

# 1455 HOWE STREET – DE408522

## Technical Analysis:

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size	-	-	285 ft./298 ft. x 120 ft./121 ft.
Site Area	-	-	34,960 sq. ft. (survey plan)
Uses	Dwelling Units 151 General Office Live-Work 4	-	Dwelling Units 134 General Office Live-Work 4 Total 138
FSR <sup>1</sup>	4.95	-	Residential 4.77 Amenity Spaces 0.09 Exterior Corridor (3rd floor) 0.03 General Office Live-Work 0.21 Total 5.10
Floor Area <sup>1</sup>	173,052 sq. ft.	-	Residential 166,838 sq. ft. Amenity Spaces 3,219 sq. ft. Exterior Corridor (3rd floor) 921 sq. ft. General Office Live-Work 7,283 sq. ft. Total 178,261 sq. ft.
Balconies <sup>2</sup>	13,347 sq. ft.	-	Open 6,924 sq. ft.+ Enclosed 5,601 sq. ft.- Total 12,525 sq. ft.?
Height	299.87 ft./30 storeys	-	Tower 30 storeys Top of Parapet Wall 297.42 ft. Top of Cornice 299.74 ft.
Setbacks <sup>3</sup>	-	South 9.8 ft. East 12.1 ft. North 9.8 ft. West 0.3 ft.	South 9.5 ft. East 12.0 ft. North ? ft. West 0.5 ft.
Parking <sup>4</sup>	Residential 212 General Office 11 Total 223  Small Car (25% max.) 50	Residential 185 General Office 11 Total 196  Disability Spaces 5	Residential / Live-work: Standard 155 Small Car 42 Disability 5 Sub-Total 202  General Office: 0
Bicycle Parking <sup>5</sup>	-	Class A Class B Residential 173 6	Class A Class B Residential 175 0
Loading <sup>6</sup>	-	Class B Residential 1 General Office 1 Total 2	Class B Residential 1 General Office 0 Total 1
Unit Type	-	-	TOWNHOUSES 3 - One-bedroom 17 - Two-bedroom 2 - Three-bedroom 22 Units  TOWER 1 - Studio 30 - One-bedroom 78 - Two-bedroom 3 - Three-bedroom 112 Units  4 - One-bedroom (General Office Live-Work) Total 22 + 112 + 4 = 138 Units

<sup>1</sup>**Note on FSR/Floor Area:** Proposed floor area exceeds the maximum allowable by approximately 5,208 sq.ft. It includes amenity spaces (3,219 sq.ft.), covered exterior corridor (921 sq.ft.) on the third floor and roof decks (920 sq.ft.) for general office live-work units, none of which are excludable from FSR. Storage rooms that exceed 40 sq.ft. do not qualify for exclusion from FSR. Figures used for floor areas are from the applicant's statistics. See Standard Condition A.1.1.

<sup>2</sup>**Note on Balconies:** Enclosed balconies on the third and fifth floors do not meet the intent and requirements of the Balcony Enclosure Guidelines and therefore do not qualify for exclusions from FSR. Roof decks adjacent to general office live-work units must be included in FSR. Figures used for balcony areas are from the applicant's statistics. See Standard Condition A.1.2.

<sup>3</sup>**Note on Setbacks:** Proposed setbacks are scaled from the plans where possible. Setbacks need to be shown on the plans. See Standard Condition A.1.3. The north setback is measured to the ultimate north property line.

<sup>4</sup>**Note on Parking:** General office standard is used to calculate parking requirements for the four live/work units, since it has a higher parking standard than residential. The application indicates no separation of parking by use as required. Staff support the applicant designating up to 20 stalls for visitor/live-work that can be accessed separately off the lane (Condition 1.7).

<sup>5</sup>**Note on Bicycle Parking:** Residential is used since it has a higher bicycle parking standard than general office live-work. Six Class B bicycle spaces are required. See Standard Condition A.1.4.

<sup>6</sup>**Note on Loading:** Two Class B loading spaces are required, one for residential and one for general offices. Staff support the relaxation of one Class B loading space, given that the anticipated office area is expected to be less, with the live/work option. See also Engineering Comments p. 13.