

Technical Analysis: C-3A District Schedule

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size			157 ft. x 110 ft.
Site Area			17,272 sq. ft.
FSR ¹	Outright 17,272 sq. ft. Conditional 51,816 sq. ft. Heritage Density Transfer (10%) 5,182 sq. ft. Total 56,998 sq. ft.		Residential 51,816 sq. ft. Heritage Density Transfer 5,182 sq. ft. Total 56,998 sq. ft.
Floor Area ¹	Outright 1.00 Conditional 3.00 Heritage Density Transfer (10%) 0.30 Total 3.30		Residential 3.00 Heritage Density Transfer 0.30 Total 3.30
Rear Yard ²		15.00 ft.	12.0 ft.
Height ³	Outright 30.2 ft. Conditional unspecified		Top of roof parapet 100.00 ft. Top of mechanical room 105.26 ft.
Parking	Small Car 22 (25% max)	87 (Disability 3)	87 (Visitors' 4) (Disability 3) (Small Car 19) 22%
Bicycles ⁴		Class A 79 Class B 6	Class A Class B 4
Amenity	10,000 sq. ft. (max.)		2,084 sq. ft. (library, exercise, and amenity room on Ground floor)
Balconies	Open 4,560 sq. ft. Enclosed 2,280 sq. ft.		Open 2,281 sq. ft. Enclosed 2,278 sq. ft.

¹ **Note on FSR and Floor Area:** The Development Permit Board may permit an increase in the maximum FSR up to 3.00 and may also permit a transfer of heritage density through Section 4.7.5 of the Zoning and Development By-Law. The proposal is seeking a 10% Heritage Density Transfer (5,182 sq.ft.), with the donor site being identified as 310 Water Street. See discussion on page 9.

² **Note on Rear Yard:** The proposed rear yard setback is deficient and Standard Condition A.1.2 seeks compliance with the rear yard setback of the C-3A District Schedule.

³ **Note on Height:** The proposed height is beyond the outright C-3A limit of 30.2 ft. The Development Permit Board may permit an increase in the height of a building to an unspecified maximum under Section 4.3 of the District Schedule. The Burrard Slopes C-3A Design Guidelines suggest a maximum height of 100 ft.

⁴ **Note on Bicycles:** The number of Class A and B bicycle spaces are deficient and Standard Condition A.1.9 seeks to provide the required number of spaces in accordance with the Section 6 of the Parking By-law.