



PROJECT SUMMARY SHEET

1441 St. George's and 145-165 East 15th Street



SITE CHARACTERISTICS

Site Area:	3,454 sq. m. (37,186 sq. ft.)	OCP Designation:	Mixed-Use Level 4B (High Density) / 4.0 FSR
Existing Zoning:	C-1B Zone (Central Lonsdale Mixed Use B)	OCP Height Limit:	68 m (223 ft.)

FLOOR AREA AND HEIGHT

	Existing Zoning (C-1B)	Proposed
Floor Space Ratio (FSR):	2.6	6.25 FSR (inclusive of 2.25 FSR Density Transfer)
Total Gross Floor Area (sq. ft.):	96,704	232,448
Total Lot Coverage (Percent):	90%	85%
Building Height (ft):	120	223.1 (West Building) 144.5 (East Building)

PARKING

	Required	Proposed
Residential Rental Parking Spaces (per unit)	0.6	0.54
Residential Rental Parking Spaces	153	137
Commercial Parking Spaces:	25	25
Total Vehical Parking Spaces:	178	162

Numbers based on plans dated July 5, 2017