

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED		
			Development Site Site "B" (2055 Yukon Street)	Heritage Building Site Site "A" (450 West 2 <sup>nd</sup> Avenue)	
Site Size			Irregular		
Site Area			21,644 sq.ft.	10,200 sq.ft.	
			Total combined site 31,844 sq.ft.		
Floor Area <sup>1</sup>	Outright 31,844 sq.ft.		Retail 4,268 sq.ft.	Existing Auto Repair 10,738 sq.ft.	
	Conditional 95,532 sq.ft.		Restaurant 4,525 sq.ft. Artist live/work 75,400 sq.ft. Total 84,193 sq.ft.		
			Total proposed area combined site 94,931 sq.ft.		
FSR <sup>1</sup>	Outright 1.00		Retail/Rest. .41	Existing Auto Repair 1.05	
	Conditional 3.00		Artist live work <u>3.48</u> 3.89		
				Total proposed FSR: Combined Site	
				Retail/Restaurant .28 Artist live work <u>2.36</u> 2.64 (Site B) Commercial <u>.34</u> (Site A) Total 2.98	
Unit Type			One-bedroom 81		
Height <sup>2</sup>	Outright 30.18 ft.		Top of parapet 97.45 ft.	Top of arch. appurtenance 105.62 ft.	
	Conditional Unspecified		Top of mechanical room 104.62 ft.		
Parking <sup>3</sup>		Retail 5	Retail/Restaurant		
		Restaurant 5	Standard 5		
		(Disability Spaces required 0)	Small Car 14		
			Disability <u>2</u>		
		10	21 (includes 7 covenanted spaces)		
		(Covenanted spaces: -existing auto repair 10 -future rest./retail 7)	Artist live work		
		Artist live work 101	Standard 86		
		(Disability Spaces required 3)	Small Car 8		
			Disability <u>4 (+3)</u>		
			98 (+3) = 101		
	Small Car 30 (25% max.)	Total <u>111</u>	Total 119 (+3) = 122		
		Disability 3	Small car spaces total 22 (18%)		
			Disability spaces total 6		
Bicycles		Class A Class B	Class A Class B		
		Retail/Rest. 1 6	Retail/Rest. 3 6		
		Artist live work <u>67</u> <u>6</u>	Artist live work <u>68</u> <u>6</u>		
		Total 68 12	Total 71 12		
Loading <sup>4</sup>		Class A Class B	Class A Class B		
		Retail/Rest. 0 2	Retail/Rest. 0 1		
		Artist live work <u>0</u> <u>2</u>	Artist live work <u>0</u> <u>1</u>		
		Total 0 4	Total 0 2		
Amenity	10,000 sq.ft. (max.)		992 sq.ft. (Main floor Gallery and Common Room,		

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED	
			Development Site Site "B" (2055 Yukon Street)	Heritage Building Site Site "A" (450 West 2 <sup>nd</sup> Avenue)
			Second floor Workshop	
Balconies <sup>5</sup>	Open 5,951 sq.ft. Enclosed 2,976 sq.ft.		Open 3,705 sq.ft. Enclosed 3,811 sq.ft.	

<sup>1</sup> **Note on Floor Area and FSR:** The total FSR and Floor Area is based on the development site (2055 Yukon Street) and the adjacent Heritage site (450 West 2<sup>nd</sup> Avenue). A single site covenant is proposed to secure additional density for the development site (Condition 1.1). See also Note on Balconies with respect to additional information regarding FSR.

<sup>2</sup> **Note on Height:** The proposed height is beyond the outright G-3A limit of 30.18 ft. set by the G-3A District Schedule. The Development Permit Board may permit an increase in the height of a building to an unspecified maximum under section 4.3 of the Schedule. The guidelines for this sub-area suggest a maximum height of 90 ft. for this site (See discussion on pp. 9 - 10)

<sup>3</sup> **Note on Parking:** The number of Artist Live-work parking spaces has been calculated using a double-counting of the required number of handicap parking spaces in accordance with Section 4.1.14 of the Parking By-law, thereby the proposal meets the required number of overall parking spaces. It should be noted that the existing Heritage (Nye) Building (450 West 2<sup>nd</sup> Avenue) provides no on-site parking. Staff is seeking a single site covenant for the parking to be provided on the development site for this building (Condition 1.1). The parking requirement for this building (for auto repair use) would require 10 spaces. Future use of the Nye Building would require 7 parking spaces, should retail or restaurant uses be proposed. This number represents a reduced parking requirement, based on a ratio of .40 of the required By-law amount, negotiated through Heritage staff.

Staff seek a reduction of the number of small car spaces allotted to retail/restaurant uses to achieve a ratio of not more than 40% of the provided retail/restaurant spaces (see Condition A.2.15).

<sup>4</sup> **Note on Loading:** Loading spaces are deficient by two Class B spaces. Engineering Services supports the relaxation of the loading requirement to two Class B spaces, provided these spaces are shared between the commercial and Artist Live-work uses. An existing loading bay is retained on the Heritage building site (450 West 2<sup>nd</sup> Avenue).

<sup>5</sup> **Note on Balconies:** The area of enclosed balconies exceeds the maximum permitted for exclusion from the calculation of FSR. Exclusions are based on the residential floor area provided. The overage amount of 829 sq.ft. has been added to the calculation of Floor Area and FSR. Several units have multiple enclosed balconies; Standard Condition A.1.1 seeks to reduce the number of enclosed balconies to one per unit.