

6389 - LUUX - Racecourse Road - SOUTHERN BASEMENT PARKING - SLENDER RESI TOWERS

Development Data

SITE SUMMARY

Site Area	10525	Total Apartments	200
Total GFA	32739	Hotel Keys	196
FSR	3.2	Total Parking Bays	527

Northern Mass - Hotel

COMMERCIAL GFA	1263		
HOTEL AMENITIES GFA	2060		
HOTEL KEYS GFA	9209		
TOTAL GFA NORTH	12532		
Current Available Parking			
Level G	51		
Level 1	58		
Level 2	65		
Level 3	65		
Total	239		
Parking Required			
Category	Quantity	Ratio	Total Bays
Hotel Keys	196	1	196
Hotel Staff	78	0.5	39
Hotel Motorcycle (Half car bay)	196	25	4
Retail - Level G - GFA	255	75	4
Food & Beverage - Level G - GFA	459	75	7
Gym, Spa, Yoga Studio - Level 1 - GFA	550	75	8
Total			258
Net Parking Bays			-19

Southern Mass - Residential - Basement Parking

COMMERCIAL GFA	1365		
RESIDENTIAL GFA	18325		
COMMUNAL AMENITY GFA	517		
TOTAL GFA SOUTH	20207		
Current Available Parking			
Level G	0		
Level 1	96		
Level 2	96		
Level 3	96		
Total	288		
Parking Required			
Category	Quantity	Ratio	Total Bays
1 Bedroom Units	75	1	75
2 Bedroom Units	100	1.2	120
3 Bedroom Units	25	1.5	37.5
Visitor Parking	200	0.2	40
Residential Motorcycle	200	15	7
Microbrewery - Level G - GFA	622	40	8
Showroom - Level G - GFA	479	75	7
Retail - Level G - GFA	0	40	0
Gym - Level G - GFA	265	40	7
Total Required			301.5
Net Parking Bays			-13.5