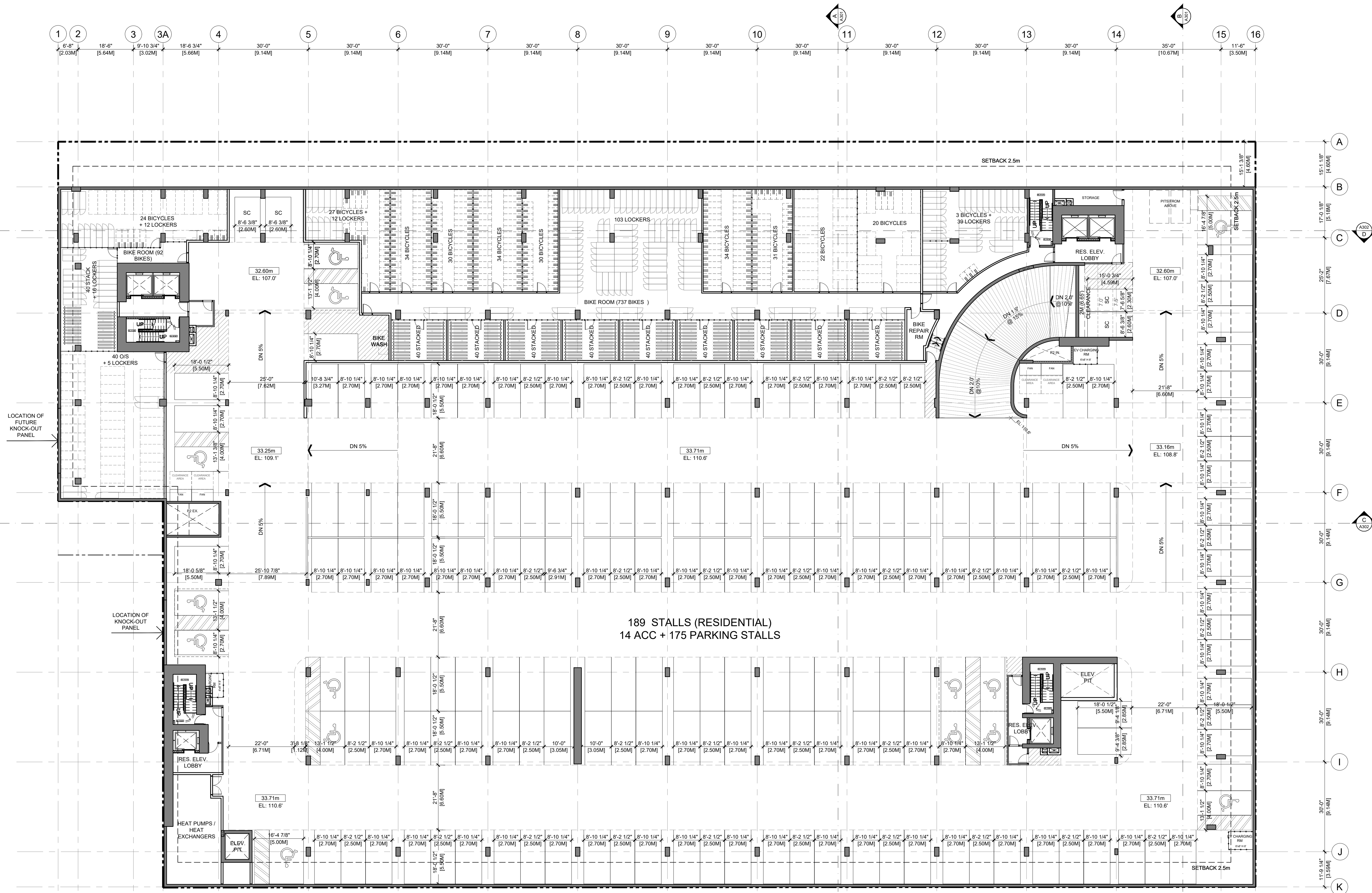
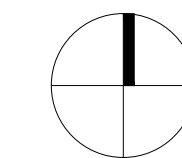




	Units	BYLAW REQUIRED		TDM REQUIRED (+30%)			CLASS B:
		CLASS A	CLASS B	CLASS A:	Lockers	Oversize	
Retail	1/340 m ² ; class B 6/1,000m ²	16	6	21	4	2	6
Residential	1.5/ unit <65 m ²	372		936	187	94	
	2.5/ unit 65-105 m ²	318					
	3/ unit >105 m ²	30					
	Class B=2/first 20units + 1/20 additional unit		20				20
TOTAL		736	26	957	191	96	26

30% above the base requirement
20% of the total Class A spaces
10% of the total Class A spaces

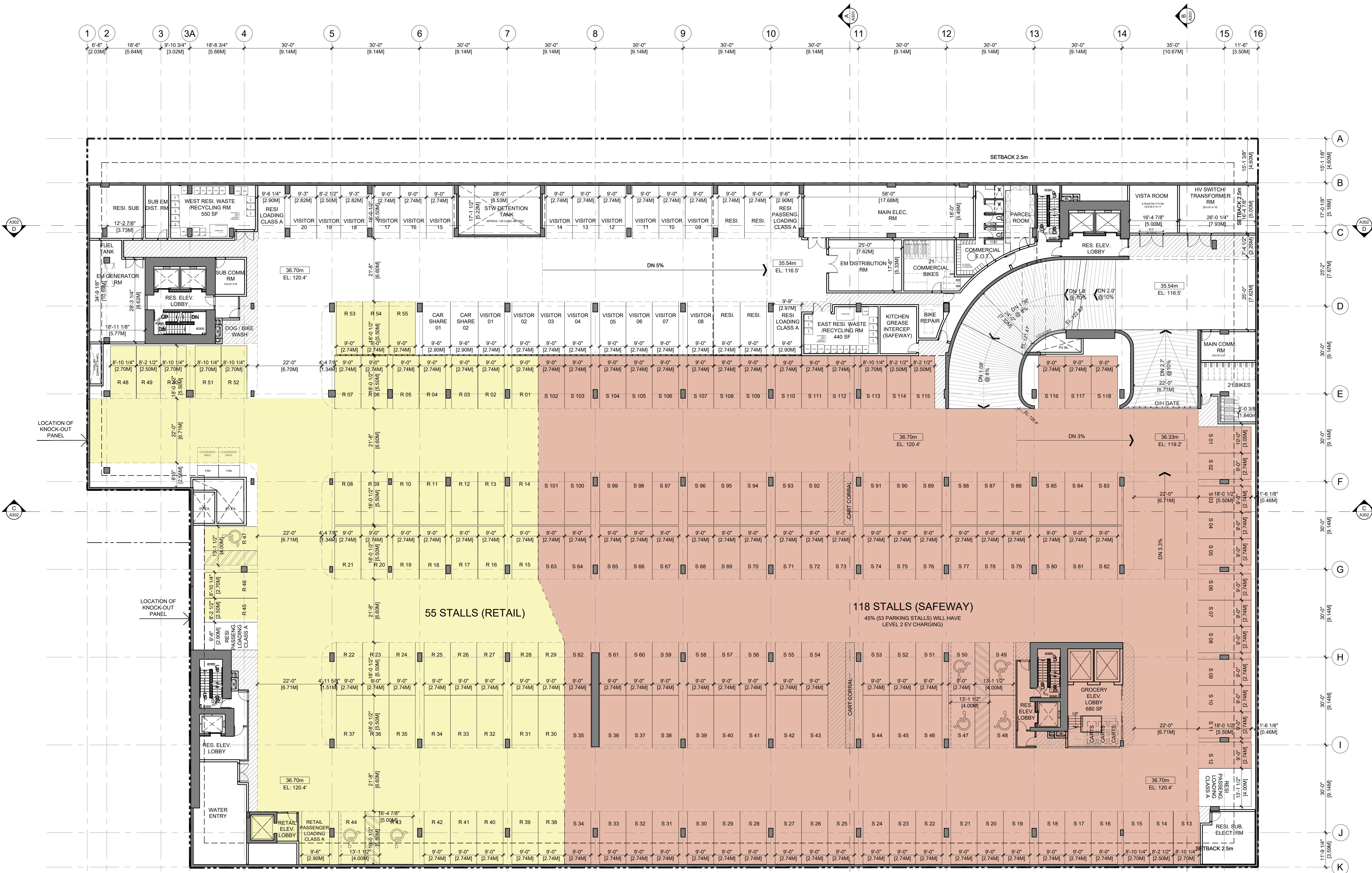
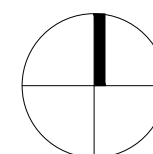
BIKE REQUIREMENT BY TYPE

	REQUIRED	PROVIDED
CLASS A		
Horizontal Bikes		142
Stacked Bikes		424
Oversize Bikes - ≥10% class A	96	96
Vertical Bikes - max ≤30% class A	287	104
Lockers - ≥20% class A	191	191
Vertical & Stacked - ≤ 60% class A	574	528

CLASS B

Retail	Retail	6	6
Residential	2/20 units, 1/20 units	20	20

	P2	P1	GF	TOTAL
Horizontal Bikes	131	11		142
Stacked Bikes	400	24		424
Oversize Bikes	94	2		96
Vertical Bikes	104			104
Lockers	187	4		191
Vertical & Stacked	504	24		528
	916	41	0	957



LOADING

		REQUIRED	PROVIDED
CLASS A	Passenger loading		
	1/50-125 units, 1/150 units	3	3
Retail			
	1/4000 m ²	1	1
Residential	Service loading		
	1/50-299 units, 1/200 units	2	2
CLASS B			
	1/100-299 units, 1/300-499 units	2	2
Retail			
	1/2325 m ²	2	3
CLASS C			
	1/1900-5000 m ² , 2/>5000m ²	2	1

OFF-STREET PARKING

OFF-STREET PARKING		REQUIRED	PROVIDED
Visitor	Res: 0.05 - 0.1 / Dwelling Unit	19	20
Accessible	Res: 0.034/Unit	14	14
	Non Res: 1/500 m ² , 0.4/1000 m ²	3	7
Residential parking stalls			179
(Res) Car share			2
Non-residential parking stalls			166
Total:	Safeway parking stalls (10H) incl ACC		118
	Retail parking stalls (1H) incl ACC		55
			388

BIKE END OF TRIP FACILITIES (RETAIL)

SIRE LINE OF THE FACILITIES (RETAIL)		REQUIRED	PROVIDED
Lockers	1.4/Retail Class A	28	29
Water Closet	1/10 up to 50 Retail Class A	2	2
Wash Basin	1/5-10, 1/20 Retail Class A	2	2
Shower	1/5-10, 1/40 Retail Class A	2	2
Grooming			
Station	1/shower	2	2

