

7.0 Project Statistics

MIXED USE DEVELOPMENT

1107 Seymour Street

LEGAL DESCRIPTIONS

Lots 36-38, Block 93, District Lot 541, Plan 210.

CIVIC ADDRESS

1107 Seymour Street

MAX. HEIGHT INDICATED

155 ft. 15 STOREY

TOTAL GROSS SITE AREA

9,000 SF

BUILDING AREA (SF)

Floors	# Units	Area by Use -FSR SF				
		Total	Residential	Office	Retail	B.O.H.
Mechanical						
Level 15	7	4,657	4,657			
Level 14	7	4,657	4,657			
Level 13	7	4,657	4,657			
Level 12	7	4,657	4,657			
Level 11	7	4,657	4,657			
Level 10	7	4,657	4,657			
Level 9	7	4,657	4,657			
Level 8	7	4,657	4,657			
Level 7	5	3,821	3,821			
Level 6	10	6,042	6,042			
Level 5	10	6,042	6,042			
Level 4		6,525	300	6,225		
Level 3		6,747	300	6,447		
Level 2		6,681	300	6,381		
Ground Level		4,729	770	600	1,650	1,709
Mezzanine						
Level P1						
Level P2						
Contingency		657				
TOTAL FSR AREA		78,500	54,831	19,653	1,650	1,709

	Residential	Office	Retail
FSR BY USE	6.09	2.18	0.18
Project % by Use	70%	25%	2%

UNIT MIX SUMMARY	Total	Studio	1 BR	2 BR
Units by type	81	16	42	23
Unit types by %		19.8%	51.9%	28.4%

Building Height	
Average Grade:	
77.25	
77.31	
73.32	
72.57	
300.45/4=	75.11
Building Height:	155.00'
15 Storeys	
155'	
BG 155.00'+75.11' =	230.11'

Building Area Exclusions:
See FSR Diagrams calculated
as per Downtown District
Official Development Plan

Residential Amenity excluded on Level 7 = 600 SF

	ALLOWED	REQUESTED
TOTAL FSR AREA (SF)	45,000	78,500
TOTAL FSR	5.00	8.72
Approximated Gross SF (Excl. Below Grade)		90,000

75.56% INCREASE REQUESTED
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PARKING CALCULATIONS

	REQUIRED	PROVIDED	
NON MARKET RESIDENTIAL PARKING 0.5 SPACES / UNIT OF SOCIAL HOUSING	41	17	42% REDUCTION REQUESTED
NON MARKET OFFICE & RETAIL PARKING 1 SPACE / 1561 SF (VPB4.3.1)	14	5	36% REDUCTION REQUESTED
VISITOR PARKING	0	0	
TOTAL	55	22	40% REDUCTION REQUESTED
DISABILITY SPACES (INCLUDED IN TOTAL)	6	2	
SHARED VEHICLE PARKING (INCLUDED IN TOTAL)	0	1	
SCOOTER PARKING	0	4	
SMALL CAR PARKING SPOTS		- 25%	

BICYCLE PARKING CALCULATIONS

NON MARKET RESIDENTIAL 1.25 / UNIT-CLASS A	101	105	
NON MARKET OFFICE & RETAIL 1/5,382 SF CLASS A	4	40	
TOTAL CLASS B BICYCLE PARKING	6	6	
TOTAL	111	151	

LOADING CALCULATIONS

NON MARKET RESIDENTIAL PARKING NO LOADING REQUIREMENT - UNDER 100 UNITS	0	0	
NON MARKET OFFICE & RETAIL PARKING 1 CLASS A SPACE / 81000 SF (VPB5.2.7)	1	1	
1 CLASS B SPACE / 53800 SF (VPB5.2.7)	1	1	
VISITOR PARKING			
TOTAL	2	2	