

PROJECT DATA			
CIVIC:	2124 NORTHFIELD ROAD		
LEGAL:	LOT 1, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP5401		
LOT SIZE:	+/- 65,552 SQ.M. / 6,090 SQ.M.		
ZONING:	COR2 MIXED USE CORRIDOR		
DP AREA:	DPA9		
FLOOR AREAS: (GROSS AREAS)	BLDG 1 (COMMERCIAL)	MAIN LEVEL	1,621 SQ.FT.
	2ND LEVEL	4,170 SQ.FT.	
	3RD LEVEL	4,126 SQ.FT.	
	TOTAL:	9,917 SQ.FT.	
	BLDG 2 (COMMERCIAL)	MAIN LEVEL	4,140 SQ.FT.
	2ND LEVEL	3,786 SQ.FT.	
	3RD LEVEL	3,353 SQ.FT.	
	TOTAL:	11,279 SQ.FT.	
	BLDG 3 (RESIDENTIAL)	MAIN LEVEL	2,290 SQ.FT.
	LEVELS 2, 3, 4 & 5	9,598 SQ.FT. / PER FLOOR	
	TOTAL	40,882 SQ.FT.	
		32 UNITS	
	GROSS FLOOR AREA:	61,878 SQ.FT. / 5,748.65 SQ.M.	
LOT COVERAGE: (60% MAX.)	+/- 29%		
F.A.R.: (1.25 MAX.)	+/- 0.94		
BUILDING HEIGHTS:	ALLOWED	PROPOSED	
	BUILDING 1	14.0M	+/- 12.65M
	BUILDING 2	14.0M	+/- 13.42M
	BUILDING 3 **	14.0M + 4M **	+/- 17.68M
	** ADDITIONAL 4M HEIGHT PERMITTED WHEN MIN. 75% OF REQUIRED PARKING IS LOCATED BELOW BUILDING		
PARKING REQ'D:	COMMERCIAL (OFFICE)	1,969.17 SQ.M. X .9 = 1,772.25	1000 / 22 = 45.45
	BLDG 1 & 2	772.25 / 25	= 30.89
		TOTAL	= 70.34
		TOTAL COMMERCIAL:	76.34 X 0.80% = 61.1
	RESIDENTIAL (AREA 3) - BLDG 3	1 BEDROOM UNITS @ 1.07 x 8	= 8.56
		2 BEDROOM UNITS @ 1.44 x 24	= 34.56
		TOTAL RESIDENTIAL:	43.12 X 80% = 34.5
	TOTAL PARKING REQUIRED:		95.6 STALLS
PARKING PROV:	BELOW BUILDING SURFACE:		42
	TOTAL PARKING PROVIDED:		93 STALLS
	STANDARD CAR:	68	
	SMALL CAR:	22	
	ACCESSIBLE:	3	
	LOADING:	1	
	ELECTRIC VEHICLE:		
	RESIDENTIAL - 10% OF STALLS (3 STALLS REQ'D)		
	ADDITIONAL 20% STALLS REQUIRE ROUGH IN (6 STALLS)		
	OFFICE - NONE REQ'D		
LOADING REQ'D:	COMMERCIAL (OFFICE)	= 1 STALL (-2800 SQ.M.)	
BICYCLE PARKING:	RESIDENTIAL	OFFICE	
	SHORT TERM 0.1/ UNIT = 3	0.1/ 100M2 = 2	
	LONG TERM 0.5/ UNIT = 6	0.35/ 100M2 = 7	

SUBJECT SITE



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DP1183
2020-MAR-10
Current Planning