



PROPOSED VIEW FROM NORTH WEST (SALSBURY DRIVE)

KEY STATISTICS

ZONE:	M-2												
SITE AREA:	32,265 SF												
SITE COVERAGE:	32,222 SF (99.87%) MAX: N/A												
GROSS AREA:	105,359.30 SF (9,788.21m ²)												
SETBACKS:	<table border="0"> <tr> <td></td> <td>Proposed</td> <td>Required</td> </tr> <tr> <td>Front Yard:</td> <td>0m</td> <td>(not required)</td> </tr> <tr> <td>Rear Yard:</td> <td>0m</td> <td>3.1m from centreline of lane</td> </tr> <tr> <td>Side Yard:</td> <td>0m</td> <td>(not required for corner site)</td> </tr> </table>		Proposed	Required	Front Yard:	0m	(not required)	Rear Yard:	0m	3.1m from centreline of lane	Side Yard:	0m	(not required for corner site)
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Front Yard:	0m	(not required)											
Rear Yard:	0m	3.1m from centreline of lane											
Side Yard:	0m	(not required for corner site)											
HEIGHT:	100' (30.5m) 30.5m max. Height 3 storeys & Parking												
FSR:	Allowable: 5.00 Proposed: 3.27												
ACCESSORY USE:	<table border="0"> <tr> <td></td> <td>Proposed</td> <td>Max. Permitted</td> </tr> <tr> <td>Office:</td> <td>20.16%</td> <td>25%</td> </tr> </table>		Proposed	Max. Permitted	Office:	20.16%	25%						
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Office:	20.16%	25%											
ACCOMMODATION:	FREEZER STORAGE OFFICE STORAGE												
CAR PARKING:	PROPOSED: 13 STANDARD 1 DISABILITY (SEE TRAFFIC ENGINEERS REPORT FOR SPECIFIC DESCRIPTION OF THIS PROJECT'S REQUIREMENTS AS THEY RELATE TO THE INTEGRATION WITH OTHER HALLMARK PROPERTIES. SPACES PROVIDED ON SITE ARE COVENANTED SPACES. LOADING - SEE ALSO TRAFFIC ENGINEER'S REPORT)												
BIKE PARKING:	10 SECURE SPOTS IN BIKE ROOM INCLUDES 2 SECURE BIKE LOCKERS												



PROPOSED VIEW FROM SOUTH WEST (FRANKLIN STREET)



PROPOSED VIEW FROM SOUTH EAST (FRANKLIN STREET)

REVISION	DATE	DESCRIPTION
00	2019-06-12	DEVELOPMENT PERMIT AMENDMENT

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

Franklin St. / Salsbury Dr.

STATISTICS & 3D RENDERS

SCALE 12" = 1'-0" DATE: MAY 2018 DRAWN: PD
PROJECT NUMBER 216002

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