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Appendix H

Prototypical Sites

Introduction

This section illustrates a series of generic mid-rise building massing options that reflect the ideal lot dimensions required to optimize the potential of mid-rise development for the four prevailing right-of-way widths. The massing options reflect the appropriate Performance Standards from Section 3.

The massing models contained in this section were developed based on best practices or typical building dimensions and illustrate the envelope with applicable Performance Standards are applied.

The densities and Gross Floor Areas (GFA) represent buildings that achieve a maximum allowable envelope based on the Performance Standards. Step-backs illustrated do not necessarily represent the optimal design scenario.

This section illustrates the ‘optimal’ site dimensions to achieve the maximum allowable heights for the four prevailing R.O.W. widths. The dimensions of the sites have been established based on a scenario that provides for full build-out as well as efficient solutions for parking, loading and access. All of

the prototypes assume a mixed-use building with retail at grade (retail-commercial GFA represents 100% of the ground floor) and residential uses on upper storeys. The rear property line is assumed to be adjacent to a Neighbourhood and therefore the sites are subject to the neighbourhood transition angular plane provisions. Performance Standard 5B is used for the rear transition, as the property depth illustrated is defined as a shallow property.

The chart below outlines the ideal site dimensions for the four R.O.W. widths on the Avenues. These also consider the dimensions required to efficiently provide parking in a below grade structure. While sites with more constrained dimensions can still be developed, they generally will not achieve the optimal maximum heights and build-out achieved in these prototypes.

Table 4

R.O.W. Width	Lot Depth
Ideal Minimum	
20m	32.6m
27m	41.0m
30m	44.6m
36m	51.8m

Assumes a depth of 11.6 metres at the uppermost height per R.O.W. (using a setback of 7.5m & 45-degree angular plane from 10.5m above the setback).

Prototypical Site #1

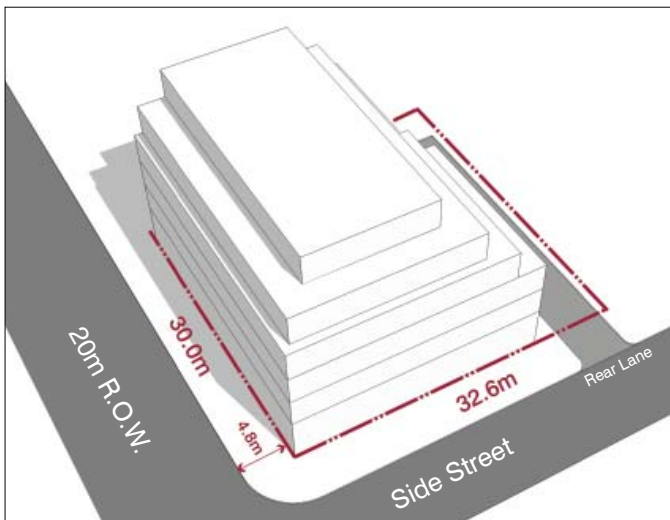
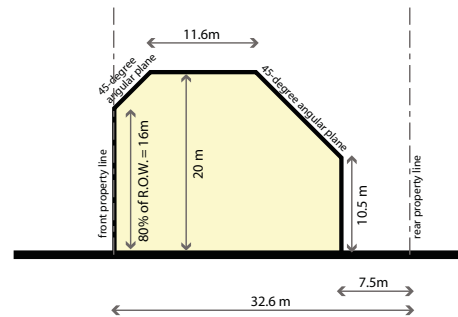
20 metre R.O.W.

Site Info

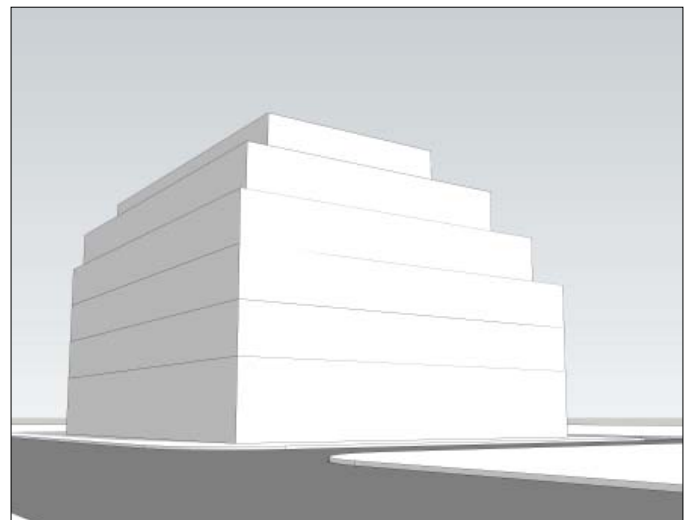
Lot Frontage	30 m
Lot Depth	32.6 m
Lot Area	978 sm
R.O.W. Width	20 m

Building Info

Height	6 storeys, 20m + Mech. Penthouse
Residential GFA	2,940 sm
Retail-Commercial GFA	709 sm
Total GFA	3,649 sm
Density (FSI)	3.73
Number of Suites	± 30-35
Number of Parking Spaces	±27/level
Parking Levels	1.5 - 2 levels below grade



Aerial view



Street-level view from opposite R.O.W.

Prototypical Site #2

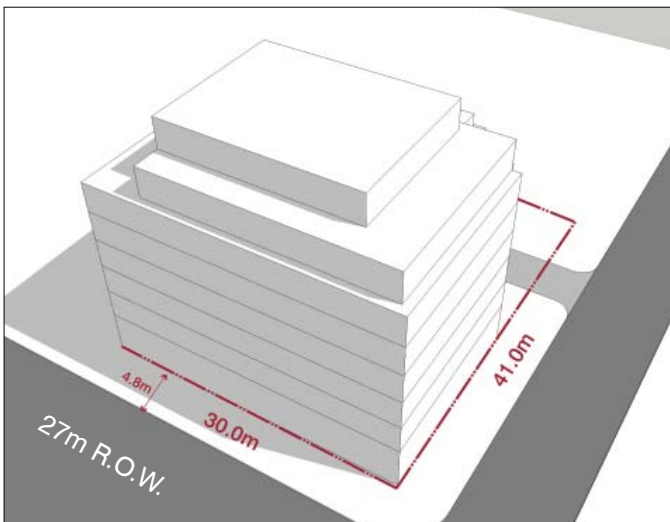
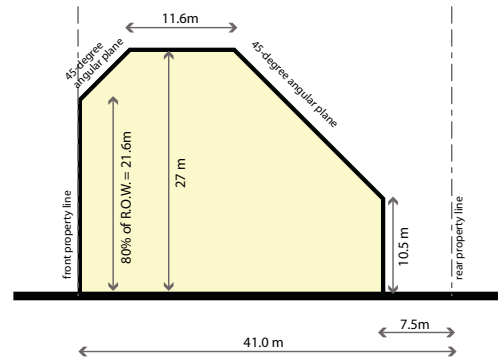
27 metre R.O.W.

Site Info

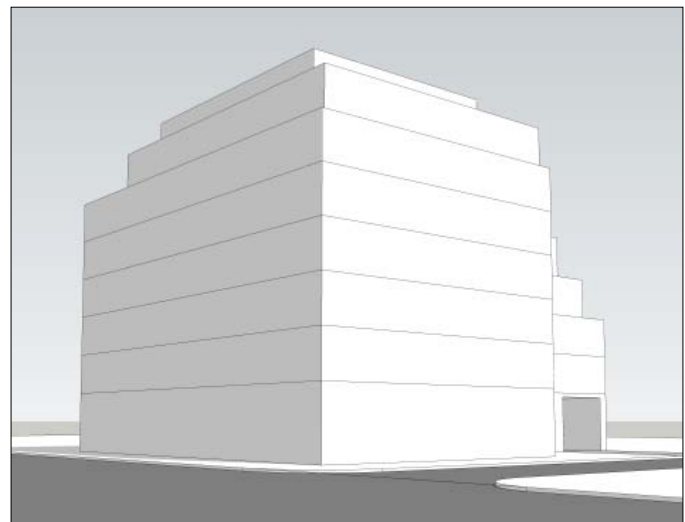
Lot Frontage	30 m
Lot Depth	41 m
Lot Area	1,230 sm
R.O.W. Width	27 m

Building Info

Height	8 storeys, 27m + Mech. Penthouse
Residential GFA	4,724 sm
Retail-Commercial GFA	858 sm
Total GFA	5,582 sm
Density (FSI)	4.54
Number of Suites	± 50-55
Number of Parking Spaces	± 34/level
Parking Levels	2 - 2.5 levels below grade



Aerial view



Street-level view from opposite R.O.W.

Prototypical Site #3

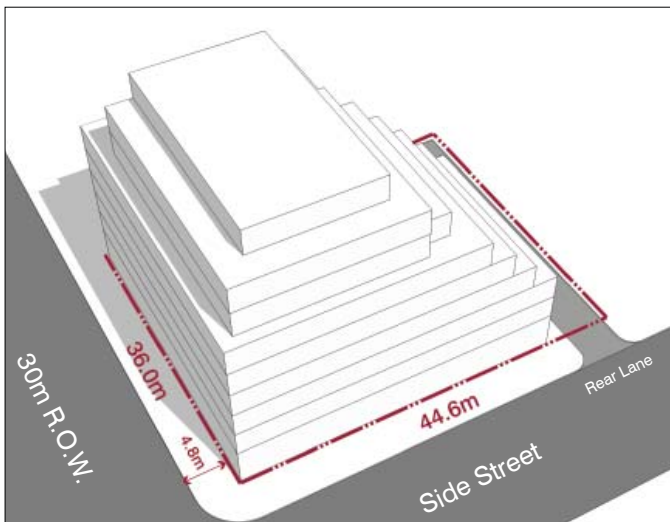
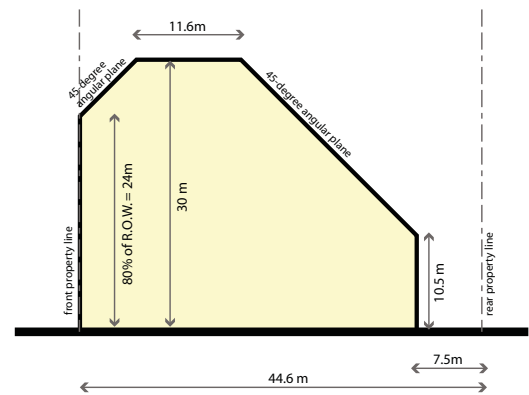
30 metre R.O.W.

Site Info

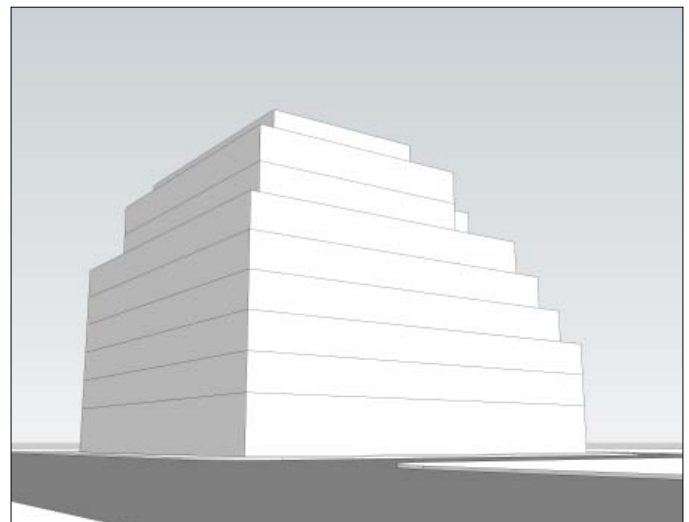
Lot Frontage	36 m
Lot Depth	44.6 m
Lot Area	1,605 sm
R.O.W. Width	30 m

Building Info

Height	9 storeys, 30m + Mech. Penthouse
Residential GFA	6,884 sm
Retail-Commercial GFA	1,119 sm
Total GFA	8,003 sm
Density (FSI)	4.99
Number of Suites	± 75-80
Number of Parking Spaces	± 44/level
Parking Levels	1.5 - 2 levels below grade



Aerial view



Street-level view from opposite R.O.W.

Prototypical Site #4

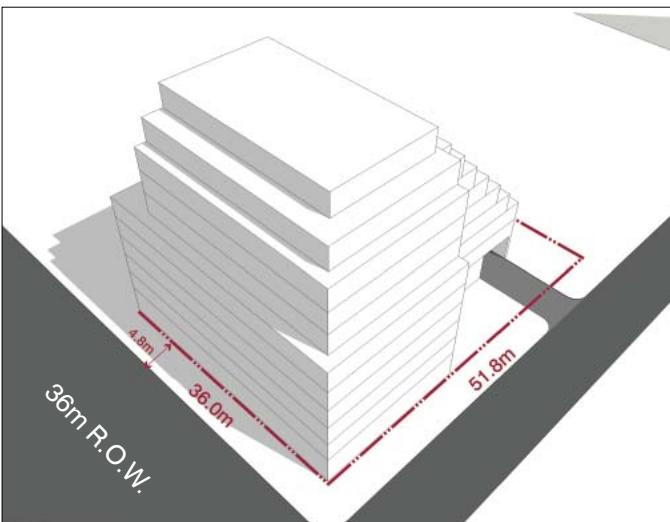
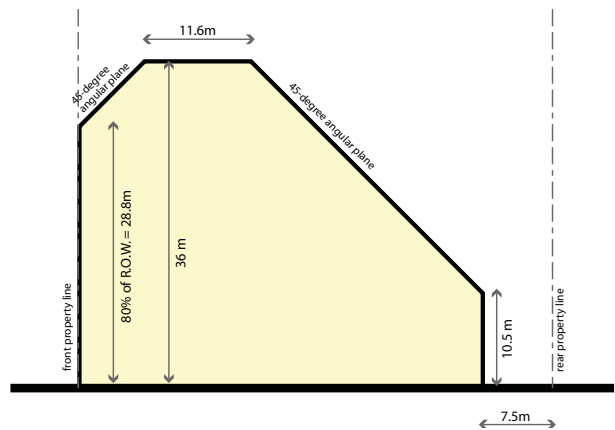
36 metre R.O.W.

Site Info

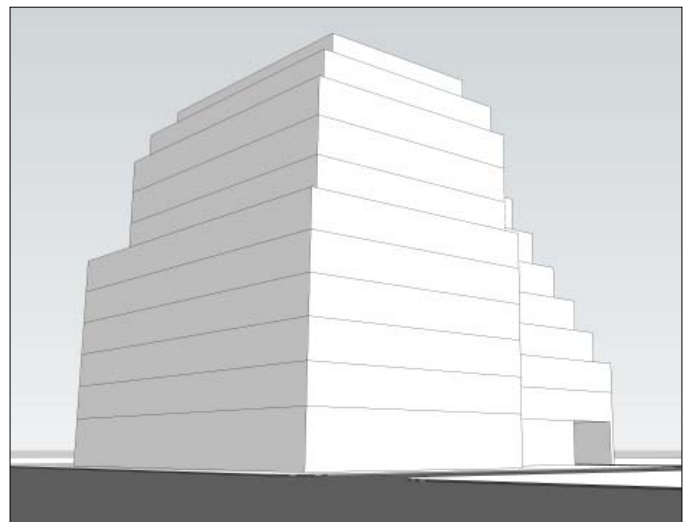
Lot Frontage	36 m
Lot Depth	51.8 m
Lot Area	1,865 sm
R.O.W. Width	36 m

Building Info

Height	11 storeys, 36m + Mech. Penthouse
Residential GFA	8,975 sm
Retail-Commercial GFA	1,236 sm
Total GFA	10,211 sm
Density (FSI)	5.48
Number of Suites	± 100-105
Number of Parking Spaces	± 52/level
Parking Levels	2 levels below grade



Aerial view



Street-level view from opposite R.O.W.

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