

PROJECT DATA

COMBINED SITE AREA

3,191 sm (0.789 Acres)

FLOOR SPACE RATIO	13,099 / 3,191 = 4.1
AMENITY AREA	76 sm
FOOTPRINT	2,216 sm
SITE COVERAGE	69.4 %
BUILDING HEIGHT	10 storey 37.033 m (121'-6")
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
STORAGE COUNT	186 Storage areas
(200 cu. ft. per Unit)	117 Insuite storage
	69 Storage lockers

Floor Space Calculation						
		Unit No.	Gross Floor Area	Wall Thickness Exclusion	Storage Exclusion Provided	Total Net Floor Area
	Heritage House	3	485 sm	0	0	485 sm
	Retail		677 sm	0	0	677 sm
	Restaurant		680 sm	0	0	680 sm
	Gound Floor	5	388.5 sm	0	0	388.5 sm
	Second Floor	25	1,602 sm	0	33.5 sm	1,569 sm
	Third Floor	21	1,554.5 sm	0	78 sm	1,476.5 sm
	Fourth Floor	21	1,556.5 sm	0	78 sm	1,478.5 sm
	Fifth Floor	18	1,586 sm	0	67 sm	1,519.5 sm
	Sixth Floor	16	1,514 sm	0	59.5 sm	1,454.5 sm
	Seventh Floor	10	1,129.5 sm	0	37 sm	1,092 sm
	Eighth Floor	8	859 sm	0	30 sm	829.5 sm
	Ninth Floor	7	750.5 sm	0	26 sm	724.5 sm
	Tenth Floor	7	750.5 sm	0	26 sm	724.5 sm
Total		141	13,534 sm	0	435 sm	13,099 sm

Balcony Area
18 sm
0 sm
0 sm
0 sm
32.3 sm
91.7 sm
157.3 sm
157.3 sm
195.3 sm
120.3 sm
73.7 sm
92.8 sm
109.7 sm
1,048.4 sm

FLOOR SPACE RATIO

13,099 / 3,191 = 4.1

Balcony FSR = 0.08

PARKING COUNT CALCULATION						
	Area	Section	Required Stalls	Proposed Stalls	Disability Stalls Section 4.8.4 (Column 1)	
Restaurant (C)	803 sm	4.2.5.11	100 sm / 50 sm = 2 703 sm / 10 sm = 71 2 + 59 = 73	86	1 Building = 1 0.4 x 1,362 sm = 1 1,000 sm 1 + 1 = 2	
Retail (C)	557 sm	4.2.5.1	300 sm / 100 sm = 3 257 sm / 50 = 6 3 + 6 = 9	9		
Heritage (R)	485 sm	4.3.7 (b)	438 sm / 140 sm = 3 3	3	0	
Condo (R)	11,692 sm	4.2.1.13	0.5 x 39 = 20 0.6 x 99 = 59 7,053 sm / 200 sm = 35 20 + 59 + 35 = 114	121	1 Building = 1 0.034 x 141 = 5 1 + 5 = 6	
Total				189	219	8

PARKING STALL SIZE DISTRIBUTION				
	Disability Stalls Count	Small Stalls Count	Regular Stalls Count	Total Stalls Count
Commercial Stalls	2 (2.1%)	9 (9.5%)	84 (88.4%)	95
Residential Stalls	6 (4.8%)	28 (22.6%)	90 (72.6%)	124
Total	8 (3.6%)	37 (16.9%)	174 (79.5%)	219

BICYCLE CALCULATION					
	Unit	Section	Class A	Class B	
Commercial	-	6.2.5.1	3 0% vertical	6 0% vertical	
Residential	138	6.2.1.2	192 47.6% vertical	6 0% vertical	
Total			195 42.7% vertical	12 0% vertical	