

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: 91,824.00 m ²	Lot frontage: approx: 265.0 m	Lot depth approx: 418.0 m	
Date of construction for existing building (if known): 1977			
Number of buildings	Existing <u>2</u>	Retained <u>1</u>	Proposed <u>9</u> Total <u>10</u>
Ground Floor Area	Existing <u>46,944.00</u> m ²	Retained <u>46,944.00</u> m ²	Proposed <u>12,914.00</u> m ² Total <u>59,858.00</u> m ²
Residential GFA	Existing <u>0.00</u> m ²	Retained <u>0.00</u> m ²	Proposed <u>219,443.00</u> m ² Total <u>219,443.00</u> m ²
Non-residential GFA	Existing <u>42,989.00</u> m ²	Retained <u>42,989.00</u> m ²	Proposed <u>10,473.00</u> m ² Total <u>53,462.00</u> m ²
Landscaped Open Space	Existing _____ m ²	Retained _____ m ²	Proposed <u>7361.9</u> m ² Total <u>7361.9</u> m ²
Paved Surface Area	Existing _____ m ²	Retained _____ m ²	Proposed <u>11,105.2</u> m ² Total <u>11,105.2</u> m ²
Height of Building(s)	Existing <u>2</u> Storeys _____ m	Retained <u>2</u> Storeys _____ m	Proposed <u>38</u> Storeys <u>124.4</u> m Total <u>38</u> Storeys <u>124.4</u> m

Minimum Setbacks

Front Lot Line	North	Existing <u>39.52</u> m	Retained <u>0.00</u> m	Proposed <u>2.20</u> m
Side Lot Line	South	Existing <u>86.13</u> m	Retained <u>0.00</u> m	Proposed <u>3.00</u> m
Side Lot Line	East	Existing <u>35.78</u> m	Retained <u>0.00</u> m	Proposed <u>3.00</u> m
Rear Lot Line	West	Existing <u>17.53</u> m	Retained <u>0.00</u> m	Proposed <u>3.70</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: _____ 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: _____ Units
Proposed:	<input type="checkbox"/> Rental <u>0</u> Units	<input type="checkbox"/> Freehold <u>0</u> Units	<input checked="" type="checkbox"/> Condo <u>2589</u> Units	<input type="checkbox"/> Other: _____ Units
Total:	<input type="checkbox"/> Rental <u>0</u> Units	<input type="checkbox"/> Freehold _____ Units	<input type="checkbox"/> Condo _____ Units	<input type="checkbox"/> Other: _____ 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: 229,916					
Lot coverage ratio (ground floor area+lot area) 0.65			Floor space ratio (gross floor area+lot area) 2.97		
Type of use:	Residential	Retail	Office	Industrial	Institutional/Other
Total GFA (m ²)	<u>219,443.00</u> m ²	<u>4,095.00</u> m ²	<u>6,378.00</u> m ²	<u>0.00</u> m ²	_____ m ²
Percentage of Project (%)	<u>95.50</u> %	<u>1.70</u> %	<u>2.80</u> %	_____ %	_____ %
Below Grade GFA (m ²)	_____ 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	<u>2,589</u>	<u>0</u>	<u>1,609</u>	<u>834</u>	<u>146</u>
Typical Unit Size	_____ m ²	_____ m ²	_____ m ²	_____ m ²	_____ 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: _____

Breakdown of parking space allocation:

for residential use _____ for residential visitors _____ for retail use _____

for office use _____ for industrial use _____ for institutional/other use _____

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 _____ Off-site lease _____

Number of loading spaces provided in project: _____ Type of loading spaces provided (if applicable) _____

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

6 Type G,
4 Type C
3 Type B
1 Type A