

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: 17,233	m ²	Lot frontage: ±247	m
		Lot depth ±60	m

Date of construction for existing building (if known):

Number of buildings	Existing 3	Retained 0	Proposed 3	Total 3
Ground Floor Area	Existing 3,175 m ²	Retained 0 m ²	Proposed 5,143 m ²	Total 5,143 m ²
Residential GFA	Existing 0 m ²	Retained 0 m ²	Proposed 90,030 m ²	Total 90,030 m ²
Non-residential GFA	Existing 3,546 m ²	Retained 0 m ²	Proposed 1,367 m ²	Total 1,367 m ²
Landscaped Open Space	Existing 0 m ²	Retained 0 m ²	Proposed 9,437 m ²	Total 9,437 m ²
Paved Surface Area	Existing 14,058 m ²	Retained 0 m ²	Proposed 1,192 m ²	Total 1,192 m ²
Height of Building(s)	Existing 1 Storeys	Retained 0 Storeys	Proposed 35 Storeys	Total 35 Storeys
	m	m	113.1 m	113.1 m

Minimum Setbacks

Front Lot Line	South	Existing	Retained	Proposed	13.5
Side Lot Line	West	Existing	Retained	Proposed	7
Side Lot Line	East	Existing	Retained	Proposed	15
Rear Lot Line	North	Existing	Retained	Proposed	7

Residential Units - Tenure and Quantity

Existing:	<input type="checkbox"/> Rental* 0 Units	<input type="checkbox"/> Freehold 0 Units	<input type="checkbox"/> Condo 0 Units	<input type="checkbox"/> Other: 0 Units
Retained:	<input type="checkbox"/> Rental* 0 Units	<input type="checkbox"/> Freehold 0 Units	<input type="checkbox"/> Condo 0 Units	<input type="checkbox"/> Other: 0 Units
Proposed:	<input type="checkbox"/> Rental 0 Units	<input type="checkbox"/> Freehold 0 Units	<input checked="" type="checkbox"/> Condo 1149 Units	<input type="checkbox"/> Other: 1149 Units
Total:	<input type="checkbox"/> Rental 0 Units	<input type="checkbox"/> Freehold 0 Units	<input checked="" type="checkbox"/> Condo 1149 Units	<input type="checkbox"/> Other: 1149 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: 91,397					
Lot coverage ratio (ground floor area+lot area)			Floor space ratio (gross floor area+lot area)		
0.30			5.30		
Type of use:	Residential	Retail	Office	Industrial	Institutional/Other
Total GFA (m ²)	90,030 m ²	0 m ²	935 m ²	0 m ²	432 m ²
Percentage of Project (%)	98.5 %	%	1 %	%	0.5 %
Below Grade GFA (m ²)	713 m ²	m ²	m ²	m ²	m ²
Breakdown of Residential Component	Rooms	Bachelor	1-Bedroom	2-Bedroom	3 or more Bedrooms
Number of Units	1149	36	663	334	116
Typical Unit Size	63 m ²	39 m ²	55 m ²	68 m ²	91 m ²

This section for Office Use Only

File No(s): _____ Date Received: _____

Breakdown of Project Components - Part 2 of 2

Parking and Loading Data: Number of parking places provided in project: 641

Breakdown of parking space allocation:

for residential use 526 for residential visitors 115 for retail use _____
for office use _____ for industrial use _____ for institutional/other use _____

Location and number of parking spaces:

Open surface spaces 4 Attached garage _____ Detached garage _____ Cash payment in lieu _____

Above grade parking deck _____ Below grade parking structure 637 Off-site lease _____

Number of loading spaces provided in project: 4 Type of loading spaces provided (if applicable) B/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