

	GROSS SITE AREAS:		ROAD DEDICATION AREAS:		NET SITE AREAS (used to calculate FSR):	
	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.
Phase 2 - South	45,308.80	4,209.33	4,827.60	448.49	40,481.20	3,760.84

SETBACKS	PHASE BOUNDARY	223 STREET	DEWDNEY TRUNK ROAD	NORTH SOUTH MEWS
Required	N/A	N/A	N/A	N/A
Proposed	14' - 5'1/2"	Residential: between 10'-2" Commercial: 8'-0"	6'-0"	29'-6"
	4.40m	Residential: between 3.10m Commercial: 1.83m	1.83m	8.99m

SUMMARY OF BUILDING PROPOSED (SF)

BLDG	LEVELS	NUMBER OF RES. UNITS	TOTAL GFA (SF)	COMMERCIAL GFA (SF)	RESIDENTIAL GFA (SF)	TOTAL EXCLUSION (SF)	TOTAL INDOOR AMENITY EXCLUSION (SF)	TOTAL NET AREA (SF)	RESIDENTIAL FSR	COMMERCIAL FSR	TOTAL FSR BY PHASE	MAX FSR ALLOWABLE (PER REZONING)	ALLOWABLE NET GFA (SF)
PH 2 - LOW RISE	6	120	119,683	9,627	110,056	18,782	5,224	95,677	2.13	0.24	2.36	2.65	107,275.18
			11,119	894	10,224	1,745	485	8,889					9,966

L1 BUILDING FOOTPRINT	SQ. FT.	SQ. M.	TOTAL NET PH2 UNUSED AREA +/-	SQ. FT.	SQ. M.
	26,231	2,437		95,677	8,889
			SITE COVERAGE	-11,598.18	-1,077

LEVEL	L1	P1	P2	PROVIDED	TOTAL REQ'D	+/-
Residential	0	66	66	132	117	15
Visitor	0	6	0	6	6	
Commercial	10	0	0	10	10	
TOTAL				148	133	
Small Stall Count (10% of total)	1	7	7	15	13	
Accessible Stall Count	1	1	3	5	4	
EV Stall Count	0	7	0	7	7	

Note: Resident Rental Parking Ratio is proposed at 0.8 stalls/unit (1 bedroom), 0.9 stalls/unit (additional bedroom)
 Note: Visitor Parking Ratio is 0.1 stall / unit - where on-street supply is available (Reference bylaw No. 4350-1190 - Section 10.2)
 Note: Commercial Parking Ratio is 1 stall /100m² GFA for small Retail units (Section 10.3)
 Note: On Street parking number is per civil drawings and calculations. The number is not included in total provided stalls number.
 Note: In all CD Zones, each parking space provided for Residential use, excluding Visitor parking spaces, shall be provided with roughed-in Level 2 infrastructure (Schedule F - 7663-2020).
 Note: A minimum of seven (7) electric vehicle charging stations will be provided for residential apartment use.

Amenity (not included for FSR)	SQ. FT.	SQ. M.
Indoor Amenities	5,224	485
Outdoor Amenities (L1 Courtyard & Rooftop Amenity)	6,299	585

Common Open Areas (not included for FSR)	SQ. FT.	SQ. M.
L1 Common Open Area	11,761	1,093
Private Balconies & Patios	12,800	1,189
Rooftop Outdoor Amenity	3,466	322

Adaptable Units
 Note: There are no adaptable units considered in the current total unit numbers.

PHASE 2 - Bike Storage	Short Term Provided Bike Storage		Long Term Provided Bike Storage	
	RESI	COMM	RESI	COMM
P2	0	0	0	0
P1	36	2	30	2
L1	0	0	0	0
Total	36	2	30	2

*Note: There are no Bylaw requirements for personal storage lockers
 Maple Ridge Long-Term Bicycle Parking requirement = 1 space per 4 units
 Maple Ridge Short-Term Bicycle Parking requirement = 6 spaces per 20 units
 Commercial Long-Term Bicycle Parking requirement = 1 space per 750m²
 Commercial Short-Term Bicycle Parking requirement = 6 spaces for every 1500m²
 *Charging receptacles will be provided for 10% of long-term bike lockers

	REQUIRED BIKE STORAGE	PROVIDED BIKE STORAGE
	30	30
	36	36
	2	2
	6	6

PHASE 2 - AREA BREAKDOWN

Area Use	Name	Area	Area (m2)
----------	------	------	-----------

AMENITY	AMENITY	5224 ft ²	485 m ²
COMMON	COMMON AREA	12546 ft ²	1166 m ²
COMMON	RESIDENTIAL & COMMERCIAL SHARED SERVICE CORRIDOR	825 ft ²	77 m ²
COMMON	STAIR A	1060 ft ²	99 m ²
COMMON	STAIR B	1121 ft ²	104 m ²
COMMON	STAIR C	170 ft ²	16 m ²
COMMON	STAIR D	1228 ft ²	114 m ²
		16951 ft ²	1575 m ²

COMMON LOBBY	FILING/RECORDS	53 ft ²	5 m ²
COMMON LOBBY	JANITOR	47 ft ²	4 m ²
COMMON LOBBY	MAIL & PARCEL	221 ft ²	21 m ²
COMMON LOBBY	RENTAL ADMIN	202 ft ²	19 m ²
COMMON LOBBY	RES. ENTRY LOBBY	954 ft ²	89 m ²
		1477 ft ²	137 m ²

OUTDOOR AMENITY	COMMUNAL GARDEN OUTDOOR AMENITY	3466 ft ²	322 m ²
OUTDOOR AMENITY	OUTDOOR AMENITY	2833 ft ²	263 m ²
		6299 ft ²	585 m ²

RENTAL	1 BED	13357 ft ²	1241 m ²
RENTAL	1 BED + DEN	17897 ft ²	1663 m ²
RENTAL	2 BED	30972 ft ²	2877 m ²
RENTAL	2 BED + DEN	4370 ft ²	406 m ²
RENTAL	3 BED	19452 ft ²	1807 m ²
		86048 ft ²	7994 m ²

RETAIL	CRU #1	1721 ft ²	160 m ²
RETAIL	CRU #2	716 ft ²	66 m ²
RETAIL	CRU #3	806 ft ²	75 m ²
RETAIL	CRU #4	566 ft ²	53 m ²
RETAIL	CRU #5	2568 ft ²	239 m ²
RETAIL	CRU #6	1228 ft ²	114 m ²
RETAIL	CRU #7	1196 ft ²	111 m ²
		8801 ft ²	818 m ²

RETAIL CORRIDOR	RESIDENTIAL AND COMMERCIAL SHARED SERVICE CORRIDOR	826 ft ²	77 m ²
		826 ft ²	77 m ²

SERVICES	COMMERCIAL REFUSE	457 ft ²	42 m ²
SERVICES	RESIDENTIAL REFUSE	550 ft ²	51 m ²
SERVICES	SERVICES	321 ft ²	30 m ²
		1329 ft ²	123 m ²
Grand total		126954 ft ²	11794 m ²

DENSITY CALCULATIONS

PHASE 2 LOW RISE	Units		Studio		1BR		2BR		3BR		CORRIDOR + SERVICES AREA EXCLUSION (SF)		CORRIDOR + SERVICES AREA EXCLUSION (SM)		AREA EXCLUSION INDOOR (SF)		AMENITY AREA EXCLUSION INDOOR (SM)		AMENITY AREA EXCLUSION OUTDOOR (SF)		AMENITY AREA EXCLUSION OUTDOOR (SM)		NET FLOOR AREA (SF)		NET FLOOR AREA (SM)		EFFICIENCY
	120	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units		
	120	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	
	110,056	110,056	110,056	110,056	110,056	110,056	110,056	110,056	110,056	110,056	110,056	110,056	110,056	110,056	110,056	110,056	110,056	110,056	110,056	110,056	110,056	110,056	110,056	110,056	110,056	110,056	

