

# FRONTAGE ROAD - APARTMENTS

DP PACKAGE 175 FRONTAGE RD.



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175 FRONTAGE ROAD

COVER SHEET

2024.12.20

# 24.1299

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| 175 FRONTAGE ROAD                 |                                          |                                          |
|-----------------------------------|------------------------------------------|------------------------------------------|
| CURRENT ZONING: C1                | REQUIRED                                 | PROVIDED                                 |
| PRINCIPLE USE                     | C1                                       | C1                                       |
|                                   | (MULTI-FAMILY 4 - MEDIUM - HIGH DENSITY) | (MULTI-FAMILY 4 - MEDIUM - HIGH DENSITY) |
|                                   |                                          | (A) MULTI-FAMILY RESIDENTIAL             |
| PARCEL SIZE                       | MINIMUM 278 M²                           | 3536.74 M²                               |
| LOT WIDTH                         | MINIMUM 9 M                              | 34.7 m                                   |
| LOT DEPTH                         | N/A                                      | TBC                                      |
| NET FLOOR AREA                    | N/A                                      | 4931 m²                                  |
| TREATED FLOOR AREA                | N/A                                      | 4317 m²                                  |
| PARKADE FLOORPLATE                | N/A                                      | TBC                                      |
| MAIN FLOOR FLOORPLATE             | N/A                                      | 12,877                                   |
| FLOOR AREA RATIO                  | 2.4                                      | 1.2                                      |
| MAXIMUM LOT COVERAGE              | 60%                                      | 43%                                      |
| LANDSCAPED AREA                   | 30%                                      | 40%                                      |
| MAXIMUM BUILDING HEIGHT           | 4 STOREYS (15M)                          | 6 STOREYS (VARIANCE)                     |
| SETBACKS                          | FRONT YARD - 2M - 6'-6 3/4"              | FRONT YARD (WEST) - 40.8M                |
|                                   | SIDE YARD - 2M - 6'-6 57/77"             | SIDE YARD (SOUTH) - 4.5M                 |
|                                   | REAR YARD - 4.5M - 14'-9 1/6"            | REAR YARD (EAST) - 4.5M                  |
|                                   | SIDE YARD - 6M - 19'-8 2/9"              | SIDE YARD (NORTH) - 4.5M                 |
| AMENITY SPACES,INDOOR AND OUTDOOR | MIN. 30% OF LOT AREA:                    | 60.10 M2 (INDOOR)                        |
|                                   | 176.84 M2                                | 136.56 M2 (OUTDOOR ROOF)                 |
|                                   |                                          | 536.75 M2 (OUTDOOR DAYCARE)              |
|                                   |                                          | 733.41 M2 (TOTAL)                        |



AREA CALCULATION

| FIRST FLOOR   | NO. | SF  | SM    | TOTAL SF | TOTAL SM |
|---------------|-----|-----|-------|----------|----------|
| STUDIO A      | 0   | 424 | 39.39 | 0        |          |
| STUDIO ACC    | 0   | 574 | 53.33 | 0        |          |
| 1 BEDROOM A   | 0   | 583 | 54.16 | 0        |          |
| 1 BEDROOM ACC | 0   | 583 | 54.16 | 0        |          |
| 1 BEDROOM B   | 0   | 501 | 46.54 | 0        |          |
| 2 BEDROOM A   | 0   | 705 | 65.5  | 0        |          |
| 2 BEDROOM B   | 0   | 722 | 67.08 | 0        |          |
| DAYCARE       | 1   |     |       | 4327     | 402      |
| COMMERCIAL    | 1   |     |       | 5274     | 490      |
| OTHER AMENITY | 1   |     |       | 647      | 60.1     |
| TOTAL         | 0   |     |       | 0        |          |

| 2ND FLOOR PLAN | NO. | SF  | SM    | TOTAL SF | TOTAL SM |
|----------------|-----|-----|-------|----------|----------|
| STUDIO A       | 4   | 424 | 39.39 | 1,696    | 157.56   |
| STUDIO ACC     | 1   | 574 | 53.33 | 574      | 53.33    |
| 1 BEDROOM A    | 5   | 583 | 54.16 | 2,915    | 270.81   |
| 1 BEDROOM ACC  | 0   | 583 | 54.16 | 0        |          |
| 1 BEDROOM B    | 1   | 501 | 46.54 | 501      | 46.54    |
| 2 BEDROOM A    | 1   | 705 | 65.5  | 705      | 65.5     |
| 2 BEDROOM B    | 2   | 722 | 67.08 | 1,444    | 134.15   |
| TOTAL          | 15  |     |       | 8565     | 795.71   |

| 3RD TO 6TH FLOOR | NO. | SF  | SM    | TOTAL SF | TOTAL SM |
|------------------|-----|-----|-------|----------|----------|
| STUDIO A         | 4   | 424 | 39.39 | 1696     | 157.56   |
| STUDIO ACC       | 1   | 574 | 53.33 | 574      | 53.33    |
| 1 BEDROOM A      | 5   | 583 | 54.16 | 2915     | 270.81   |
| 1 BEDROOM ACC    | 1   | 583 | 54.16 | 583      | 54.16    |
| 1 BEDROOM B      | 1   | 501 | 46.54 | 501      | 46.54    |
| 2 BEDROOM A      | 1   | 705 | 65.5  | 705      | 65.5     |
| 2 BEDROOM B      | 2   | 722 | 67.08 | 1444     | 134.15   |
|                  | 1   | 730 | 67.82 | 730      | 67.82    |
| TOTAL            | 16  |     |       | 9148     | 849.88   |

FLOOR AREA RATIO

| TOTAL           | NO.      | SF  | %     | TOTAL SF | TOTAL SM |
|-----------------|----------|-----|-------|----------|----------|
| STUDIO A        | 20       | 424 | 25%   | 8,480    | 787.82   |
| STUDIO ACC      | 5        | 574 | 6%    | 2,870    | 266.63   |
| 1 BEDROOM A     | 25       | 583 | 32%   | 14,575   | 1354.06  |
| 1 BEDROOM ACC   | 4        | 583 | 5%    | 2,332    | 216.65   |
| 1 BEDROOM B     | 5        | 501 | 6%    | 2,505    | 232.72   |
| 2 BEDROOM A     | 5        | 705 | 6%    | 3,525    | 327.48   |
| 2 BEDROOM B     | 10       | 722 | 13%   | 7,220    | 670.76   |
| NET RESIDENTIAL | 79       |     | 100%  | 55405    | 5147.33  |
| SITE AREA       | 38069.15 |     | FAR = | 1.220542 |          |

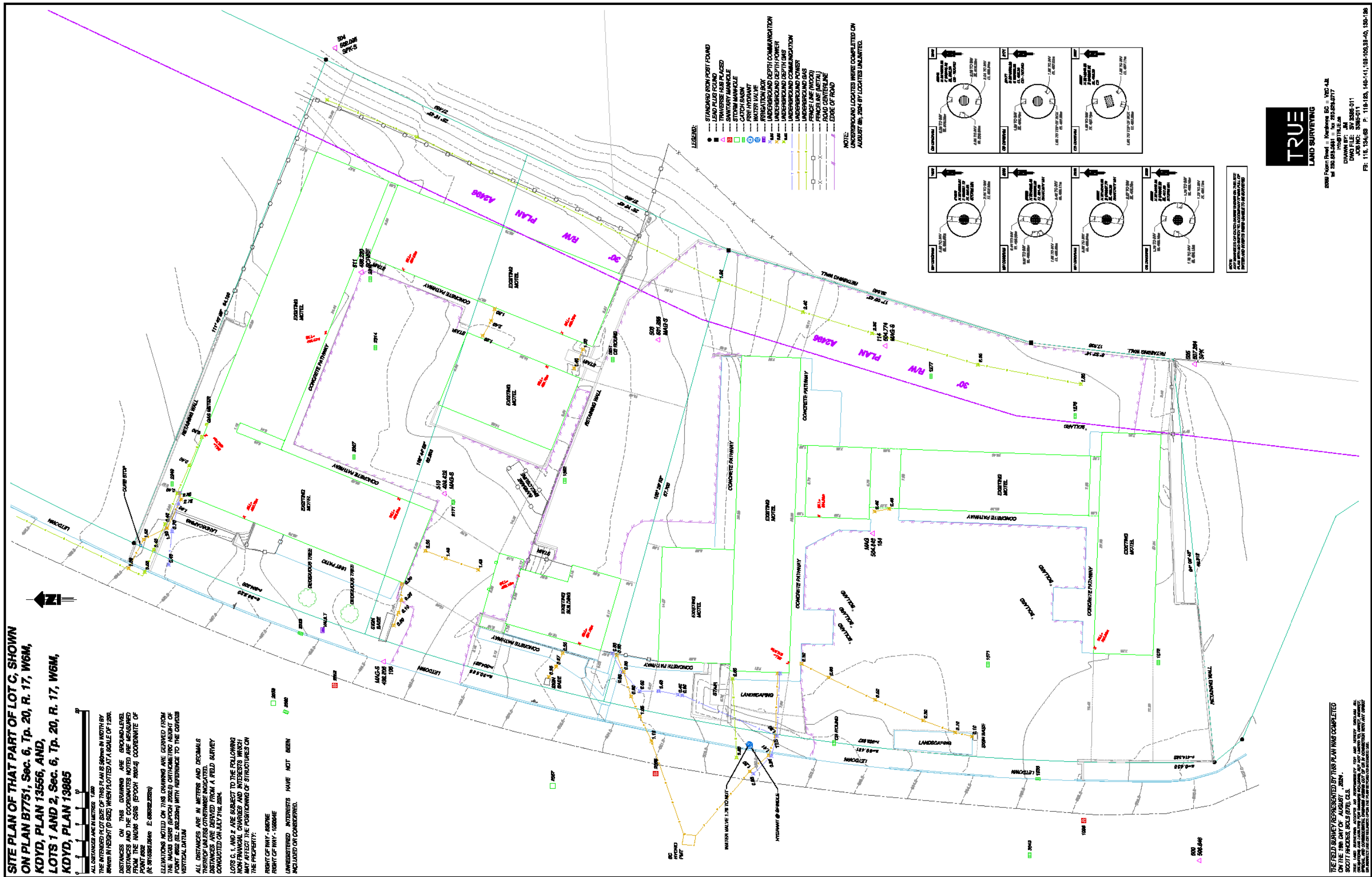
PARKING CALCULATION

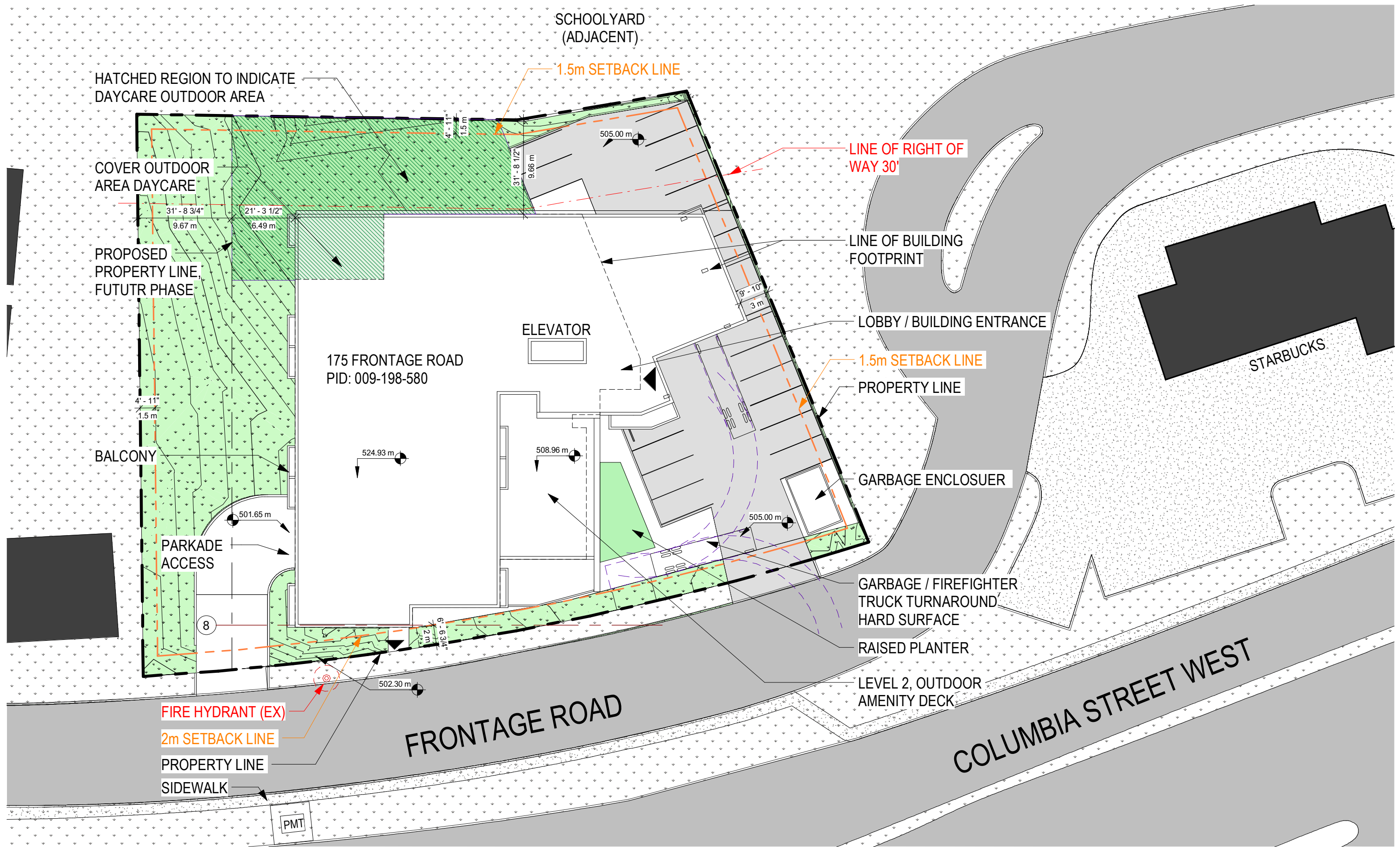
| Total                                |     | Total Units | Parking Multiplier | Parking Req' |
|--------------------------------------|-----|-------------|--------------------|--------------|
| STUDIO                               | 20  |             | 0.50               | 10.00        |
| 1 BEDROOM                            | 30  |             | 0.75               | 22.50        |
| 2 BEDROOM                            | 20  |             | 0.75               | 15.00        |
| Visitor Spaces                       |     |             | 0.15               | 10.50        |
| Sub-Total                            | 70  |             |                    | 58.00        |
| Bike Parking Incentive               |     |             | 0% REDUCTION       | 0            |
| Car Share program provided           | 1   |             | 0% REDUCTION       | 0            |
| Rental Housing Incentive             |     |             | 0% REDUCTION       | 0            |
| DAYCARE m2 (4 SPACES/100m2)          | 402 |             | 0.85               | 14           |
| COMMERCIAL m2 (3 SPACES/100m2)       | 490 |             | 0.85               | 12           |
| Total                                |     |             |                    | 84           |
| Space requirements                   |     | Req'd       | Percentage         | Provided     |
| Regular Size Parking for Residential |     | 38.1        | 45.3%              | 61 (63.5%)   |
| Small Size Parking for Residential   |     | 41.9        | 49.9%              | 30 (31.3%)   |
| Accessible Parking                   |     | 2.0         | 2.4%               | 2 (2.1%)     |
| Van Accessible Parking               |     | 2.0         | 2.4%               | 3 (3.1%)     |

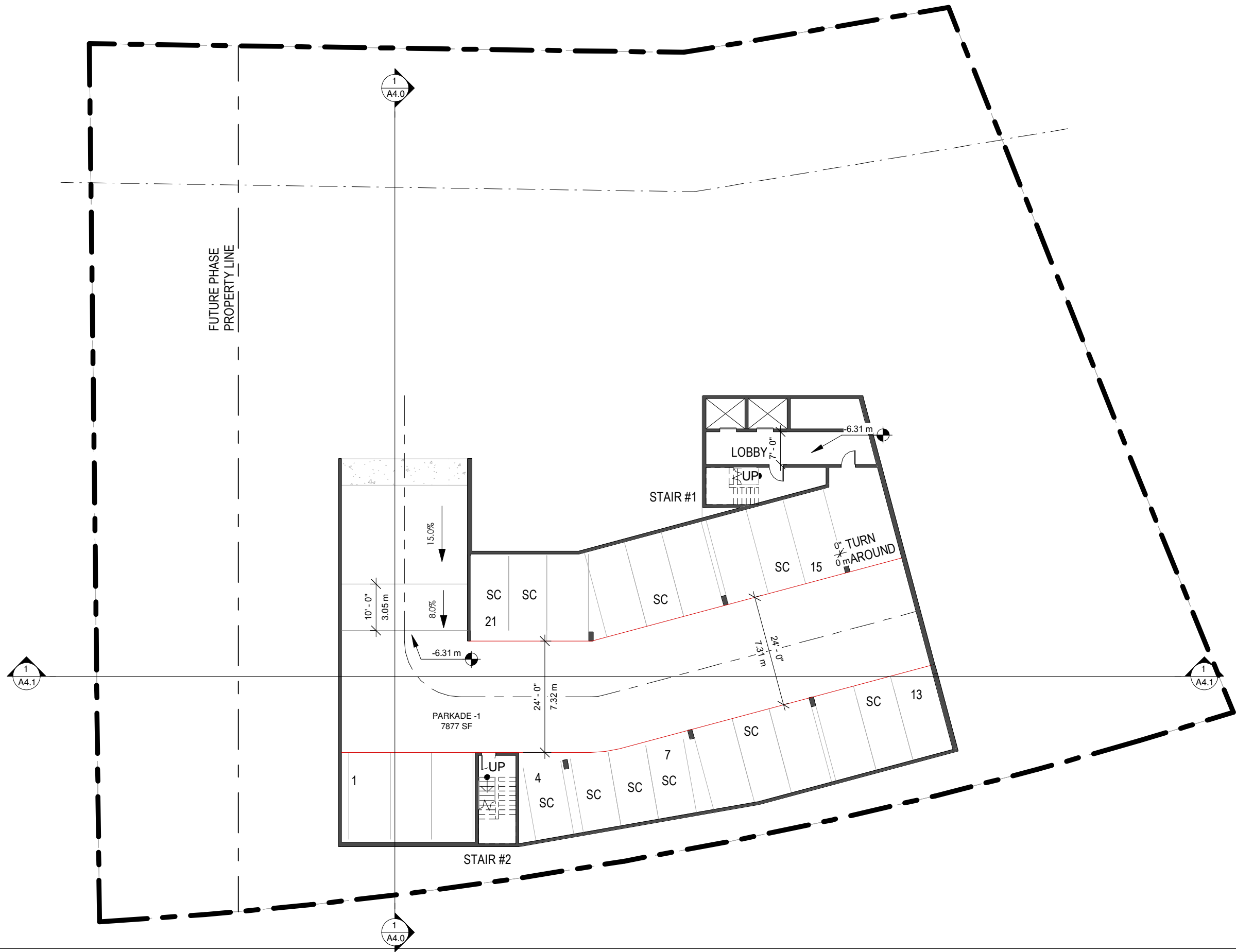
BIKE PARKING CALCULATION

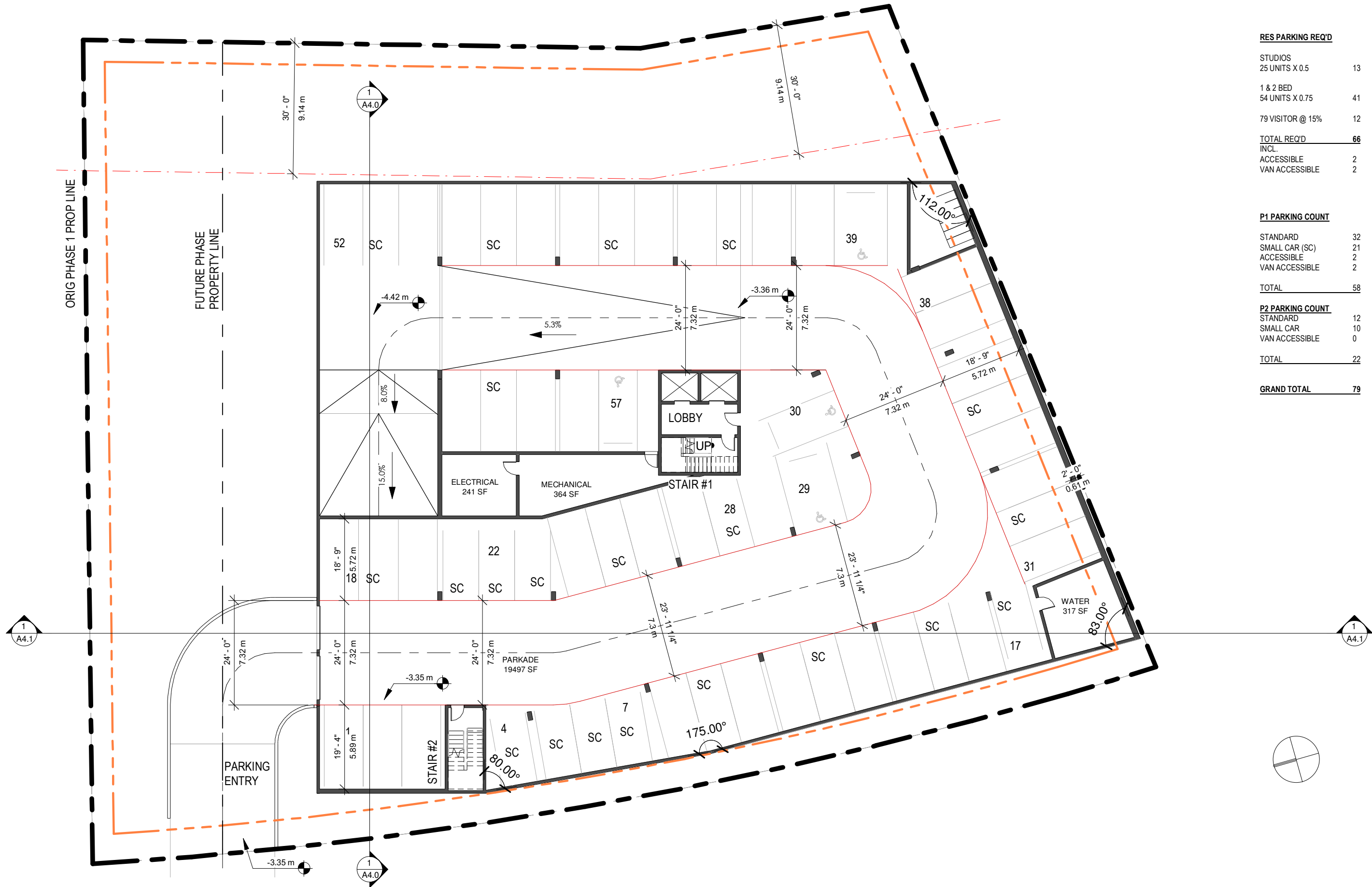
| LONG-TERM BIKE PARKING CALCULATIONS |     |          |          |          |
|-------------------------------------|-----|----------|----------|----------|
| UNIT TYPE                           | NO. | RATIO    | REQ'D    | PROVIDED |
| STUDIO                              | 20  | 0.75     | 15       |          |
| 1 BEDROOM                           | 30  | 0.75     | 22.5     |          |
| 2 BEDROOM                           | 20  | 0.75     | 15       |          |
| TOTAL                               | 70  | 0        | 56       | 74       |
| Long-term Bike Parking Provided     |     | REQ'D    | PROVIDED |          |
| FLOOR MOUNTED                       |     | 28 (50%) | 34 (46%) |          |
| WALL MOUNTED                        |     | 28 (50%) | 33 (45%) |          |
| Short Term Bike Parking             |     |          |          |          |
| Residential Units (10% VISITOR)     |     | 7        | 7        |          |
| TOTAL                               |     | 63       | 74       |          |











RES PARKING REQ'D

|                  |    |
|------------------|----|
| STUDIOS          |    |
| 25 UNITS X 0.5   | 13 |
| 1 & 2 BED        |    |
| 54 UNITS X 0.75  | 41 |
| 79 VISITOR @ 15% | 12 |
| TOTAL REQ'D      | 66 |
| INCL.            |    |
| ACCESSIBLE       | 2  |
| VAN ACCESSIBLE   | 2  |

P1 PARKING COUNT

|                |    |
|----------------|----|
| STANDARD       | 32 |
| SMALL CAR (SC) | 21 |
| ACCESSIBLE     | 2  |
| VAN ACCESSIBLE | 2  |
| TOTAL          | 58 |

P2 PARKING COUNT

|                |    |
|----------------|----|
| STANDARD       | 12 |
| SMALL CAR      | 10 |
| VAN ACCESSIBLE | 0  |
| TOTAL          | 22 |

GRAND TOTAL

79



PARKING REQUIREMNETS

COMMERCIAL PARKING REQ'D

OUTSIDE OF DOWNTOWN OFF-STREET PARKING  
EXEMPTION AREA  
3 SPACES / 100 SM (1077 SF) GLA

BIKES  
0.5 SPACES / 100 SM (1077 SF) GLA

COMMERCIAL PARKING PROVIDED

GFA 493 SM (5305 SF)  
GLA 493 SM (5305 SF) X 0.85 = 419 SM (4509 SF)

3 SPACES / 100 SM (1077 SF) GLA = 10 SPACES  
(INCL 1 VAN ACCESSIBLE SPACE)

BIKES  
0.5 SPACES / 100 SM (1077 SF) GLA = 3 BIKE SPACES

DAYCARE PARKING REQ'D

4 SPACES / 100 SM (1077 SF) GLA  
OF WHICH 1.5 SPACES / 100 SM (1077 SF) GLA ARE  
PICK-UP / DROP-OFF SPACES

BIKES  
0.2 SPACES / 100 SM (1077 SF) GLA

DAYCARE PARKING PROVIDED

GFA 402 SM (4328SF)  
GLA 402 SM (4328 SF) X 0.85 = 342SM (3678 SF)

4 SPACES / 100 SM (1077 SF) GLA = 13 SPACES  
(INCL 7 DEDICATED PICK-UP / DROP-OFF SPACES)

BIKES  
0.2 SPACES / 100 SM (1077 SF) GLA = 2 BIKE SPACE

GR LEVEL PARKING COUNT

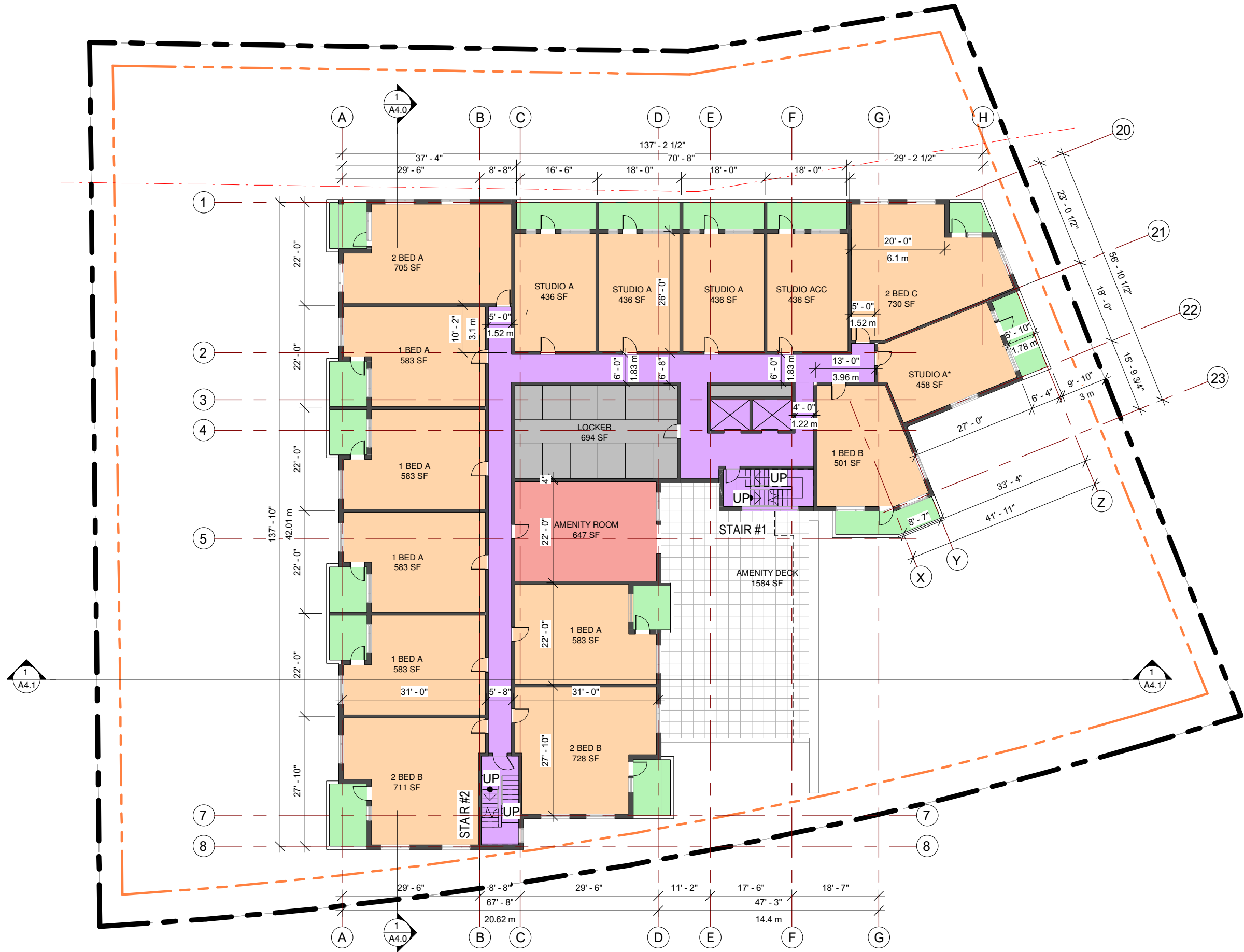
|                |    |
|----------------|----|
| STANDARD       | 17 |
| SMALL CAR (SC) | 0  |
| ACCESSIBLE     | 0  |
| VAN ACCESSIBLE | 1  |

**TOTAL** 18

STAFF PARKING

BELOW GROUND 5

**GRAND TOTAL** 23



| 2ND UNIT COUNT            |         |              |
|---------------------------|---------|--------------|
|                           | PER FLR |              |
| STUDIO A                  | 5       |              |
| 1 BED A                   | 5       |              |
| 1 BED B                   | 1       |              |
| 2 BED A                   | 1       |              |
| 2 BED B                   | 2       |              |
| 2 BED C                   | 1       |              |
| TOTAL                     | 15      |              |
| 3ND - 6TH FLRS UNIT COUNT |         |              |
|                           | PER FLR | TOTAL 4 FLRS |
| STUDIO A                  | 5       | 20           |
| 1 BED A                   | 6       | 24           |
| 1 BED B                   | 1       | 4            |
| 2 BED A                   | 1       | 4            |
| 2 BED B                   | 2       | 8            |
| 2 BED C                   | 1       | 4            |
| TOTAL                     | 16      | 64           |

| TOTAL UNIT COUNT |         |  |
|------------------|---------|--|
|                  | PER FLR |  |
| STUDIO A         | 25      |  |
| 1 BED A          | 29      |  |
| 1 BED B          | 5       |  |
| 2 BED A          | 5       |  |
| 2 BED B          | 10      |  |
| 2 BED C          | 5       |  |
| TOTAL            | 79      |  |



| 3ND - 6TH FLRS UNIT COUNT |         |              |
|---------------------------|---------|--------------|
|                           | PER FLR | TOTAL 4 FLRS |
| STUDIO A                  | 5       | 20           |
| 1 BED A                   | 6       | 24           |
| 1 BED B                   | 1       | 4            |
| 2 BED A                   | 1       | 4            |
| 2 BED B                   | 2       | 8            |
| 2 BED C                   | 1       | 4            |
| TOTAL                     | 16      | 64           |

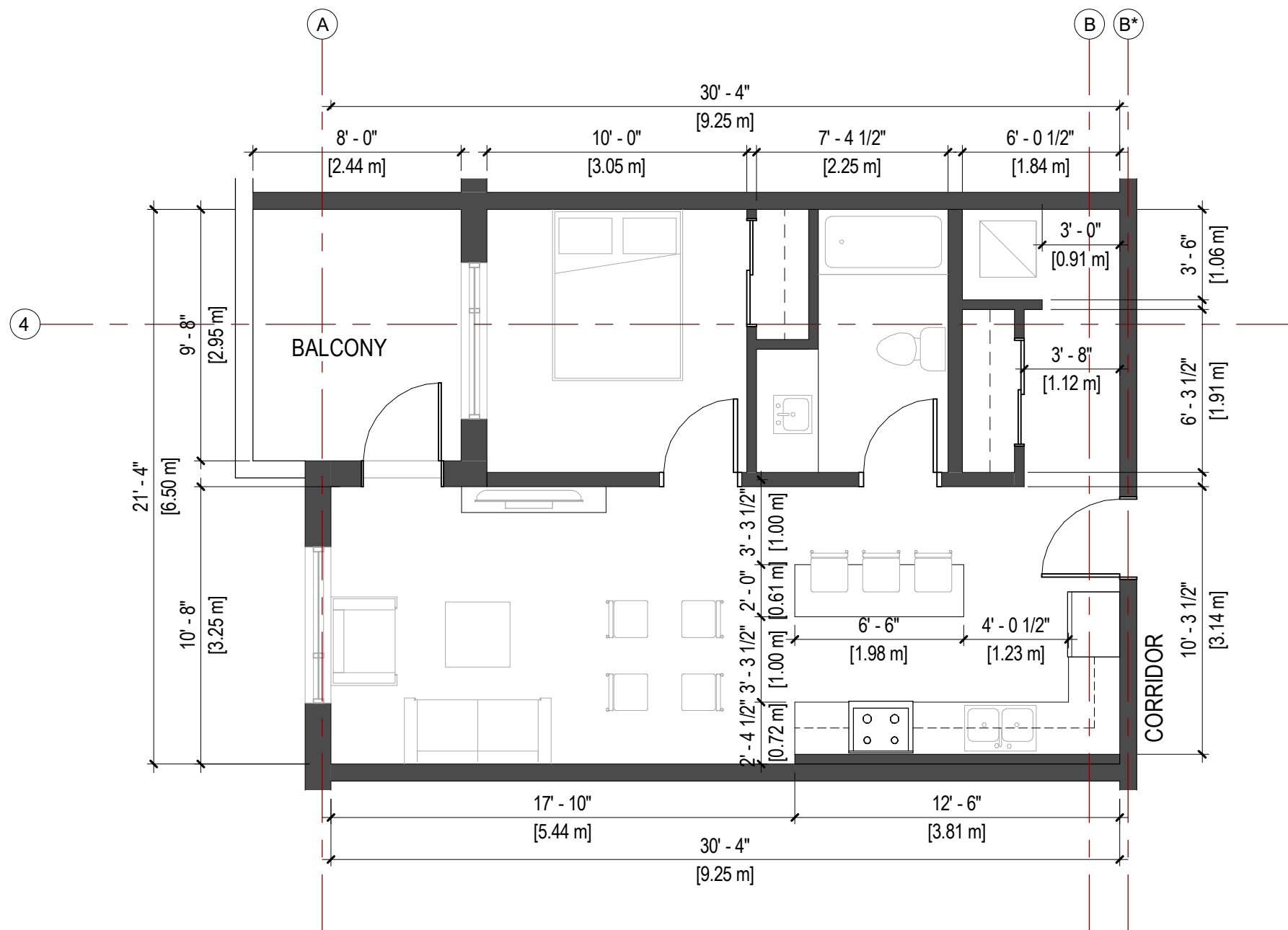


3/64" = 1'-0"  
175 FRONTAGE ROAD

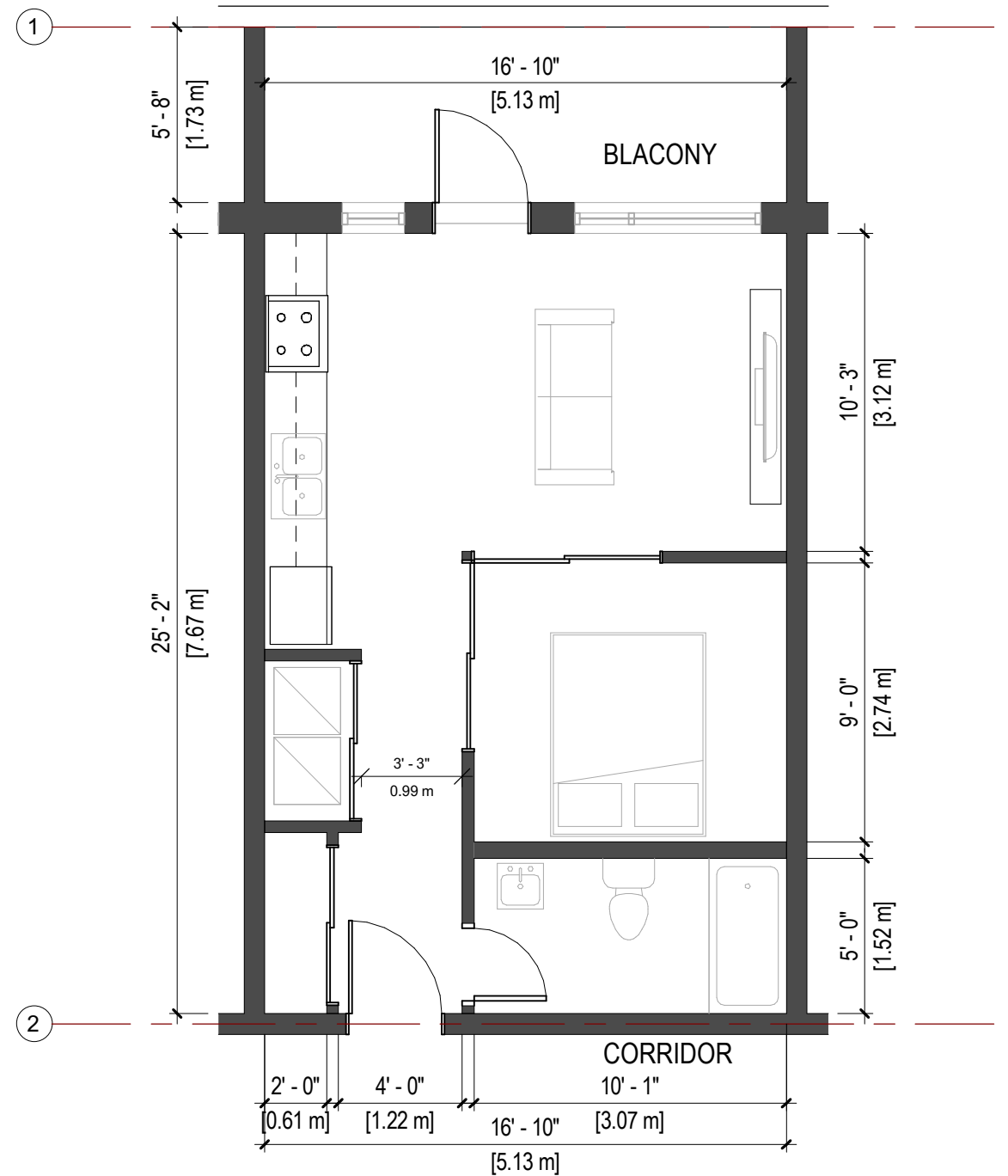
LEVEL 3 TO 6 - FLOOR PLAN

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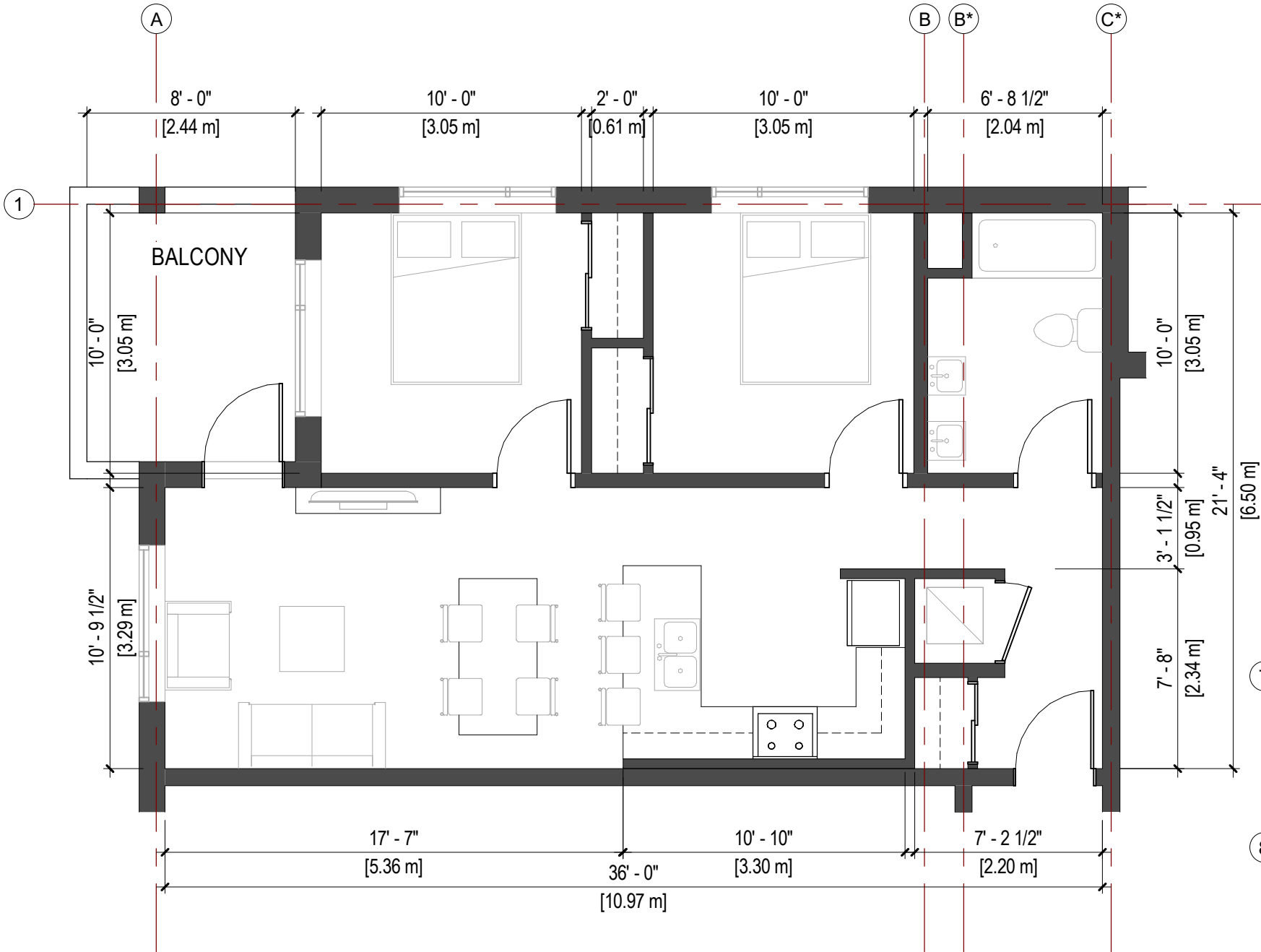
A2.3



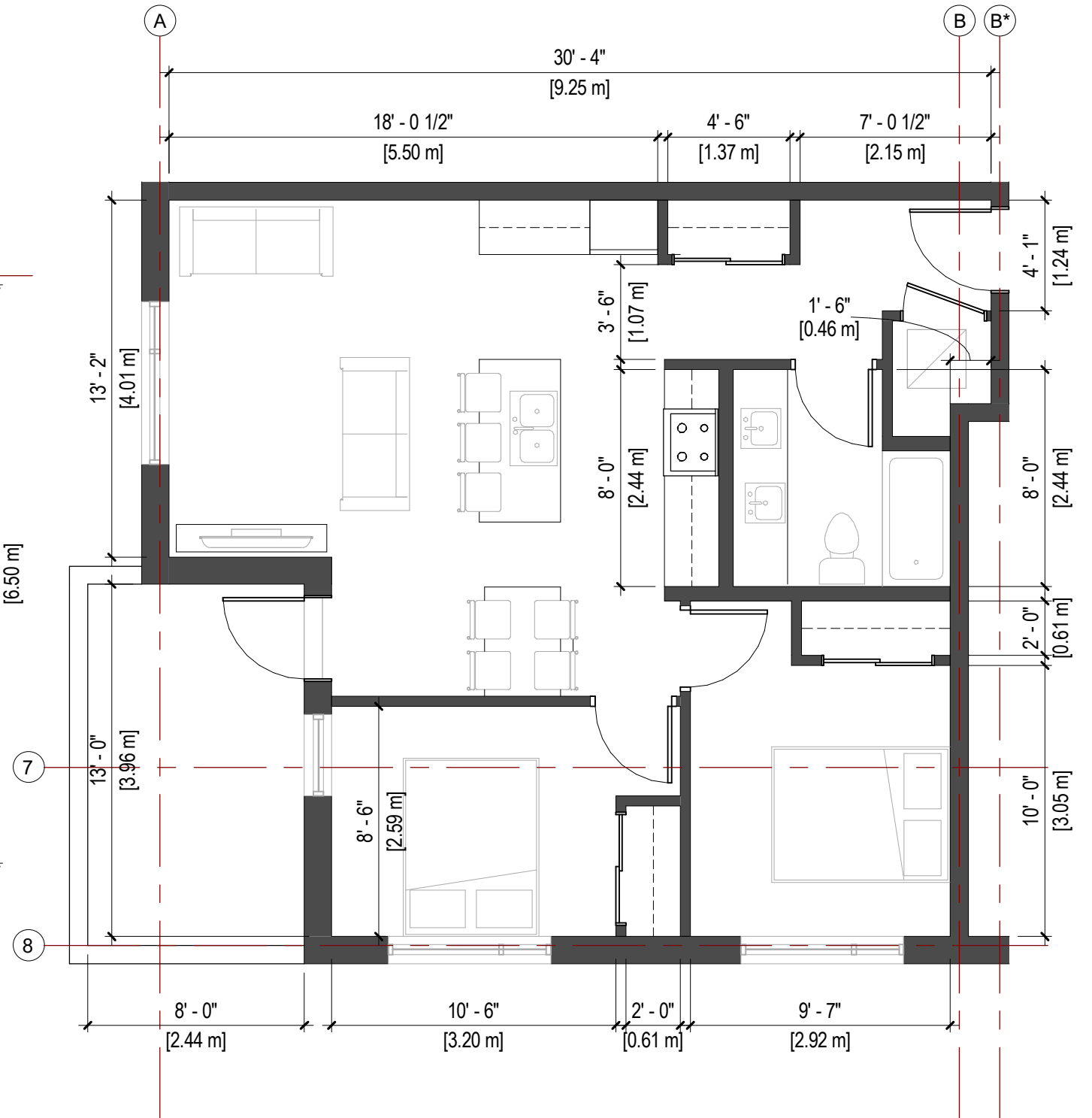
1  
A2.10 UNIT PLANS \_ 1 BEDROOM - A  
3/16" = 1'-0"  
AREA: 583 ft<sup>2</sup>, 41.2m<sup>2</sup>



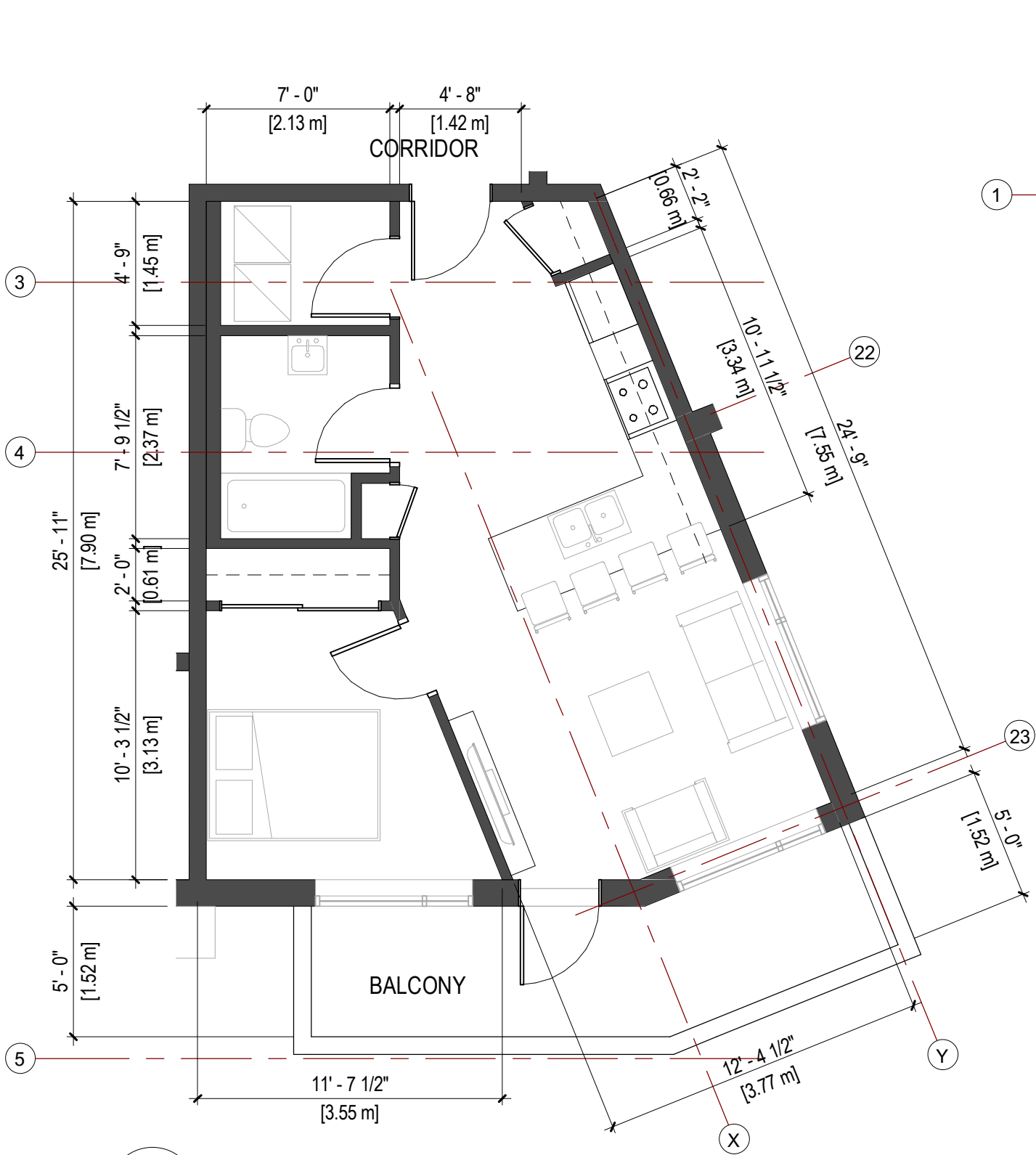
2  
A2.10 UNIT PLANS \_ STUDIO  
3/16" = 1'-0"  
AREA: 424 ft<sup>2</sup>, 39.4 m<sup>2</sup>



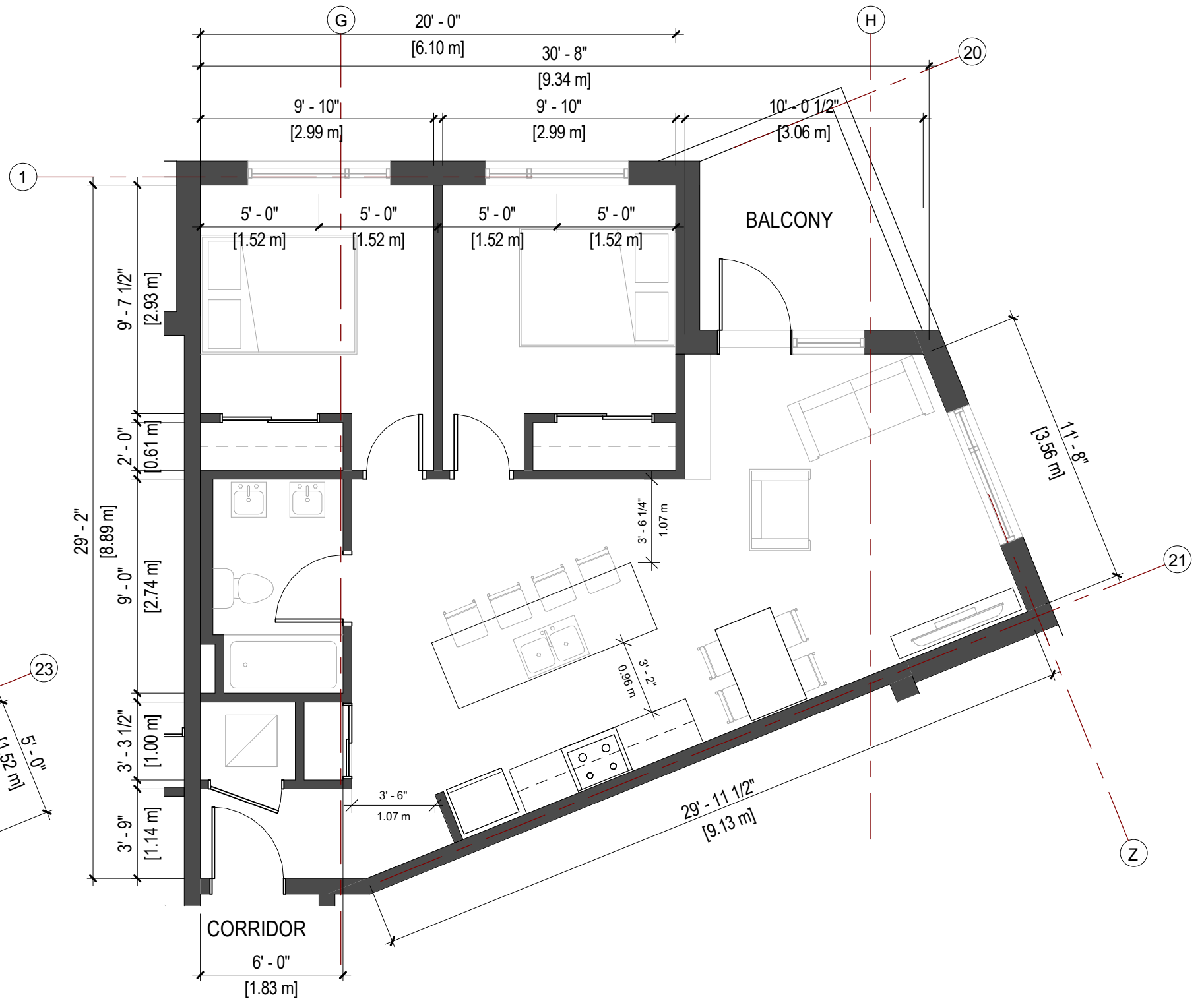
1 UNIT PLANS \_ 2 BEDROOM - A  
A2.11 3/16" = 1'-0"  
AREA: 696 ft<sup>2</sup>, 64.6m<sup>2</sup>



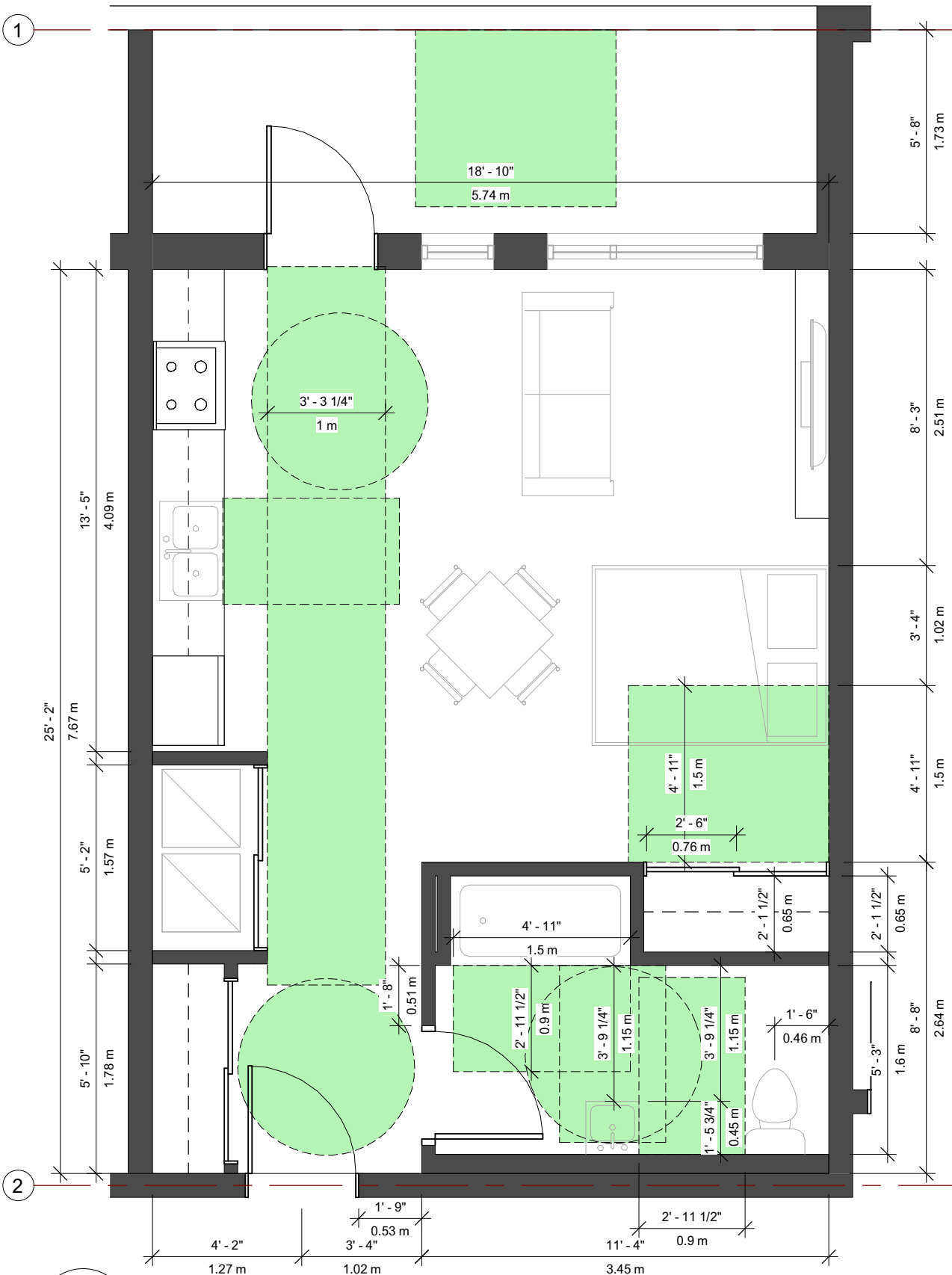
2 UNIT PLANS \_ 2 BEDROOM - B  
A2.11 3/16" = 1'-0"  
AREA: 717 ft<sup>2</sup>, 66.6m<sup>2</sup>



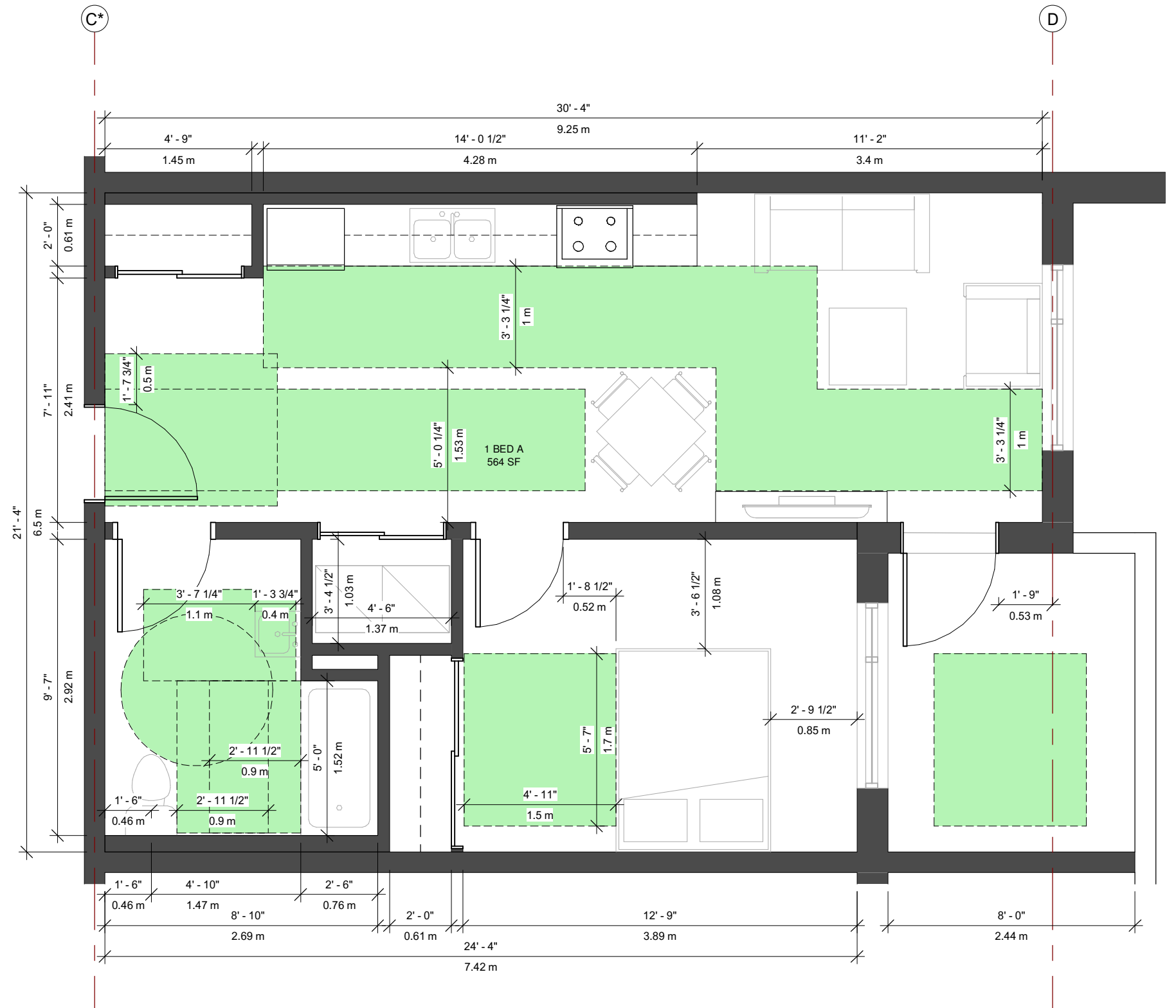
1 UNIT PLANS \_ 1 BEDROOM - B  
A2.12 3/16" = 1'-0"  
AREA: 501 ft<sup>2</sup>, 46.5 m<sup>2</sup>



2 UNIT PLANS \_ 2 BEDROOM - C  
A2.12 3/16" = 1'-0"  
AREA: 703 ft<sup>2</sup>, 67.8 m<sup>2</sup>



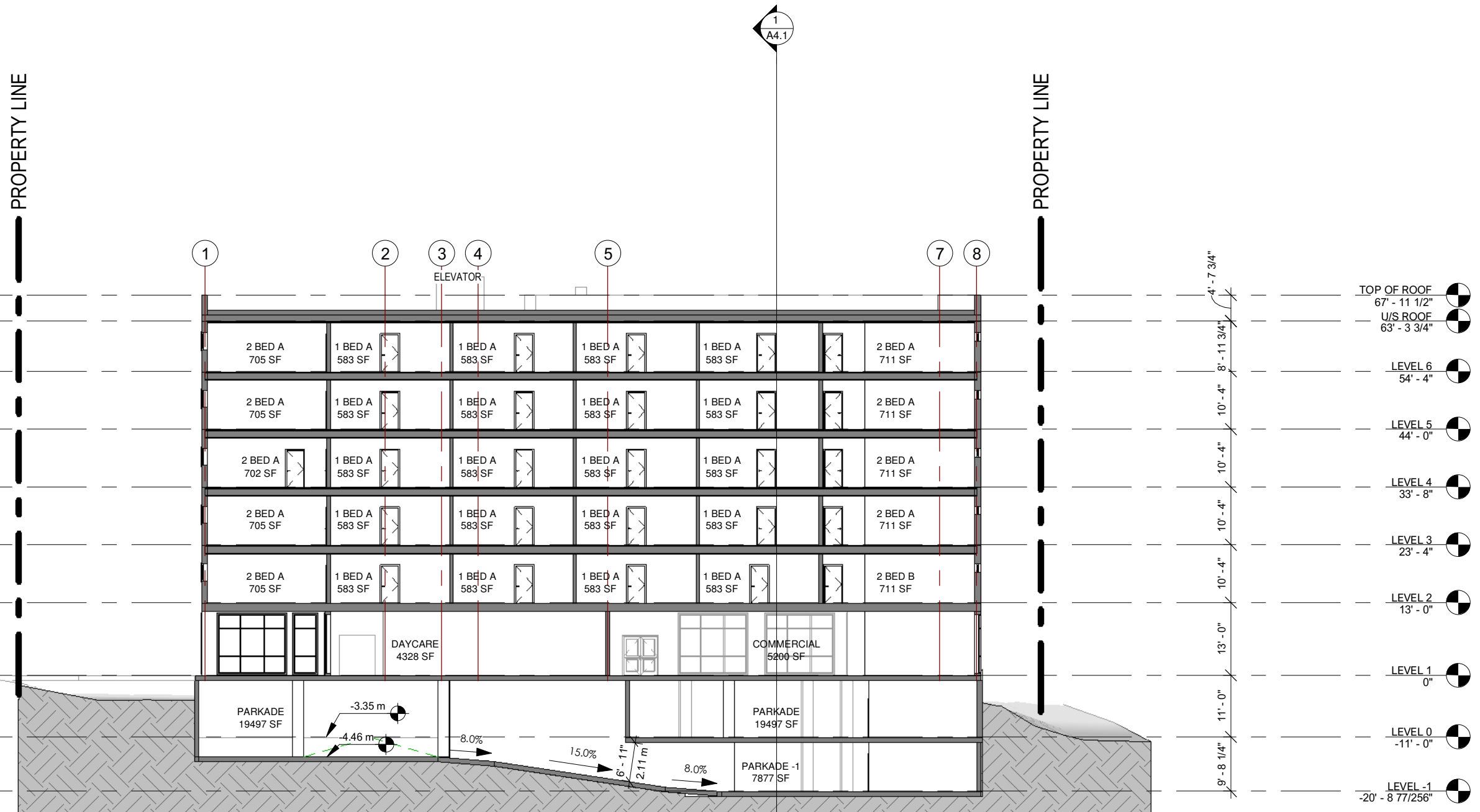
1 UNIT PLANS \_ STUDIO ACC AREA: 474 ft<sup>2</sup>, 44.1 m<sup>2</sup>  
A2.13 1/4" = 1'-0"



3 UNIT PLANS \_ 1 BEDROOM ACC AREA: 564 ft<sup>2</sup>, 52.4 m<sup>2</sup>  
A2.13 1/4" = 1'-0"







PROPERTY LINE

PROPERTY LINE

