

Site Plan  
 ADV 1:300

PARKING SCHEDULE - FLOOR		
Type	DESCRIPTION	COUNT
LV1-1	20' x 2.5m	34
20' x 2.5m - VISITOR	2.5m x 2.5m	4
20' x ACC - 5.9m x 4.4m	2.5m x 4.4m	3
LV1-1		41
TO UG PARKING		
20' x 2.5m x 2.5m	2.5m x 2.5m	210
20' x 2.5m x 2.5m - VISITOR	2.5m x 2.5m	42
20' x ACC - 5.9m x 4.4m	2.5m x 4.4m	2
TO UG PARKING - TOT		216

SITE STATISTICS			
DESCRIPTION	AREA (M)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT	3,074.90 m <sup>2</sup>	42,705 SF	31.1%
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HARD LANDSCAPE	2,714.01 m <sup>2</sup>	29,273 SF	21.2%
ROOF	2,620.00 m <sup>2</sup>	28,200 SF	20.7%
PAVING	261.00 m <sup>2</sup>	2,804 SF	2.1%
PLANTER	2,020.00 m <sup>2</sup>	21,750 SF	16.0%
BIODIVERSITY	1,540.70 m <sup>2</sup>	16,571 SF	12.2%
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SOFT LANDSCAPE	4,982.25 m <sup>2</sup>	53,730 SF	39.5%
LANDSCAPE	3,817.75 m <sup>2</sup>	41,084 SF	29.9%
LANDSCAPE	3,817.75 m <sup>2</sup>	41,084 SF	29.9%
LANDSCAPE	13,796.24 m <sup>2</sup>	147,619 SF	100.0%
PROPERTY	13,796.30 m <sup>2</sup>	147,619 SF	100.0%

UNIT MIX		
Name	Area	Count (% BY COUNT)
1 SD	451 SF	655 (11)
2 SD	542 SF	567 (8)
STACK TOWNHOUSE - LOWER UNIT	565 SF	38 (4)
STACK TOWNHOUSE - UPPER UNIT	569 SF	38 (4)
	554	100%

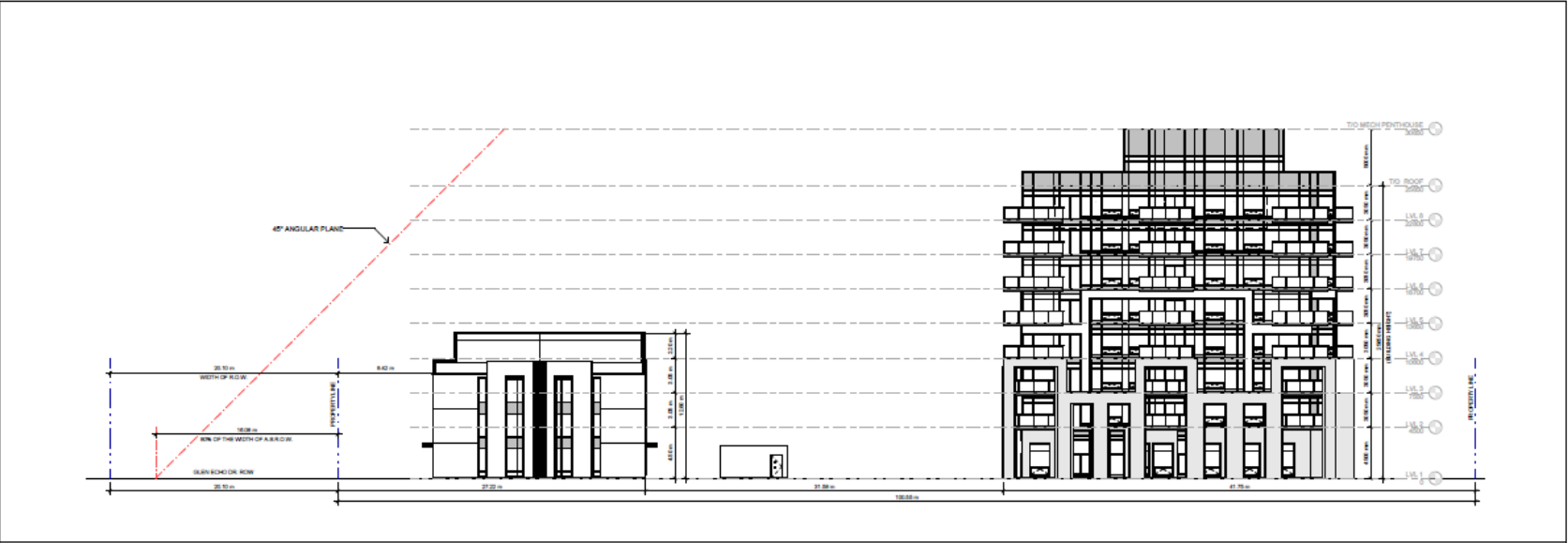
AMENITY SCHEDULE		
BUILDING	Name	Area
	BALCONY	19833 SF
	INDOOR AMENITY	1923 SF
	OUTDOOR AMENITY	3938 SF
	PATIO	2036 SF
	TOWNHOUSES	2036 SF

SITE STATISTICS			
Proposed Zoning Provision	Mixed Use Medium Density Zone with Special Provisions (M-U-M)	Required (IC)	Provided
Lot Area	-	1236 sq. ft.	1236 sq. ft.
Residential Units	-	354 units	354 units
Commercial GFA	-	-	-
Building Height (max)	22 m (max)	Townhouse Max: 5.14 m Townhouse Min: 12.5 m Apartment Max: 7.5 m Apartment Min: 20.5 m	
Facade Height	7.5 m (min)	9.14 m (min)	
Facade Width (min. % of front set line)	40%	55.5%	
Front Yard	3m (min) 5m (max)	6m (min) 14.5m (max)	
Side Yard (min.)	7.5 m (min)	7.5 m	
Setback abutting a Residential/Industrial Zone or residential use (min.)	7.5 m (min)	0 m	
Amenity Area (min.)	Min: 50 sqm 4 sqm unit for each unit less than 50 sqm or equal to 50 sqm of GFA Min: 145 sqm 5 sqm unit for unit greater than 50 sqm of GFA	Indoor = 175.05 m <sup>2</sup> Outdoor = 2449.76 m <sup>2</sup>	
Parking (Residential/Industrial Zone (min))	1.5m (min)	1.5m	
Parking (Residential/Dwelling minimum)	Multiple dwelling units greater than 50m <sup>2</sup> : 0.3 spaces per unit 20 units less than 50m <sup>2</sup> : 20 x 0.3 = 6 spaces	315 spaces provided	
Parking (Residential/Dwelling MAXIMUM)	Multiple dwelling units greater than 50m <sup>2</sup> : 3.44 units above 50m <sup>2</sup> : units 14 x 0.7 spaces per unit 14 x 0.7 spaces = 9.8 spaces therefore 9 spaces units 15 x 0.8 spaces per unit 30 x 0.8 spaces = 24 spaces therefore 30 spaces 51 units = 1.0 per unit (51 x 1.0) = 51 spaces 233 total parking spaces required		
Parking (Residential/Dwelling MAXIMUM)	1.25 per unit Maximum of 330 spaces permitted		
Parking (Commercial)	-	-	-
Parking (Total)	330 spaces	330 spaces	
Accessible Parking	201-300 spaces required minimum 2 spaces + 2% of the total number of required parking spaces determination 2% of 330 = 6.6 Rounded to 7 spaces 2 + 7 = 9 total spaces required	6 spaces	
Bicycle Parking - Long Term (1.5m x 0.6m)	-	-	-
Bicycle Parking - Short Term	30	30	
Special Provisions Requested	-	-	-

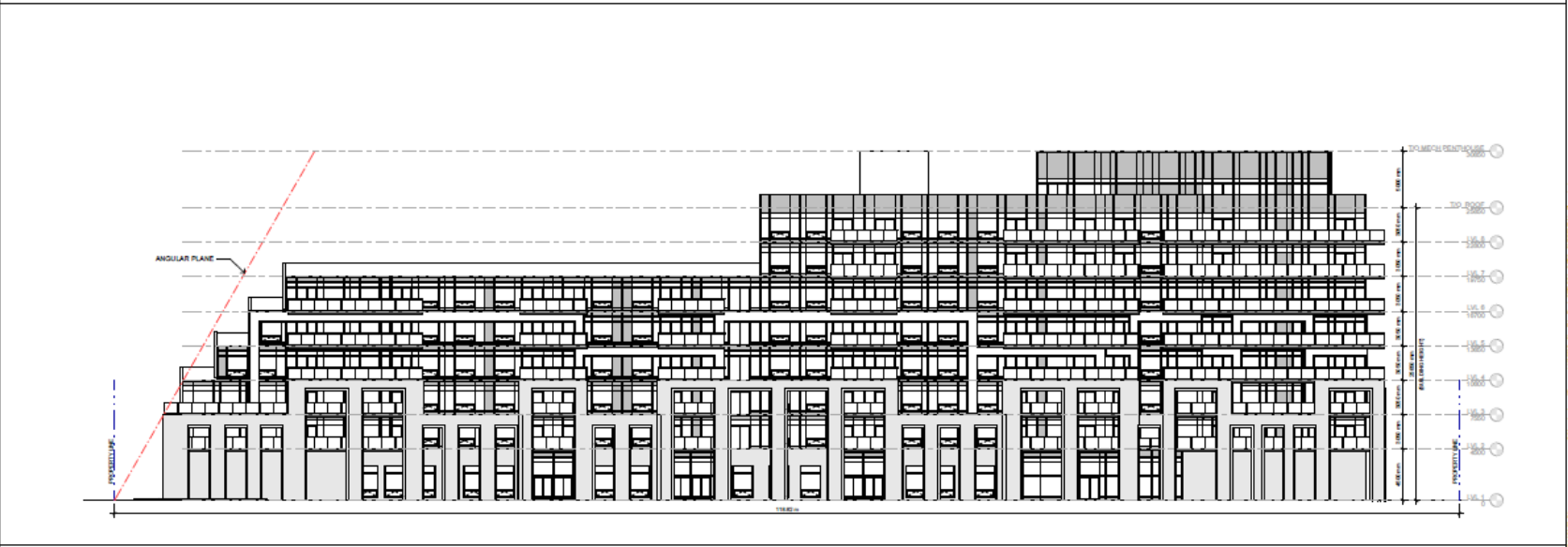


U/G P1  
1:300

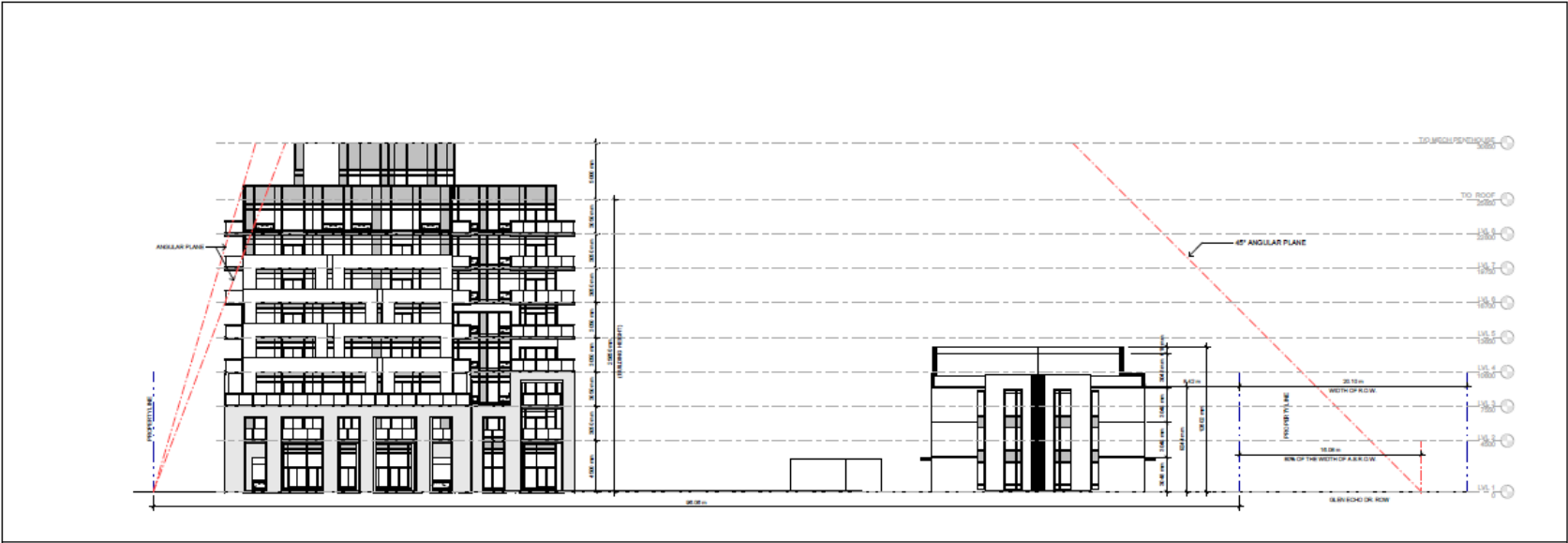
PARKING SCHEDULE - FLOOR		
Type	DESCRIPTION	COUNT
LVL 1		
BP	5.8m x 2.9m	54
BP	5.8m x 2.9m - VISITOR	4
BP	ACC 4.8m x 4.8m	3
LVL 1 RT		
TOTAL PARKING		
BP	5.8m x 2.9m	210
BP	5.8m x 2.9m - VISITOR	62
BP	ACC 4.8m x 4.8m	3
TOTAL PARKING 275		275
		318



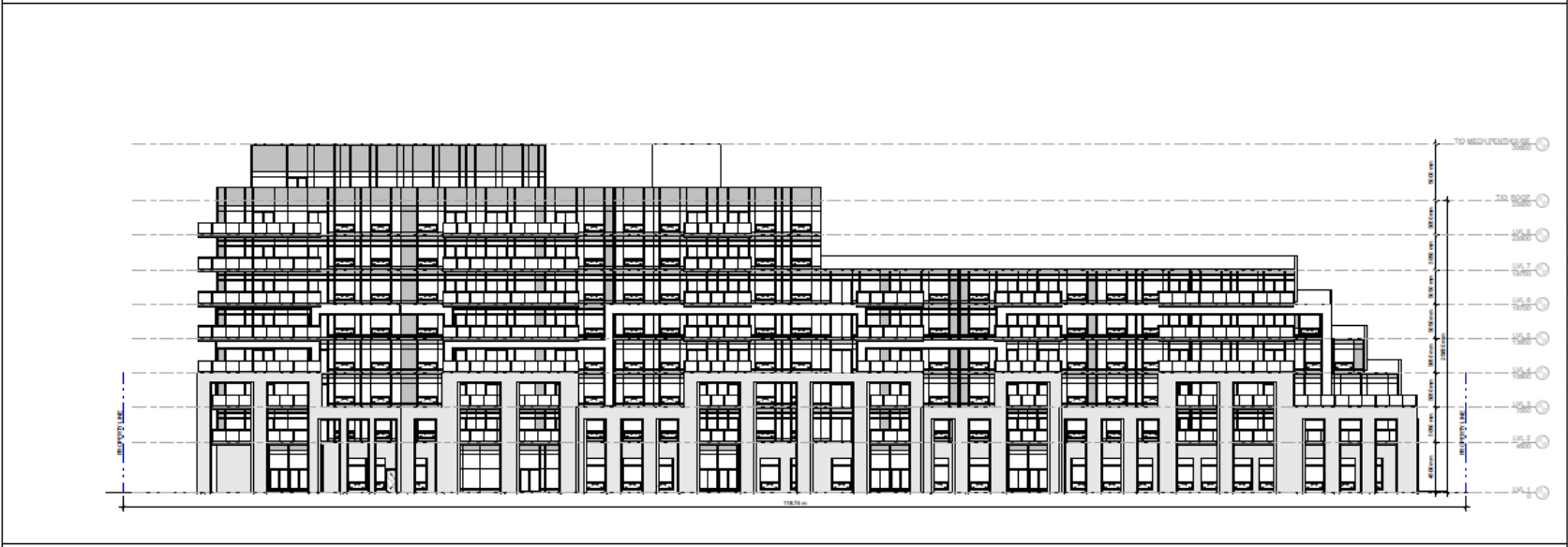
2 NORTH ELEVATION - BUILDING A  
ASU 1:175



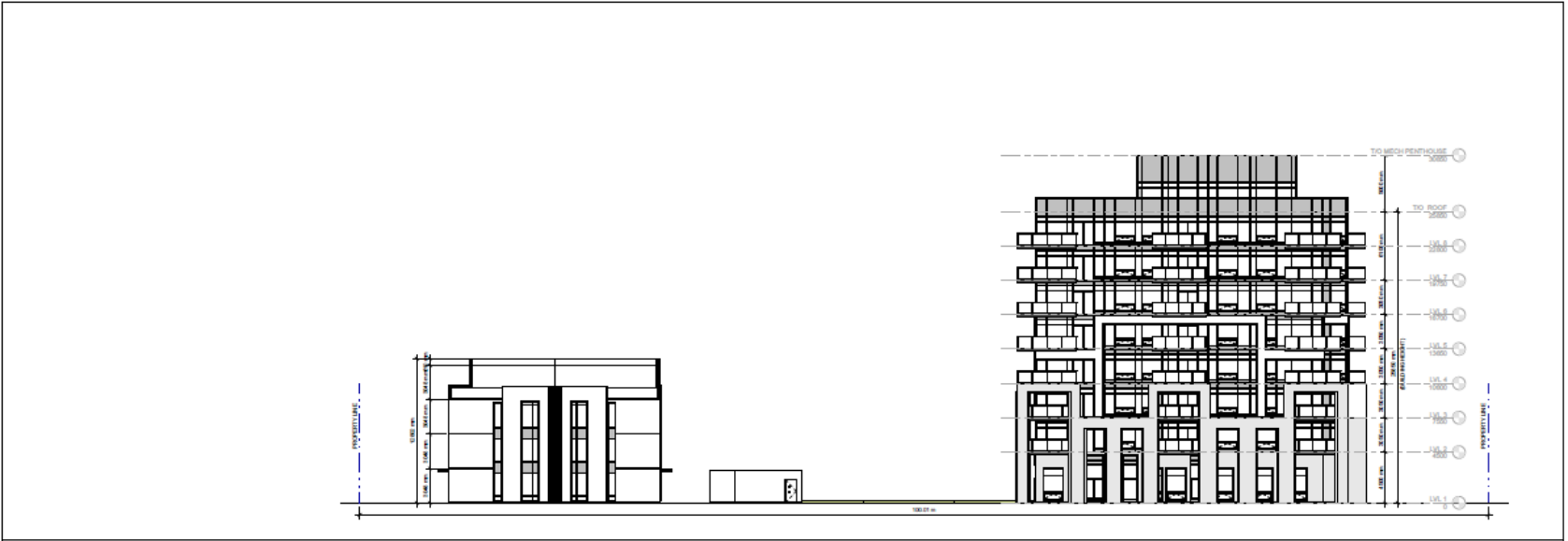
1 EAST ELEVATION - BUILDING A  
ASU 1:175



1 SOUTH ELEVATION - BUILDING A  
1:175



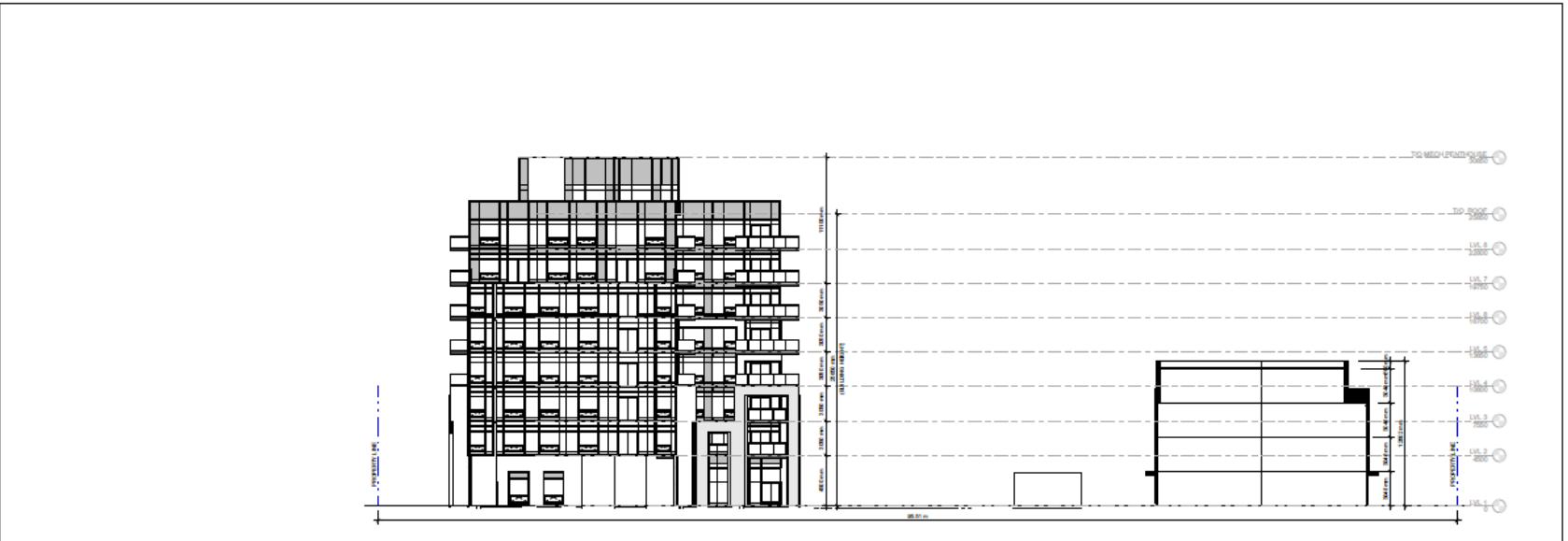
2 WEST ELEVATION - BUILDING A  
1:175



1 NORTH ELEVATION - BUILDING B  
A305 / 1:175



2 EAST ELEVATION - BUILDING B  
A305 / 1:175



1 SOUTH ELEVATION - BUILDING B  
1:175



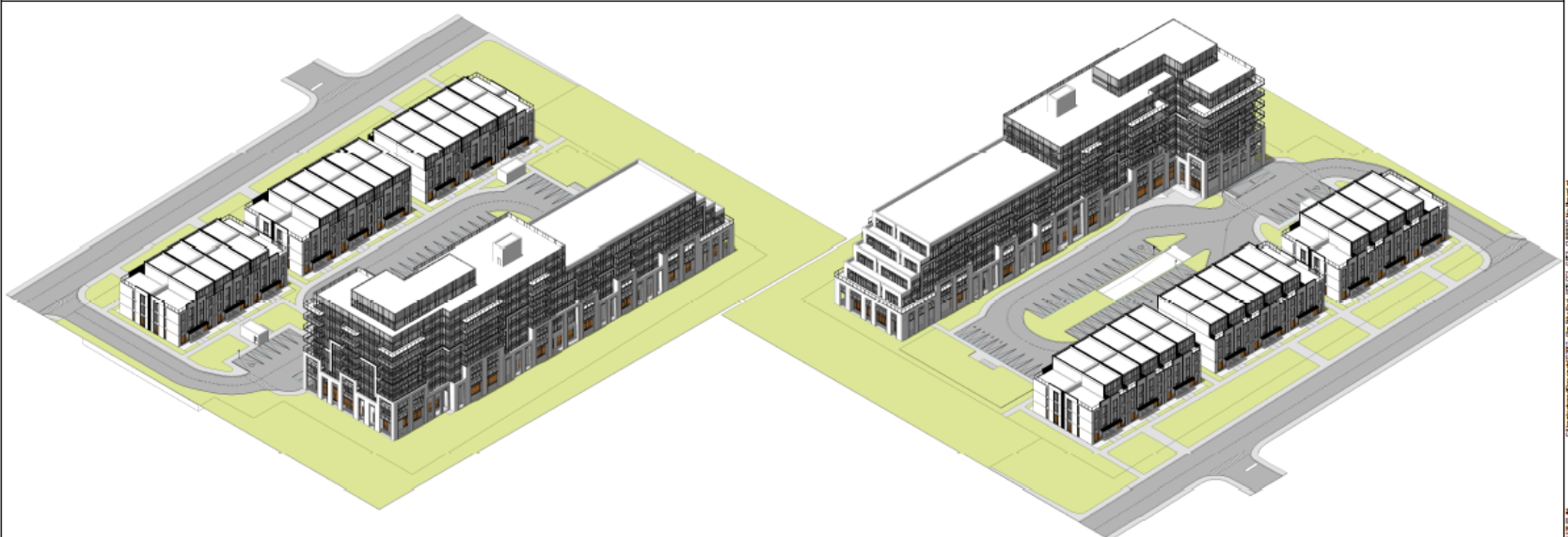
2 WEST ELEVATION - BUILDING B  
1:175





4 3D AXO IV  
A210

2 3D AXO II  
A210



3 3D AXO III  
A210

1 3D AXO I  
A210