



70 HOPE AVENUE - CONCEPT PLAN
NTS

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY. ALL DIMENSIONS AND SITE INFORMATION TO BE VERIFIED.

Provision		Required	Provided	Compliance	Provision		Required	Provided	Compliance	Provision		Required	Provided	Compliance				
10.5.1	Permitted Uses	Multiple Dwelling	Multiple Dwelling	Y	10.5.3h)	Amenity Area	On a lot containing 10 dwelling units or more, the following Minimum Amenity Area requirements be provided: i) An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres of gross floor area; and, ii) An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area. Units are greater than 50sqm. 11 x 6 = 66 sqm 22 x 6 = 132 sqm 33 x 6 = 198 sqm	(The total number of units is to be determined still, however the amenity space complies regardless.) <u>11 units</u> = 6x4x11 =264sqm <u>22 units</u> =6x1.8mx11 =118.8 + 264 =382.8sqm <u>33 units</u> =264+(118.8m x2) =501.6sqm	Y	5.7.1a	Minimum Parking	In PRA1 no resident parking, and 2 visitor + 0.05 visitor (fractions round down)	13	Y				
10.5.3a)	Building Setback from a Street Line	Min 3 m for a building with residential units on the ground floor facing a street. Max 4.5.	3m	Y	5.7.1b	Multiple Dwelling; Multiple Dwelling Townhouse; Dwelling Unit, Mixed Use, where the total number of such units is 5 or greater	(11 x0.05) + 2= 2 (22 x0.05) + 2=3 (33 x0.05) + 2=3	1	Y									
10.5.3b)	Min Rear Yard	7.5m	7.5m to 263 Britannia	Y		Minimum Accessible Parking Rate	5 -100 spaces = 4% of total should be accessible (round up)				3 short term bike parking spaces are shown on Hope Ave. Secure Long term bike parking is located within the townhouse units.	Y						
10.5.3c)	Min Interior Side Yard	7.5m to a residential lot or a lot containing a residential use	5.5m to the east 3.5m to the laneway 11.12 to the commercial shops	N		5.7.5	Minimum Bicycle Parking						Multiple Dwelling, and Dwelling Unit, Mixed Use, where the total number of such units exceeds 4 Short term - a) In Parking Rate Area (PRA) 1 and PRA 2, 0.1 per unit. 11x0.1 = 1 22x0.1=2 33x0.1=3 Long term - a) In Parking Rate Area (PRA) 1 and PRA 2, 0.7 per unit. 11x0.7= 7 22x0.7= 15 33x0.7= 23	3 short term bike parking spaces are shown on Hope Ave. Secure Long term bike parking is located within the townhouse units.	Y			
10.5.3d)	Building Height	Min 7.5m for any portion facing a street. Max 22m Any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum yard requirement established in Section 10.5.3 b) and c) when abutting a Residential or Institutional Zone to a maximum of 22.0 metres.	14.5m	Y		5.2.2a	Minimum Accessible Parking Space Size						3.4m wide x 5.8m long One side must continuously abut a accessibility aisle. Accessibility aisle must be 1.5m wide.			3.4m wide x 5.8m long Accessibility aisle is 1.5m wide.	Y	
10.5.3g)	Built Form for New Development	i. Rooftop mechanical shall be screened from the street.	Not shown	Undetermined			5.4.2						Minimum Parking Space Size			2.8m x 5.8	2.8m x 5.8	Y
		ii. For an interior lot or a through lot, the min width of the ground floor façade facing the front lot line shall be greater than or equal to 40% of the measurement of the front lot line.	54%	Y									Bike Parking Location			Short term shall be accessible Long term shall be located in secure enclosed bicycle parking areas	Short term parking is accessed from Hope Ave. Long term parking will be secured in rear yards or interior to units.	Y
		vii) A minimum of one principal entrance shall be provided within ground floor façade facing a street	Entrance facing Hope Ave	Y														