



Parking Count		
Level	Count	Comments
LEVEL P2	128	RESIDENT
LEVEL P1	95	RESIDENT
RESIDENT: 223		
LEVEL P1	31	VISITOR
LEVEL 01	12	VISITOR

VISITOR: 43
Total : 266

Parking Requirement with Current Bylaw	
260 Resident parking	1.2 stalls per unit
43 Visitor parking	0.2 stalls per unit
Total : 300	

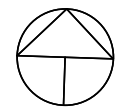
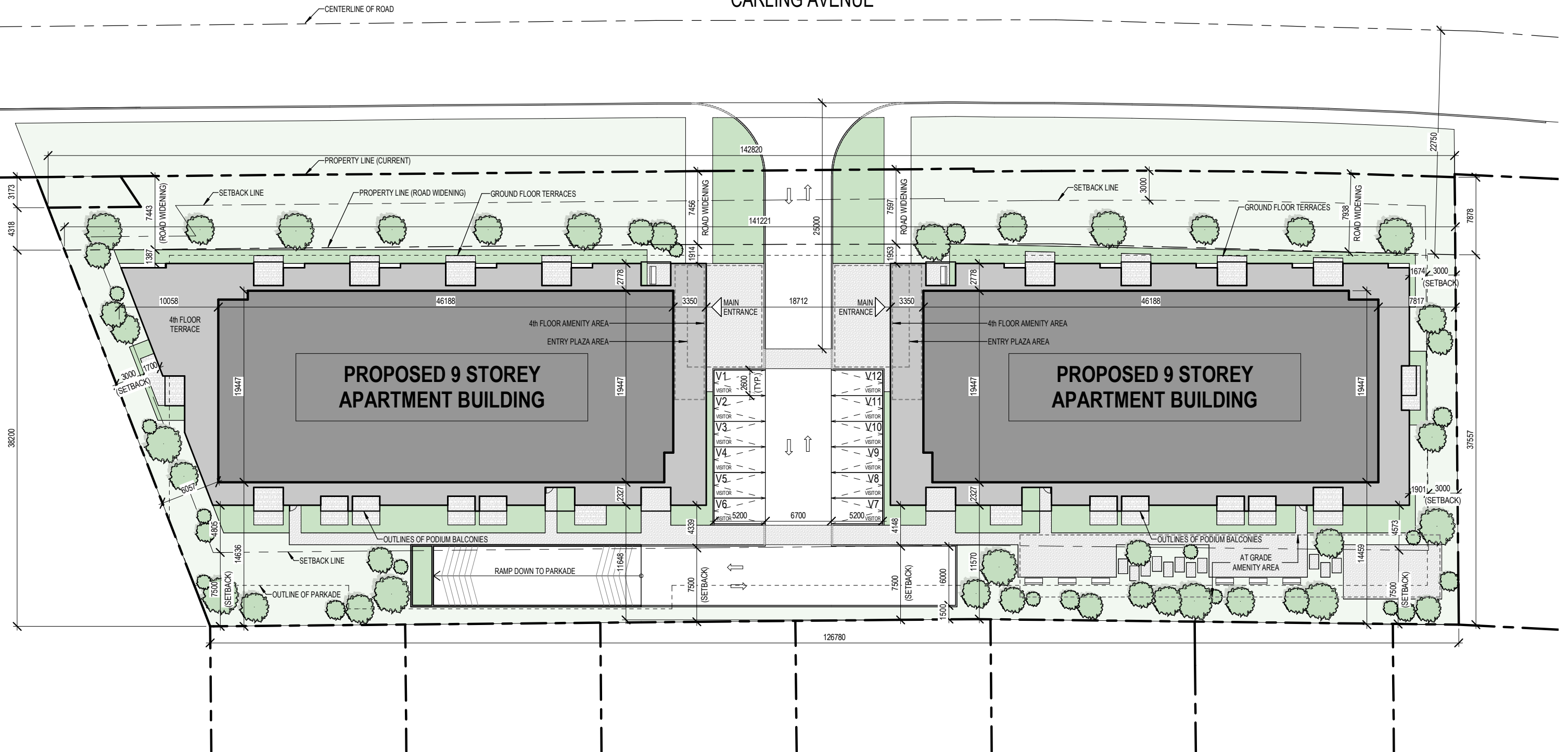
Bicycle Parking Count with Current Bylaw	
Provided: 108 spots	
Required: 108 spots	0.5 stalls per unit

Unit Breakdown	
Name	Count
1 BED	29
1 BED +	55
2 BED	96
2 BED +	32
STUDIO	4
Total : 216	

Amenity Area Calculations with Current Bylaw	
REQUIRED	
Total Amenity area: 1296 m ² (13,950 SF) 6m ² per dwelling unit	
Communal Amenity area: 648 m ² (6975 SF) 50% of the required total amenity area	
PROVIDED	
Total Amenity area: 2563 m ² (27,590 SF) Balconies and patios: 1199 m ² (19,070 SF) Communal amenity areas: 792 m ² (8520 SF)	
Communal Amenity area: 792 m ² (8520 SF) Entry Plaza 1: 87 m ² (932 SF) Entry Plaza 2: 87 m ² (932 SF) At Grade Amenity Area: 288 m ² (3104 SF) Level 1 Lobby 1: 34 m ² (363 SF) Level 1 Lobby 2: 34 m ² (363 SF) Level 5 Amenity Room 1: 99 m ² (1062 SF) Level 5 Amenity Room 2: 99 m ² (1062 SF) Level 5 Amenity Deck 1: 33 m ² (351 SF) Level 5 Amenity Deck 2: 33 m ² (351 SF)	

Zoning Bylaws: GM20[2628] H(18.5)		
	REQUIRED	PROVIDED
Front yard setback: Table 187 (c)	3m	8.8m - 9.5m
Interior side yard setback: Table 187 (d)(ii)2	3m	4.7m - 4.9m
Rear yard setback: Table 187 (e)(iii)	7.5m	11.6m - 12.3m
Maximum building height: Zoning code GM20[2628] H(18.5)	18.5m	28.5m
Minimum width of landscaped area: Table 187 (h)(ii)	3m	1.4m - 12.3m
	PERMITTED	PROPOSED
Resulting GFA: As-of-right based on setbacks (4548m ² SF x 6 storeys)	27,288 m ² (293,723 SF)	18,853 m ² (202,931 SF)
Lot area: 6163 m ² (66,334 SF)		

CARLING AVENUE



Carling Avenue

