



70 HOPE AVENUE - CONCEPT PLAN

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:	(The total number of units is to be determined still, however the amenity space complies regardless.)	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			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,			5.7.1b	Multiple Dwelling; Multiple Dwelling Townhouse; Dwelling Unit, Mixed Use, where the total number of such units is 5 or greater	(11 x 0.05) + 2= 2 (22 x 0.05) + 2=3 (33 x 0.05) + 2=3		
10.5.3b)	Min Rear Yard	7.5m	7.5m to 263 Britannia	Y			ii) An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.				Minimum Accessible Parking Rate	5 -100 spaces = 4% of total should be accessible (round up)	1	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			Units are greater than 50sqm.			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.	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	10.5.3i)	Planting Strip	1.5m abutting a Residential Zone	1.5m planting strip will be provided along the east and south lot lines adjacent to Residential Zones.	Y				Secure Long term bike parking is located within the townhouse units.	Y
10.5.3g)	Built Form for New Development	i. Rooftop mechanical shall be screened from the street. 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. vii) A minimum of one principal entrance shall be provided within ground floor façade facing a street	Not shown 54% Entrance facing Hope Ave	Undetermined Y	10.5.3j)	Visual Barrier	A visual barrier must be provided along a lot line abutting a Residential Zone	Wood fence will be provided along the east and south lot lines adjacent to Residential Zones.	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					
					5.4.2	Bike Parking Location	2.8m x 5.8	2.8m x 5.8	Y					
							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.						