

RE: 9149 HUDSON STREET – DE407997

Technical Analysis

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Use	3.2.1 - Public Authority		Public Authority
Site Size			Irregular
Site Area			71 000 m ²
Floor Area	71 000 m ²		19 172 m ²
FSR	1.0		0.27
Height	30.5 m		Top of Parapet Wall 21.8 m Top of Chiller Roof Top Unit 24.3 m
Rear Yard (west)		3.1 m	3.1 m
Parking ¹	335 Small Car 78 (25% max.)	207 Disability Spaces 4	313 Small car spaces undetermined Disability spaces 4
Bicycle Parking		Class A 19	Class A 30
Loading ²		Class B 9	Class B 2

¹ **Note on Parking:** The required parking for this use is to be determined by the Director of Planning in consultation with the City Engineer. Staff, in consultation with Engineering Services, have recommended a minimum of 207 spaces, and a maximum of 335 spaces, as determined by the report prepared by Ward Consulting Group. (See Engineering Services commentary on page 13) The scale of the submitted plans is insufficient to determine the provided number of small car spaces. Standard Condition A.1.1 seeks confirmation of the provided parking spaces, and clarification of the number of small car spaces and visitors' spaces.

² **Note on Loading:** Pursuant to Section 5 of the Parking By-law, the proposed use of this site requires a total of nine Class B loading spaces, whereas two spaces are proposed. Standard Condition A.1.3 seeks clarification of the provided loading spaces and compliance with Section 5, or submission of a request for relaxation, with a supporting rationale.