

# Comparison between Rezoning & DP Submission

## Form of Development

Council has agreed to the form of development outlined in the Rezoning Report. The Development permit is a more worked out version of this document. Input from Marketing, Interior Designers, and other consultants has led to some revisions that will be outlined in the following pages:

## Overall FSR Area

While the overall FSR area for the Hornby Site reaches the target density overall. 21,226 sf of residential area has moved from Tower 02 (Sub Area B) to Tower 01 (Sub Area A). The current CD-1 caps residential area for each Sub-area based on the amounts of residential FSR shown in the Rezoning document. The Applicants are applying for a text amendment to the rezoning to allow this transfer to occur.

## Rationale for Area transfer from Tower 02 to Tower 01

Through design development of Suite layouts, an optimal mix was established that allows for a large number of smaller units providing a range of housing choices for buyers. Efficiency is key for these smaller units; so many of the complex jogs in the fenestration have been reduced or eliminated. This has simplified the building's expression (a request from previous UDP meetings and has allowed for optimal layouts.

The Typical Floor plate dimensions, width and length have remained the same, as well as separation between buildings on the site. It has just been a matter of filling in some of the crevices in the plan. This has resulted in an increase of the average tower plate by 315 sf. But overall including mechanical levels at roof, new mezzanine for loading bays at grade in lane, Tower 01 has grown by a total of 21,226 sf.

## Building Height

One of the conditions of the Rezoning is to bring the height of Tower 02 down so that its appurtenance does not enter in to the View cone. This will result in a 9' loss of height, basically 1 level needs to be removed at roughly 7000 sf per level. The remaining 14,000 sf will be removed from the Tower's floor plate resulting in a skinnier building with less impact on its neighbors. This will allow more design flexibility when we get into the development permit of this phase.

## Bulk Storage for Suites

Staff have noted that 133 units in Tower 01 are without bulk storage in their suites. They have asked that we identify as part of this Text Amendment where we intend to locate the missing bulk storage. To meet this objective we have redesigned the parking levels P1 Mezzanine, P1 & P2. The sloping nature of the site allows us to expand the P1 Mezzanine, this allows us to move P2 Bike parking to P1 Mezzanine and P1; improving the Bike facilities and providing a zone of Unit storage at P2 for the 133 units without bulk storage in their suite.

This revision yields no change to Density

## FSR Area Comparison REZONING to DP

note: all values in SF

	Tower 01	Tower 02	Total	
<b>Residential</b>	Rezoning FSR	<b>408,337</b>	<b>203,455</b>	<b>611,792</b> sf
	DP FSR	429,603	182,189	611,792 sf
	Difference	<b>21,266</b>	<b>(21,266)</b>	-
<b>Commercial</b>	Rezoning	<b>67,034</b>	<b>47,016</b>	<b>114,050</b> sf
	DP	66,936	47,114	114,050 sf
	Difference	(98)	98	-
<b>Total</b>	Rezoning	<b>475,371</b>	250,471	<b>725,842</b> sf
	DP	496,539	229,303	725,842 sf
	Difference	21,168	(21,168)	-

## Breakdown of 21,266 sf of increased Residential Area found in Tower 01

	Rezoning	DP	Difference	
<b>Res. Areas in Levels 6-Roof</b>	437,241	455,996	18,755	sf
<b>Res. Areas in Levels 1-5</b>	3,740	6,366	2,626	sf
<b>Res. Exclusions</b>	32,644	32,759	115	sf
<b>Residential FSR in Project</b>	<b>408,337</b>	<b>429,603</b>	<b>21,266</b>	sf

	Tower 01	Tower 02	Total	
<b># of Units</b>	DP	479	336	815
	Rezoning	469	341	810
	Difference	10	(5)	5

## EXISTING CD-1

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### Density

5.1 The floor area for all uses must not exceed the maximum floor area set out in the table below.

Sub-Area	Maximum Floor Area
A	44,166.1 m <sup>2</sup> [475,415 sq. ft.]
B	23,264.2 m <sup>2</sup> [250,422 sq. ft.]
Total	67,430.3 m <sup>2</sup> [725,837 sq. ft.]

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5.2 Uses are limited as follows:

- (a) Grocery or drug store is limited to a maximum floor area of 1,858 m<sup>2</sup> [20,000 sq. ft.].
- (b) In sub-areas A and B combined, office, retail and service uses are limited to 10,595.3 m<sup>2</sup> [114,050 sf].
- (c) In sub-area A, a maximum of 37,934.5 m<sup>2</sup> [408,337 sq. ft.] of residential use may be provided.
- (d) In sub-area B a maximum of 18,901.0 m<sup>2</sup> [203,455 sq. ft.] of residential use may be provided.

## NEW WORDING FOR CD-1

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### Density

5.1 The floor area for all uses must not exceed the maximum floor area set out in the table below.

Sub-Area	Maximum Floor Area
A	46,130.02 m <sup>2</sup> [496,539 sq. ft.]
B	21,302.90 m <sup>2</sup> [229,303 sq. ft.]
Total	67,432.93 m <sup>2</sup> [725,842 sq. ft.]

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5.2 Uses are limited as follows:

- (a) Grocery or drug store is limited to a maximum floor area of 1,858 m<sup>2</sup> [20,000 sq. ft.].
- (b) In sub-areas A and B combined, office, retail and service uses are limited to 10,595.3 m<sup>2</sup> [114,050 sf].
- (c) In sub-area A, a maximum of 39,911.43 m<sup>2</sup> [429,603 sq. ft.] of residential use may be provided.
- (d) In sub-area B a maximum of 16,925.90 m<sup>2</sup> [182,189 sq. ft.] of residential use may be provided.