

1234 ABC Road

Zone: IS1

Base Building:

	Total Lot Area:	Maximum Buildable GFA:	Built Area, based on Permit B-####-##
m ²	1,333	1,000	900
ft ²	13,421	10,066	9,688

BASE BUILDING							
Unit	Floor	AREA		Occupancy		REQ'D PARKING	
		SQ FT	SQ M	Code	Zoning		
101	1	1468.2	136.4	F2	Warehouse	1.36	spots
102	1	803.7	74.7	F2	Warehouse	0.75	spots
103	1	638.9	59.4	F2	Warehouse	0.59	spots
104	1	1160.3	107.8	F2	Warehouse	1.08	spots
105	1	836.6	77.7	F2	Warehouse	0.78	spots
106	1	945.4	87.8	F2	Warehouse	0.88	spots
Electrical Room	1	82.3	7.7				
WASH	1	39.7	3.7				
WASH	1	50.3	4.7				
Sprinkler Room	1	30.1	2.8				
201	2	537.3	49.9	C	Residential	1.00	spots
202	2	222.3	20.7	D	Office	0.62	spots
202	2	348.2	32.3	F2	Storage	0.32	spots
WASH	2	34.0	3.2				
203	2	208.3	19.3	D	Office	0.58	spots
203	2	200.8	18.7	F2	Storage	0.19	spots
204	2	208.3	19.3	D	Office	0.58	spots
204	2	200.8	18.7	F2	Storage	0.19	spots
WASH	2	34.0	3.2				
205	2	222.3	20.7	D	Office	0.62	spots
205	2	348.2	32.3	F2	Storage	0.32	spots
206	2	537.3	49.9	C	Residential	1.00	spots

Total 9044.8 840.3 Required Parking 11 spots

CURRENT TENANTS												
AREA		Unit #	Occupancy		TENANT	Spots /100 m2	REQ'D PARKING					
SQ FT	SQ M		Code	Zoning								
1468.2	136.4	101	F2	Warehouse		1	1.36	spots				
803.7	74.7	102	F2	Warehouse		1	0.75	spots				
638.9	59.4	103	E	Recreation Area		1	0.59	spots				
1160.3	107.8	104	E	Recreation Area		1	1.08	spots				
836.6	77.7	105	E	Recreation Area		1	0.78	spots				
945.4	87.8	106	E	Recreation Area		1	0.88	spots				
82.3	7.7	Electrical Room										
39.7	3.7	WASH										
50.3	4.7	WASH										
30.1	2.8	Sprinkler Room										
537.3	49.9	201	C	Residential			1.00	spots				
222.3	20.7	202	D	Office		3	0.62	spots				
348.2	32.3	202	F2	Storage		1	0.32	spots				
34.0	3.2	WASH										
208.3	19.3	203	D	Office		3	0.58	spots				
200.8	18.7	203	D	Manufacturing		1	0.19	spots				
208.3	19.3	204	D	Manufacturing		1	0.19	spots				
200.8	18.7	204	D	Office		3	0.56	spots				
34.0	3.2	WASH										
222.3	20.7	205	D	Office		3	0.62	spots				
348.2	32.3	205	F2	Storage		1	0.32	spots				
537.3	49.9	206	C	Residential			1.00	spots				

9044.8 840.3 Required Parking 11 spots

Gross Floor Area:	SQ FT	SQ M
First Floor	5,943	552.1
Second Floor	3,102	288.2
Total	9,045	840.3
Available Developable GFA:	1,020.9	159.5

Bylaw 303 - Part 6 - Parking Requirements

BASE	Required Parking	11	Spots
CURRENT	Required Parking	11	Spots
Available Parking		11	Spots