and Section 4.7.4(a), respectively, of the District Schedule.
- ³ **Notes on Height:** The Development Permit Board may permit an increase in the height of the building beyond 30.2 ft. Pursuant to the Central Broadway C-3A Guidelines, the suggested height maximum for this site is 120 ft. A height of 115 ft. is proposed, which staff believe is supportable.
- ⁴ **Notes on Parking:** Standard Condition A.1.5 seeks compliance with the number of parking spaces designated for residential use.
- ⁵ **Notes on Bicycle Parking:** Standard Condition A.1.6 seeks compliance with the number of Class A and Class B Bicycle spaces as indicated in the Parking By-Law.