

## 988 Richards Street – DE408280

### Technical Analysis

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size	-	-	125 ft. x 120 ft. (nominal)
Site Area	-	-	14,962 sq. ft. (survey)
FSR <sup>1</sup>	Basic (Area L1) 3.00 Heritage Density (10%) <u>0.30</u> Total 3.30	-	3.46
Floor Area <sup>1</sup>	Basic (Area L1) 44,886 sq. ft. Hrtge. Density (10%) <u>4,489 sq. ft.</u> Total 49,375 sq. ft.	-	51,734 sq. ft.
Balconies <sup>2</sup>	Open 1,975 sq. ft. Enclosed <u>1,975 sq. ft.</u> Total 3,950 sq. ft.	-	Open 1,643 sq. ft. Enclosed <u>1,219 sq. ft.</u> Total 2,862 sq. ft.
Height <sup>3</sup>	70 ft. (Area L1)	-	Top of Main Parapet Wall 86.15 ft. Top of Raised Parapet (west cnr.) 87.65 ft. Top of Metal Cornice 87.87 ft. Top of Roof Exit Stair 94.65 ft. Top of Elevator Machine Room 98.95 ft.
Parking <sup>4</sup>	78  Small Car (25% max.) 17	44  Disability 2	Standard 54 Small Car 10 (1 visitor's) Disability 3 Visitor's <u>4</u> Total 71  Small Car 10 Disability 3
Bicycle Parking	-	Class A 66 Class B 6	Class A 67 Class B 6
Loading	-	Class B n/r	Class B nil
Amenity	9,875 sq. ft.	-	nil
Unit Type	-	-	1 - Studio 36 - One-bedroom (21 units with loft) 1 - One-bedroom + den (unit with loft) 15 - Two-bedroom (2 units with loft) 53 units total

<sup>1</sup>**Note on FSR/Floor Area:** Proposed floor area exceeds the maximum permitted by 2,359 sq. ft. This includes the open area (approx. 700 ft.) at the front entrance of the building, stairs (approx. 1,269 sq. ft.) to the loft levels and elevator machine room, disqualified storage rooms (approx. 177 sq. ft.) over the maximum of 40 sq. ft. and the study room (approx. 64 sq. ft.) excluded as enclosed balcony. Compliance with the maximum permitted FSR/Floor Area is required. See Condition 1.2, and related Standard Condition A.1.1, which require FSR reduction in the form of more pronounced terracing to better mediate the adjacent streetwall to the north. Staff do not support the proposed exclusion of FSR associated with the main entry view slot at grade for pedestrians and residents, noting massing concerns outlined in Condition 1.2.

<sup>2</sup>**Note on Balconies:** Proposed balcony areas are approximate due to incomplete FSR overlays and conflicting information. See Standard Condition A.1.2.

<sup>3</sup>**Note on Height:** Section 4 (Height of Buildings) of the Downtown Official Development Plan limits the height of a building on a corner site with a frontage less than 175 ft., and located in Area L1, to a maximum of 70 ft. Heights are calculated based on revised elevations provided by the applicant, not elevations indicated on the drawings. See Standard Condition A.1.5. Staff are recommending a height relaxation under Section 3.2.4 of the Zoning and Development By-law noting an approximate 12 ft. crossfall along the interior property line for this relatively small site which completes development for this block. The Urban Design Panel supports the relaxation in accommodating the 10% heritage density transfer. Staff have requested a further reduction in height of 2.5 ft. under Condition 1.1.

<sup>4</sup>**Note on Parking:** Small car ratio and disability parking spaces are based on the number of parking spaces proposed.

**Applicable Guideline Technical Analysis - Downtown South Guidelines (excl. Granville Street):**

	PERMITTED (MAX.)	RECOMMENDED	PROPOSED	COMMENTS
<b>Low-rise Street Enclosure</b> <i>[Sec. 4.1.1(a)(i)]</i>	-	low-rise street enclosure buildings to be min. 30 ft. high	Richards/Nelson 85.6 ft.	<b>Relaxation required for overall building height.</b>
<b>Floor-to-Floor Heights</b> <i>[Section 4.1.4]</i>	maximum average floor-to-floor heights of 10 ft.	typical floor-to-floor heights generally between 8.5 ft. and 9.0 ft.	Levels 1 - 5 8.7 ft. Levels 6 - 8 9.8 ft.	Complies with the intent of the design guidelines.
<b>Front Yard &amp; Setbacks</b> <i>[Section 4.2.1]</i>	20 ft. ( $\leq$ 70 ft. height) no max. over 70 ft.	12 ft. for all heights	Richards Street 12.0 ft.	Complies with the intent of the design guidelines.
<b>Side Yard &amp; Setbacks</b> <b>Exterior Side</b> <b>Interior Side</b> <i>[Section 4.2.2]</i>	20 ft. ( $\leq$ 70 ft. height) no maximum for all heights	12 ft. for all heights 40 ft. ( $\geq$ 70 ft. height)	Nelson Street 12.0 ft. Interior ~0.5 ft.	<b>Further design development is required to provide effective transitional massing to the adjacent streetwall under condition 1.2.</b>
<b>Rear Yard &amp; Setbacks</b> <i>[Section 4.2.3(a)]</i>	- -	10 ft. ( $\leq$ 35 ft. height) 30 ft. ( $>$ 35 ft. height)	Lane ~0.2 ft.	Design response provides appropriate transition in massing for development across lane.
<b>Horizontal Angle of Daylight</b> <i>[Section 4.4]</i>	-	habitable rooms to have at least one window with unobstructed view of 50° or sum of 70° over a distance of 80 ft.	required - borrowed light at loft levels 2 and 5, interior den in loft 21 on level 4)	<b>Design development to ensure adequate natural daylight, and ventilation, given the Nelson Street environment, is required under condition 1.7.</b>
<b>Lower Floor of Building</b> <i>[Section 5.5.1(d)]</i>	-	main floor of residential units should be located approx. 3 ft. above grade	Richards Street ~1.5 ft. - 2.5 ft. Nelson Street ~1.5 ft. - 3.0 ft.	Complies with the intent of the design guidelines to the extent possible noting challenges of the site's slope.
<b>Awnings, Canopies, Recesses and Arcades</b> <i>[Section 5.6]</i>	-	weather protection to be provided over entrances to residential uses and encouraged where appropriate on non-retail streets	Individual canopies to ground oriented units and to central elevator core are provided.	Complies with the intent of the design guidelines.

	PERMITTED (MAX.)	RECOMMENDED	PROPOSED	COMMENTS
<b>Semi-Private Open Space</b> <i>[Section 7.2]</i>	-	residential units to provide an aggregate area of 50 sq.ft. per unit = 2,650 sq.ft.	~1,786 sq.ft.	Staff support the proposed area and location, noting that it does not strictly meet the requirements of the design guidelines, given the size of the site and challenging slope. Staff also acknowledge some additional amenity value in the form of the semi-public entry court of approximately 625 square feet.
<b>Private Open Space</b> <i>[Section 7.3]</i>	-	residential units to have access to a private outdoor space with a minimum depth of 6 ft.	required - some units do not have balconies and some balconies are less than 6 ft. in depth	<b>Design development to ensure compliance sought under condition 1.8.</b>

