

WEST SITE - AFFORDABLE RENTAL HOUSING, COMMUNITY ACTIVITY CENTRE, AND HERITAGE CHURCH AREAS

Floor	Gross Area	Excluded Storage	Excluded Amenity	Excluded Mechanical	FSR Area	# of Units
Church (Rehabilitated)						
Level 2	2,764				2,764	
Ground Floor (Level 1)	7,880				7,880	
Basement	2,694				2,694	
					13,338	
Community Activity Centre (New)						
Level 2	3,189				3,189	
Ground Floor (Level 1)	7,186				7,186	
Level 0	8,506				8,506	
					18,881	
Affordable Rental Housing						
Roof Level	165				165	
Level 4	6,726	300			6,426	10
Level 3	6,919	300			6,619	10
Level 2	5,927	240			5,687	8
Ground Floor (Level 1)	3,241	90			3,151	3
Level 0	3,163	30	425		2,708	1
					24,756	
SUBTOTAL - West Site						
Aff. Rental Housing, Activity Centre, Church & + Contingency	58,360	960	425	0	56,975	32
					500	
TOTAL SITE AREA					57,475	
FSR					33,178	
					1.73	

UNIT MIX

Floor	2 BED	1 BED	STUDIO
Level 4	1	5	4
Level 3	1	4	5
Level 2	2	2	4
Ground Floor (Level 1)	1	2	
Level 0	1		
	6	13	13
	18.8%	40.6%	40.6%
TOTAL UNITS			32

PARKING

WEST SITE - AFFORDABLE RENTAL HOUSING - 32 UNITS				Required	Provided
Units:	Count	Ratio	Spaces		
Highly subsidized	10	0.10	1.0		
Mid subsidized	11	0.17	1.8		
Market rental	11	0.50	5.5		
Visitor:	32	0.10	3.2		
TOTAL SPACES:			11.5	12	12

WEST SITE - ACTIVITY CENTRE				Required	Provided
Area (m ²):		Ratio	Spaces		
630		1/18.6	33.9	40	45

WEST SITE - EXISTING CHURCH				Required	Provided
Area (m ²):		Ratio	Spaces		
				0	0

EAST SITE - MARKET HOUSING (40 UNITS)				Required	Provided
Unit Size:	Count	Ratio	Spaces		
< 50m ² (<538sqft)	0	0.5	0		
> 50m ² (>538sqft)	31	0.6	18.6		
> 180m ² (1938sqft)	9	1.5	13.5		
Total Area: (m ²)	3854	1/200	19.3		
TOTAL SPACES:			51.37	52	83

Disability Parking				Required	Provided
		SM			
East	Market Housing		2.122		
West	Activity Centre	1,754	1.6952		
	Church	1,239	1.4956		
	Affordable Housing		1.85		5.0408
				7.1628	8

On-site Parking					
		Residential		Activity Centre	
		Parking	HC	Parking	HC
East Site	P1	12	0	42	4
	P2	83	4		
West Site				3	
Total		95		45	

For Bicycle Parking - see floor plans
For Loading - see Traffic & Parking Rationale

EAST SITE - MARKET RESIDENTIAL, UNDERGROUND PARKING
AREAS

Floor	Gross Area	Storage	Amenity	Mechanical	FSR Area	# of Units
9th Floor (Mechanical Penthouse)	1682				1,682	
8th Floor	4509	60			4,449	2
7th Floor	6058	60			5,998	2
6th Floor	6058	120			5,938	4
5th Floor	6058	120			5,938	4
4th Floor	5848	120			5,728	4
3rd Floor	5747	120			5,627	4
2nd Floor	4612	90			4,522	3
Ground Floor	5371	60	717		4,594	2
P1 Floor	1145				1,145	
P2 Floor	1057				1,057	
Lane Twnhs Level 4	4418				4,418	
Lane Twnhs Level 3	4589	150			4,439	5
Lane Twnhs Level 2	4900				4,900	
Lane Twnhs Level 1	3844	120			3,724	4
Townhouse Level 3	1361				1,361	
Townhouse Level 2	6354				6,354	
Townhouse Level 1	6081	180			5,901	6
Townhouse Level P1	1527				1,527	
SUBTOTAL - East Site Residential + Contingency	81,219	1,200	717		79,302	40
TOTAL					79,802	
SITE AREA					32,283	
PROPOSED FSR					2.47	

UNIT MIX

Floor	3 BR & 3+D	2 BR & 2+D	1 Br & 1+D	Studio
8th Floor		2		
7th Floor	2			
6th Floor	1	3		
5th Floor	1	3		
4th Floor	1	2	1	
3rd Floor	1	1	2	
2nd Floor	1	2		
Ground Floor			2	
45th Ave Townhouse	3	3		
Lane Townhouse - Lower	4			
Lane Townhouse - Upper	5			
	19	16	5	0
	47.5%	40.0%	12.5%	0.0%
TOTAL UNITS				40