

Project Data

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

Existing Use: Commercial - Other		Proposed Use: Mixed Use	
Existing Generalized Land Use: Commercial		Proposed Generalized Land Use: Mixed Use - Residential/Non-Residential	
Total lot area: 1,949.50 m ²	Lot frontage: 52.91 m	Lot depth 35.83 m	
Date of construction for existing building (if known): 1888, 1973, 1884, 1942, 1949, 1965 and 1971			
Number of buildings	Existing <u>8</u>	Retained <u>0</u>	Proposed <u>1</u> Total <u>1</u>
Ground Floor Area	Existing <u>1,795.72</u> m ²	Retained <u>0.00</u> m ²	Proposed <u>1,679.00</u> m ² Total <u>1,679.00</u> m ²
Residential GFA	Existing <u>0.00</u> m ²	Retained <u>0.00</u> m ²	Proposed <u>33,242.40</u> m ² Total <u>33,242.40</u> m ²
Non-residential GFA	Existing <u>3,391.14</u> m ²	Retained <u>0.00</u> m ²	Proposed <u>604.50</u> m ² Total <u>604.50</u> m ²
Landscaped Open Space	Existing <u>0.00</u> m ²	Retained <u>0.00</u> m ²	Proposed <u>0.00</u> m ² Total <u>0.00</u> m ²
Paved Surface Area	Existing <u>449.60</u> m ²	Retained <u>0.00</u> m ²	Proposed <u>243.70</u> m ² Total <u>243.70</u> m ²
Height of Building(s)	Existing <u>3.00</u> Storeys	Retained <u>3.00</u> Storeys	Proposed <u>40</u> Storeys Total <u>43</u> Storeys
	<u>11</u> m	<u>11</u> m	<u>132</u> m <u>132</u> m

Minimum Setbacks

Front Lot Line <u>South</u>	Existing <u>0.00</u> m	Retained <u>0.00</u> m	Proposed <u>0 to 3.7</u> m
Side Lot Line <u>East</u>	Existing <u>0.00</u> m	Retained <u>0.00</u> m	Proposed <u>0.50</u> m
Side Lot Line <u>West</u>	Existing <u>0.00</u> m	Retained <u>0.00</u> m	Proposed <u>0.00</u> m
Rear Lot Line <u>North</u>	Existing <u>0.00</u> m	Retained <u>0.00</u> m	Proposed <u>1.50</u> m

Residential Units - Tenure and Quantity

Existing:	<input type="checkbox"/> Rental* <u>0</u> Units	<input type="checkbox"/> Freehold <u>0</u> Units	<input type="checkbox"/> Condo <u>0</u> Units	<input type="checkbox"/> Other: <u>0</u> Units
Retained:	<input type="checkbox"/> Rental* <u>0</u> Units	<input type="checkbox"/> Freehold <u>0</u> Units	<input type="checkbox"/> Condo <u>0</u> Units	<input type="checkbox"/> Other: <u>0</u> Units
Proposed:	<input type="checkbox"/> Rental <u>0</u> Units	<input type="checkbox"/> Freehold <u>0</u> Units	<input checked="" type="checkbox"/> Condo <u>488</u> Units	<input type="checkbox"/> Other: <u>0</u> Units
Total:	<input type="checkbox"/> Rental <u>0</u> Units	<input type="checkbox"/> Freehold <u>0</u> Units	<input checked="" type="checkbox"/> Condo <u>488</u> Units	<input type="checkbox"/> Other: <u>0</u> Units

*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 GFA of project: 33,846.9					
Lot coverage ratio (ground floor area+lot area) 86.12			Floor space ratio (gross floor area+lot area) 17.36		
Type of use:	Residential	Retail	Office	Industrial	Institutional/Other
Total GFA (m ²)	<u>33,242.40</u> m ²	<u>604.50</u> m ²	<u>0.00</u> m ²	<u>0.00</u> m ²	<u>0.00</u> m ²
Percentage of Project (%)	<u>98.21</u> %	<u>1.79</u> %	<u>0.00</u> %	<u>0.00</u> %	<u>0.00</u> %
Below Grade GFA (m ²)	<u>65.10</u> m ²	<u>0.00</u> m ²	<u>0.00</u> m ²	<u>0.00</u> m ²	<u>0.00</u> m ²
Breakdown of Residential Component	Rooms	Bachelor	1-Bedroom	2-Bedroom	3 or more Bedrooms
Number of Units	<u>0</u>	<u>51</u>	<u>313</u>	<u>74</u>	<u>50</u>
Typical Unit Size	<u>0.00</u> m ²	<u>40.20</u> m ²	<u>57.80</u> m ²	<u>74.70</u> m ²	<u>85.30</u> m ²

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File No(s): _____ Date Received: _____

Breakdown of Project Components - Part 2 of 2

Parking and Loading Data: Number of parking places provided in project: 113

Breakdown of parking space allocation:

for residential use 82 for residential visitors 31 for retail use 0

for office use 0 for industrial use 0 for institutional/other use 0

Location and number of parking spaces:

Open surface spaces 0 Attached garage 0 Detached garage 0 Cash payment in lieu 0

Above grade parking deck 0 Below grade parking structure 113 Off-site lease 0

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

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