

# 2015 Development Approval

## Project Data

Note: More detailed statistics may be requested during review of the application.

Existing Use: Mixed Use <input type="checkbox"/>		Proposed Use: Mixed Use <input type="checkbox"/>	
Existing Generalized Land Use: Mixed Use - Non-Residential <input type="checkbox"/>		Proposed Generalized Land Use: Mixed Use - Residential/Non-Residential <input type="checkbox"/>	
Total lot area:	1648 m <sup>2</sup>	Lot frontage:	48.9 m
		Lot depth:	33.7 m
Date of construction for existing building (if known): not known/various			
Number of buildings	Existing <u>7</u>	Retained <u>0</u>	Proposed <u>1</u> Total <u>1</u>
Ground Floor Area	Existing <u>840.7</u> m <sup>2</sup>	Retained <u>0</u> m <sup>2</sup>	Proposed <u>1268</u> m <sup>2</sup> Total <u>1268</u> m <sup>2</sup>
Residential GFA	Existing _____ m <sup>2</sup>	Retained _____ m <sup>2</sup>	Proposed <u>39986</u> m <sup>2</sup> Total <u>39986</u> m <sup>2</sup>
Non-residential GFA	Existing _____ m <sup>2</sup>	Retained _____ m <sup>2</sup>	Proposed <u>670</u> m <sup>2</sup> Total <u>670</u> m <sup>2</sup>
Landscaped Open Space	Existing <u>0</u> m <sup>2</sup>	Retained <u>0</u> m <sup>2</sup>	Proposed <u>175.4</u> m <sup>2</sup> Total <u>175.4</u> m <sup>2</sup>
Paved Surface Area	Existing <u>807.3</u> m <sup>2</sup>	Retained <u>0</u> m <sup>2</sup>	Proposed <u>255.12</u> m <sup>2</sup> Total <u>255.12</u> m <sup>2</sup>
Height of Building(s)	Existing <u>2-3 Storeys</u>	Retained <u>0</u> Storeys	Proposed <u>46</u> Storeys Total <u>46</u> Storeys
	_____ m	_____ m	<u>159.6m</u> <u>159.6m</u>
<b>Minimum Setbacks</b>			
Front Lot Line <u>North</u>	<input type="checkbox"/> Existing _____ m	Retained _____ m	Proposed <u>1.59</u> m
Side Lot Line <u>West</u>	<input type="checkbox"/> Existing _____ m	Retained _____ m	Proposed <u>1.6</u> m
Side Lot Line <u>East</u>	<input type="checkbox"/> Existing _____ m	Retained _____ m	Proposed <u>0</u> m
Rear Lot Line <u>South</u>	<input type="checkbox"/> Existing _____ m	Retained _____ m	Proposed <u>0</u> m
<b>Residential Units - Tenure and Quantity</b>			
Existing:	<input checked="" type="checkbox"/> Rental* <u>5</u> Units	<input type="checkbox"/> Freehold _____ Units	<input type="checkbox"/> Condo _____ Units
	<input type="checkbox"/> Other: _____ Units		
Retained:	<input checked="" type="checkbox"/> Rental* <u>0</u> Units	<input type="checkbox"/> Freehold _____ Units	<input type="checkbox"/> Condo _____ Units
	<input type="checkbox"/> Other: _____ Units		
Proposed:	<input checked="" type="checkbox"/> Rental <u>0</u> Units	<input type="checkbox"/> Freehold _____ Units	<input checked="" type="checkbox"/> Condo <u>616</u> Units
	<input type="checkbox"/> Other: _____ Units		
Total:	<input checked="" type="checkbox"/> Rental <u>5</u> Units	<input type="checkbox"/> Freehold _____ Units	<input checked="" type="checkbox"/> Condo <u>616</u> Units
	<input type="checkbox"/> Other: _____ Units		
Total gross floor area of all buildings on site when project is complete: <u>40656</u>			
*If Rental Units are selected for Existing and Retained conditions, a "Rental Housing Demolition and Conversion Screening and Declaration" form is required to be submitted with this Application.			

## Breakdown of Project Components - Part 1 of 2

Total gross floor area of project: 40656					
Lot coverage ratio (ground floor area+lot area)			Floor space ratio (gross floor area+lot area)		
0.77			24.7		
Type of use:	Residential	Retail	Office	Industrial	Institutional/Other
Gross Floor Area (m <sup>2</sup> )	<u>39986</u> m <sup>2</sup>	<u>670</u> m <sup>2</sup>	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____ m <sup>2</sup>
Percentage of Project (%)	<u>98.4</u> %	<u>1.6</u> %	_____ %	_____ %	_____ %
Breakdown of Residential Component	Rooms	Bachelor	1-Bedroom	2-Bedroom	3 or more Bedrooms
Number of Units	<u>616</u>	<u>164</u>	<u>280</u>	<u>170</u>	<u>2</u>
Typical Unit Size	_____ m <sup>2</sup>	<u>44.55</u> m <sup>2</sup>	<u>56.94</u> m <sup>2</sup>	<u>66.3</u> m <sup>2</sup>	<u>70.5</u> m <sup>2</sup>

### Breakdown of Project Components - Part 2 of 2

**Parking and Loading Data:** Number of parking places provided in project: 167

**Breakdown of parking space allocation:**

for residential use 167 for residential visitors 0 for retail use 0

for office use \_\_\_\_\_ for industrial use \_\_\_\_\_ for institutional/other use 11 (car share)

**Location and number of parking spaces:**

Open surface spaces \_\_\_\_\_  Attached garage \_\_\_\_\_  Detached garage \_\_\_\_\_  Cash payment in lieu \_\_\_\_\_

Above grade parking deck \_\_\_\_\_  Below grade parking structure 167  Off-site lease \_\_\_\_\_

Number of loading spaces provided in project: 2 Type of loading spaces provided (if applicable) C & G

**Access and Services:**

Road access  Provincial Highway  Municipal Street  Private right-of-way

Servicing:  All of below

Municipal Water

Municipal Sanitary Sewers

Municipal Storm Sewers

Other (septic)

available  connected

available  connected

available  connected

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