

ZONING ANALYSIS & BUILDING CODE ANALYSIS

Fill out ALL applicable items related to your project. Part 3 Buildings will require a full Building Code Analysis to be completed as well as a full Zoning Analysis.

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ZONING ANALYSIS TABLE				
Site Details	Existing	Proposed	Comments	Office Use
OCP Designation				
Zoning Designation				
Development Permit Area(s)				
Land Use				
Number of Buildings				
Site Area (m2)				
Site Width (m)				
Site Depth (m)				
Development Regulations	Bylaw Standard	Proposed	Comments	Office Use
Density (no. of units)				
Floor Area Ratio				
Site Coverage of Building(s) %				
Total Site Coverage				
Gross Floor Area (m2)				
Net Floor Area (m2)				
Building Height (m)				
Building Setbacks (m)				
Front				
Rear				
Interior Side (right)				
Interior Side (left)				
Exterior Side				
Number of Parking Spaces				
Total				
Accessible				
Visitor				
Manoeuvring Aisle Width(s) (m)				
Number of Loading Spaces				
Amenity Space (m2)				
Other Information:				
BUILDING CODE SUMMARY	Type Area Ht. No.	Other	Comments	Office Use
Governing Code PART 3 or PART 9				
Grade Elevation (m)				
Building Height in Storeys				
Construction Type: Combustible Non-Combustible Both				
Building Area: (m2)				
Sprinklers: NFPA 13, NFPA 13R, NFPA 13D				
Facing Number of Streets				
Occupancy Classification of Building: 3.1.2. 9.10.2.				
Major Occupancy Classification:				
Occupancy Fire Separations: Table 3.1.3.1. Table 9.10.8.1.				
Fire Resistance Rating between Groups				
Secondary Suite: Fire Resistance Rating Between Suites				
Secondary Suite: Heating System - separate or combined & Type				
Secondary Suite: Ventilation System - separate or combined & Type				
Other Information:				