

550 BUTE STREET - DE407110/1133 MELVILLE STREET - DE407782

- Technical Analysis Table: Area 'F' of the DD Zone

	PERMITTED (MAXIMUM) Combined Site (550 Bute Street and 1133 Melville Street)	REQUIRED	APPROVAL IN PRINCIPLE (Approved February 17, 2003)	PROPOSED	
				Development Site (550 Bute Street)	Adjacent Site (1133 Melville Street)
Site Size				132.00 ft. x 231.13 ft.	132.00 ft. x 231.00 ft.
				Total combined site size: 132.00 ft x 462.13 ft.	
Site Area				30,509 sq.ft.	30,492 sq.ft.
				Total combined site area: 61,001 sq.ft.	
Floor Area ¹	Residential 183,003 sq.ft. - Heritage 36,868 density transfer sq.ft. - Public amenity 29,250 bonus sq.ft. Total Residential 249,121 sq.ft. Commercial 244,004 sq.ft. - Hotel bonus 7,315 (15% of hotel room area) sq.ft. Total Comm. 251,319 sq.ft. Total 500,440 sq.ft.		<i>550 Bute St. site:</i> Residential 183,003 sqft - heritage 18,300 sqft - pub. amenity 29,250 sqft 230,553 sqft Commercial -retail 8,556 sqft -hotel 48,522 sqft -hotel bonus 6,098 sqft <i>1133 Melville St. site:</i> -office 186,926 sqft 250,102 sqft Total proposed area combined site: 480,655 sq.ft.	Residential 183,003 sq.ft. - heritage density 38,416 sq.ft. transfer - public amenity 29,250 sq.ft. bonus Residential total 250,669 sq.ft. Commercial - retail 7,443 sq.ft. - hotel 51,002 sq.ft. - hotel bonus 7,315 sq.ft. Commercial total 65,761 sq.ft. Total proposed 316,429 sq.ft.	Commercial - office 186,926 sq.ft.
				Total proposed residential 250,669 sq.ft. Total proposed commercial 252,687 sq.ft. Total proposed combined area 503,356 sq.ft.	
FSR ¹	Residential 3.00 - Heritage density .60 transfer (10%) - Public amenity .48 bonus (29,250 sq.ft.) Commercial 4.00 - Hotel bonus .12 of rooms (15%) Total 8.20		550 Bute St. site: Residential 6.00 - heritage .60 - pub. amenity .96 7.56 Commercial - retail .28 - hotel 1.60 - hotel bonus .20 2.08 Total 9.64 1133 Melville St. site: - commercial 6.13 Total proposed FSR combined site: 8.09	Residential 6.00 - Heritage density transfer 1.26 - Public amenity bonus .96 8.22 Commercial - retail .24 - hotel 1.67 - hotel bonus .24 2.15 Total 10.37	Commercial - Office 6.13
				Total proposed FSR combined site: Residential 3.00 - Heritage Density Transfer .63 - Public Amenity Bonus .48 Commercial 4.02 - Hotel Bonus .12 Total 8.25	

	PERMITTED (MAXIMUM) Combined Site (550 Bute Street and 1133 Melville St.)	REQUIRED	APPROVAL IN PRINCIPLE (Approved February 17, 2003)	PROPOSED (Development Site only - 550 Bute Street)
Height ²	Outright 300 ft. Discretionary Policy on High Buildings 400 ft.		Residential Tower - top of parapet 403.17 ft. - top of mech. rm. 413.55 ft. Hotel Tower - top of parapet 128.73 ft. - top of mech. rm. 139.49 ft.	Residential Tower - top of parapet 404.82 ft. - top of mechanical room 426.58 ft. - top of architectural appurtenance 463.65 ft. Hotel Tower - top of parapet 143.01 ft. (est.) - top of mechanical room 153.09 ft. (est.) - top of architectural appurtenance 159.40 ft. (est.)
Parking ³		Residential 265 Hotel 30 Public Amenity 6 Retail (max & min) 7 Required 308 (Disability 9)	Residential 346 Hotel 33 Public Amenity 6 Retail 8 Total 393 (Disability 8) Small Car (unknown)	Residential 270 Hotel 36 Public Amenity 6 Retail 7 Visitors' 24 Total 343 (Disability 11) Small Car 126 (37%)
Small Car 86 (25%)				
Loading ⁴		Residential 1 Hotel 1 Retail 1 P. Amenity 0 Total 3	Residential 0 Hotel 1 Retail 1 Public Amenity 1 Total 3	Residential 1 Hotel 1 Retail 1 Public Amenity 0 Total 3
Bicycles		Residential - Class A 290 - Class B 6 Hotel - Class A 2 - Class B 0 Retail, Service/Office - Class A 1 - Class B 0	Residential - Class A 325 - Class B 6 Hotel - Class A 2 - Class B 0 Retail, Service/Office - Class A 1 - Class B 0	Residential - Class A 304 - Class B 6 Hotel - Class A 3 - Class B 0 Retail, Service/Office - Class A 6 - Class B 0
Amenity	10,000 sq.ft. (max)		4,996 sq.ft. (Level 1 games room, Level 2 change room, weight room)	6,592 sq.ft. (Level 3 lounge, exercise rooms, Level 43 pool and hot tub)
Balconies	Open 20,054 sq.ft. Enclosed 10,027 sq.ft. (50% of open)		Open unknown Enclosed unknown	Open 11,052 sq.ft. Enclosed 8,789 sq.ft.

¹ **Note on Floor Area and FSR:** The development proposes a single site covenant with the adjacent site (1133 Melville). The existing FSR for the Melville Street site is 6.13. The development also proposes a hotel bonus. The Development Permit Board may allow an increase in the floor space for hotels up to a maximum of 15% of the hotel room area.

The proposal includes a heritage density transfer. The 10% heritage density transfer can be calculated on the permitted FSR of 7.0 minus any hotel uses. The proposal shows a heritage density transfer greater than that permitted (1,548 sq. ft. in excess). Standard Condition A1.1.1 seeks a reduction in this residential area overage. The donor sites are identified as 400 West Hastings and 310 Water Street. Staff understand that all of the needed density from 400 West Hastings is no longer available, and condition A1.1.2 seeks confirmation that alternate density has been secured.

The proposal includes a public amenity bonus, which was approved by Council on May 29, 2003 for 29,250 sq. ft. for providing 6,000 sq. ft. of public amenity space. (5,882 sq. ft. has been proposed.)

Overall, both the residential and commercial floor areas, including bonuses, are beyond the maximum permitted (1,548 sq. ft. residential and 1,368 commercial, for a total of 2,916 sq. ft. excess floor area). Standard Condition A1.1.2 seeks a reduction in the floor area.

² **Note on Height:** This sub area of the DD zone permits a height of 300ft. However, the 1997 Higher Buildings Policy identifies this site for consideration of a tower up to 400 ft. On July 29, 2004, City Council endorsed a height proposal for this development of up to 400 ft. The height of the building is at 404.82 ft and staff are seeking a reduction of the height of the building to not exceed 400 ft in Standard Condition A1.1.1. Height measurements for the hotel have been estimated, as insufficient information on the plans has been provided to calculate the height of the hotel. Standard Condition A1.1.8 seeks additional height information for the hotel.

Further, staff are supportive of the additional height sought for the wind screen as a decorative roof under Section 10.11.2 of the Zoning and Development By-law.

³ **Note on Parking:** The number of small car spaces is beyond 25% of the total number of spaces. Staff are seeking the development to provide no more than 25% small car spaces for this development (Standard Condition A1.7).

⁴ **Note on Loading:** Staff has recommended that all uses jointly share the three proposed Class B loading spaces through a shared use agreement, registered in Land Titles Office (Standard Condition A1.1.6).