



PROJECT STATISTICS

OCP AMENDMENT: EDINST TO C-NHD (CORE AREA NEIGHBOURHOOD)
EXISTING ZONING: P2 - ED AND MINOR INST & RU1 - LARGE LOT HOUSING
PROPOSED ZONING: MF3 - APARTMENT HOUSING
SITE AREA: 1.37 Ac. - 5,528.2 sq.m. - 59,505 sq.ft.

BUILDING AREA:

PARKADE (P1): 34,287 sq.ft.
 PARKADE (MAIN): 34,287 sq.ft.

MAIN FLOOR: 5,769 sq.ft.
 2ND FLOOR: 27,334 sq.ft.
 3RD FLOOR: 24,362 sq.ft.
 4TH FLOOR: 24,362 sq.ft.
 5TH FLOOR: 24,362 sq.ft.
 6TH FLOOR: 24,362 sq.ft.

TOTAL FLOOR AREA (EXCLUDING PARKADE): 130,551 sq.ft.

AMENITY AREA: 2,518 sq.ft.
 STORAGE LOCKERS: 4,093 sq.ft.
 CIRCULATION/SERVICE: 16,521 sq.ft.

NET FLOOR AREA: 107,419 sq.ft.

SITE COVERAGE BUILDINGS: 68% (MAX. 65%)
SITE COVERAGE BUILDINGS & IMPERMEABLE SUFACES: 78% (MAX. 85%)

FAR: 1.8 (MAX 2.1) (BASE 1.8 + RENTAL BONUS 0.3)

BUILDING HEIGHT:

22.0m or 6 STOREYS fronting onto a Transit Supportive Corridor.

SETBACKS:

FRONT: 2.0m (for ground-oriented meeting additional criteria)
 FLANKING SIDE: 2.0m (for ground-oriented meeting additional criteria)
 BUILDING STEPBACK: 3.0m (for buildings 5 storeys or taller)
 (Stepback can occur on any floor above the second storey)
 SIDE: 3.0m
 REAR: 4.5m

UNIT COUNT:

(A) STUDIO: 10 UNITS (6%) (415 sq.ft.)
 (B) STUDIO - 1BED: 20 UNITS (25%) (465 sq.ft.)
 (C) 1 BED: 57 UNITS (36%) (585 sq.ft.)
 (E) 1 BEDROOM + DEN: 10 UNITS (9%) (750 sq.ft.)
 (F) 2 BEDROOM: 44 UNITS (18%) (870 sq.ft.)
 (G) TOWNHOME TYPE 1: 7 UNITS (4%) (1,250 sq.ft.)
 (H) TOWNHOME TYPE 2: 2 UNITS (1%) (2,050 sq.ft.)

TOTAL: 150 UNITS (100%)

PARKING CALCULATION:

PARKING REQUIRED:

154 RESIDENTIAL STALLS (0.9/BACHELOR, 1.0/1BR, 1.1/2BR, 1.4/3BR)
 $(0.9 \times 10) + (1.0 \times 87) + (1.1 \times 53) = 154.3$
 21 VISITOR STALLS (0.14/UNIT)
 $(0.14 \times 150) = 21$

TOTAL: 175 STALLS REQUIRED (158 STALLS REQUIRED with 10% rental reduction)

PARKING PROVIDED:

TOTAL: 166 STALLS PROVIDED (REGULAR SIZE)

BICYCLE PARKING CALCULATION:

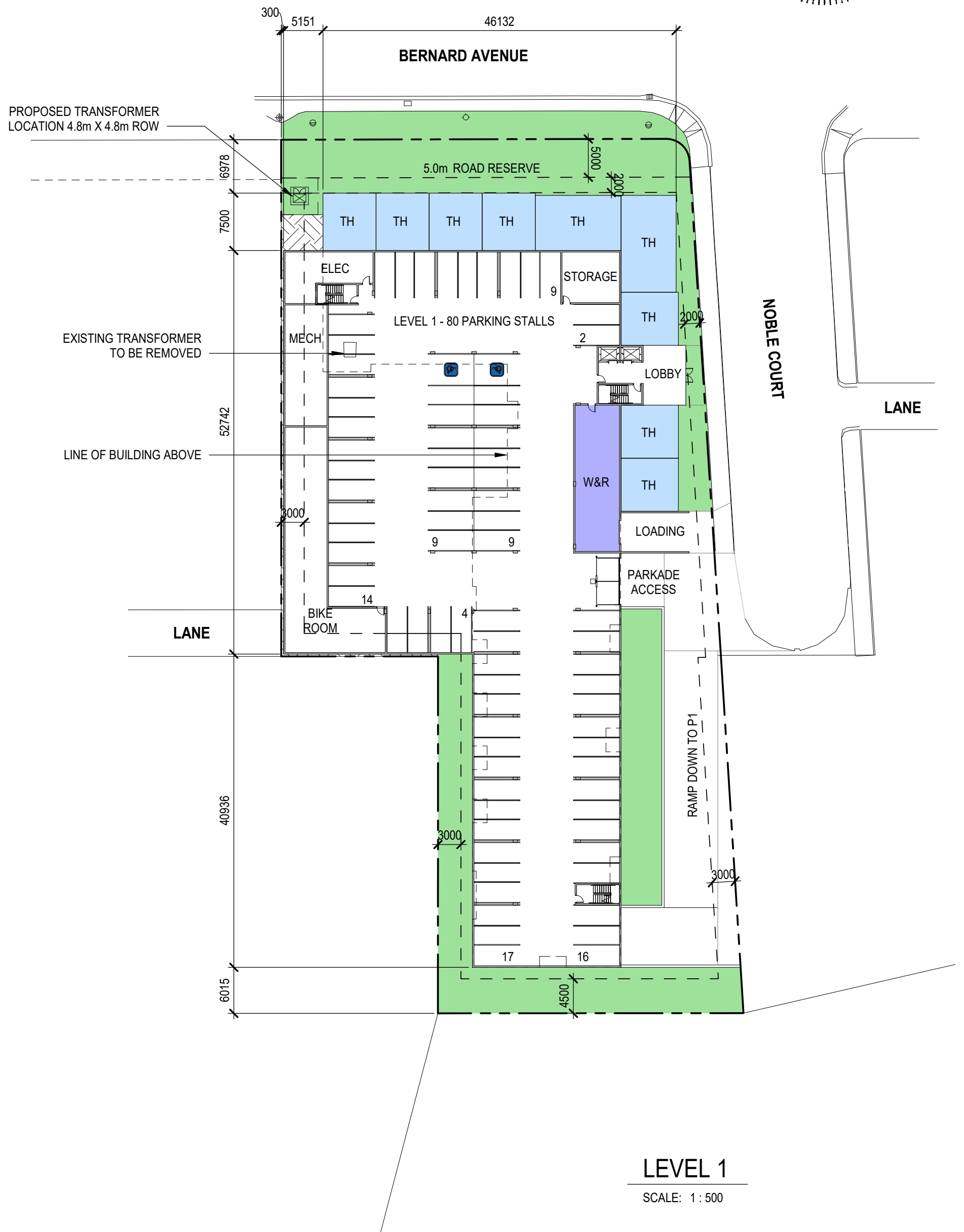
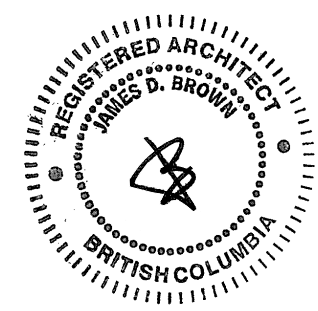
PARKING REQUIRED:

113 LONG-TERM SPACES REQUIRED (0.75/2BR or less, 1.0/3BR or more)
6 SHORT-TERM SPACES REQUIRED (6 per entrance)

COMMON AND PRIVATE AMENITY SPACE CALCULATION:

AMENITY SPACE REQUIRED:

(7.5m² per bachelor, 15m² per 1BR, 25m² per 2BR or more)
 $(10 \times 7.5m^2) + (87 \times 15m^2) + (53 \times 25m^2) = 2,705 \text{ sq.m. AMENITY REQUIRED}$



LEVEL 1
SCALE: 1 : 500