

ZONING ANALYSIS

Site: 2350 Chuka Blvd (Lot E)
Lot size: 5456.7m²

Zone:

- "MLM" – Mixed Large Market Zone

Building Type: Building, Stacked

Land Use: Total Floor Area: 15,628.0m²

- Dwelling, Unit: 13,042.2m²
140 Units
Dwelling amenity space = 840.1m² (6%)
- Institution, Day Care: 1064.4m²
100 Individuals under care.
- Retail Trade, Shop/Food & Beverage
Restaurant/Office, Professional: 1,003.6m²
6 Units

Development Criteria:

- **Lot Area:** 5456.7m²
- **Lot Frontage:** 67.4m
- **Front Yard Setback:** 2.5 meters required (Active Wall 13 metres or higher in height), 2.9m provided.
- **Rear and Side Yard Setback:** 3.6m-8.3m provided.
- **Lot coverage:** 50% = 2,705.8m²
- **Floor Area Ratio:** 15,628m²/5456.7m = 2.8
- **Building Height:** 20 metres

Parking

- Total Stalls: 162
 - 140 stalls below grade, 22 stalls above grade.
 - 48 - 4.9m x 2.29m Compact Stalls = 30%
 - 110 - 5.5m x 2.73m Stalls
 - 4 - 5.5m x 3.9m Accessible Stalls = 2%
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- Accessible stalls: 4 required, 4 provided.
 - Loading Stalls: 1 required, 1 provided.
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- Dwelling Stalls: 140 stalls
 - Day Care Stalls:
 - 1 stall required for landuse
 - 11 drop off stalls
 - Other Landuse:
 - 9 Retail stalls
 - 1 Loading stall
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- Bicycle parking: 8 long term stalls required, 20 interior long term vertical rack stalls, 4 exterior short term stalls provided.

Landscaping

- Landscaped area: 545.7m² required, 1032 m² provided.
- Trees: 14 required, 45 provided.
- Shrubs 28 required, >80 provided.

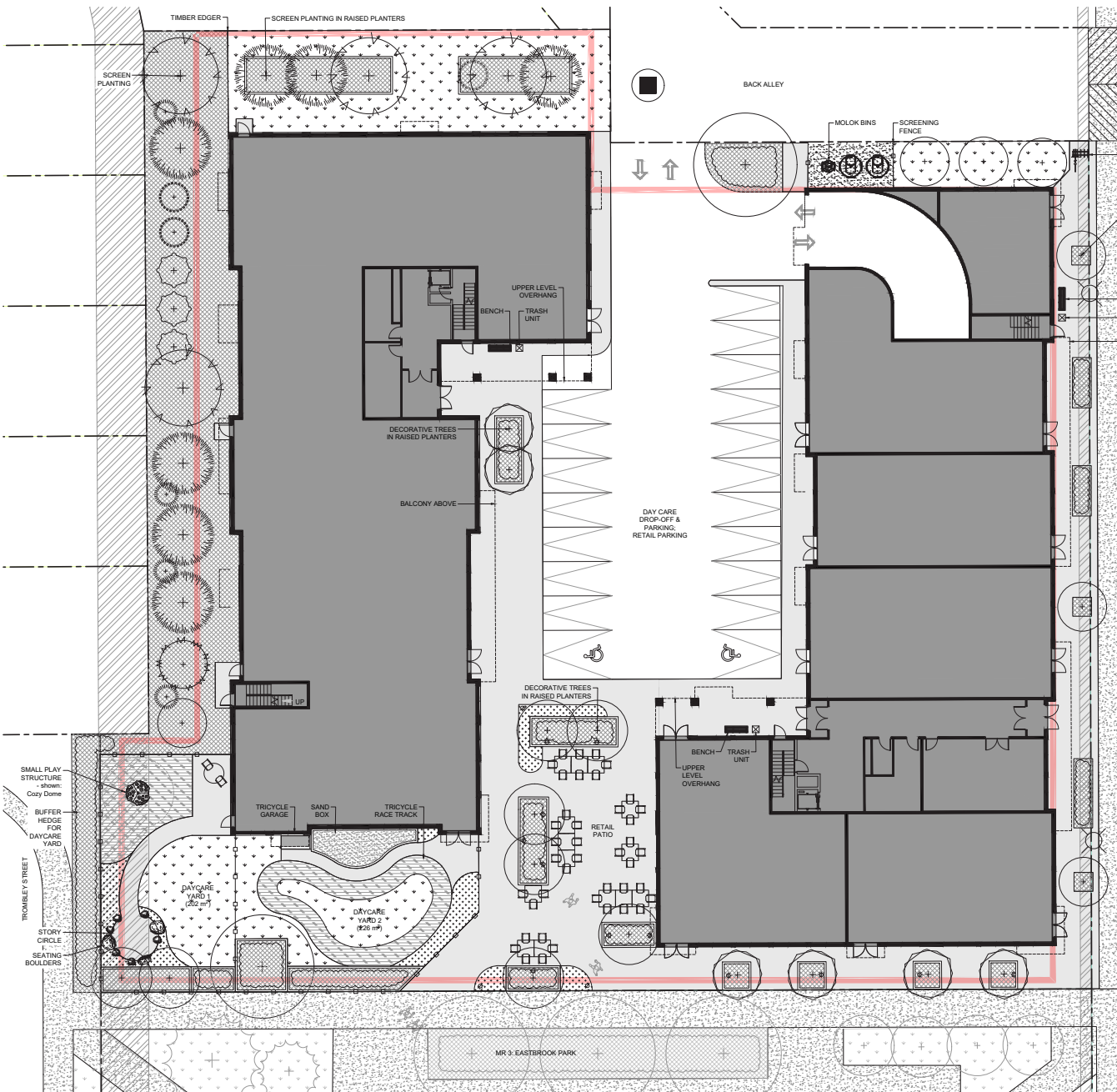
PRELIMINARY

FOR DISCUSSION PURPOSES ONLY

LOT E
2950 CHUKA BLVD

SITE PLAN

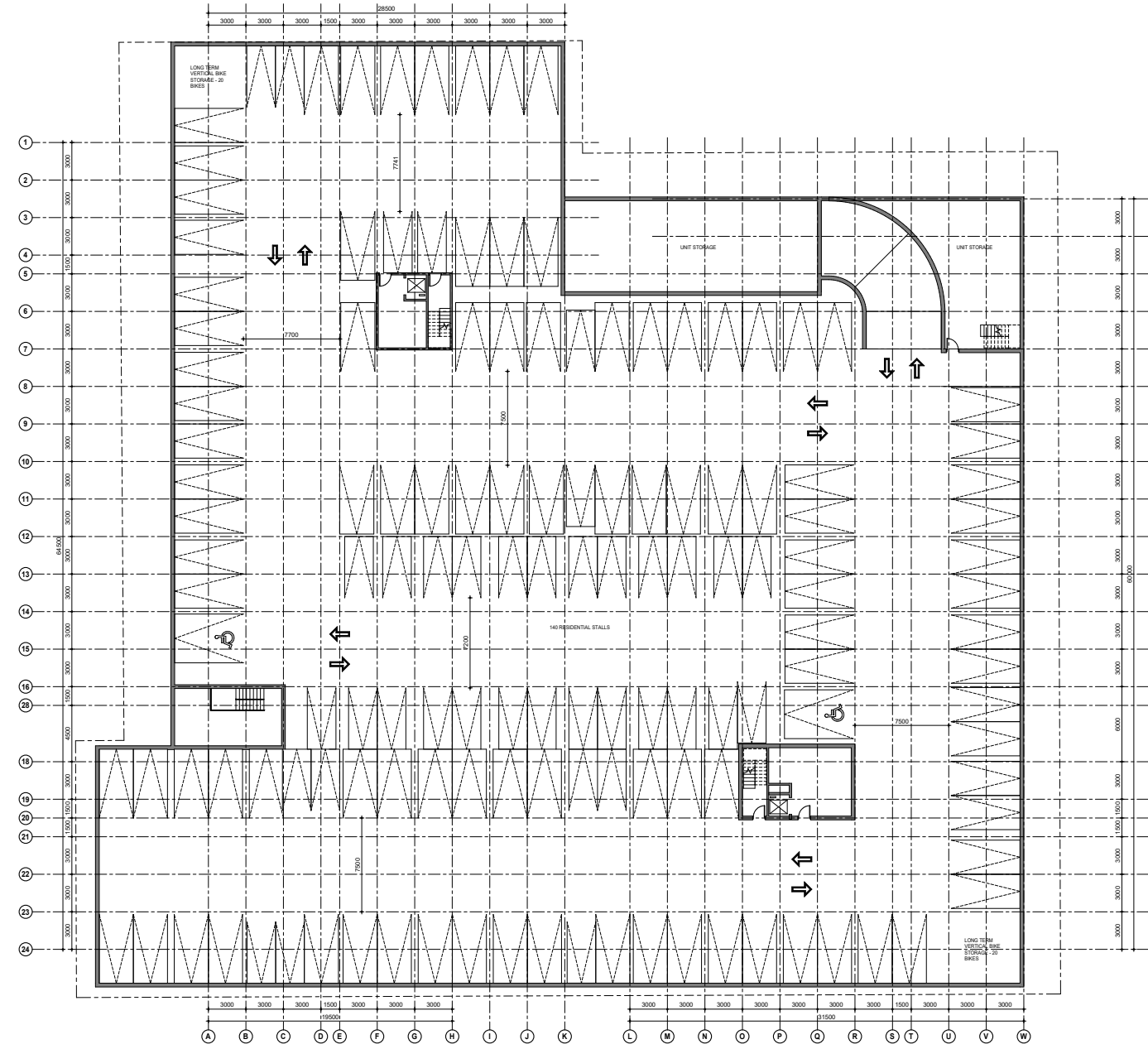
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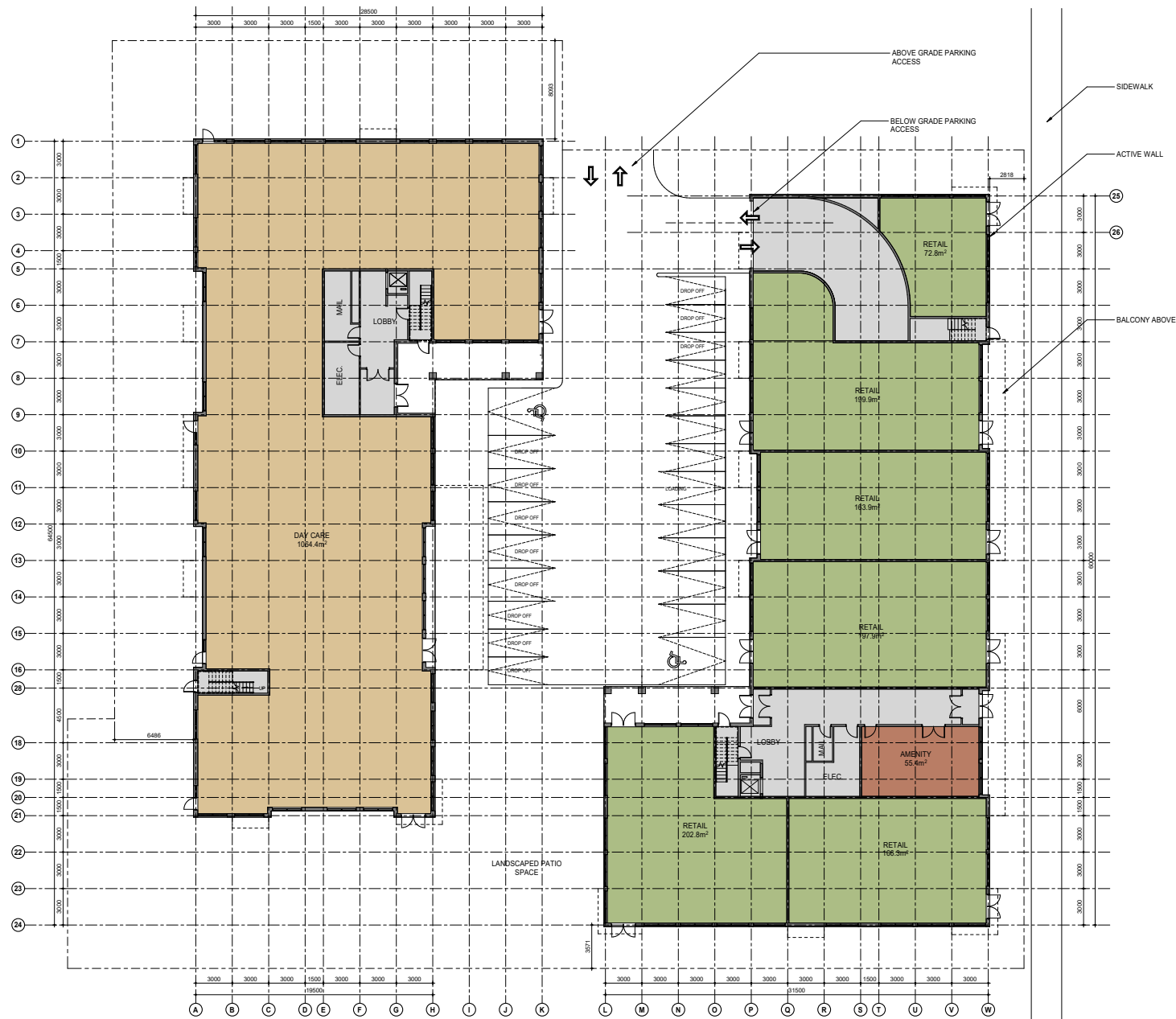


1 LANDSCAPE PLAN
1:150

- LEGEND
- PROPERTY LINE
 - FENCE
 - BUILDING FOUNDATION
 - EXISTING TREE
 - PROPOSED TREE
 - EXISTING TURF
 - PROPOSED IRRIGATED TURF
 - PROPOSED ORNAMENTAL GRASSES
 - EXISTING SHRUB BED
 - PROPOSED SHRUB BED c/w mulch
 - CRUSHER DUST
 - EXISTING SIDEWALK
 - CONCRETE
 - PLAY SURFACING
 - EASEMENT
 - PROPOSED PLANTER BOX
 - GARDEN SPOTLIGHT
 - PATIO FURNITURE (NIC)
 - EXISTING LIGHT STANDARD
 - EXISTING CATCH BASIN

PRELIMINARY
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1 LEVEL 100
1 : 150

PRELIMINARY

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LOT E
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FLOOR PLANS

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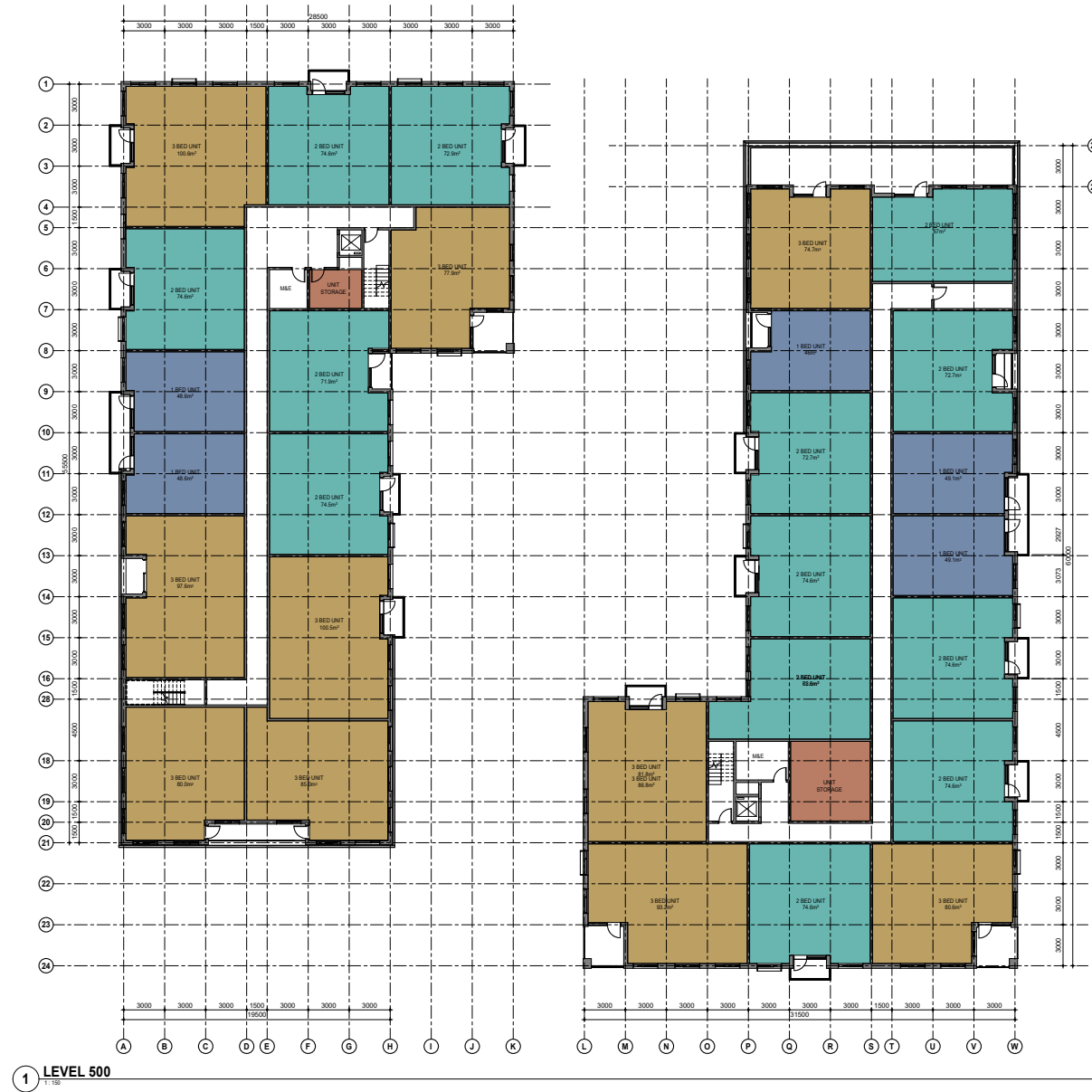
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LOT E
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FLOOR PLANS

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LOT E
2950 CHUKA BLVD

FLOOR PLANS

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LOT E
2950 CHUKA BLVD

FLOOR PLANS

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1 ROOF PLAN
1:150

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LOT E
2950 CHUKA BLVD

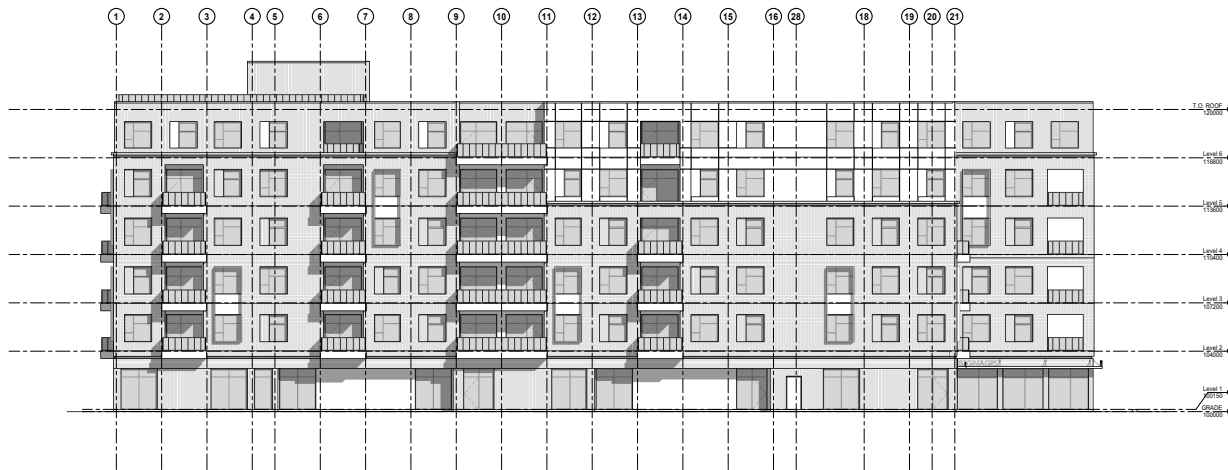
FLOOR PLANS

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1 NORTH ELEVATION
1:150



2 WEST ELEVATION
1:150

PRELIMINARY

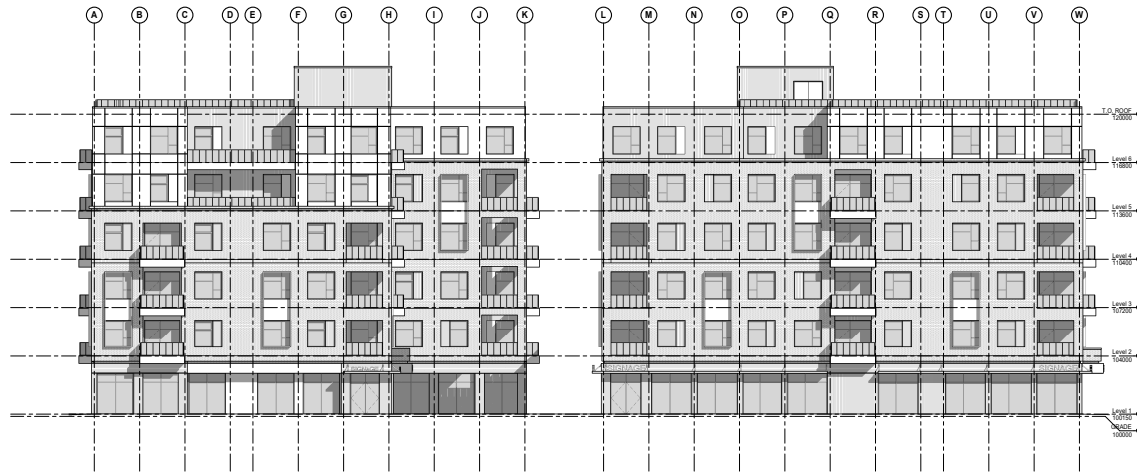
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LOT E
2950 CHUKA BLVD

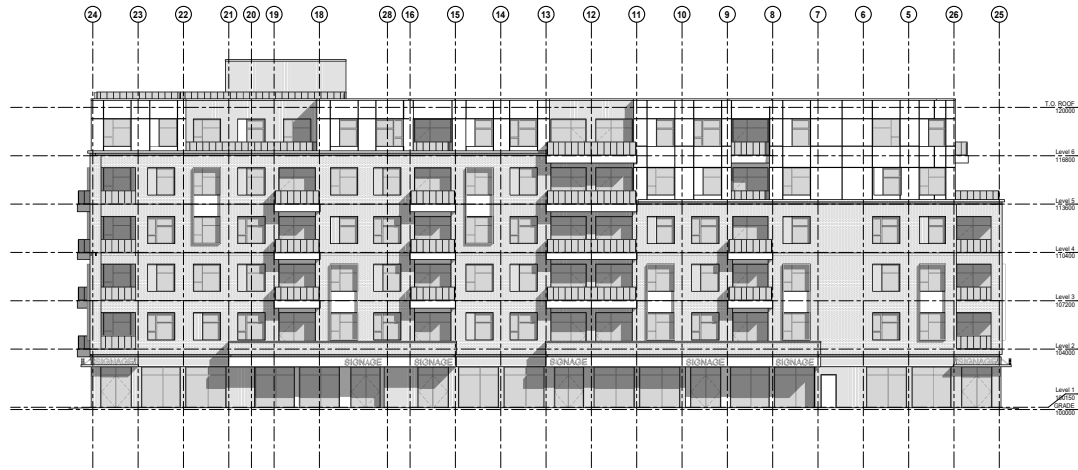
ELEVATIONS

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1 SOUTH ELEVATION
1:150



2 EAST ELEVATION
1:150

PRELIMINARY

FOR DISCUSSION PURPOSES ONLY

LOT E
2950 CHUKA BLVD

ELEVATIONS

DRAWN	JJ
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DRAWING No.	

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