

## 538 SMITHE STREET – TECHNICAL ANALYSIS

• **Technical Analysis - DD Zone, Area 'L1':**

	PERMITTED	REQUIRED	PROPOSED
Site Size			125 ft. x 120 ft.
Site Area			15,000 sq.ft.
FSR <sup>1</sup>	<div>Area 'L1' 3.00</div> <div>Heritage Density Transfer (10%) <u>0.30</u></div> <div>Total 3.30</div>		<div>Residential 3.00</div> <div>Heritage Density Transfer <u>0.30</u></div> <div>Balcony overage <u>.03</u></div> <div>Total 3.33</div>
Floor Area <sup>1</sup>	<div>Area 'L1' 45,000 sq.ft.</div> <div>Heritage Density Transfer (10%) <u>4,500 sq.ft.</u></div> <div>Total 49,500 sq.ft.</div>		<div>Residential 45,000 sq.ft.</div> <div>Heritage Density Transfer <u>4,500 sq.ft.</u></div> <div>Balcony overage <u>443 sq.ft.</u></div> <div>Total 49,943 sq.ft.</div>
Height <sup>2</sup>	70 ft.		<div>Top of amenity roof 79.0 ft.</div> <div>Top of mech. roof 89.5 ft.</div>
Parking <sup>3</sup>	<div>Max. 82</div> <div>Small Car (25%) 12</div>	<div>Min. 44</div> <div>(Disability 2)</div>	<div>43+2=45</div> <div>(Disability 2)</div> <div>(Small Car 9)</div> <div>(Visitors' 4)</div>
Bicycles <sup>4</sup>		<div>Class A 75</div> <div>Class B 6</div>	<div>Class A 76</div> <div>Class B 2</div>
Amenity	9,900 sq.ft.		1,405 sq.ft. (1 <sup>st</sup> floor amenity room, roof top amenity room)
Balconies <sup>1</sup>	<div>Open 3,942 sq.ft.</div> <div>Enclosed 1,971 sq.ft.</div>		<div>Open 2,191 sq.ft.</div> <div>Enclosed 2,194 sq.ft.</div>

<sup>1.</sup> **Note on Floor Area and FSR and Balconies:** The application seeks a 10% increase in allowable floor area through a transfer of Heritage Density in accordance with Section 3.12 of the DODP. A donor site has not been identified to date; Condition A.1.7 seeks confirmation of the source of the heritage density.

Analysis of the plans indicates that the floor area exceeds the maximum allowable by approximately 443 square feet due to the overage in the maximum permitted enclosed balconies, which has been added to the computation of floor area. Standard Condition A.1.1 seeks to reduce the amount of enclosed balconies, thereby complying with the maximum permitted floor area.

<sup>2.</sup> **Note on Height:** The proposed height is beyond the maximum permitted for this site. Staff support the relaxation of the 70 ft. height limit to 79 ft. as proposed for the rooftop amenity room under Section 3.2.4 of the Zoning and Development By-law.

<sup>3.</sup> **Note on Parking:** Each disability parking space has been counted as two parking spaces for the purpose of satisfying the minimum required number of parking spaces, as per Section 4.1.14 of the Parking By-law. Visitors' spaces have not been labelled; however, the location of the security gate suggests four (4) spaces are provided. Standard Condition A.1.2 seeks denotation of these spaces on the drawings.

<sup>4.</sup> **Note on Bicycles:** No Class B (visitors') bicycle spaces have been provided, and Standard Condition A.1.3 seeks the provision of these spaces.

- **Downtown South Design Guidelines:**

	RECOMMENDED	PROPOSED
<b>Section 4.1.1</b> <i>Low Rise Street Enclosure</i>	Low Rise Street Enclosure should provide a minimum 30 ft. in height.	Low Rise Street Enclosure is at 35.7 ft. The proposal complies.
<b>Section 4.1.2</b> <i>Tower Height</i>	The maximum discretionary height is at 300ft. (as per Downtown South Guidelines). However, Section 4 of the DODP restricts height of a building on a corner site with a frontage less than 175 ft. to not exceed 70 ft.	The building height is at 79 ft. Staff conclude that the additional height of the rooftop amenity room is acceptable and support the relaxation of the 70 foot height limit to 79 feet as proposed.
<b>Section 4.1.3</b> <i>Tower Width and Floor Plate Size</i>	The maximum floor plate of any tower will be limited to 6,500 square feet.	The floor plate is measured at 7,394 sq.ft. for the 3rd floor, down to 5,455 sq.ft. for the 7th floor. The proposal complies.
<b>Section 4.2.1</b> <i>Front Yard and Setbacks</i>	A minimum front setback for buildings in New Yaletown should be 12 ft., with a maximum of 20 ft.	A front setback of 12ft. has been provided.
<b>Section 4.2.2</b> <i>Side Yard and Setbacks</i>	Exterior side yard setbacks for buildings in New Yaletown should be 12 ft., with a maximum of 20 ft.	Exterior yard setbacks of 12ft. have been provided.
<b>Section 4.2.3</b> <i>Rear Yard and Setbacks</i>	Rear yard setbacks for buildings over 35ft. in height (ie the tower) should have a minimum 30ft. dimension, and no maximum dimension.  On a corner site, a building element of a minimum height of 30 ft. and a maximum height of 70 ft. should be extended at the flanking street along the rear property line. This element should extend down the lane for a minimum distance of 40 ft. and a maximum distance of 110 ft.	No rear yard setback has been provided for this corner site. Staff support this condition for a small corner site.  A building element ranging from 54.3 ft to 27.78 ft in height extending at the flanking street along the rear property line of at least 56' 10" in length. The proposal complies.
<b>Section 4.4</b> <i>Horizontal Angle of Daylight</i>	All habitable rooms should have at least 1 window on an exterior wall forming an angle of 50 degrees, or 2 angles with a sum of 70 degrees, over an unobstructed distance of 80ft.	All habitable rooms have at least 1 window on an exterior wall forming an angle of more than 50 degrees over an unobstructed distance of 80 ft. The proposal complies.
<b>Section 5.5.1</b> <i>Lower Floors of Buildings</i>	Residential units on the ground floor should locate the main floor level approximately 3 ft. above grade.	Residential units on the ground floor have the main floor ranging from 1.7' to 4' above grade. Staff find this grade difference acceptable on this sloping site.
<b>Section 5.6</b> <i>Awnings, Canopies Recesses, and Arcades</i>	Weather protection on the order of 10 ft. or more in depth is generally appropriate.	The main entrance is recessed into the building by approximately 6 ft. along with a canopy. The proposal complies.
<b>Section 7.1</b> <i>Semi-Private Open Space</i>	Residential developments should provide an aggregate size of 50 sq.ft. per unit or more	An aggregate area of approximately 76 square feet per unit of Semi-Private open space including the ground level child play area and roof top terrace, has been provided. The proposal complies.
<b>Section 7.3</b> <i>Private Open Space</i>	Residential units should have access to a private outdoor space with a minimum single horizontal dimension of 6 ft.	Private outdoor space of a minimum 6 ft. horizontal dimension has been provided. The proposal complies.
<b>Section 8.2</b> <i>Streetscape Setback</i>	In New Yaletown, the minimum required 12 ft. building setback should accommodate the second row of trees and the display gardens.	A 12 ft. setback has been provided to accommodate the second row of trees. The proposal complies.