

# 1100 West Georgia Street – DE408377

## Technical Analysis:

	PERMITTED (MAXIMUM)		REQUIRED	PROPOSED				
Site Size	-		-	396 ft. x 131 ft. (nominal)				
Site Area	-		-	51,919 sq. ft. (survey)				
FSR <sup>1</sup>	General Office Live-Work	5.94	-	General Office Live-Work	5.83			
	Residential Units	3.68		Residential Units	3.97			
	Other Uses	3.19		Hotel	1.94			
	Total	12.81		Hotel Service Rms. (P1 & P6)	0.25			
	General Office Live-Work	5.94		Hotel Balconies	0.13			
	Residential (+10%)	4.05		Grocery Store	0.46			
	Other Uses	2.82		Retail Stores	0.08			
	Total	12.81		Restaurants	0.24			
				Spa	0.09			
				Mechanical	0.19			
			Total	13.18				
Floor Area <sup>1</sup>	Gen. Off. Live-Work	308,676 sq.ft.	-	General Office Live-Work	302,769 sq.ft.			
	Residential Units	191,066 sq.ft.		Residential Units	206,192 sq.ft.			
	Other Uses	165,258 sq.ft.		Hotel	100,507 sq.ft.			
	Total	665,000 sq.ft.		Hotel Service Rms. (P1 & P6)	13,086 sq.ft.			
	Gen. Off. Live-Work	308,676 sq.ft.		Hotel Balconies	6,576 sq.ft.			
	Residential (+10%)	210,173 sq.ft.		Grocery Store	23,981 sq.ft.			
	Other Uses	146,151 sq.ft.		Retail Stores	4,394 sq.ft.			
	Total	665,000 sq.ft.		Restaurants	12,305 sq.ft.			
				Spa	4,723 sq.ft.			
				Mechanical	9,982 sq.ft.			
			Total	684,515 sq.ft.				
Balconies <sup>2</sup>	Open	20,344 sq.ft.	-	Open	11,351 sq.ft.			
	Enclosed	20,344 sq.ft.		Enclosed	1,212 sq.ft.			
	Total	40,688 sq.ft.		Total	12,563 sq.ft.			
Height <sup>3</sup>	Top of Roof Slab	600.4 ft.	-	Top of Roof Level	600.2 ft.			
Bicycle Parking <sup>5</sup>	-		Cl. A	Cl. B	Class A	Class B		
			Hotel	3	6	3	6	
			Retail/Serv. Uses	5	6	15	0	
			Spa	2	6	2	0	
			Gen. Off. L-W	287	6	287	6	
			Residential	82	6	82	6	
			Total	379	30	389	18	
Loading <sup>6</sup>	-		Cl. A	Cl. B	Cl. C	Class A	Class B	Class C
			L-W/Resid.	-	1	-	-	1
			Hotel	n/r	2	n/r	n/r	1
			Spa	n/r	1	n/r	n/r	0
			Retail/Rest.	n/r	3	1	3	0
			Total		7	1	3	5
Passenger <sup>7</sup>	-		Cl. A	Cl. C		Class A	Class C	
			Hotel	2	0	0	0	
Amenity	33,254 ft. <sup>2</sup>		-			14,161 ft. <sup>2</sup>		

	PERMITTED (MAXIMUM)		REQUIRED		PROPOSED	
Parking <sup>4</sup>	General Office Live-Work	312	General Office Live-Work	265	General Office Live-Work	
	Residential	145	Residential	132	Standard	241
	Hotel	48	Hotel	29	Small Car	49
	Grocery Store	50	Grocery Store	42	Disability	7
	Retail Stores/Restaurants	17	Retail Stores/Restaurants	16	Visitor's	<u>11</u>
	Spa	<u>5</u>	Spa	<u>4</u>	Subtotal	308 --->308
	Total	<u>577</u>	Total	<u>488</u>	Residential	
					Standard	84
					Small Car	46
					Disability	2
					Visitor's	<u>3</u>
					Subtotal	135 --->135
					Hotel	
					Standard	34
					Small Car	13
					Disability	<u>1</u>
					Subtotal	48 ---> 48
				Grocery Store		
				Standard	41	
				Small Car	6	
				Disability	<u>2</u>	
				Subtotal	49 ---> 49	
				Retail Stores/Restaurants		
				Standard	15	
				Small Car	4	
				Disability	<u>1</u>	
				Subtotal	20 ---> 20	
	Small Car (15%) - Grocery Store	6		Spa	Standard	4
	Small Car (25%)	129		Small Car	<u>1</u>	
				Subtotal	5 ---> <u>5</u>	
				TOTAL	<u>565</u>	
			Disability	Spaces	Small Car - Grocery Store	6
			11		Small Car	113
					Disability Spaces	13
Unit Type	-		-		Hotel	
					<u>96</u> - sleeping units	
					96 units	---> 96
					General Office Live-Work	
					84 - one-bedroom	
					<u>143</u> - two-bedroom	
					227 units	---> 227
					Residential	
					62 - two-bedroom	
					<u>4</u> - three-bedroom	
					66 units	---> <u>66</u>
					Total Units	389

<sup>1</sup> **Note on FSR/Floor Area:** Maximum floor area for general office live-work and residential units may increase by an amount equal to not more than 10 percent, so long as the maximum floor area for the other use decreases by a corresponding amount and the total maximum floor area for both uses does not increase. Hotel service rooms in the underground parking levels and hotel balconies are not excludable from FSR. Encroaching buttresses (approximately 100 sq.ft.) from the adjacent church along the northwest property line are not included in the FSR summary. See Standard Condition A.1.1.

The applicant will be applying for a housekeeping text amendment, which staff support, that will request additional density to permit the density overage of approximately 19,515 sq.ft. (including a 350 sq.ft. enclosed balcony on the top floor). Staff note that the additional density will not change, or add to, the form of development proposed at the rezoning and that the majority of the overage is below grade. See Condition 1.6 and Standard Condition A.1.1.

<sup>2</sup> **Note on Balconies:** Under the pending CD-1 By-law, Council has deemed general office live-work to be a residential use for balcony exclusion from FSR purposes. Balconies in general office live-work units are included in this summary.

<sup>3</sup> **Note on Height:** Maximum building height excludes the mechanical penthouse, roof garden and roof.

<sup>4</sup> **Note on Parking:** Under the pending CD-1 By-law, Council has deemed general office live-work to be a residential use for parking requirements. Additional parking may be required for office, restaurant, lounge and retail floor area in conjunction with a hotel. See Standard Condition A.1.4.

Some spaces allocated for the grocery store do not meet the oversize standards stipulated in the CD-1. Staff support relaxing the sizes of these grocery spaces, where necessary. (See Engineering Comments, page 18)

<sup>5</sup> **Note on Bicycle Parking:** Under the pending CD-1 By-law, Council has deemed general office live-work to be a residential use for bicycle parking requirements. Six Class B bicycle spaces are required each for retail/service uses and spa. See Standard Condition A.1.7.

<sup>6</sup> **Note on Loading:** Under the pending CD-1 By-law, Council has deemed general office live-work to be a residential use for loading requirements only. Proposed loading for the project does not meet the requirements, but staff supports relaxations as follows: Staff will consider two Class A loading spaces to be shared between hotel and residential use in-lieu-of one additional Class B loading space. Staff supports the relaxation of one Class B loading space for the spa. Staff supports relaxation of one Class C loading space for the grocery and retail stores, noting an over-sized Class B space is provided. See Engineering Comments on Page 18 and Standard Condition A.1.5.

<sup>7</sup> **Note on Passenger:** Two Class A passenger spaces are required for hotel use. See Standard Condition A.1.6.