

PROJECT DATA
(UPDATED 2007.03.27)

RESIDENTIAL LOT:

LOT SIZE: 4520m²

MAX BUILDING COVERAGE (25%): 1130m²
PROPOSED BUILDING COVERAGE: 1052m²

MIN LANDSCAPED OPEN SPACE (25%): 1130m²

PROPOSED LANDSCAPED OPEN SPACE: 2565m²

PROPOSED SERVICE ROADS (INCLUDING EXTERIOR PARKING SPACES): 903m²

MAX NO. OF UNITS (99/HECTARE): 43 UNITS
PROPOSED NO. OF UNITS: 38 UNITS
(19 STACKED TOWNHOUSES)

UNIT SIZES:
GROUND LEVEL, 2 STOREY UNIT: 95m²
UPPER LEVEL, 1 + MEZZ. UNIT: 75m²
MIN PARKING (1.5 SPACES PER UNIT): 57 SPACES
PROPOSED PARKING: 38 SPACES
(NEW DRAFT BY-LAW WILL REQUIRE 0.7 SPACES/UNIT X 38 UNITS = 27 SPACES AND 19 BICYCLE SPACES)

COMMERCIAL LOT:

LOT SIZE: 2374m²

MAX BUILDING COVERAGE (60%): 1424m²
PROPOSED BUILDING COVERAGE (INCLUDES 585m² EXIST. BUILDINGS): 857m²
NEW BUILDINGS: 2 STORIES + MEZZ

COMMERCIAL GROSS FLOOR AREAS:

EXISTING BUILDINGS: 878m²

BUILDING 'D':
RETAIL GROUND FLOOR
(MAYBE 1/2 COFFEE SHOP)
TOTAL 148m²

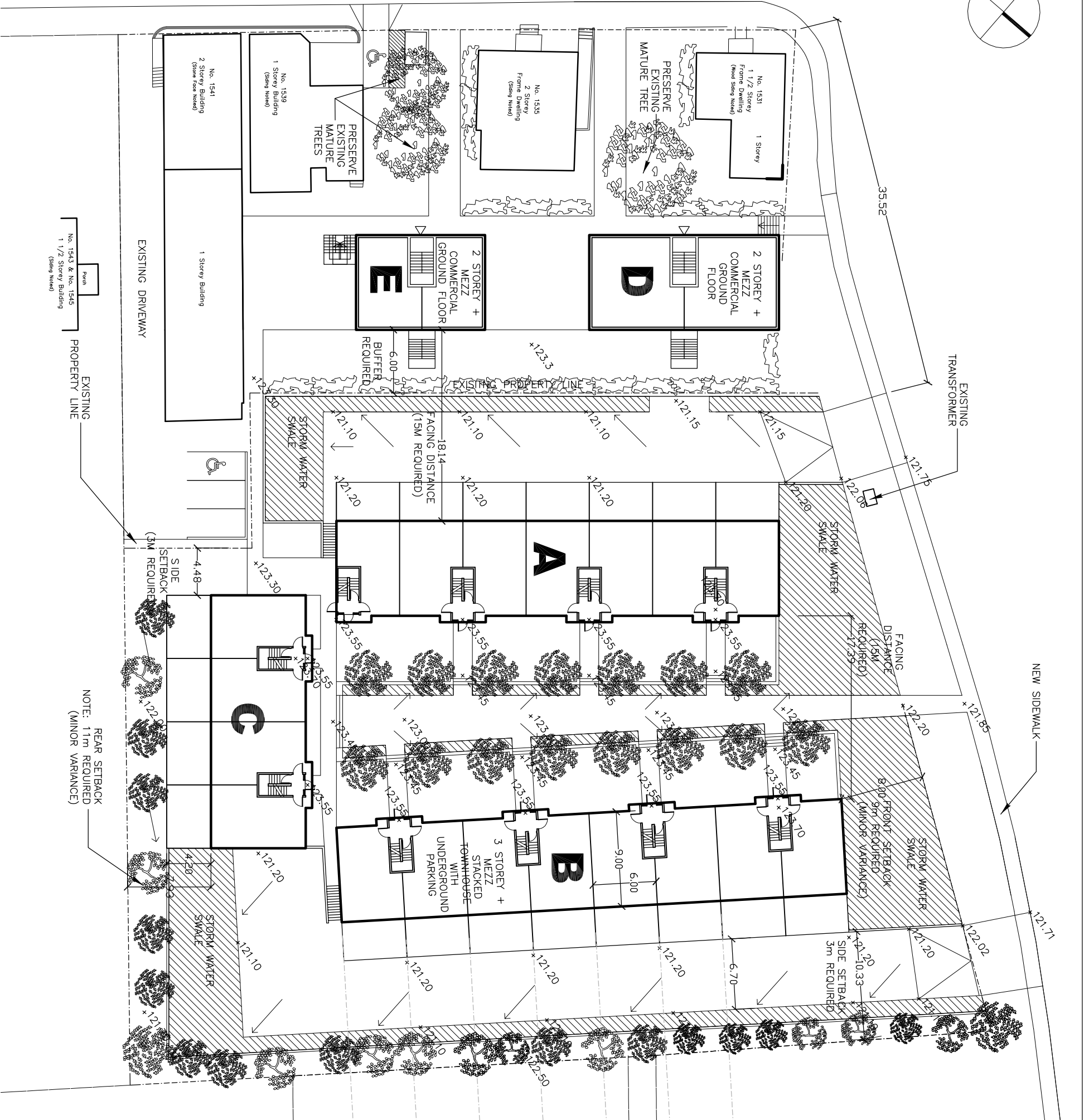
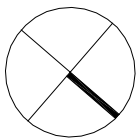
BUILDING 'E':
OFFICE GROUND FLOOR:
TOTAL 102m²

PARKING REQUIRED:
EXISTING BUILDINGS:
1 SPACE/9m² = 36 SPACES
(NEW DRAFT BY-LAW WOULD REQUIRE 23 SPACES)

PROPOSED BUILDINGS:
1 SPACE/9m² = 19 SPACES (NO CAFE)
(30 SPACES WITH CAFE IN 1/2 BUILDING 'D')
(NEW DRAFT BY-LAW WOULD REQUIRE:
10 SPACES OR 14 SPACES IF 1/2 GROUND FLOOR OF BUILDING 'D' IS A COFFEE SHOP)

TOTAL: 55 SPACES - 10% = 50 SPACES
(OR 66 SPACES - 10% = 60 SPACES WITH COFFEE SHOP)
(NEW DRAFT BY-LAW WOULD REQUIRE A TOTAL OF 33 SPACES OR 37 SPACES IF 1/2 BUILDING 'D' IS CAFE PLUS 5 BICYCLE SPACES)

PARKING PROVIDED:
17 COMPACT CAR SPACES (UNDERGROUND)
14 STANDARD SPACES (UNDERGROUND)
2 EXTERIOR ACCESSIBLE SPACES
2 EXTERIOR SPACES
TOTAL: 35 SPACES



NEW SIDEWALK

EXISTING TRANSFORMER

FACING DISTANCE (15M REQUIRED)

8.00m FRONT SETBACK (MINOR VARIANCES)

4.10.33 SIDE SETBACK 3m REQUIRED

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REAR SETBACK (MINOR VARIANCE)

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