





# 50 THE DRIVEWAY

## BUILDING SUMMARY

JANUARY 13TH, 2023

2051

### 1 BUILDING AREA SUMMARY

BUILDING AREA	17,988	SQ.FT.	
NUMBER OF STOREYS ABOVE GRADE	9	STOREYS	
TOTAL GROSS AREA	123,495	SQ.FT.	(**EXCLUDES AREA BELOW GRADE)
TOTAL NET/LEASEABLE AREA			
RESIDENTIAL	100,488	SQ.FT.	
COM/RET	-	SQ.FT.	
TOTAL GFA (AS PER CITY DEF.)	95,658	SQ.FT.	

### 2 UNIT SUMMARY

TOTAL UNITS **77** QTY. RATIO %

SUITE TYPE	QTY	RATIO %	QTY	RATIO %	
SMALL SUITES (≤ 850 SQ.FT)	15	19%	1 BED	7	9%
			1 BED + DEN	8	10%
MEDIUM SUITES (850 - 1,400 SQ.FT)	34	44%	1 BED + DEN	8	10%
			2 BED	13	17%
LARGE SUITES (≥1,400 SQ.FT)	28	36%	2 BEDROOM + DEN	13	17%
			2 BEDROOM + DEN (1,400 - 1,800 SQ.FT)	16	21%
			2 BEDROOM + DEN (OVER 1,800 SQ.FT)	12	16%

AVERAGE UNIT SIZE 1,305 SQ.FT.

### 3 PARKING REQUIREMENTS (ZBL)

**RES** TOTAL PARKING REQUIRED (ZBL) 39 SPACES  
TOTAL PARKING PROVIDED **77 SPACES**  
PARKING RATE 1.00 /UNIT

**VIS** TOTAL VISITOR PARKING REQUIRED 8 SPACES  
TOTAL VISITOR PROVIDED **20 SPACES**  
PARKING RATE PROVIDED 0.26 /UNIT

### 4 TOTAL AMENITY SPACE REQUIRED (ZBL)

TOTAL AMENITY SPACE REQUIRED 4,971 SQ.FT.  
TOTAL SHARED AMENITY SPACE REQUIRED 2,486 SQ.FT.  
TOTAL SHARED AMENITY SPACE PROVIDED **3,126 SQ.FT.**

### 5 BICYCLE PARKING REQUIREMENTS (ZBL)

TOTAL BIKE PARKING SPACES REQUIRED 39 SPACES  
RATE/UNIT 0.5 /UNIT  
TOTAL BIKE PARKING SPACES PROVIDED **77 SPACES**  
RATE/UNIT 1.00 /UNIT



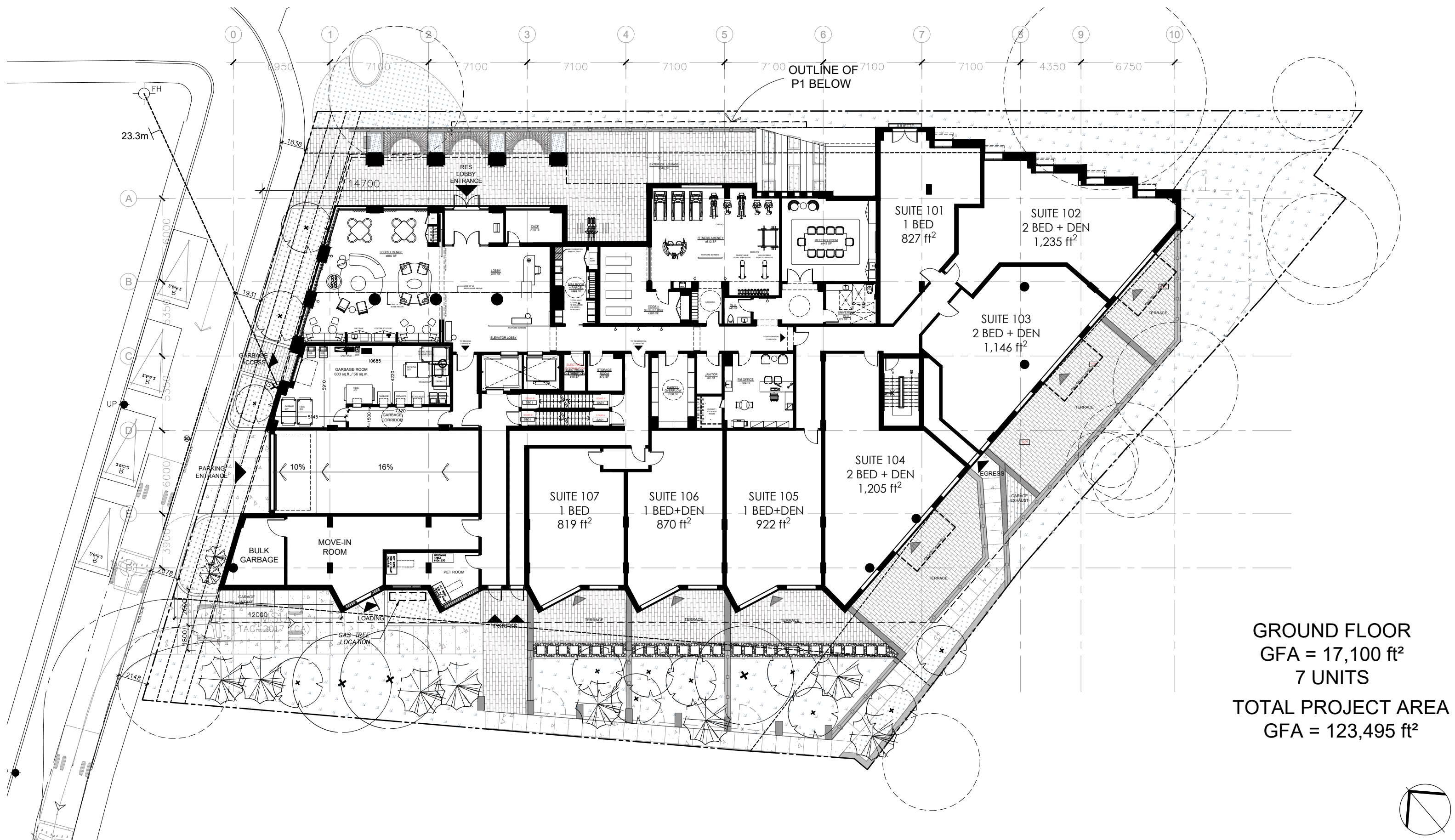
# 50 THE DRIVEWAY

PROJECT STATS

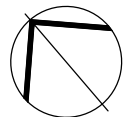
SCALE: N/A

JANUARY 13<sup>th</sup> 2023





GROUND FLOOR  
 GFA = 17,100 ft<sup>2</sup>  
 7 UNITS  
 TOTAL PROJECT AREA  
 GFA = 123,495 ft<sup>2</sup>

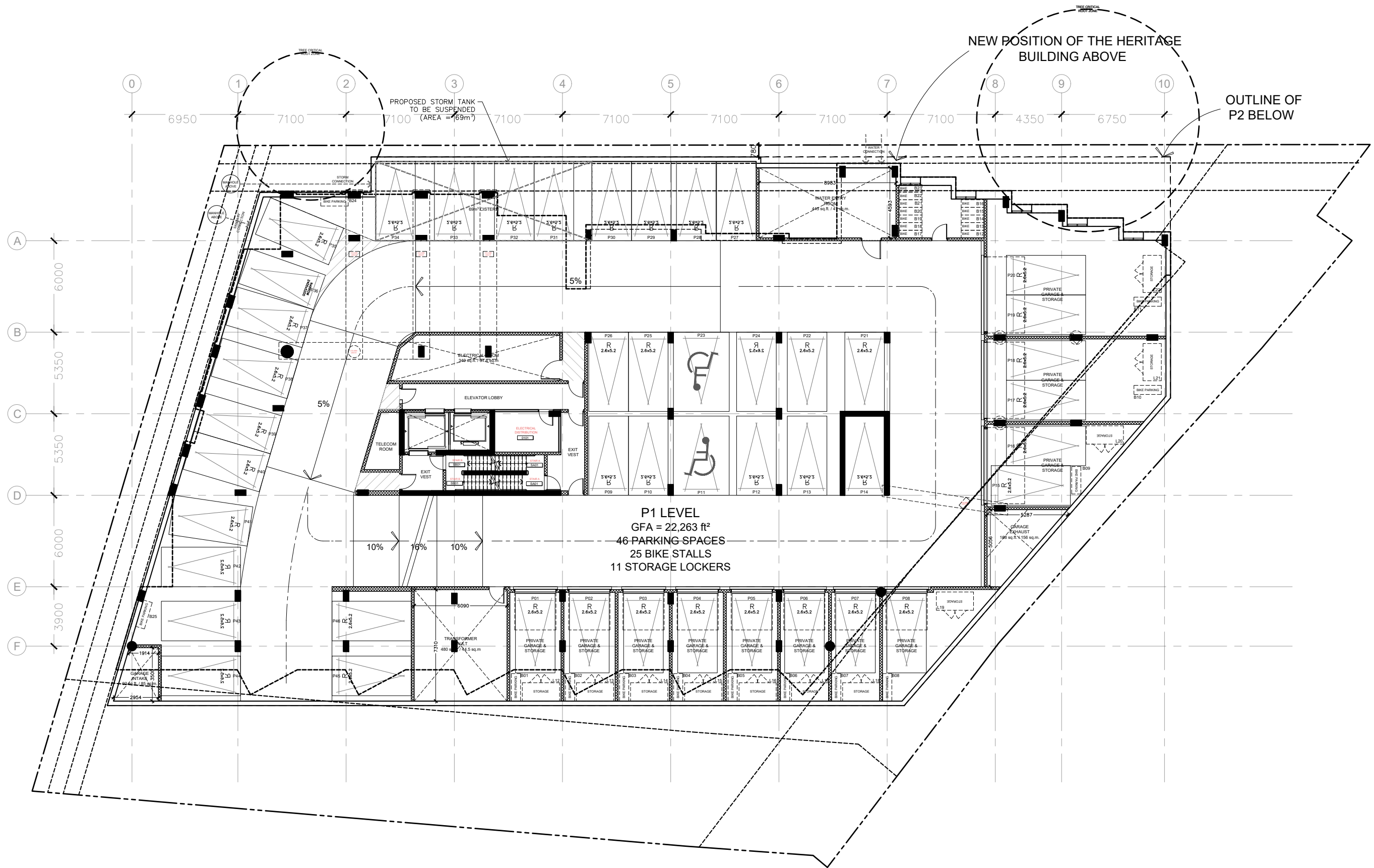


# 50 THE DRIVEWAY

GROUND LEVEL

SCALE: 1:250

JANUARY 13<sup>th</sup> 2023



**P1 LEVEL**  
 GFA = 22,263 ft<sup>2</sup>  
 46 PARKING SPACES  
 25 BIKE STALLS  
 11 STORAGE LOCKERS

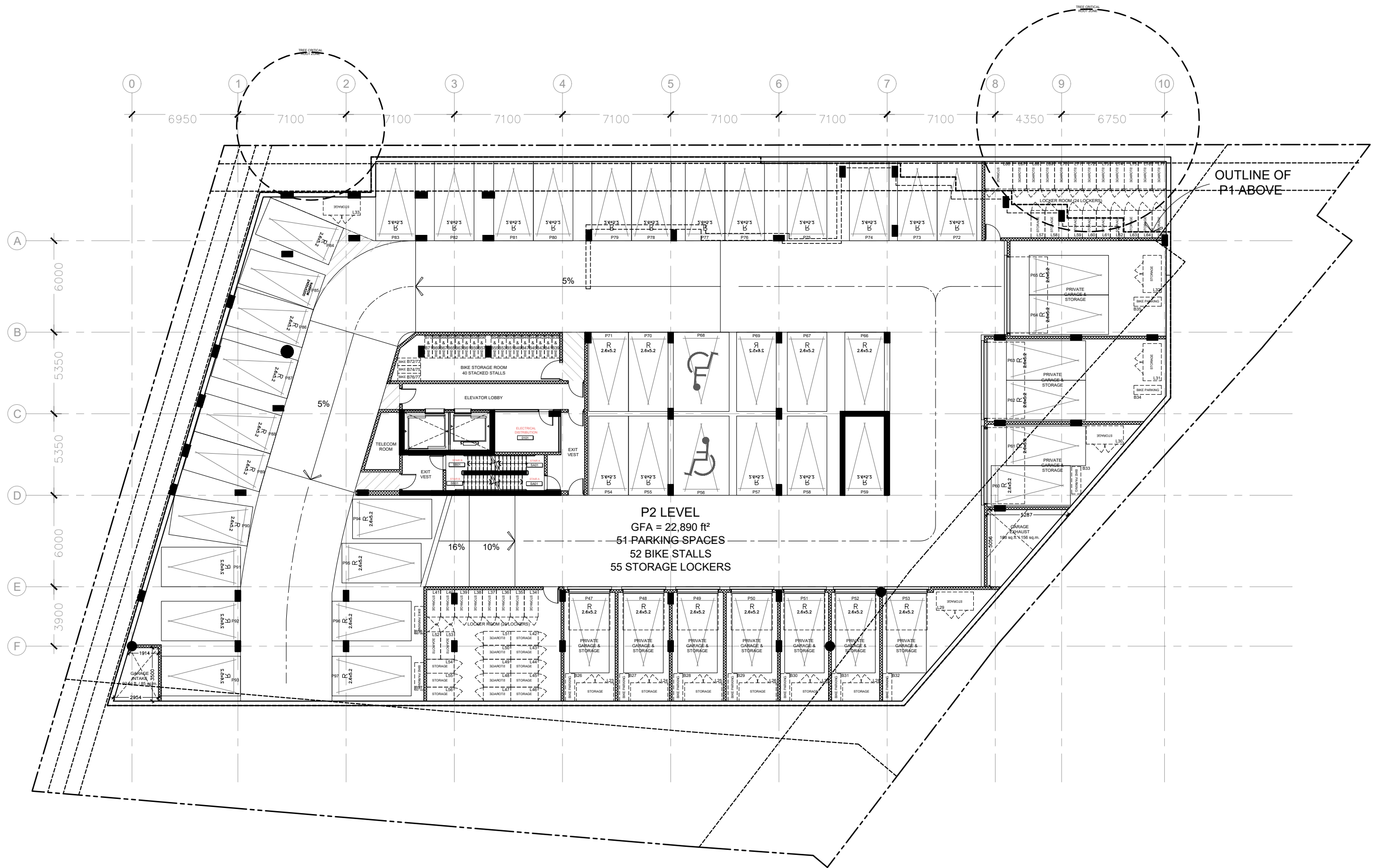


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**PARKING LEVEL 1**

SCALE: 1:250

JANUARY 13<sup>th</sup> 2023



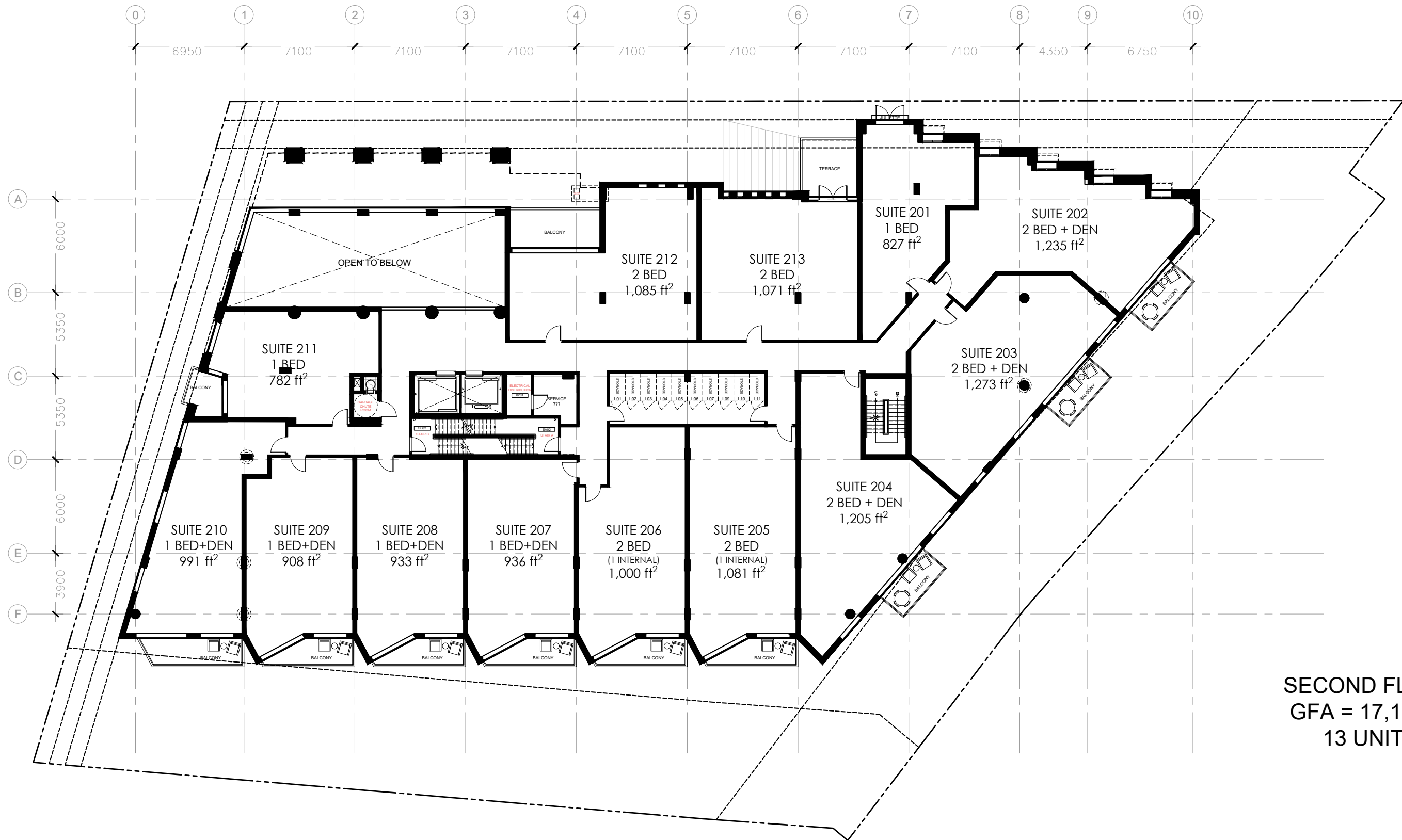
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PARKING LEVEL 2

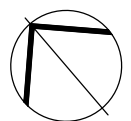
SCALE: 1:250

JANUARY 13<sup>th</sup> 2023





SECOND FLOOR  
 GFA = 17,138 ft<sup>2</sup>  
 13 UNITS

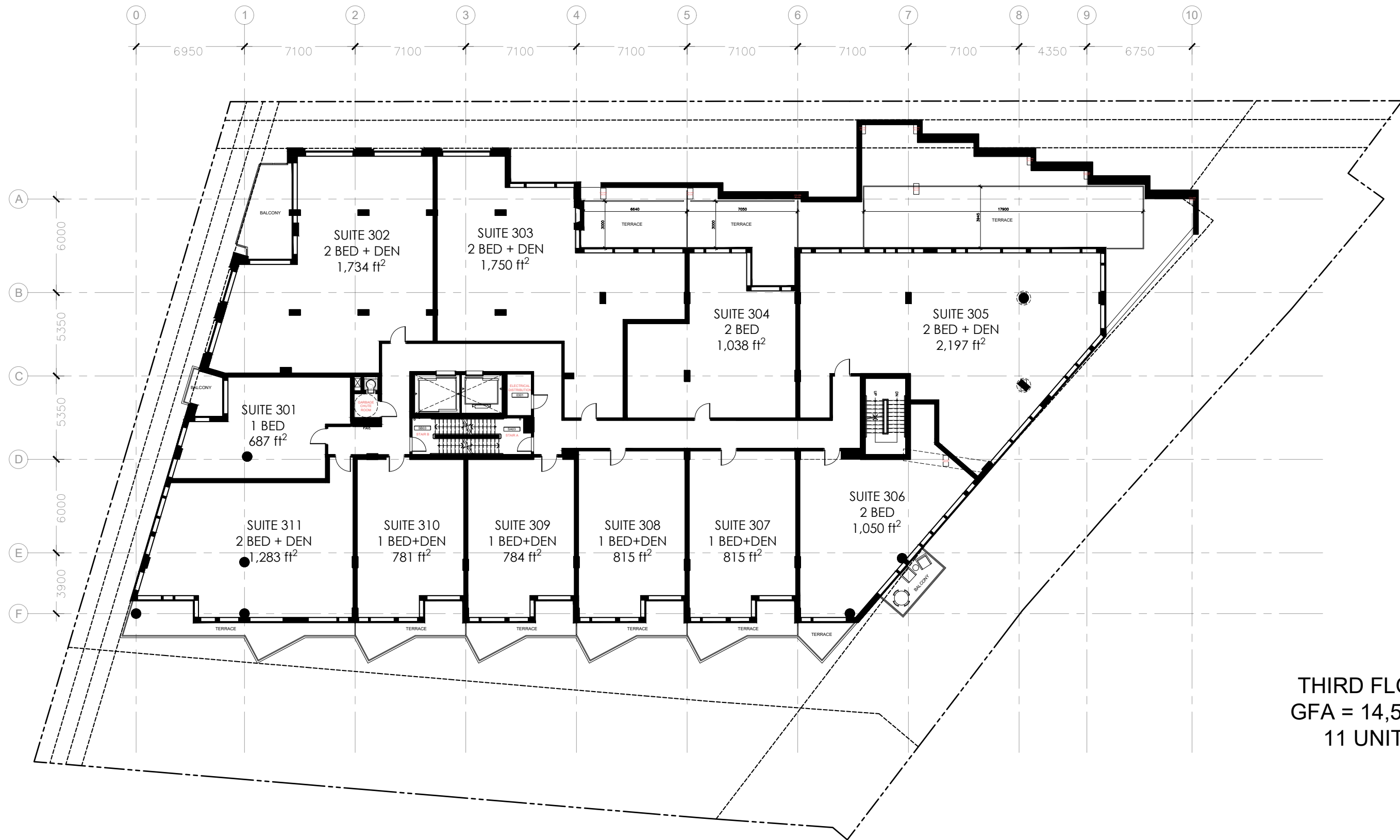


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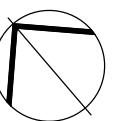
LEVEL 2

SCALE: 1:250

JANUARY 13<sup>th</sup> 2023



THIRD FLOOR  
 GFA = 14,535 ft<sup>2</sup>  
 11 UNITS



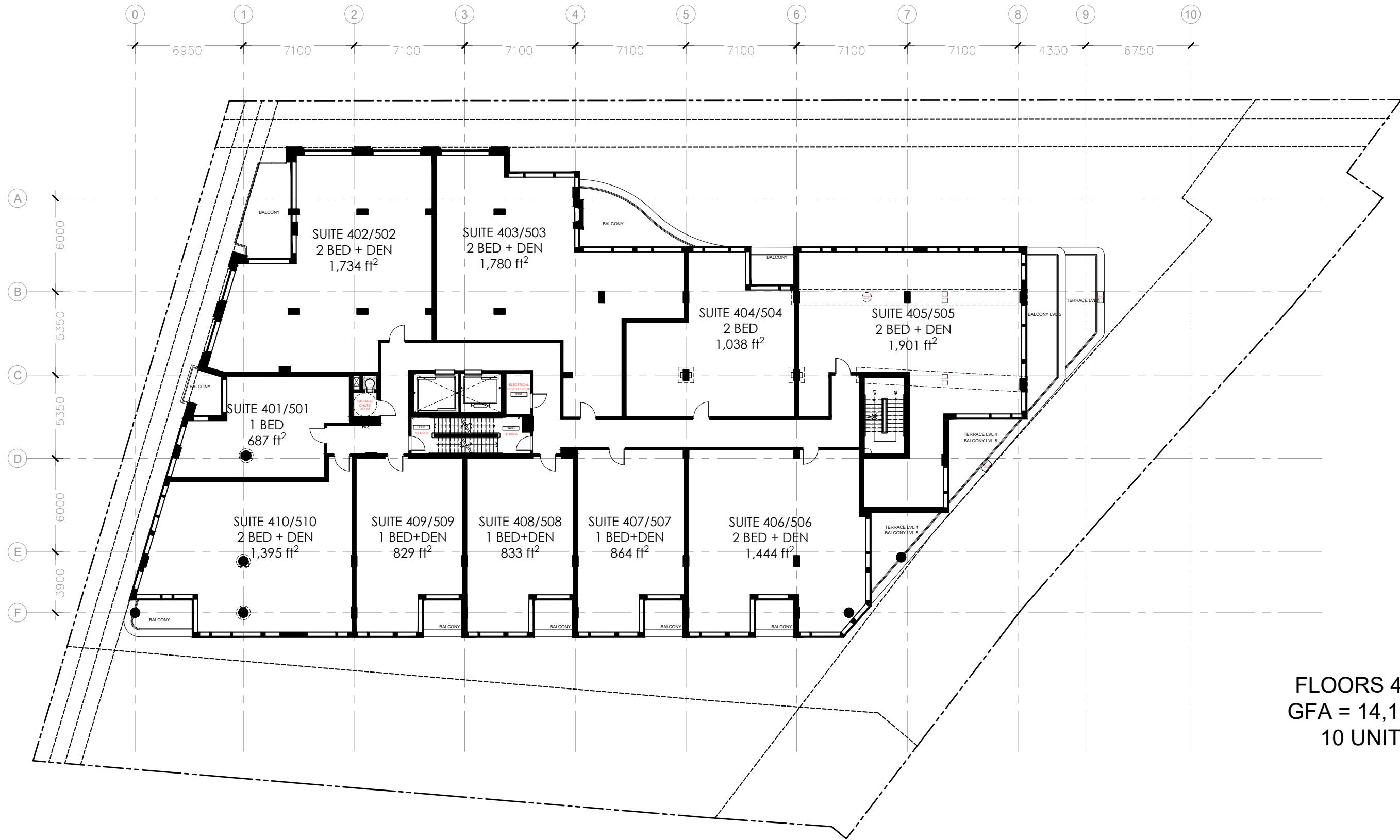
HOBIN

# 50 THE DRIVEWAY

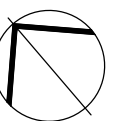
LEVEL 3

SCALE: 1:250

JANUARY 13<sup>th</sup> 2023



FLOORS 4 & 5  
 GFA = 14,107 ft<sup>2</sup>  
 10 UNITS



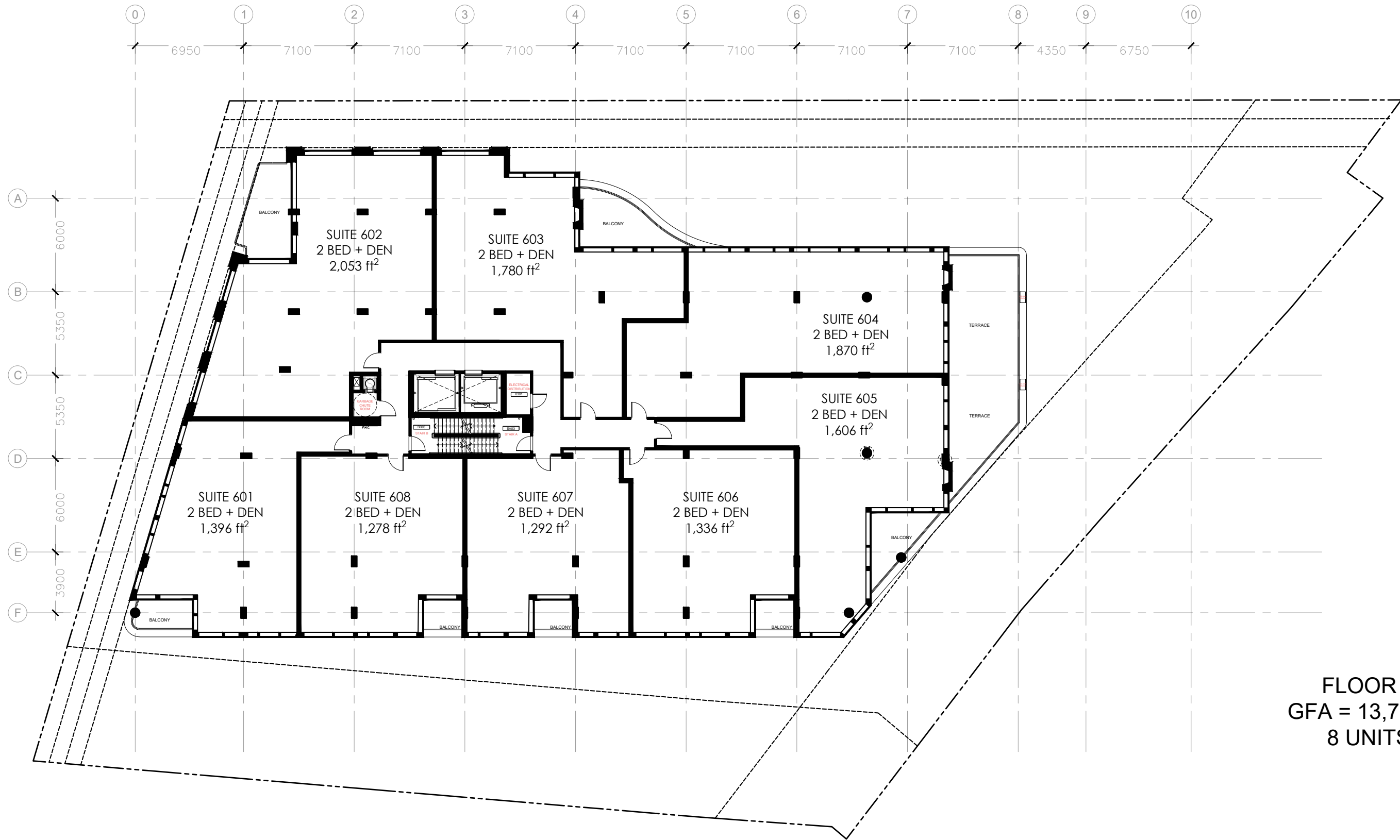
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LEVELS 4 & 5

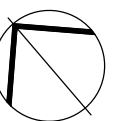
SCALE: 1:250

JANUARY 13<sup>th</sup> 2023





**FLOOR 6**  
**GFA = 13,712 ft<sup>2</sup>**  
**8 UNITS**

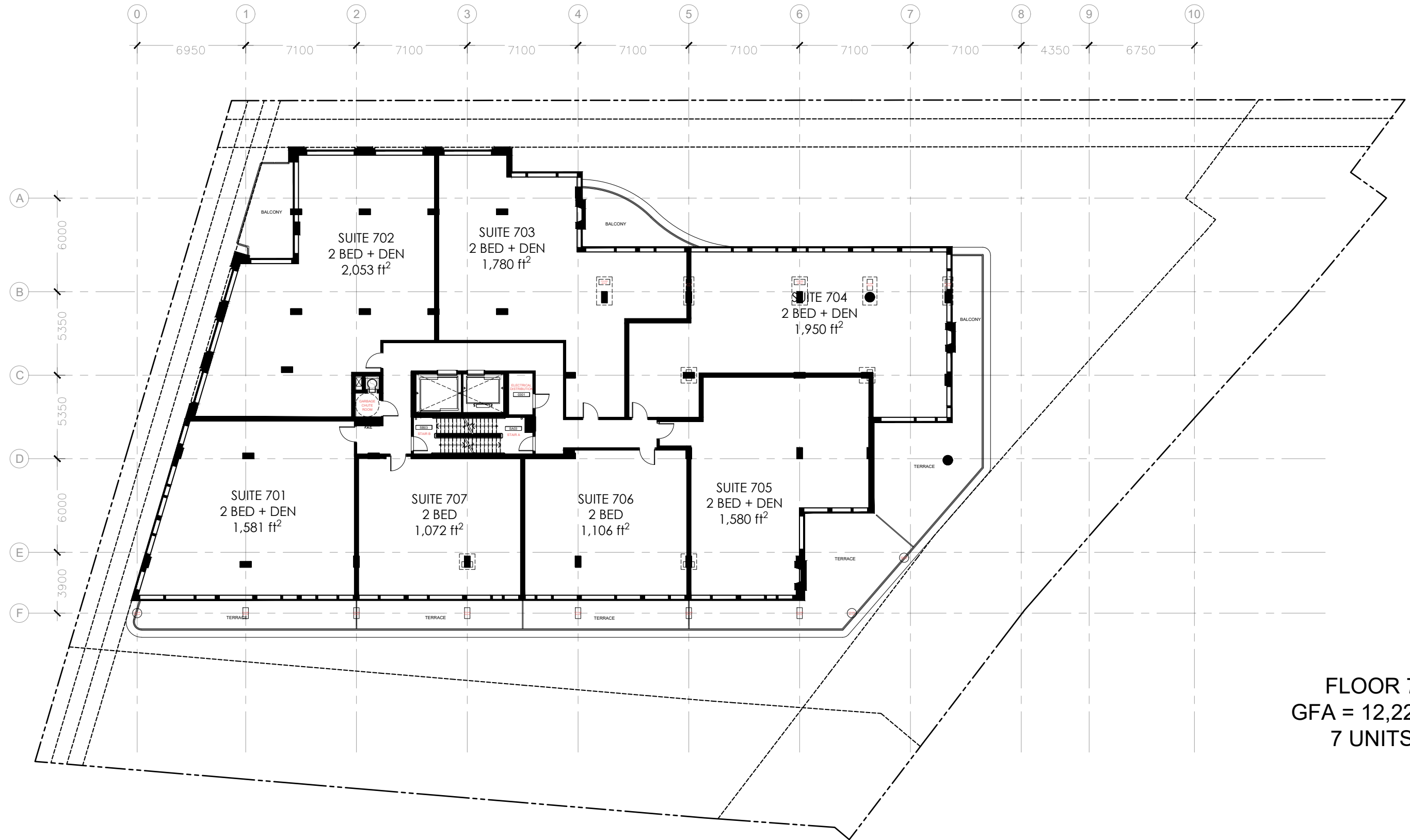


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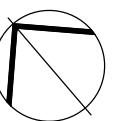
**LEVEL 6**

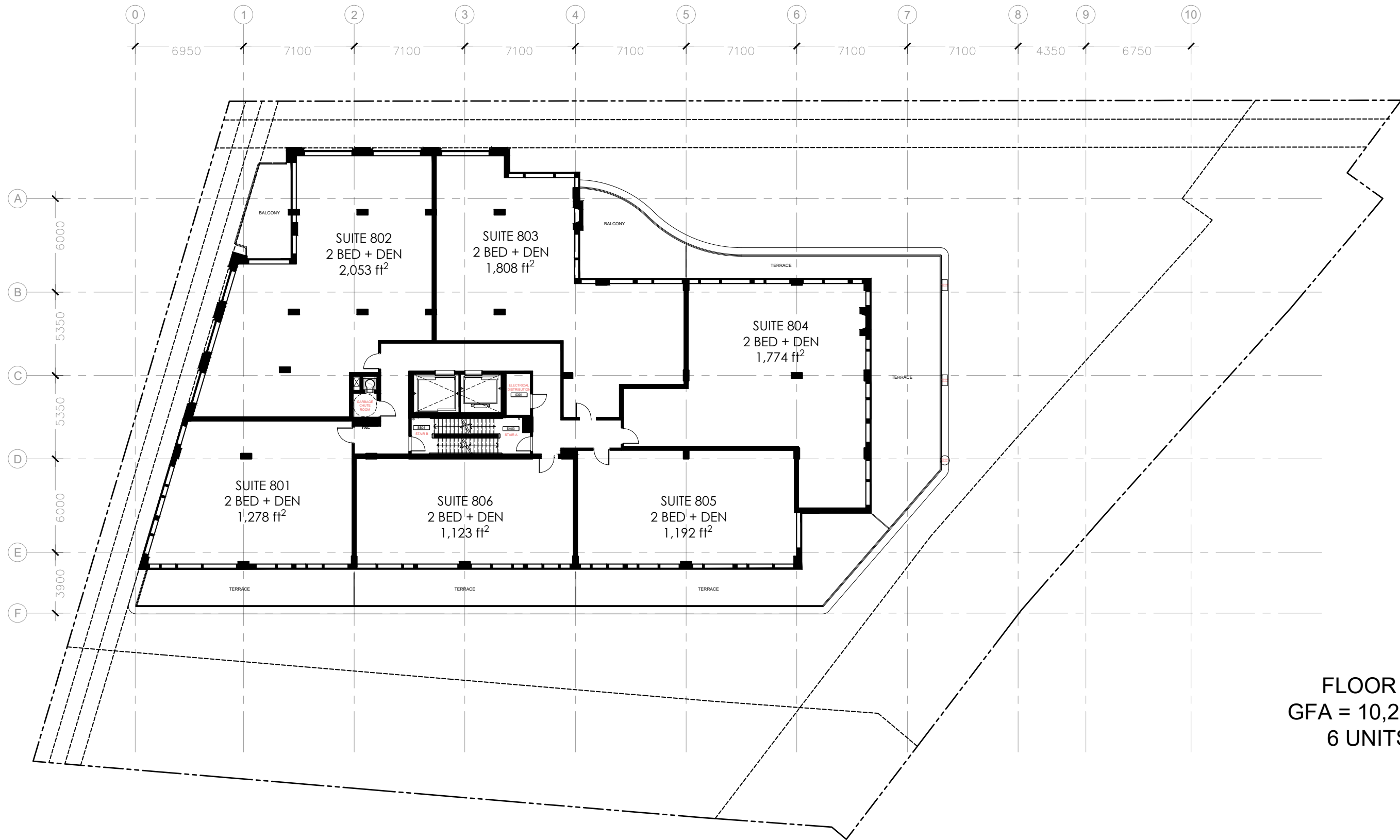
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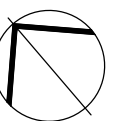


FLOOR 7  
 GFA = 12,220 ft<sup>2</sup>  
 7 UNITS





FLOOR 8  
 GFA = 10,288 ft<sup>2</sup>  
 6 UNITS



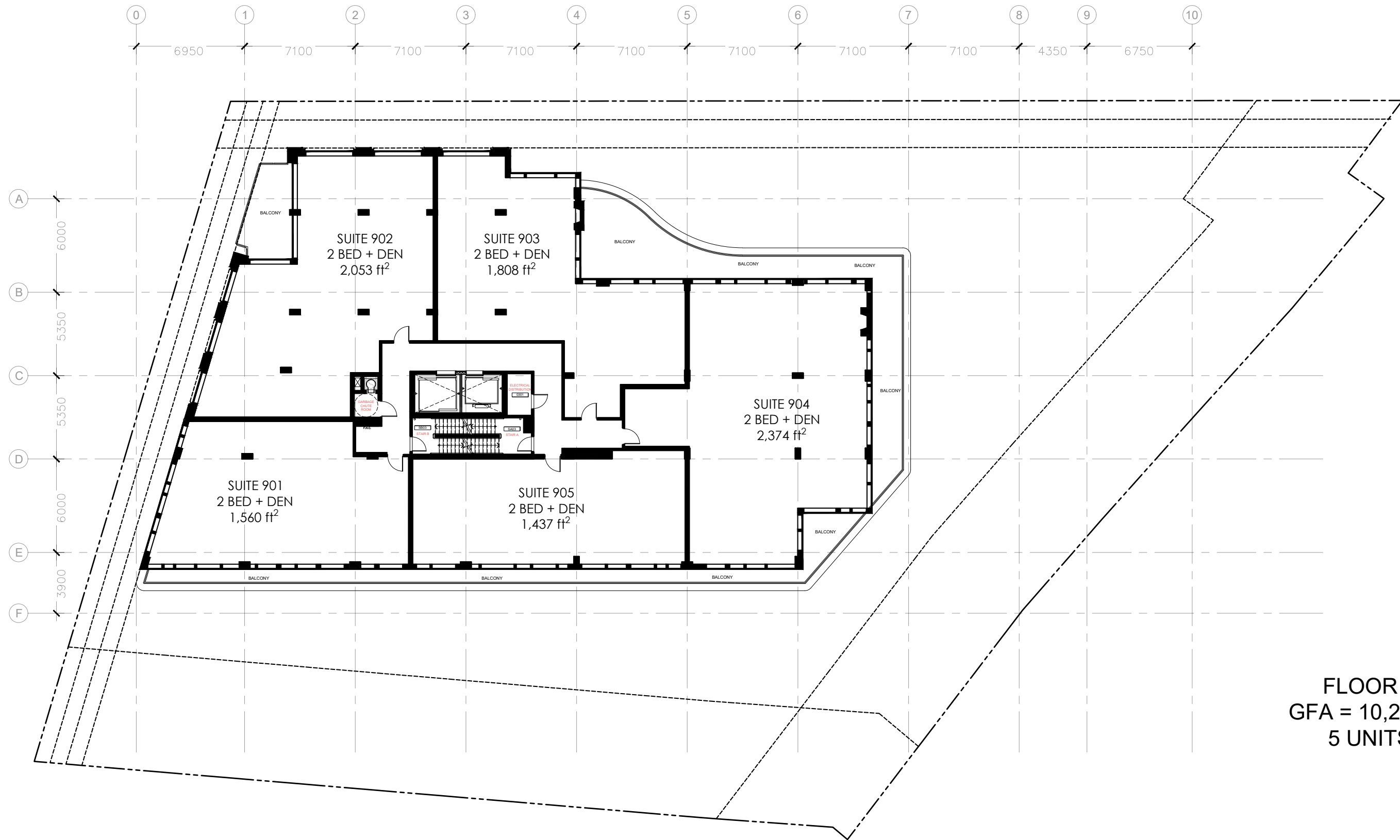
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LEVEL 8

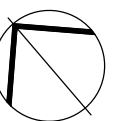
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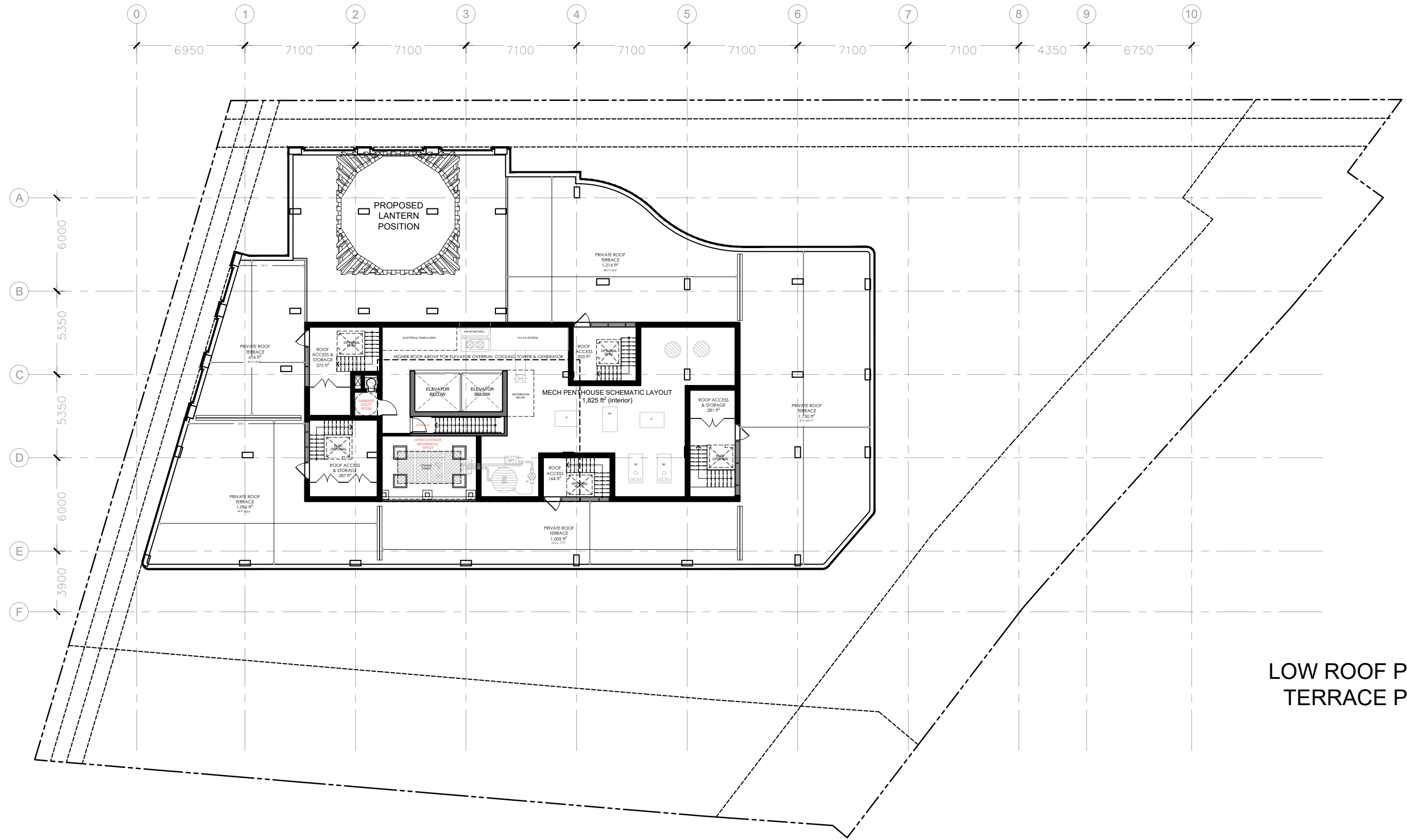
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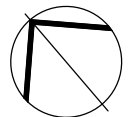


FLOOR 9  
 GFA = 10,288 ft<sup>2</sup>  
 5 UNITS





LOW ROOF PLAN /  
TERRACE PLAN

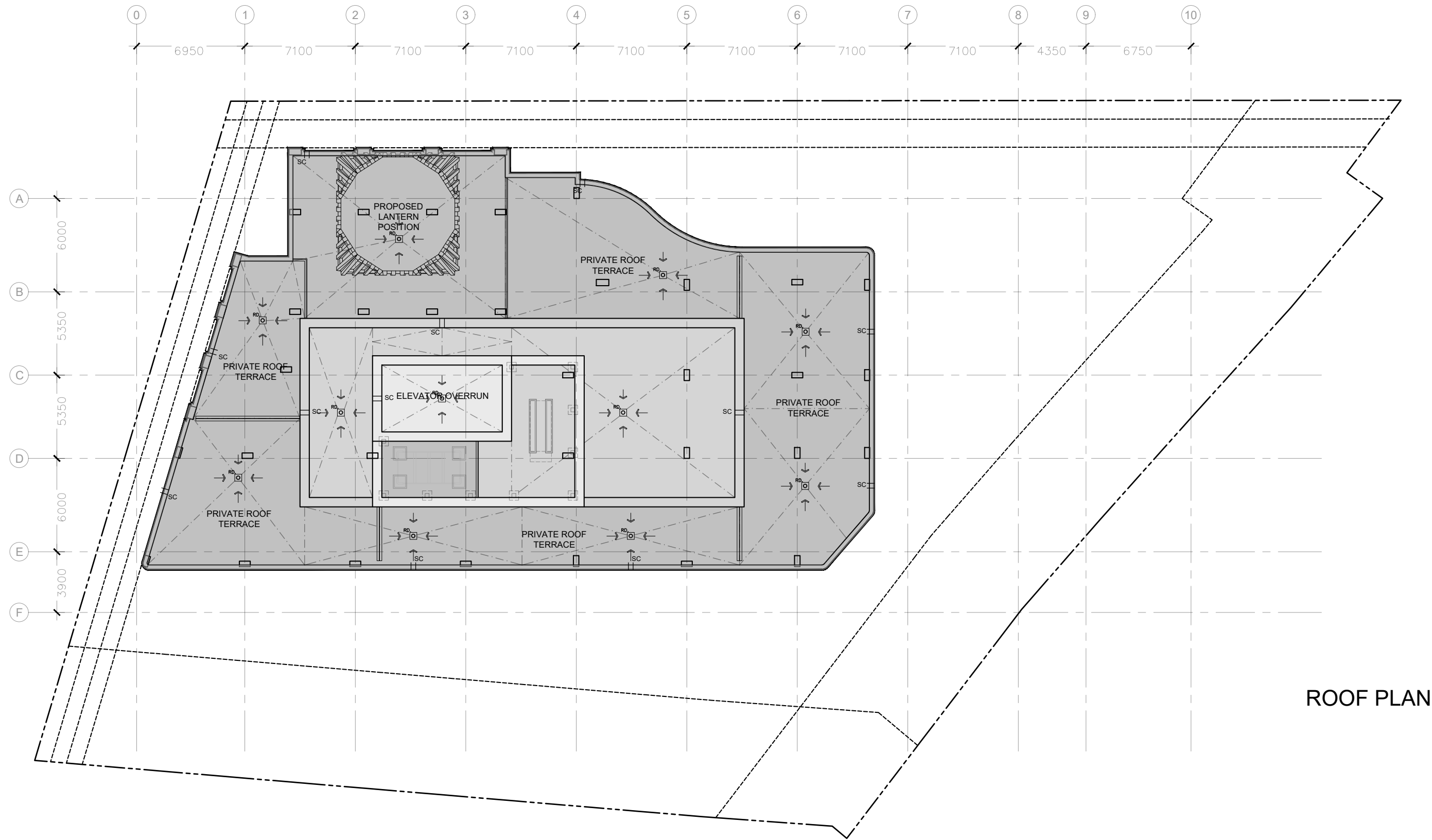


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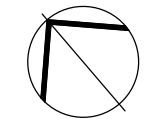
LOW ROOF LEVEL (TERRACES)

SCALE: 1:250

JANUARY 13<sup>th</sup> 2023



ROOF PLAN



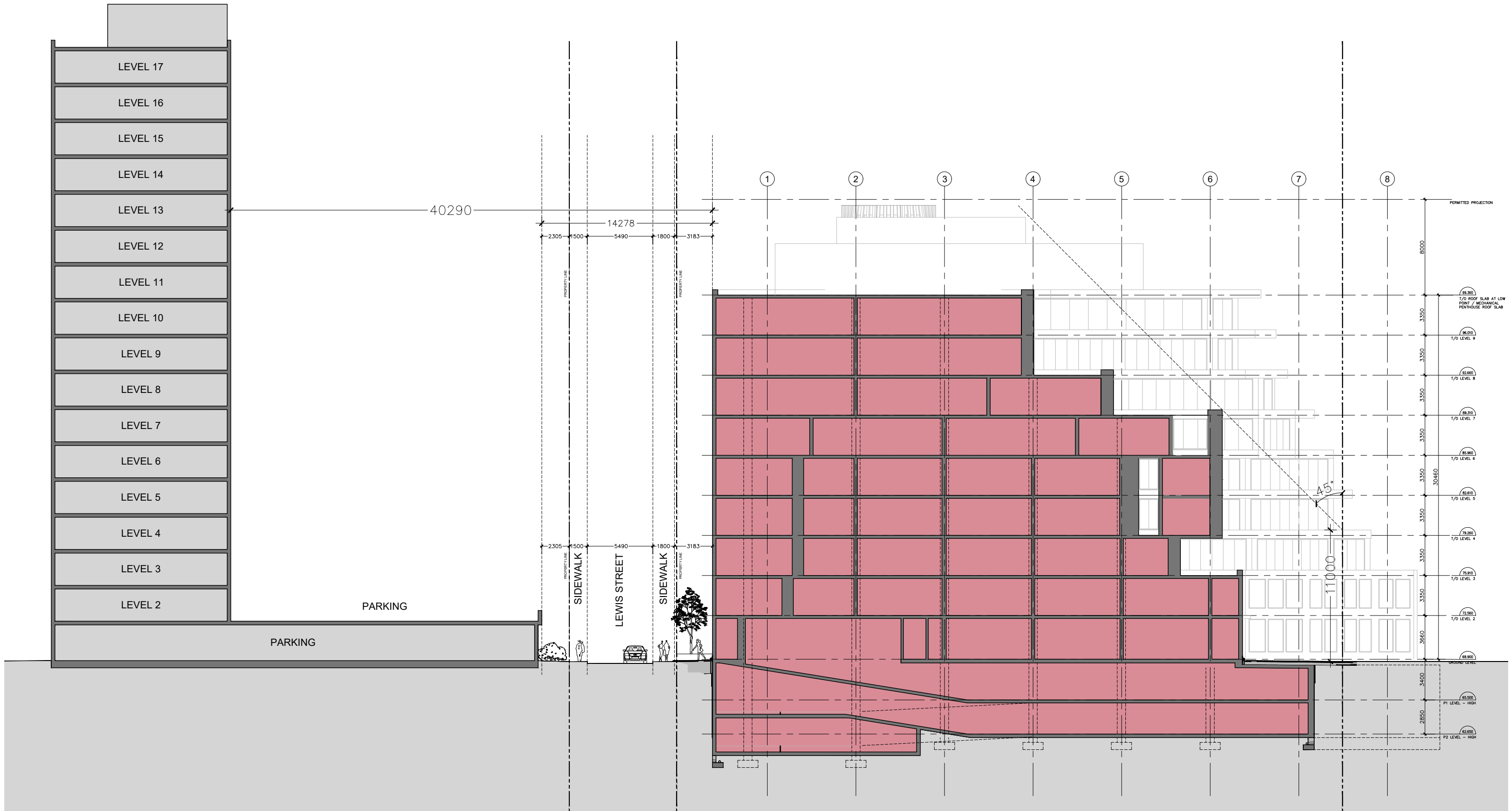
# 50 THE DRIVEWAY

ROOF LEVEL

SCALE: 1:250

JANUARY 13<sup>th</sup> 2023



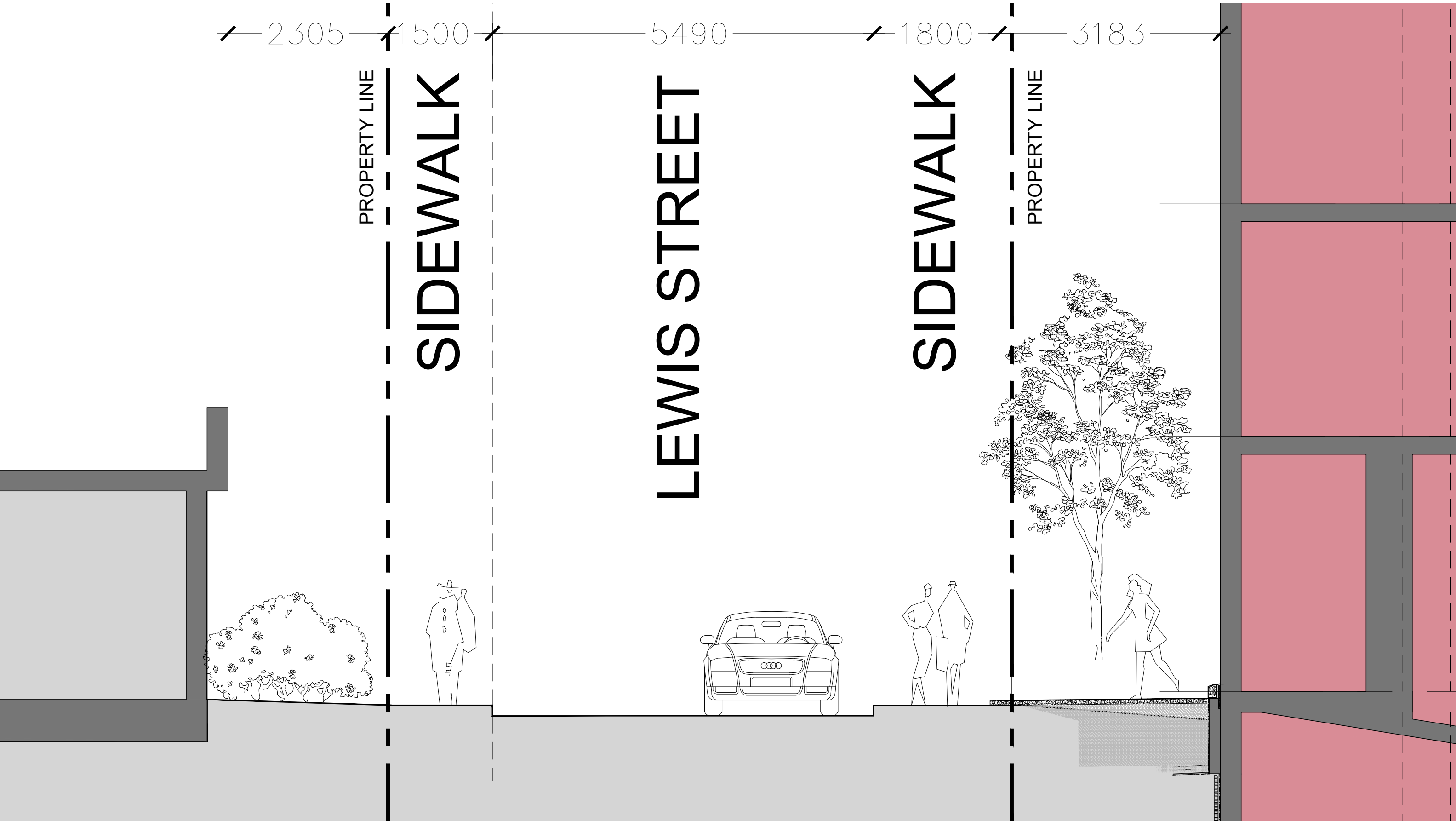


# 50 THE DRIVEWAY

## LEWIS STREET SCHEMATIC SECTION

SCALE: 1:300

JANUARY 13<sup>th</sup> 2023



2305

1500

5490

1800

3183

PROPERTY LINE

SIDEWALK

LEWIS STREET

SIDEWALK

PROPERTY LINE

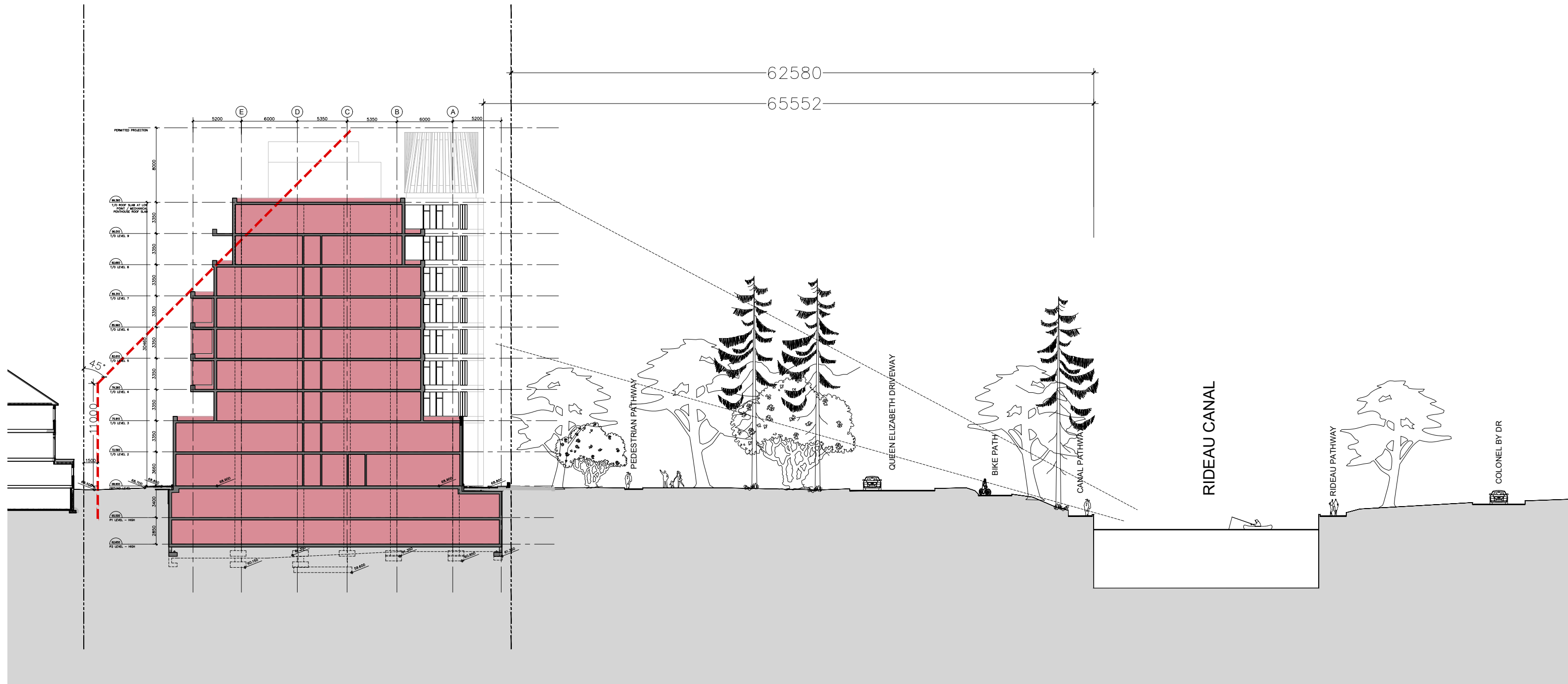


50 THE DRIVEWAY

LEWIS STREET SCHEMATIC SECTION

SCALE: 1:50

JANUARY 13<sup>th</sup> 2023



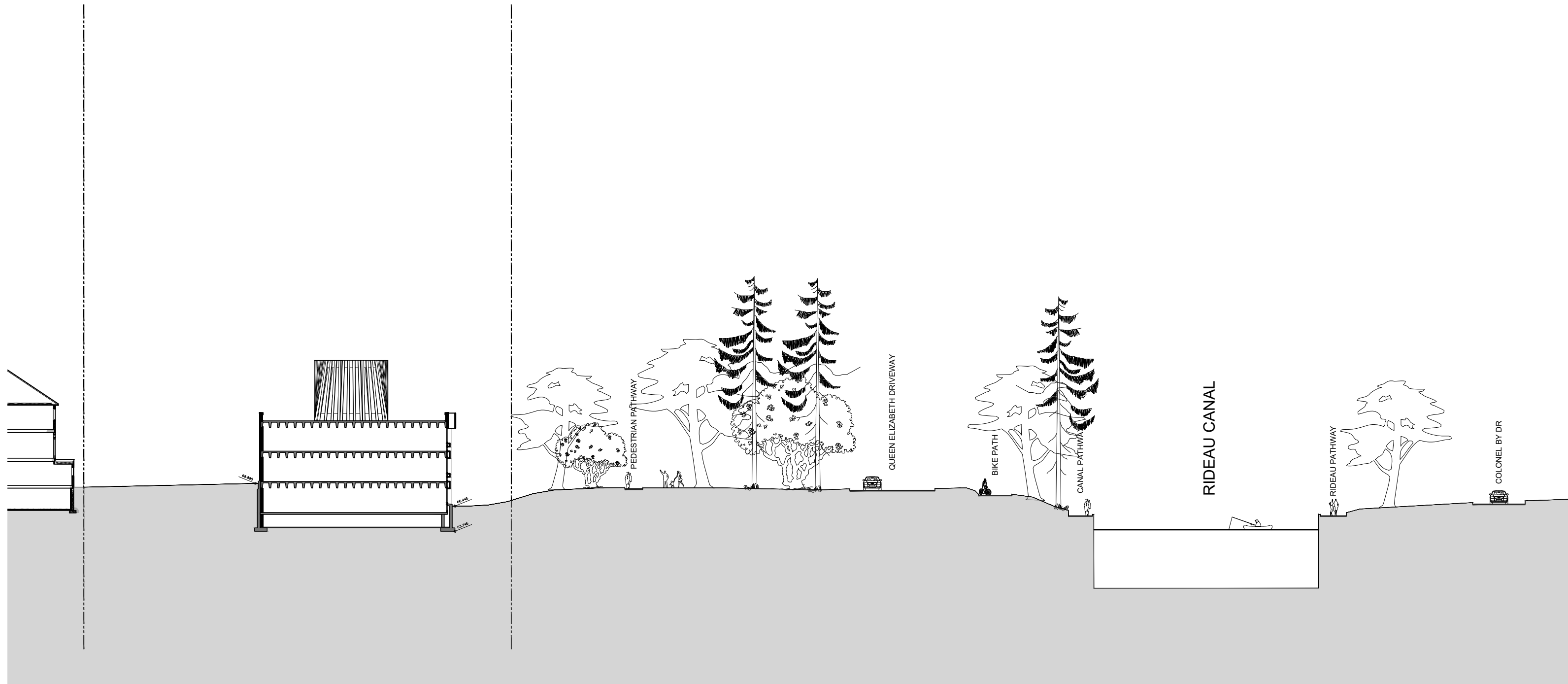
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SITE SCHEMATIC SECTION

SCALE: 1:400

JANUARY 13<sup>th</sup> 2023





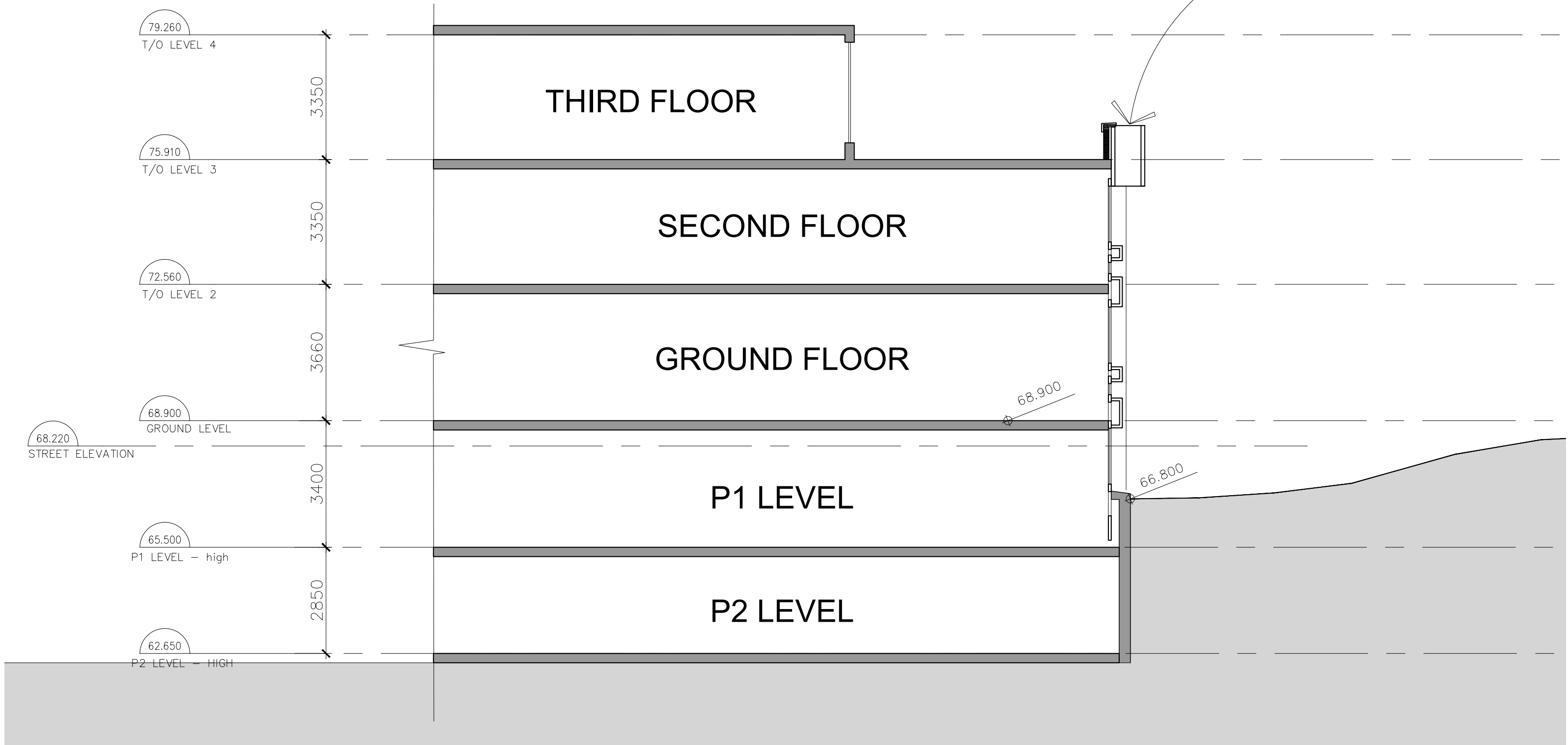
# 50 THE DRIVEWAY

SITE SECTION - EXISTING CONDITION

SCALE: 1:400

JANUARY 13<sup>th</sup> 2023

HERITAGE FACADE RELATIVE TO NEW FLOOR ELEVATIONS



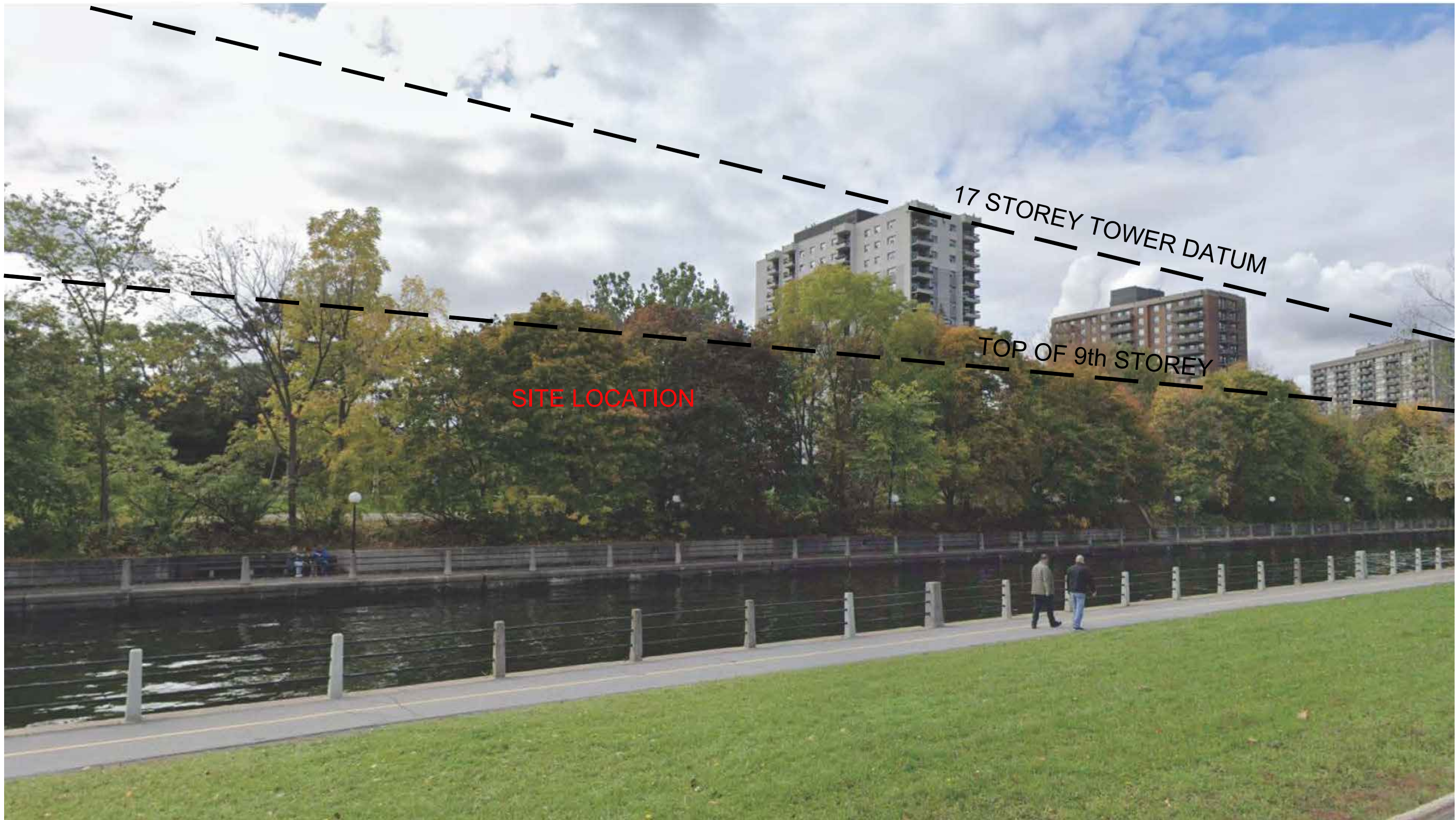
# 50 THE DRIVEWAY

EXISTING/NEW INTEGRATION

SCALE: 1:100

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SITE LOCATION

17 STOREY TOWER DATUM

TOP OF 9th STOREY



# 50 THE DRIVEWAY

CANAL VIEW  
SCALE: N/A

JANUARY 13<sup>th</sup> 2023