



Porta Low Rise Site Statistics

2025.10.16

Overall Site Statistics	Site Total	
Overall Site Area (m2)	29356.64 m2	
Overall Building Coverage (m2 %)	8312.00 m2	28.31%
Landscaped Area Excluding Lots (m2)	8757.58 m2	
Landscaped Area of Lots (m ²)	11936.71 m2	40.7%
Total Parking Space Count		
Residential Parking (x .75)	160 Req'd	202 Provided
Residential Parking Visitor (x .25)	43 Req'd	53 Provided
Commercial Parking	*33 Req'd	33 Provided
Min. Building Setback to Water	15.0m	
Total Residential Units	213	
Total Residential GFA (m2)	19638.32 m2	
Total Res. Private Outdoor (m2)	2777.80 m2	
Total Commercial GFA (m2)	660.00 m2	

*Area deducted at north east Marina access 71 m2

Previous total 29428 m2

* Calculated at 5 spaces per 100sf Commercial

Individual Lot Statistics



24

Lot Information

Lot Area (m ²)	162.2	
Building Coverage (m ²)	95.06	1045.66
Building Coverage (%)	59%	
Landscaped Area (m ²)	19.85	218.35
Landscaped Area (%)	12%	
Dwelling Units	2	22
Parking - Residential	3	33
Minimum needed .75 Res w/ .2 Visitor	21 (12 additional shown)	
Setbacks		
Front Yard	7.5m	
Side Yard (Interior)	0m	
Side Yard (Exterior)	1.2m	
Rear Yard	5.0m	
Maximum Building Height	15.5m	

Lot Type A - Stacked Town	
11	Total Lots
Per Lot	TOTAL
162.2	1045.66
59%	
19.85	218.35
12%	
2	22
3	33
21 (12 additional shown)	
7.5m	
0m	
1.2m	
5.0m	
15.5m	

Lot Type B - Stacked Town Back-to-Back	
40	Total Lots
Per Lot	TOTAL
89.1	2784.4
78%	
19.49	779.6
22%	
2	80
2	99
76 (13 additional shown)	
4.1m	
0m	
1.2m	
0m	
15.0m	

Lot Type C - Stacked Town			
12	Exterior Lot Module	12	Interior Lot Module
Per Lot: Exterior	TOTAL	Per Lot: Interior	TOTAL
154.58	830.28	125.2	814.92
45%		54%	
66.05	792.6	38.59	463.08
43%		31%	
2	24	2	24
2	30	2	30
23 (7 additional shown)		23 (7 additional shown)	
6.2m		6.2m	
0m		0m	
1.2m		n/a	
5.0m		5.0m	
14.5m			

Lot Type D - Stacked Town	
10	Double Lot Module
Per Double Lot	TOTAL
289.46	1045.8
36%	
92.55	925.5
32%	
4	40
4	40
38 (2 additional shown)	
3.4m	
0m	
3.0m to C.L. Driveway	
11.4m	
15.0m	

Commercial A, Condos Above	
1st Floor Commercial 2nd-6th Residential	
Building Coverage m2	465
Commercial Area m2	210
Dwelling Units	20
Residential Parking	18
Residential Visitor	5
Dwelling Unit GFA m2	2,075
Commercial Block B 1st floor commercial, 2nd residential	
Building Coverage m2	150 m2
Commercial Area m2	450 m2
Residential Units	3
Amenity Building	
Amenity Bldg Coverage	610 m2
Amenity Outdoor area	1044 m2
Total Comm. Parking	33

Unit Sizes

Unit #1 Lower	1180	500
Unit #2 Upper	1650	280
Unit #3 Lower		
Unit #4 Upper		

sf	Outdoor sf
1180	500
1650	280

sf	Outdoor sf
700	150
1130	150

sf	Outdoor sf
730	280
1200	150

Unit #1 Lower	740	100
Unit #2 Upper	1100	150
Unit #3 Lower	900	100
Unit #4 Upper	1100	150

sf	Outdoor sf
740	100
1100	150
900	100
1100	150

Lot Totals

All Lots Totals sf	31130 sf	8580 sf
All Lots Totals m2	2892.07 m2	797.11 m2

2830	780
73200 sf	6000 sf
6800.50 m2	557.42 m2

1830	150
46320 sf	10320 sf
4303.27 m2	958.76 m2

1930	430
38400 sf	5000 sf
3567.48 m2	464.52 m2

3840	500
38400 sf	5000 sf
660.00 m2	

Commercial

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Issued For: Information



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