

## 2520 Manitoba Street - DE408554

### Technical Analysis:

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size <sup>1</sup>	–	–	45.3 m x 37.7 m
Site Area <sup>1</sup>	–	–	1 698 m <sup>2</sup>
Use <sup>2</sup>	Dwelling units in conjunction with retail uses conditionally permitted		51 dwelling units in conjunction with a retail use
Floor Area <sup>3</sup>	Outright 1 698 m <sup>2</sup> Conditional 5 094 m <sup>2</sup>		Commercial 1 084 m <sup>2</sup> Residential <u>3 988 m<sup>2</sup></u> Total 5 072 m <sup>2</sup>
FSR <sup>3</sup>	Outright 1.00 Conditional 3.00		Commercial 0.64 Residential <u>2.35</u> Total 2.99
Balconies	Open 319 m <sup>2</sup> Enclosed 160 m <sup>2</sup>		Open 269 m <sup>2</sup> Enclosed: 0 m <sup>2</sup>
Height <sup>4</sup>	Outright 9.2 m Conditional unspecified		Top of Parapet Wall 21.3 m Top of Elev. Mach. Rm. 25.5 m
Parking <sup>5</sup>		Commercial 19 spaces  Residential <u>57 spaces</u>  Total 76 spaces  Disability 3 spaces  Small car (25%max) 19 spaces	Commercial Standard 13 spaces Small Car 2 spaces Disability 1 space  Residential Standard 55 spaces Small Car 5 spaces Disability 1 space  Total 77 spaces  Total Small car 7 spaces Total Disability 2 spaces
Bicycle <sup>6</sup> Parking	–	Class A Class B Retail 1 6 Residential <u>64</u> <u>6</u> Total 65 12	Class A Class B Retail 0 0 Residential <u>71</u> <u>0</u> Total 71 0
Loading <sup>7</sup>	–	2 Class B loading spaces	1 Class B loading space
Amenity	1 000 m <sup>2</sup>	–	97.5 m <sup>2</sup>
Unit Type	–	–	One-bedroom 33 units Two-bedroom <u>18 units</u> Total 51 units

**Note to Applicant:** Staff do not perform detailed technical checks for preliminary development applications. The figures shown have been provided by the applicant.

- <sup>1</sup> **Note on Site Size and Site Area:** Standard Condition A.1.1 seeks the provision of a legal survey in order to verify the site size and property dimensions.
- <sup>2</sup> **Note on Use:** Standard Condition A.1.2 seeks clarification of the proposed “retail” use. The technical review has been based on a retail store use.
- <sup>3</sup> **Note on Floor Area and FSR:** Standard Condition A.1.3 seeks confirmation that the proposed FSR does not exceed a maximum of 3.00.
- <sup>4</sup> **Note on Height:** The Development Permit Board may permit an increase in the height of the building beyond 9.2 m pursuant to the Central Broadway C-3A Urban Design Guidelines. The suggested maximum height for this site is 70 ft. (21.3 m). Given the significant view interests, staff recommend heights below the suggested maximum (See Condition 1.1). Standard Condition A.1.4 seeks clarification of the proposed building height.
- <sup>5</sup> **Note on Parking:** Standard Conditions A.1.5 and A.2.6 seek provision of the required number of disability parking spaces, as well as complete dimensions of all parking spaces to ensure compliance with the applicable provisions of the Parking By-law. Fulfillment of the commercial parking requirement will be reviewed with the complete Development Application.
- <sup>6</sup> **Note on Bicycle Parking:** Standard Condition A.1.7 seeks the required number of Bicycle Parking spaces in accordance with the Parking By-law.
- <sup>7</sup> **Note on Loading :** Pursuant to Section 5 of the Parking By-law, the proposed use for this site requires a total of two (2) Class B loading spaces, whereas one (1) space is proposed. Standard Condition A.1.6 seeks compliance with Section 5.