

134 WESTFERRY STREET
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STAMP

DEVELOPMENT SUMMARY

Owner	Mira Care Construction	Height of Buildings and Stories	Building	Grade	Height	Area Breakdown	
Designer / Architect	Shape Architecture		Building A	5th fl.	30.28 m - 29.52 m	Residential	17573 m ²
Number of Units by Type	58 - Suite		Building B	6th fl.	29.78 m - 24.52 m	Residential Ancillary	554 m ²
	60 - 1 Bedroom		Building C	4th fl.	29.78 m - 13.11 m	Light Industrial	880 m ²
	52 - 2 Bedroom					Commercial	108 m ²
	51 - 2 Bedroom + Den					Child Care	529 m ²
	Legit Industrial / Commercial						
Client Address	4291 Glanford Avenue 750 Crescent Enterprise 760 Crescent Enterprise	Site Area	4117.4 m ² @ 53.7 %				
Legal Address	Lot 1 and Lot 2, Section 13, Lake District, Plan S1051 Lot 2, Section 18, Lake District, Plan 32271	Total Impervious Surface Area	1794 m ²				
Project Description	251 Unit Mixed Use Building	Total Paved Area	2600 m ²				
Parking Requirements	483 - See Section 2.4 of Rezoning/OP Report	Building Area	3558 m ²				
Parking Calculations	338 Provided - See Section 2.4 of Rezoning/OP Report	Total FSR Floor Area	22 784 m ²				
		Floor Space Ratio (FSR)	2.87				
		Ratio of Open Space to Total Site Area	75% (1530.9 m ²)				
		Setbacks	North and East: Min 1.0m; Deeded 2.0m				
		Variations Requested	Parking Variance				
						Reserved as per Bylaw	277 - See Section 2.4 of Rezoning/OP Report
						Electric	297
						Class I	297
						Class II	22

PARKING
VEHICULAR PARKING: 314 SPACES
PLEASE REFER TO PHD OF REZONING DOCUMENT AND PARKING STUDY

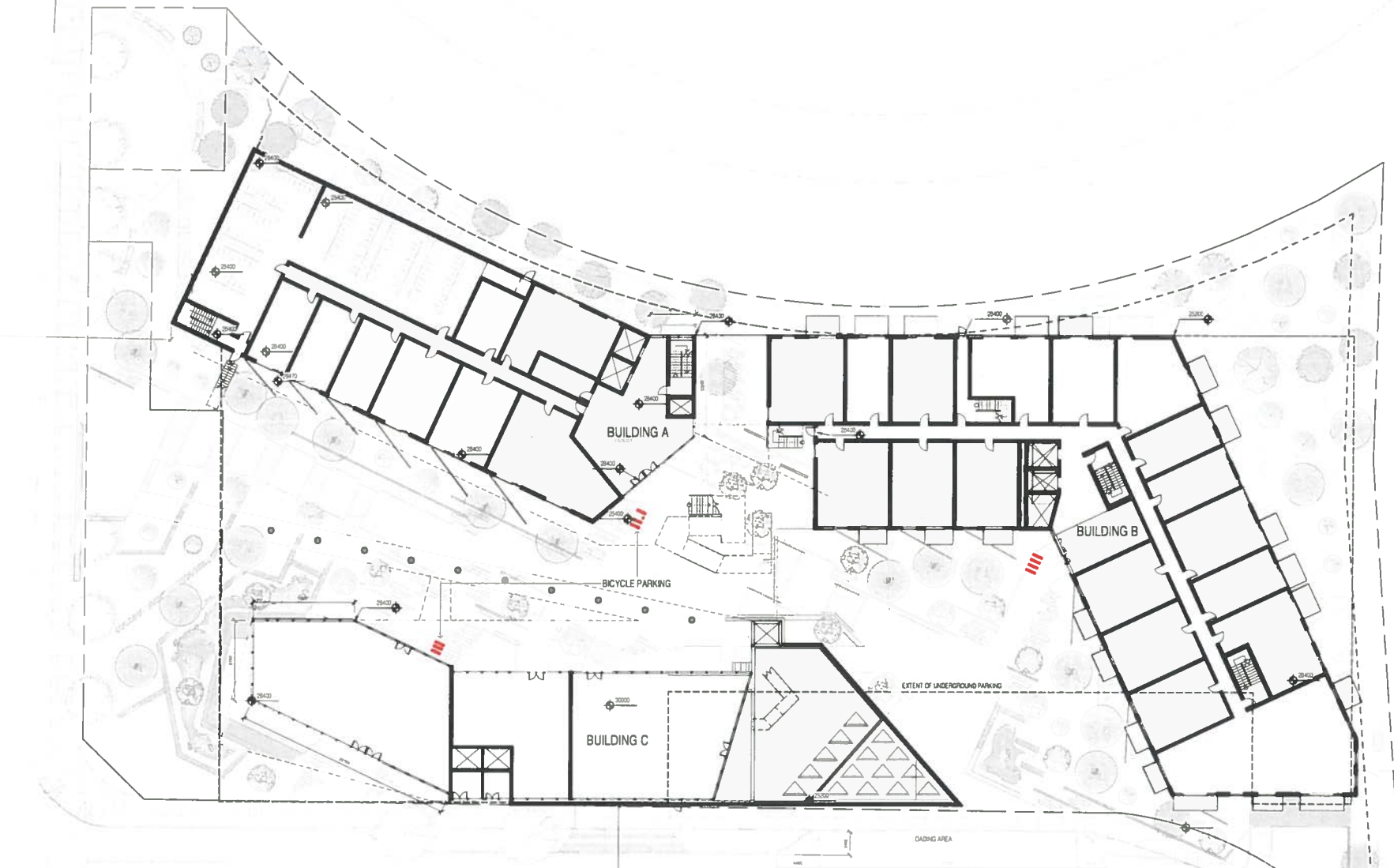
Category	Count	REG (70%)	SMALL (20%)
RESIDENTIAL / LIGHT INDUSTRIAL	246	244	2
VISITOR / CRUI / CHILD CARE	68	38	25
DISABLED	5 (1.58%)	3	2
TOTAL	280 (81.7%)	28 (8.28%)	

BICYCLE PARKING

Category	Count
LEVEL 2 - VISITOR / CRUI / DAYCARE	39
LEVEL 2 - DISABLED	3
LEVEL 1 - RESIDENTIAL / LIGHT INDUSTRIAL	244
LEVEL 1 - DISABLED	2
TOTAL	288

CLASSIFICATION

Class	Count
Class A	297
Class B	21



NOTES

NO	DESCRIPTION

ISSUED / REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning / Development Permit	2020/02/18
2	Re-submission for Rezoning / Development Permit	2020/07/08
3	Rezoning Re-submission	2021/08/08

Glanford Avenue
4291 Glanford Avenue
750 Enterprise Crescent
760 Enterprise Crescent

SITE PLAN

DATE	ISSUED DATE
DRAWN BY: AR	
CHECKED BY: DS	
SCALE: As indicated	
JOB NUMBER: 1912	



A1.01