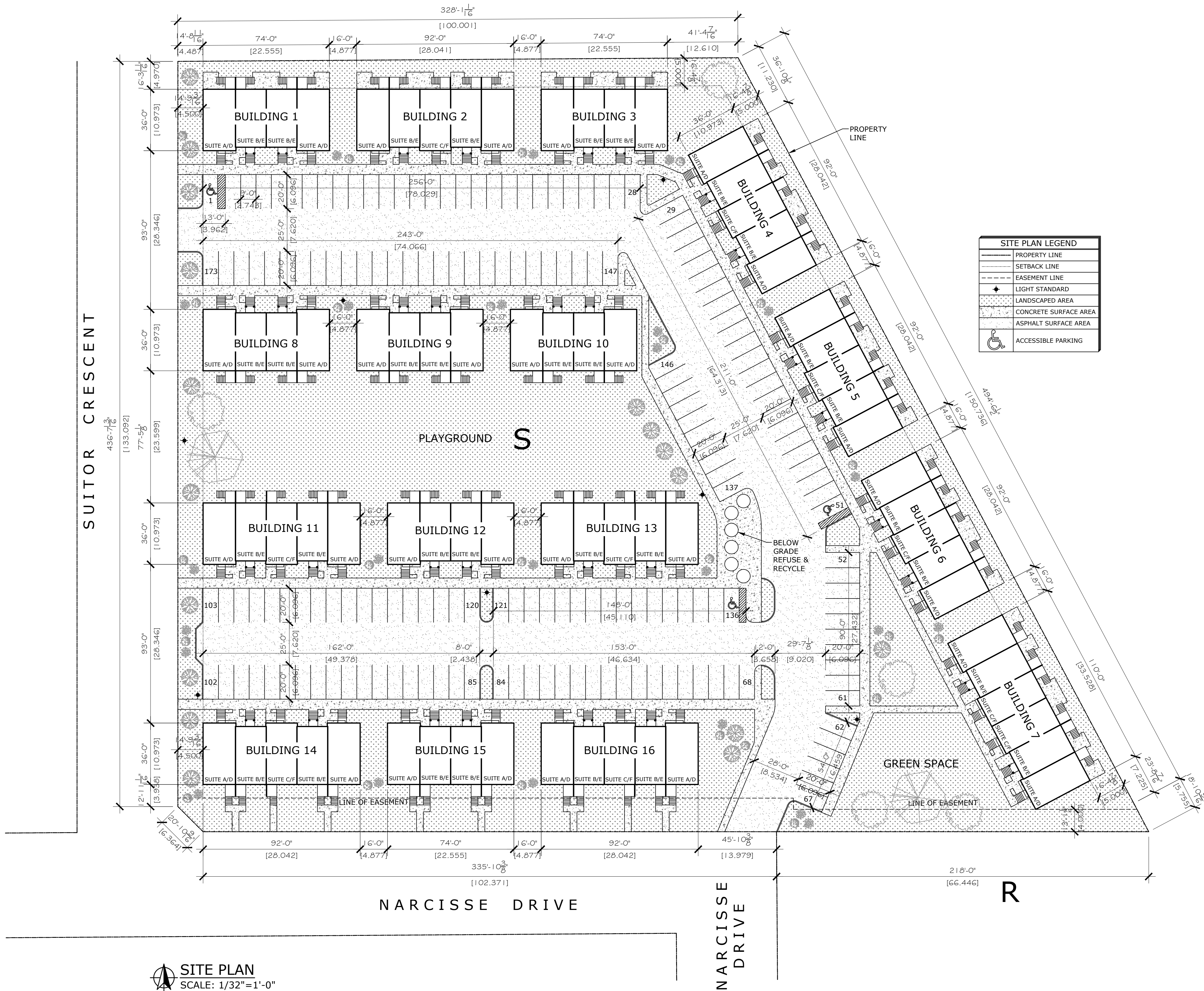


APPENDIX A-3.2
148 UNITS



ZONING BYLAW ANALYSIS		
BUILDING INFORMATION		
BUILDING AREA / GROSS FLOOR AREA:		
8 UNIT TOWNHOUSE		
TYPICAL BUILDING FOOTPRINT (FDN AREA PER BUILDING): 240.990 m ² (2594 ft ²)		
TOTAL BUILDING FOOTPRINT (7 BUILDINGS): 1686.933 m ² (18158 ft ²)		
TYPICAL GROSS FLOOR AREA (MAIN & 2nd PER BUILDING): 484.768 m ² (5218 ft ²)		
TOTAL GROSS FLOOR AREA (7 BUILDINGS): 3393.376 m ² (36526 ft ²)		
10 UNIT TOWNHOUSE		
TYPICAL BUILDING FOOTPRINT (FDN AREA PER BUILDING): 301.285 m ² (3243 ft ²)		
TOTAL BUILDING FOOTPRINT (8 BUILDINGS): 2410.276 m ² (25944 ft ²)		
TYPICAL GROSS FLOOR AREA (MAIN & 2nd PER BUILDING): 606.750 m ² (6531 ft ²)		
TOTAL GROSS FLOOR AREA (8 BUILDINGS): 4853.998 m ² (52248 ft ²)		
12 UNIT TOWNHOUSE (1 BUILDING):		
BUILDING FOOTPRINT (FDN AREA): 361.579 m ² (3892 ft ²)		
GROSS FLOOR AREA (MAIN & 2nd): 728.731 m ² (7844 ft ²)		
NUMBER OF UNITS:		
SUITE TYPE A (BASEMENT, 685 ft ² + MAIN FLOOR ENTRANCE LANDING): 32 UNITS		
SUITE TYPE B (BASEMENT, 612 ft ² + MAIN FLOOR ENTRANCE LANDING): 32 UNITS		
SUITE TYPE C (BASEMENT, 649 ft ² + MAIN FLOOR ENTRANCE LANDING): 10 UNITS		
SUITE TYPE D (UPPER, 1385 ft ² - BASEMENT SUITE ENTRANCE LANDING): 32 UNITS		
SUITE TYPE E (UPPER, 1224 ft ² - BASEMENT SUITE ENTRANCE LANDING): 32 UNITS		
SUITE TYPE F (UPPER, 1313 ft ² - BASEMENT SUITE ENTRANCE LANDING): 10 UNITS		
TOTAL DWELLING UNITS: 148 TOTAL UNITS		
BLOCK	S	
LOT	N/A	
PLAN #	102136845	
CIVIC ADDRESS	2820 NARCISSE DRIVE	
ZONE	RL	
LAND USE TYPE	BUILDING, PLANNED GROUP- DWELLING, BUILDING, STACKED	
DEVELOPMENT STANDARDS		
LOCATION	MIN REQUIRED	PROVIDED
LOT AREA	(400 m ² *16) 6400 m ²	18852.47 m ² (202926.29 ft ²)
LOT FRONTAGE	(14.6 m*6) 87.6 m	228.42 m
FRONT SETBACK (TO NON-GARAGE PORTION OF BUILDING)	4.5 m	7.219 m
REAR SETBACK	5 m	5 m
SIDE YARD SETBACK	1.2 m	4.5 m
TOTAL/OTHER SIDE YARD SETBACK	1.2 m	4.5 m
SITE COVERAGE	50%	21.36%
FLOOR AREA RATIO	3.0	0.46
BUILDING HEIGHT	11 m	7.972 m
ENCROACHMENTS		
PERMITTED		
EAVES	MAX 610mm PROJECTION INTO FRONT, SIDE, FLANKAGE & REAR YARD MIN 450mm SETBACK FROM PROPERTY LINE	
CANTILEVER	MAX 610mm INTO ONE INT SIDE & FLANKAGE YARD. MIN 450mm SETBACK FROM PROPERTY LINE	
FIRE ESCAPE	MAX 1.5m PROJECTION INTO FRONT, SIDE, FLANKAGE & REAR YARD MIN 450mm SETBACK FROM PROPERTY LINE	
PORCH	MAX 1.5m PROJECTION INTO FRONT & REAR YARD MIN 3.0m FROM PROPERTY LINE	
STEPS	UNRESTRICTED IN ALL YARDS	
PARKING STALL/ BICYCLE PARKING		
REQUIRED	PROVIDED	
ONE STALL PER DWELLING UNIT = 148	173	
ACCESSIBLE = 2% OF REQUIRED = 3	3	
BICYCLE PARKING = 8 LONG TERM OR 15 SHORT TERM	8 LONG TERM OR 15 SHORT TERM	
LANDSCAPING AND AESTHETIC SCREENING		
	MIN REQUIRED	PROVIDED
SITE AREA	(400 m ² *16) 6400 m ²	18852.47 m ² (202926.29 ft ²)
LANDSCAPE AREA REQUIRED	15% SITE AREA	=960 m ² (10333.4 ft ²)
	LANDSCAPE AREA DESIGNED	=6372.157 m ² (68589.3 ft ²)
TREES REQUIRED	1 TREE/40m ²	= 24 TREES
DECIDUOUS TREES REQUIRED	1 TREE/10m ALONG RIGHT-OF-WAY	= 24 TREES
SHRUBS REQUIRED	1 SHRUB/ 20 m ²	= 48 SHRUBS
AESTHETIC SCREENING	NO	NO

Light Standard Proposed Type: 1 Head LED Security Light, 28 Watt