

DEVELOPMENT DATA

PROPOSED ZONE: CD

SITE AREA:
 GROSS: 64,815.51 S.F. (6,021.6 S.M.) (0.60216 HA)
 NET: 59,495.25 S.F. (5,527.3 S.M.) (0.55273 HA)

PROPOSED SETBACKS:
 FRONT LOT LINE - 6.0M
 REAR LOT LINE - 6.0M
 EXTERIOR SITE LOT LINE - 3.0M

BUILDING AREA:
 BLDG A: +/- 11,062 S.F. (1,028 S.M.)
 BLDG B: +/- 16,060 S.F. (1,492 S.M.)
 TOTAL: +/- 27,122 S.F. (2,520 S.M.)

LOT COVERAGE:
 GROSS: +/- 42%

BUILDING HEIGHT:
 BLDG A: 6 STOREYS (20.5M)
 BLDG B: 6 STOREYS (20.5M)

CIRCULATION/SERVICE/STORAGE AREA:
 BLDG A:
 L1: +/- 2,320 S.F. (216 S.M.)
 L2: +/- 1,761 S.F. (164 S.M.)
 L3-L6: +/- 1,618 S.F. (150 S.M.)
 TOTAL: +/- 10,553 S.F. (980 S.M.)

BLDG B:
 L1: +/- 3,104 S.F. (288 S.M.)
 L2: +/- 2,184 S.F. (203 S.M.)
 L3-L6: +/- 2,023 S.F. (188 S.M.)
 TOTAL: +/- 13,380 S.F. (1,243 S.M.)

AMENITY AREA:
 BLDG A: +/- 615 S.F. (57 S.M.)
 BLDG B: +/- 1000 S.F. (93 S.M.)

GROSS FLOOR AREA (AS DEFINED BY THE ZONING BYLAW):
 (AMENITY NOT INCLUDED IN CALCULATION AS PER BYLAW)
 BLDG A: +/- 65,607 S.F. (6,095 S.M.)
 BLDG B: +/- 95,360 S.F. (8,917 S.M.)
 TOTAL: +/- 160,967 S.F. (14,954 S.M.)

RESIDENTIAL FLOOR AREA (AS DEFINED BY THE ZONING BYLAW):
 BLDG A: +/- 54,016 S.F. (5,018 S.M.)
 BLDG B: +/- 80,522 S.F. (7,481 S.M.)
 TOTAL: +/- 134,538 S.F. (12,499 S.M.)

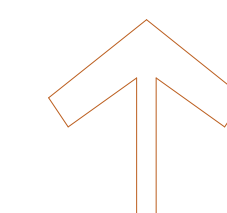
PROPOSED DENSITY (BASED ON GROSS SITE AREA):
 GROSS: 2.48
 RESIDENTIAL: 2.08
 247 UNITS

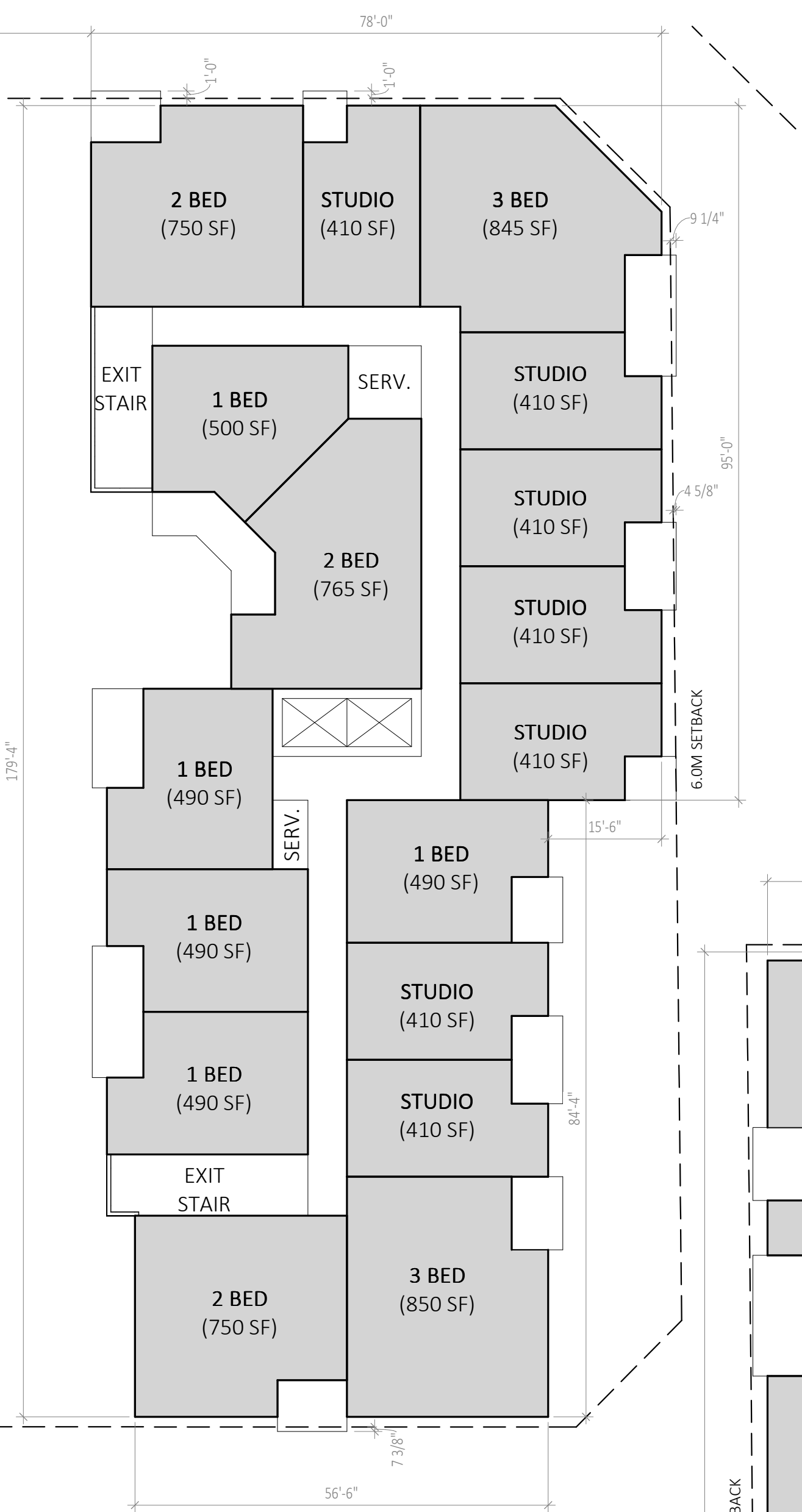
UNIT COUNT:
 BLDG A:
 STUDIO = 41 (41%)
 1 BED = 22 (22%)
 1 BED + FLEX = 8 (8%)
 2 BED = 17 (17%)
 3 BED = 12 (12%)
 TOTAL = 100 (100%)

BLDG B:
 STUDIO = 53 (36%)
 1 BED = 39 (27%)
 1 BED + FLEX = 8 (5%)
 2 BED = 30 (21%)
 3 BED = 17 (11%)
 TOTAL = 147 (100%)

OVERALL:
 STUDIO = 94 (37%)
 1 BED = 61 (25%)
 1 BED + FLEX = 16 (7%)
 2 BED = 47 (19%)
 3 BED = 29 (12%)
 TOTAL = 247 (100%)

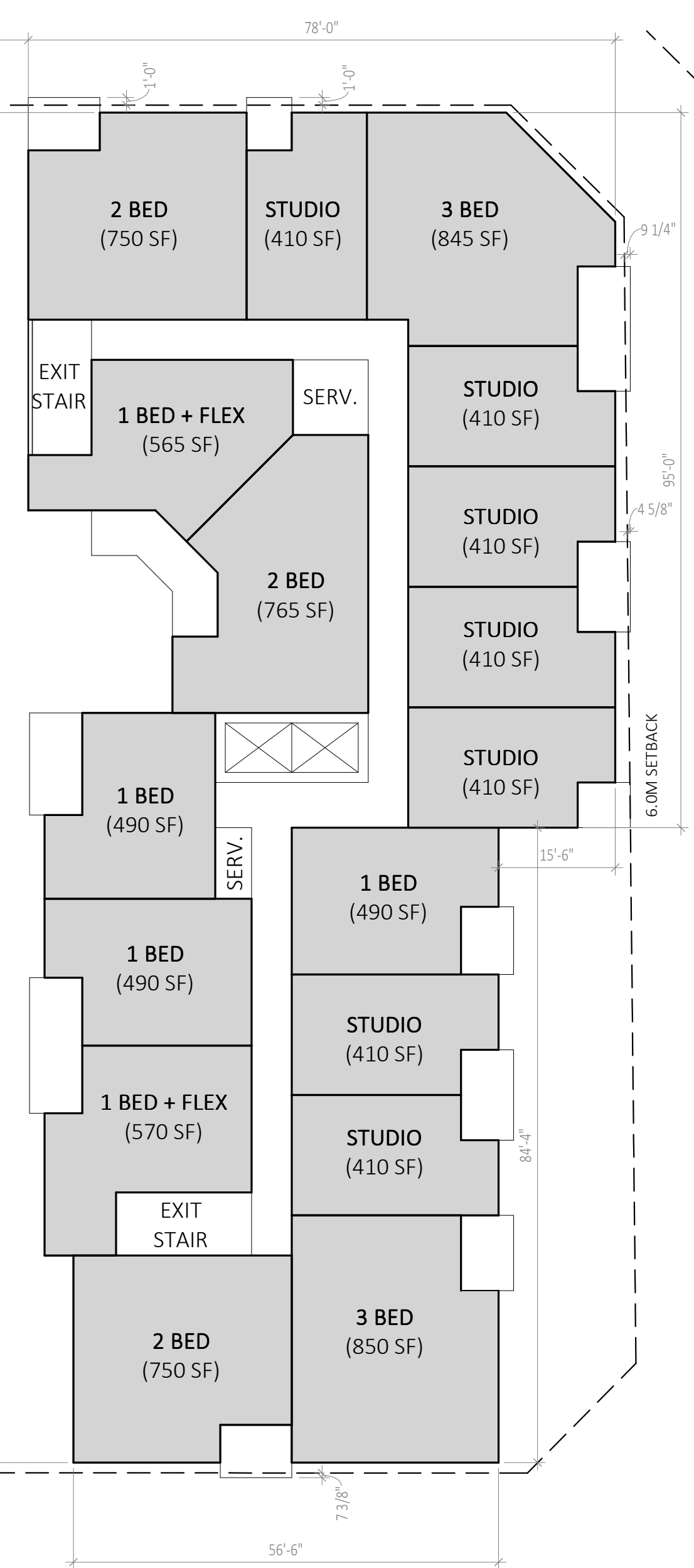
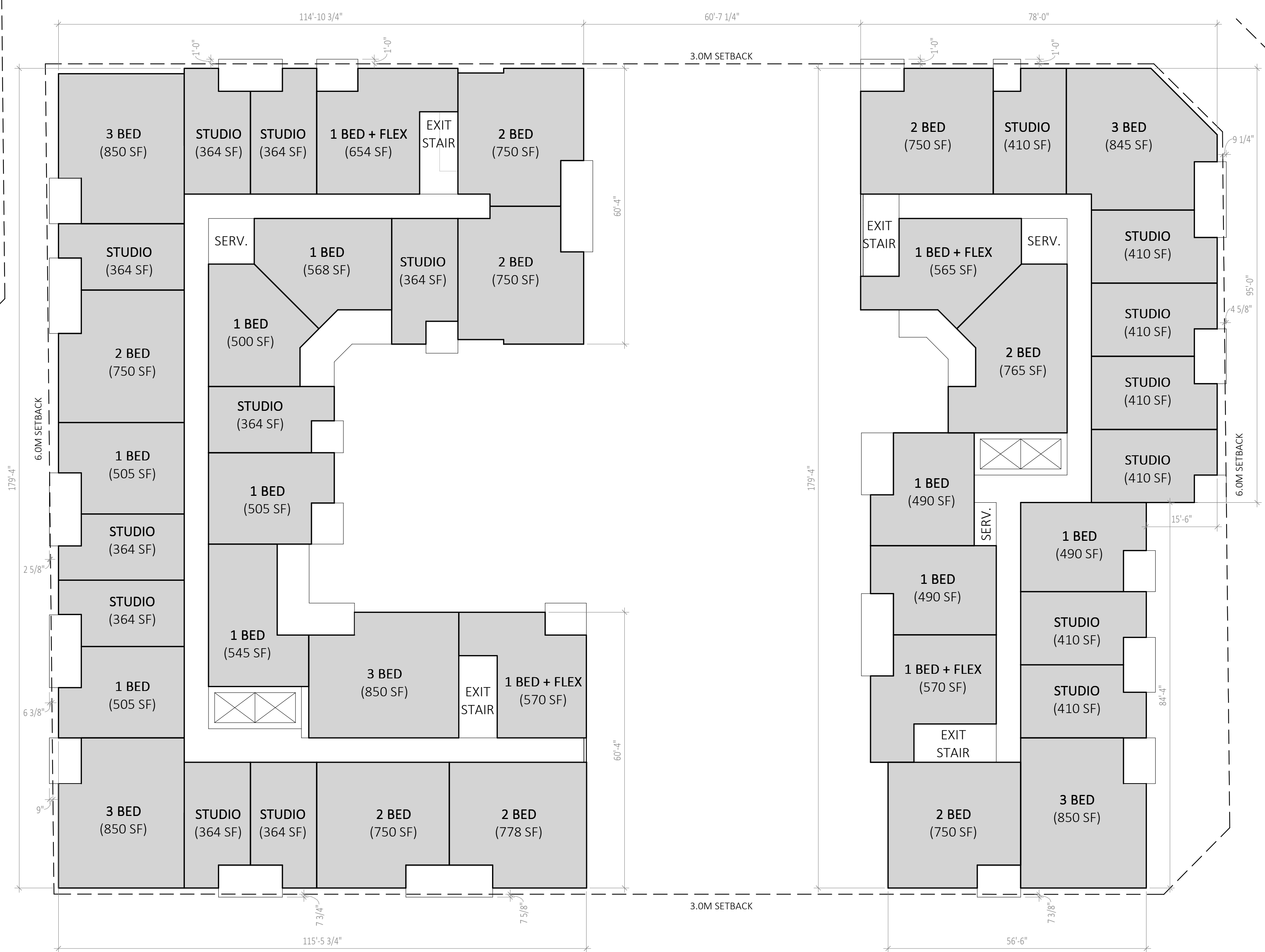
NOTES:
 1) UNIT AREA MEASURED TO:
 EXTERIOR WALL - FACE OF SHEATHING
 CORRIDOR/STAIR SHAFT WALL - CORRIDOR/SHAFT SIDE FACE
 PARTY WALL - CENTERLINE OF FRAMING





2nd level

1/16" = 1'-0"



3rd - 6th level

1/16" = 1'-0"

DEVELOPMENT DATA

PARKING REQUIRED (BYLAW):

BLDG A	
RESIDENT:	100 DU x 1.2 = 120
VISITOR:	100 DU x 0.3 = 30
TOTAL:	150

BLDG B	
RESIDENT:	147 DU x 1.2 = 176
VISITOR:	147 DU x 0.3 = 44
TOTAL:	220

GRAND TOTAL	
RESIDENT:	296
VISITOR:	74
TOTAL:	370

PARKING REQUIRED (BLDG A RENTAL PROPOSAL): - TRAFFIC IMPACT ASSESSMENT REQUIRED

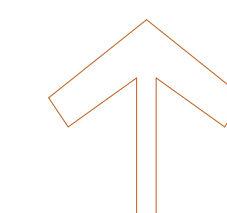
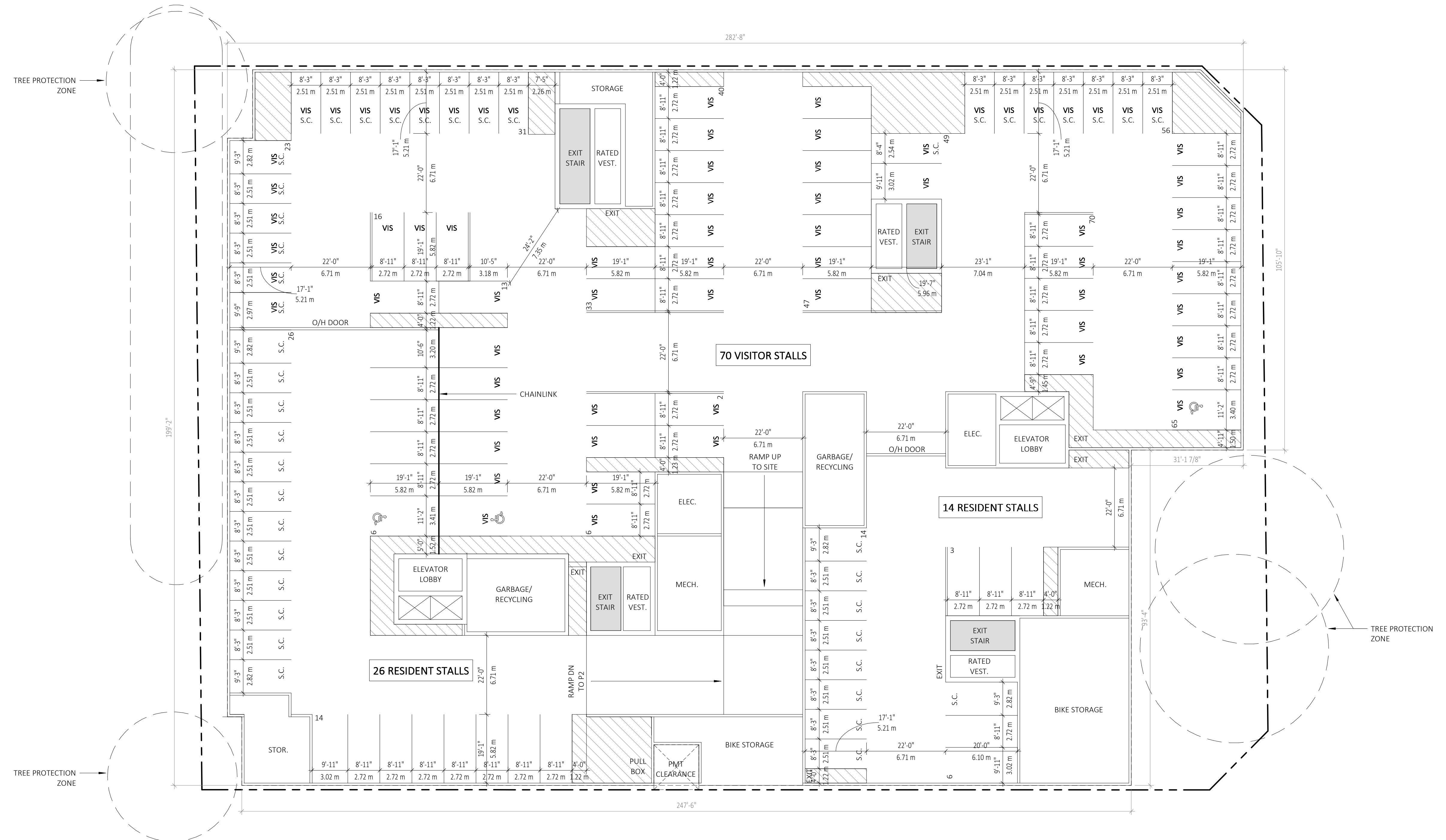
BLDG A (RENTAL)	
RESIDENT:	100 DU x 1.0 = 100
VISITOR:	100 DU x 0.25 = 25
TOTAL:	125

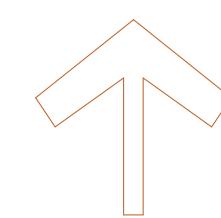
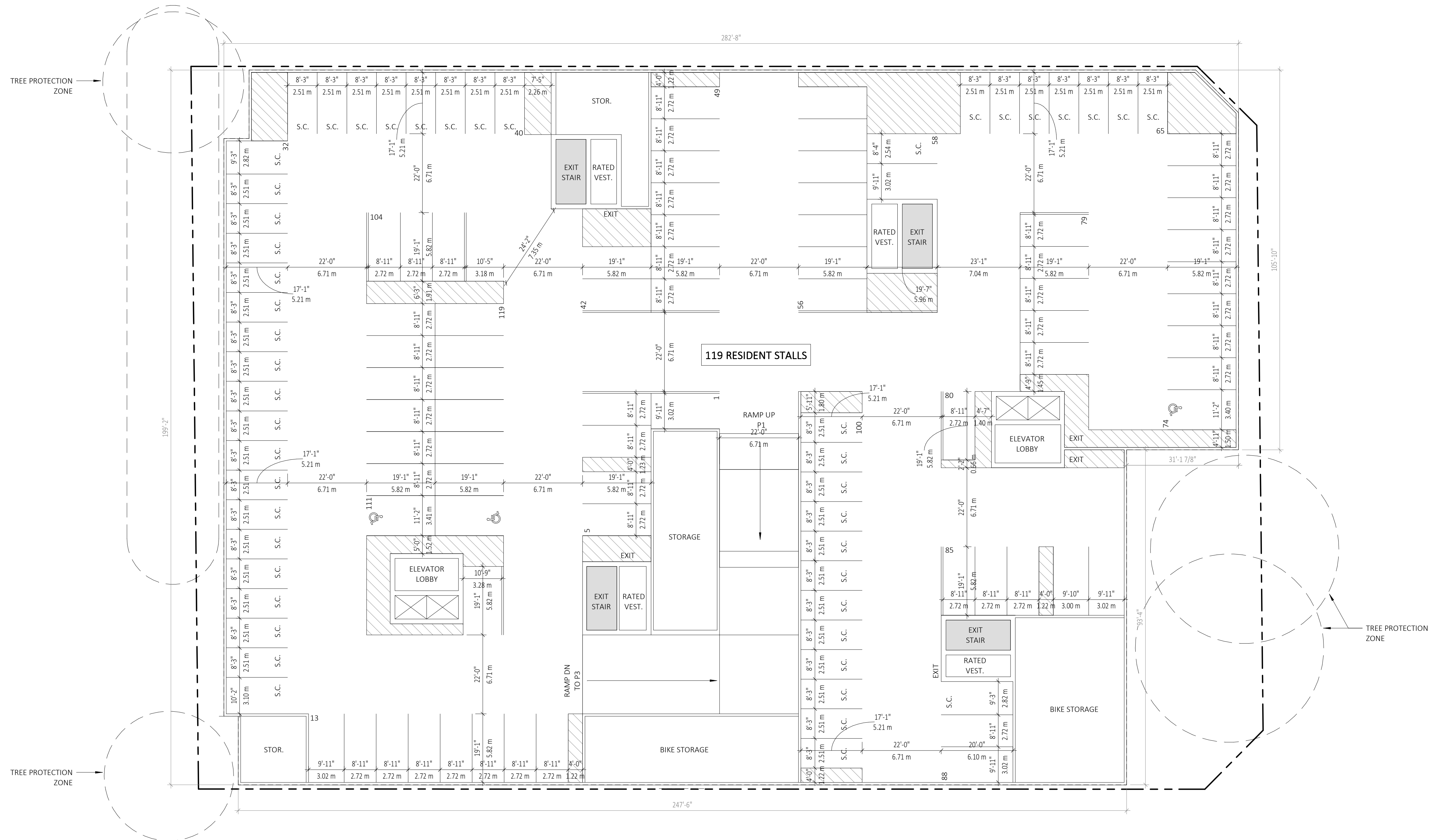
BLDG B (MARKET)	
RESIDENT:	147 DU x 1.2 = 176
VISITOR:	147 DU x 0.3 = 44
TOTAL:	220

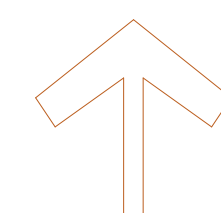
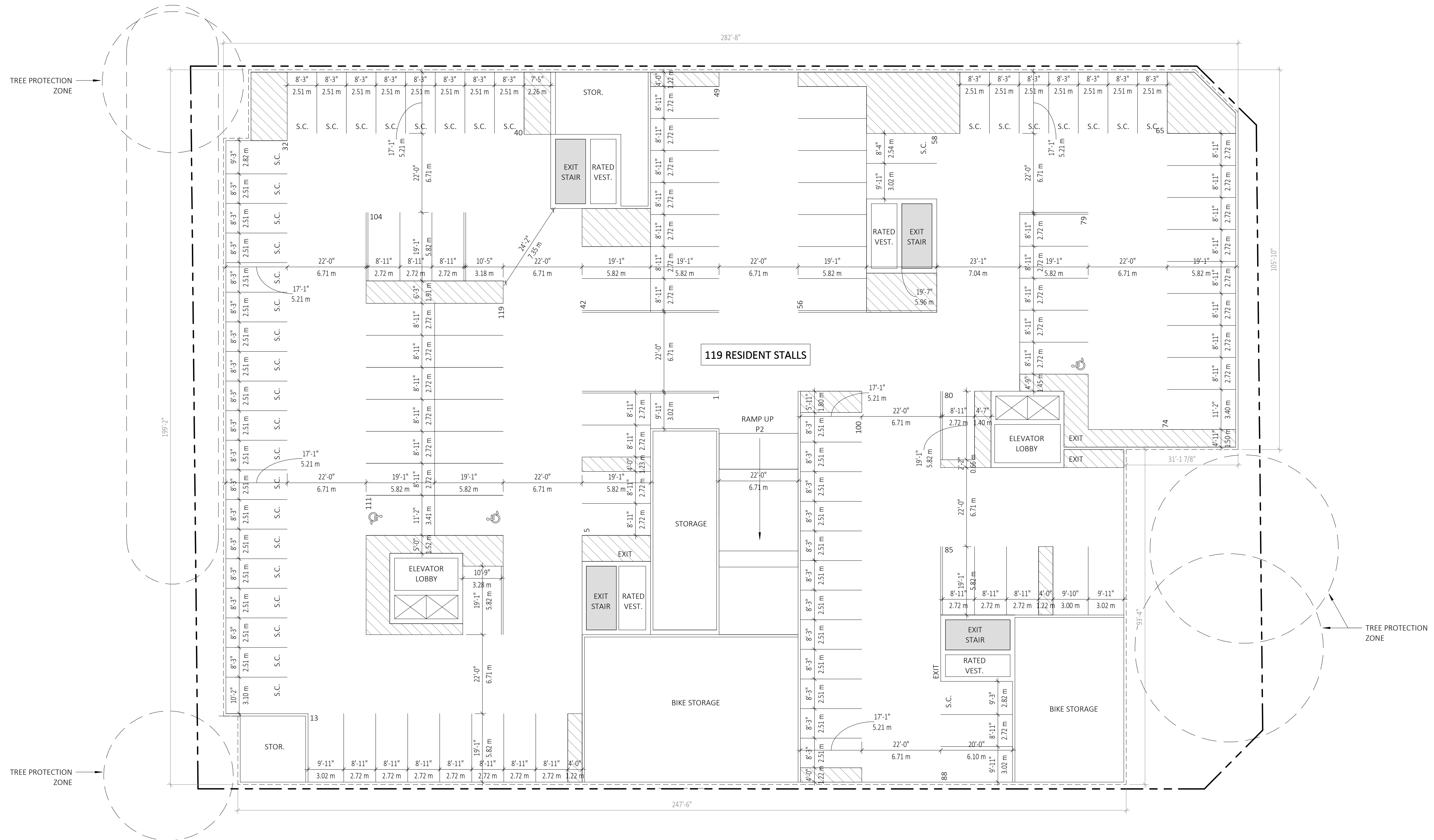
GRAND TOTAL	
RESIDENT:	276
VISITOR:	69
TOTAL:	345

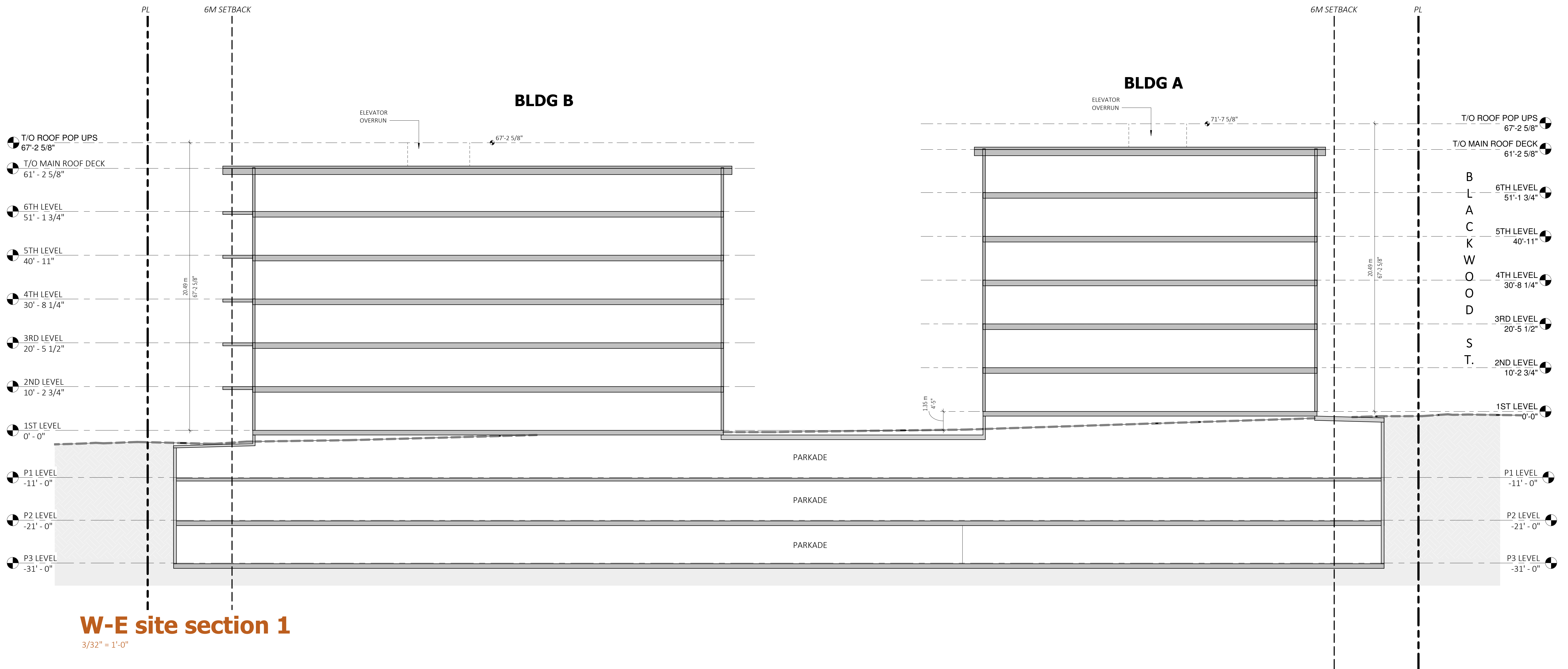
PARKING PROPOSED:

GRAND TOTAL	
RESIDENT:	278
VISITOR:	70
TOTAL:	348











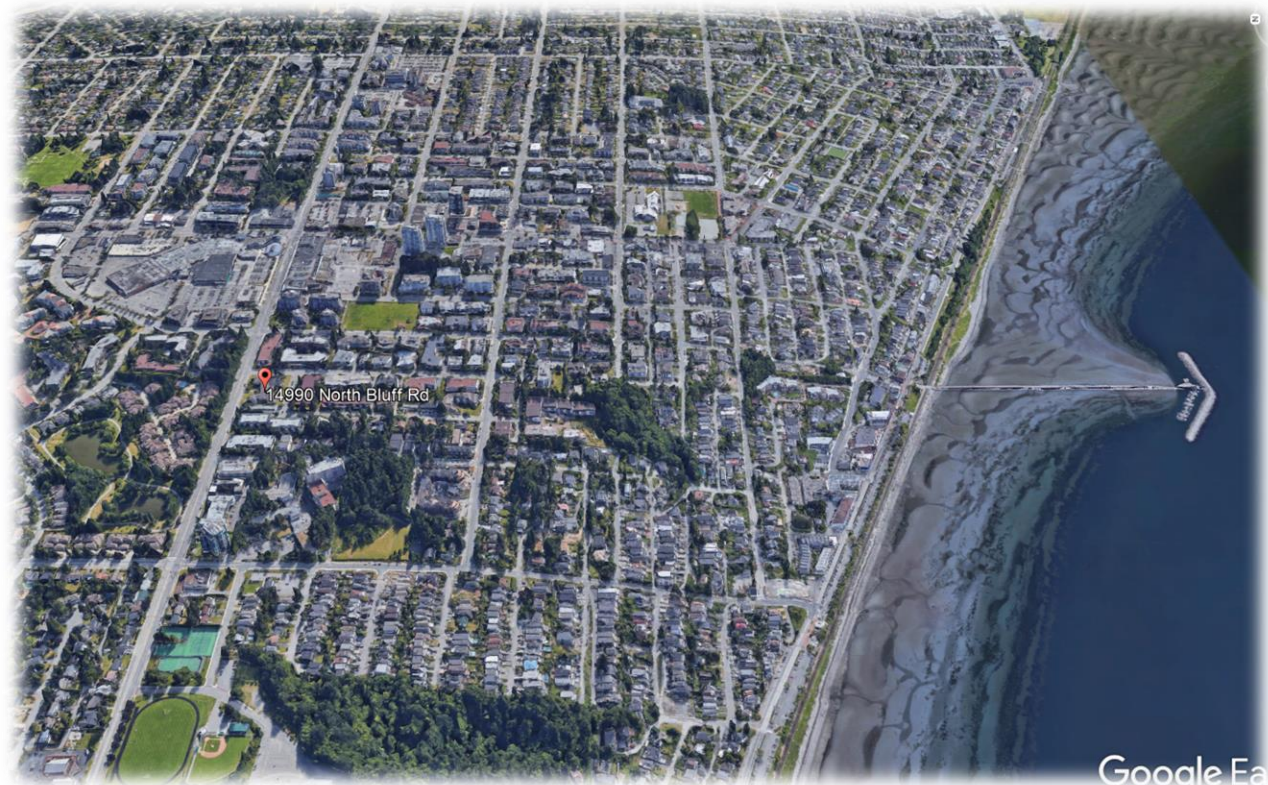
North-West Sketch Perspective



North Sketch Elevation



Precedent Studies



Site Context Studies