

PARKING & BICYCLE STATISTICS

PARKING COUNT CALCULATION					
	Area	Section	Required Stalls	Proposed Stalls	Disability Stalls Sction 4.8.4 (Column 1)
Restaurant (C)	456 sm	4.2.5.11	100 sm / 50 sm = 2 356 sm / 10 sm = 36 2 + 36 = 38	38	1 Building = 1 $\frac{0.4 \times 1,452 \text{ sm}}{1,000 \text{ sm}} = 1$ 1 + 1 = 2
Retail (C)	996 sm	4.2.5.1	300 sm / 100 sm = 3 696 sm / 50 = 14 3 + 14 = 17	17	
Heritage (R)	438 sm	4.3.7 (b)	438 sm / 140 sm = 3	3	0
Condo (R)	12,133 sm	4.2.1.13	0.5 x 32 = 16 0.6 x 104 = 62 10,773 sm / 200 sm = 54 16 + 62 + 54 = 132	132	1 Building = 1 0.034 x 132 = 4 1 + 4 = 5
Total			190	190	7

PARKING STALL SIZE DISTRIBUTION				
	Disability Stalls Count	Small Stalls Count	Regular Stalls Count	Total Stalls Count
Commercial Stalls	2 (3.6%)	8 (14.6%)	45 (81.8%)	55
Residential Stalls	7 (5.2%)	14 (10.4%)	114 (84.4%)	135
Total	9 (4.7%)	22 (11.6%)	159 (83.7%)	190

BICYCLE CALCULATION					
	Area	Unit	Section	Class A	Class B
Commercial	1,452 sm	-	6.2.5.1	3	6
Residential	12,571 sm	139	6.2.1.2	174	6
Total				177	12

PROJECT DATA

COMBINED SITE AREA 34,351 sf (3,191 sm) 0.789 Acres

Floor Space Calculation						
	Unit No.	Gross Floor Area	Wall Thickness Exclusion	Storage Exclusion Provided	Total Net Floor Area	
Heritage House	3	438 sm	0 sm	0 sm	438 sm	
Retail		996 sm	0 sm	0 sm	996 sm	
Restaurant		456 sm	0 sm	0 sm	456 sm	
Underground L3		82 sm	0 sm	0 sm	82 sm	
Underground L2		83 sm	0 sm	0 sm	83 sm	
Underground L1		83 sm	0 sm	0 sm	83 sm	
Gound Floor	5	442 sm	0 sm	19 sm	423 sm	
Second Floor	28	1,885 sm	0 sm	28 sm	1,857 sm	
Third Floor	24	1,872 sm	0 sm	17 sm	1,855 sm	
Fourth Floor	24	1,872 sm	0 sm	17 sm	1,855 sm	
Fifth Floor	19	1,890 sm	0 sm	17 sm	1,873 sm	
Sixth Floor	18	1,770 sm	0 sm	14 sm	1,756 sm	
Seventh Floor	12	1,139 sm	0 sm	11 sm	1,128 sm	
Eighth Floor	6	921 sm	0 sm	11 sm	910 sm	
Roof Access		94 sm	0 sm	0 sm	94 sm	
Total	139	14,023 sm	0 sm	134 sm	13,889 sm	

FLOOR SPACE RATIO 13,889 / 3,191 = 4.35

AMENITY BUILDING AREA 96 sm

BALCONY AREA CALCULATION:
CONDO BALCONY (not roof decks) 1,355 sm
1,355 / 12,133 = (11.2%)

FOOTPRINT 2,248 sm + 147 sm = 2,395 sm
SITE COVERAGE 75.1 %

BUILDING HEIGHT 8 storey 31.685m (104'-0")

NEW MIX USE BUILDING SETBACKS
NORTH SETBACK 0.60 m
WEST SETBACK 0.60 m
SOUTH SETBACK 0.60 m
EAST SETBACK 0.60 m

HERITAGE BUILDING SETBACKS
NORTH SETBACK 13.58 m
WEST SETBACK n/a
SOUTH SETBACK 6.22 m
EAST SETBACK 1.20 m