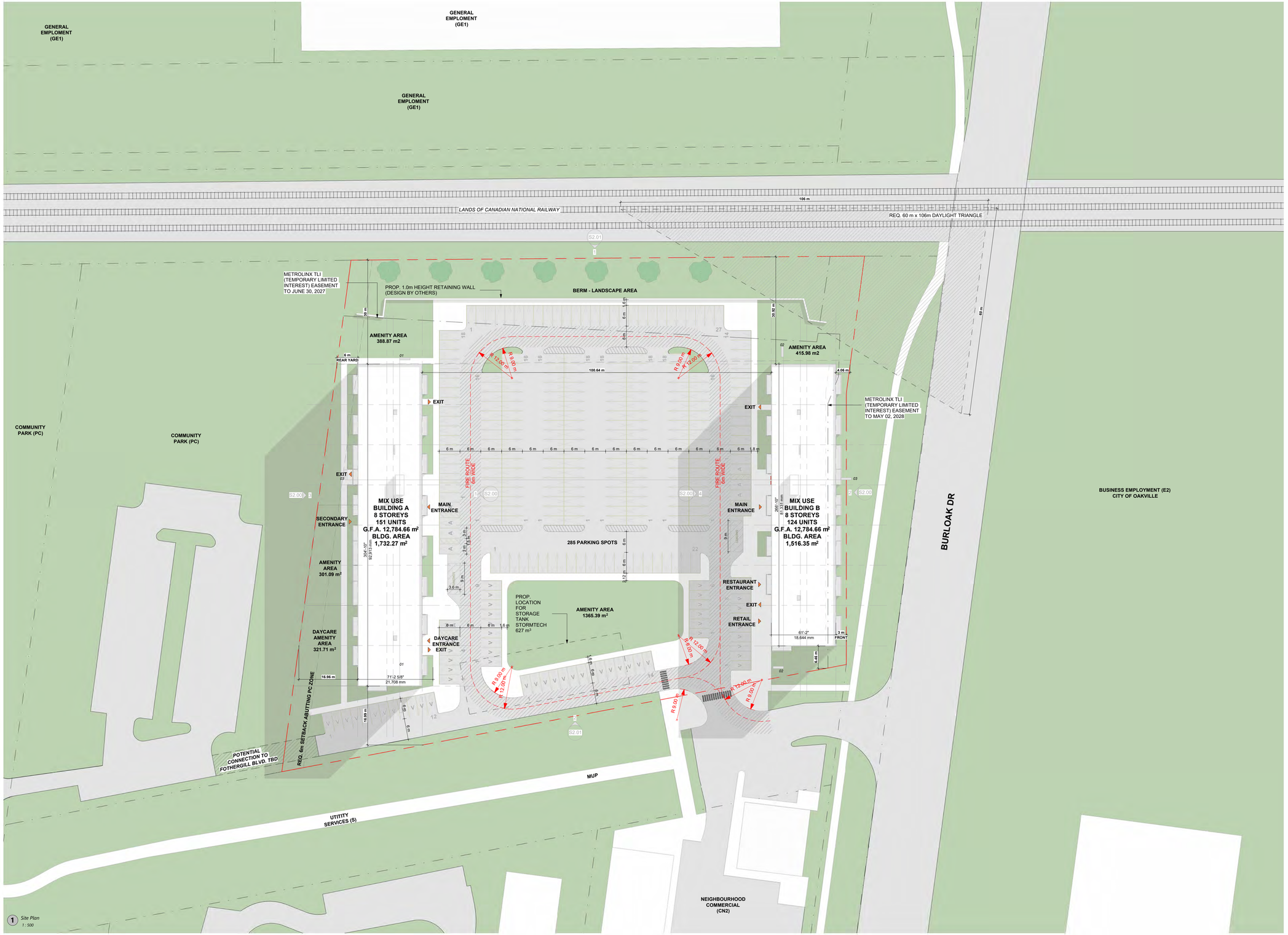


UNIT TYPE BREAKDOWN - TOTAL BUILDING

Name	Unit Area	Count	Total Area (sqft)	Count Ratio
BUILDING A				
ONE BED	524 SF	22	11,525	8%
ONE BED	676 SF	7	4,729	3%
ONE BED PLUS	635 SF	22	13,976	8%
ONE BED PLUS	799 SF	14	11,187	5%
STUDIO	413 SF	21	8,683	8%
THREE BED	1,199 SF	8	9,595	3%
TWO BED	906 SF	7	6,343	3%
TWO BED	940 SF	7	6,577	3%
TWO BED	1,048 SF	21	22,003	8%
TWO BED PLUS	1,048 SF	22	23,051	8%
		151	117,648	55%
BUILDING B				
ONE BED	524 SF	15	7,858	5%
ONE BED PLUS	635 SF	15	9,529	5%
ONE BED PLUS	799 SF	14	11,187	5%
STUDIO	413 SF	15	6,188	5%
THREE BED	1,199 SF	15	17,991	5%
TWO BED	906 SF	7	6,343	3%
TWO BED	940 SF	7	6,577	3%
TWO BED	1,048 SF	14	14,669	5%
TWO BED	1,059 SF	7	7,415	3%
TWO BED PLUS	1,048 SF	15	15,717	5%
		124	103,472	45%
Grand Total:		275	221,120	100%

SITE INFORMATION

CURRENT ZONE : H-CN1-48
PROPOSED ZONE : CN1-48

Zoning Bylaw Number of Units		~~0~~ 275	✓
Zoning Bylaw - Part 4 - 7.1 Property Area	10000 m² *min*	20220.5 m²	✓
Zoning Bylaw - Part 4 - 7.1 Lot Width	45 m *min*	118.15 m	✓
Zoning Bylaw - Part 4 - 7.1 Front Yard Setback	6 m *min*	3 m	✗
Zoning Bylaw - Part 4 - 7.1 Rear Yard Setback	6 m *min*	6 m	✓
Zoning Bylaw - Part 4 - 7.1 Interior Side Yard Setback	~~0 m~~	30 m	✓
Zoning Bylaw - Part 4 - 7.1 Street Side Yard Setback	6 m *min*	6.46 m	✓
Zoning Bylaw - Part 4 - 7.1 Yard abutting a PC or P zone	6 m *min*	6 m	✓
Zoning Bylaw - Part 4 - 7.1 Separation distance from a railway right-of-way	30 m *min*	30 m	✓
Zoning Bylaw - Part 4 - 7.1 Building Height	12 m *max*	26.96 m	✗
Zoning Bylaw Lot Coverage	~~0%~~	16.07%	✓
Zoning Bylaw - Part 4 - 7.2 Floor Area (Non-Residential Uses)	3600 m² *max*	962.07 m²	✓
Floor Area Breakdown (Non-Residential Uses) Day Care = 496.45 m² Restaurant = 247.12 m² Retail = 218.50 m² **Total Floor Area = 962.07 m²**			
Zoning Bylaw Landscape Area	~~0%~~	44.39%	✓
Landscape Open Space Breakdown Hardscape (Sidewalk Area): = 2711.47 m² (13.40%) Softscape (Green area): = 6267.51 m² (30.99%) **Total Landscape Open Space: = 7847.20 m² (44.39%)**			
Zoning Bylaw - Part 4 - 7.10 Residential Amenity Area	20 m² per unit *min*	20.05 m² per unit	✓
Minimum Amenity Area Breakdown **Total Required Amenity Area: 5480 m²** Patios at Ground Floor: **76.76 m²** Balconies Area: **2298.82 m²** Indoor Amenity: **668.46 m²** Outdoor Amenity: **2471.33 m²** **Total Provided Amenity Area: 5515.37 m²**			
Zoning Bylaw - Part 1 - 2.25 Parking Ratio Requirement	1.25 *min*	0.84	✗
Residential Parking Count Breakdown Total units = **274** x 1.25 = **343** Parking spots **Required** Total units = **274** x 0.84 = **229** Parking spots **Provided**			
Required Visitor and Commercial Parking Count Breakdown 1. **Visitor Requirement: 0.25 Spaces per Residential unit.** Total Units = **274** x 0.25 = **69** Parking spots **Required** 2. **Daycare Requirement: 4 Spaces per 100 m2 of GFA.** Total Daycare Area = **496.45 m²** / 100m² = **20** Parking spots **Required** 3. **Restaurant Requirement: 18.5 Spaces per 100 m2 of GFA.** Total Rest. Area = **247.12 m²** / 100m² = **46** Parking spots **Required** 4. **Retail Requirement: 4 Spaces per 100 m2 of GFA.** Total Retail Area = **218.50 m²** / 100m² = **9** Parking spots **Required** *** Combined Total Required = 144 Parking Spots** **Provided** Visitor and Commercial Parking Count Breakdown *** Combined Total Provided = 56 Parking Spots**			

PARKING INFORMATION

Type	Required	Provided	Location: Surface	Location: Garage
ACCESSIBLE WITH AISLE	4	3	3	0
STANDARD	140	53	53	0
VISITOR AND COMMERCIAL	144	56	56	0
ACCESSIBLE WITH AISLE	10	8	8	0
STANDARD	333	221	221	0
RESIDENTIAL	343	229	229	0
TOTAL SITE PARKING	487	285	285	0

FastTrack BY STUBBE'S

ADDRESS

800 BURLOAK DRIVE, BURLINGTON, ON

PROJECT CODE

0080

SITE PLAN

800 BURLOAK DRIVE

NORTH

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BIM STUDIO
DESIGN + VIRTUAL BUILD
bim@bimstudio.ca - 647 309 7543
636 King St W, 3rd Floor,Toronto ON, M5V 1M3