



LOCATION MAP

DD DRAWING LIST	
NO.	NAME
A 0.00	COVER + STATISTICS
A 0.10	OBC MATRIX
A 1.00	SITE SURVEY
A 1.20	CONTEXT PLAN
A 1.30	SITE PLAN
A 2.01	LEVEL 1 + LEVEL 2 PLANS
A 2.02	MECH. P/H + ROOF PLANS
A 3.00	FRONT (WEST) + REAR (EAST) ELEVATIONS
A 3.01	SIDE (NORTH + SOUTH) ELEVATIONS
A 4.00	BUILDING SECTIONS
A 5.00	3D VIEW 1
A 5.01	3D VIEW 2

NON-RESIDENTIAL GFA		
LEVEL	Area	Area (ft2)
LEVEL 1 (182.84)	895.64 m²	9,641 ft²
LEVEL 2	924.93 m²	9,956 ft²
TOTAL GFA (NON-RESIDENTIAL)	1,820.57 m²	19,596 ft²

GROSS FLOOR AREA (GFA)		
GFA	Area	Area (ft2)
EXCLUDED	230.80 m²	2,484 ft²
NON-RESIDENTIAL GFA	1,820.57 m²	19,596 ft²
TOTAL GFA	2,051.37 m²	22,081 ft²

PROJECT STATISTICS:

	REQUIRED / PERMITTED:	PROPOSED:	
ZONING	D	C3 / TBD	
USE / BUILDING TYPE	COMMERCIAL / OFFICE	COMMERCIAL / OFFICE	
LOT FRONTAGE	n/a	54.87 m	
LOT AREA	n/a	4,181.37 m²	
LANDSCAPE BUFFER ALONG A STREET LINE	4.5 m (MIN.)	4.5 m	
LANDSCAPE BUFFER ADJACENT TO COMM'L	1.5 m (MIN.)	1.5 m	
BUILDING HEIGHT	(4 STOREYS) 16.5 m (MAX.)	(2 STOREYS) 12.54 m	
NON-RESIDENTIAL GFA		AREA	FSI:
NON-RESIDENTIAL GFA (SHOPS)	n/a	895.64 m²	0.22
NON-RESIDENTIAL GFA (OFFICE)	n/a	924.93 m²	0.23
TOTAL NON-RESIDENTIAL GFA	n/a	1,820.57 m²	0.45
TOTAL GROSS FLOOR AREA (GFA)	n/a	2,051.37 m²	0.49

BUILDING SETBACKS

FRONT (WEST) SETBACK	4.5 m (MIN.)	5.81 m
REAR (EAST) SETBACK	4.5 m (MIN.)	31.77 m
SIDE (NORTH) SETBACK	4.5 m (MIN.)	4.62 m
SIDE (SOUTH) SETBACK	4.5 m (MIN.)	4.54 m

PARKING

USE	PARKING REQUIRED:	PARKING PROVIDED:	
SHOPS / OFFICE	4.3 SPACES / 100 m² = *78 SPACES	STANDARD SPACES	53 SPACES
		B/F SURFACE PARKING	4 SPACES
		TOTAL	57 SPACES
*BARRIER-FREE SPACES REQUIRED = 4.0% OF THE TOTAL (IF 13-100 SPACES ARE REQUIRED) = 3 SPACES			

BICYCLE PARKING

	REQUIRED:	PROVIDED:
CLASS A	0.15 SPACES / 100 m² = 3	3 SPACES
CLASS B	0.20 SPACES / 100 m² = 4	4 SPACES
TOTAL	7 SPACES TOTAL	7 SPACES

*NOTES:

- NON-RESIDENTIAL GFA EXCLUDES MECHANICAL AREAS, STAIRWELLS, WASHROOMS, ELEVATORS, GARBAGE, PARKING, LOADING, AND BICYCLE AREAS, ACCESSORY OUTDOOR TANKS, AND BELOW GRADE AREAS USED FOR STORAGE INCIDENTAL TO OTHER USES IN THE BUILDING.
- GROSS FLOOR AREA = NON-RESIDENTIAL GFA + AREAS EXCLUDED FROM NON-RESIDENTIAL GFA, BUT EXCLUDES STORAGE BELOW GRADE, AND PARKING STRUCTURES ABOVE OR BELOW ESTABLISHED GRADE.