

G:\17125-579 to 603, location in a\dwg\Arch\A100\2022-09-20 meeting package\17125 - A100 - info - context.dwg, 2022-09-20, 4:47pm

BUILDING A

	BACH	1 BED	1 BED + DEN	2 BED	2 BED+DEN	Totals
SUITE TYPES	B-A	B-B	1-A	1-C	1-D	
AREA (sm)						
AREA (sf)						
16						14
15						14
14						14
13						14
12						14
11						14
10						14
9						14
8						14
7	0	0	0	0	0	0
6	0	0	0	0	0	0
5	0	0	0	0	0	0
4	0	0	0	0	0	0
3	0	0	0	0	0	0
2	0	0	0	0	0	0
Ground Floor	0	0	0	0	0	0
Subtotals	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
Percentage	0%	0%		73%	8%	19%
Barrier Free Suites (hatched in grey)						
Required (15%)	0	34		13		47
Provided	0	79		14		93

1 Context Plan
A101 SCALE: N/A

2 Key Plan
A101 SCALE: N/A

BUILDING B

	BACH	1 BED	1 BED + DEN	2 BED	2BED+D	Totals
SUITE TYPES	B-A	B-B	B-C	1-A	1-B	
AREA (sm)						
AREA (sf)						
16						24
15						24
14						24
13						24
12						24
11						24
10						24
9						24
8						24
7						15
6	9	1	6	7	1	47
5	9	1	6	7	1	47
4	9	1	6	7	1	47
3	9	1	6	7	1	47
2	6	1	6	1		37
Ground Floor	3	1	5	5	1	26
Subtotals	3	42	8	1	5	59
TOTAL	54	10	35	15	482	180
Percentage	11%	12%		38%	15%	
Barrier Free Suites (hatched in grey)						
Required (15%)	9	57		28		85
Provided	9	58		28		86

BUILDING C

	BACH	1 BED	1 BED + DEN	2 BED	2 BED + DEN	Totals
SUITE TYPES	B-A	B-B	1-A	1-B	1-C	
AREA (sm)						
AREA (sf)						
6						22
5						22
4						22
3						22
2						0
Ground Floor	0	5	5	5	5	0
Subtotals	0	5	5	5	5	0
TOTAL	10	45	35	15	110	110
Percentage	9%	40%	32%	14%	5%	
Barrier Free Suites (hatched in grey)						
Required (15%)	2	12	3		15	
Provided	5	25	5		30	

BUILDING D

	BACH	1 BED	1 BED + DEN	2 BED	2 BED + DEN	Totals
SUITE TYPES	B-A	B-B	1-A	1-B	1-C	
AREA (sm)						
AREA (sf)						
6						24
5						35
4						35
3						35
2						35
Ground Floor	0	5	5	5	5	0
Subtotals	0	5	5	5	5	0
TOTAL	20	70	45	15	160	160
Percentage	13%	43%		12%	5%	
Barrier Free Suites (hatched in grey)						
Required (15%)	3	10	5		23	
Provided	0	40	5		45	

BUILDING A, B, C AND D

	BACH	1 BED	1 BED+DEN	2 BED	2 BED+DEN	Totals
SUITE TYPES	Requested	Providing	Requested	Providing	Requested	Providing
Building A	0	0	225	25	59	309
Building B	54	59	184	115	70	482
Building C	10	45	35	15	5	110
Building D	22	72	45	20	10	169
Subtotals	N/A	86	N/A	489	N/A	144
TOTAL	86	176	489	175	144	1070
AVG. AREA (sm)	35.638	51.1	38.9	62.7	57.339	74.3
AVG. AREA (sf)	383.6	550.04	418.72	674.9	617.2	799.77
Percentage	10%	8%	15%	17%	45%	46%
Barrier Free Suites (hatched in grey)						
Required (15%)	13	100	48		148	
Provided	13	100	48		148	

Parking Breakdown	Required	Provided
Residential - Occupant		
Studio	1.0	x 86
1B	1.0	x 176
1B+D	1.0	x 489
2B	1.0	x 175
2B+D	1.0	x 144
Total		1070
Shared Visitor/Retail	0.2/unit	x 1070
Total		1284 spaces
Accessible Spaces	34	1 space + 3% of total
Included in TOTAL above		

Parking Space Location	Provided	Required
RESIDENTIAL		
Surface	27	27
P1	187	187
P2	332	332
TOTAL	1127	214
EV Parking Spaces	20% of Total Residential Parking Spaces	214
	10% of Shared Visitor/Retail Parking Spaces	21

Bicycle Zone 1	Required	Provided
Residential		
Long-Term	0.6/unit	x 1,070
Short-Term	0.05/unit	x 1,070
Retail (Long-Term)	0.15 spaces per 100m2	x 3,321.00
Retail (Short-Term)	0.25 spaces per 100m2	x 3,321.00
TOTAL	647	706
Class A (Long-Term)	60	74
Class B (Short-Term)		
Storage Lockers		1757
Total Locker/Storage Provided		

Residential	Required	Provided
TOTAL Res Amenity	5.0um/dwelling unit	3,958.50 sm
Total Interior Amenity	min. 2 sm/dwelling unit	2,140.00 sm
Required Indoor Amenity Deducted from Gross Floor Area		
Building A		912.8 sm
Building B		966.9 sm
Building C		0 sm
Building D		0 sm
Total Outdoor Amenity	min. 3 sm/dwelling unit	2,078.80 sm
Building A		755.3 sm
Building B		1323.5 sm
Building C		0 sm
Building D		0 sm

RGFA Exclusions assumed above:	Required	Provided
as per By-Law 0225-2007, C4-14 Zone Gross Floor Area is reduced by:		
any part of the building used for mechanical floor area, stairwells, elevators, motor vehicle parking, bicycle parking, storage lockers, below-grade storage, any enclosed area used for the collection or storage of disposable or recyclable waste generated within the building, common facilities for the use of the residents of the building, a day care and amenity area		
*NRGFA as per By-Law - 0225-2007, C4-14 Zone, NRGFA excludes the following:		
(1) any part of the building, structure or part thereof used for mechanical floor area; (2) areas of stairwells, washrooms or elevators; (3) any enclosed area used for the collection or storage of disposable or recyclable waste generated within the building or structure or part thereof; (4) any part of the building or structure or part thereof above or below established grade used for motor vehicle parking or the provision of loading spaces; (5) any part of the building, structure or part thereof below established grade used for storage incidental to other uses in the building, structure or part thereof or provided and reserved for the personal needs of the occupants of the building, structure or part thereof including lunch rooms, lounges or fitness rooms; (6) accessory outdoor tank. (0379-2009)		

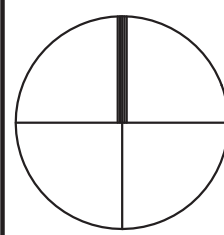
3 Project Statistics
A101 SCALE: N/A

REZONING REVISION

REVISION RECORD

2022-09-21 REZONING APPLICATION

ISSUE RECORD



BDP.
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17125 N/A AR KVE
PROJECT SCALE DRAW REVIEW

Context Plan and Statistics

A100

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.