



**Project Summary :**

Zoning:	RA7
Current:	RA8
Proposed:	
Municipal Address:	11420 - 60 Avenue Edmonton, Alberta
Legal Address:	Plan 012 4711, Block 18, Lot 1A
Site Area:	6523 m <sup>2</sup> (0.6523Ha)
Building Area:	2655 m <sup>2</sup> (28 588 ft <sup>2</sup> )
Site Coverage:	40.7%
Proposed Use:	Multi Tenant Residential
Total Floor Area:	12 303 m <sup>2</sup> (132 431 ft <sup>2</sup> )
Floor Area Ratio:	1.89
Estimated Height (6 Storeys):	20m (66 ft)
Allowable Units (224 p/Ha):	146 Units
Proposed Units:	118 Units
Amenity Area Required: (min 7.5 m <sup>2</sup> ) Per Unit:	885 m <sup>2</sup>
Amenity Area Provided: Landscaped Area (excl. front setback): 16.2% of Site (Landscaping in excess of 30%):	3015 m <sup>2</sup> (46.2% of site)

**Estimated Floor Areas:**

Daycare:	183 m <sup>2</sup> (1 973 ft <sup>2</sup> )
Cafe / Shop:	55 m <sup>2</sup> (587 ft <sup>2</sup> )
Management Office:	29 m <sup>2</sup> (316 ft <sup>2</sup> )
Apartment Housing:	12036 m <sup>2</sup> (129 555 ft <sup>2</sup> )
Underground Parking (One Level):	6166 m <sup>2</sup> (66 370 ft <sup>2</sup> )

