

PROJECT SUMMARY SHEET

125 and 145 East 13th Street



SITE CHARACTERISTICS

Site Area:	4039 sq. m. (43475.4 sq. ft.)	OCP Designation:	Mixed-Use Level 4B (High Density) / 4.0 FSR
Existing Zoning:	CD-4 (based on C-2) Zone		

FLOOR AREA AND HEIGHT

	Existing Zoning CD-4 (based on C-2)	Official Community Plan (OCP)	Proposed
Number of Lots	2	n/a	1
Floor Space Ratio (FSR):	1	4 (3+1 bonus)	4.95 FSR (inclusive of 0.95 FSR Density Transfer)
Total Gross Floor Area (sq. ft.):	43,475	173,902	214,768
Total Lot Coverage (Percent):	28%	n/a	71%
Building Height (ft):	nine storeys (approx 91) excluding elevator shafts and mechanical rooms	150.9	187 excluding elevator shafts and mechanical room

PARKING

Residential Parking Spaces	186	n/a	186
Commercial Parking Space	93	n/a	93
Total Vehical Parking Space	279	n/a	279

Numbers based on plans received Dec 15, 2017 (Doc. 1608494) and the general parking provisions