

Statistics

DEVELOPMENT SUMMARY		
	ALLOWABLE (PER OCP)	PROPOSED
BUILDING HEIGHT	NOT DEFINED	MIN = 66'-4 1/2" (20.2m); MAX = 74'-5 1/4" (22.7m)
NUMBER OF STORIES	6	6
SETBACKS		
	MAIN ST	18'-0" (5.5m) SRW
	E. 6TH AVENUE	14'-9" (4.5m) SRW
	LANE	4'-3" (1.3m)
	SOUTH NEIGHBOUR	14'-6" (4.4m)

PROGRAMMING SUMMARY					
	AREA (GROSS)	STORAGE	AREA (NET)	FSR	COMMENTS
SITE AREA	17,445 SF			1.00	1,620.9 m2
RETAIL					
ELEVATOR, BOH CORRIDOR, STAIR 02	728 SF				72 SF (ELEV.02) + 556 SF + 100 SF (STR 02)
RETAIL CRU #1	3,241 SF				2,315 SF GROUND + 926 SF MEZZ.
RETAIL CRU #2a	1,003 SF				
RETAIL CRU #2b	1,555 SF				
RETAIL CRU #3	2,647 SF				1,534 SF GROUND + 1,113 SF MEZZ.
BELOW GRADE RETAIL (LEVEL P1)	(6,617)				6,181 SF (RETAIL) + 225 SF (ELEV.02) + 211 SF (STR 02)
RETAIL SUB-TOTAL	9,174 SF			0.53	6,630 SF P1 RETAIL NOT INCLUDED
RESIDENTIAL					
RES. LOBBY (GROUND FLR)	1,054 SF		1,054 SF		923 SF LOBBY + 131 SF TH CORRIDOR
TOWNHOMES (GRD FLR)	1,744 SF		1,744 SF		586 SF (TH-A) + 586 SF (TH-B) + 572 SF (TH-C)
TOWNHOMES (2ND FLR)	2,267 SF		2,267 SF		811 SF (TH-A) + 811 SF (TH-B) + 645 SF (TH-C)
TOWNHOMES (BASEMENT FLR)	(1,198)	120 SF	(1,078)		426 SF (TH-A) + 300 SF (TH-B) + 472 SF (TH-C)
RESIDENTIAL (2ND FLR)	11,014 SF	520 SF	10,494 SF		13 UNITS X 40 SF
RESIDENTIAL (3RD FLR)	11,387 SF	520 SF	10,867 SF		13 UNITS X 40 SF
RESIDENTIAL (4TH FLR)	11,387 SF	520 SF	10,867 SF		13 UNITS X 40 SF
RESIDENTIAL (5TH FLR)	11,387 SF	520 SF	10,867 SF		13 UNITS X 40 SF
RESIDENTIAL (6TH FLR)	9,218 SF	200 SF	9,018 SF		5 UNITS X 40 SF
RESIDENTIAL (7TH FLR ROOF)	980 SF		980 SF		
RESIDENTIAL SUB-TOTAL	60,438 SF	2,400 SF	58,158 SF	3.33	
FSR EXCLUSIONS					
AMENITY ROOM (2ND FLR)	437 SF				
IN-SUITE STORAGE	2,400 SF				
LOADING + GARBAGE	1,244 SF				912 SF (LOADING) + 332 SF (GARBAGE)
PARKING RAMP	920 SF				
PARKADE ELEVATOR (ELEV.01)	311 SF				118 SF (GRD) + 193 SF (P1)
PARKADE EXIT (STAIR 01) + CORRIDORS	709 SF				258 SF (GRD) + 451 SF (P1)
FSR EXCLUSIONS SUB-TOTAL	6,021 SF			0.35	
TOTAL (FSR)	67,332 SF			3.86	
TOTAL (GBA)	81,320 SF				

BICYCLE PARKING		
	REQUIRED	PROVIDED
RETAIL		
CLASS A	2	2
CLASS B (MIN.6)	6	6
RESIDENTIAL		
CLASS A: 65 X 1.25	81	81
CLASS B (MIN.6)	6	6
TOTAL	95	95

UNIT SUMMARY							
	AREA (GROSS)	STORAGE	AREA (NET)	TYPE	COUNT	SUB-TOTAL	% UNITS
STUDIO A	557 SF	40 SF	517 SF	STUDIO	4	2068 SF	
STUDIO B	582 SF	40 SF	542 SF	STUDIO	4	2168 SF	
STUDIO C	514 SF	40 SF	474 SF	STUDIO	4	1896 SF	
STUDIO D	426 SF	40 SF	386 SF	STUDIO	4	1544 SF	
STUDIO E	642 SF	0 SF	642 SF	STUDIO	1	642 SF	
STUDIO F	667 SF	0 SF	667 SF	STUDIO	1	667 SF	
STUDIO G	598 SF	0 SF	598 SF	STUDIO	1	598 SF	
SUBTOTAL	3986 SF		3826 SF		19	9583 SF	29
ONE BED							
ONE BED A	582 SF	40 SF	542 SF	ONE BED	1	542 SF	
ONE BED B	703 SF	40 SF	663 SF	ONE BED	8	5304 SF	
ONE BED C	619 SF	40 SF	579 SF	ONE BED	1	579 SF	
ONE BED D	624 SF	40 SF	584 SF	ONE BED	4	2336 SF	
ONE BED E	580 SF	40 SF	540 SF	ONE BED	3	1620 SF	
ONE BED F	805 SF	40 SF	765 SF	ONE BED	1	765 SF	
ONE BED G	760 SF	0 SF	760 SF	ONE BED	1	760 SF	
SUBTOTAL	4673 SF		4433 SF		19	11906 SF	29
TWO BED							
UNIT TH-A	1823 SF	40 SF	1783 SF	TWO BED	1	1783 SF	
UNIT TH-B	1697 SF	40 SF	1657 SF	TWO BED	1	1657 SF	
UNIT TH-C	1689 SF	40 SF	1649 SF	TWO BED	1	1649 SF	
TWO BED A	1124 SF	40 SF	1084 SF	TWO BED	4	4336 SF	
TWO BED B	924 SF	40 SF	884 SF	TWO BED	4	3536 SF	
TWO BED C	994 SF	40 SF	954 SF	TWO BED	3	2862 SF	
TWO BED D	1154 SF	40 SF	1114 SF	TWO BED	1	1114 SF	
TWO BED E	1009 SF	40 SF	969 SF	TWO BED	1	969 SF	
TWO BED F	995 SF	0 SF	995 SF	TWO BED	1	995 SF	
SUBTOTAL	11409 SF		11089 SF		17	18901 SF	26
THREE BED							
THREE BED A	1292 SF	40 SF	1252 SF	THREE BED	4	5008 SF	
THREE BED B	1258 SF	40 SF	1218 SF	THREE BED	4	4872 SF	
THREE BED C	1308 SF	40 SF	1268 SF	THREE BED	1	1268 SF	
THREE BED D	1216 SF	40 SF	1176 SF	THREE BED	1	1176 SF	
SUBTOTAL	5074 SF		4914 SF		10	12324 SF	15
TOTAL					UNITS = 65		
					UNIT AREA = 52714 SF		

LOADING				
	REQUIRED		PROVIDED	
	CLASS A	CLASS B	CLASS A	CLASS B
RETAIL (@ 15,791 SF)		2		2
RESIDENTIAL (@ 60,438 SF)		0		0
TOTAL		2		2

PARKING				
	REQUIRED		PROVIDED	
RETAIL (@ 15,791 SF)	26		30 [24 + 3 HC (x2) = 30]	
RESIDENTIAL (@ 60,438 SF)			65 UNITS X 0.6 = 39	
	60,363 SF / 2,153 SF = 28	67	69 [58 + 4 HC (x2) + 1 CAR SHARE (x5) = 69]	
TOTAL		93		99

- * No. HC stalls required = 3x Retail + 3x Residential
- * No. HC stalls provided = 3x Retail + 3x Residential
- * No. small car stalls to not exceed 25% of total parking stalls required for site (= 23 stalls)
- * No. small car provided = 23 stalls