



**COMMITTEE OF ADJUSTMENT
SKETCH PLAN**

**PELICAN (LAKESHORE)
COMMERCIAL INC. &
LIGHTOWER COMMERCIAL INC.
321 & 325 LAKESHORE ROAD WEST
&
301 LAKESHORE ROAD WEST
(0 + 305 LAKESHORE ROAD W. PROPERTIES)**

Development Statistics

0.78ha (1.93ac) 321 & 325 Lakeshore Road West Property Area
0.22ha (0.54ac) 301 Lakeshore Road West Property Area

GFA - Standard Definition

Existing Shoppers: 1,352.82m²
Existing Medical Office (in Shoppers): 167.81m²
Proposed Two Storey Medical Building: 1,114.80m²

GFA - Alternative GFA Deduction for Non-Residential Uses (per Sec. 3.1.1.9 in Zoning By-Law)

Existing Shoppers: 1,352.82m² reduced by 5% = 1,285.18m²
Existing Medical Office (in Shoppers): 167.81m² reduced by 10% = 151.03m²
Proposed Two Storey Medical Building: 1,114.80m² reduced by 10% = 1,003.32m²

Parking Required (321 & 325 Lakeshore Road West)

(*all GFA measurements noted below have been determined in accordance with Sec. 3.1.1.9 (Alternative Gross Floor Area Deductions for Non-Residential Uses) in the Zoning By-Law)

Standard Calculation

Existing Shoppers: 1,285.18m² x 4/100m² = 51 Spaces
Existing Medical Office (in Shoppers): 151.03m² x 6.5/100m² = 10 Spaces
Proposed Two Storey Medical Building: 1,003.32m² x 6.5/100m² = 65 Spaces
Total Parking Required: = 126 Spaces

Shared Formula Calculation (per Table 3.1.2.3 in Zoning By-Law No. 225-2007):
Total Parking Required (based on 'weekday afternoon' requirements): = 117 Spaces

Total Parking Provided

321 & 325 Lakeshore Road West: 84 Spaces
301 Lakeshore Road West: 34 Spaces
Total Stalls Provided: 118 Spaces

Minimum Parking Stall Size: 2.60m x 5.20m

**PELICAN (LAKESHORE)
SKETCH PLAN**

SCALE 1:750
AUGUST 23, 2010



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNING, LAND DEVELOPMENT CONSULTANTS
SUITE 700 10 KINGSBIDGE GARDEN CIRCLE
MISSISSAUGA, ONTARIO, L5R 3K6
TEL: (905) 566-8898 FAX: (905) 566-8894 WWW.GS.CO

