

DEVELOPMENT STATS

| | | |
|-----------------|--|-----------|
| PROJECT | 6020-6040 EAST BLVD. | |
| ZONING | C-2 | |
| USE | CONDITIONAL APPROVAL USES: 3.2DW DWELLING, 3.2R RETAIL | |
| SITE AREA | 2,622 sm | 28,227 sf |
| TOTAL FSR = 2.5 | 6,556 sm | 70,568 sf |

| AREA SUMMARY BY LEVEL + USE | RESIDENTIAL | | COMMERCIAL | | EXCLUSIONS (4.7.3.a+.e.) | | CIRCULATION | |
|--|-----------------|------------------|---------------|-----------------|--------------------------|------------------|---------------|-----------------|
| LEVEL | AREA (sm) | AREA (sf) | AREA (sm) | AREA (sf) | AREA (sm) | AREA (sf) | AREA (sm) | AREA (sf) |
| P-2 - PARKING (RESIDENTIAL) | 0 sm | 0 sf | 0 sm | 0 sf | 2,071 sm | 22,292 sf | 0 sm | 0 sf |
| P-1 - PARKING (COMMERCIAL) | 0 sm | 0 sf | 0 sm | 0 sf | 2,134 sm | 22,967 sf | 0 sm | 0 sf |
| LEVEL 1 - COMMERCIAL (9 UNITS) | 0 sm | 0 sf | 820 sm | 8,831 sf | 238 sm | 2,565 sf | 191 sm | 2,052 sf |
| LEVEL 1 & LOFTS - DWELLING STREET LEVEL (9 UNITS) | 931 sm | 10,021 sf | 0 sm | 0 sf | 33 sm | 360 sf | 0 sm | 0 sf |
| LEVEL 2 - 2 BR + 3 BR SUITES - DWELLING ABOVE STREET LEVEL (14 UNITS) | 1,384 sm | 14,902 sf | 0 sm | 0 sf | 432 sm | 4,653 sf | 162 sm | 1,740 sf |
| LEVEL 3 - 2/3 BED SUITES + TH - DWELLING ABOVE STREET LEVEL (17 UNITS) | 1,325 sm | 14,262 sf | 0 sm | 0 sf | 182 sm | 1,955 sf | 162 sm | 1,740 sf |
| LEVEL 4 - 1/3/4 BED PH SUITES - DWELLING ABOVE STREET LEVEL (6 UNITS) | 1,415 sm | 15,232 sf | 0 sm | 0 sf | 257 sm | 2,767 sf | 153 sm | 1,652 sf |
| ROOF - ROOFTOP PATIOS | 0 sm | 0 sf | 0 sm | 0 sf | 1,643 sm | 17,680 sf | 0 sm | 0 sf |
| TOTAL AREA (EXCL. ROOF) | 5,056 sm | 54,417 sf | 820 sm | 8,831 sf | 5,347 sm | 57,559 sf | 667 sm | 7,184 sf |

| FSR BREAKDOWN | PERMITTED | PROPOSED |
|--|-----------|-----------|
| TOTAL FSR | 2.50 | 2.50 |
| DWELLING FSR STREET LEVEL OR BELOW = 0.4 | 0.40 | 0.36 |
| DWELLING FSR FOR STOREYS ABOVE STREET LEVEL = 1.75 | 1.75 | 1.75 |
| REMAINING FSR FOR COMMERCIAL | REMAINDER | REMAINDER |

NOTES:
 4.7.1.(a): DIRECTOR OF PLANNING MAY PERMIT UP TO 2.5 FOR ALL USES COMBINED
 4.7.3: FSR EXCLUSIONS TAKEN

| BUILDING HEIGHT | PERMITTED (m) | PERMITTED (ft) | PROPOSED (m) | PROPOSED (ft) |
|----------------------|---------------|----------------|--------------|---------------|
| MAX. BUILDING HEIGHT | 13.8 m | 45.3 ft | 13.8 m | 45.3 ft |

NOTES:
 4.3.1.a). to c). & 4.3.2 HEIGHT

| SITE COVERAGE | PERMITTED | PROPOSED |
|---------------------------------------|-----------|----------|
| LARGEST FLOOR AREA / SITE AREA x 100% | n/a | n/a |

NOTES:
 4.8: NOT APPLICABLE

| PARKING + LOADING | RESIDENTIAL | COMMERCIAL |
|--|-------------|------------|
| PARKING SPACES REQUIRED (CoV BYLAW) | 52 | 29 |
| DISABILITY SPACES REQUIRED (CoV BYLAW) | (2) | (2) |
| CLASS B LOADING REQUIREMENT | 0 | 2 |

NOTES:
 4.2.1.13: RESIDENTIAL PARKING REQUIREMENTS, 4.2.5.3 COMMERCIAL PARKING REQUIREMENTS
 4.8.4: DISABILITY PARKING REQUIREMENTS - INCLUSIVE
 III.A. CoV PARKING AND LOADING DESIGN SUPPLEMENT

| OWNER REQUIRED PARKING SPACES | # OF SPACES |
|--|-------------|
| LEVEL 1 & LOFTS - DWELLING STREET LEVEL (9 UNITS) | 14 |
| LEVEL 2 - 2 BR + 3 BR SUITES - DWELLING ABOVE STREET LEVEL (14 UNITS) | 28 |
| LEVEL 3 - 2/3 BED SUITES + TH - DWELLING ABOVE STREET LEVEL (17 UNITS) | 36 |
| LEVEL 4 - 1/3/4 BED PH SUITES - DWELLING ABOVE STREET LEVEL (6 UNITS) | 11 |
| TOTAL | 89 |

PROJECT STATISTICS

| | | | |
|------------------|-------------------------------------|-----------------------|--------------------|
| ZONING / DENSITY | Zoning | C-2 District Schedule | |
| | Site Area | 28227 sq ft | |
| | FSR Permitted | 2.5 | |
| | FSR Proposed | 2.5 | |
| AREA | Total Permitted Area | 70568 sq ft | |
| | Total Proposed Area | 70432 sq ft | (Minus Exclusions) |
| | Site Coverage Permitted | 21305 sq ft | |
| | Site Coverage Proposed | 20640 sq ft | |
| HEIGHT | Building Height Permitted | 45.3 ft | |
| | Building Height Proposed | 45.3 ft | |
| SETBACKS | Front Yard Setback | 8 ft | |
| | Rear Yard Setback | 20 ft | |
| | Side Yard Setback | 2 ft | |
| PARKING | Commercial Parking Stalls Required | 33 | 2 Disability |
| | Commercial Parking Stalls Provided | 34 | 2 Disability |
| | Residential Parking Stalls Required | 52 | 2 Disability |
| | Residential Parking Stalls Provided | 89 | 2 Disability |
| BICYCLE | Class A Bicycle Stalls Required | 58 | |
| | Class A Bicycle Stalls Provided | 58 | |
| | Class B Bicycle Stalls Required | 1 | |
| | Class B Bicycle Stalls Provided | 1 | |
| UNIT | CRU | 9 | |
| | 1 Bedroom Loft | 9 | |
| | 1 Bedroom Apartment | 3 | |
| | 2 Bedroom Apartment | 18 | |
| | 3 Bedroom Apartment | 8 | |
| | 3 Bedroom Townhouse | 8 | |
| | 4 Bedroom Apartment | 1 | |
| BALCONY | Permitted | 5645 sq ft | 8% |
| | Proposed | 1624 sq ft | 2% |