

**SITE STATISTICS:**

	EXISTING:	PROPOSED:
ZONING	G1 & G2	RA4-XX
OFFICIAL PLAN DESIGNATION	GREENLANDS	RESIDENTIAL: HIGH DENSITY
BUILDING TYPE	n/a	RESIDENTIAL CONDO + STACKED TOWNS
LOT FRONTAGE	30.0 m (MIN.)	136.86 m
<b>SITE AREA</b>		
TOTAL SITE AREA		21,271.03 m <sup>2</sup>
GREENLANDS		10,584.42 m <sup>2</sup>
NET SITE AREA		(1.068661 ha) 10,686.61 m <sup>2</sup>
<b>REQUIRED / PERMITTED:</b>		
<b>PROPOSED:</b>		
LOT COVERAGE	n/a	2,351.10 m <sup>2</sup> = 22.0%
LANDSCAPED AREA	40% (MIN.) = 4,274.65 m <sup>2</sup>	5,333.65 m <sup>2</sup> = 49.9%
PAVED AREA	n/a	3,001.86 m <sup>2</sup> = 28.1%

**SETBACKS:**

	REQUIRED / PERMITTED:	PROPOSED:
BUILDING SETBACKS REFER TO BUILDING HEIGHT AND SETBACK DIAGRAM		
BALCONY ENCROACHMENT	1.0 m (MAX.) INTO ANY REQUIRED YARD	0.57 m
ABOVE GRADE PARKING STRUCTURE	7.5 m (MIN.)	4.51 m
BELOW GRADE PARKING STRUCTURE	3.0 m (MIN.)	4.51 m
WASTE ENCLOSURE / LOADING AREA	10.0 m (MIN.) TO A STREET LINE	22.90 m
<b>LANDSCAPE BUFFERS</b>		
ABUTTING A STREET LINE	4.5 m (MIN.)	4.5 m
ABUTTING GREENLANDS	4.5 m (MIN.)	4.5 m
ALONG ANY OTHER LOT LINES	3.0 m (MIN.)	3.0 m
LOADING	1 SPACE (3.5m x 9.0m)	1 SPACE (3.5m x 9.0m)

**BUILDING STATISTICS:**

	REQUIRED / PERMITTED:	PROPOSED:
FLOOR SPACE INDEX (FSI)	1.0 (MIN.) TO 1.8 (MAX.)	CONDO FSI = 1.55 STACKED TH FSI = 0.20 <b>TOTAL FSI = 1.75</b>
GROSS FLOOR AREA (GFA)	10,686.61 m <sup>2</sup> (MIN.) TO 19,235.89 m <sup>2</sup> (MAX.)	CONDO GFA = 16,537.20 m <sup>2</sup> STACKED TH GFA = 2,148.10 m <sup>2</sup> <b>TOTAL GFA = 18,685.30 m<sup>2</sup></b>
BUILDING HEIGHT	18 STOREYS OR 56.0m (MAX.)	CONDO = 12 STOREYS (46.15 m) STACKED THS = 3 STOREYS (14.00 m)

\*NOTES:  
REQUIRED / PERMITTED IS BASED ON THE PROPOSED (RA4) ZONING, AND NOT THE CURRENT (G1 & G2) ZONING.

**AMENITY AREA:**

AMENITY AREA	REQUIRED:	PROPOSED:
TOTAL AMENITY AREA	5.6 m <sup>2</sup> / UNIT = 1,209.6 m <sup>2</sup> (MIN.)	1,210.6 m <sup>2</sup>
AMENITY IN ONE CONTIGUOUS AREA	50% OF REQUIRED = 604.8 m <sup>2</sup> (MIN.)	634.3 m <sup>2</sup>
OUTDOOR AT-GRADE AMENITY AREA	55.0 m <sup>2</sup> (MIN.)	60.2 m <sup>2</sup>

**PARKING REQUIRED:**

PARKING REQUIRED	UNITS	RATIO	SPACES REQUIRED
CONDO VISITOR PARKING	196	0.20 / UNIT	39 VISITOR SPACES
CONDO RESIDENT PARKING	121 (1B / 1B+D)	1.25 / 1B UNIT	151 SPACES
	56 (2B / 2B+D)	1.40 / 2B UNIT	78 SPACES
	19 (3B / 3B+D)	1.75 / 3B UNIT	33 SPACES
<b>SUB-TOTAL CONDO PARKING REQUIRED</b>			<b>301 SPACES</b>
STACKED TH VISITOR PARKING	20	0.20 / UNIT	4 VISITOR SPACES
STACKED TH RESIDENT PARKING	20 (2B)	1.25 / 2B UNIT	25 RESIDENT SPACES
<b>SUB-TOTAL STACKED TH PARKING REQUIRED</b>			<b>29 SPACES</b>
TOTAL VISITOR PARKING			43 VISITOR SPACES
TOTAL RESIDENT PARKING			287 RESIDENT SPACES
<b>TOTAL (CONDO + STACKED TH COMBINED) PARKING REQUIRED</b>			<b>330 SPACES</b>
BARRIER-FREE SPACES REQUIRED	4% OF REQUIRED VISITOR PARKING		2 B.F. SPACES

**PARKING PROVIDED:**

	STANDARD SPACES	BARRIER-FREE SPACES	TOTAL SPACES
U/G LEVEL P1	107	2	109
U/G LEVEL P2	110	0	110
U/G LEVEL P3	112	0	112
<b>TOTAL PARKING PROVIDED</b>	<b>329</b>	<b>2</b>	<b>331</b>

**BICYCLE PARKING PROVIDED:**

LEVEL	SPACES
LEVEL 1	44
U/G LEVEL P1	0
U/G LEVEL P2	21
U/G LEVEL P3	21
<b>TOTAL BICYCLE PARKING SPACES PROVIDED</b>	<b>86</b>

**STORAGE LOCKERS PROVIDED:**

LEVEL	SPACES
U/G LEVEL P1	27
U/G LEVEL P2	67
U/G LEVEL P3	78
<b>TOTAL STORAGE LOCKERS PROVIDED</b>	<b>172</b>

**UNIT BREAKDOWN:**

CONDO UNIT BREAKDOWN	1B	1B+D	2B	2B+D	3B	3B+D	TOTAL
LEVEL 1	0	0	8	0	3	0	11
LEVEL 2	2	12	3	2	2	0	21
LEVEL 3	2	12	3	2	2	0	21
LEVEL 4	2	12	3	2	2	0	21
LEVEL 5	2	12	3	2	2	0	21
LEVEL 6	2	12	3	2	2	0	21
LEVEL 7	2	6	2	2	1	0	13
LEVEL 8	3	4	3	0	1	0	11
LEVEL 9	3	6	4	0	1	0	14
LEVEL 10	3	6	4	0	1	0	14
LEVEL 11	3	6	4	0	1	0	14
LEVEL 12	3	6	4	0	1	0	14
<b>TOTAL CONDO UNITS (BY TYPE)</b>	<b>27</b>	<b>94</b>	<b>44</b>	<b>12</b>	<b>19</b>	<b>0</b>	<b>196 UNITS</b>
<b>TOTAL CONDO UNITS (BY BEDROOMS)</b>		<b>121</b>	<b>56</b>		<b>19</b>		<b>196 UNITS</b>
<b>TOTAL STACKED TOWNHOUSE UNITS</b>							<b>20 UNITS</b>
<b>TOTAL (CONDO + STACKED TH COMBINED) UNITS</b>							<b>216 UNITS</b>

UNITS / HECTARE  
183.41

20 UNITS  
18.71

216 UNITS  
202.12

**CONDO GROSS FLOOR AREA (GFA)**

Level	Area
U/G LEVEL P3	36.8 m <sup>2</sup>
U/G LEVEL P2	36.8 m <sup>2</sup>
U/G LEVEL P1	141.8 m <sup>2</sup>
LEVEL 1 (102.04)	1,026.4 m <sup>2</sup>
LEVEL 1A (MEZZ)	980.8 m <sup>2</sup>
LEVEL 2	1,631.6 m <sup>2</sup>
LEVEL 3	1,631.6 m <sup>2</sup>
LEVEL 4	1,631.6 m <sup>2</sup>
LEVEL 5	1,631.6 m <sup>2</sup>
LEVEL 6	1,631.6 m <sup>2</sup>
LEVEL 7	1,074.1 m <sup>2</sup>
LEVEL 8	858.5 m <sup>2</sup>
LEVEL 9	1,056.0 m <sup>2</sup>
LEVEL 10	1,056.0 m <sup>2</sup>
LEVEL 11	1,056.0 m <sup>2</sup>
LEVEL 12	1,056.0 m <sup>2</sup>
TOTAL GFA (CONDO)	16,537.2 m <sup>2</sup>

**CONDO TOTAL FLOOR AREA (TFA)**

Level	Area
U/G LEVEL P3	4,792.1 m <sup>2</sup>
U/G LEVEL P2	4,792.1 m <sup>2</sup>
U/G LEVEL P1	4,792.1 m <sup>2</sup>
LEVEL 1 (102.04)	1,644.4 m <sup>2</sup>
LEVEL 1A (MEZZ)	1,056.2 m <sup>2</sup>
LEVEL 2	1,701.4 m <sup>2</sup>
LEVEL 3	1,701.4 m <sup>2</sup>
LEVEL 4	1,701.4 m <sup>2</sup>
LEVEL 5	1,701.4 m <sup>2</sup>
LEVEL 6	1,701.4 m <sup>2</sup>
LEVEL 7	1,325.6 m <sup>2</sup>
LEVEL 8	1,108.6 m <sup>2</sup>
LEVEL 9	1,108.6 m <sup>2</sup>
LEVEL 10	1,108.6 m <sup>2</sup>
LEVEL 11	1,108.6 m <sup>2</sup>
LEVEL 12	1,108.6 m <sup>2</sup>
MECH P/H	273.4 m <sup>2</sup>
TOTAL TFA (CONDO)	32,728.8 m <sup>2</sup>

**TH BLOCK AREA (TFA + GFA)**

TH Level	Area
TH BASEMENT	500.1 m <sup>2</sup>
TH LEVEL 1	482.3 m <sup>2</sup>
TH LEVEL 2	500.1 m <sup>2</sup>
TH LEVEL 3	500.1 m <sup>2</sup>
TH ROOF DECK	165.5 m <sup>2</sup>
<b>TOTAL TFA + GFA (TH BLOCK)</b>	<b>2,148.1 m<sup>2</sup></b>

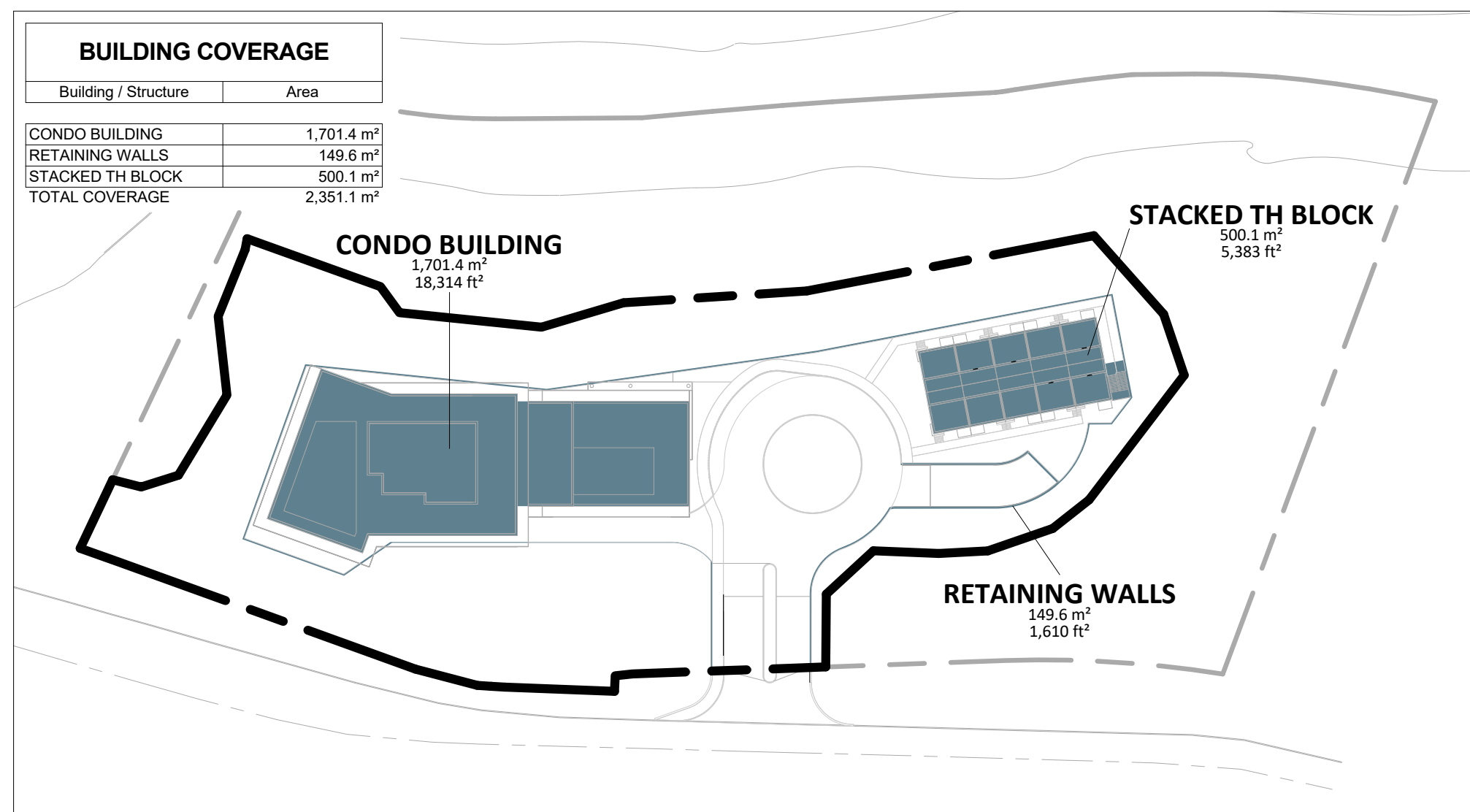
**CONDO AMENITY AREA**

Level	Area
INDOOR AMENITY	
LEVEL 1 (102.04)	123.7 m <sup>2</sup>
LEVEL 7	175.7 m <sup>2</sup>
LEVEL 8	197.5 m <sup>2</sup>
	496.9 m <sup>2</sup>

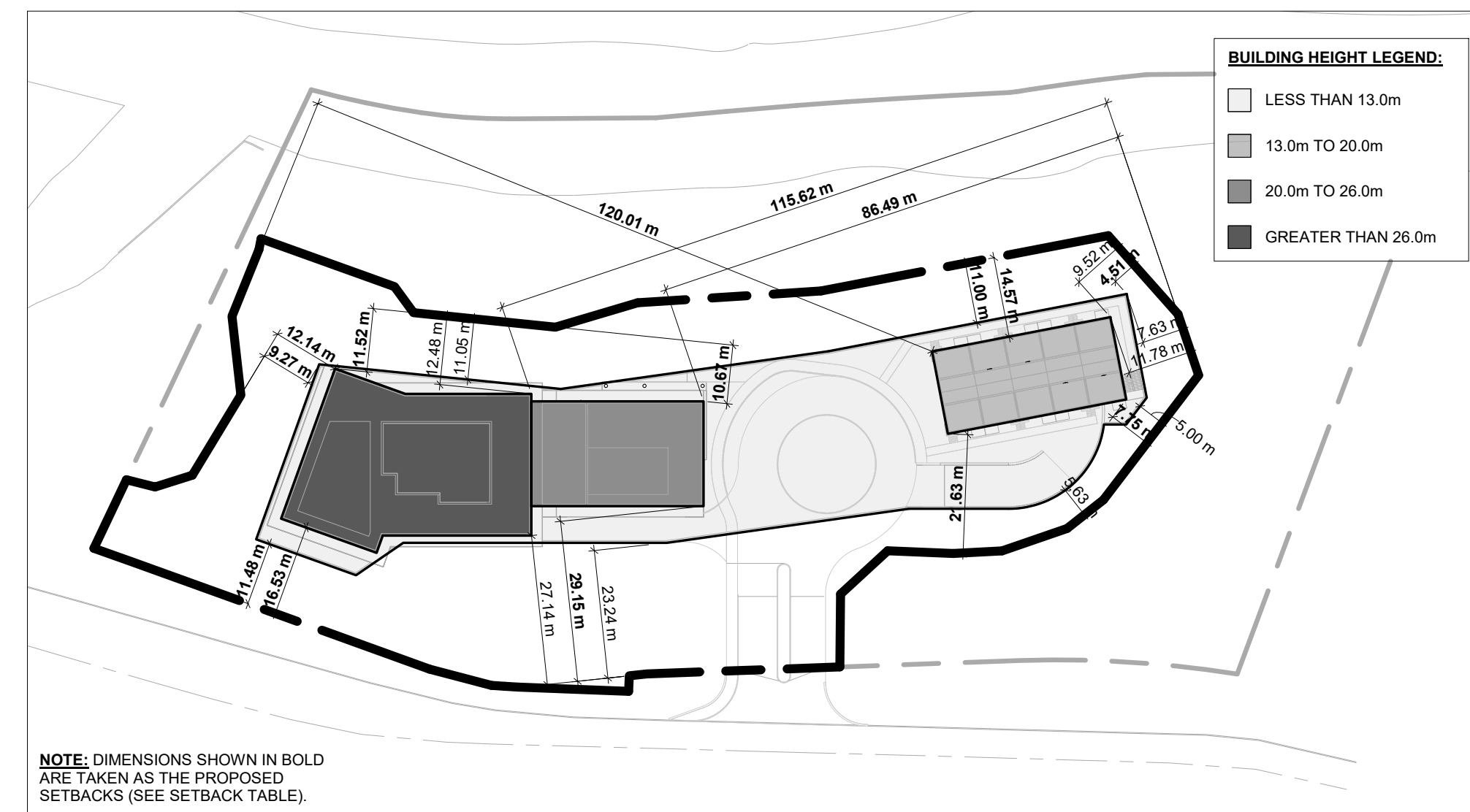
Level	Area
OUTDOOR AMENITY	
LEVEL 1 (102.04)	60.2 m <sup>2</sup>
LEVEL 7	458.5 m <sup>2</sup>
LEVEL 8	195.0 m <sup>2</sup>
	713.7 m <sup>2</sup>
<b>TOTAL AMENITY</b>	<b>1,210.6 m<sup>2</sup></b>

**STACKED TH PRIVATE ROOF DECKS**

TH Level	Area
OUTDOOR AMENITY	
TH ROOF DECK	334.6 m <sup>2</sup>
	334.6 m <sup>2</sup>



1 BUILDING COVERAGE DIAGRAM  
1 : 1000



2 HEIGHT & SETBACK DIAGRAM  
1 : 1000

**REQUIRED AND PROPOSED BUILDING SETBACKS:**

FRONT YARD SETBACK	REQUIRED / PERMITTED:	PROPOSED:
EQUAL OR LESS THAN 13.0m IN HEIGHT	7.5 m (MIN.)	11.48 m
13.0m TO 20.0m IN HEIGHT	8.5 m (MIN.)	21.63 m
20.0m TO 26.0m IN HEIGHT	9.5 m (MIN.)	29.15 m
GREATER THAN 26.0m IN HEIGHT	10.5 m (MIN.)	16.53 m
EXTERIOR SIDE YARD SETBACK	REQUIRED / PERMITTED:	PROPOSED:
EQUAL OR LESS THAN 13.0m IN HEIGHT	7.5 m (MIN.)	9.27 m
13.0m TO 20.0m IN HEIGHT	8.5 m (MIN.)	120.01 m
20.0m TO 26.0m IN HEIGHT	9.5 m (MIN.)	n/a
GREATER THAN 26.0m IN HEIGHT	10.5 m (MIN.)	12.14 m
INTERIOR SIDE YARD SETBACK	REQUIRED / PERMITTED:	PROPOSED:
EQUAL OR LESS THAN 13.0m IN HEIGHT	4.5 m (MIN.)	4.51 m
13.0m TO 20.0m IN HEIGHT	6.0 m (MIN.)	7.75 m
20.0m TO 26.0m IN HEIGHT	7.5 m (MIN.)	86.49 m
GREATER THAN 26.0m IN HEIGHT	9.0 m (MIN.)	115.62 m
REAR YARD SETBACK	REQUIRED / PERMITTED:	PROPOSED:
EQUAL OR LESS THAN 13.0m IN HEIGHT	7.5 m (MIN.)	11.00 m
13.0m TO 20.0m IN HEIGHT	10.0 m (MIN.)	14.57 m
20.0m TO 26.0m IN HEIGHT	12.5 m (MIN.)	10.67 m
GREATER THAN 26.0m IN HEIGHT	15.0 m (MIN.)	11.52 m