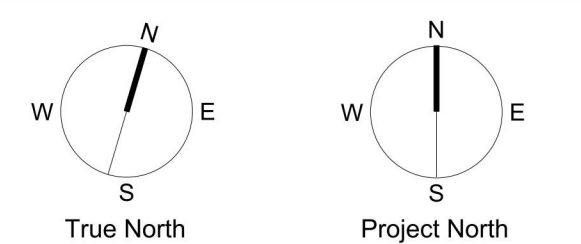


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Zone Compliance Table			
Core Area (CA) Zone Standards			
Provision	Required	Provided	
Min. Lot Area (m ²)	700 m ²	5,914 m ²	
Min Lot Frontage	18 metres	77.35 metres	
Min Front Yard	2.0 metres	0	
Max Front Yard	4.5 metres	4.4 metres	
Min Rear Yard	7.5 metres	4.5 metres	
Min Side Yard on one side (north)	4.5 metres	3.5 metres	
Min. Side Yard on the other side (south)	1.0 metres	1.4 metres	
Maximum Coverage	70%	53%	
Min. Height	7.5 metres	-	
Max Height	11.0 metres	21.7 metres to parapet 5m for mechanical penthouse	
Min. Parking Residential Commercial	1.25 space/unit 1 space/18 sq. m	200 spaces 17 spaces	
Min Bicycle Parking Residential Commercial	25 spaces / res unit =40 1 space/200m ² = 1	40 1	
Loading Spaces Residential Commercial	Residential - 1 space for more than 30 res units Commercial =0 for less than 250m ²	0 1	
Size	3.6mx14m x 4.2m	3.6mx14mx4.2m	
Min. Amenity Area	-15 m ² for each dwelling unit for first 8 units and 7.5m ² for remaining units (1260m ²) or 15% of lot area (887.18m ²)	1261m ²	
Min. At Grade Amenity Area	50.0 m ² of contiguous space	Minimum Indoor - 124m ² Minimum Outdoor - 154m ²	
Min. Planting Strip	3.0m	2.4m	

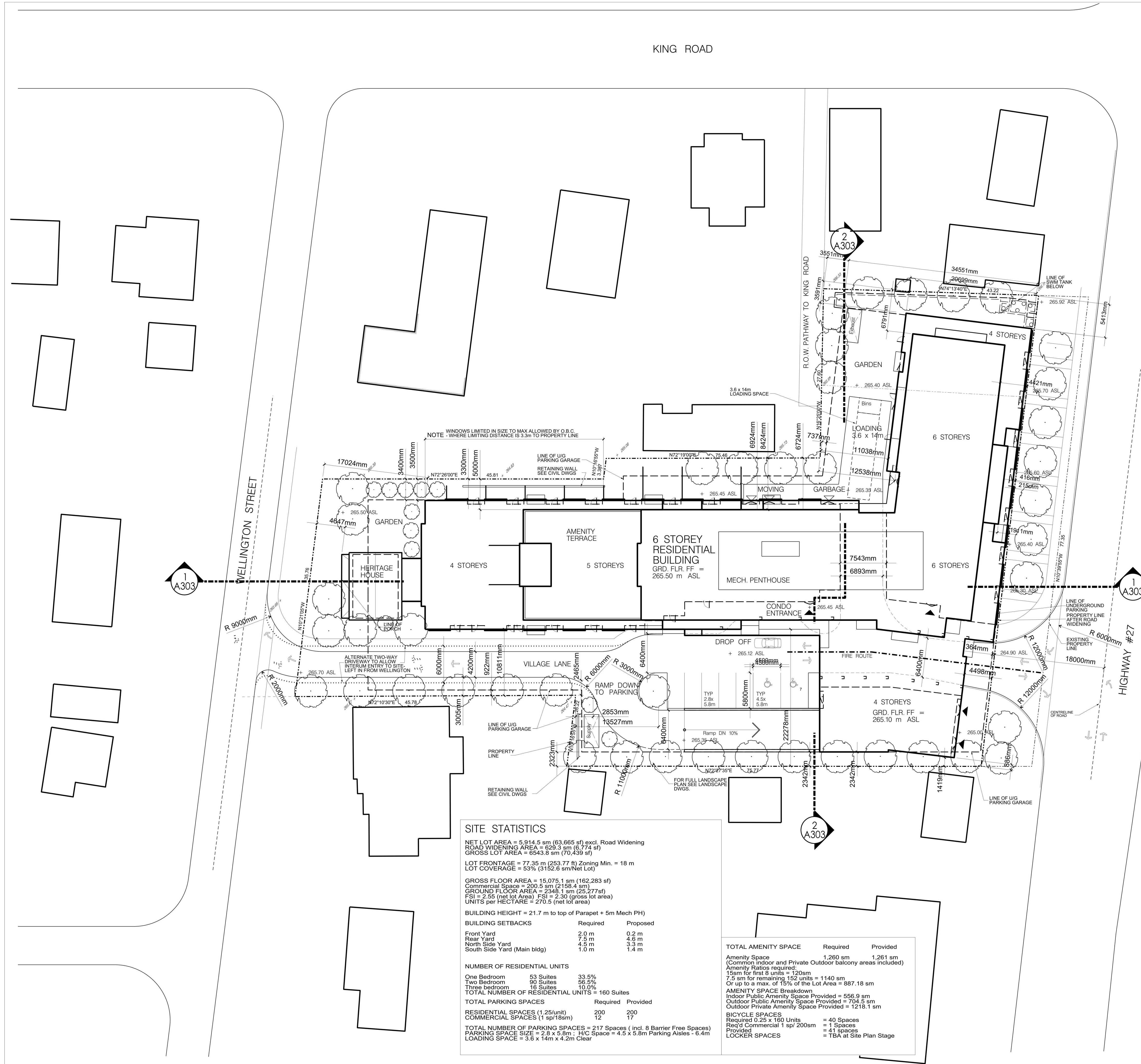
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SITE PLAN

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SITE STATISTICS

NET LOT AREA = 5,914.5 sm (63,665 sf) excl. Road Widening
ROAD WIDENING AREA = 629.3 sm (6,774 sf)
GROSS LOT AREA = 6543.8 sm (70,439 sf)

LOT FRONTAGE = 77.35 m (253.77 ft) Zoning Min. = 18 m
LOT COVERAGE = 53% (3152.6 sm/Net Lot)

GROSS FLOOR AREA = 15,075.1 sm (162,283 sf)
Commercial Space = 200.5 sm (2,158.4 sq ft)
GROUND FLOOR AREA = 2348.1 sm (25,277 sf)
FSI = 2.55 (net lot area) FSI = 2.30 (gross lot area)
UNITS per HECTARE = 270.5 (net lot area)

BUILDING HEIGHT = 21.7 m to top of Parapet + 5m Mech PH)

BUILDING SETBACKS

	Required	Proposed
Front Yard	2.0 m	0.2 m
Rear Yard	7.5 m	4.6 m
North Side Yard	4.5 m	3.3 m
South Side Yard (Main bldg)	1.0 m	1.4 m

NUMBER OF RESIDENTIAL UNITS

One Bedroom	53 Suites	33.5%
Two Bedroom	90 Suites	56.5%
Three bedroom	16 Suites	10.0%
TOTAL NUMBER OF RESIDENTIAL UNITS = 160 Suites		

TOTAL PARKING SPACES

	Required	Provided
RESIDENTIAL SPACES (1.25/unit)	200	200
COMMERCIAL SPACES (1 sp/18sm)	12	17
TOTAL NUMBER OF PARKING SPACES = 217 Spaces (incl. 8 Barrier Free Spaces)		

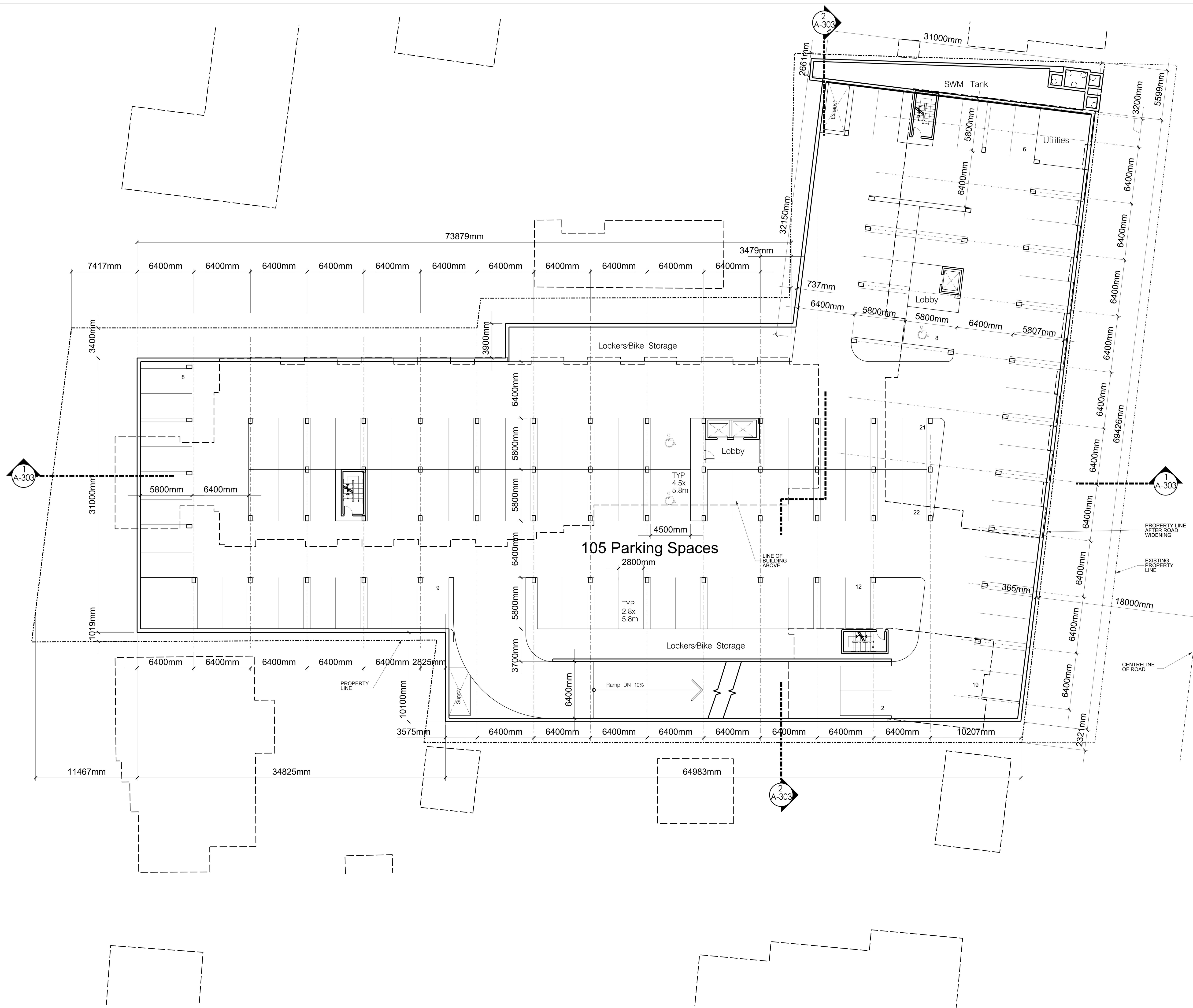
PARKING SPACE SIZE = 2.8 x 5.6m - H/C Space = 4.5 x 5.8m Parking Aisles - 6.4m
LOADING SPACE = 3.6 x 14m x 4.2m Clear

TOTAL AMENITY SPACE

	Required	Provided
Amenity Space (Common indoor and Private Outdoor balcony areas included)	1,260 sm	1,261 sm
Amenity Ratios required:		
15sm for first 8 units = 120sm		
7.5 sm for remaining 152 units = 1140 sm		
Or up to a max. of 15% of the Lot Area = 887.18 sm		
AMENITY SPACE Breakdown		
Indoor Public Amenity Space Provided = 556.9 sm		
Outdoor Public Amenity Space Provided = 704.5 sm		
Outdoor Private Amenity Space Provided = 1218.1 sm		

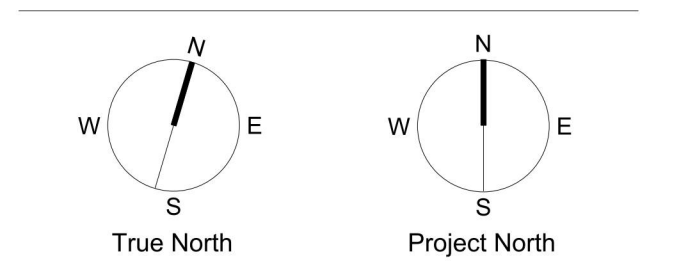
BICYCLE SPACES

Required 0.25 x 160 Units	= 40 Spaces
Req'd Commercial 1 sp/ 200sm	= 1 Spaces
Provided	= 41 spaces
LOCKER SPACES	= TBA at Site Plan Stage



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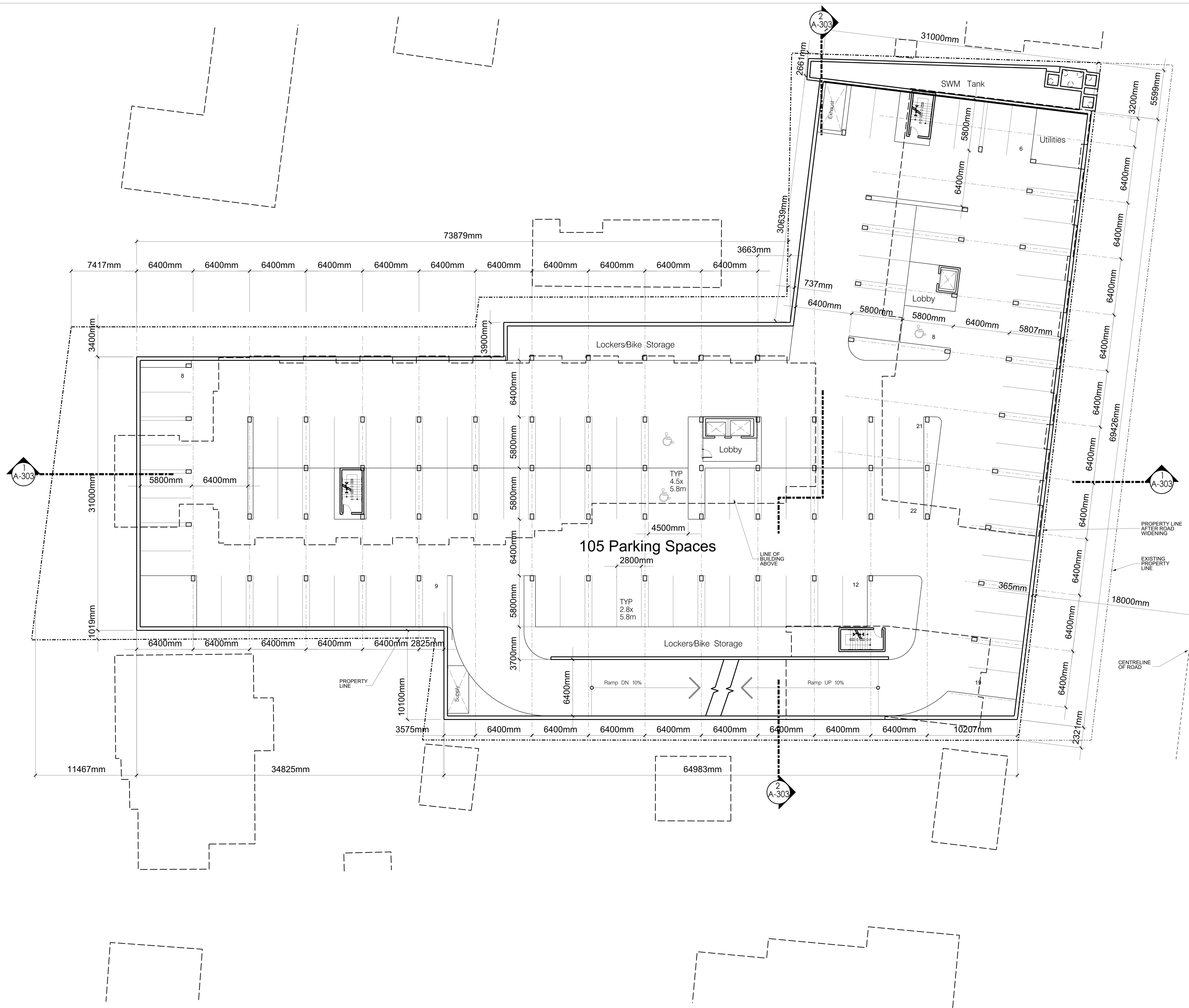
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PARKING LEVEL P2

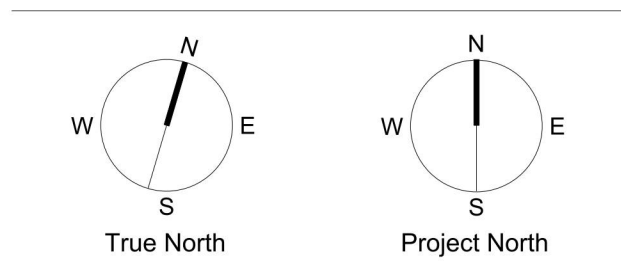
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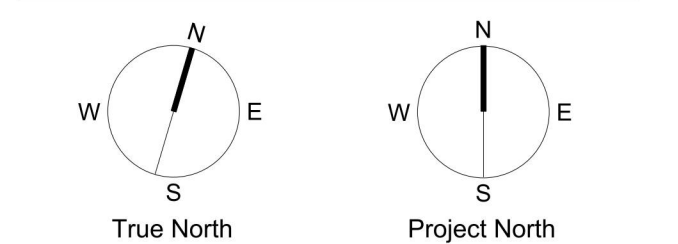
PARKING LEVEL P1

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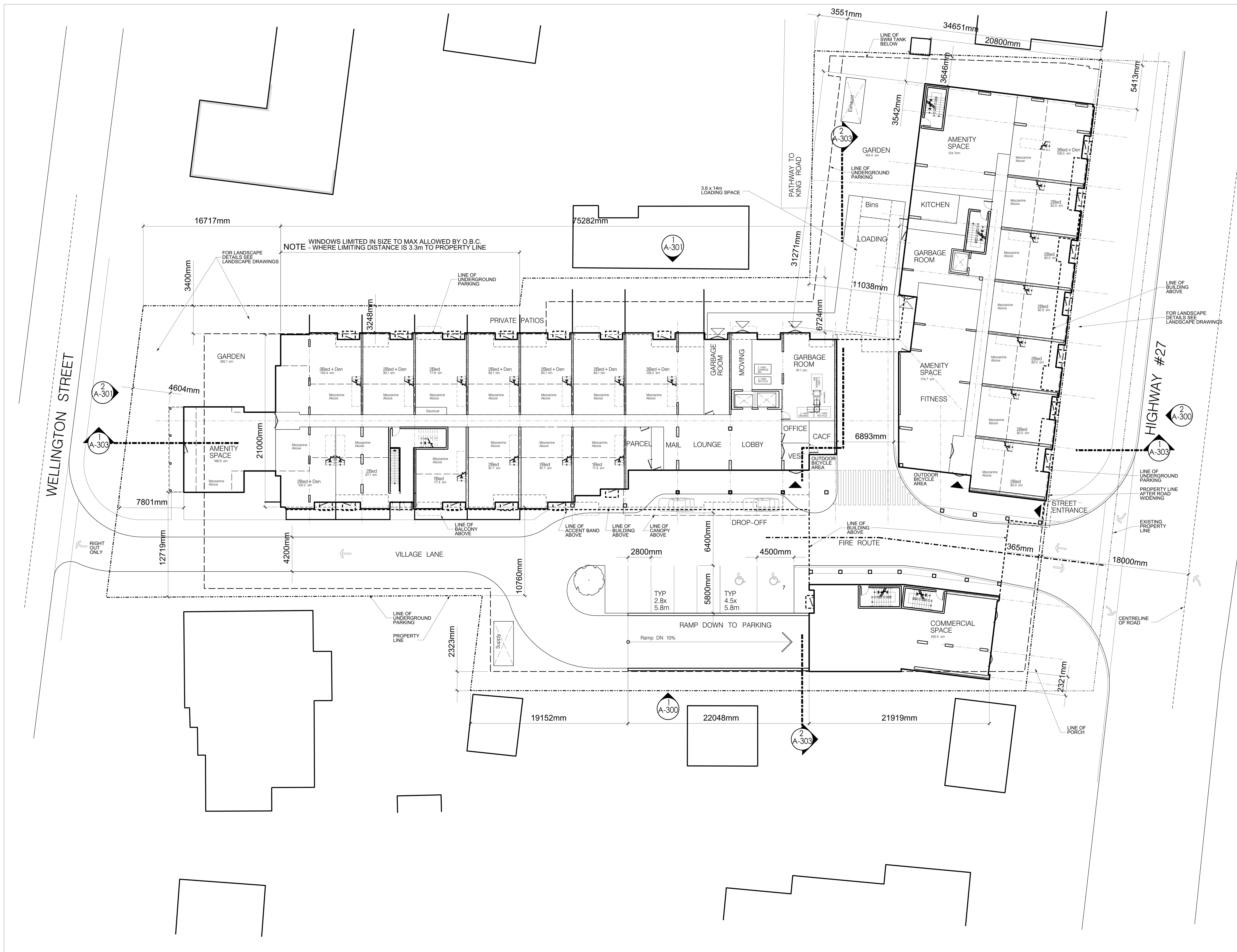
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GROUND FLOOR PLAN

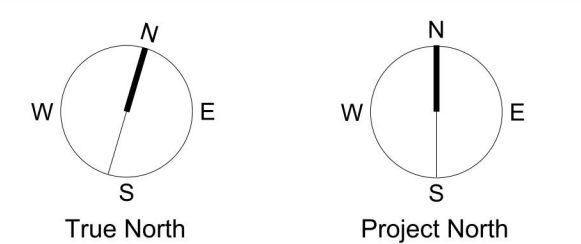
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MEZZANINE PLAN

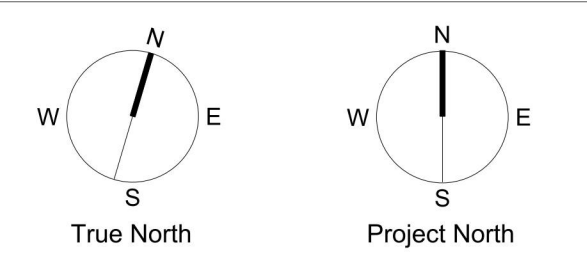
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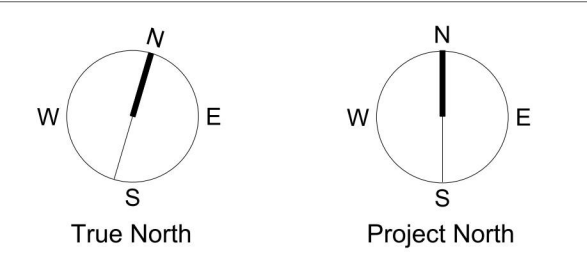
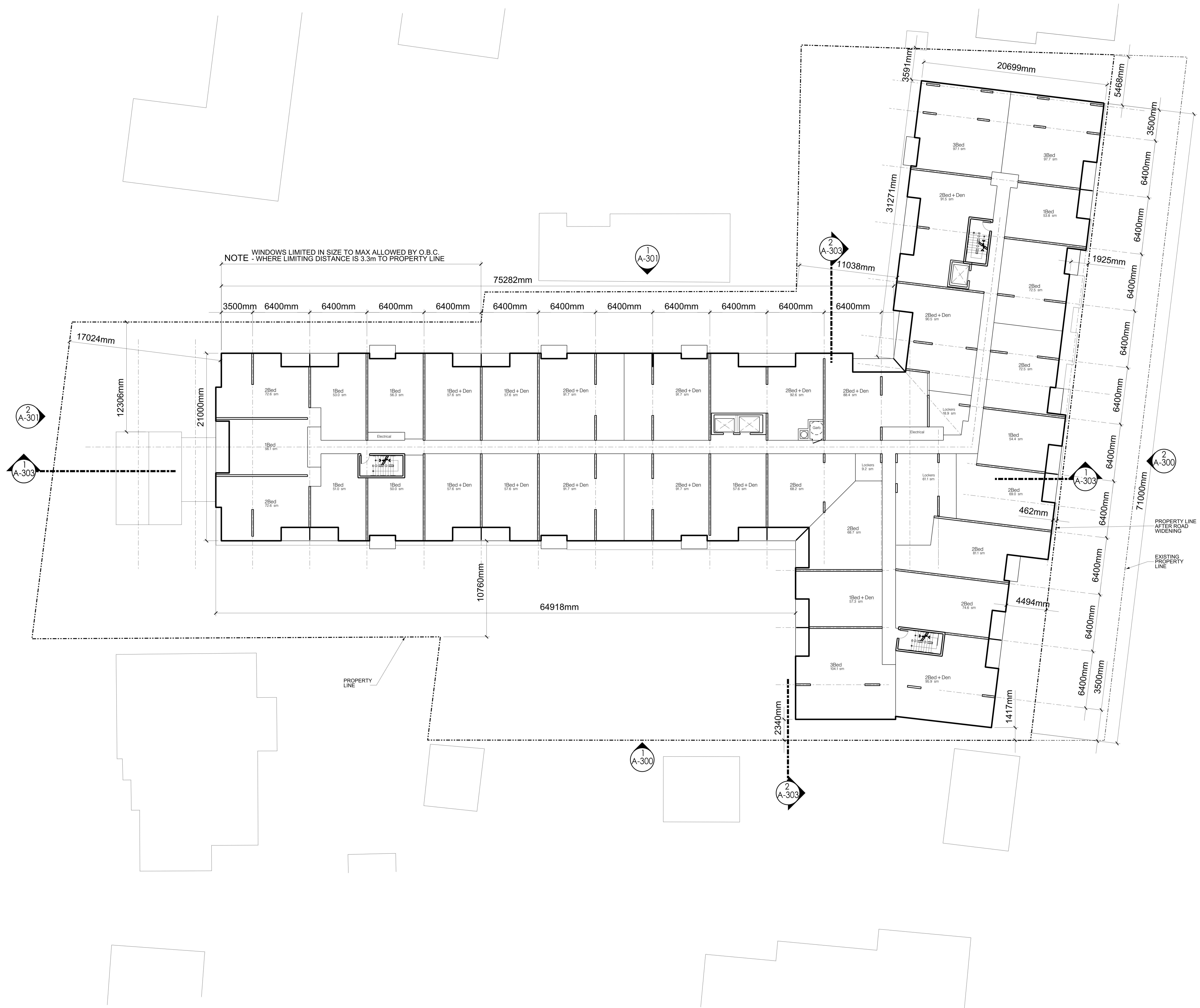
SECOND FLOOR PLAN

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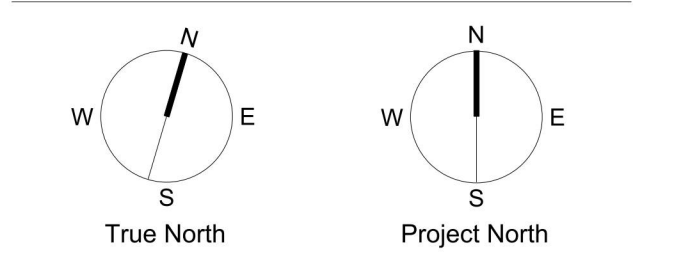
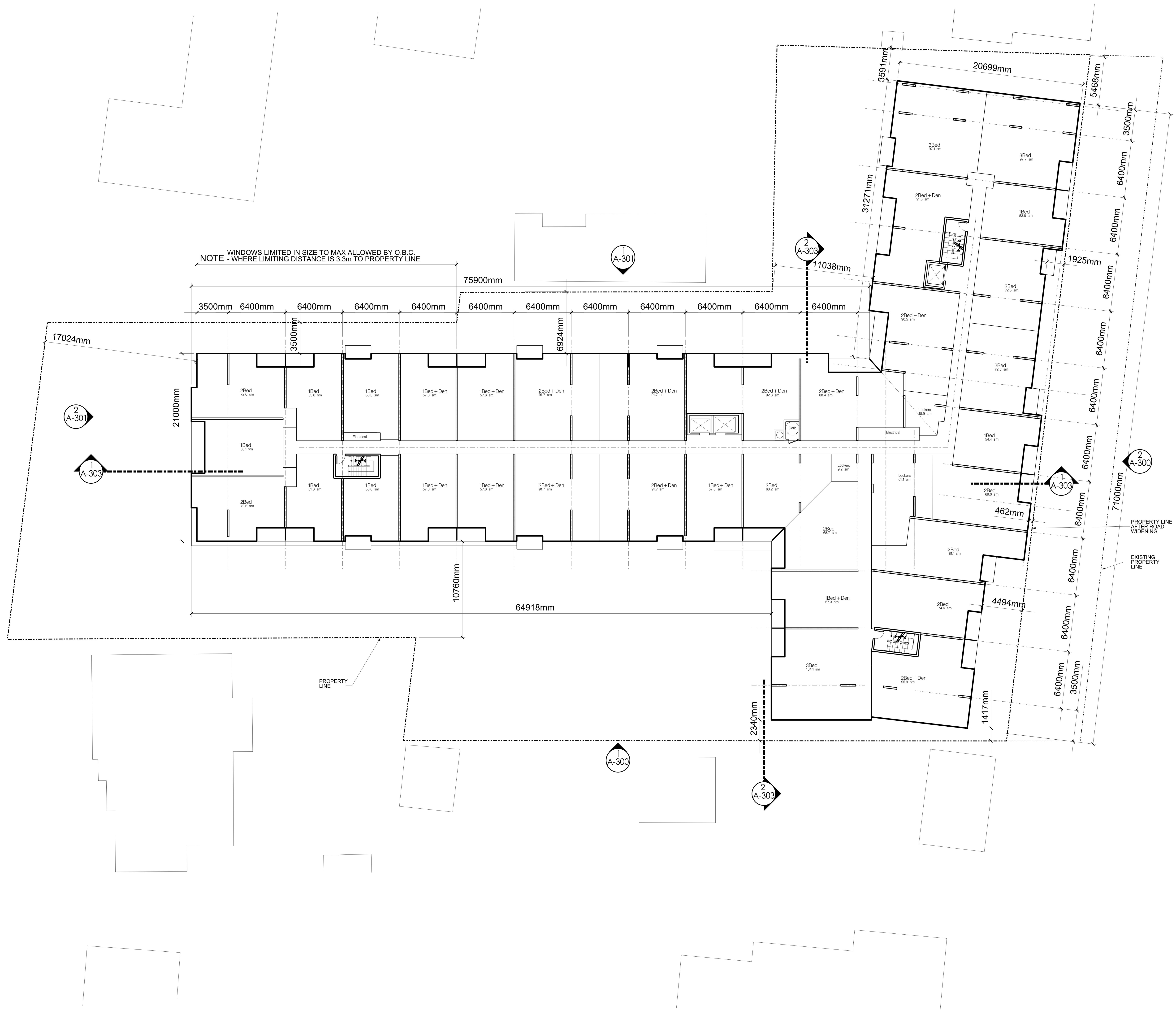
THIRD FLOOR PLAN

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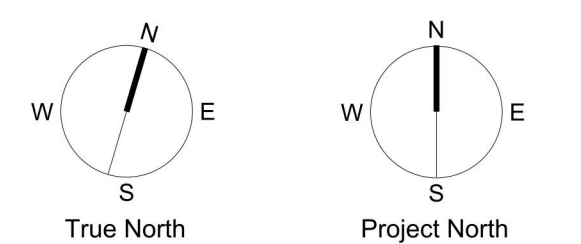
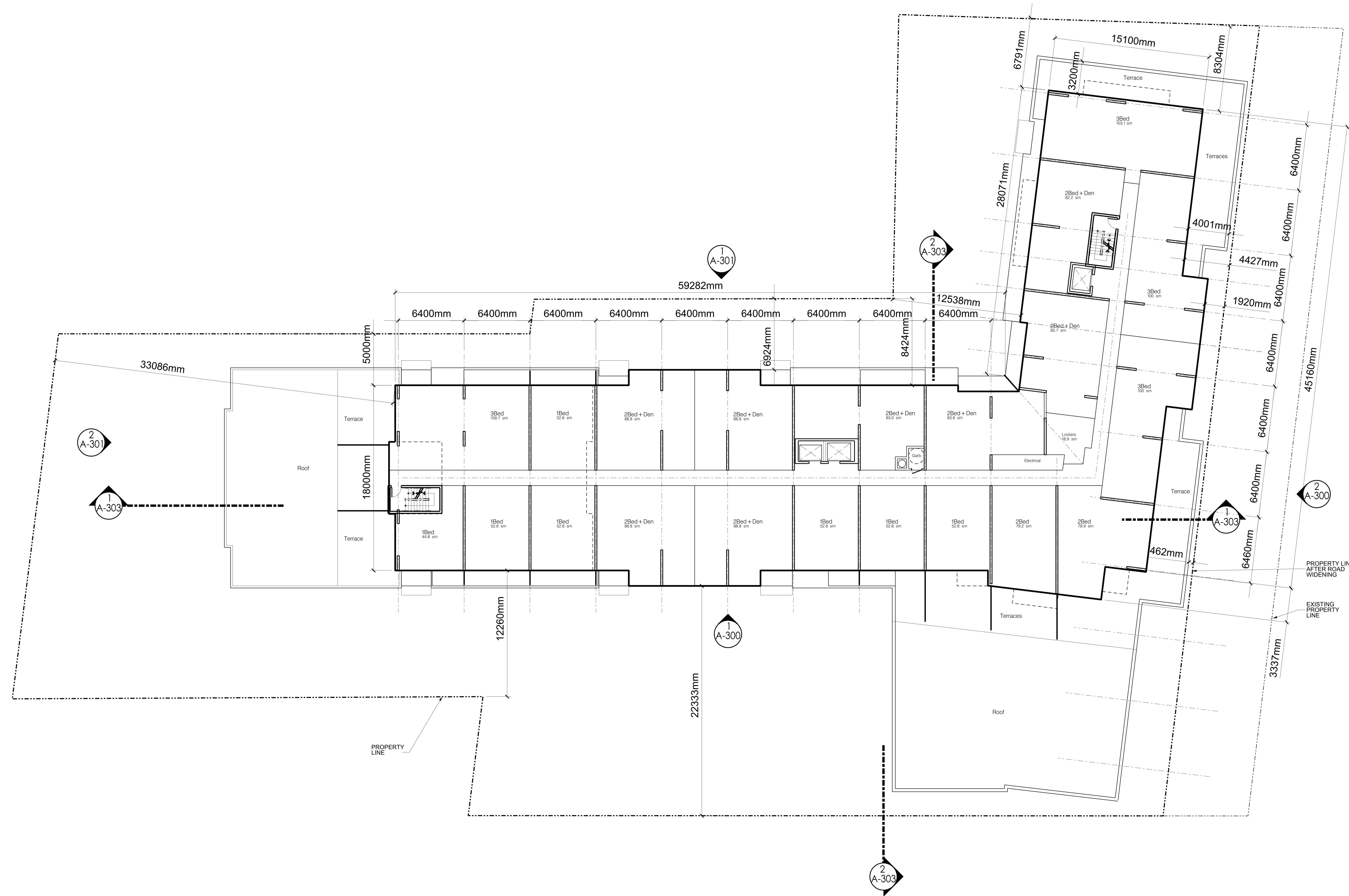
FOURTH FLOOR PLAN

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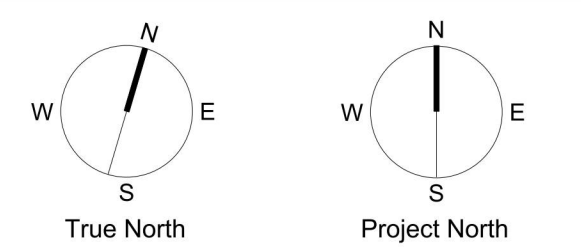
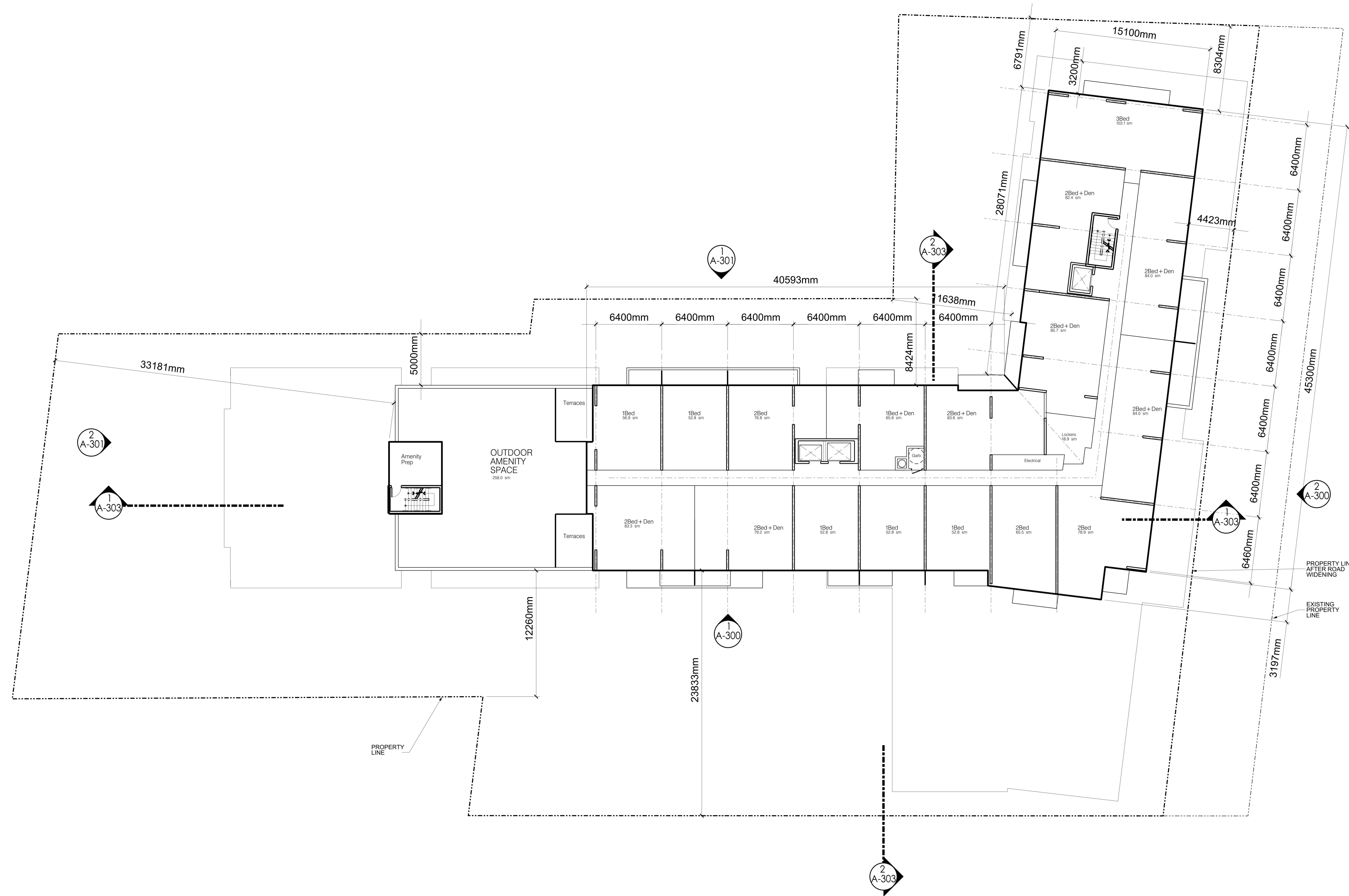
FIFTH FLOOR PLAN

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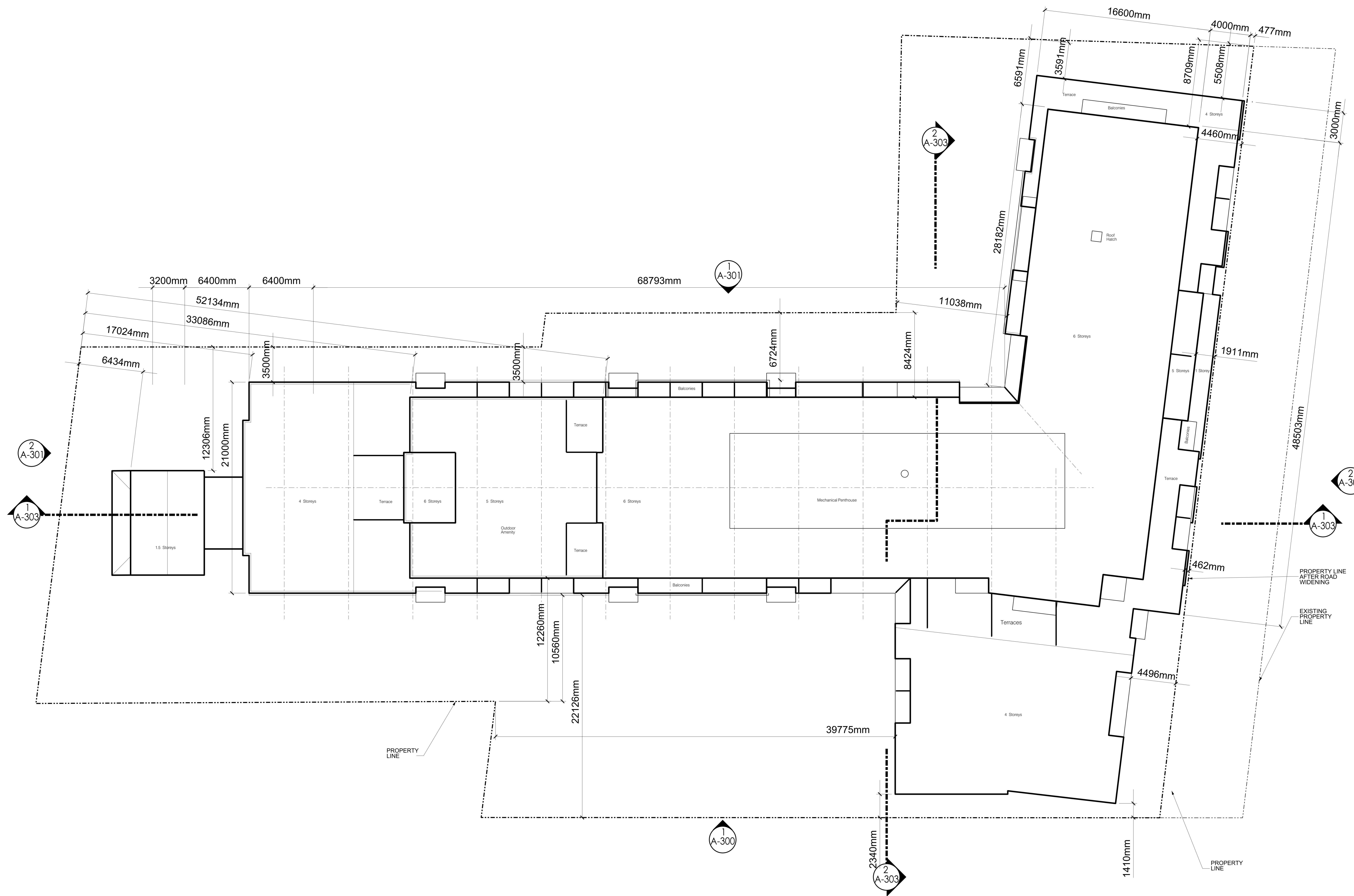
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SIXTH FLOOR PLAN

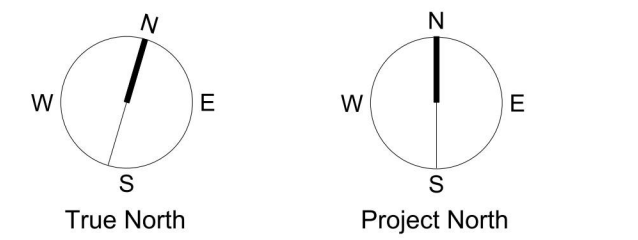
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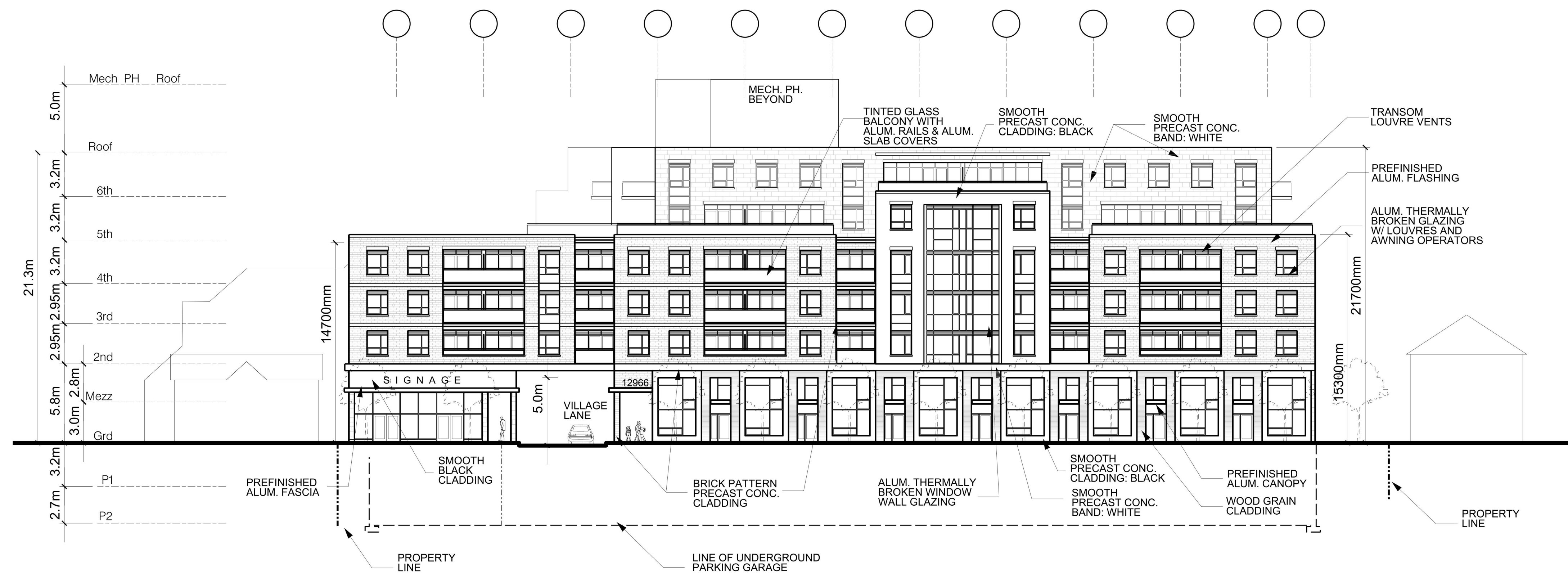
ROOF PLAN

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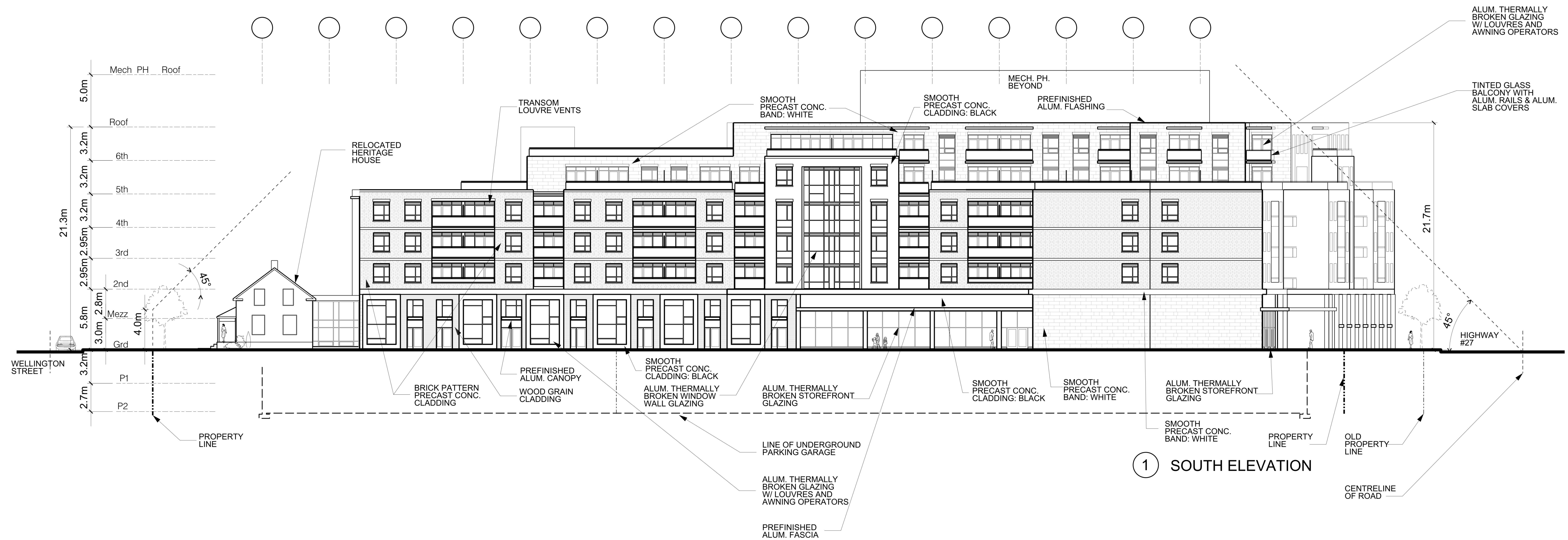
A 209 rev. **04**

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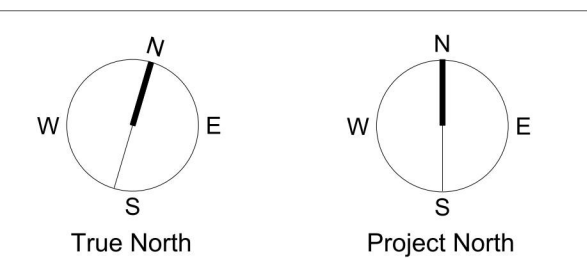
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② EAST ELEVATION



① SOUTH ELEVATION



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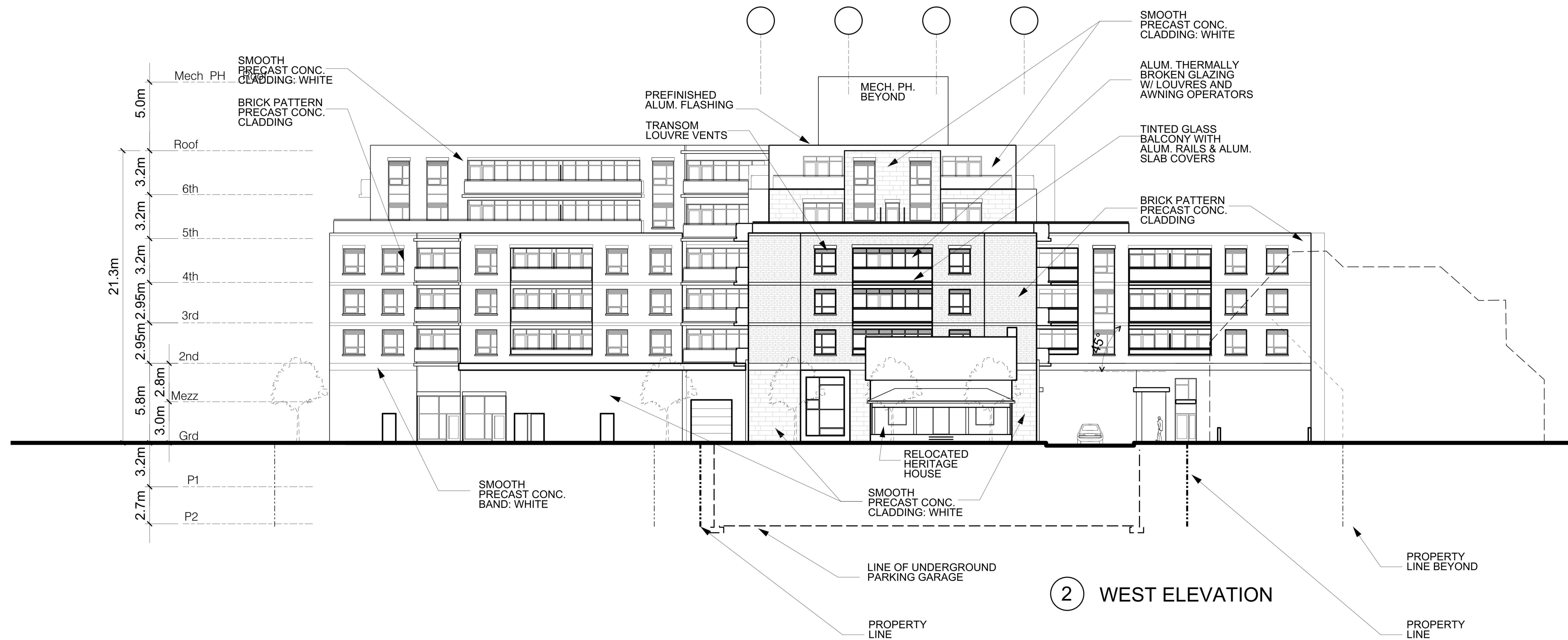
SOUTH and EAST ELEVATIONS

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scale: 1 : 200 drawn by: JB

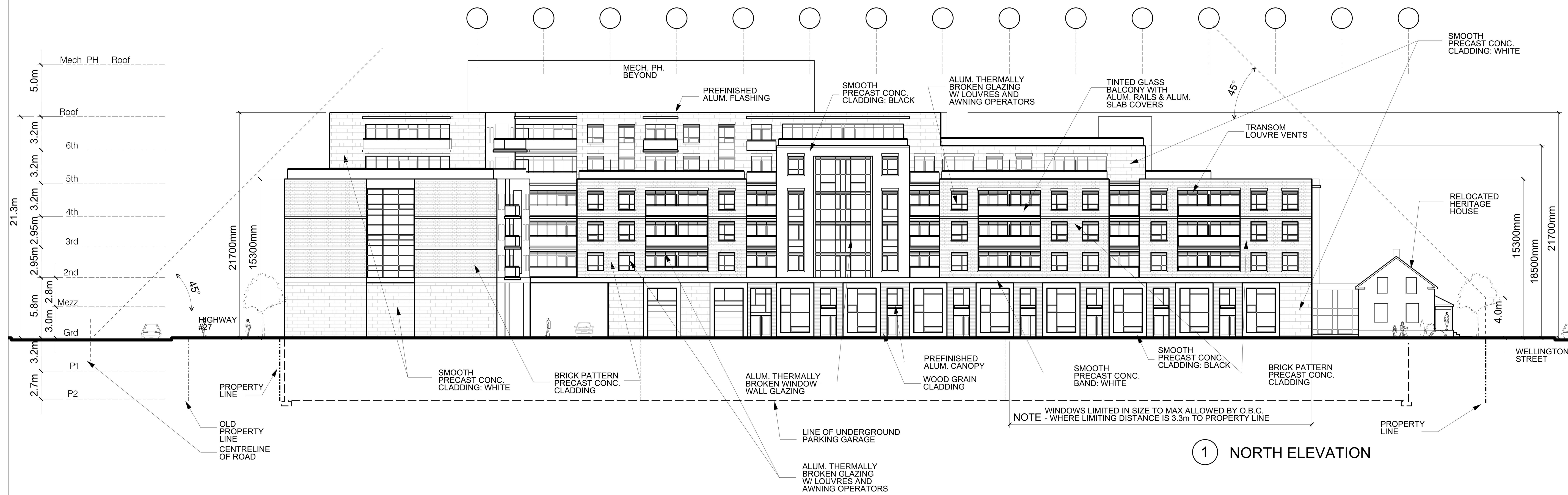
A 300 rev. 04

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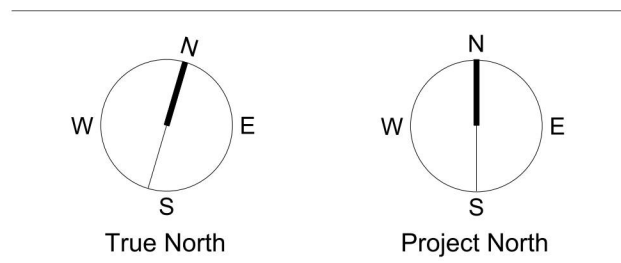
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② WEST ELEVATION



① NORTH ELEVATION



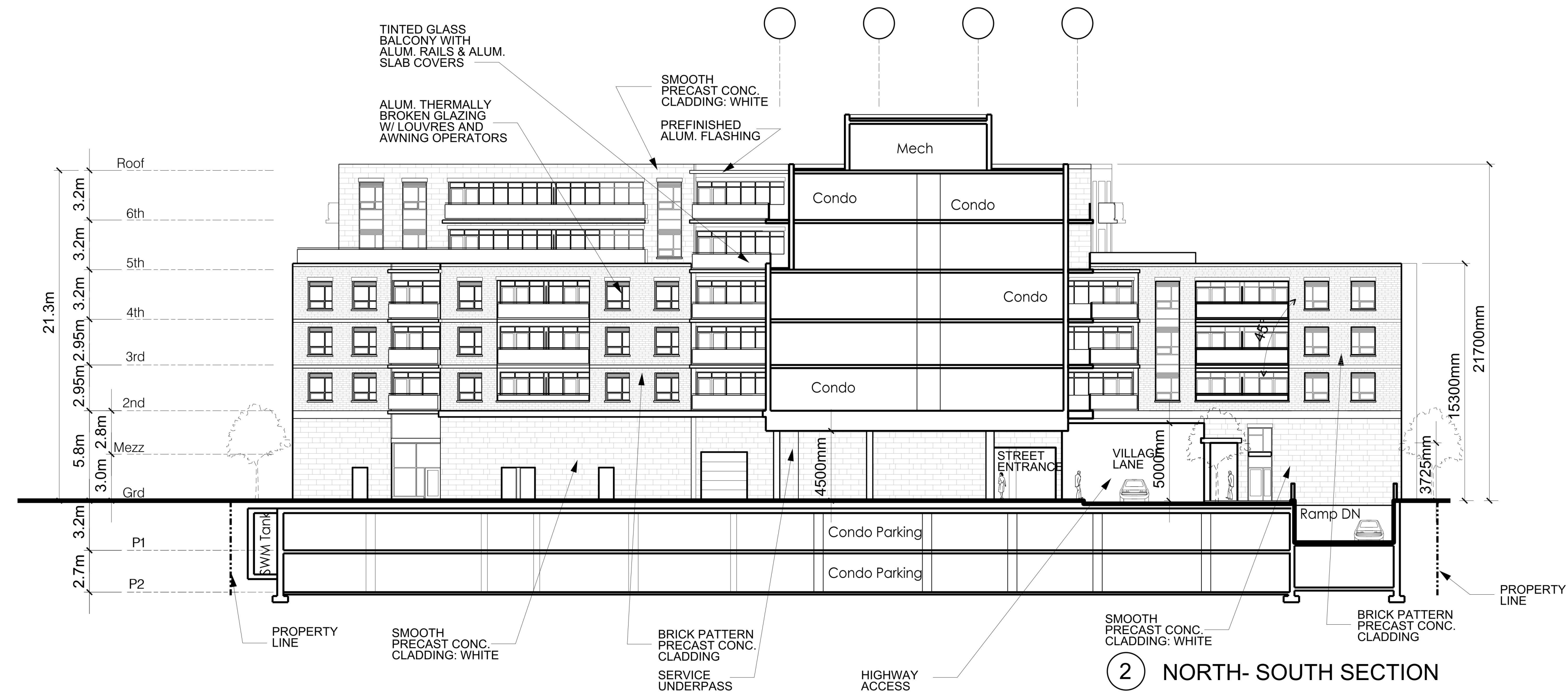
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NORTH and WEST
ELEVATIONS

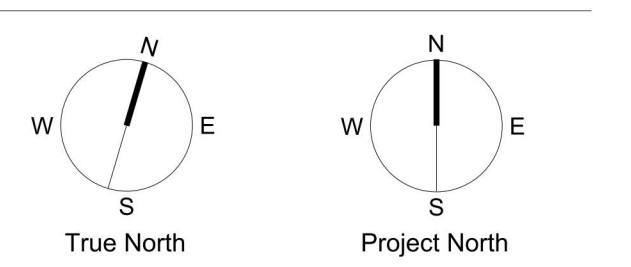
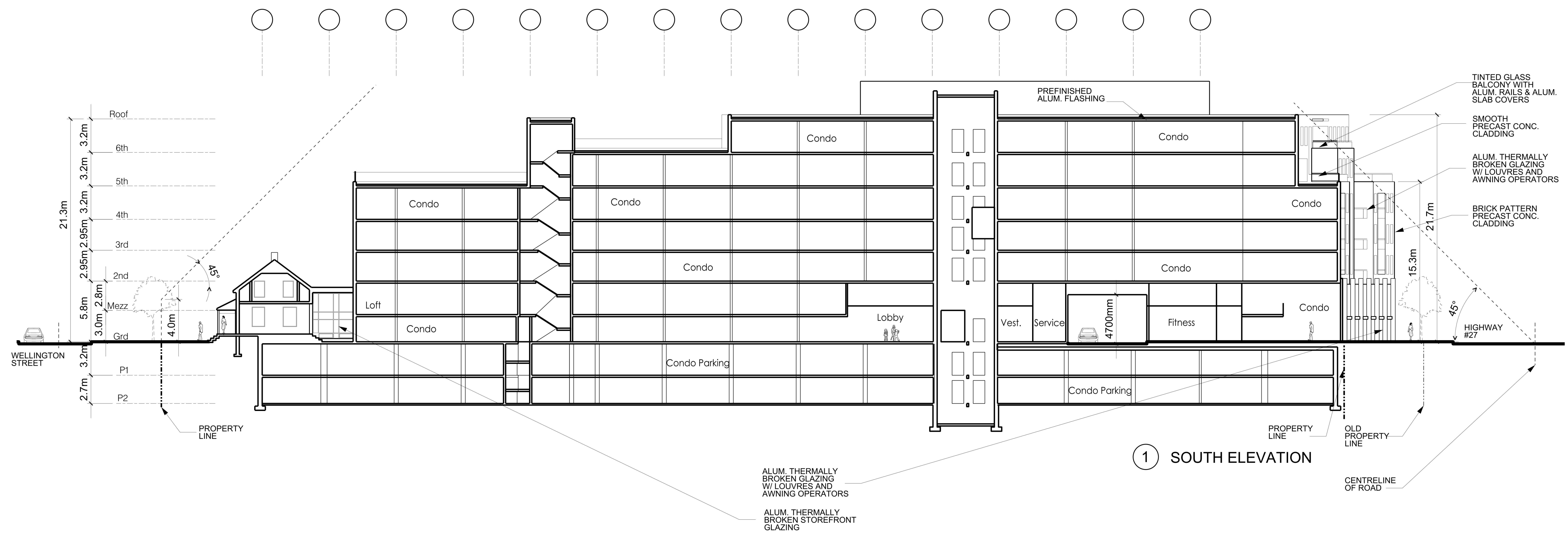
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BUILDING SECTIONS

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