

2228 West Broadway - DE407977

Technical Analysis:

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size			450 ft. x 125 ft.
Site Area			56,250 sq.ft.
Floor Area ⁵	Overall 168,750 sq.ft.		Commercial ⁵ 56,630 sq.ft. Residential <u>112,112 sq.ft.</u> Total 168,742 sq.ft.
FSR	Outright - 1.0 FSR Conditional - 3.0 FSR		Commercial 1.0 FSR Residential <u>2.0 FSR</u> Total 3.0 FSR
Balconies	Overall 8,969.0 sq.ft. Enclosed 4,484.5 sq.ft.		Open 4,484.5 sq.ft. Enclosed <u>4,484.5 sq.ft.</u> Total 8,969.0 sq.ft.
Height ¹	Outright - 30.2 ft. Conditional - unspecified maximum		t/o Parapet (bldg 1) 78.5 ft. t/o Parapet (bldg 2) 72.1 ft. t/o Parapet (bldg 3) 57.0 ft.
Rear Yard ²	Residential Setback 15 ft.		15 ft. to the building 9 ft. to residential balconies
Parking ³		Commercial 202 sp Residential <u>149 sp</u> Total 351 sp Disability Spaces 8 sp	Commercial Standard 193 sp Small Car 37 sp Disability 10 sp Disability Bonus <u>4 sp</u> Subtotal 244 sp Residential Standard 124 sp Small Car 10 sp Disability 7 sp Disability Bonus <u>4 sp</u> Subtotal 145 sp Grand Total 389 sp Small car spaces 47 sp Disability spaces 17 sp
Bicycle Parking		Class A Class B Retail 7 sp 6 sp Residential <u>168 sp</u> <u>6 sp</u> Total 175 sp 12 sp	Class A Class B Retail 10 sp 8 sp Residential <u>168 sp</u> <u>6 sp</u> Total 178 sp 14 sp
Loading ⁴		Cl. A Cl. B Cl. C Retail 0 4 2 Residential <u>0</u> <u>1</u> <u>0</u> Total 0 sp 5 sp 2 sp	Cl. A Cl. B Cl. C Retail 4 3 0 Residential <u>3</u> <u>0</u> <u>0</u> Total 7 sp 3 sp 0 sp
Amenity	10,000 sq.ft. (max.)		1,182 sq.ft.
Unit Type			Studio 1 unit One-bedroom 86 units Two-bedroom 44 units Three-bedroom <u>3 units</u> Total 134 units

Note: The applicant should note that staff do not carry out detailed technical checks on preliminary applications. Figures shown are as supplied by the applicant.

¹ **Note on Height:** The Development Permit Board may permit an increase in the height of the building beyond 30.2 ft. Pursuant to the guidelines adopted by Council July 7, 2004, heights up to 70 ft. can be considered. The proposed height is slightly above the guidelines, however staff consider this to be supportable (see discussion p. 10).

² **Note on Rear Yard Setback:** Residential balconies project into the rear yard. Standard condition A.1.5 seeks compliance with the residential Rear Yard Setback as indicated in the C-3A District Schedule of the Zoning and Development By-law.

³ **Note on Parking:** Standard condition A.1.4 seeks compliance with the residential parking requirement as indicated in the Parking By-law.

⁴ **Note on Loading:** Loading requirements have been assessed under Section 5.2 of the Parking By-law. Staff support a loading relaxation/trade off as follows (refer to Engineering Comments on p.14 and Condition 1.4):

	Class A	Class B	Class C
Retail	4	2	2
Residential	3	0	0
Total	7	2	2

⁵ **Note on Commercial Area:** The Commercial space in this preliminary application is demised as follows:

Commercial Use	Area (Sq. Ft.)
Drug Store	33,900
Grocery Store	21,526
Retail Unit	634
Common Loading	570
Total	56,630 sq. ft.

Broadway-Arbutus C-3A and 2000 Block West 10th Avenue (North Side) Guidelines

	RECOMMENDED	PROPOSED
Section 4.3 <i>Height and Massing</i>	On Broadway 30 ft. (min) 67% of site frontage 55 ft. 50% of site frontage 70 ft.	On Broadway max. 32.0 ft. 58% (301.5 ft.) of site frontage max. 57.0 ft. 39% (225 ft.) of site frontage max. 78.5 ft.