



50 THE DRIVEWAY

BUILDING SUMMARY

JANUARY 13TH, 2023

2051

1 BUILDING AREA SUMMARY

BUILDING AREA	17,988	SQ.FT.	
NUMBER OF STOREYS ABOVE GRADE	9	STOREYS	
TOTAL GROSS AREA	123,495	SQ.FT.	(**EXCLUDES AREA BELOW GRADE)
TOTAL NET/LEASEABLE AREA			
RESIDENTIAL	100,488	SQ.FT.	
COM/RET	-	SQ.FT.	
TOTAL GFA (AS PER CITY DEF.)	95,658	SQ.FT.	

2 UNIT SUMMARY

TOTAL UNITS **77** QTY. RATIO %

SUITE TYPE	QTY	UNIT TYPE	QTY	RATIO %	CUMULATIVE %
SMALL SUITES (≤ 850 SQ.FT)	15	1 BED	7	9%	19%
		1 BED + DEN	8	10%	
MEDIUM SUITES (850 - 1,400 SQ.FT)	34	1 BED + DEN	8	10%	
		2 BED	13	17%	44%
LARGE SUITES (≥1,400 SQ.FT)	28	2 BEDROOM + DEN	13	17%	
		2 BEDROOM + DEN (1,400 - 1,800 SQ.FT)	16	21%	36%
		2 BEDROOM + DEN (OVER 1,800 SQ.FT)	12	16%	

AVERAGE UNIT SIZE 1,305 SQ.FT.

3 PARKING REQUIREMENTS (ZBL)

RES TOTAL PARKING REQUIRED (ZBL) 39 SPACES
 TOTAL PARKING PROVIDED **77 SPACES**
 PARKING RATE 1.00 /UNIT

VIS TOTAL VISITOR PARKING REQUIRED 8 SPACES
 TOTAL VISITOR PROVIDED **20 SPACES**
 PARKING RATE PROVIDED 0.26 /UNIT

4 TOTAL AMENITY SPACE REQUIRED (ZBL)

TOTAL AMENITY SPACE REQUIRED 4,971 SQ.FT.
 TOTAL SHARED AMENITY SPACE REQUIRED 2,486 SQ.FT.
 TOTAL SHARED AMENITY SPACE PROVIDED **3,126 SQ.FT.**

5 BICYCLE PARKING REQUIREMENTS (ZBL)

TOTAL BIKE PARKING SPACES REQUIRED 39 SPACES
 RATE/UNIT 0.5 /UNIT
 TOTAL BIKE PARKING SPACES PROVIDED **77 SPACES**
 RATE/UNIT 1.00 /UNIT

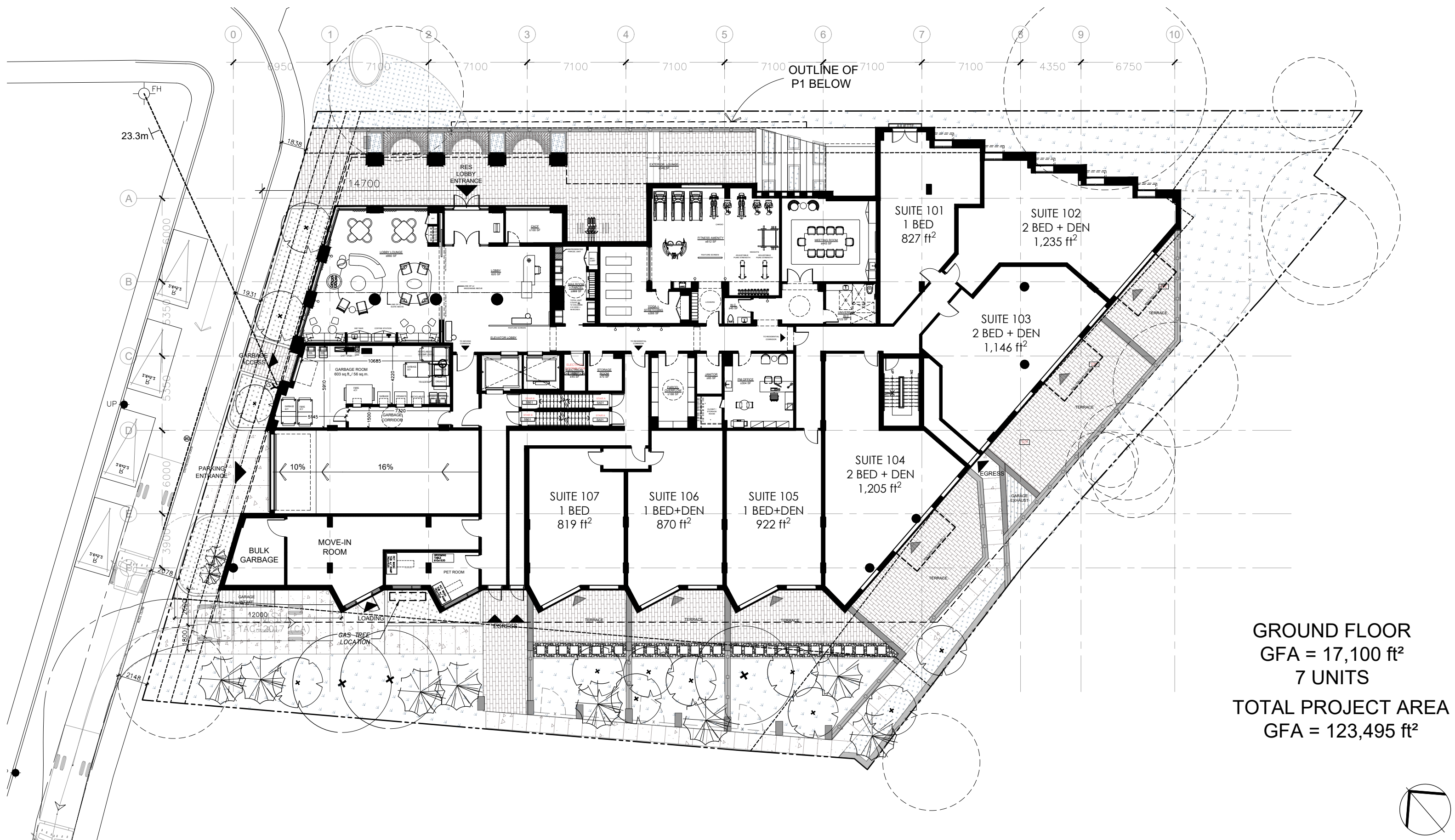


50 THE DRIVEWAY

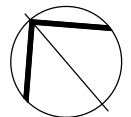
PROJECT STATS

SCALE: N/A

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GROUND FLOOR
 GFA = 17,100 ft²
 7 UNITS
 TOTAL PROJECT AREA
 GFA = 123,495 ft²

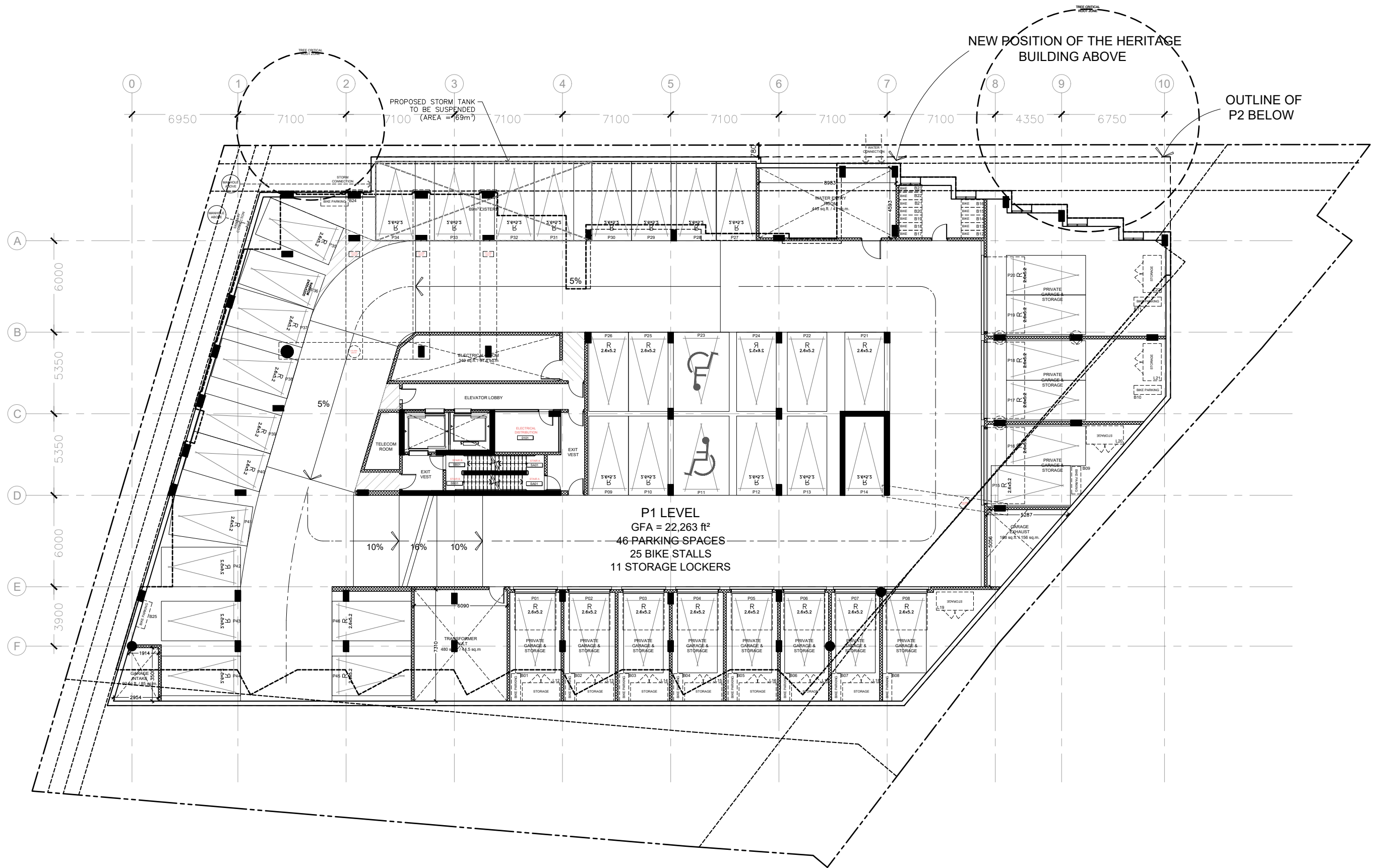


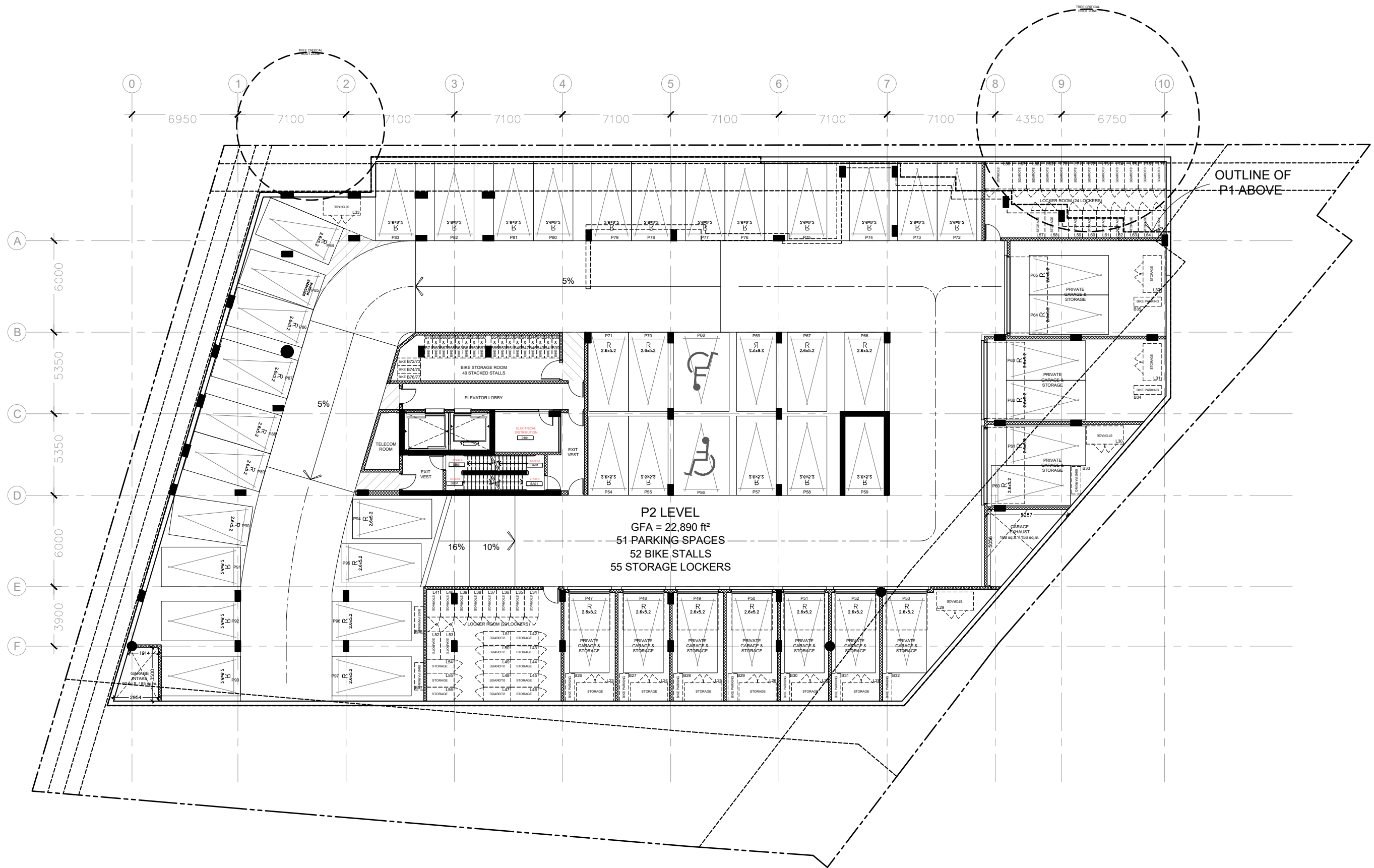
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GROUND LEVEL

SCALE: 1:250

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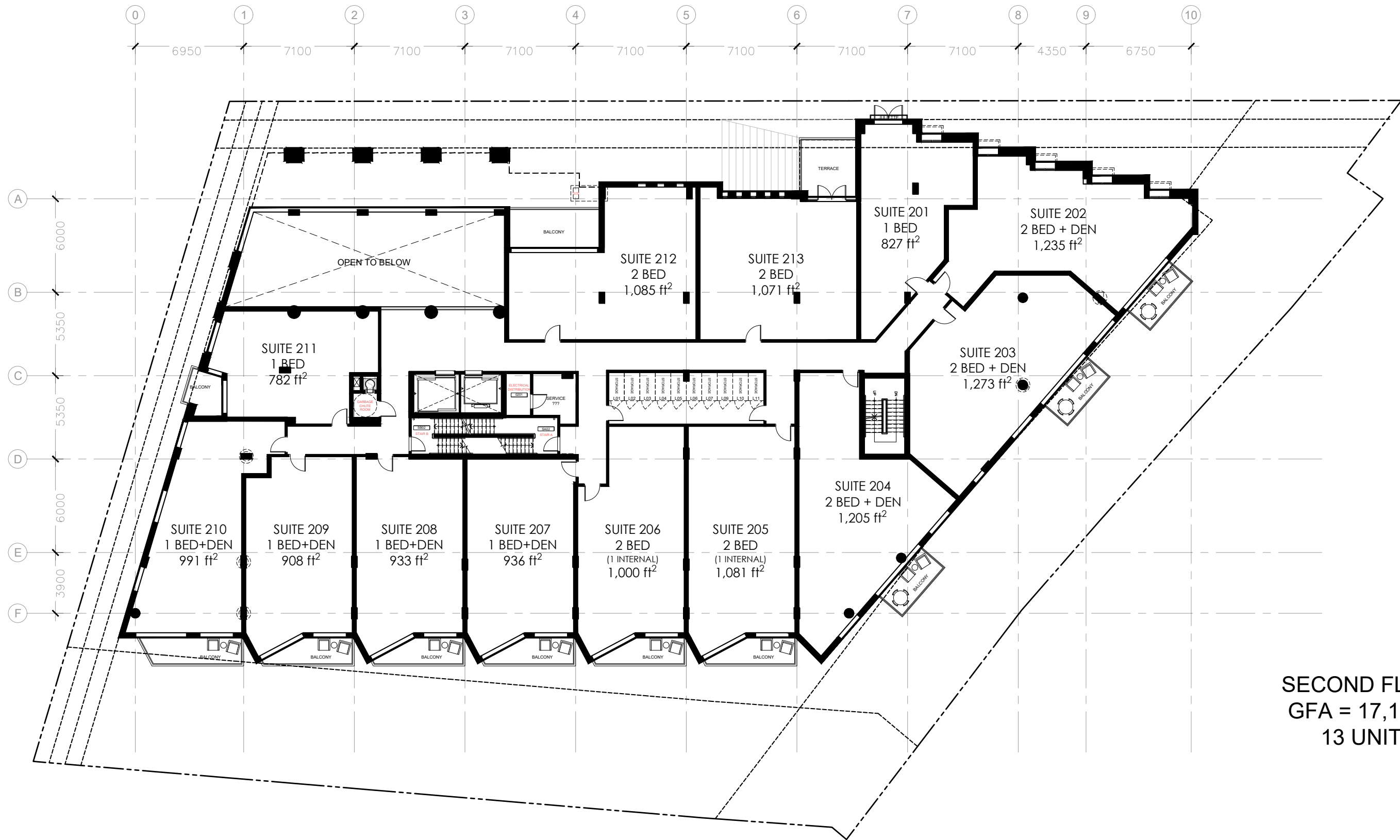


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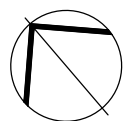
PARKING LEVEL 2

SCALE: 1:250

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SECOND FLOOR
 GFA = 17,138 ft²
 13 UNITS

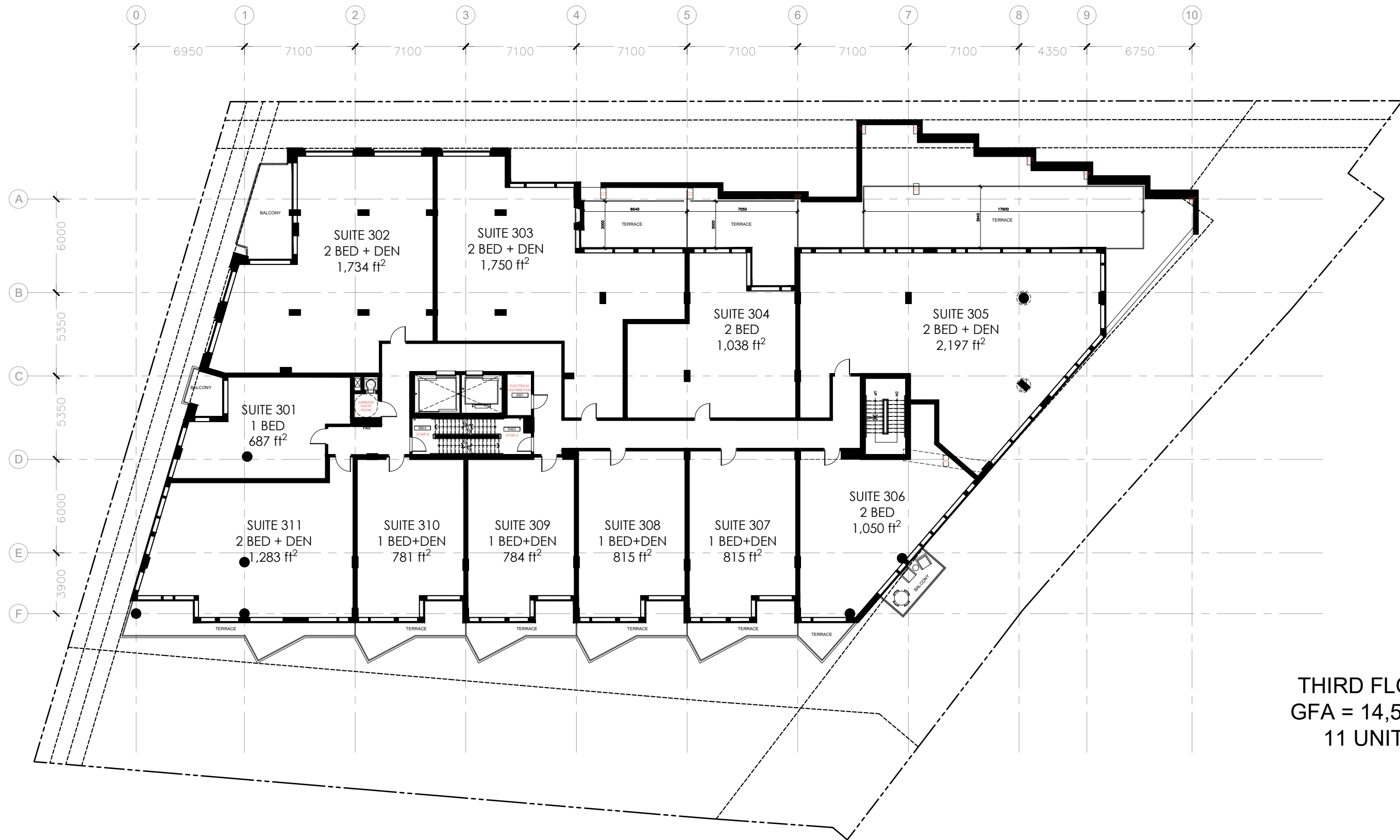


50 THE DRIVEWAY

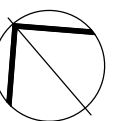
LEVEL 2

SCALE: 1:250

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THIRD FLOOR
 GFA = 14,535 ft²
 11 UNITS

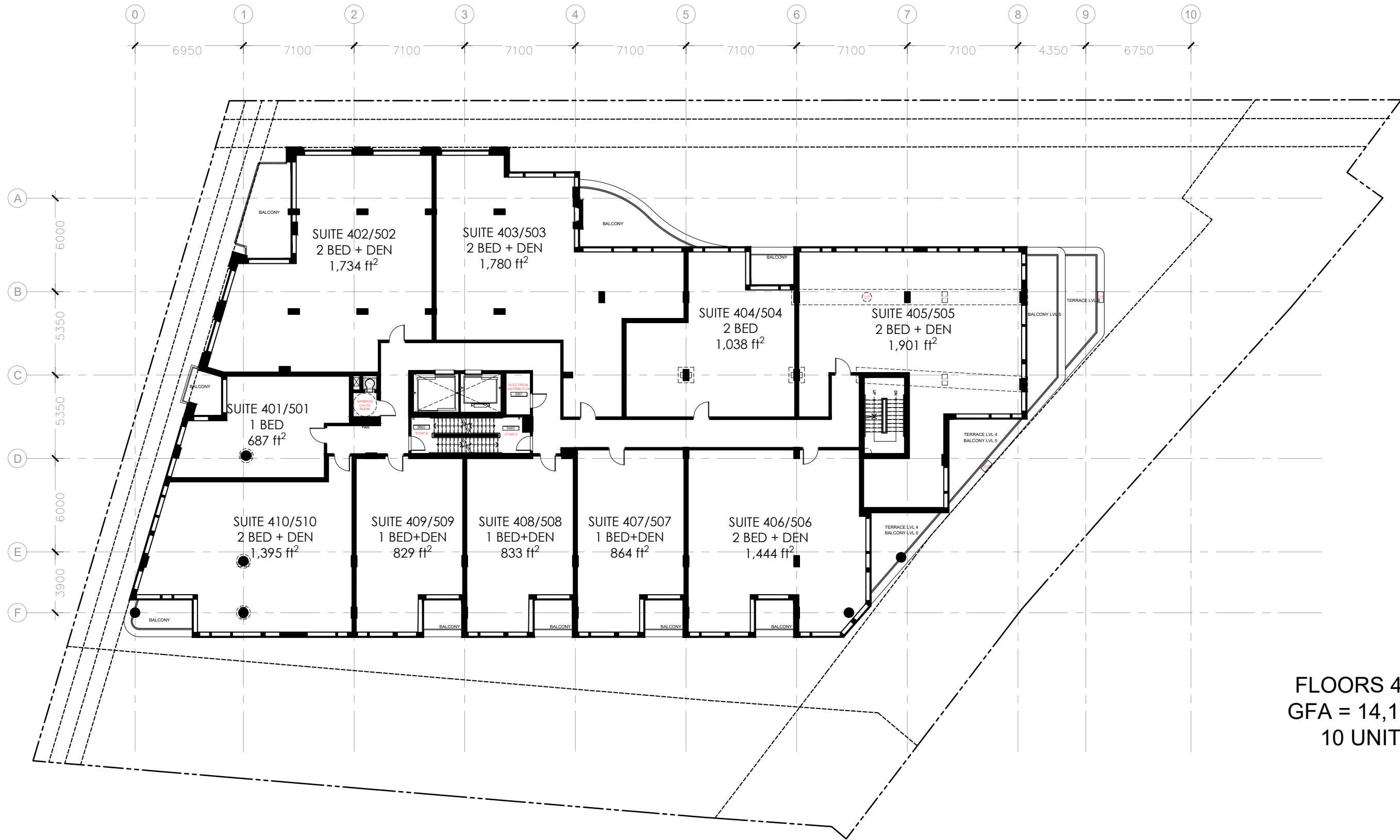


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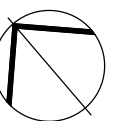
LEVEL 3

SCALE: 1:250

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FLOORS 4 & 5
 GFA = 14,107 ft²
 10 UNITS

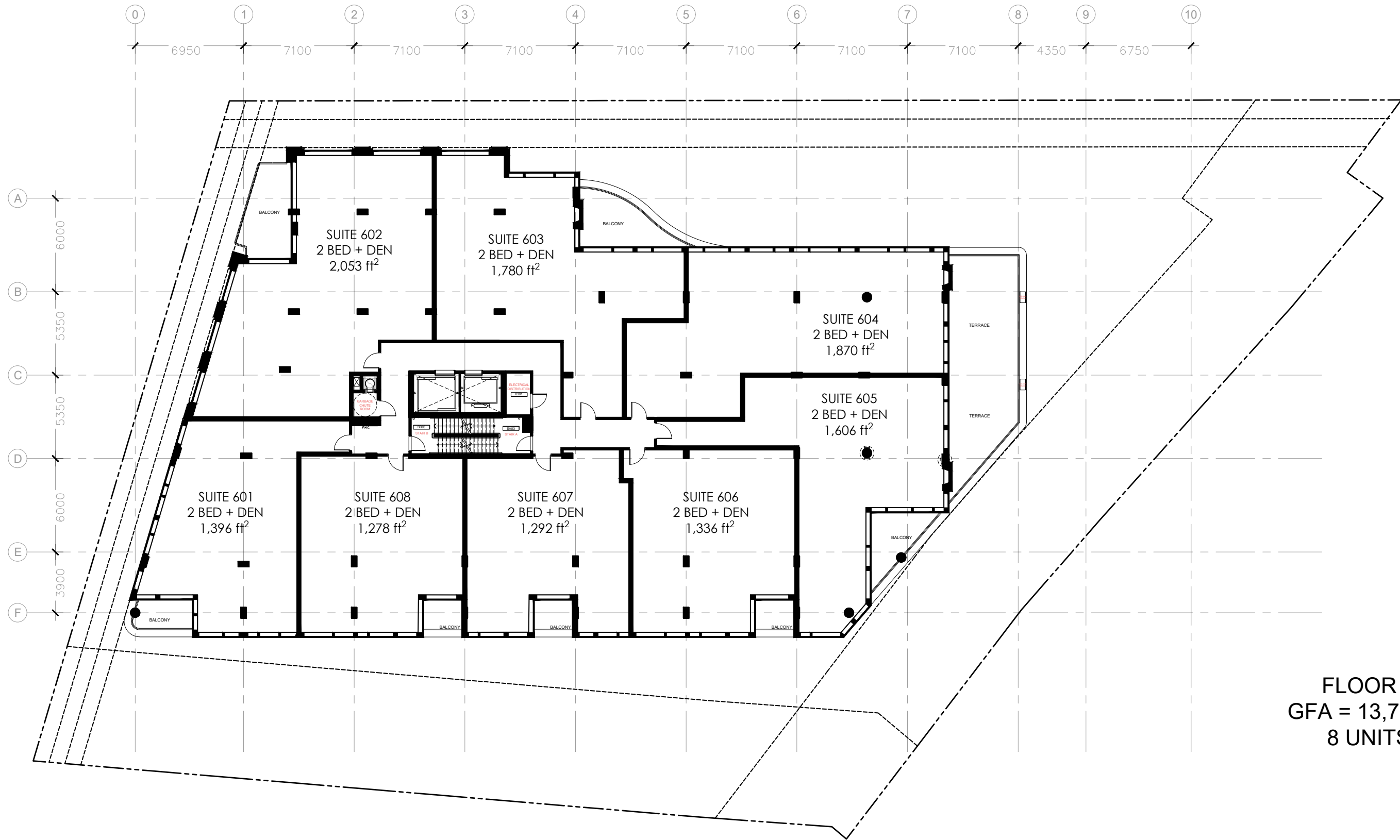


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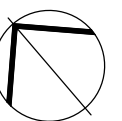
LEVELS 4 & 5

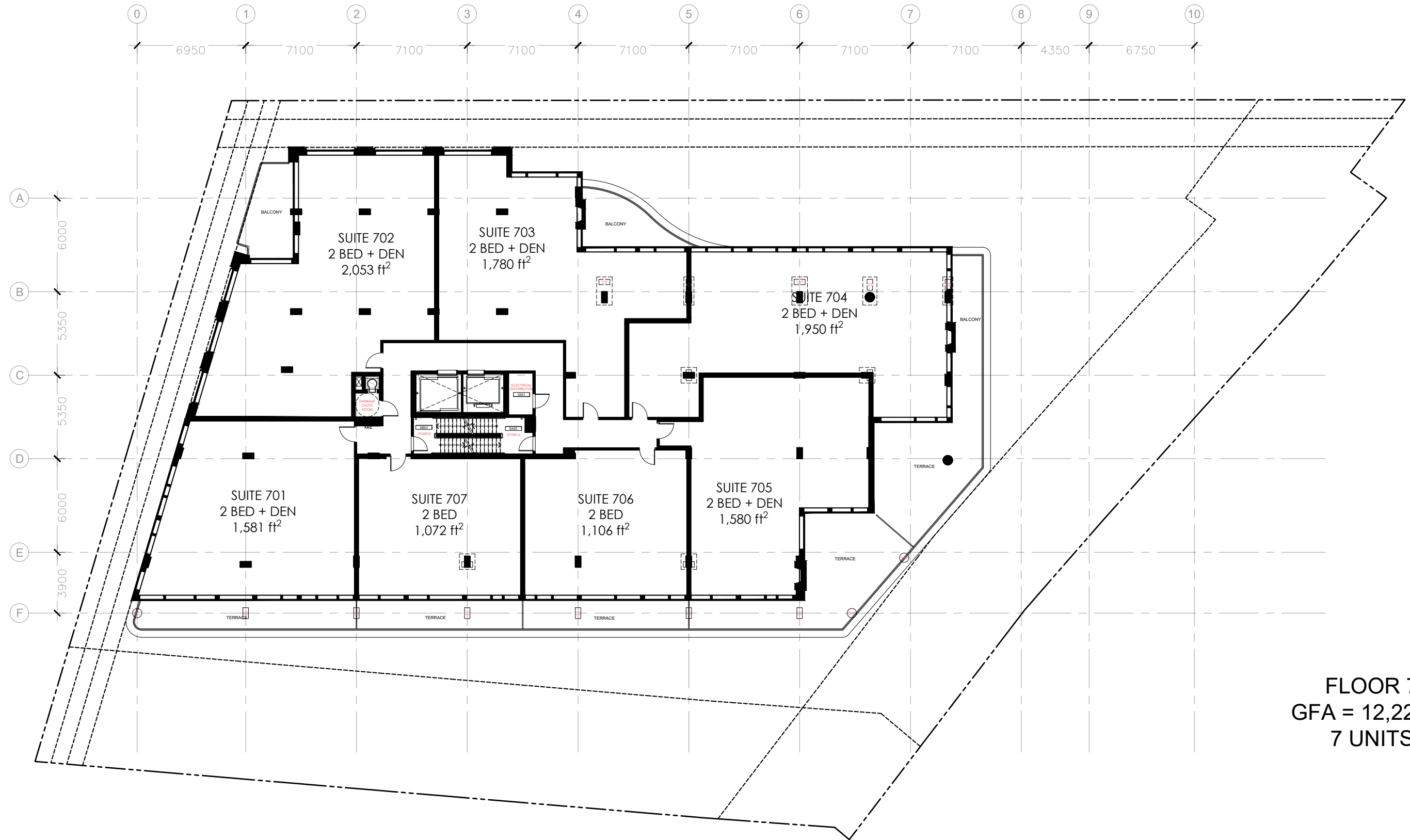
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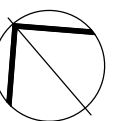


FLOOR 6
 GFA = 13,712 ft²
 8 UNITS





FLOOR 7
 GFA = 12,220 ft²
 7 UNITS



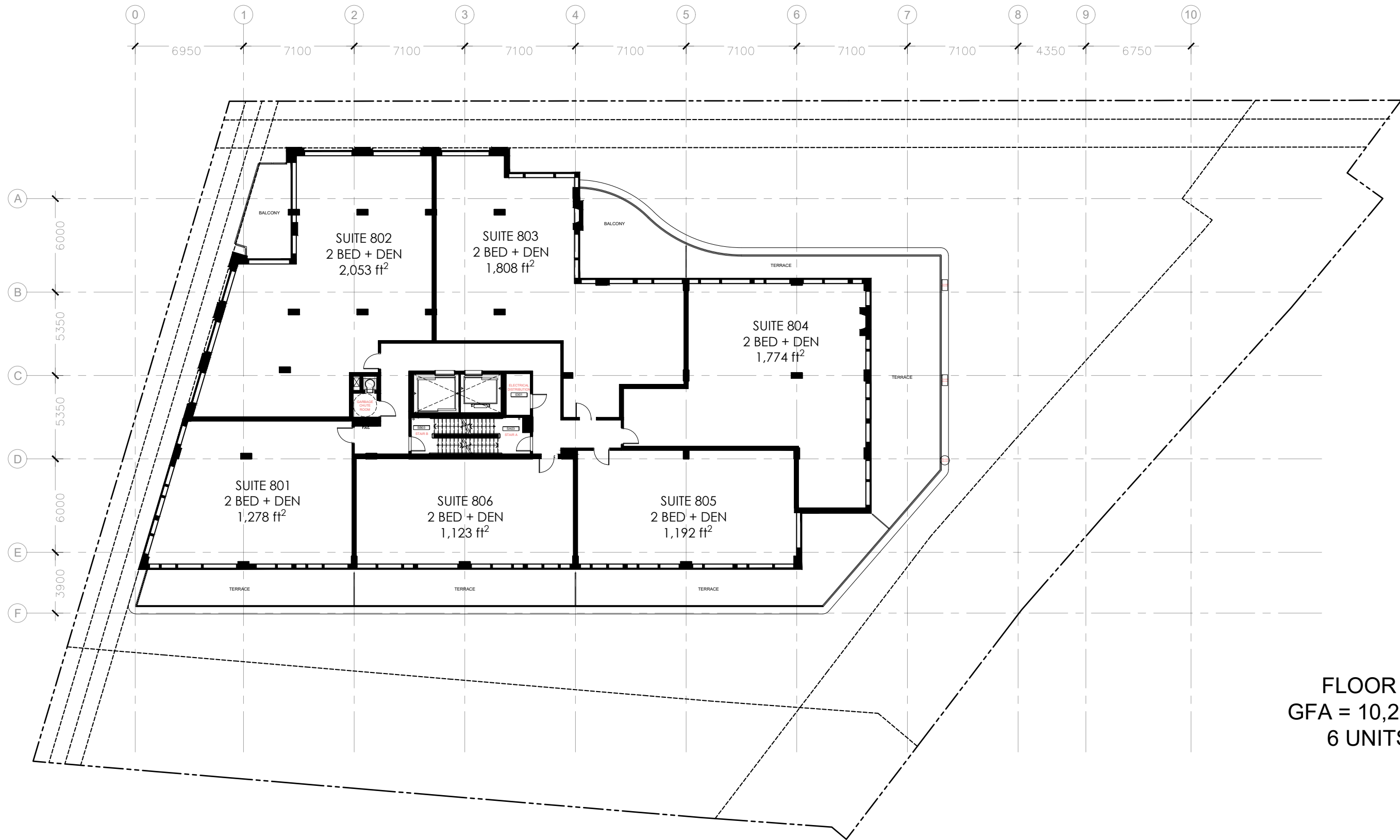
HOBIN

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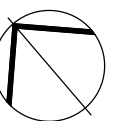
LEVEL 7

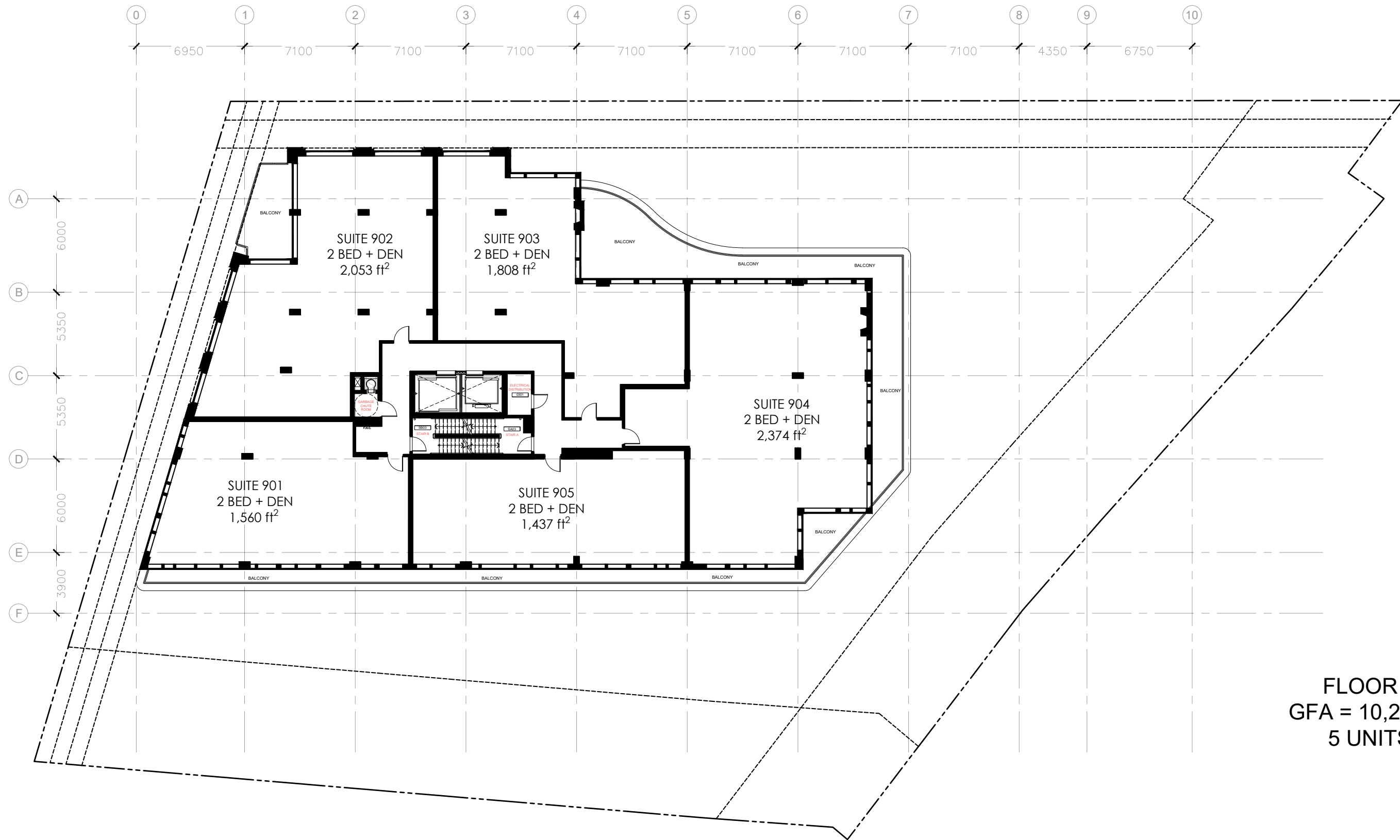
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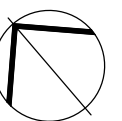


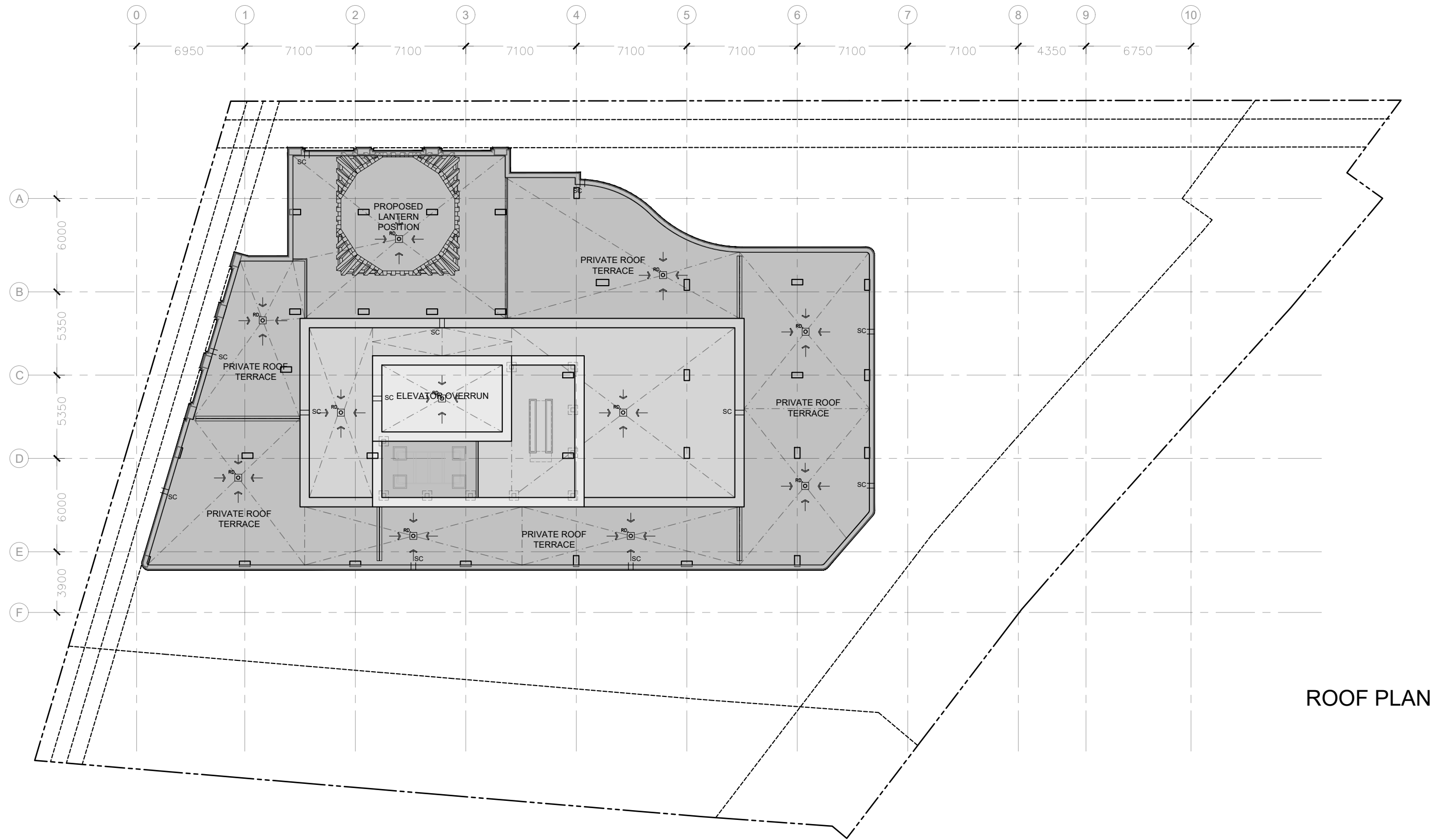
FLOOR 8
 GFA = 10,288 ft²
 6 UNITS



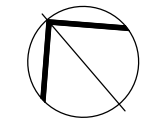


FLOOR 9
 GFA = 10,288 ft²
 5 UNITS





ROOF PLAN

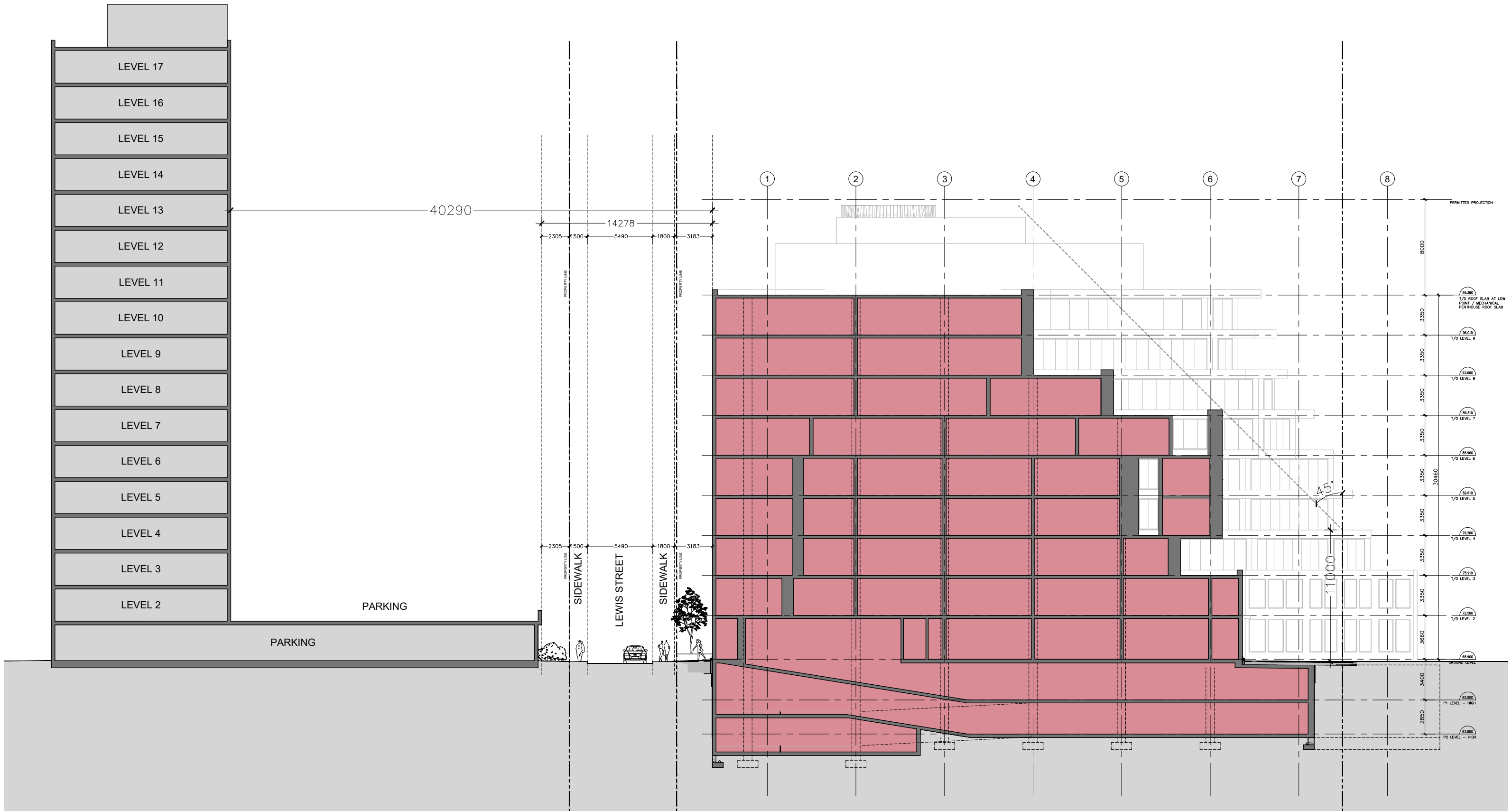


50 THE DRIVEWAY

ROOF LEVEL

SCALE: 1:250

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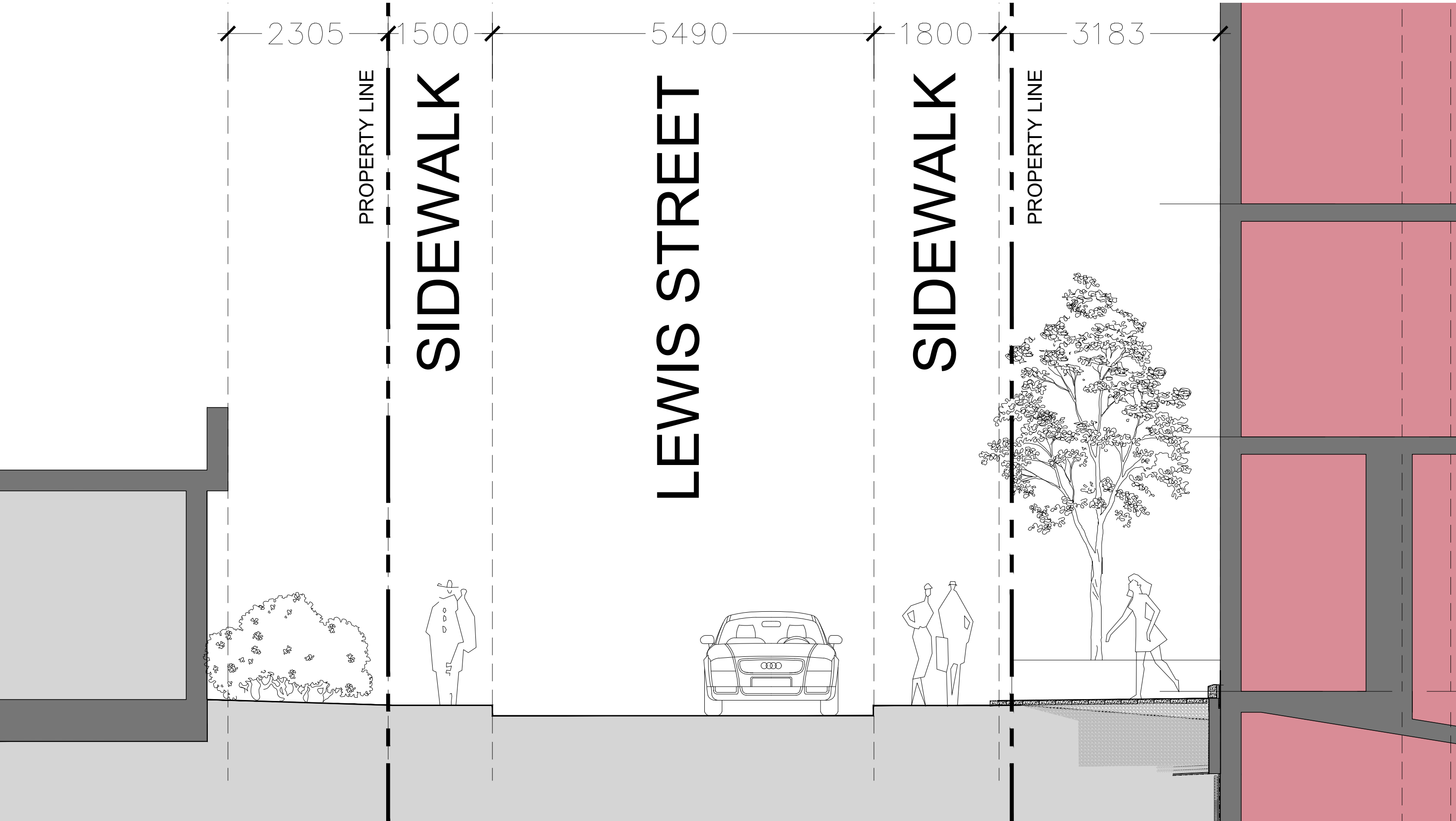


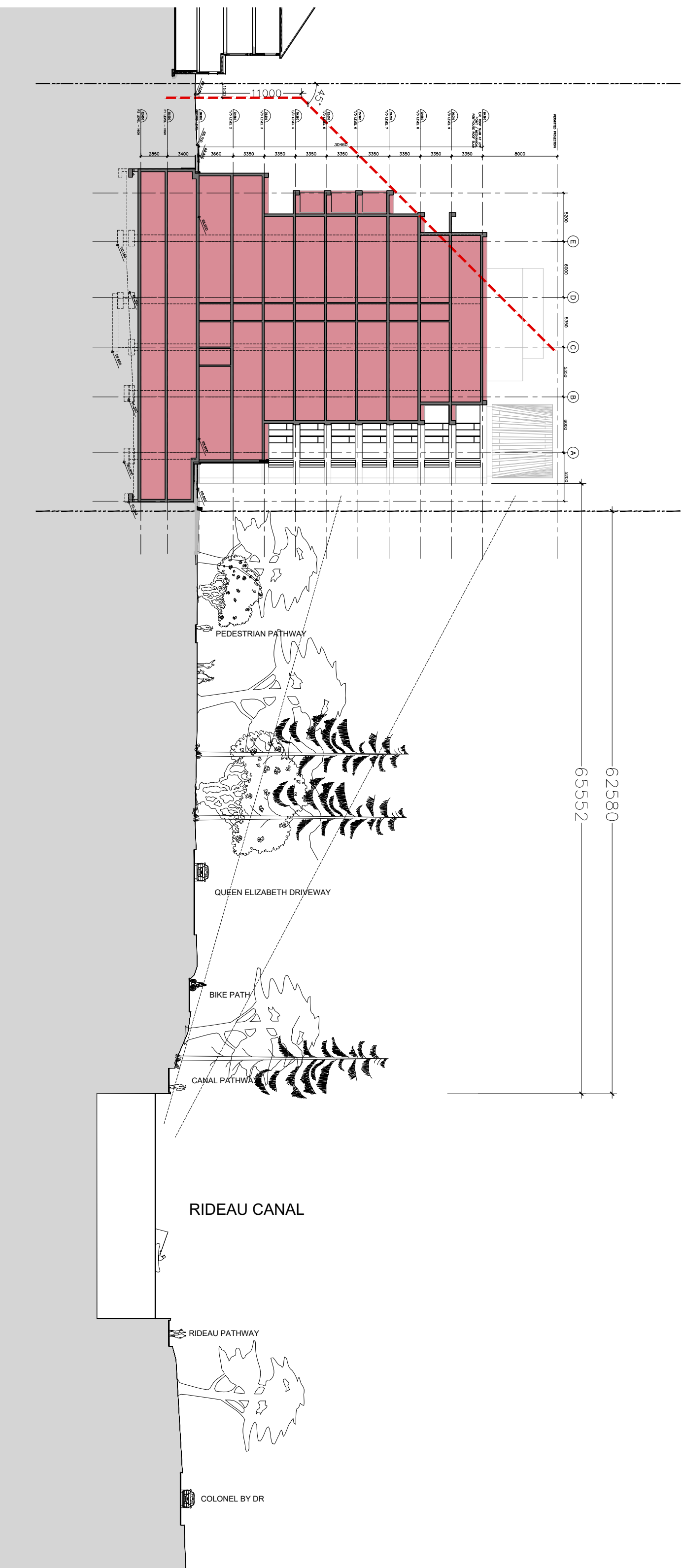
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LEWIS STREET SCHEMATIC SECTION

SCALE: 1:300

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SITE SCHEMATIC SECTION

SCALE: 1:400

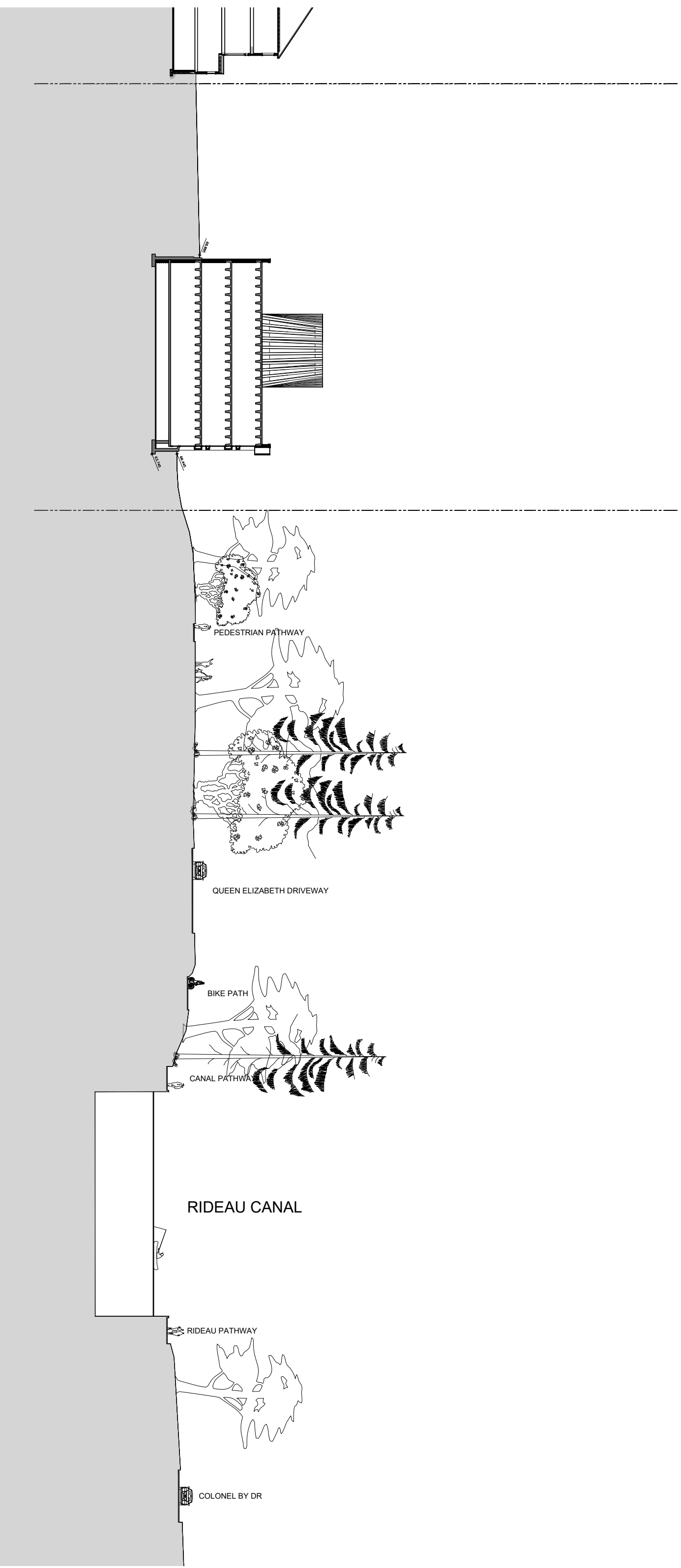
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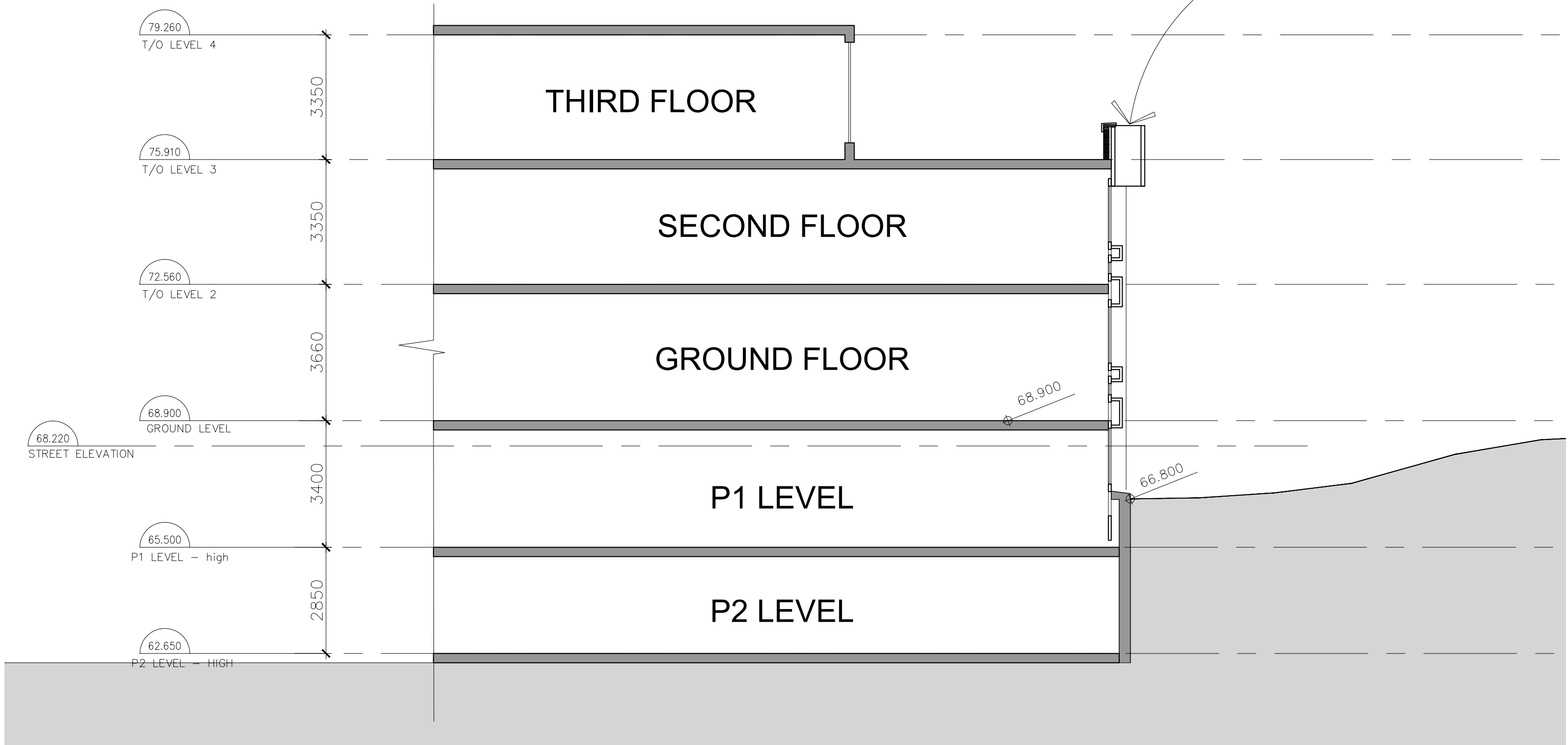
SITE SECTION - EXISTING CONDITION

SCALE: 1:400

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HERITAGE FACADE RELATIVE TO NEW FLOOR ELEVATIONS

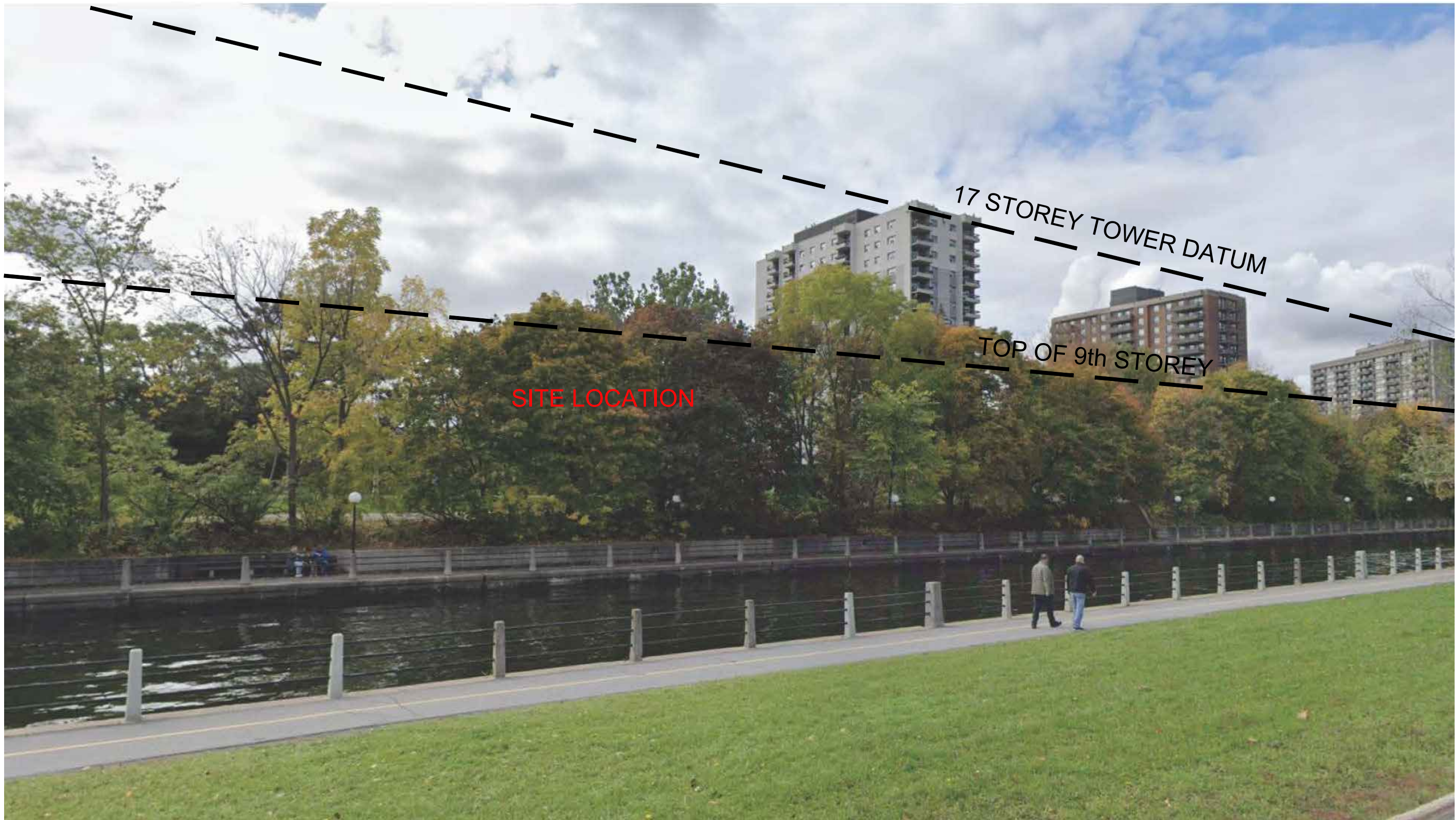


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EXISTING/NEW INTEGRATION

SCALE: 1:100

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SITE LOCATION

17 STOREY TOWER DATUM

TOP OF 9th STOREY



50 THE DRIVEWAY

CANAL VIEW
SCALE: N/A

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