

1211 MELVILLE STREET – DE408162

Technical Analysis: Area ‘G’ of the DD Zone

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size			Irregular: Melville frontage 231 ft. Bute frontage 173 ft.
Site Area ¹			32,667 sq. ft.
Floor Area ²	Overall 196,002 sq. ft. Heritage Transfer (Residential) 19,600 sq. ft. Total 215,602 sq. ft.		Retail 12,921 sq. ft. Residential 183,079 sq. ft. Overall 196,000 sq. ft. Heritage Transfer (Residential) 19,590 sq. ft. Total 215,590 sq. ft.
FSR ²	Overall 6.0 FSR Heritage Transfer (Residential) 0.6 FSR Total 6.6 FSR		Retail 0.4 FSR Residential 5.6 FSR Overall 6.0 FSR Heritage Transfer (Residential) 0.6 FSR Total 6.6 FSR
Balconies	Overall 16,196 sq. ft. Enclosed 8,098 sq. ft.		Open 9,497 sq. ft. Enclosed 6,180 sq. ft. Total 15,677 sq. ft.
Height ³	Area ‘G’ 300.0 ft.		Top of Parapet Wall 339.4 ft. Top of Elevator Mach. Rm. 369.4 ft.
Parking ⁴	Retail 15 sp	Retail 13 sp Residential 252 sp Total 265 sp Disability Spaces 6 sp	Retail Standard 9 sp Small Car 0 sp Disability 2 sp Residential Standard 272 sp Small Car 24 sp Disability 8 sp Total 325 sp Small car spaces 24 sp Disability spaces 10 sp
Bicycle Parking		Cl. A Class B Retail 2 sp 6 sp Residential 186 sp 6 sp Total 188 sp 12 sp	Cl. A Cl. B Retail 2 sp 6 sp Residential 190 sp 6 sp Total 192 sp 12 sp
Loading ⁵		Cl. A Class B Retail 0 2 sp Residential 0 1 sp Total 0 3 sp	Cl. A Cl. B Retail 0 2 sp Residential 0 0 sp Total 0 2 sp
Amenity	10,000 sq. ft. (max.)		7,620.0 sq. ft.
Unit Type			One-bedroom 2 units Two bedroom 78 units Two-bedroom +den 53 units Three-bedroom 12 units Three-bedroom +den 4 units Total 149 units

Note: Staff do not carry out detailed technical checks on preliminary applications. Figures shown are supplied by the applicant.

Technical Analysis Notes:

- ¹ **Note on Site Area:** Standard condition **Error! Reference source not found.** seeks submission of a legal survey to verify the site size.
- ² **Notes on Floor Area and FSR:** Heritage density floor area must be secured at the time of the complete application in order for this additional floor area to be granted for this application.
- ³ **Note on Height:** Staff support some height relaxation on the basis of the overall slimness of the tower (refer to Built Form and Massing, p. **Error! Bookmark not defined.**)
- ⁴ **Note on Parking:** Standard condition **Error! Reference source not found.** seeks provision of one additional parking space designated for retail use to be in compliance with Section 4.3.1 of the Parking By-law.
- ⁵ **Note on Loading:** Standard condition **Error! Reference source not found.** seeks provision of a total of 3 Class B loading spaces to be in compliance with Section 5.2 of the Parking By-law.