

Text Amendment - Development Statistics

Existing Text Amendment (2015)

Development Statistics

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT
Zoning	CD-1 (588)	CD-1 (588)
Site Area	3,900 m ²	No change
Uses	Residential, Retail including Vehicle Dealer, Service including Motor Vehicle Repair, Office	No change
Floor Area	Sub-area A: 44,166.1 m ² Sub-area B: <u>23,264.2 m²</u> Total: 67,430.3 m ²	Sub-area A: 46,125.8 m ² Sub-area B: <u>21,304.5 m²</u> Total: 67,430.3 m ²
Maximum Residential Floor Area	Sub-area A: 37,934.5 m ² Sub-area B: <u>18,901.0 m²</u> Total: 56,835.5 m ²	Sub-area A: 39,910.1 m ² Sub-area B: <u>16,925.4 m²</u> Total: 56,835.5 m ²
Floor Space Ratio (FSR)	17.29 FSR	No change
Maximum Height	Sub-area A: 167.6 m (550 ft.) Sub-area B: 112.2 m (372 ft.)	No change
Parking, Loading and Bicycle Spaces	As per Parking By-law, except that: Class A loading is required at a rate of 0.01 spaces for each dwelling unit up to 300 dwelling units, and at a rate of 0.008 spaces for each unit in excess of 300.	No change

Proposed Text Amendment (2018)

Development Statistics

	DEVELOPMENT PERMITTED UNDER ORIGINAL CD-1 ZONING	DEVELOPMENT PERMITTED UNDER ORIGINAL CD-1 TEXT AMENDMENT (2015)	PROPOSED DEVELOPMENT
Zoning	CD-1 (588)	CD-1 (588)	CD-1 (588)
Site Area	3,900 m ²	No change	No change
Uses	Residential, Retail including Vehicle Dealer, Service including Motor Vehicle Repair, Office	No change	No change
Floor Area	Sub-area A: 44,166.1 m ² Sub-area B: <u>23,264.2 m²</u> Total: 67,430.3 m ²	Sub-area A: 46,125.8 m ² Sub-area B: <u>21,304.5 m²</u> Total: 67,430.3 m ²	Sub-area A: 45,696 m ² Sub-area B: <u>21,734.3 m²</u> Total: 67,430.3 m ²
Maximum Residential Floor Area	Sub-area A: 37,934.5 m ² Sub-area B: <u>18,901.0 m²</u> Total: 56,835.5 m ²	Sub-area A: 39,910.1 m ² Sub-area B: <u>16,925.4 m²</u> Total: 56,835.5 m ²	Sub-area A: 39,553.1 m ² Sub-area B: <u>17,282.4 m²</u> Total: 56,835.5 m ²
Floor Space Ratio (FSR)	17.29 FSR	No change	No change
Maximum Height	Sub-area A: 167.6 m (550 ft.) Sub-area B: 112.2 m (372 ft.)	No change	No change
Parking, Loading and Bicycle Spaces	As per Parking By-law, except that: Class A loading is required at a rate of 0.01 spaces for each dwelling unit up to 300 dwelling units, and at a rate of 0.008 spaces for each unit in excess of 300.	No change	No change