

Attachment 5

Project Statistics and Proposed Relaxations

PROJECT STATISTICS AND PROPOSED RELAXATIONS

Based on the materials provided, the project would have the following statistics:

Table 1: Preliminary Proposed Project Statistics

Characteristic	Proposed Project Statistics			Permitted / Required	Relaxation
	Units	Approx. Area	FSR		
Site Area	---	8,690 sq. ft. (807 sq. m.)	---	---	---
Height	---	30 storeys	---	12 storeys	18 storeys
Theatre, lobby, lounge, restaurant and retail <i>(Commercial floor area)</i>	---	10,908 sq. ft. (1,013 sq. m.)	1.25 FSR	4.0 FSR	2.0 FSR
Hotel <i>(Commercial floor area)</i>	95	41,361 sq. ft. (3,843 sq. m.)	4.75 FSR		
Stratified residential units <i>(Residential floor area)</i>	216	115,481 sq. ft. (10,729 sq. m.)	13.3 FSR	1.2 FSR	12.1 FSR
Net floor area <i>(Total)</i>	223- 233	167,750 sq. ft. (15,584 sq. m.)	19.3 FSR	5.2 FSR	14.1 FSR
On-site Parking					
Total Vehicle Spaces <i>(all uses)</i>	57			TBD*	TBD*
Total Bike Spaces	250			296	15%
Loading Spaces	2			3	33%

**Updated vehicle parking calculations for non-residential uses are required. Residential parking in TOD Areas is not required.*

A more detailed review of the proposal would be required to confirm the project statistics and to determine any potential floor area relaxations for the overall development. Relaxations, where appropriate, could be provided through an HRA.