

Statistics and Calculations

Site Area	FSR Allowable	FSR Proposed
34720 sq. ft. (3225.59 sq. m)	64231.8 sq. ft. (5967.33 sq. m)	1.76

Lot Coverage	FSR Allowable	FSR Proposed
Allowable	N/A	
Proposed		

Building Setbacks	North	South	East	West	Courtyard	Building Height
Allowable	3.05 m - 3.66 m	1.22 m	3.05 m - 3.66 m	3.05 m - 3.66 m	7.32 m	Allowable 4 Stories
Proposed	3.66 m	1.22 m	3.66 m	3.66 m	7.32 m	Proposed 4 Stories and 15.05 m or 49.38 ft.

Area Summary	Units	Residential Area		Gross-Area	Amenity	Walls	Storage	Total Exclusions	FSR AREA
		Level 1	Level 2						
Level 1	17	15,385.3		17,305.0	503.0			280.0 360.0 1,143.0	16,162.0 sq. ft.
Level 2	15	14,320.3		18,022.0				338.0 338.0	17,684.0 sq. ft.
Level 3	15	14,320.3		15,952.0				338.0 338.0	15,614.0 sq. ft.
Level 4	9	10,349.0		11,856.0				228.0 228.0	11,628.0 sq. ft.
Totals	56	54,375.0		63,135.0	503.0			1,184.0 360.0 2,047.0	61,088.0 sq. ft.

Storage Summary	Units	Required Lockers	In Suite Storage	Storage In Rooms	Total Storage	Total Excl. Area	Below Grade	Total Storage
Total Number of Units	56	56	37	9	46	1,544	14	60

Balcony Summary	LEVEL	Open Balconies	Enclosed Balconies	Total
FSR Area	61,088.0			
Allowable Balconies (12% FSR)	7330.6			
Proposed Balconies	3,844.0			
Proposed Balconies (% FSR)	6.3%			

Parking Summary

Required Residential Parking (4.2.1.13)	Accessible Requirement (4.8.4)
Units Below 50m2	0.5 /unit
Units Above 50m2	0.6 /unit
Residential Stalls per Area Requirement	1 /200 sqm
	60 stalls
	Total Accessible Parking Required 3

Vehicle Required	Provided	Accessible Required	Provided	Bicycle Required	Proposed	Vertical Lockers
Residential	60	79	3	3	70	77

Visitor Required	Provided	Carshare Required	Provided	Loading- CLASS A Required	Provided	Loading- CLASS B Required	Provided
				1	1	0	

Small Car Count	Allowable Small Car Stalls	Proposed Small Car Stalls
	60 x 25% = 15 Maximum (+ 19 Additional Spots - Permitted to be small car if necessary)	36% = 23

Bicycle Parking Summary	Req'd/Allowed	Proposed
Bicycle Parking Required (1.25 Stalls per unit)	70	77
Required Bicycle Lockers (25% minimum)	14	21
Allowable Vertical Lockers (30% maximum)	21	

UNIT TYPE	UNIT	STORAGE	UNIT COUNT AND AREAS PER FLOOR												TOTAL	AREA	UNITS	TOTAL	Beds	Total Beds	Unit Ratio		
			LEVEL 1			LEVEL 2			LEVEL 3			LEVEL 4											
E-A	993	34.0	1	993	1	34	2	1986	2	68	2	1986	2	68		5	4,966	5	170.0	2	10	8.9%	
E-A1	972	34.0	1	972	1	34	1	972	1	34	1	972	1	34		3	2,916	3	102.0	2	6	5.4%	
E-A2	659		1	659												1	659			1	1	1.8%	
E-B	1060	28.0	2	2119	2	56	2	2119	2	56	2	2119	2	56		6	6,358	6	168.0	1	6	10.7%	
E-B1	1023	31.0	1	1023	1	31	2	2046	2	62	2	2046	2	62		5	5,115	5	155.0	2	10	8.9%	
E-C	843						2	1686			2	1686				4	3,372			1	4	7.1%	
E-C1	852		1	852												1	852			2	2	1.8%	
E-C2	739		1	739												1	739			1	1	1.8%	
E-D	596						1	596			1	596				2	1,192			1	2	3.6%	
W-B	1125	33.0					1	1125	1	33	1	1125	1	33		2	2,250	2	66.0	2	4	3.6%	
W-B1	968	26.0	1	968	1	26	2	1936	2	52	2	1936	2	52		5	4,839	5	130.0	2	10	8.9%	
W-B2	1024	37.0	1	1024	1	37					1	1,024	1	37.0		2	2,048			2	2	1.8%	
W-B3	1263	29.0	1	1263	1	29										1	1,263	1	29.0	3	3	1.8%	
W-B4	1040	33.0	1	1040	1	33										1	1,040	1	33.0	2	2	1.8%	
W-B5	1131	33.0					1	1131	1	33	1	1131	1	33		2	2,262	2	66.0	2	4	3.6%	
W-D	723						1	723			1	723				2	1,446			1	2	3.6%	
E-PH1	1016										2	2,032				2	2,032			2	4	3.6%	
E-PH2	1225	40.0					2	2449	2	80	2	2,449	2	80.0		2	2,449	2	80.0	2	4	3.6%	
E-PH3	1113	40.0					1	1113	1	40	1	1,113	1	40.0		2	2,226			2	2	1.8%	
E-PH4	1185	40.0					1	1185	1	40	1	1,185	1	40.0		2	2,370			2	2	1.8%	
W-PH1	1115	28.0					1	1115	1	28	1	1,115	1	28.0		2	2,230			2	2	1.8%	
W-PH2	928						1	928			1	928				2	1,856			2	2	1.8%	
W-PH3	1527	40.0					1	1527	1	40	1	1,527	1	40.0		3	3,054			3	3	1.8%	
F-1	502		1	502												1	502					1.8%	
F-2	600		2	1199												2	1,199					3.6%	
TH-1	1016		2	2032												2	2,032					3.6%	
			17	15385	9	280	15	14320	11	338	15	14320	11	338	9	10349	6	228					

Project Totals	# of Units	Total Beds	Gross Area	Amenity	FSR Area
	56	88	60,357	503	61,088 sq. ft.

Area Summary	Net Area	Residential	Circulation	Lobby	Bicycles	Amenity	Exclusions			Gross Area	FAR (net) Area
							Rainscreen	Suite Storage	Bulk Storage		
Level 1	15431.0	13042.0	2389.0	731.0	0.0	503.0	0.0	280.0	360.0	17305.0	16162.0
Level 2	17684.0	14064.0	1620.0	0.0	0.0	0.0	0.0	338.0	0.0	18022.0	17684.0
Level 3	15614.0	13994.0	1620.0	0.0	0.0	0.0	0.0	338.0	0.0	15952.0	15614.0
Level 4	11628.0	10120.0	1508.0	0.0	0.0	0.0	0.0	228.0	0.0	11856.0	11628.0
Totals	60357.0	53220.0	7137.0	731.0	0.0	503.0	0.0	1184.0	360.0	63135.0	61088.0 sq. ft.

Net to Gross Area (Efficiency)	Total Suite Area	Total Gross Area (Gross- Rainscreen Exclusions)	Total Percentage
	54,375.0 sq. ft.	63,135.0 sq. ft.	86.1 %

Floor Space Ratio (FSR)	Site Area
1.76	21,622.29 sq. ft.

MH YUKON - EAST BUILDING

Area Summary	Net Area	Residential	Circulation	Lobby	Bicycles	Amenity	Exclusions			Gross Area	FAR (net) Area
							Rainscreen	Suite Storage	Bulk Storage		
Level 1	9425.0	7886.0	1539.0	341.0	0.0	503.0	0.0	155.0	360.0	10784.0	9766.0
Level 2	11184.0	10221.0	963.0	0.0	0.0	0.0	0.0	220.0	0.0	11404.0	11184.0
Level 3	10154.0	9191.0	963.0	0.0	0.0	0.0	0.0	220.0	0.0	10374.0	10154.0
Level 4	7535.0	6618.0	917.0	0.0	0.0	0.0	0.0	160.0	0.0	7695.0	7535.0
Totals	38298.0	33916.0	4382.0	341.0	0.0	503.0	0.0	755.0	360.0	40257.0	38639.0 sq. ft.

Net to Gross Area (Efficiency)	Total Suite Area	Total Gross Area (Gross- Rainscreen Exclusions)	Total Percentage
	34,649.0 sq. ft.	40,257.0 sq. ft.	86.1 %

Floor Space Ratio (FSR)	Site Area
1.79	13,097.62 sq. ft.

MH YUKON - WEST BUILDING

Area Summary	Net Area	Residential	Circulation	Lobby	Bicycles	Amenity	Exclusions			Gross Area	FAR (net) Area
							Rainscreen	Suite Storage	Bulk Storage		
Level 1	6006.0	5156.0	850.0	390.0	0.0	0.0	0.0	125.0	0.0	6521.0	6396.0
Level 2	6500.0	5843.0	657.0	0.0	0.0	0.0	0.0	118.0	0.0	6618.0	6500.0
Level 3	5460.0	4803.0	657.0	0.0	0.0	0.0	0.0	118.0	0.0	5578.0	5460.0
Level 4	4093.0	3502.0	591.0	0.0	0.0	0.0	0.0	68.0	0.0	4161.0	4093.0
Totals	22059.0	19304.0	2755.0	390.0	0.0	0.0	0.0	429.0	0.0	22878.0	22449.0 sq. ft.

Net to Gross Area (Efficiency)	Total Suite Area	Total Gross Area (Gross- Rainscreen Exclusions)	Total Percentage
	19,736.0 sq. ft.	22,878.0 sq. ft.	86.2 %

Floor Space Ratio (FSR)	Site Area
1.71	

UNIT SUMMARY

TYPE	COUNT
1 Bed	5
1 Bed + Den	11
2 Bed	23
2 Bed + Den	10
3 Bed	2
Flat - 1 Bed	3
Townhouse - 2 Bed	2
TOTAL	56



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No.	Date	Revision Notes
2	2015/11/13	RE-ISSUED FOR REZONING
1	2015/09/04	ISSUED FOR REZONING

No.	Date	Revision Notes

No.	Date	Revision Notes

No.	Date	Revision Notes

No.	Date	Revision Notes

No.	Date	Revision Notes