

Project Data Table

The following data table compares the proposal with the existing S-1 Zone – Limited Service District and a Zone Standard. An asterisk is used to identify where the proposal does not meet the requirements of the Zone Standard.

Zoning Criteria	Proposal	Existing Zone S-1	Zone Standard	DCAP
Site area (m ²) – minimum	4,152.00	n/a	n/a	n/a
Density (Floor Space Ratio) – maximum	4.85:1*	1.5:1	3:1	3:1
Total floor area (m ²) – maximum	20,132.00*	6,228.00	12,456.00	12,456.00
Height (m) – maximum	65.75*	15.00	43.00	45.00
Storeys – maximum	19*	n/a	n/a	15
Rooftop Structure projection (m) (max.)	6.40*	n/a	5.00	n/a
Setback from roof edge (m) (min.)	0.00*	n/a	3.00	n/a
Roof coverage (%) (max.)	44.00*	n/a	20.00	n/a
Setbacks (m) – minimum				
Front (Cook St.)	0.0	3.0 (corner lot)	0.0	3m (tower)
Side (Yates St)	0.0	n/a	0.0 (0-8m in height)	3m (tower)
	8.0*		10.0 (>18m in height)	
Side (View St) –	3 (0-18m)	n/a	0.0 (0-18m in height)	3m (tower)
	5.32* (>18m)		10.0 (>18m in height)	
Side (North, internal)	3.6 (0-5m)	n/a	0.0 (0-5m in height)	n/a
	3.6* (>18m)		10.0 (> 18m in height)	
Rear (north portion)	0.4* (0-5m)	n/a	0.0 (0m-5m in height)	10m (tower)
	9.5 (>5m)		8.0 (> 5m in height)	

Zoning Criteria	Proposal	Existing Zone S-1	Zone Standard	DCAP
Rear (south portion)	5.0 (0-5m)	n/a	0.0 (0m-5m in height)	10m (tower)
	5.0* (>5m)		8.0 (> 5m in height)	
Parking – Residential (min.)	125*	130	130	n/a
Parking – Commercial (min.)	67*	80	80	n/a
Accessible - standard residential/commercial	6	6	6	n/a
Accessible - van residential/commercial	3	2	2	n/a
Visitor parking included in the overall units – minimum	18	18	18	n/a
Accessible - standard visitor	1	0	0	n/a
Accessible - van visitor	1	1	1	n/a
Bicycle parking stalls – long term (min.)	261	238	238	n/a
Bicycle parking stalls – short term (min.)	52	35	35	n/a