

1201 WEST HASTINGS STREET – DE408040

? Technical Analysis(based on pending CD-1 by-law):

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED																								
Site Size	-	-	irregular																								
Site Area	-	-	2 940 m ²																								
Floor Area ¹	Grocery Store 2 352 m ² Resid./Gen.Off. Live-Work 17 640 m ² Total 19 992 m ²	-	Grocery Store 2 106 m ² Resid./Gen.Off. Live-Work 17 660 m ² Total 19 766 m ²																								
FSR ¹	Grocery Store 0.8 Resid./Gen.Off. Live-Work 6.0 Total 6.8	-	Grocery Store 0.72 Resid./General Office Live-Work 6.01 Total 6.73																								
Balconies ²	Open 1 365 m ²	-	Open 1 376 m ²																								
Height ³	Maximum 83.8m Relaxed 91.4m Top Floor Plates - 50% of typical floor plate (average of Levels 7 - 28) 302 m ²	-	Top of Parapet Wall 83.8 m Top of Guardrail (west side) ~84.9 m Top of Sloping Roof 89.8 m Top of Elevator Machine Room 91.4 m Top Floor Plate (Amenity) 312 m ²																								
Parking ⁴	Grocery Store 47 General Office Live-Work 7 Residential 286 Total 340 Small Car Grocery Store (15% of required) 5 Other Uses (25% of provided) 73 Total 78	Grocery Store 39 Gen. Office Live-Work 6 Residential 208 Total 253 Disability Spaces 8	Grocery Store: Standard 30 Small Car 5 Disability 5 Subtotal : 40 General Office Live-Work: ? Residential: Standard 252 Small Car 24 Visitor's: Standard 11 Small Car 2 Disability 2 Subtotal : 291 Total: 40 + 291 = 331 Small Car Spaces 31 Disability Spaces 7																								
Bicycle Parking ⁵	-	<table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></td> <td style="text-align: center;">Class A</td> <td style="text-align: center;">Class B</td> </tr> <tr> <td>Grocery Store</td> <td style="text-align: center;">3</td> <td style="text-align: center;">6</td> </tr> <tr> <td>Office/Resid.</td> <td style="text-align: center;">175</td> <td style="text-align: center;">6</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">178</td> <td style="text-align: center;">12</td> </tr> </table>		Class A	Class B	Grocery Store	3	6	Office/Resid.	175	6	Total	178	12	<table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></td> <td style="text-align: center;">Class A</td> <td style="text-align: center;">Class B</td> </tr> <tr> <td>Grocery Store</td> <td style="text-align: center;">3</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Gen. Office/Resid.</td> <td style="text-align: center;">175</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">178</td> <td style="text-align: center;">0</td> </tr> </table>		Class A	Class B	Grocery Store	3	0	Gen. Office/Resid.	175	0	Total	178	0
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Amenity	-	-	322 m ²																								
Unit Type	-	-	One-bedroom 26 One-bedroom + den 2 Two-bedroom 106 Three-bedroom 2 Two-bedroom + den (TH live-work) 4 Total 140																								

¹**Note on Floor Area/FSR:** Combined general office live-work and residential FSR exceeds the maximum allowed and must be reduced to comply. See Standard Condition A.1.1.

²**Note on Balconies:** Calculations of the balcony areas have not been provided. The proposed figure is taken from the applicant's statistics. The maximum balcony area allowed is based on the total residential floor area provided and does not include general office live-work area. Proposed total open balcony area exceeds the maximum allowed and must be reduced to comply. See Standard Condition A.1.2.

³**Note on Height:** Maximum height may be increased by the Development Permit Board, subject to consideration of design criteria and resulting impacts under Section 6.1 of the pending CD-1 By-law. Level 30 (amenity) must be no greater than 50% of a typical floor plate, excluding mechanical equipment. See Standard Condition A.1.3.

⁴**Note on Parking:** Parking has not been designated or provided for general office live-work use. Clarify floor area of general office live-work uses and provide required parking. See Standard Condition A.1.4. A total of eight (8) disability spaces (four for residential users and four for grocery store users) are required. See Standard Condition A.1.5.

⁵**Note on Bicycle Parking:** Class B bicycle spaces are required for grocery store and general office live-work/residential uses. See Standard Condition A.1.6.

⁶**Note on Clothing Locker:** Where Class A bicycle spaces are required for a non-dwelling use (grocery store), clothing lockers are required. See Standard Condition A.1.7.