

788 Richards Street - DE408641

Technical Analysis:

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size			120 ft x 300 ft
Site Area			36,000 sq.ft
Floor Area ¹ (Area 'C')	Residential - Interim Policy 107,910 sq.ft - Density Bonus <u>75,000 sq.ft</u> 182,910 sq.ft Commercial (Interim Policy) 71,940 sq.ft Total 254,850 sq.ft		Residential - Market 182,910 sq.ft (incl. density bonus) Commercial - Grocery 41,408 sq.ft - Retail 11,706 sq.ft - Hotel <u>20,937 sq.ft</u> 74,051sq.ft Total 256,961 sq.ft Low cost housing replacement 24,639 sq.ft Total floor area 281,600 sq.ft
FSR ¹ (Area 'C')	Residential - Interim Policy 3.00 - Density Bonus <u>2.09</u> Total Residential 5.09 Commercial (Interim Policy) 2.00 Total 7.09		Residential - Market (incl. density bonus) 5.09 Commercial - Grocery 1.16 - Retail .33 - Hotel <u>.58</u> 2.07 Total 7.16 Low Cost Housing replacement .68 Total FSR 7.84
Height ²	Area B of the DD zone 300 ft. View cone 9.2.2 284.2 ft.		Top of mechanical room 284.8 ft.
Parking ³	Commercial - Grocery & Retail 53	Residential - Market 225 - Low Cost Housing <u>9</u> 234 Commercial - Grocery & Retail 49 - Hotel <u>15</u> 64 Total 298 Disability - Market Residential 4 - Low Cost Housing 1 - Grocery/Retail 3 - Hotel <u>1</u> 9	Residential - Market 265 - Low Cost Housing <u>12</u> 277 Commercial - Grocery & Retail 116 - Hotel <u>16</u> 132 Total 409 Disability - Market Residential 6 - Low Cost Housing 0 - Grocery/Retail 6 - Hotel <u>1</u> 13

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Parking (con't)	Small car (25%) - Market Residential 66 - Low Cost Housing 3 - Grocery/Retail 29 - Hotel 4 102		Small car - Market Residential 40 - Low Cost Housing 0 - Grocery/Retail 20 - Hotel 0 60 Visitors' - Market & Non-market Residential 47
Loading ⁴		Class B Class C Residential 1 0 Retail 3 1 Hotel 1 0 Total 5 1	Class B Class C Residential 1 0 Retail 3 1 Hotel 0 0 Total 4 1
Bicycle Parking ⁵		Class A - Residential 336 - Grocery/retail 7 - Hotel 1 - 344 Class B - Grocery/retail 6 - Hotel 0 - Residential 6 12	Class A - Residential 304 - Grocery/retail 6 - Hotel 1 - 311 Class B - Grocery/retail 0 - Hotel 0 - Residential 0 0
Balconies	Open 16,604 sq.ft. Enclosed 8,302 sq.ft.		Open 8,101 sq.ft. Enclosed 1,692 sq.ft.
Amenity	10,000 sq.ft. (max.)		Market: 4,380 sq.ft. (3 rd floor meeting, lounge, and exercise room) Non-mkt: 760 sq.ft. (2 nd floor lounge)

¹ **Note on Floor Area and FSR:** The Development Permit Board may, for any development which includes low cost housing, permit an increase in floor space ratio, subject to prior approval by City Council and the securing of a Housing Agreement to ensure the inclusion of the Low-Cost housing. Housing and Real Estate have negotiated a bonus of 75,000 square feet of market residential floor area for the conveyance of 20,088 sq.ft. of Low-Cost housing and the purchase of additional Low-Cost housing of 4,551 sq.ft. (for a total of 24,639 sq.ft.) to replace the Single Room Accommodation lost through the proposed demolition of the Passlin Hotel. Total increase in Floor Space is 99,639 sq.ft.

The commercial floor area exceeds the recommended interim policy of 2.00 FSR (71,940 square feet). Standard Condition A.1.1 seeks a reduction in the commercial floor area.

¹ **Note on Height:** Height is measured to the top of the mechanical room, as this room must be wholly within the view cone limit. Consequently, the height of the building is over the maximum permitted by the view cone. Standard Condition A.1.2 seeks a reduction in the building height.

² **Note on Parking:** The proposed number of commercial spaces is above the maximum permitted. Staff, upon consultation with Engineering Services, has suggested that the overage in parking be designated to residential uses (as visitor's parking), as it does not have a maximum limit. Standard Condition A.1.5 seeks this change.

The parking requirement for the Low-Cost housing is calculated at a rate of 1 space per 5 dwelling units. No disability spaces for this component have been provided. The Low-Cost housing spaces are physically separated from the market residential component by means of a secured gate, therefore calculated independently, it should require one disability space. Standard Condition A.1.3 seeks the provision of this space.

³ **Note on Loading:** The proposal is deficient by one loading bay for hotel uses. However, after consulting with Engineering Services, Staff have agreed to support the shared use of loading between the hotel and other commercial uses and therefore will not seek a dedicated hotel loading bay.

⁴ **Note on Bicycles:** The Class A grocery/retail bicycle and residential spaces proposed are deficient and no Class B bicycle spaces are provided for any of the uses. Standard Condition A.1.6 seeks the provision of these spaces.