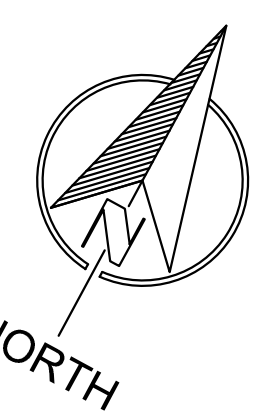


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Do Not scale this drawing  
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Patrick Markus Luckie Architect



**Table 1. Zoning Compliance Matrix**

Mixed Use Corridor (MUZ) Zone	Provision	Permitted	Proposed
Lot Area (min.)	N/A	2,212.4m <sup>2</sup>	(2,212.4m <sup>2</sup> ) (Excl. road widening)
	48.2m		
Front Footprint (min.)	N/A	48.2m	
	1m for 75% of frontage 5m for 25% of the frontage	5.83m	100% of Building exceeds 5m setback
Side Yard Setback (min.)	3.0m (east & west)	3.0m	
Rear Yard Setback (min.)	7.0m	19.96m	
Front Façade Step-back (min.)	45° angular plan at height above 80% equivalent right-of-way using 3.0m step-backs	45 degree angular plan exceed requirement	
	45° angular plan above 7.5m using min. 3.0m step-backs	45 degree angular plan exceed requirement	
Rear Façade Step-back (min.)	45° angular plan at height above 80% equivalent right-of-way using 3.0m step-backs	45 degree angular plan exceed requirement	
	45° angular plan above 7.5m using min. 3.0m step-backs	45 degree angular plan exceed requirement	
Max. Lot Coverage	N/A	37.64% (832.84m <sup>2</sup> ) - bldg. 794.71m <sup>2</sup> - balcony: 38.13m <sup>2</sup>	
Max. G.F.A.	N/A	115.20% (2,548.80m <sup>2</sup> )	
Ground Level Floor Height (min.)	4.5m	4.5m	
	Minimum Coverage for Commercial Uses (% of first storey GFA)	50%	54% - First Fl. G.F.A.: 222.00m <sup>2</sup> - Commercial: 120.00m <sup>2</sup>
Building Height (max.)	16.5m	16.14m	
Balcony Projected into Yard (max.)	1.5m (no closer than 1.8m to side lot line)	1.2m (not within required yard)	
Outdoor Amenity Area	N/A	- private balconies: 161.70m <sup>2</sup> - roof-top amenity: 274.30m <sup>2</sup>	
Landscape Buffers (min.)	Where any lot in a MUZ abuts a lot in a residential zone, with the exception of the RA1 and RA2 zones, a continuous landscape buffer area of a min. 3.0m shall be	2.0m landscape buffer (west) where side contains bump-out area with a continuous light board fence with a min. height of 2.0m to be constructed along the lot line.	

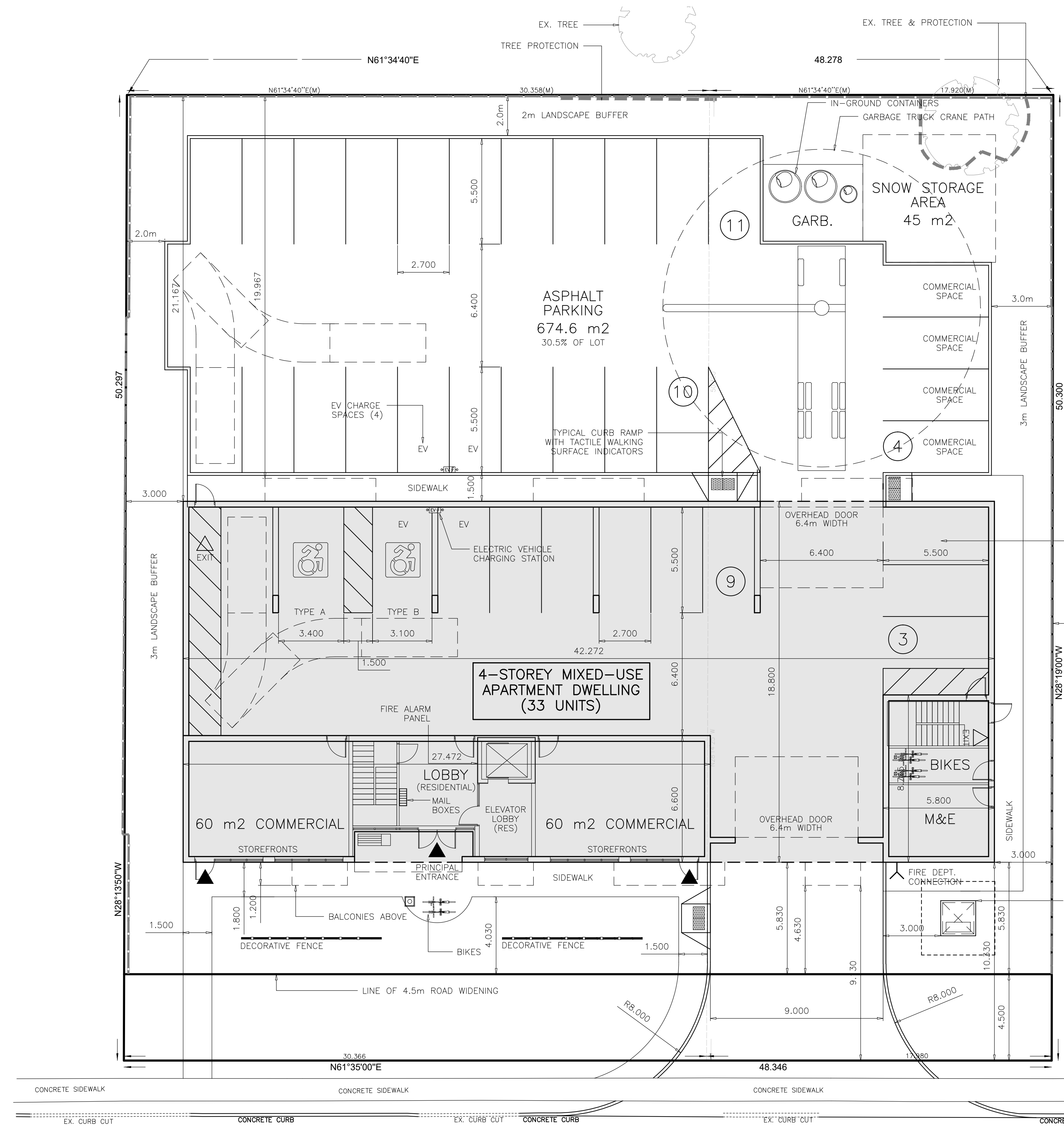
	provided along the abutting lot line of the lot and a continuous light board fence with a min. height of 2.0m to be constructed along the lot line.	North landscape buffer areas = 2.0m and contain a 2m high light board fence East landscape buffer areas = 3.0m and contain a 2m high light board fence
Front yard setback - Paved area	Front yard setback areas shall be fully paved and seamlessly connected with abutting sidewalk	Front yard area contains landscape open space vegetative features, pedestrian sidewalk connectors, and access driveway
Parking Spaces for Residential Dwellings	33 spaces (33 units) (1.0 spaces / unit)	33 spaces
Parking Spaces for Office/Retail Use	1 per 30m <sup>2</sup> = 4	4 spaces
Barrier Free Parking (26-50 spaces)	1 Type 'A' and 1 Type 'B' B.F. spaces (26 - 50 spaces)	1 Type A + 1 Type B
Waste Management for multi unit residential developments in Mixed Use zones	The storage of garbage, recyclables, and organic waste shall be within the main building or an accessory building that is weather tight, containing a solid roof, walls, roll-up door and an exterior finish consistent with that of the main building.	Mislock bin waste containment system

**Revisions:**

Date	Particular
JUL-18-23	ISSUED FOR REVIEW
SEP-29-23	REVISE STREET CURB RADIUS
APR-04-24	REVISE GARBAGE, BIKE, RA, EV STATIONS
JUL-11-24	ADD T.FORMER, INCREASE FRONT YD TO 5.83m

**Notes:**

Date	Particular
MAY-18-23	ISSUED FOR SITE PLAN APPLICATION
APR-25-24	RE-ISSUED FOR SITE PLAN APPLICATION
JUL-24-24	RE-ISSUED FOR SITE PLAN APPLICATION



**LOT**  
2,212.4 m<sup>2</sup> NET LOT AREA (0.2212 ha)  
1st FLOOR (N.I. PARKING) 222.0 m<sup>2</sup>  
2nd to 4th FLOORS 2,326.8 m<sup>2</sup>  
TOTAL GFA 2,548.8 m<sup>2</sup> (115%)

**SUITE AREA**  
775.6 m<sup>2</sup> GROSS PER UPPER FLOOR  
673.5 m<sup>2</sup> NET SUITES (87% EFF.) PER FLOOR  
61.2 m<sup>2</sup> - 660 sf AVERAGE SUITE SIZE  
33 UNITS = 150 UNITS / ha DENSITY

**PARKING**  
1 PER UNIT = 33  
120 m<sup>2</sup> COMMERCIAL @ 1/30 = 4  
VISITOR SHARED WITH COMMERCIAL PARKING  
37 TOTAL

**AMENITY AREA**  
33 UNITS X 12 m<sup>2</sup> = 396 m<sup>2</sup> REQUIRED  
33 PRIVATE BALCONIES X 4.9 m<sup>2</sup> = 161.7 m<sup>2</sup>  
ROOFTOP AMENITY AREA = 274.3 m<sup>2</sup>  
TOTAL AMENITY AREA = 436 m<sup>2</sup> (13.2 m<sup>2</sup>/UNIT)

NOTE TO PARKING SPACES:  
UNLESS OTHERWISE IDENTIFIED  
ALL PARKING SPACES SHOWN  
ARE FOR RESIDENTS ONLY AND  
SIGNAGE SHALL BE PROVIDED

BOARD FENCE ON  
PROPERTY LINE  
REFER TO LANDSCAPE  
DRAWING PACKAGE

HYDRO TRANSFORMER

# DUNLOP ST W

EXISTING FIRE HYDRANT (WITHIN 90m OF FIRE DEPT. CONNECTION)

