

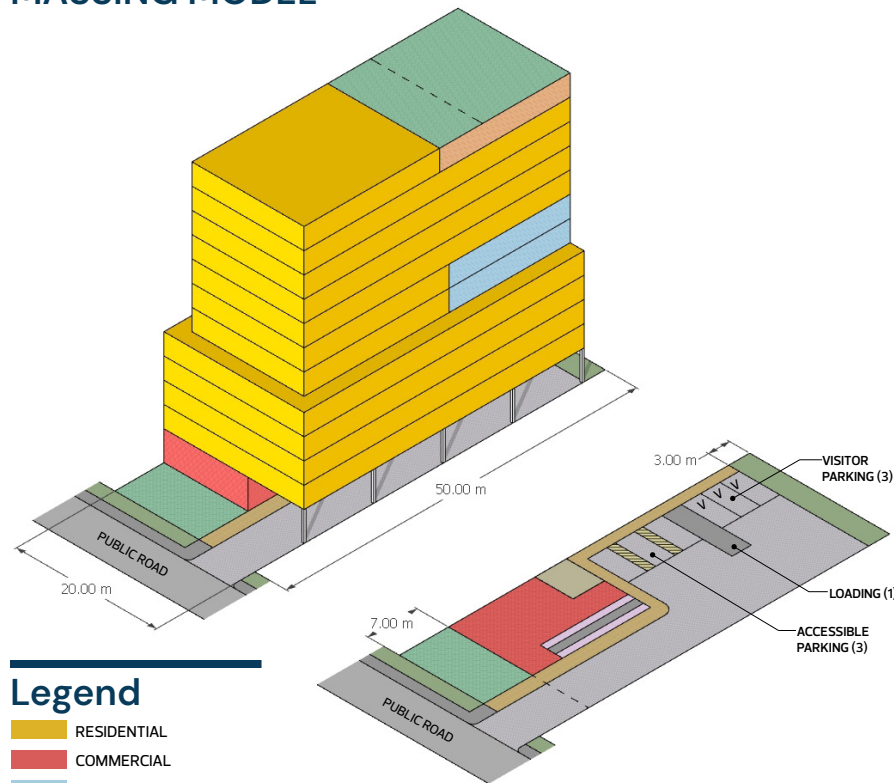
1. PRIMARY URBAN CENTRE – Mixed Use (12 Storeys) – Parking Under Building



Site Details

PROPOSED REGULATORY PARAMETERS			
LOT SIZE	WIDTH (m)	DEPTH (m)	AREA (m ²)
	20.00	50.00	1000
SETBACKS (m)	FRONT	SIDES	REAR
	0	0	0
MAX PERMITTED LOT COVERAGE	Value	AREA (m ²)	
	80%	800	
MAX PERMITTED BUILDING HEIGHT	42m / 12 Storeys		
MAX PERMITTED FLOOR AREA RATIO	TBD		

MASSING MODEL



Legend

- RESIDENTIAL
- COMMERCIAL
- STORAGE
- OUTDOOR COMMON AMENITY
- INDOOR COMMON AMENITY
- SIDEWALK
- BIKE PARKING (LONG TERM)
- STAIRCASE

Building Details

BUILDING DETAILS				
LOT SIZE	20m X 50m	LOT AREA (m ²)	1000	
BUILDING SIZE	WIDTH (m)	DEPTH (m)	NO. OF BUILDINGS	AREA (m ²) (FOOT PRINT)
	20	40	1	800.00
GROSS FLOOR AREA	GROUND FLOOR (m ²)	2nd To 5th FLOOR (m ²)	6th FLOOR & ABOVE (m ²)	TOTAL G.F.A. (m ²)
	16.85 x 12 202.2	800 x 4 3200	608 x 7 4256	7658.2
LOT COVERAGE	AREA (m ²)		PERCENTAGE (%)	
	800.00		80.0%	
FLOOR AREA RATIO	7.66			

AREA ALLOCATION			
CIRCULATION	AREA (m ²)		PERCENTAGE (%)
	1148.73		15.0%
COMMERCIAL AREA	AREA (m ²)		PERCENTAGE (%)
	162.04		2.1%
AREA AVAILABLE FOR RES. UNITS, INDOOR AMENITY, AND STORAGE	AREA (m ²)		PERCENTAGE (%)
	6347.43		82.9%
AREA AVAILABLE FOR RESIDENTIAL UNITS	AREA (m ²)		PERCENTAGE (%)
	5494.75		71.7%
AREA OF 1 BEDROOM / STUDIO (66%)	AREA OF 1 BEDROOM/STUDIO (m ²)	AVERAGE AREA OF ALL UNITS (m ²)	NUMBER OF 1 BEDROOM/STUDIO
	48.3		39
AREA OF 2 BEDROOMS (16%)	AREA OF 2 BEDROOM UNIT (m ²)	92.1	NUMBER OF 2 BEDROOM UNITS
	79.5		10
AREA OF 3 BEDROOMS (18%)	AREA OF 3 BEDROOM UNIT (m ²)	148.5	NUMBER OF 3 BEDROOM UNITS
	148.5		11
TOTAL NUMBER OF UNITS	60		

BUILDING REQUIREMENTS			
REQUIRED OUTDOOR AMENITY AREA (m ²)	298	REQUIRED INDOOR AMENITY AREA (m ²)	298
REQUIRED STORAGE AREA (m ²)	554		

PARKING CALCULATIONS – (AREA 5)			
TOTAL PARKING REQUIRED AS PER AREA 5*			0
ACCESSIBLE PARKING REQUIRED {1 + (0.04 x UNITS)}			3
VISITOR PARKING REQUIRED (1 FOR EVERY 22 RESIDENTIAL PARKING)			3
LOADING SPACE REQUIREMENT (1 SPACE FOR COMM. G.F.A. LESS THAN 465m ²)			1
TOTAL PARKING REQ.			7
PROVIDED SURFACE PARKING	7	PROVIDED UNDERGROUND PARKING	0

*NOTE: In the Downtown Urban Centre, the minimum number of off-street vehicle parking spaces for all uses is 0 parking spaces.

Additional Notes

- The loading area has been provided between the visitor parking & accessible parking to ensure adequate turning space.
- A step-back has been provided above the 5th floor. This ensures that all dwellings have access to sunlight.
- Storage area has been shown as a single large block to allow the viewer to easily understand the space impact of current storage requirements. Storage area could be spread throughout the building.

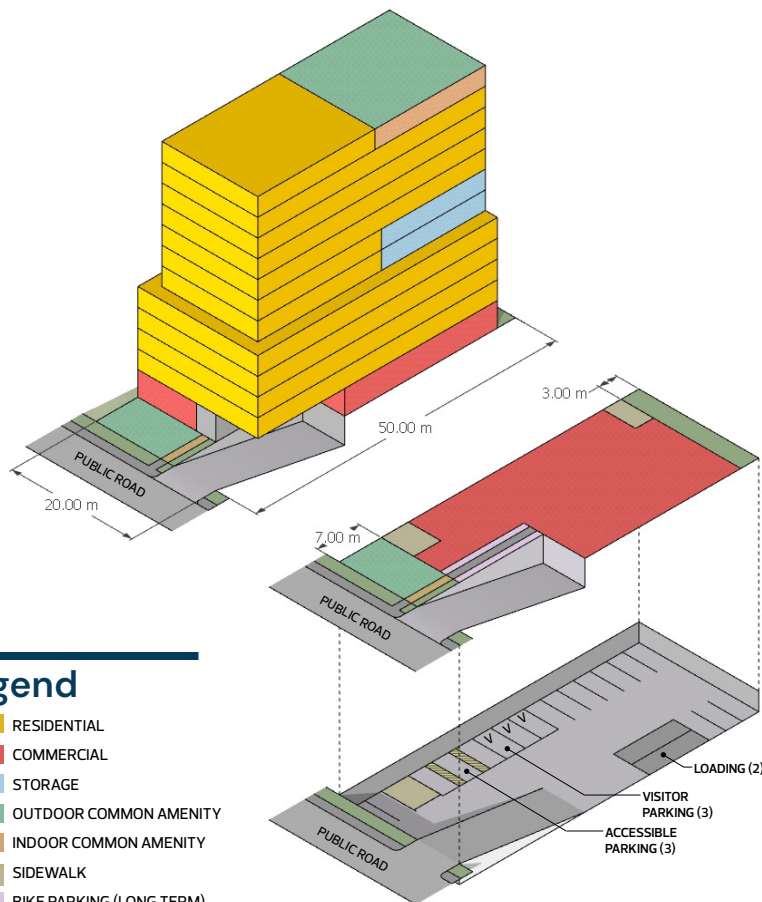
2. PRIMARY URBAN CENTRE – Mixed Use (12 Storeys) – Parking Under-Ground



Site Details

PROPOSED REGULATORY PARAMETERS			
LOT SIZE	WIDTH (m)	DEPTH (m)	AREA (m ²)
	20.00	50.00	1000
SETBACKS (m)	FRONT	SIDES	REAR
	0	0	0
MAX PERMITTED LOT COVERAGE	Value	AREA (m ²)	
	80%	800	
MAX PERMITTED BUILDING HEIGHT	42m / 12 Storeys		
MAX PERMITTED FLOOR AREA RATIO	TBD		

MASSING MODEL



Legend

- RESIDENTIAL
- COMMERCIAL
- STORAGE
- OUTDOOR COMMON AMENITY
- INDOOR COMMON AMENITY
- SIDEWALK
- BIKE PARKING (LONG TERM)
- STAIRCASE

Building Details

BUILDING DETAILS				
LOT SIZE	20m X 50m	LOT AREA (m ²)	1000	
BUILDING SIZE	WIDTH (m)	DEPTH (m)	NO. OF BUILDINGS	AREA (m ²) (FOOT PRINT)
	20	40	1	800.00
GROSS FLOOR AREA	GROUND FLOOR (m ²)	2nd To 5th FLOOR (m ²)	6th FLOOR & ABOVE (m ²)	TOTAL G.F.A. (m ²)
	702	800 x 4 3200	608 x 7 4256	8158
LOT COVERAGE	AREA (m ²)		PERCENTAGE (%)	
	800.00		80.0%	
FLOOR AREA RATIO	8.16			

AREA ALLOCATION			
CIRCULATION	AREA (m ²)		PERCENTAGE (%)
	1223.70		15.0%
COMMERCIAL AREA	AREA (m ²)		PERCENTAGE (%)
	657.20		8.1%
AREA AVAILABLE FOR RES. UNITS, INDOOR AMENITY, AND STORAGE	AREA (m ²)		PERCENTAGE (%)
	6277.10		76.9%
AREA AVAILABLE FOR RESIDENTIAL UNITS	AREA (m ²)		PERCENTAGE (%)
	5433.86		66.6%
AREA OF 1 BEDROOM / STUDIO (66%)	AREA OF 1 BEDROOM/STUDIO (m ²)	AVERAGE AREA OF ALL UNITS (m ²)	NUMBER OF 1 BEDROOM/STUDIO
	48.3		39
AREA OF 2 BEDROOMS (16%)	AREA OF 2 BEDROOM UNIT (m ²)		NUMBER OF 2 BEDROOM UNITS
	79.5	9	
AREA OF 3 BEDROOMS (18%)	AREA OF 3 BEDROOM UNIT (m ²)	NUMBER OF 3 BEDROOM UNITS	
	148.5	11	
TOTAL NUMBER OF UNITS	59		

BUILDING REQUIREMENTS			
REQUIRED OUTDOOR AMENITY AREA (m ²)	295	REQUIRED INDOOR AMENITY AREA (m ²)	295
REQUIRED STORAGE AREA (m ²)	548		

PARKING CALCULATIONS – (AREA 5)			
TOTAL PARKING REQUIRED AS PER AREA 5*			0
ACCESSIBLE PARKING REQUIRED {1+ (0.04 x UNITS)}			3
VISITOR PARKING REQUIRED (1 FOR EVERY 22 RESIDENTIAL PARKING)			3
LOADING SPACE REQUIREMENT (2 SPACE FOR G.F.A. 465m ² – 2325m ²)			2
TOTAL PARKING REQ.			8
PROVIDED SURFACE PARKING	0	PROVIDED UNDERGROUND PARKING	22

*NOTE: In the Downtown Urban Centre, the minimum number of off-street vehicle parking spaces for all uses is 0 parking spaces.

Additional Notes

- Providing parking underground requires the provision of a large, long ramp to ensure adequate clearance for loading vehicles.
- A step-back has been provided above the 5th floor. This ensures that all dwellings have access to sunlight.
- Storage area has been shown as a single large block to allow the viewer to easily understand the space impact of current storage requirements. Storage area could be spread throughout the building.

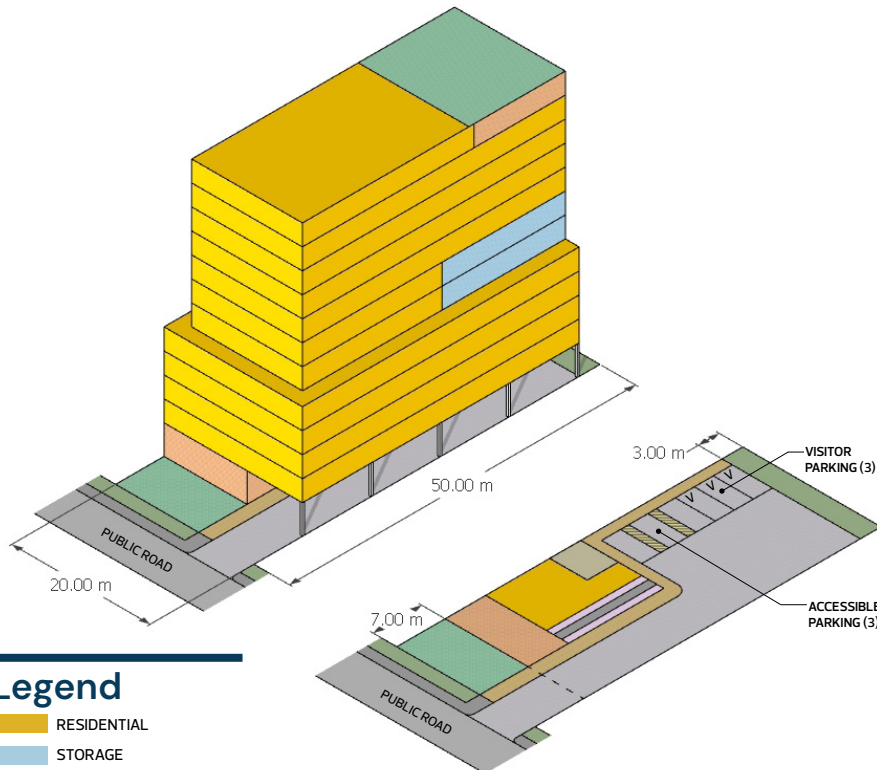
3. PRIMARY URBAN CENTRE – Standalone Residential (12 Storeys) – Parking Under-Building



Site Details

PROPOSED REGULATORY PARAMETERS			
LOT SIZE	WIDTH (m)	DEPTH (m)	AREA (m ²)
	20.00	50.00	1000
SETBACKS (m)	FRONT	SIDES	REAR
	0	0	0
MAX PERMITTED LOT COVERAGE	Value	AREA (m ²)	
	80%	800	
MAX PERMITTED BUILDING HEIGHT	42m / 12 Storeys		
MAX PERMITTED FLOOR AREA RATIO	TBD		

MASSING MODEL



Legend

- RESIDENTIAL
- STORAGE
- OUTDOOR COMMON AMENITY
- INDOOR COMMON AMENITY
- SIDEWALK
- BIKE PARKING (LONG TERM)
- STAIRCASE

Building Details

BUILDING DETAILS				
LOT SIZE	20m X 50m		LOT AREA (m ²)	1000
BUILDING SIZE	WIDTH (m)	DEPTH (m)	NO. OF BUILDINGS	AREA (m ²) (FOOT PRINT)
	20	40	1	800.00
GROSS FLOOR AREA	GROUND FLOOR (m ²)	2nd TO 5th FLOOR (m ²)	6th FLOOR & ABOVE (m ²)	TOTAL G.F.A. (m ²)
	16.85 x 12	800 x 4	608 x 7	7658.2
LOT COVERAGE	AREA (m ²)		PERCENTAGE (%)	
	800.00		80.0%	
FLOOR AREA RATIO	7.66			

AREA ALLOCATION			
CIRCULATION	AREA (m ²)		PERCENTAGE (%)
	1148.73		15.0%
COMMERICAL AREA	AREA (m ²)		PERCENTAGE (%)
	0.00		0.0%
AREA AVAILABLE FOR RES. UNITS, INDOOR AMENITY, AND STORAGE	AREA (m ²)		PERCENTAGE (%)
	6509.47		85.0%
AREA AVAILABLE FOR RESIDENTIAL UNITS	AREA (m ²)		PERCENTAGE (%)
	5635.02		73.6%
AREA OF 1 BEDROOM / STUDIO (66%)	AREA OF 1 BEDROOM/STUDIO (m ²)	AVERAGE AREA OF ALL UNITS (m ²)	NUMBER OF 1 BEDROOM/STUDIO
	48.3		40
AREA OF 2 BEDROOMS (16%)	AREA OF 2 BEDROOM UNIT (m ²)		NUMBER OF 2 BEDROOM UNITS
	79.5	92.1	10
AREA OF 3 BEDROOMS (18%)	AREA OF 3 BEDROOM UNIT (m ²)		NUMBER OF 3 BEDROOM UNITS
	148.5		11
TOTAL NUMBER OF UNITS	61		

BUILDING REQUIREMENTS			
REQUIRED OUTDOOR AMENITY AREA (m2)	306	REQUIRED INDOOR AMENITY AREA (m2)	306
REQUIRED STORAGE AREA (m2)	568		

PARKING CALCULATIONS – (AREA 5)			
TOTAL PARKING REQUIRED AS PER AREA 5*			0
ACCESSIBLE PARKING REQUIRED {1 + (0.04 x UNITS)}			3
VISITOR PARKING REQUIRED (1 FOR EVERY 22 RESIDENTIAL PARKING)			3
LOADING SPACE REQUIREMENT (1 SPACE FOR G.F.A. LESS THAN 465m2)			0
TOTAL PARKING REQ.			6
PROVIDED SURFACE PARKING	6	PROVIDED UNDERGROUND PARKING	0

*NOTE: In the Downtown Urban Centre, the minimum number of off-street vehicle parking spaces for all uses is 0 parking spaces

Additional Notes

- A 2 metre step-back has been provided above the 5th floor. This ensures that all dwellings have access to sunlight.
- Storage area has been shown as a single large block to allow the viewer to easily understand the space impact of current storage requirements. Storage area could be spread throughout the building.

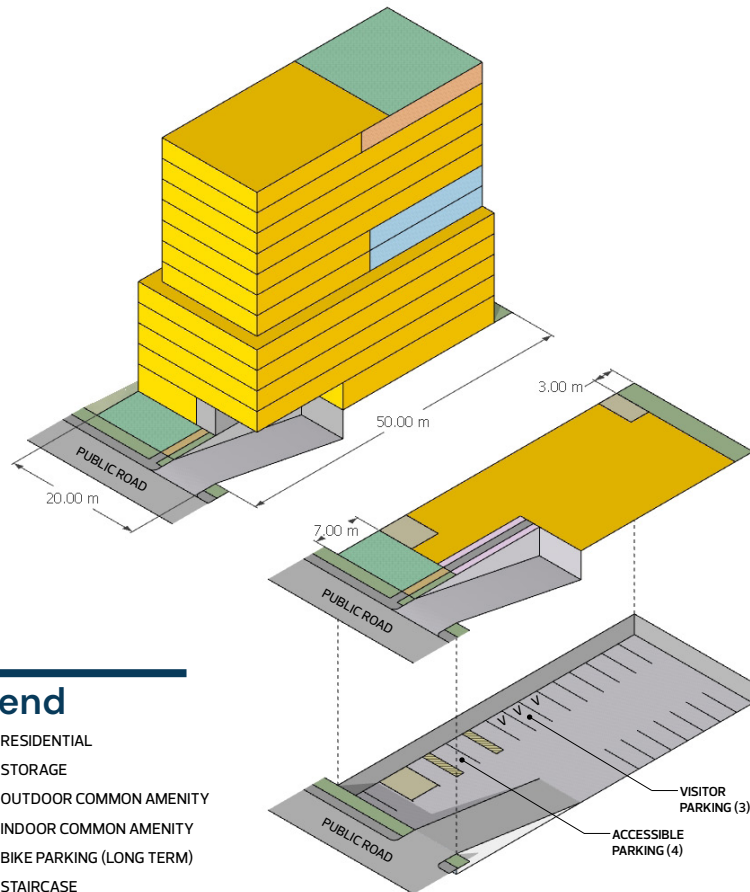
4. PRIMARY URBAN CENTRE – Standalone Residential (12 Storeys) – Parking Under-Ground



Site Details

PROPOSED REGULATORY PARAMETERS			
LOT SIZE	WIDTH (m)	DEPTH (m)	AREA (m ²)
	20.00	50.00	1000
SETBACKS (m)	FRONT	SIDES	REAR
	0	0	0
MAX PERMITTED LOT COVERAGE	Value	AREA (m ²)	
	80%	800	
MAX PERMITTED BUILDING HEIGHT	42m / 12 Storeys		
MAX PERMITTED FLOOR AREA RATIO	TBD		

MASSING MODEL



Legend

- RESIDENTIAL
- STORAGE
- OUTDOOR COMMON AMENITY
- INDOOR COMMON AMENITY
- BIKE PARKING (LONG TERM)
- STAIRCASE
- SIDEWALK

Building Details

BUILDING DETAILS				
LOT SIZE	20m X 50m	LOT AREA (m ²)	1000	
BUILDING SIZE	WIDTH (m)	DEPTH (m)	NO. OF BUILDINGS	AREA (m ²) (FOOT PRINT)
	20	40	1	800.00
GROSS FLOOR AREA	GROUND FLOOR (m ²)	2nd TO 5th FLOOR (m ²)	6th FLOOR & ABOVE (m ²)	TOTAL G.F.A. (m ²)
	702	800 x 4 3200	608 x 7 4256	8158
LOT COVERAGE	AREA (m ²)		PERCENTAGE (%)	
	800.00		80.0%	
FLOOR AREA RATIO	8.16			

AREA ALLOCATION			
CIRCULATION	AREA (m ²)		PERCENTAGE (%)
	1223.70		15.0%
COMMERCIAL AREA	AREA (m ²)		PERCENTAGE (%)
	0.00		0.0%
AREA AVAILABLE FOR RES. UNITS, INDOOR AMENITY, AND STORAGE	AREA (m ²)		PERCENTAGE (%)
	6934.30		85.0%
AREA AVAILABLE FOR RESIDENTIAL UNITS	AREA (m ²)		PERCENTAGE (%)
	6002.78		73.6%
AREA OF 1 BEDROOM / STUDIO (66%)	AREA OF 1 BEDROOM/STUDIO (m ²)	AVERAGE AREA OF ALL UNITS (m ²)	NUMBER OF 1 BEDROOM/STUDIO
	48.3	92.1	43
AREA OF 2 BEDROOMS (16%)	NUMBER OF 2 BEDROOM UNITS		
79.5	10		
AREA OF 3 BEDROOMS (18%)	AREA OF 3 BEDROOM UNIT (m ²)	NUMBER OF 3 BEDROOM UNITS	
	148.5	12	
TOTAL NUMBER OF UNITS	65		

BUILDING REQUIREMENTS			
REQUIRED OUTDOOR AMENITY AREA (m ²)	326	REQUIRED INDOOR AMENITY AREA (m ²)	326
REQUIRED STORAGE AREA (m ²)	606		

PARKING CALCULATIONS – (AREA 5)			
TOTAL PARKING REQUIRED AS PER AREA 5*			0
ACCESSIBLE PARKING REQUIRED {1 + (0.04 x UNITS)}			4
VISITOR PARKING REQUIRED (1 FOR EVERY 22 RESIDENTIAL PARKING)			3
LOADING SPACE REQUIREMENT (1 SPACE FOR G.F.A. LESS THAN 465m ²)			0
TOTAL PARKING REQ.			7
PROVIDED SURFACE PARKING	0	PROVIDED UNDERGROUND PARKING	22

*NOTE: In the Downtown Urban Centre, the minimum number of off-street vehicle parking spaces for all uses is 0 parking spaces

Additional Notes

- A 2 metre step-back has been provided above the 5th floor. This ensures that all dwellings have access to sunlight.
- Storage area has been shown as a single large block to allow the viewer to easily understand the space impact of current storage requirements. Storage area could be spread throughout the building.

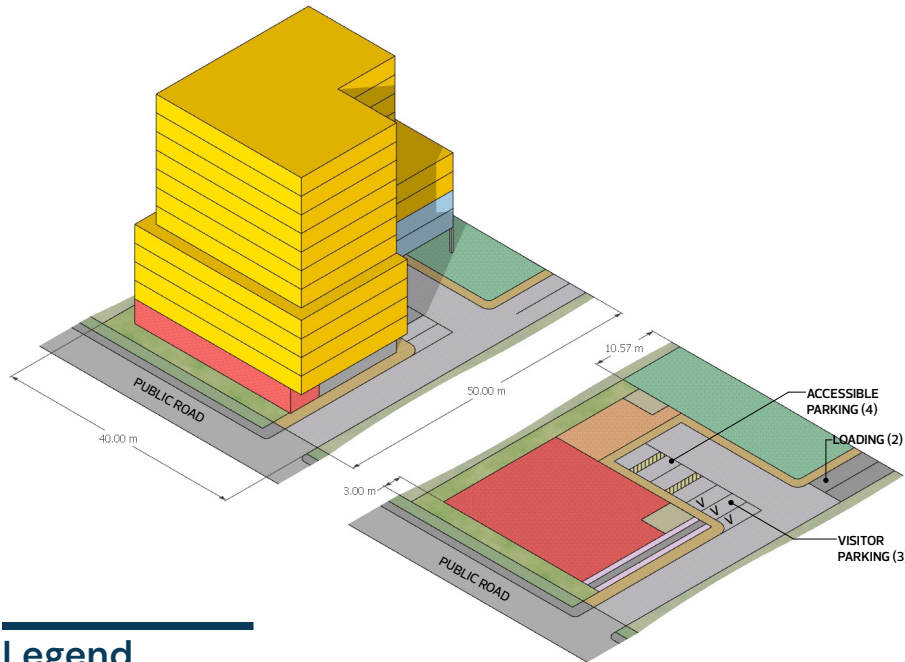
5. SECONDARY URBAN CENTRE – Mixed Use (12 Storeys) – Parking Under-Building



Site Details

PROPOSED REGULATORY PARAMETERS			
LOT SIZE	WIDTH (m)	DEPTH (m)	AREA (m ²)
	40.00	50.00	2000
SETBACKS (m)	FRONT	SIDES	REAR
	3	3	3
MAX PERMITTED LOT COVERAGE	Value	AREA (m ²)	
	50%	1000	
MAX PERMITTED BUILDING HEIGHT	42m / 12 Storeys		
MAX PERMITTED FLOOR AREA RATIO	TBD		

MASSING MODEL



Legend

- RESIDENTIAL
- COMMERCIAL
- STORAGE
- OUTDOOR COMMON AMENITY
- INDOOR COMMON AMENITY
- SIDEWALK
- BIKE PARKING (LONG TERM)
- STAIRCASE

Building Details

BUILDING DETAILS				
LOT SIZE	40m X 50m	LOT AREA (m ²)	2000	
BUILDING SIZE	WIDTH (m)	DEPTH (m)	NO. OF BUILDINGS	AREA (m ²) (FOOT PRINT)
	-	-	1	1000.00
GROSS FLOOR AREA	GROUND FLOOR (m ²)	2nd TO 5th FLOOR (m ²)	6th FLOOR & ABOVE (m ²)	TOTAL G.F.A. (m ²)
	728.59	1000 x 4 4000	650 x 7 4550	9278.59
LOT COVERAGE	AREA (m ²)		PERCENTAGE (%)	
	1000.00		50.0%	
FLOOR AREA RATIO	4.6			

AREA ALLOCATION			
CIRCULATION	AREA (m ²)	PERCENTAGE (%)	
	1391.79	15.0%	
COMMERCIAL AREA	AREA (m ²)	PERCENTAGE (%)	
	539.95	5.8%	
AREA AVAILABLE FOR RES. UNITS, INDOOR AMENITY, AND STORAGE	AREA (m ²)	PERCENTAGE (%)	
	7346.85	79.2%	
AREA AVAILABLE FOR RESIDENTIAL UNITS	AREA (m ²)	PERCENTAGE (%)	
	6359.91	68.5%	
AREA OF 1 BEDROOM / STUDIO (66%)	AREA OF 1 BEDROOM/STUDIO (m ²)	AVERAGE AREA OF ALL UNITS (m ²)	NUMBER OF 1 BEDROOM/STUDIO
	48.3	921	46
AREA OF 2 BEDROOMS (16%)	AREA OF 2 BEDROOM UNIT (m ²)		NUMBER OF 2 BEDROOM UNITS
	79.5		11
AREA OF 3 BEDROOMS (18%)	AREA OF 3 BEDROOM UNIT (m ²)		NUMBER OF 3 BEDROOM UNITS
	148.5		12
TOTAL NUMBER OF UNITS	69		

BUILDING REQUIREMENTS			
REQUIRED OUTDOOR AMENITY AREA (m2)	345	REQUIRED INDOOR AMENITY AREA (m2)	345
REQUIRED STORAGE AREA (m2)	642		

PARKING CALCULATIONS – (AREA 5)			
TOTAL PARKING REQUIRED AS PER AREA 5*			0
ACCESSIBLE PARKING REQUIRED {1 + (0.04 x UNITS)}			4
VISITOR PARKING REQUIRED (1 FOR EVERY 22 RESIDENTIAL PARKING)			3
LOADING SPACE REQUIREMENT (2 SPACES FOR G.F.A. BETWEEN 465m2 – 2325m2)			2
TOTAL PARKING REQ.			9
PROVIDED SURFACE PARKING	9	PROVIDED UNDERGROUND PARKING	0

*NOTE: Secondary Urban Centre, per the Transit-Oriented Area regulations and proposed amendments to the Off-Street Parking Bylaw, the minimum number of off-street vehicle parking spaces required for all uses was assumed to be 0.

Additional Notes

- Storage area has been shown as a single large block to allow the viewer to easily understand the space impact of current storage requirements. Storage area could be spread throughout the building.
- The loading area has been provided at the rear of the site to ensure adequate turning space.
- A 2 metre step-back has been provided above the 5th floor to achieve human scale along public roadways and provide additional separation from adjacent buildings.

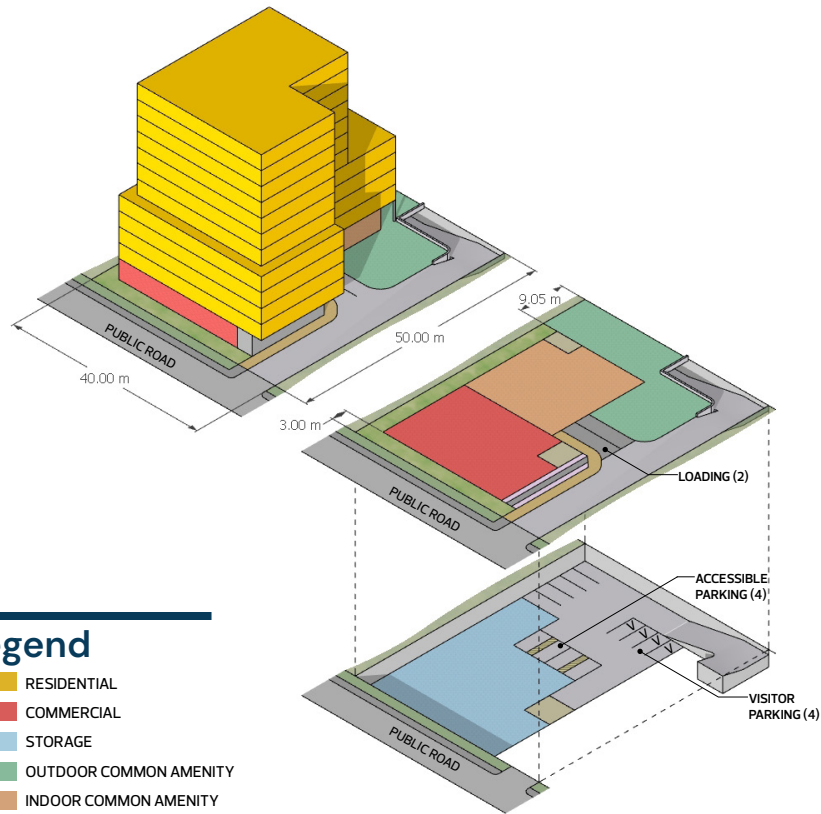
6. SECONDARY URBAN CENTRE – Mixed Use (12 Storeys) – Parking Under-Ground



Site Details

PROPOSED REGULATORY PARAMETERS			
LOT SIZE	WIDTH (m)	DEPTH (m)	AREA (m ²)
	40.00	50.00	2000
SETBACKS (m)	FRONT	SIDES	REAR
	3	3	3
MAX PERMITTED LOT COVERAGE	Value	AREA (m ²)	
	50%	1000	
MAX PERMITTED BUILDING HEIGHT	42m / 12 Storeys		
MAX PERMITTED FLOOR AREA RATIO	TBD		

MASSING MODEL



Legend

- RESIDENTIAL
- COMMERCIAL
- STORAGE
- OUTDOOR COMMON AMENITY
- INDOOR COMMON AMENITY
- SIDEWALK
- BIKE PARKING (LONG TERM)
- STAIRCASE

Building Details

BUILDING DETAILS				
LOT SIZE	40m X 50m	LOT AREA (m ²)	2000	
BUILDING SIZE	WIDTH (m)	DEPTH (m)	NO. OF BUILDINGS	AREA (m ²) (FOOT PRINT)
	-	-	1	1000.00
GROSS FLOOR AREA	GROUND FLOOR (m ²)	2nd TO 5th FLOOR (m ²)	6th FLOOR & ABOVE (m ²)	TOTAL G.F.A. (m ²)
	883.65+4000	7 x 650	1 x 712	10145.65
	4883.65	4550	712	
LOT COVERAGE	AREA (m ²)		PERCENTAGE (%)	
	1000.00		50.0%	
FLOOR AREA RATIO	5.1			

AREA ALLOCATION			
CIRCULATION	AREA (m ²)	PERCENTAGE (%)	
	1521.85	15.0%	
COMMERCIAL AREA	AREA (m ²)	PERCENTAGE (%)	
	457.67	4.5%	
AREA AVAILABLE FOR RES. UNITS, INDOOR AMENITY, AND STORAGE	AREA (m ²)	PERCENTAGE (%)	
	8166.13	80.5%	
AREA AVAILABLE FOR RESIDENTIAL UNITS	AREA (m ²)	PERCENTAGE (%)	
	7069.13	69.7%	
AREA OF 1 BEDROOM / STUDIO (66%)	AREA OF 1 BEDROOM/STUDIO (m ²)	AVERAGE AREA OF ALL UNITS (m ²)	NUMBER OF 1 BEDROOM/STUDIO
	48.3	921	51
AREA OF 2 BEDROOMS (16%)	AREA OF 2 BEDROOM UNIT (m ²)		NUMBER OF 2 BEDROOM UNITS
	79.5		12
AREA OF 3 BEDROOMS (18%)	AREA OF 3 BEDROOM UNIT (m ²)		NUMBER OF 3 BEDROOM UNITS
	148.5		14
TOTAL NUMBER OF UNITS	77		

BUILDING REQUIREMENTS			
REQUIRED OUTDOOR AMENITY AREA (m2)	384	REQUIRED INDOOR AMENITY AREA (m2)	384
REQUIRED STORAGE AREA (m2)	713		

PARKING CALCULATIONS – (AREA 5)			
TOTAL PARKING REQUIRED AS PER AREA 5*			0
ACCESSIBLE PARKING REQUIRED {1 + (0.04 x UNITS)}			4
VISITOR PARKING REQUIRED (1 FOR EVERY 22 RESIDENTIAL PARKING)			4
LOADING SPACE REQUIREMENT (2 SPACES FOR G.F.A. BETWEEN 465m2 – 2325m2)			2
TOTAL PARKING REQ.			10
PROVIDED SURFACE PARKING	2	PROVIDED UNDERGROUND PARKING	24

*NOTE: Secondary Urban Centre, per the Transit-Oriented Area regulations and proposed amendments to the Off-Street Parking Bylaw, the minimum number of off-street vehicle parking spaces required for all uses was assumed to be 0.

Additional Notes

- Storage area has been provided underground as it allows the development to maximize residential area. Alternatively, storage could be provided above-ground throughout the building, reducing residential area, but providing space for additional parking stalls
- A 2 metre step-back has been provided above the 5th floor to achieve human scale along public roadways and provide additional separation from adjacent buildings.
- The loading area has been provided above ground to reduce the parkade entrance requirements.

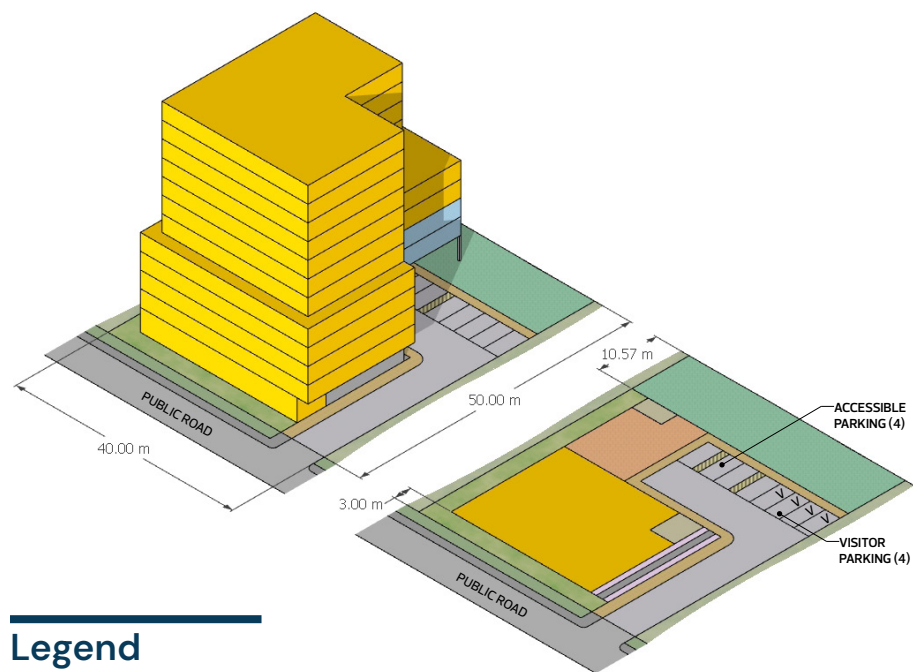
7. SECONDARY URBAN CENTRE – Standalone Residential (12 Storeys) – Parking Under-Building



Site Details

PROPOSED REGULATORY PARAMETERS			
LOT SIZE	WIDTH (m)	DEPTH (m)	AREA (m ²)
	40.00	50.00	2000
SETBACKS (m)	FRONT	SIDES	REAR
	3	3	3
MAX PERMITTED LOT COVERAGE	Value	AREA (m ²)	
	50%	1000	
MAX PERMITTED BUILDING HEIGHT	42m / 12 Storeys		
MAX PERMITTED FLOOR AREA RATIO	TBD		

MASSING MODEL



Legend

- RESIDENTIAL
- STORAGE
- OUTDOOR COMMON AMENITY
- INDOOR COMMON AMENITY
- SIDEWALK
- BIKE PARKING (LONG TERM)
- STAIRCASE

Building Details

BUILDING DETAILS				
LOT SIZE	40m X 50m	LOT AREA (m ²)	2000	
BUILDING SIZE	WIDTH (m)	DEPTH (m)	NO. OF BUILDINGS	AREA (m ²) (FOOT PRINT)
	-	-	1	1000.00
GROSS FLOOR AREA	GROUND FLOOR (m ²)	2nd TO 5th FLOOR (m ²)	6th FLOOR & ABOVE (m ²)	TOTAL G.F.A. (m ²)
	761.92	1000 x 4 4000	650 x 7 4550	9311.92
LOT COVERAGE	AREA (m ²)		PERCENTAGE (%)	
	1000.00		50.0%	
FLOOR AREA RATIO	4.7			

AREA ALLOCATION			
CIRCULATION	AREA (m ²)	PERCENTAGE (%)	
	1396.79	15.0%	
COMMERCIAL AREA	AREA (m ²)	PERCENTAGE (%)	
	0.00	0.0%	
AREA AVAILABLE FOR RES. UNITS, INDOOR AMENITY, AND STORAGE	AREA (m ²)	PERCENTAGE (%)	
	7915.13	85.0%	
AREA AVAILABLE FOR RESIDENTIAL UNITS	AREA (m ²)	PERCENTAGE (%)	
	6851.85	73.6%	
AREA OF 1 BEDROOM / STUDIO (66%)	AREA OF 1 BEDROOM/STUDIO (m ²)	AVERAGE AREA OF ALL UNITS (m ²)	NUMBER OF 1 BEDROOM/STUDIO
	48.3	921	49
AREA OF 2 BEDROOMS (16%)	AREA OF 2 BEDROOM UNIT (m ²)		NUMBER OF 2 BEDROOM UNITS
	79.5		12
AREA OF 3 BEDROOMS (18%)	AREA OF 3 BEDROOM UNIT (m ²)		NUMBER OF 3 BEDROOM UNITS
	148.5		13
TOTAL NUMBER OF UNITS	74		

BUILDING REQUIREMENTS			
REQUIRED OUTDOOR AMENITY AREA (m2)	372	REQUIRED INDOOR AMENITY AREA (m2)	372
REQUIRED STORAGE AREA (m2)	691		

PARKING CALCULATIONS – (AREA 5)			
TOTAL PARKING REQUIRED AS PER AREA 5*			0
ACCESSIBLE PARKING REQUIRED {1+ (0.04 x UNITS)}			4
VISITOR PARKING REQUIRED (1 FOR EVERY 22 RESIDENTIAL PARKING)			4
LOADING SPACE REQUIREMENT (2 SPACES FOR G.F.A. BETWEEN 465m2 – 2325m2)			0
TOTAL PARKING REQ.			8
PROVIDED SURFACE PARKING	8	PROVIDED UNDERGROUND PARKING	0

*NOTE: Secondary Urban Centre, per the Transit-Oriented Area regulations and proposed amendments to the Off-Street Parking Bylaw, the minimum number of off-street vehicle parking spaces required for all uses was assumed to be 0.

Additional Notes

- Storage area has been shown as a single large block to allow the viewer to easily understand the space impact of current storage requirements. Storage area could be spread throughout the building.

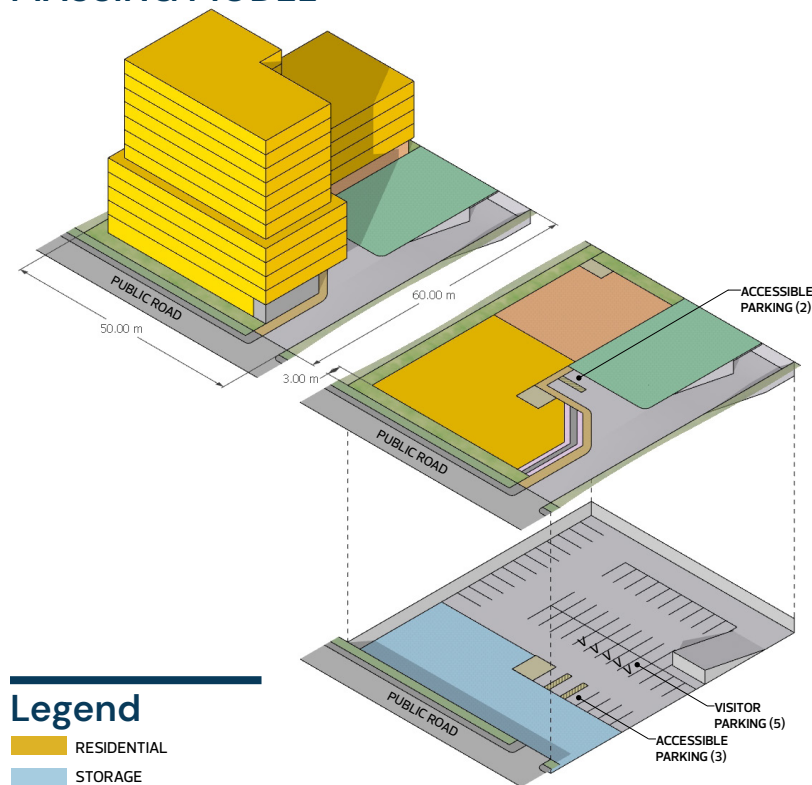
8. SECONDARY URBAN CENTRE – Standalone Residential (12 Storeys) – Parking Under-Ground



Site Details

PROPOSED REGULATORY PARAMETERS			
LOT SIZE	WIDTH (m)	DEPTH (m)	AREA (m²)
	50.00	60.00	3000
SETBACKS (m)	FRONT	SIDES	REAR
	3	3	3
MAX PERMITTED LOT COVERAGE	Value	AREA (m²)	
	50%	1500	
MAX PERMITTED BUILDING HEIGHT	42m / 12 Storeys		
MAX PERMITTED FLOOR AREA RATIO	TBD		

MASSING MODEL



Legend

- RESIDENTIAL
- STORAGE
- OUTDOOR COMMON AMENITY
- INDOOR COMMON AMENITY
- SIDEWALK
- BIKE PARKING (LONG TERM)
- STAIRCASE

Building Details

BUILDING DETAILS				
LOT SIZE	50m X 60m		LOT AREA (m²)	
			3000	
BUILDING SIZE	WIDTH (m)	DEPTH (m)	NO. OF BUILDINGS	AREA (m²) (FOOT PRINT)
	-	-	1	1500.00
GROSS FLOOR AREA	G.F. TO 5th FLOOR (m²)	6th TO 12th FLOOR (m²)	BASEMENT STORAGE (m²)	TOTAL G.F.A. (m²)
	1432+6000	7 x 650	1 x 918	12900
	7432	4550	918	
LOT COVERAGE	AREA (m²)		PERCENTAGE (%)	
	1500.00		50.0%	
FLOOR AREA RATIO	4.3			

AREA ALLOCATION			
CIRCULATION	AREA (m²)		PERCENTAGE (%)
	1935.00		15.0%
COMMERCIAL AREA	AREA (m²)		PERCENTAGE (%)
	0.00		0.0%
AREA AVAILABLE FOR RES. UNITS, INDOOR AMENITY, AND STORAGE	AREA (m²)		PERCENTAGE (%)
	10965.00		85.0%
AREA AVAILABLE FOR RESIDENTIAL UNITS	AREA (m²)		PERCENTAGE (%)
	9492.01		73.6%
AREA OF 1 BEDROOM / STUDIO (66%)	AREA OF 1 BEDROOM/STUDIO (m²)	AVERAGE AREA OF ALL UNITS (m²)	NUMBER OF 1 BEDROOM/STUDIO
	48.3	921	68
AREA OF 2 BEDROOMS (16%)	AREA OF 2 BEDROOM UNIT (m²)		NUMBER OF 2 BEDROOM UNITS
	79.5		16
AREA OF 3 BEDROOMS (18%)	AREA OF 3 BEDROOM UNIT (m²)		NUMBER OF 3 BEDROOM UNITS
	148.5		19
TOTAL NUMBER OF UNITS			103

BUILDING REQUIREMENTS			
REQUIRED OUTDOOR AMENITY AREA (m2)	515	REQUIRED INDOOR AMENITY AREA (m2)	515
REQUIRED STORAGE AREA (m2)	958		

PARKING CALCULATIONS – (AREA 5)			
TOTAL PARKING REQUIRED AS PER AREA 5*			0
ACCESSIBLE PARKING REQUIRED {1 + (0.04 x UNITS)}			5
VISITOR PARKING REQUIRED (1 FOR EVERY 22 RESIDENTIAL PARKING)			5
LOADING SPACE REQUIREMENT (2 SPACES FOR G.F.A. BETWEEN 465m2 – 2325m2)			0
TOTAL PARKING REQ.			10
PROVIDED SURFACE PARKING	2	PROVIDED UNDERGROUND PARKING	53

*NOTE: Secondary Urban Centre, per the Transit-Oriented Area regulations and proposed amendments to the Off-Street Parking Bylaw, the minimum number of off-street vehicle parking spaces required for all uses was assumed to be 0.

Additional Notes

- Storage area has been provided underground as it allows the development to maximize residential area. Alternatively, storage could be provided above-ground throughout the building, reducing residential area, but providing space for additional parking stalls
- A 2 metre step-back has been provided above the 5th floor to achieve human scale along public roadways and provide additional separation from adjacent buildings.
- There is potential to reduce the basement footprint as the required number of parking spaces is less than what the model is currently showing.

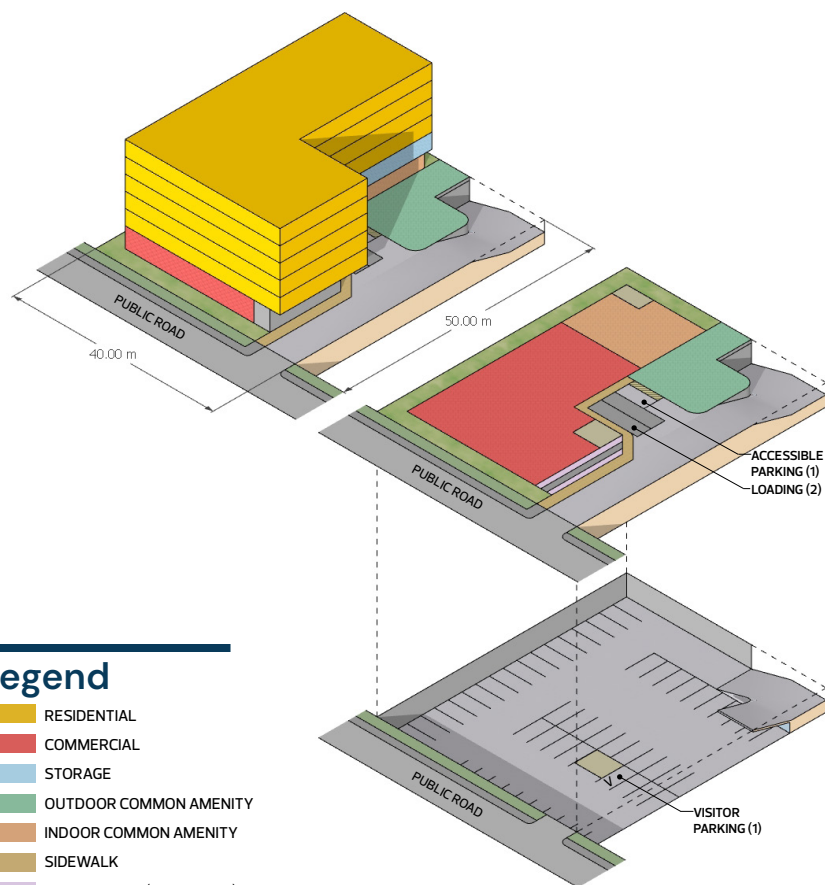
9. MIXED-USE CORRIDOR - Mixed Use (6 Storeys) - Parking Under-Building



Site Details

PROPOSED REGULATORY PARAMETERS			
LOT SIZE	WIDTH (m)	DEPTH (m)	AREA (m ²)
	40.00	50.00	2000
SETBACKS (m)	FRONT	SIDES	REAR
	3	3	3
MAX PERMITTED LOT COVERAGE	Value	AREA (m ²)	
	50%	1000	
MAX PERMITTED BUILDING HEIGHT	21m / 6 Storeys		
MAX PERMITTED FLOOR AREA RATIO	TBD		

MASSING MODEL



Legend

- RESIDENTIAL
- COMMERCIAL
- STORAGE
- OUTDOOR COMMON AMENITY
- INDOOR COMMON AMENITY
- SIDEWALK
- BIKE PARKING (LONG TERM)
- STAIRCASE

Building Details

BUILDING DETAILS			
LOT SIZE	40m X 50m	LOT AREA (m ²)	2000
BUILDING SIZE	WIDTH (m)	DEPTH (m)	NO. OF BUILDINGS
	-	-	1
GROSS FLOOR AREA	GROUND FLOOR (m ²)	2nd TO 6th FLOOR (m ²)	TOTAL G.F.A. (m ²)
	1 x 924.83	1000 x 5	5924.83
LOT COVERAGE	AREA (m ²)	PERCENTAGE (%)	
	1000.00	50.0%	
FLOOR AREA RATIO	3.0		

AREA ALLOCATION			
CIRCULATION	AREA (m ²)	PERCENTAGE (%)	
	888.72	15.0%	
COMMERCIAL AREA	AREA (m ²)	PERCENTAGE (%)	
	663.71	11.2%	
AREA AVAILABLE FOR RES. UNITS, INDOOR AMENITY, AND STORAGE	AREA (m ²)	PERCENTAGE (%)	
AREA AVAILABLE FOR RESIDENTIAL UNITS	AREA (m ²)	PERCENTAGE (%)	
AREA OF 1 BEDROOM / STUDIO (66%)	AREA OF 1 BEDROOM/STUDIO (m ²)	AVERAGE AREA OF ALL UNITS (m ²)	NUMBER OF 1 BEDROOM/STUDIO
AREA OF 2 BEDROOMS (16%)	AREA OF 2 BEDROOM UNIT (m ²)	921	NUMBER OF 2 BEDROOM UNITS
AREA OF 3 BEDROOMS (18%)	AREA OF 3 BEDROOM UNIT (m ²)		NUMBER OF 3 BEDROOM UNITS
TOTAL NUMBER OF UNITS	41		7
			PARKING REQUIRED
			14
			6
			7

BUILDING REQUIREMENTS		
REQUIRED OUTDOOR AMENITY AREA (m ²)	206	REQUIRED INDOOR AMENITY AREA (m ²)
REQUIRED STORAGE AREA (m ²)	382	206

PARKING CALCULATIONS - (AREA 4)	
TOTAL PARKING REQUIRED AS PER AREA 4	26
ACCESSIBLE PARKING REQUIRED (1 space for 11 - 32 Parking spaces)	1
VISITOR PARKING REQUIRED (1 FOR EVERY 22 RESIDENTIAL PARKING)	1
LOADING SPACE REQUIREMENT (2 SPACES FOR G.F.A. BETWEEN 465m ² - 2325m ²)	2
TOTAL COMMERCIAL PARKING REQUIRED (1 FOR EVERY 25m ² AREA)	27
TOTAL PARKING REQ.	57
PROVIDED SURFACE PARKING	3 (5% of total parking)
PROVIDED UNDERGROUND PARKING	55

Additional Notes

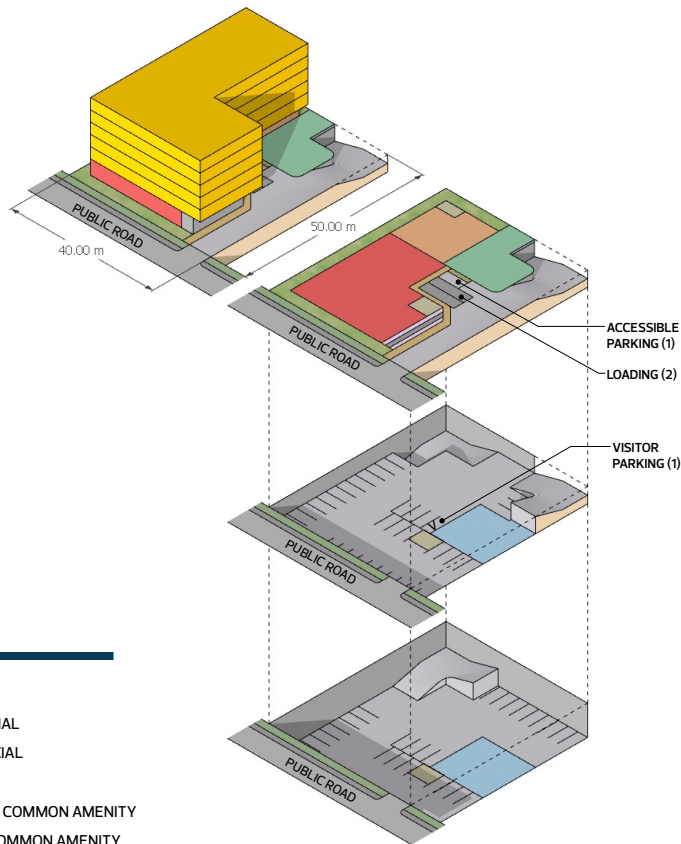
- Storage area has been shown as a single large block to allow the viewer to easily understand the space impact of current storage requirements. Storage area could be spread throughout the building.
- The loading area has been provided above ground to reduce the parkade entrance requirements.

10. MIXED-USE CORRIDOR – Mixed Use (6 Storeys) – Parking Under-Ground

Site Details

PROPOSED REGULATORY PARAMETERS			
LOT SIZE	WIDTH (m)	DEPTH (m)	AREA (m ²)
	40.00	50.00	2000
SETBACKS (m)	FRONT	SIDES	REAR
	3	3	3
MAX PERMITTED LOT COVERAGE	Value	AREA (m ²)	
	50%	1000	
MAX PERMITTED BUILDING HEIGHT	21m / 6 Storeys		
MAX PERMITTED FLOOR AREA RATIO	TBD		

MASSING MODEL



Legend

- RESIDENTIAL
- COMMERCIAL
- STORAGE
- OUTDOOR COMMON AMENITY
- INDOOR COMMON AMENITY
- SIDEWALK
- BIKE PARKING (LONG TERM)
- STAIRCASE

Building Details

BUILDING DETAILS				
LOT SIZE	40m X 50m	LOT AREA (m ²)	2000	
BUILDING SIZE	WIDTH (m)	DEPTH (m)	NO. OF BUILDINGS	AREA (m ²) (FOOT PRINT)
	-	-	1	1000.00
GROSS FLOOR AREA	GROUND FLOOR (m ²)	2nd to 6th FLOOR (m ²)	BASEMENT STORAGE (m ²)	TOTAL G.F.A. (m ²)
	1 x 909	5 x 1000	2 x 192.5	6326
LOT COVERAGE	AREA (m ²)		PERCENTAGE (%)	
	909		50.0%	
FLOOR AREA RATIO	1000.00		3.2	

AREA ALLOCATION				
CIRCULATION	AREA (m ²)		PERCENTAGE (%)	
	948.90		15.0%	
COMMERCIAL AREA	AREA (m ²)		PERCENTAGE (%)	
	620.00		9.8%	
AREA AVAILABLE FOR RES. UNITS, INDOOR AMENITY, AND STORAGE	AREA (m ²)		PERCENTAGE (%)	
	4757.10		75.2%	
AREA AVAILABLE FOR RESIDENTIAL UNITS	AREA (m ²)		PERCENTAGE (%)	
	4118.05		65.1%	
AREA OF 1 BEDROOM / STUDIO (66%)	AREA OF 1 BEDROOM/STUDIO (m ²)	AVERAGE AREA OF ALL UNITS (m ²)	NUMBER OF 1 BEDROOM/STUDIO	PARKING REQUIRED
	48.3		30	15
AREA OF 2 BEDROOMS (16%)	AREA OF 2 BEDROOM UNIT (m ²)		NUMBER OF 2 BEDROOM UNITS	PARKING REQUIRED
	79.5		7	6
AREA OF 3 BEDROOMS (18%)	AREA OF 3 BEDROOM UNIT (m ²)		NUMBER OF 3 BEDROOM UNITS	PARKING REQUIRED
	148.5		8	7
TOTAL NUMBER OF UNITS	45			

BUILDING REQUIREMENTS			
REQUIRED OUTDOOR AMENITY AREA (m ²)	224	REQUIRED INDOOR AMENITY AREA (m ²)	224
REQUIRED STORAGE AREA (m ²)	415		

PARKING CALCULATIONS – (AREA 4)			
TOTAL PARKING REQUIRED AS PER AREA 4			28
ACCESSIBLE PARKING REQUIRED (1 space for 11 – 32 Parking spaces)			1
VISITOR PARKING REQUIRED (1 FOR EVERY 22 RESIDENTIAL PARKINGS)			1
LOADING SPACE REQUIREMENT (2 SPACES FOR G.F.A. BETWEEN 465m ² - 2325m ²)			2
TOTAL COMMERCIAL PARKING REQUIRED (1 FOR EVERY 25m ² AREA)			25
TOTAL PARKING REQ.			58
PROVIDED SURFACE PARKING	3 (5% of total parking)	PROVIDED UNDERGROUND PARKING	74

Additional Notes

- Storage area has been provided underground as it allows the development to maximize residential area. However, doing so necessitates the provision of 2 levels of parking in order to meet the parking requirements of Area 4.
- The loading area has been provided above ground to reduce the parkade entrance requirements.

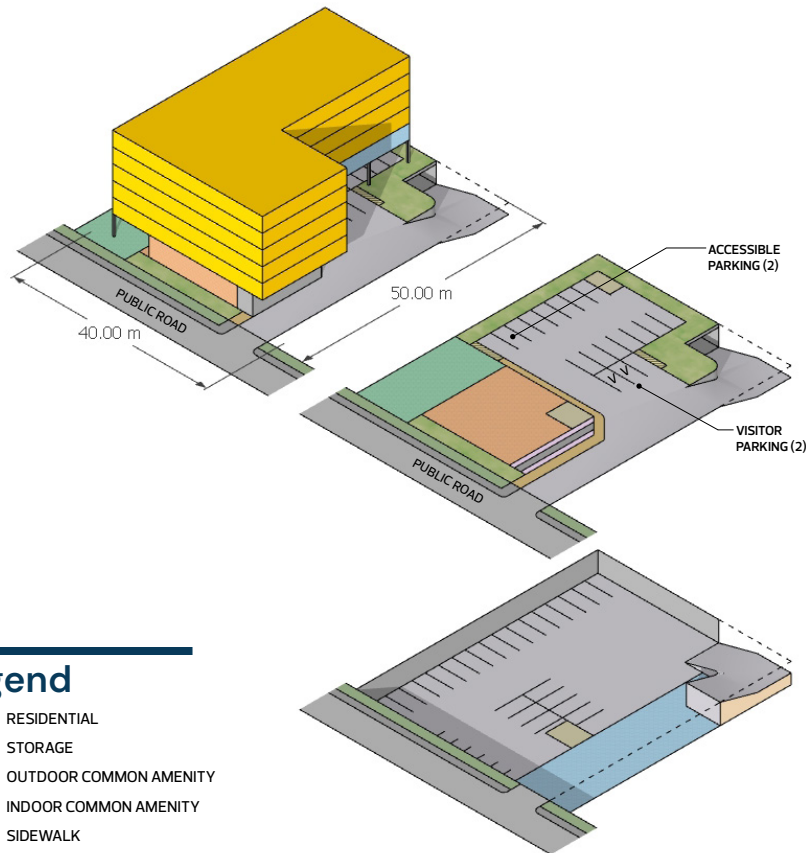
11. RESIDENTIAL CORRIDOR – Standalone Residential (6 Storeys) – Parking Under-Building



Site Details

PROPOSED REGULATORY PARAMETERS			
LOT SIZE	WIDTH (m)	DEPTH (m)	AREA (m ²)
	40.00	50.00	2000
SETBACKS (m)	FRONT	SIDES	REAR
	3	3	3
MAX PERMITTED LOT COVERAGE	Value	AREA (m ²)	
	50%	1000	
MAX PERMITTED BUILDING HEIGHT	21m / 6 Storeys		
MAX PERMITTED FLOOR AREA RATIO	TBD		

MASSING MODEL



Legend

- RESIDENTIAL
- STORAGE
- OUTDOOR COMMON AMENITY
- INDOOR COMMON AMENITY
- SIDEWALK
- BIKE PARKING (LONG TERM)
- STAIRCASE

Building Details

BUILDING DETAILS				
LOT SIZE	40m X 50m	LOT AREA (m ²)	2000	
BUILDING SIZE	WIDTH (m)	DEPTH (m)	NO. OF BUILDINGS	AREA (m ²) (FOOT PRINT)
	-	-	1	1000.00
GROSS FLOOR AREA	GROUND FLOOR (m ²)	2nd TO 6th FLOOR (m ²)	BASEMENT STORAGE (m ²)	TOTAL G.F.A. (m ²)
	1 x 318.13	5 x 1000	2 x 192.5	5744.13
LOT COVERAGE	AREA (m ²)		PERCENTAGE (%)	
	1000.00		50.0%	
FLOOR AREA RATIO	2.9			

AREA ALLOCATION				
CIRCULATION	AREA (m ²)		PERCENTAGE (%)	
	861.62		15.0%	
COMMERCIAL AREA	AREA (m ²)		PERCENTAGE (%)	
	0.00		0.0%	
AREA AVAILABLE FOR RES. UNITS, INDOOR AMENITY, AND STORAGE	AREA (m ²)		PERCENTAGE (%)	
	4882.51		85.0%	
AREA AVAILABLE FOR RESIDENTIAL UNITS	AREA (m ²)		PERCENTAGE (%)	
	4226.62		73.6%	
AREA OF 1 BEDROOM / STUDIO (66%)	AREA OF 1 BEDROOM/STUDIO (m ²)	AVERAGE AREA OF ALL UNITS (m ²)	NUMBER OF 1 BEDROOM/STUDIO	PARKING REQUIRED
	48.3		30	27
AREA OF 2 BEDROOMS (16%)	AREA OF 2 BEDROOM UNIT (m ²)		NUMBER OF 2 BEDROOM UNITS	PARKING REQUIRED
	79.5	7	9	
AREA OF 3 BEDROOMS (18%)	AREA OF 3 BEDROOM UNIT (m ²)	NUMBER OF 3 BEDROOM UNITS	PARKING REQUIRED	
	148.5	8	10	
TOTAL NUMBER OF UNITS	46			

BUILDING REQUIREMENTS			
REQUIRED OUTDOOR AMENITY AREA (m2)	229	REQUIRED INDOOR AMENITY AREA (m2)	229
REQUIRED STORAGE AREA (m2)	426		

PARKING CALCULATIONS – (AREA 3)			
TOTAL PARKING REQUIRED AS PER AREA 3			46
ACCESSIBLE PARKING REQUIRED (1 Space per 33 spaces for parking spaces 33-100)			2
VISITOR PARKING REQUIRED (1 FOR EVERY 22 RESIDENTIAL PARKING)			2
LOADING SPACE REQUIREMENT (2 SPACES FOR G.F.A. BETWEEN 465m2 - 2325m2)			0
TOTAL COMMERCIAL PARKING REQUIRED (1 FOR EVERY 25m2 AREA)			0
TOTAL PARKING REQ.			50
PROVIDED SURFACE PARKING	18	PROVIDED UNDERGROUND PARKING	32

Additional Notes

- Storage area has been shown as a single large block to allow the viewer to easily understand the space impact of current storage requirements. Storage area could be spread throughout the building.

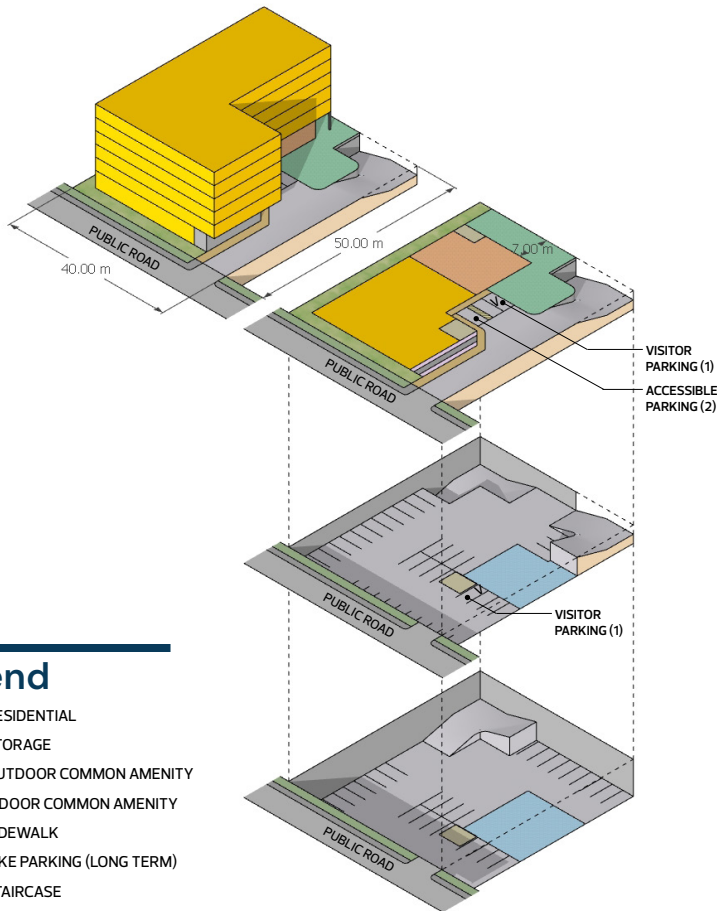
12. RESIDENTIAL CORRIDOR – Standalone Residential (6 Storeys) – Parking Under-Ground



Site Details

PROPOSED REGULATORY PARAMETERS			
LOT SIZE	WIDTH (m)	DEPTH (m)	AREA (m ²)
	40.00	50.00	2000
SETBACKS (m)	FRONT	SIDES	REAR
	3	3	3
MAX PERMITTED LOT COVERAGE	Value	AREA (m ²)	
	50%	1000	
MAX PERMITTED BUILDING HEIGHT	21m / 6 Storeys		
MAX PERMITTED FLOOR AREA RATIO	TBD		

MASSING MODEL



Legend

- RESIDENTIAL
- STORAGE
- OUTDOOR COMMON AMENITY
- INDOOR COMMON AMENITY
- SIDEWALK
- BIKE PARKING (LONG TERM)
- STAIRCASE

Building Details

BUILDING DETAILS				
LOT SIZE	40m X 50m	LOT AREA (m ²)	2000	
BUILDING SIZE	WIDTH (m)	DEPTH (m)	NO. OF BUILDINGS	AREA (m ²) (FOOT PRINT)
	-	-	1	1000.00
GROSS FLOOR AREA	G.F. TO 5th FLOOR (m ²)	6th TO 12th FLOOR (m ²)	BASEMENT STORAGE (m ²)	TOTAL G.F.A. (m ²)
	1 x 861.98	5 x 1000	2 x 192.5	6330.98
LOT COVERAGE	AREA (m ²)		PERCENTAGE (%)	
	1000.00		50.0%	
FLOOR AREA RATIO	3.2			

AREA ALLOCATION				
CIRCULATION	AREA (m ²)		PERCENTAGE (%)	
	949.65		15.0%	
COMMERCIAL AREA	AREA (m ²)		PERCENTAGE (%)	
	0.00		0.0%	
AREA AVAILABLE FOR RES. UNITS, INDOOR AMENITY, AND STORAGE	AREA (m ²)		PERCENTAGE (%)	
	5381.33		85.0%	
AREA AVAILABLE FOR RESIDENTIAL UNITS	AREA (m ²)		PERCENTAGE (%)	
	4658.43		73.6%	
AREA OF 1 BEDROOM / STUDIO (66%)	AREA OF 1 BEDROOM/STUDIO (m ²)	AVERAGE AREA OF ALL UNITS (m ²)	NUMBER OF 1 BEDROOM/STUDIO	PARKING REQUIRED
	48.3		33	29
AREA OF 2 BEDROOMS (16%)	AREA OF 2 BEDROOM UNIT (m ²)		NUMBER OF 2 BEDROOM UNITS	PARKING REQUIRED
	79.5		8	10
AREA OF 3 BEDROOMS (18%)	AREA OF 3 BEDROOM UNIT (m ²)	NUMBER OF 3 BEDROOM UNITS	PARKING REQUIRED	
	148.5	9	11	
TOTAL NUMBER OF UNITS	51			

BUILDING REQUIREMENTS			
REQUIRED OUTDOOR AMENITY AREA (m ²)	253	REQUIRED INDOOR AMENITY AREA (m ²)	253
REQUIRED STORAGE AREA (m ²)	470		

PARKING CALCULATIONS – (AREA 3)			
TOTAL PARKING REQUIRED AS PER AREA 3			51
ACCESSIBLE PARKING REQUIRED (1 Space per 33 spaces for parking spaces 33–100)			2
VISITOR PARKING REQUIRED (1 FOR EVERY 22 RESIDENTIAL PARKING)			2
LOADING SPACE REQUIREMENT (2 SPACES FOR G.F.A. BETWEEN 465m ² - 2325m ²)			0
TOTAL COMMERCIAL PARKING REQUIRED (1 FOR EVERY 25m ² AREA)			0
TOTAL PARKING REQ.			55
PROVIDED SURFACE PARKING	3 (5% of total parking)	PROVIDED UNDERGROUND PARKING	74

Additional Notes

- Storage area has been provided underground as it allows the development to maximize residential area and provide a common amenity area on the ground floor.