

11506 Turtle Bay Court - Proposed Zoning C9A - Tourist Commercial		
	Required or Permitted for C9A	Proposed (with notes)
Principle Use	Hotel	Hotel
Parcel Size (Site Area)	minimum 1800m ²	~ 2,543m ² – approximate: not confirmed by survey
Lot Width	Minimum 30m	~33.2m
Lot Depth	Minimum 35m	~77m
Gross Floor Area		
Net Floor Area		1803 m ²
Ground Floor Plate		538m ²
Floor Area ratio (FAR)	1.5 FAR	0.71 FAR
Maximum Lot Coverage	maximum 40%	21%
Site Coverage (inc. Parking and Driveways)		52%
Maximum Building Height w. Bonus	6 storeys	4 storeys
Setback – Front Yard	6m	6.24m (east)
Setback – Flanking Side Yard	4.5m	6.47m (south)
Setback – Side Yard	3m	8.56m (north)
Setback – Rear Yard	4.5m	37.79m (west)
Total Units		28
Studio		6
1-Bedroom		15
2- Bedroom		7
Total Parking Spaces	35 spaces	38 spaces likely will be reduced to 35 or 36 to accommodate 1 loading space at DP stage
Regular Size Parking	Min 60 % inc. accessible	60%
Small Size Parking	Up to 40%	40%
Accessible Parking	2% (Minimum 1)	1
Loading	1 per 2,800 m ² GFA	1 - as per Zoning Bylaw, Section 9.5.1. - to be shown at DP stage
2-way Driveway Width	7.0 m	7.0m