

ARTICLE 53

SUBSTITUTE MOTION
PRESENTATION

REMY MACALUSO

80 BROADWAY

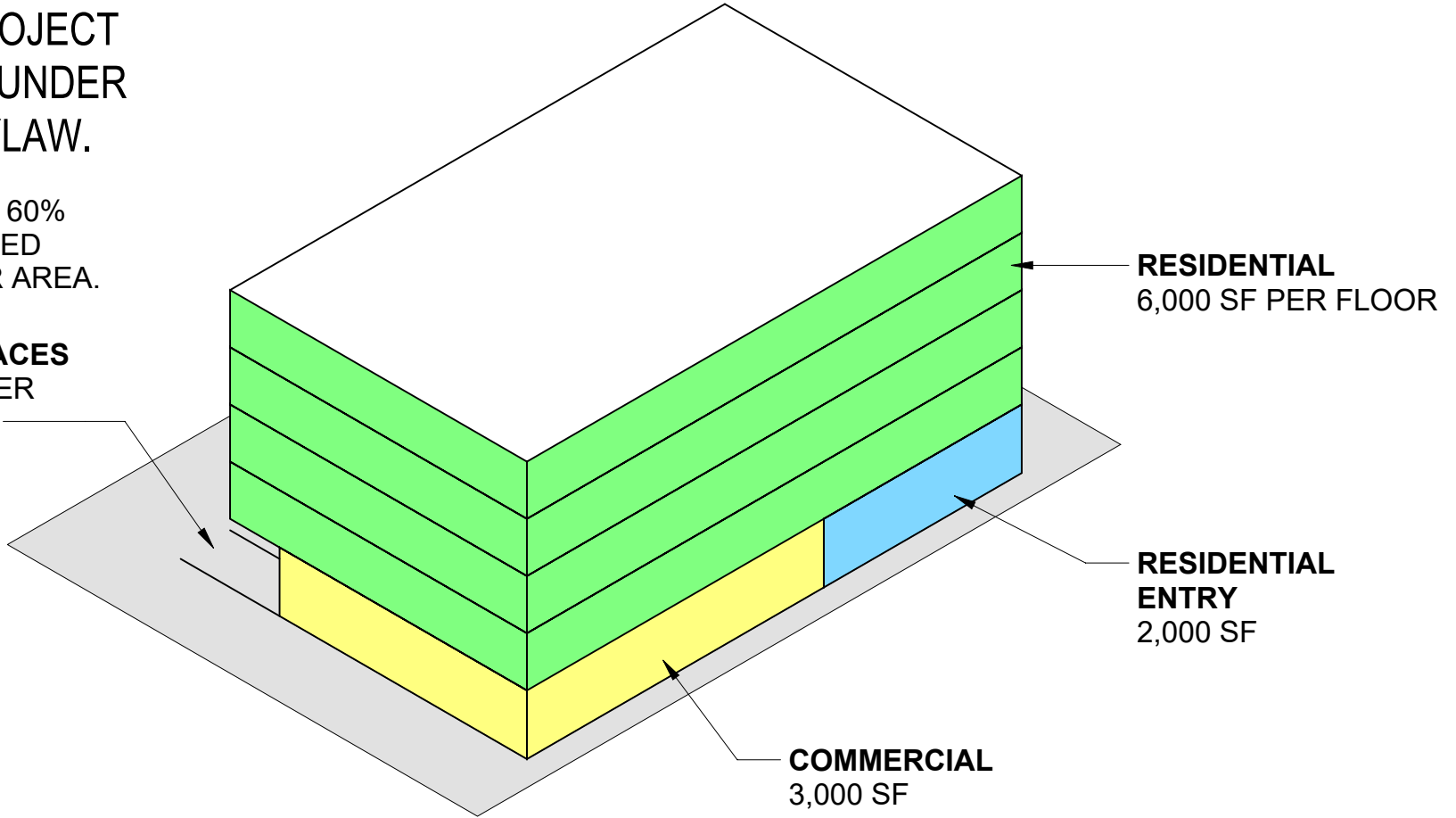


ARTICLE 53 PRESENTATION
MACALUSO SUBSTITUTE MOTION
5.12.2026

EXAMPLE PROJECT ALLOWABLE UNDER CURRENT BYLAW.

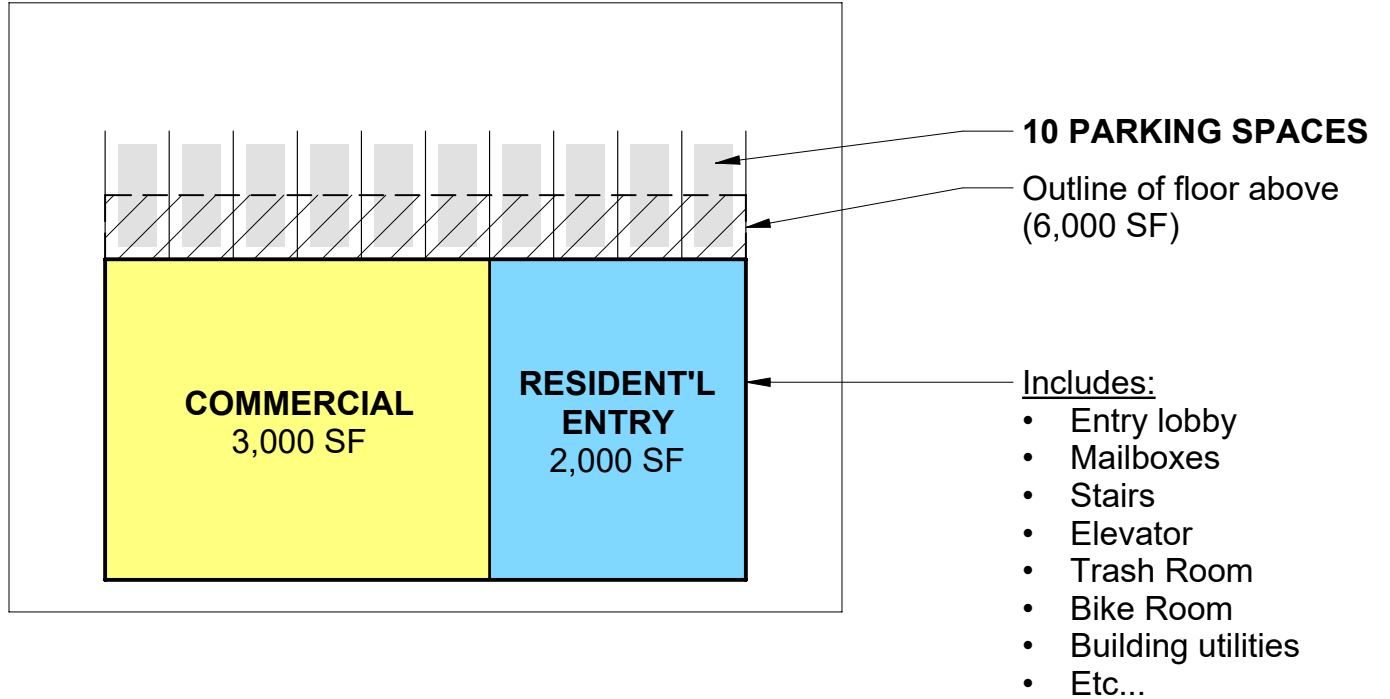
COMMERCIAL IS 60%
OF THE ENCLOSED
GROUND FLOOR AREA.

10 PARKING SPACES
PARTIALLY UNDER
FLOORS ABOVE



EXAMPLE PROJECT ALLOWABLE UNDER CURRENT BYLAW.

COMMERCIAL IS 60%
OF THE ENCLOSED
GROUND FLOOR AREA.

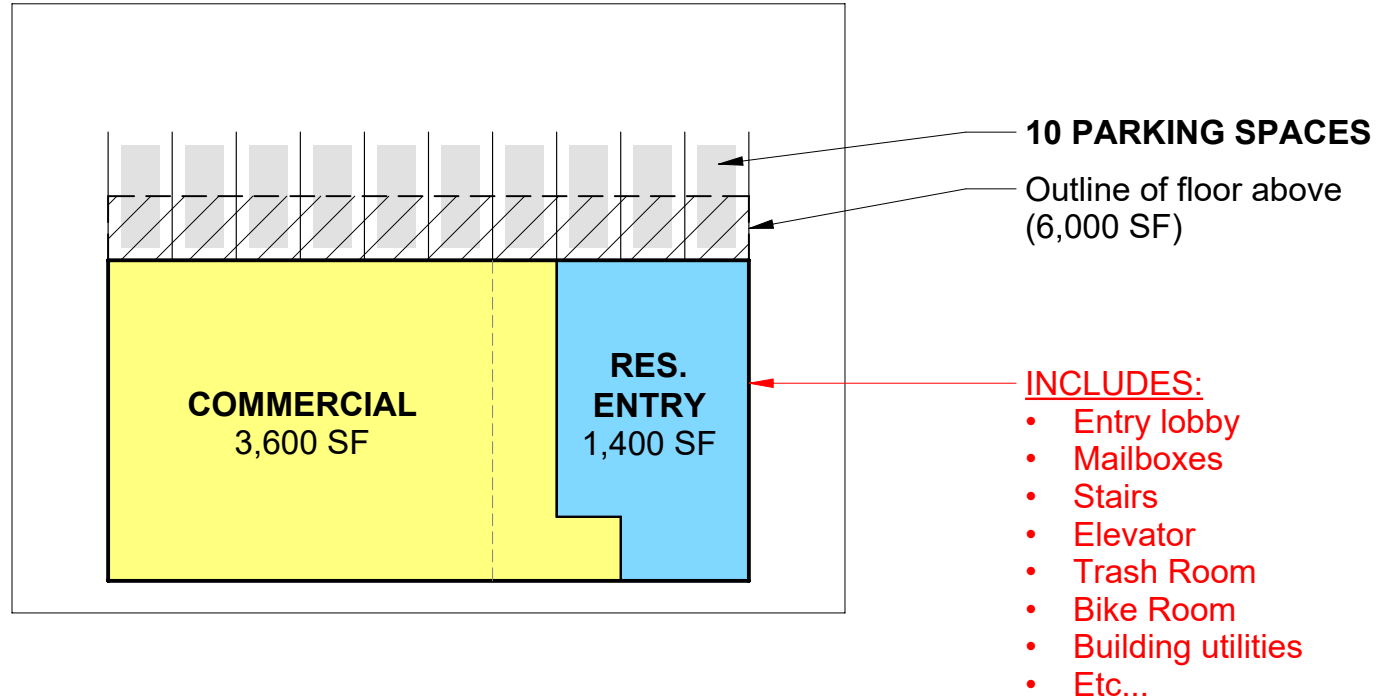


IMPACT UNDER SLOTNICK- CULLINANE.

COMMERCIAL MUST BE
60% OF BUILDING AREA
*INCLUDING PROJECTION
OF FLOORS ABOVE.*

POSSIBLE SOLUTION #1: SHRINK RESIDENTIAL ENTRY.

Extremely difficult to fit all
the required building
services listed at right.

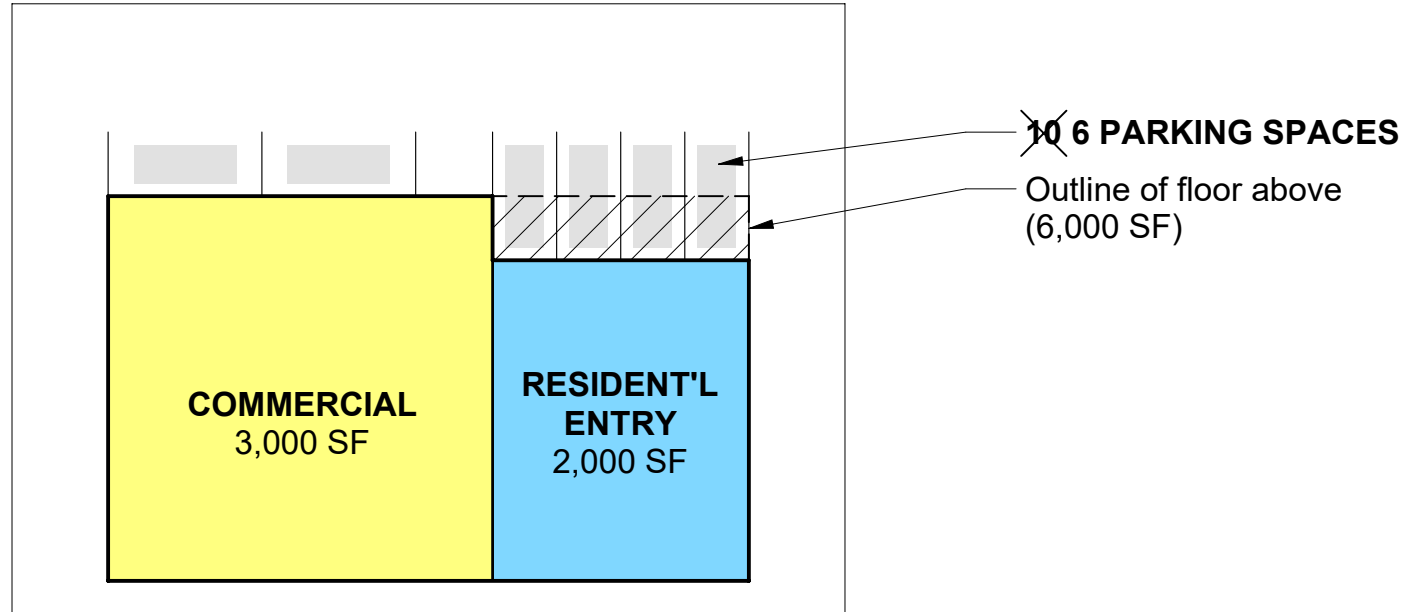


IMPACT UNDER SLOTNICK- CULLINANE.

COMMERCIAL MUST BE
60% OF BUILDING AREA
*INCLUDING PROJECTION
OF FLOORS ABOVE.*

POSSIBLE SOLUTION #2: REMOVE PARKING SPACES

Project cannot meet parking
requirements, or requires a
drastic parking reduction.

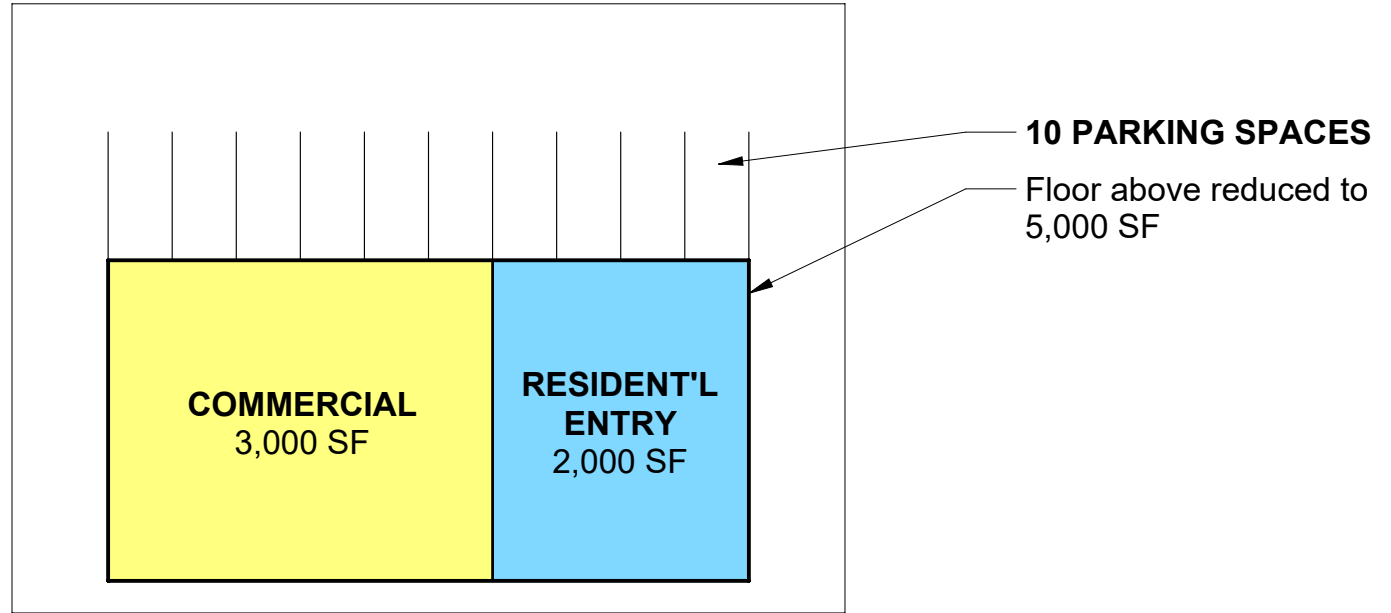


IMPACT UNDER SLOTNICK- CULLINANE.

COMMERCIAL MUST BE
60% OF BUILDING AREA
*INCLUDING PROJECTION
OF FLOORS ABOVE.*

POSSIBLE SOLUTION #3: SHRINK FLOORS ABOVE.

Loss of 4,000 SF of residential
space (4-5 dwellings).
Project may not 'pencil out'.

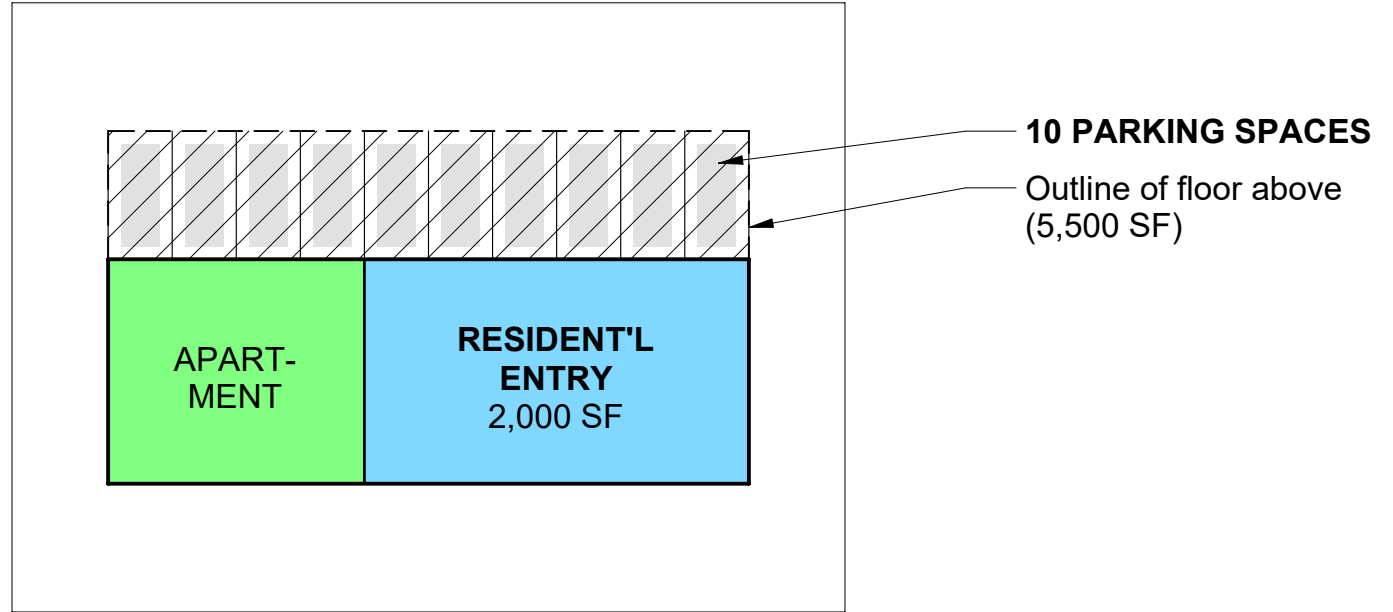


IMPACT UNDER SLOTNICK- CULLINANE.

COMMERCIAL MUST BE
60% OF BUILDING AREA
*INCLUDING PROJECTION
OF FLOORS ABOVE.*

POSSIBLE SOLUTION #4: ABANDON COMMERCIAL BONUS.

Building shrinks due to
setbacks & height restrictions.
Commercial space likely not
viable without bonus.



MACALUSO MOTION KEEPS COMMERCIAL BONUS *FEASIBLE*.

COMMERCIAL IS 60%
OF THE ENCLOSED
GROUND FLOOR AREA.

Macaluso motion adds a
backstop to ensure
commercial space is no less
than 50% of the ground floor
*including projection of the
floors above.*

We keep meaningful
commercial and residential
space.

