Healthy Development Assessment

For 1000 & 1024 Dundas Street East Redevelopment



Submitted to City of Mississauga by Plan Logic Consulting Inc.

Application Submitted

Site Plan Control X OP/Zoning By-law Amendment Draft Plan of Subdivision Block Plan	
Secondary Plan	
Office Use Only	
Municipality: Caledon Mississauga	
Date Received: Planner: Application No.:	
Is this HDA revised from an earlier submission? Yes No	
Property and Applicant	
Address of Subject Land (Street Number/Name): 1000 & 1024 Dundas Street East	
Applicant	
Name: Mohammed Ahmed Telephone: 905-949-9786 E-mail: m@ahmed.group Registered Owner: _	See Below
Ahmed Group(1000 Dundas Street E.) Inc. and Ahmed Group (1024 Dundas Street East) Inc.	
Proposal DescriptionGross Floor Area:37,401 m2Number of Storeys:4,16,and 20Number of Units:543	
Project Summary (describe how the project contributes to a healthy community)	
Please see the enclosed Healthy Communities Scorecard	
	Regio



PEEL HEALTHY DEVELOPMENT ASSESSMENT (SMALL-SCALE)

Please indicate where and how a standard is met or exceeded in the Demonstration of Standard column with reference to a policy, plan, map or illustration of some kind in the Document/Policy Reference column. Please also tabulate points in the Score column based on whether the development proposal meets or does not meet a community design standard. For further instruction, refer to "How to Use this User Guide" on pages 2 and 3.

	Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
SE	RVICE PROXIMITY				
Tra	ansit				
1.	At least 100% of the develop- ment's proposed dwelling units are situated within 400m of a planned (as identified by Bramp-ton Transit, Miway or GO Transit) or existing transit stop.	100% of the dwelling units within 142 m of the existing bus stops for the MiWAY bus service on Tomken Road Route 51 and Dundas Route 1 and 1D.	see Criteria 1 Figures	2	2
2.	Areas within 800m of a <i>Higher Order Transit</i> stop are developed to meet <i>Major Transit Station Area</i> density targets.	The site is within 150 m of the planned Tomken Road Bus Rapid Transit Station. The project exceeds the density requirements in the A Place to Grow Plan and the new Regional Plan in terms residents per hectare.	see Criteria 2 Figures	1	1
3.	Access to transit from the proposed development is safe, attractive and direct for pedestrians: -Pathway to transit site is paved (or equivalent measure) and provides direct access to pedestrians(1 point) -Pathway to transit site contains pedestrian scaled lighting at a height of 4.6 m (1 point) -Pathway to transit site incorporates landscape treatments (including but not limited to, permeable paving for pathway connections, deciduous/coniferous trees) that improve the environment for pedestrians (1 point)	crossing provide direct access to the planned Tomken Road Bus Rapid Transit Station. Pathway to transit site contains pedestrian scaled lighting at a height of 4.6 m	see Criteria 3 Figures	3	3

Stand	lard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
Neighbourhood Co	ommunity and Re	etail Services			
4. 100% of the pro units are within isting or planned school.	800m of an ex-	Distance to the elementary schools is 500 m to Ai-Risala Academy and Kingdom Covenant International is 1.03 km to Dixie Public School, 614 m to Tomken Road Middle School and 820 m to St. Thomas More School	see Criteria 4 Figures	1	1
	posed dwelling 1.6km of an exist- econdary school.	The existing Applewood Heights Secondary School is located 1.3 m to the north of the subject site.	see Criteria 5 Figures	1	1
6. At least 90% of t dwelling units a in 400m of a pla square or natura	re situated with- ying field, park,	Hawken Glen Park has the existing playing field and is 400 metres to the northwest of the subject site.	see Criteria 6 Figures	2	2
5,000m ² of perso commercial reta ing a mix of uses cery store, pharr	re within 800m of onal service and il space, compris- s such as a gro-	Please see Figure F-Retail ,Figure G Hair Salons, Figure H- Grocery Stores, Figure I-Pharmacies,Figure J-Banks, Figure K- Restaurants, Figure L -Dry Cleaners	see Criteria 7 Figures	2	2
LAND USE MIX					
are serviced by t infrastructure w	tail and services,	Not applicable.		2	
9. Retail uses on th are provided in i mixed-use build	multi-unit and	Please see Figure 45	see Criteria 9 Figures	2	2
STREETSCAPE CHA					
Pedestrian Amenit	162				

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
10. A variety of street trees that are hardy, resilient, and low maintenance are planted at regular intervals (as specified by the municipality) adjacent to all streets.		see Criteria 10 Figures	1	1
Cycling Amenities				
11. 90% of the residential dwelling units are within 400m of a continuous and connected bike network.	A continuous cycling path shall be constructed within Dundas Street East with the planned Dundas Bus Rapid Transit Line.	see Criteria 11 Figures	2	2
Lighting				
12. Lighting and light standards in public outdoor areas, such as pedestrian walkways, plazas, parks, play lots and parking areas, relate to the pedestrian and are limited to a height of 4.6m.		see Criteria 12 Figures	1	1
EFFICIENT PARKING				
 13. Where Zoning By-laws permit, provide reduced automobile parking ratios for: buildings and other facilities within 400m of a higher order transit stops; and, apartments/condominiums offering car share parking spaces. 	The site is within 150 m of the planned Tomken Road Bus Rapid Transit Station and a reduced parking ratio is being pursued.	see Criteria 13 Figures	1	1
14. Efficient use of parking is promoted by identifying systems for sharing parking spaces by two or more user groups at different times of the day or week (e.g., weekday use by office staff and evening/weekend use by restaurant clientele).		see Criteria 14 Text	1	1
15. Provide preferential parking for car pool and car share vehicles.			1	

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
16. Provide unbundled parking for multi-family dwelling units within 400m of a higher-order transit stop.			1	
17. Medium to high density residential dwelling units provide access to parking via rear alleys or laneways, with no parking in their front setbacks.		see Criteria 17 Figures	2	2
18. For institutional and employment uses, parking is located away from the street to the rear or to the side, or is located underground.		see Criteria 18 Figures	2	2
 19. Where surface parking is provided, it is designed to minimize negative aesthetic and environmental impacts. This can be achieved by incorporating the following into the parking lot design: pedestrian access, connectivity and circulation tree planting landscaping stormwater management porous/permeable surfaces Light-coloured materials instead of black asphalt 			1	

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
20. The development must meet or exceed the higher of: a. Local bicycle parking requirements (provided in local Zoning Bylaws or bicycle master plans); or b. The Minimum Bicycle Parking Standards outlined on page 10 of the User Guide.		see Criteria 20 Text	1	1

HEALTHY DEVELOPMENT ASSESSMENT SCORECARD

Transit proximity Major Transit Station Area targets Safe & comfortable transit access Proximity to elementary school Proximity to secondary school Proximity to park, square or natural space Proximity to commercial retail	/12 /2 /1 /3 /1 /1 /1 /2 /2
LAND USE MIX Employment Lands Retail uses on ground floor	/4 /2 /2
STREETSCAPE CHARACTERISTICS Street trees Cycling amenities Public outdoor lighting	/4 /1 /2 /1
Provide for reduced parking ratios Identify systems for shared parking spaces Car pool and car share Unbundled parking Parking location (Tick correct box) Dother Above-ground parking design	/8 /1 /1 /1 /1 /1 /2
Above-ground parking design Bicycle parking TOTAL*:	/1 /1 /28
GOLD: SILVER: BRONZE: PASS:	80-100% 70-79% 60-69% 50-59%

^{*}Should certain standards not apply, the total score will be reduced accordingly.



Figure 21- MiWAY Weekday Bus Transit Service Routes



Figure A Bus Stop on South west corner of Dundas Street East and Tomken Road

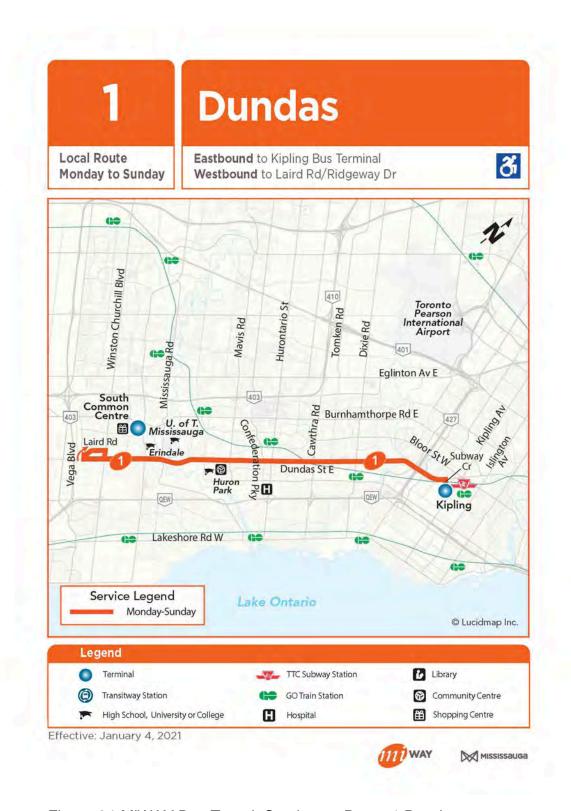


Figure 24-MiWAY Bus Transit Service on Route 1 Dundas



Figure 24- MiWAY Bus Transit Service on Route 51 Tomken



Figure B-Bus Stop on Northeast corner of Dundas Street East and Tomken Road

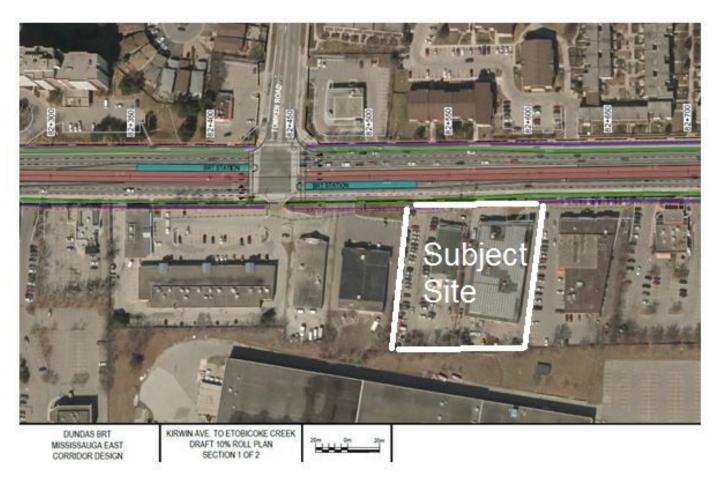


Figure 30 – Tomken Road Bus Rapid Transit Station

PROPOSED BUILDING GFA	,												2. PROPOSED BUILDING U							
aix Arod: Area cascissison no Americantal aim of areas of each stony of a bailding	og menaured from the	estwores ou	table rests i	and and red	linglander an	ey part of the	e deletino e	and for over	remove parking				PODIUM	CH : MIX	180	288D+D	men	269D+D	anib	TOTAL
				-	-								GROUND	_	IMED 3	12	aneu e	ZHEDHO	3.0	70TAL 26
are Floor Area Calculation for Non Namath	nintal .												2ND		5	17	9		10	- 46
num of areas of each storey above to be	alow ustaczykyci grud		HAVE OUTDING	of autoide	wall for my	econing the	followite						38D		8	16	8	-	11.	- 4
	A) mechanical fina												4TH		8	16	. 8	-	TL	4
	fil) attainments, seemb												TOTAL POORUM UNITS		25	61	n	13		168
	C) worksed area : 5) above or below																			
	El Amen room, los				rear parkin	ay as south	Laborar.						TOWER A		1960	3fED+D	2BED	28ED+0	MED	TOTAL
	F) acres son outs		S Hellow D. of										STH		9:		2		-	
													6TH - 16TH (X11/FL) TOTAL TOWER A UNITS	-	- 77 - B1		33	-	11	12:
ELIMINARY BFA									Res GFA + Indi	in Amenity			TOTAL TOWER A UNITS	_	- 81	_	33		11	12
POSED PRINCIPAG GFA	RESIDENTIA	GFA	INDOOR A	MIENTY C	SUTDOOR	AMENITY	RET		TOTAL RESID	ENTIAL GEA	USABLE RES AREA	EFFICIENCY %	TOWER 8		1860	1RFD+D	2910	28FD+D	INID	TOTAL
	sm	st	\$81/	st	sm	12	Sm	st	śmi	st	sm	LISABLE RES /	57#		2	10,0.0	1	202010	1010	TOTAL
DVE GRADIE				-								FOTAL RES GFA	6TH - 20TH (X15/FL)		505		43		15	100
BUND	2,885	31,054	209	2,150	2:5	2,314	750	8,07	3,094	33,304	1,886	61%	TOTAL TOWER BUNITS		107		47		15	151
p-	4,263	94.610		\rightarrow		-	الست	\vdash	4,163	44,810	3,067	88%								
>	4,152	44,692		\rightarrow		_			4,152	44,092	3,646	88%	TOTAL UNITS ON SITE		213	61	113	15	60	46
	4.752	94.692		\rightarrow			-	\vdash	4,152	44,652	3.646	88%	Percentage	_	46.1%	18.2%	24:56	3.29		100
(450-BLDG A)[335-BIDGB)	845	9095	715	\rightarrow	709	7,682		-	1,560	16,792	630	40%	Ja. NEW BUILDING IN	ADDON ASS			NEW BUILDIN	7.7		.,,,,,
1 (780K2)(BLDG A+B	1.560	16792							1,560	16,792	L340	88%	REQUIRED (2.0 m2 p		462X2 = 924		QUINED (20 m		452X2 =	
	1.560	16792		\rightarrow		$\overline{}$		\vdash	1,560	16, 792 16, 792	1,340	86% 86%	MKOPOSED (2.0 M2)	- 4114	924 m2	_	DAUGRAD 120 H	- pro song	924 m2	
	1.560	16792				$\overline{}$			1,560	16, 702	1,340	86%			and until	ear	A CARD		747.00	
1	1,560	16/97		-		$\overline{}$	=	\vdash	1,580	16,792	1,340	85%	4k. PARKING REQUIRE	MENTS						
10	1.560	16/92		-	-	_	_		1,500	16,792	1,340	5876		1	1					
H -	1.560	16792	-	\rightarrow	-	-	-	$\overline{}$	1,560	16,792	1,346	56% 56%		UMIT OCK	UNF/ BFA		RATIO		TOTAL	
H	1.360	16/92				-			1,580	16, 792	1,340	36%		1						
н	1,360	16792							1,560	16,792	1,340	88%	RESIDENTIAL	- 4	62		0.0	-4111	270	
ь	1,560	15792							1,560	16, 792	1,340	88%		-					1.46	
H -	1,960	16792					-		1,560	16,792	1,340	886	WSIFORS	4	162		9.15		66	
	780	2396							780	8, 3%	670	98%	V-11/4/10	1	1.		- 0,00			
H (780-8LDG 5)									780				PATTAL					1 1/4	constraint and a	and the last
)+	780	3396								8,396	670	38%		740	0 arri				HORREST WITH WE	
16 16	780	8396							780	8,356	เกา	80%					-		HORRED WITH VI	SITORS
36 36 16	780 780 780	8396 8396							780	8,356	670 670	807	TOTAL PARKING REQUIR	RED (WESIDEW	VIIAL + VISITORS				A39	sirons
16 16	780	8396	924	9,946	924	9.946	750	8,073	780	8,356	เกา	80%		RED (WESIDEW	VIIAL + VISITORS					sirons
36 36 16	780 780 780 16.472	8396 8396	924	9,945	924	9,946	750	8,073	780	8,356	670 670	807	TOTAL PARKING REQUIR	RED (WESIDEW	VIIAL + VISITORS RKING SUPPLY					arrona
IH H TAL Ote 1: balkconies are excluded in reside the 2: made loading area is shared with	780 780 780 86.472 ential GFA h Retail therefore ex	8396 8396 382635 dudedin the	e GFA				750	8,IT)	780	8,356	670 670	807	TOTAL PARKING REQUIR 46. NEW BUILDING PRO RESIDENTIAL Pt.	RED (WESIDEW	VIIAL + VISITORS RKING SUPPLY PRO	Y MPOSED 155 (w/25 stee	skora)		439 701AL	sirons
19 19 16 FAL ote 1; balkonies are excluded in reside	780 780 780 86.472 ential GFA h Retail therefore ex	8396 8396 382635 dudedin the	e GFA				750	8,071	780	8,356	670 670	807	TOTAL PARKING REQUIR 4b. NEW BUILDING PRI RESIDENTIAL Pt P2	RED (WESIDEW	VIIAL + VISITORS RKING SUPPLY PRO	Y NPOSED	skoraj:		439	SITORS
te FAA To 1: ballconies are excluded in residence 2: male loading area is shared with the 3: parking ramp from ground soing	780 780 780 16.472 cmist GFA h Retail therefore ex g down to P1 is part of	8396 8396 382635 dudedin the	e GFA				750	8,07	780	8,356	670 670	807	TOTAL PARKING REQUIR 46. NEW BUILDING PRI RESIDENTIAL PI P2 VISITORS	RED (WESIDEW	VIIAL + VISITORS RKING SUPPLY PRO	Y NPOSED 155 (w/25 sted 214	okora)		439 101AL 376	SITORS
19 TAL TAL TOTAL T	780 780 780 16.472 emial GFA h Retail therefore ex down to P1 is part of	8396 8396 382635 dudedin the	e GFA				750	8,071	780	8,356	670 670	807	TOTAL PARKING REQUIR 46. NEW BUILDING PRO RESIDENTAL PL P2 VISITORS P2	RED (WESIDEW	VIIAL + VISITORS RKING SUPPLY PRO	Y MPOSED 155 (w/25 stee	skora)		139 10141 270 60	SITORS
III- III- III- III- III- III- III- III	780 780 780 86 477 ential GFA P Retail therefore ex g down to P1 is part of 37,801 750	8396 8396 382635 dudedin the	e GFA				750	8,071	780	8,356	670 670	807	TOTAL PARKING REQUIR 45. NEW BUILDING PRO RESIDENTIAL PL P2 VISITORS P1 SITE TOTAL	RED (RESIDEN OF OSED PAI	NTIAL - VISITORS RKING SUPPLY PRO	Y NPOSED 155 (w/25 sted 214	skora)		439 101AL 376	3170#5
Its 19 19 10 10 11 10 11 10 11 10 11 10 11 10 11 10 11 10 11 1	780 780 780 780 86 477 emial GFA # Retail therefore ex g down to P1 is part c 27,301 750 38,351	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR 46. NEW BUILDING PRO RESIDENTAL PL P2 VISITORS P2	RED (RESIDEN OF OSED PAI	NTIAL - VISITORS RKING SUPPLY PRO	Y NPOSED 155 (NP35 style 214			439 707AL 278 99 435	3170#5
III- III- III- III- III- III- III- III	780 780 780 780 86 477 emial GFA # Retail therefore ex g down to P1 is part c 27,301 750 38,351	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIRE 45. NEW BUILDING PRE RESIDENTIAL PE P2 VISITORS P1 SITE TOTAL 4c. BARRIER FREE PAI	RED (RESIDEN OPGRED PAI	VIIAL + VISITORS RKING SUPPL T PRO	Y MOSED 155 (w25 stac 214 88	ES		439 10141 276 60 426 701AL	
In I	780 780 780 780 86 477 emial GFA # Retail therefore ex g down to P1 is part c 27,301 750 38,351	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR 45. NEW BUILDING PRO RESIDENTIAL PL P2 VISITORS P1 SITE TOTAL	RED (RESIDEN OPGRED PAI	NTIAL - VISITORS RKING SUPPLY PRO	Y NPOSED 155 (NP35 style 214	ES		439 10141 276 60 426 701AL	
in the Control of the	780 783 783 783 783 783 783 6477 entia GSA 6408 to P1 is part c 37,401 780 38,551 mentity and common	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REGIAN 4b. NEW BUILDING PRO RESIDENTIAL PI P2 P3 P5 SITE TOTAL 4c. BARRIER FREE PAI VASITORS SPACE REGIAN	RKING SPAC	VIIAL + VISITORS RKING SUPPLY MAD	Y MOSED 155 (w25 stac 214 88	ES		439 10141 276 60 426 701AL	me A
II:	780 780 780 780 780 780 780 780 780 780	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIRE Ab. NEW BUILDING PRO RESIDENTIAL PT VISITORS SHE TOTAL 4c. BARRIER FREE PAR VASITORS SHACE REDUIRE 5. PROPOSED BICYC.	RED (RESIDEN OF ORED PAI RKING SPAC	VIIAL + VISITORS RKING SUPPLY RHO CHS	Y MOSED 155 (w25 stac 214 88	ES 4E FOTAL		430 10141 336 60 426 10141 2 170	PE A
III III III III III III III III III II	380 780 780 16.472 emild G5A Pateal therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIRED FOR PROJECTION OF RESERVED FOR PROJECTION OF PROJ	RKING SPAC	TIMAL - VISITORIA PRO	9 APOSED 155 (wal stac 214 69 FALL 6% OF 12	ES 15 FOTAL Req	ulfed	#39 7GTAL 276 89 #35 7GTAL 2 # 17	me A'
II:	780 780 780 780 780 780 780 780 780 780	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIRE Ab. NEW BUILDING PRO RESIDENTIAL PT VISITORS SHE TOTAL 4c. BARRIER FREE PAR VASITORS SHACE REDUIRE 5. PROPOSED BICYC.	RKING SPAC	WILL - VISITORS RKING SUPPLY PRO PRO GRANG GRA	9 APOSED 155 (w25 stac 274 69 69 69 60 764 OF 17	ES ME TOTAL		#35 #60 #35 #60 #35 #60 #35 #60 #70 #70 #70 #70 #70 #70 #70 #7	PPE A' PPE B' Wided (ground)
III III III III III III III III III II	380 780 780 16.472 emild G5A Pateal therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIRED FOR PROJECTION OF RESERVED FOR PROJECTION OF PROJ	RKING SPAC	TIMAL - VISITORIA PRO	9 APOSED 155 (w25 stac 274 69 69 69 60 764 OF 17	ES SE TOTAL Reg	nuliod 22	#35 #60 #35 #60 #35 #60 #35 #60 #70 #70 #70 #70 #70 #70 #70 #7	VPE A' Vided (ground) (ground)
III III III III III III III III III II	380 780 780 16.472 emild G5A Pateal therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR 4b. NEW BUILDING PRIS RESIDENTS 91 VISTORS SITE TOTAL 4c. BARMING FREE PAI VISTORS BEDON 5. PROPOSED BICVC. Type Ginter See	RED (RESIDEN PAI REVING SPAC WHED LE PARKING LE PARKING LE LEI LE LE LE LE LE LE LE LE LE LE	WILL - WISHTONS RINING SUPPLY PRO	Y WYOSED 155 (wall stace) 274 08 08 08 00 17	ES SE TOTAL	nutrod 22 277 2006	439 101AL 278 101AL 278 101AL 2 17 17 2 17 17 2 17 17 301	rifie A' rifie a' li (graund) 7 (p1)
III III III III III III III III III II	380 780 780 16.472 emild G5A Pateal therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR 4b. NEW BUILDING PRIS RESIDENTS 91 VISTORS SITE TOTAL 4c. BARMING FREE PAI VISTORS BEDON 5. PROPOSED BICVC. Type Ginter See	RKING SPAC RKING SPAC WED LE PARKING Sh. Sh.	VILLE - VISITORIA RENING SLIPPY PRO PRO GG Rate GG Rate GS GG Rate GS GG Rote GS GG ROT Term GS GG	Y PROSED 125 (wall stace 214 266 R6 OF 1n 3 G	ES AS TOTAL	nutrod 22 27 2777 2000	#35 701AL 278 69 428 701AL 2 7.71 7.71 7.72 7.73 7	rpe A' rpe a' vided (graund) (graund)
III III III III III III III III III II	380 780 780 16.472 emild G5A Pateal therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING RECOVER ds. NEW PRILL THING PHIS PRISONETHIN. PH. PY. VISTORIA. BY. PY. UNIT OF P. UN	RKING SPAC RKING SPAC WED LE PARKING Sh. Sh.	WILL - WISHTONS RINING SUPPLY PRO	Y PROSED 125 (wall stace 214 266 R6 OF 1n 3 G	ES SE FOTAL Reg	nutrod 22 2777 7 2300 5 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	#35 #37	rpe A' rpe a' vided (graund) (graund)
III III III III III III III III III II	380 780 780 16.472 emild G5A Pateal therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING RECOVER do NEW PAIRL DING PRICE PROSECULATION PI PS VISTORS PS STET COTAL dc. SIARCHER PREE PAIR CHARTONES PRICE PROJECT TYPE GENERAL PROPERTY OF THE PAIR TOTAL DESCRIPTION OF THE PAIR TOTAL	RED WESDEN PAI REKING SPAC VIED LE PARKING SPAC LOS Shings S	VILLE - VISITORIA RENING SLIPPY PRO PRO GG Rate GG Rate GS GG Rate GS GG Rote GS GG ROT Term GS GG	Y PROSED 125 (wall stace 214 266 R6 OF 1n 3 G	ES SE FOTAL Reg	nutrod 22 27 2777 2000	#35 701AL 278 69 428 701AL 2 7.71 7.71 7.72 7.73 7	rpe A' rpe a' vided (graund) (graund)
III III III III III III III III III II	380 780 780 16.472 emild G5A Pateal therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING RECOVER ds. NEW PRILL THING PHIS PRISONETHIN. PH. PY. VISTORIA. BY. PY. UNIT OF P. UN	RED WESDEN PAI REKING SPAC VIED LE PARKING SPAC LOS Shings S	VILLE - VISITORIA RENING SLIPPY PRO PRO GG Rate GG Rate GS GG Rate GS GG Rote GS GG ROT Term GS GG	Y PROSED 125 (wall stace 214 266 R6 OF 1n 3 G	Reg	nutrod 22 2777 7 2300 5 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	#35 #37	rpe A' liground) (ground) (ground)
III III III III III III III III III II	380 780 780 16.472 emild G5A Pateal therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING RECOVER 4b. NEW PAIRL DING PRICE PROSECULATION PRESIDENTIAL PROPERTY OF THE PROSECULATION OF TOTAL AC. SIAMMOUR FREE PAIR VISIT TOTAL VISIT TOTAL PROPERTY DIRECT TOTAL Residential FIRST TOTAL STEE TOTAL (Billyolie STEE TOTAL (Billyolie	REUM SPACE REKING SPACE VIED LE PARKING SPACE SPACE LOC Parki	WILLS - VISITORIAN RENING SUPPLY NAVO AND	Y	Reg	nutrod 22 27777 2777 2777 2777 2777 2777 277	# 439 # 10744 # 170744 # 170745 # 1707 #	rpe A' liground) (ground) (ground)
III III III III III III III III III II	380 780 780 16.472 emild G5A Pateal therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING RECOVER ds. NEW PAIR. THING PHIS PERSONSTRIAL PHI PHISTORY PHIS PHISTORY PHISTO	RED WESDEN PAI READ SPACES RE	WIMA = NOSTORNAM =	Y WYSED 1 18 (wild state 214 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Regulation of the state of the	22 27 2777 20 2 2 4	#39 701AL 278 60 701AL 2 17) 701AL 2 17) 701AL 2 17) 701AL 2 17) 400 400 400 400 400 400 400 4	rpe A' liground) (ground) (ground)
III III III III III III III III III II	380 780 780 16.472 emild G5A Pateal therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIM to NEW PAIRL DING PRIS PERSONSTRIAL PERSONSTRIAL PERSONSTRIAL PERSONSTRIAL SET TOTAL AC BARROWS PRISE PAIR VISTORS SPACE RECVI. Type Select Resolverial Free Total SET TOTAL (Ricycles Free Total SET TOTAL (Ricycles SET TOTAL Resolverial SET TOTAL SE	REUM SPACE REKING SPACE VIED LE PARKING SPACE SPACE LOC Parki	WIMA = NOSTORNAM =	Y	Regulation of the state of the	227 2777 2006 2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	#39 701AL 278 60 701AL 2 17) 701AL 2 17) 701AL 2 17) 701AL 2 17) 400 400 400 400 400 400 400 4	rpe A' liground) (ground) (ground)
III III III III III III III III III II	380 780 780 16.472 emild G5A Pateal therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIM to NEW PAIRL DING PRIS PERSONSTRIA PERSONSTR	RED WESDEN PAIN REVING SPACE Show Loc Park) NG SPACES Figures Figures	WIMA = NOSTORNAM =	V POSED 155 (re21 state 214 -	Regulation of the state of the	nutrod 22 277 3306 2 4 4 4 904	#35 #35	rpe A' liground) (ground) (ground)
III III III III III III III III III II	380 780 780 16.472 emild G5A Pateal therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING RECOVER do Netter GROUND PROPERTY OF THE PROPERT	RED WESDEN PAI RENDS PAI RENDS SPACE STATE Park ING SPACES Figuirot 1	WIMA = NOSTORNAM =	9 Provided 7 7 100 see	Regulation of the state of the	227 2777 2006 2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	#35 FOTAL 278 FOTAL 2 2 7 7 7 7 7 7 7 7	ppe A' (ground) (ground)
III III III III III III III III III II	380 780 780 16.472 emild G5A Pateal therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIM to NEW PAIRL DING PRIS PERSONSTRIA PERSONSTR	RED WESDEN PAIN REVING SPACE Show Loc Park) NG SPACES Figures Figures	WIMA = NOSTORNAM =	9 Provided 7 7 100 see	Regulation of the state of the	227 2777 2006 2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	#35 FOTAL 278 FOTAL 2 2 7 7 7 7 7 7 7 7	ppe A' (ground) (ground)
III III III III III III III III III II	380 780 780 16.472 emild G5A Pateal therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIM to NEW PAIRL DING PRIS PERSONSTRIA PERSONSTR	RED WESDEN PAIN REVING SPACE Show Loc Park) NG SPACES Figures Figures	WIMA = NOSTORNAM =	9 Provided 7 7 100 see	Regulation of the state of the	227 2777 2006 2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	#35 FOTAL 278 FOTAL 2 2 7 7 7 7 7 7 7 7	ppe A' (ground) (ground)
III III III III III III III III III II	380 780 780 16.472 emild G5A Pateal therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIM to NEW PAIRL DING PRIS PERSONSTRIA PERSONSTR	RED WESDEN PAIN REVING SPACE Show Loc Park) NG SPACES Figures Figures	WIMA = NOSTORNAM =	9 Provided 7 7 100 see	Regulation of the state of the	227 2777 2006 2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	#35 FOTAL 278 FOTAL 2 2 7 7 7 7 7 7 7 7	ppe A' (ground) (ground)
III III III III III III III III III II	380 780 780 16.472 emild G5A Pateal therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIM to NEW PAIRL DING PRIS PERSONSTRIA PERSONSTR	RED WESDEN PAIN REVING SPACE Show Loc Park) NG SPACES Figures Figures	WIMA = NOSTORNAM =	9 Provided 7 7 100 see	Regulation of the state of the	227 2777 2006 2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	#35 FOTAL 278 FOTAL 2 2 7 7 7 7 7 7 7 7	ppe A' (ground) (ground)
III III III III III III III III III II	380 780 780 16.472 emild G5A Pateal therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIM to NEW PAIRL DING PRIS PERSONSTRIA PERSONSTR	RED WESDEN PAIN REVING SPACE Show Loc Park) NG SPACES Figures Figures	WIMA = NOSTORNAM =	9 Provided 7 7 100 see	Regulation of the state of the	227 2777 2006 2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	#35 FOTAL 278 FOTAL 2 2 7 7 7 7 7 7 7 7	ppe A' (ground) (ground)
III III III III III III III III III II	380 780 780 16.472 emild G5A Pateal therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIM to NEW PAIRL DING PRIS PERSONSTRIA PERSONSTR	RED WESDEN PAIN REVING SPACE Show Loc Park) NG SPACES Figures Figures	WIMA = NOSTORNAM =	9 Provided 7 7 100 see	Regulation of the state of the	227 2777 2006 2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	#35 FOTAL 278 FOTAL 2 2 7 7 7 7 7 7 7 7	ppe A' (ground) (ground)
III III III III III III III III III II	380 780 780 16.472 emild G5A 2 Retail therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIM to NEW PAIRL DING PRIS PERSONSTRIA PERSONSTR	RED WESDEN PAIN REVING SPACE Show Loc Park) NG SPACES Figures Figures	WIMA = NOSTORNAM =	9 Provided 7 7 100 see	Regulation of the state of the	227 2777 2006 2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	#35 FOTAL 278 FOTAL 2 2 7 7 7 7 7 7 7 7	ppe A' (ground) (ground)
III III III III III III III III III II	380 780 780 16.472 emild G5A 2 Retail therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIM to NEW PAIRL DING PRIS PERSONSTRIA PERSONSTR	RED WESDEN PAIN REVING SPACE Show Loc Park) NG SPACES Figures Figures	WIMA = NOSTORNAM =	9 Provided 7 7 100 see	Regulation of the state of the	227 2777 2006 2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	#35 FOTAL 278 FOTAL 2 2 7 7 7 7 7 7 7 7	ppe A' (ground) (ground)
III III III III III III III III III II	380 780 780 16.472 emild G5A 2 Retail therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIM to NEW PAIRL DING PRIS PERSONSTRIA PERSONSTR	RED WESDEN PAIN REVING SPACE Show Loc Park) NG SPACES Figures Figures	WIMA = NOSTORNAM =	9 Provided 7 7 100 see	Regulation of the state of the	227 2777 2006 2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	#35 FOTAL 278 FOTAL 2 2 7 7 7 7 7 7 7 7	ppe A' (ground) (ground)
III III III III III III III III III II	380 780 780 16.472 emild G5A 2 Retail therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIM to NEW PAIRL DING PRIS PERSONSTRIA PERSONSTR	RED WESDEN PAIN REVING SPACE Show Loc Park) NG SPACES Figures Figures	WIMA = NOSTORNAM =	9 Provided 7 7 100 see	Regulation of the state of the	227 2777 2006 2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	#35 FOTAL 278 FOTAL 2 2 7 7 7 7 7 7 7 7	rpe A' liground) (ground) (ground)
III III III III III III III III III II	380 780 780 16.472 emild G5A 2 Retail therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIM to NEW PAIRL DING PRIS PERSONSTRIAL PERSONSTRIAL PERSONSTRIAL PERSONSTRIAL VISITORIS LITE TOTAL AGE LIARMORE PRIC VISITORIS SPACE REQUI VISITORIS SPACE VISITORIS VISITORIS SPACE VISITORIS VISITORIS SPACE VISITORIS VISITORIS SPACE VISITORIS	RED WESDEN PAIN REVING SPACE Show Loc Park) NG SPACES Figures Figures	WIMA = NOSTORNAM =	9 Provided 7 7 100 see	Regulation of the state of the	227 2777 2006 2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	#35 FOTAL 278 FOTAL 2 2 7 7 7 7 7 7 7 7	rpe A' liground) (ground) (ground)
III III III III III III III III III II	380 780 780 16.472 emild G5A 2 Retail therefore ex down to P1 is part c 57,401 750 38,351 mmenity and common 8,115,12 38,751	8396 8396 382635 I cluded in the	e GFA de Cherafor	re excluded	from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIM to NEW PAIRL DING PRIS PERSONSTRIAL PERSONSTRIAL PERSONSTRIAL PERSONSTRIAL VISITORIS LITE TOTAL AGE LIARMORE PRIC VISITORIS SPACE REQUI VISITORIS SPACE VISITORIS VISITORIS SPACE VISITORIS VISITORIS SPACE VISITORIS VISITORIS SPACE VISITORIS	RED WESDEN PAIN REVING SPACE Show Loc Park) NG SPACES Figures Figures	WIMA = NOSTORNAM =	9 Provided 7 7 100 see	Regulation of the state of the	227 2777 2006 2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	#35 701AL 278 F0 428 701AL 2 7 7 7 7 7 7 7 7 7	rpe A' liground) (ground) (ground)

Figure 30A-Statistics for the proposed Mixed Use Revelopment at 1000 & 1024 Dundas Street East



Figure C- Pedestrian Level Lighting

Pedestrian Level Lighting is identified by two symbols being &

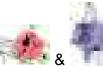




Figure 44 - Active Street Related Retail & Commercial Service Uses On The Ground Floor



Figure 5-54. Raised cycle track

Figure 38- Dundas Connects Master Plan Figure 5-54 – Raised Cycle Track

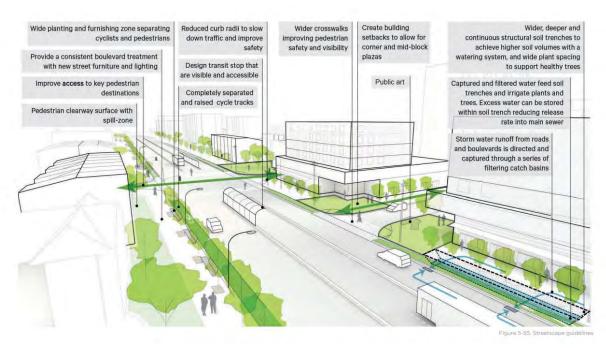


Figure 36- Dundas Connects Master Plan – Planned Streetscape For Dundas Street East



Figure 37- Dundas Connects Master Plan Figure 5-75 – Enhanced Pedestrian Realm

DUNDASCONNECTS V-177



Figure 45B- Raised Dedicated Cycling Lane And Dundas Street East Animation

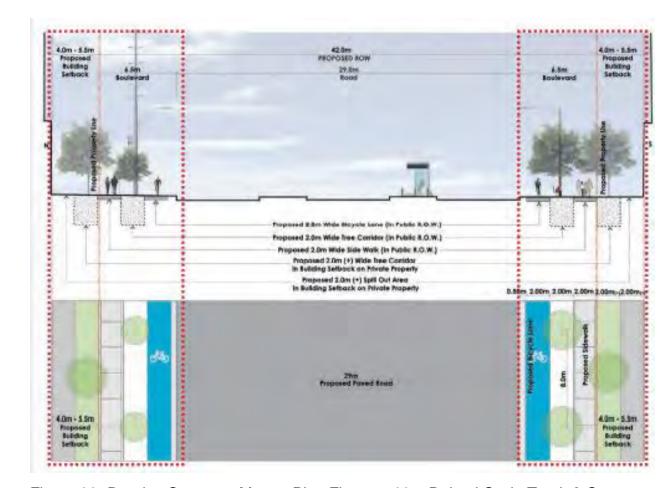


Figure 39- Dundas Connects Master Plan Figure 5-63 – Raised Cycle Track & Street Trees

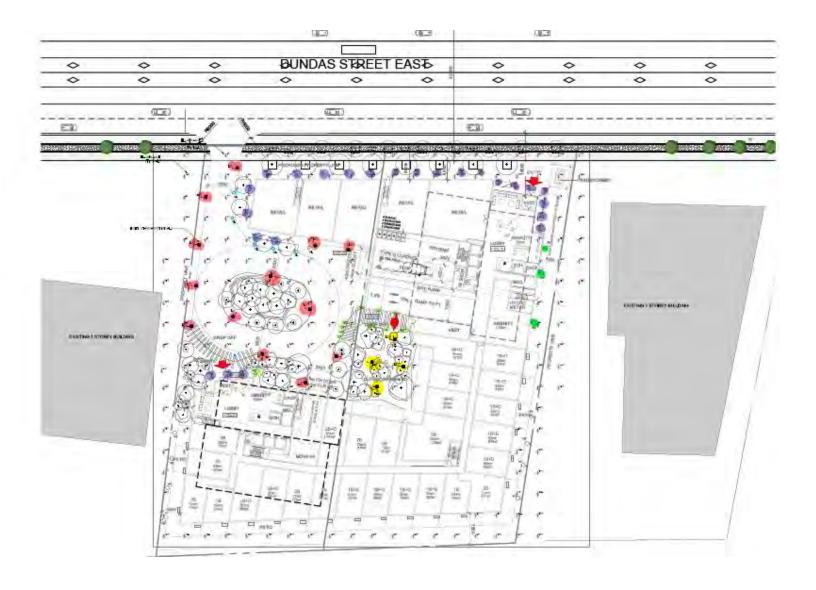


Figure M -Streetscape Tree Planting

The tree planting locations within the front yard are identified with this symbol



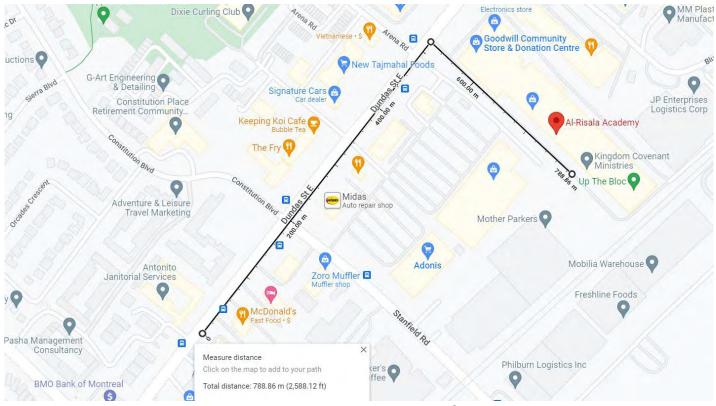


Figure D1-Walking Distance to Al-Risala Academy & Kingdom Covenant Ministries

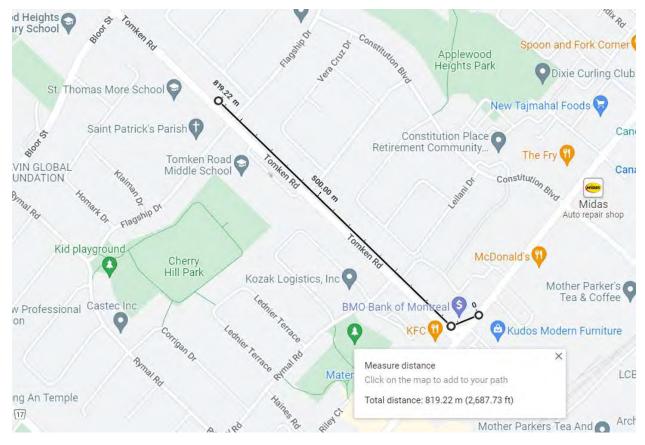


Figure D2-Walking Distance to St Thomas More School

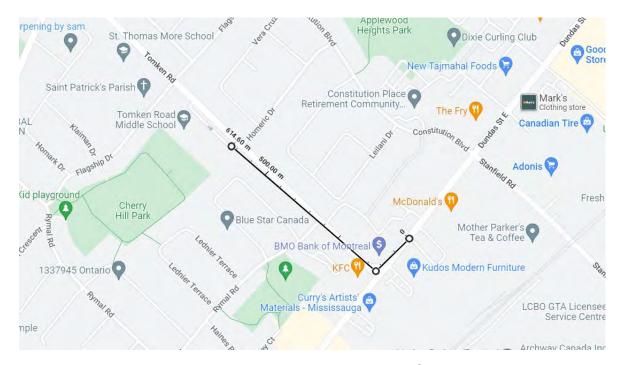


Figure D3-WAlking Distance to Tomken Road Middle School

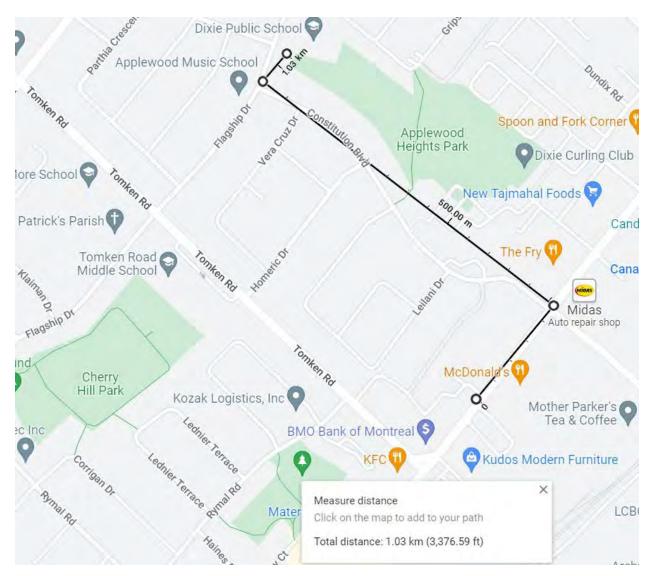


Figure D4-Walking Distance to Dixie Public School

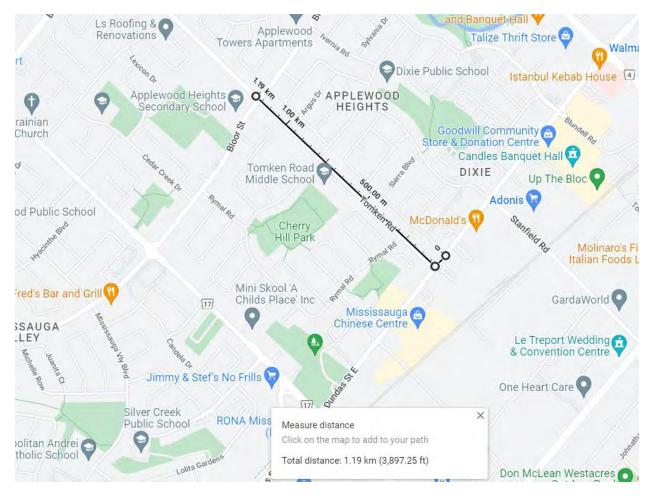


Figure D4-Walking Distance to Applewood Heights Secondary School

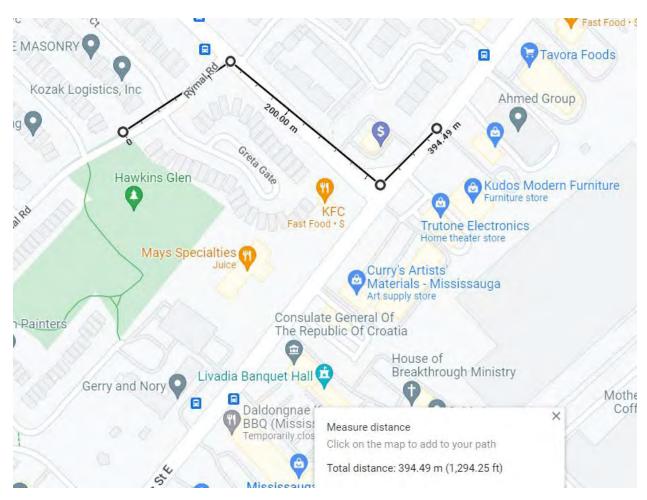
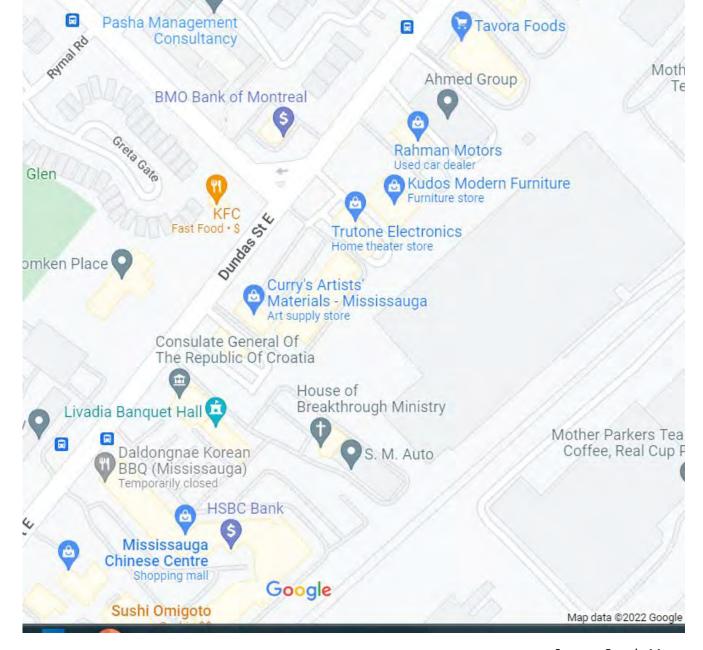


Figure E- Walking Distance to Hawkins Glen Park



Source -Google Maps

Figure F -Retail Stores

The retail store locations are identified by a symbol.



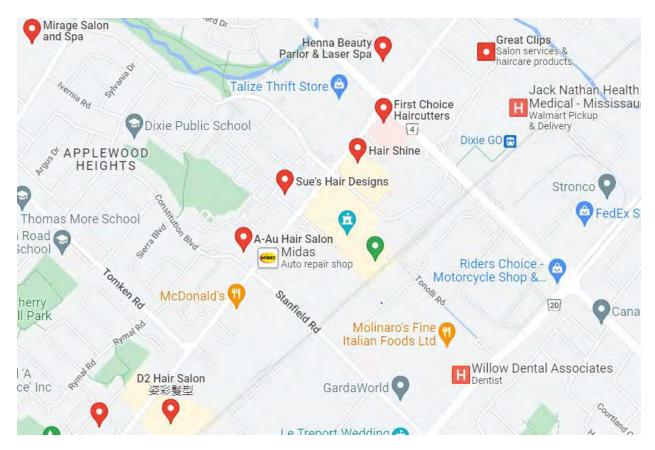
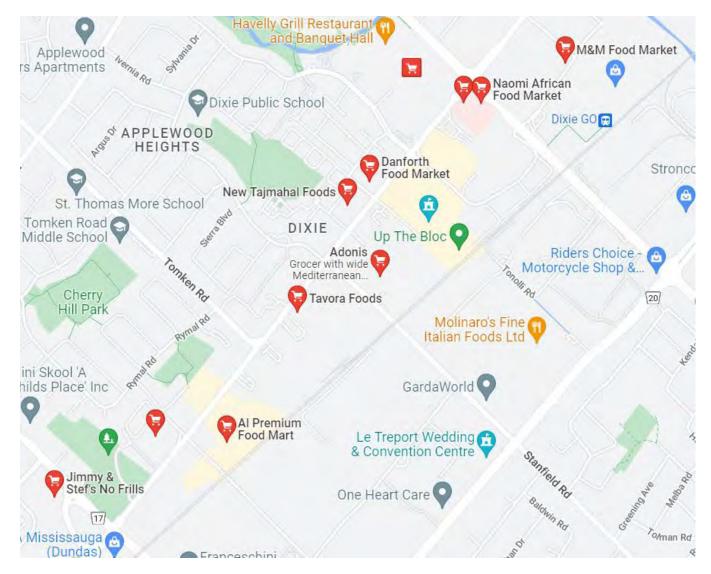


Figure G -Hair Salons

The hair salon locations are identified by a



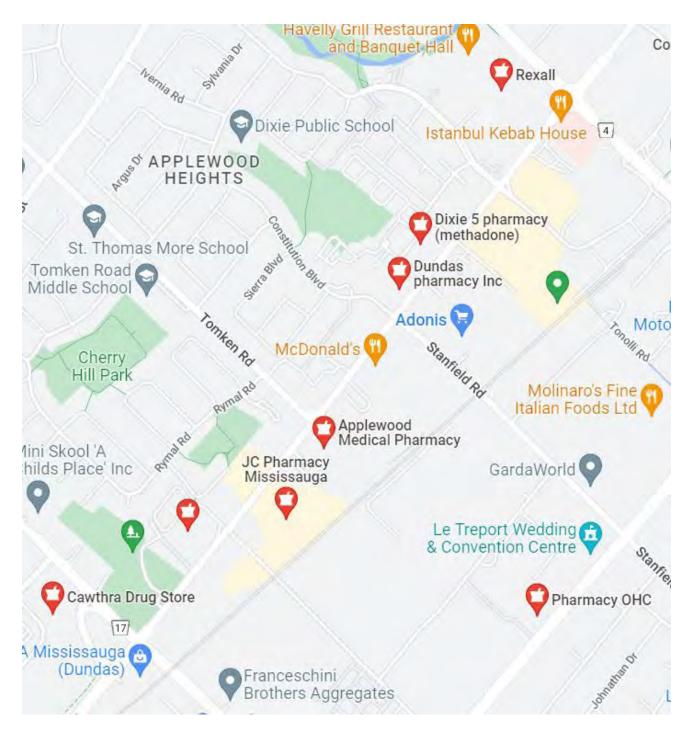


Source -Google Maps

Figure H-Grocery stores

The Grocery store locations are identified with a symbol.





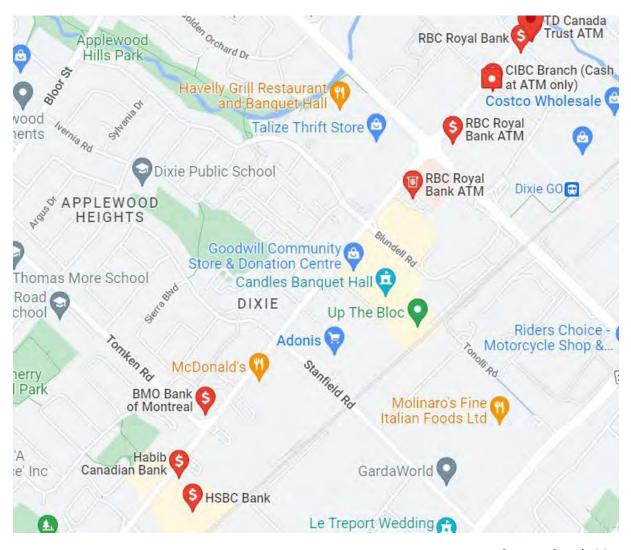
Source -Google Maps

Figure I-Pharmacies

The pharmacy locations are identified with a



symbol

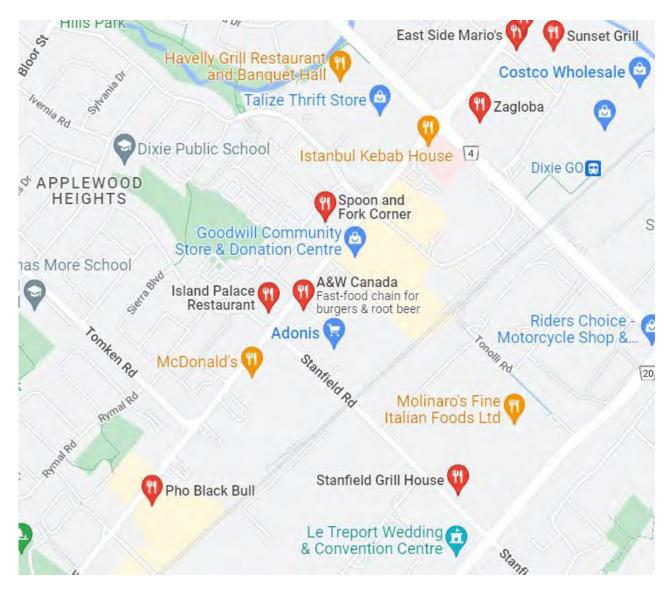


Source -Google Maps

Figure J-Banks

The bank locations are identified with a





Source -Google Maps

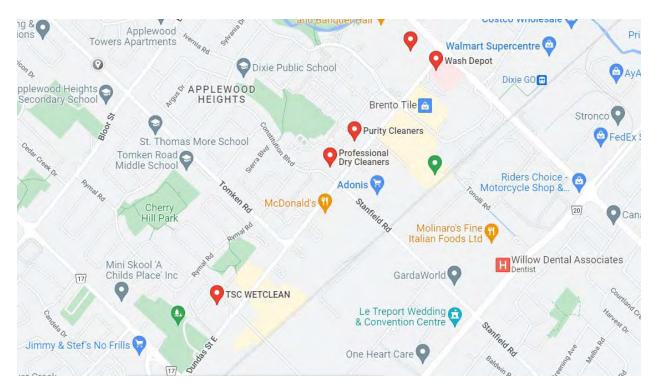
Figure K-Restaurants

The restaurant locations are identified with two symbols being



and





Source -Google Maps

Figure L-Dry Cleaners

The dry cleaner locations are identified with a





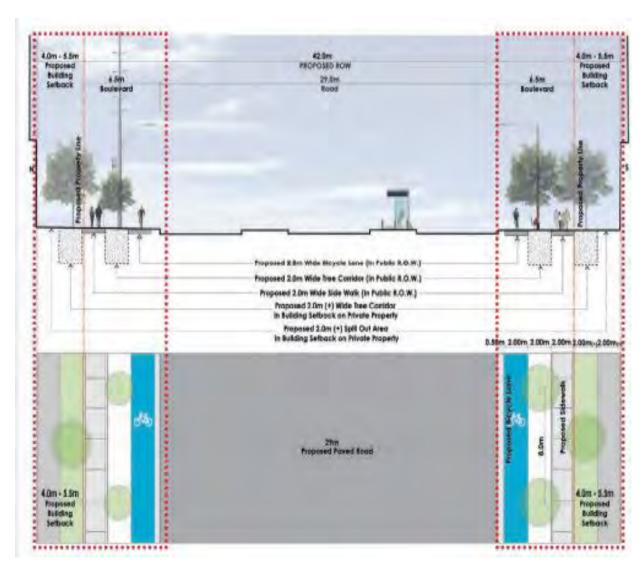


Figure 39- Dundas Connects Master Plan Figure 5-63 – Raised Cycle Track & Street Trees

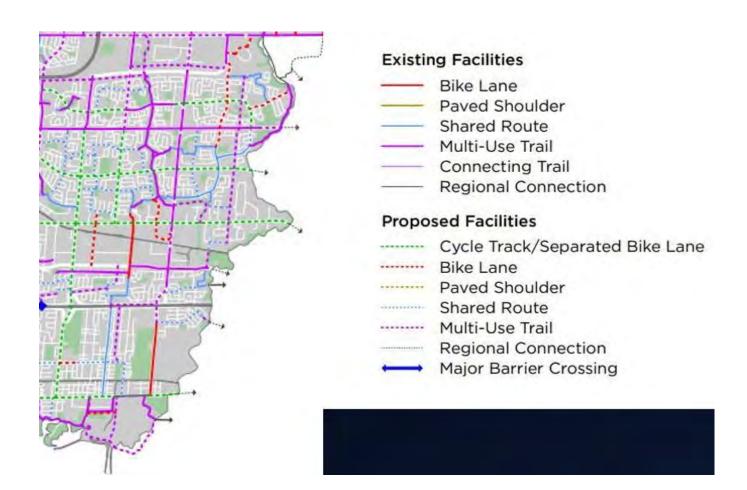


Figure 26-City of Mississauga 2018 Cycling Master Plan



Figure 5-75. Demonstration perspective showing enhanced public realm

DUNDASCONNECTS V-177

Figure 37- Dundas Connects Master Plan Figure 5-75 – Enhanced Pedestrian Realm

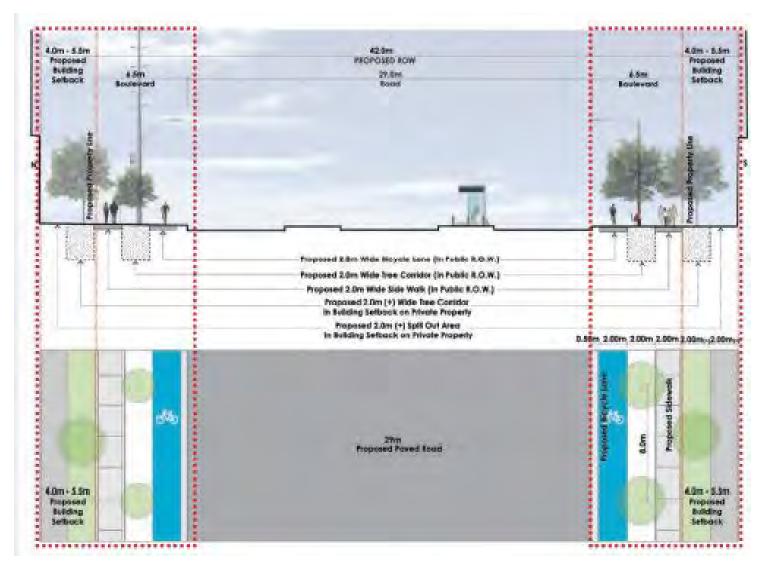


Figure 39- Dundas Connects Master Plan Figure 5-63 - Raised Cycle Track & Street Trees

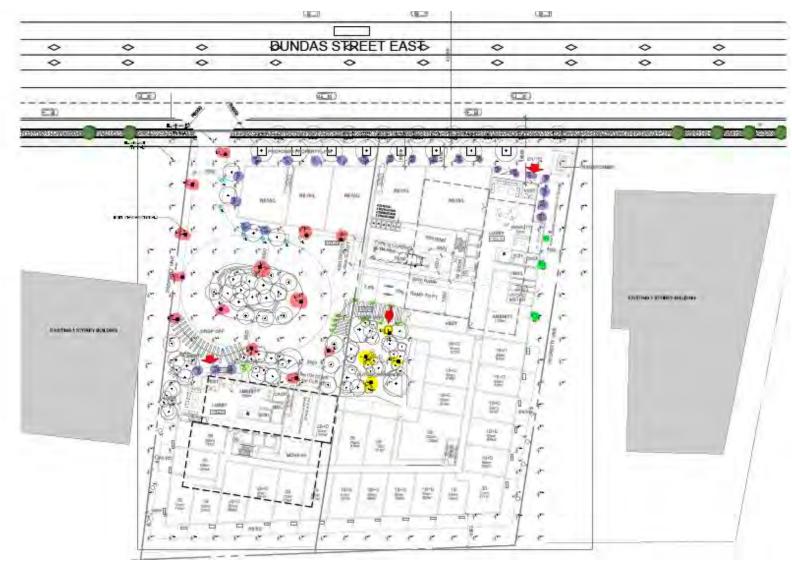


Figure M -Pedestrian Level Lighting

Pedestrian Level Lighting is identified by two symbols being &



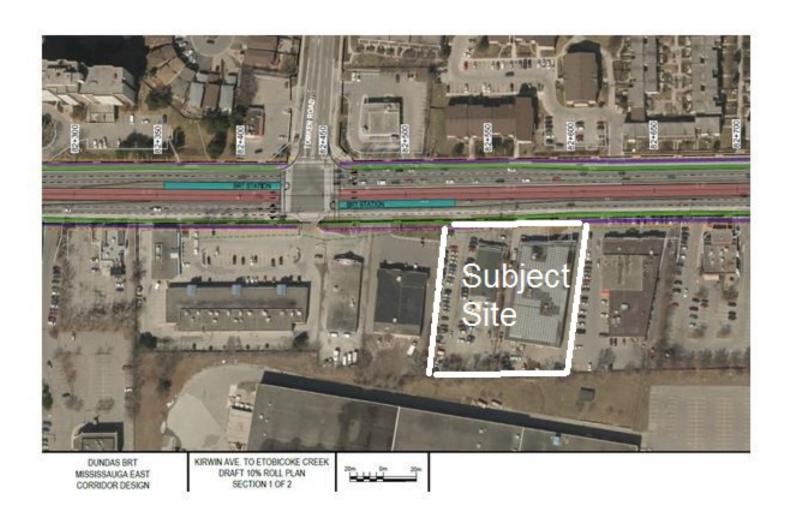


Figure 30 – Tomken Road Bus Rapid Transit Station

On June 8, 2022 Mississauga City Council enacted city-wide Zoning By-law Amendment 117-2022 which amended the minimum parking space requirements in the City of Mississauga Zoning By-law 0225-2007 as follows:

- the subject site be included within Precinct 3 (as Figure 71 in this report shows) within the amendment to the off-street parking regulations within the City of Mississauga existing Zoning Bylaw 0225 – 2007;
- within Precinct 3 the Zoning By-law requires a minimum parking rate of 0.9 residential spaces per unit and a minimum visitor parking rate of 0.2 visitor parking spaces per unit within a rental apartment building (see Figure 72);

Column A		В	C	D	E	F	
Line 1.0	TYPE OF USE	UNIT OF MEASUREMENT	PRECINCT 1	PRECINCT 2	PRECINCT 3	PRECINCT 4	
2.0	Condominium Apartment	resident spaces per unit	0.8	0.9	1.0	1.1	
		visitor spaces per unit	0.20	0.20	0.20	0.20	
3.0	Rental Apartment	resident spaces per unit	0.8	0.8	0.9	1.0	
		visitor spaces per unit	0.20	0.20	0.20	0.20	

Figure 72-Minimum parking space requirements in By-law 0117-2022 for rental apartments

GHD Traffic Impact Report recommended that less vehicle parking spaces be supplied within proposed mixed use redevelopment on the subject site than the city-wide Zoning By-law Amendment 117-2022 requires. Therefore, the site-specific Official Plan Amendment shall require that the City of Mississauga existing Zoning Bylaw 0225-2007 be amended to reduce the minimum on-site parking space requirement for the proposed redevelopment to a minimum of 0.8 or less parking spaces per rental dwelling unit which includes the shared parking spaces for visitors and non-residential uses. The site-specific Zoning Bylaw Amendment in this report requires a minimum of 0.8 parking spaces per rental dwelling unit which includes the shared parking spaces for visitors and non-residential uses.

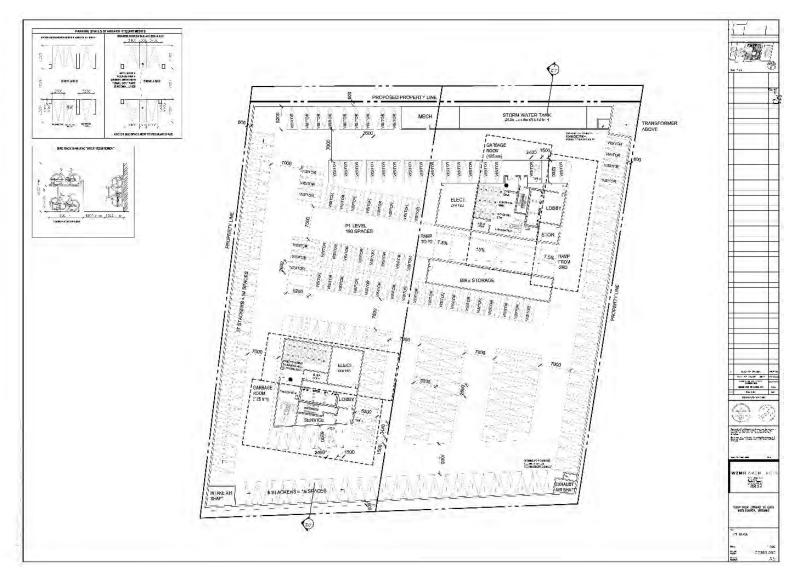


Figure N Parking Level 1 Plan for Proposed Mixed Use Redevelopment for 1000 and 1024 Dundas Street East showing Visitor Parking

The parking spaces identified as visitor parking spaces are used by both the commercial tenants and the visitors to the rental apartment units.



Figure 41- Site Plan showing no front yard parking and underground parking being accessed by a laneway.

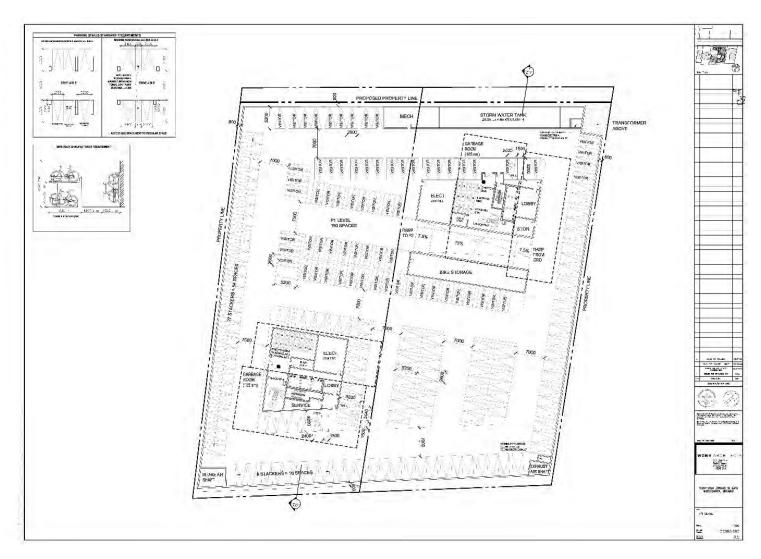


Figure O -Parking Level 1 Plan for Proposed Mixed Use Redevelopment for 1000 and 1024 Dundas Street East showing visitor parking which shall be used by the commercial tennants.

On June 8, 2022 Mississauga City Council enacted city-wide Zoning By-law Amendment 118-2022 which amended the minimum bicycle parking space parking space requirements in the City of Mississauga Zoning By-law 0225-2007 for the subject site as follows:

- It adds a definition for "Bicycle Parking Space-Class A" to Section 1.2 of Zoning By-law 0225-2007 and defines as "means an indoor bicycle parking space in an enclosed area with controlled access":
- It adds a definition for "Bicycle Parking Space-Class B" to Section 1.2 of Zoning By-law 0225-2007 and defines as "means an outdoor bicycle parking space in a publicly accessible location";
- The By-law does not require any bicycle parking spaces for no-residential uses with les than 1,000 m2 of gross floor area (and since 750 m2 of non-residential use is proposed for the subject site no bicycle parking is required for these non-residential uses).
- The By-law requires 0.6 Class A type bicycle parking spaces per rental apartment unit (or 277 indoor bicycle parking spaces for the 462 purpose-built rental apartment units on the subject site)
- The By-law requires 0.05 Class B type bicycle parking spaces per rental apartment unit (or 23 outdoor bicycle parking spaces for the 462 purpose-built rental apartment units on the subject site)

A total of 279 long-term bicycle parking spaces are required by City staff (consisting of 277 for residents and 2 for the retail uses) and 25 short term visitor bicycle spaces (consisting of 23 for residential visitors and 2 for retail visitors). The site provides a total bicycle parking supply of 304 parking spaces, 279 indoor spaces and 25 outdoor spaces which satisfies the City's requirement. The architectural plans were finalized before the City of Mississauga enacted city-wide Zoning By-law Amendment 118-2022. Therefore the size of these bicycle parking space shall be reviewed as part of the process of preparing more detailed plans for the site plan approval process.

ROPOSED BUILDING GFA x Floor Arest Calculation for Flooridential	d.												2. PROPOSED BUILDING U							
arm of areas of each story of a bailding	og messaured from the	estwores ou	tacks out a	and about mo	i include ar	ey part of the	e delating or	and for more	remove-parking				PDDIUM	T MIA	180	38ED+0	ZMED	289D+D	anib	TOTAL
				-	-		-	-					GROUND		3	12	angu 6	antorol 1	7.	701AL
z Plour Area Calculation for Non Nameli	linetial'												2MD		6	17	- 9	- 4	10	46
one of areas of each storay above to Sa	alow ustacznikuć grudi		HAVE ORDER	r of autoich	wall for my	enong the	fotomy						3RD		8	16		- 4	LE	42
	A) mechanical fina B) arametic wests		NAME:										STH		8	16	8	- 4	11	47
	C) woolosed area or			man of a	and the second	marketir -	in a						TOTAL POORUM UNITS		25	61	n	15	34	160
	D) above or helow-												Tentana a		dame 1	com a	America .	Nistra d	AGES.	mora!
	El Ameninomi, iou					4							TOWER A	-	1960	3fttD+D	2BED	28ED+0	THED	TOTAL
	F) erresson outdo												6TH - 16TH (X11/FL)		- 22		33		- 11	121
													TOTAL TOWER A UNITS		BI		35		11	127
LIMINARY BFA									Res GFA + Indo	inf Amenity							-			
OSZID BRINLDONIG GPA	RESIDENTIA	GFA		MIENITY 0			RET				USABLE RES AREA		TOWER 8		18E0	1BED+D	2960	28ED+D	1810	TOTAL
	sm	st	585	st	sm	sf	Sm	st	śm	st	sm	LISABLE RES /	57H		2		1			
VE GRADIE	7.88	21.00	209	2,150	215	5044	770	8:07:	3,094	22.101	Vacc	FOTAL RES GFA	67H - 207H (X15/FL)		505		45		15	105
LIND	9.163	31,054	201	2,250	205	2314	750	-aju/c	4,163	33, 304	1,886	61%	TOTAL TOWER BUNITS	_	107		47		15	150
	4,352	44.692	-		-	\rightarrow			4,152	44,810	3,067	88%	Contract to	_						
	4.752	94.692							4,152	44,652	3.646	88%	TOTAL UNITS ON SITE		213	61	113			462
450-BLDG A)[335-BLDGB)	845	9095	715		709	7,682	-		1,560	16,792	930	40%	Percentage		46.1%	13.2%	24.5%	3,29		1000
780K2)(BLDG A+B	1,560	16792			- 1				1,560	16,792	L340	88%	3a. NEW BUILDING IN				NEW BUILDIN			
	1.360	16792					1 1		1,560	16, 792	1,340	86%	REQUIRED (2.0 m2)	ser Unity	462X2 = \$24	_	JUNEO (20 m	ng per Unit)	452X2 =	324 m2
	1,560	16792							1,560	16,792	1,340	86%	MKOPOSEO		924 m2	PMC	ON/ORNID		924 m2	
	1,560	16791							1,560	16,702	1,340	86%	4k. PARKING REQUIRE	MENTE						
	1,560	16792					-		1,500	18, 792	1,840	80%	TA PARKING REQUIRE	mintro				-		
	1.560	16/92		\rightarrow		-			1,560	16,792	1,340	58%		THAT AND	UNIT/BIA		NATIO		TOTAL	
	1,560	16792	-		-		1		1,560	16,792	1,340	86%		C. C. C. C.			· · · · · · · · · · · · · · · · · · ·			
	1,360	16792	-	\rightarrow	$\overline{}$	-			1,560	16, 792 16, 792	1,340	38% 88%	RENDENTIAL		62		0.0		277	
	1,560	15,792	$\overline{}$	\rightarrow	\rightarrow	\rightarrow			1,560	16, 792	1,340	88% 88%	MESSIA MINIT	1			44		210	
	1,560	15792		\rightarrow		$\overline{}$			1,560	16, 792	1,340	88%	WSIFORS		ina		0.15		- 04	
(789-BLDG 5)	780	8396	-			-			780	8, 356	670	98%	000,000						-	
		3396		=	\neg	$\overline{}$			780	8,356	670	las	RETRA		0 am			1 1	KORRED WITH VI	sitnes
	780																			
	750	8396							780	8_356	เกา	80%								
									780				TOTAL PARKING REQUI			- NETAL)			439	
	790	8396 8396	974	9.946	524	n sets	750	A.(17)	780	8,356	เกา	807	TOTAL PARKING REQUIR	RED (WESIDEN	VIIAL + VISITORS					
N.	790 790 16.472	8396	924	9,946	924	9,946	750	8,07)		8_356	670 670	80%	TOTAL PARKING REQUIR	RED (WESIDEN	VIIAL + VISITORS RKING SUPPLY					
	750 16.477 emiss GFA	8396 8396 382635		9,945	524	9,946	750	8,073	780	8,356	670 670	807	TOTAL PARKING REQUE 46. NEW BUILDING PRO RESIDENTIAL Pt.	RED (WESIDEN	VIIAL + VISITORS RKING SUPPLY PRO	/ POSED 155 (w/25 stec	kors)		439 701AL	
N. 21. ballconies are excluded in reside	780 780 86.477 emial GFA h Retail therefore ex	8396 8396 382635 dudedin the	e GFA				750	4,四)	780	8,356	670 670	807	TOTAL PARKING REQUIR 46. NEW BUILDING PRI RESIDENTIAL P1 P2	RED (WESIDEN	VIIAL + VISITORS RKING SUPPLY PRO	POSED	korsj		439	
N. to 11 balkonies are excluded in reside e 2: mole loading are its shared with e 3: parking rump from ground poing	750 750 16.477 emial GFA h Retail therefore ex g down to P1 is part o	8396 8396 382635 dudedin the	e GFA				750	8,07	780	8,356	670 670	807	TOTAL PARKING REQUI 46. NEW BUILDING PRI RESIDENTIAL PI P2 VISITORS	RED (WESIDEN	VIIAL + VISITORS RKING SUPPLY PRO	/ POSED 155 (w/25 stac 214	kors)		439 101AL 376	
M. 2: 1 bakkonies are excluded in reside 2: moin loading aren is shared with 4: paeting ramp from ground poing DENTIAL UNA TOTAL **	750 750 16.477 emial GFA h Retail therefore ex- g down to P1 is part of	8396 8396 382635 dudedin the	e GFA				750	8,071	780	8,356	670 670	807	TOTAL PARKING REQUIR 4b. NEW BUILDING PRO- RESIDENTAL PL P2 VISITORS P1	RED (WESIDEN	VIIAL + VISITORS RKING SUPPLY PRO	/ POSED 155 (w/25 stec	kors)		139 10141 270 60	
Le 1: balkconies are excluded in reside e 2: meis looding are is shared with e 3: paeking ramp from ground going OPPTIAL EUA TOTAL **	780 780 16.477 emial GFA is Retail therefore exig g down to P1 is part of 37,401 750	8396 8396 382635 dudedin the	e GFA				750	8,071	780	8,356	670 670	807	TOTAL PARKING REQUIRATION OF THE PROPERTY OF T	RED (RESIDEN OF OSER PAR	NTIAL - VISITORS RKING SUPPLY PRO	/ POSED 155 (w/25 stac 214	kors)		439 101AL 376	
N 2 Sukconies are excluded in reside e 2: main loading are its shared with e 3: parking rump from ground poing DEPTIAL SUA TOTAL ** ILL REFA ON SITE	780 780 16.472 emial GFA it Retail therefore ex- g down to P1 is part of 27,401 750 38,151	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR 4b. NEW BUILDING PRO- RESIDENTAL PL P2 VISITORS P1	RED (RESIDEN OF OSER PAR	NTIAL - VISITORS RKING SUPPLY PRO	POSED 155 (w/25 stec 214			439 707AL 278 99 435	
Le 1: balkconies are excluded in reside e 2: meis looding are is shared with e 3: paeking ramp from ground going OPPTIAL EUA TOTAL **	780 780 16.472 emial GFA it Retail therefore ex- g down to P1 is part of 27,401 750 38,151	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUE 45. NEW BUILDING PER RESIDENTIAL P! P2 VISITORS P1 SITE TOTAL 4c. BARRIER FREE PAI	RED (RESIDEN OF OSED FAI RKING SPACE	VIIAL + VISITORS RKING SUPPL T PRO	POSED 155 (w/25 state 214 89	ES		439 10141 276 60 426 701AL	
No. 10. balkoonies are excluded in reside 10. moin loading are is shared with 10. Excepting ramp from ground poing DEPTINAL USA TOTAL ** 10. ANEA 10.	780 780 16.472 emial GFA it Retail therefore ex- g down to P1 is part of 27,401 750 38,151	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIRATION OF THE PROPERTY OF T	RED (RESIDEN OF OSED FAI RKING SPACE	NTIAL - VISITORS RKING SUPPLY PRO	POSED 155 (w/25 stec 214	ES		439 10141 276 60 426 701AL	
L 1. balconies are excluded in reside E 2: more loading are is shared with E 2: parking ramp from ground point DEPTINA GEA TOTAL ** AL RES D. A MER D. OR SITE Lidential GEA total includes instage as SSITY.	780 780 16 472 emial GFA Retail therefore exig down to P1 is part of 27, 201 750 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUAR 46. NEW BUILDING PRE RESIDENTIAL 16. P2 VISITORS P1 SITE TOTAL 4c. BARRIER FREE PAI VASITORS SHAGE REDU	RED (RESIDEN OF ORED FAI RKING SPACE WHED	VIIAL + VISITORS RKING SUPPLY MHO	POSED 155 (w/25 state 214 89	ES		439 10141 276 60 426 701AL	PE A'
L. L. b.	780 780 16.477 emild GFA Retail therefore e.g. g down to P1 is part of 37,401 750 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR 4b. AREN BUILDING PRO RESIDENTIAL PT VISITORS SITE TOTAL 4c. BARRIER FREE PAI VISITORS SHACE REDUIR 5. PROPOSED BICYCO	RED (RESIDEN OF ORED PAI RKING SPACE WIED LE PARKINI	VIIAL + VISITORS RKING SUPPLY PRO	POSED 155 (w/25 state 214 89	ES SE TOTAL		430 10141 336 60 426 10141 2 170	PPE 3'
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIRED FOR RESIDENCE FOR PORT OF PORT	RKING SPAC	TIMAL - VISITORIA PRO	POSED 135 (was size 214 69 R411 64 OF TH	ES SE TOTAL	utiod	#39 7G14L 276 89 #35 7G14L 2	me A
L. L. b.	780 780 16.477 emild GFA Retail therefore e.g. g down to P1 is part of 37,401 750 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR 4b. NEW BUILDING PRI RESIDENTS PI VISTORS SITE TOTAL 4c. BARRIER FREE PAL VISTORS BACE REQUIR VISTORS BACE REQUIR 5. PROPOSED BICVC Type Cantel Residential 652 Residential 552	RKING SPACE WHED LE PARKING SPA	VIIAL + VISITORS RKING SUPPLY PRO	POSED 135 (w/25 state 214 09 -R411 4% OF TH	ES E FOTAL	uuliod 22	#35 70141 376 80 426 70141 3 (47) 3 7) Prot 23 27	yne A' yn a' wlded (ground) ? (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIRED FOR RESIDENCE FOR PORT OF PORT	RKING SPACE WHED LE PARKING SPA	WILL - VISITORS RKING SUPPLY PRO PRO GRANG GRA	POSED 135 (w/25 state 214 09 -R411 4% OF TH	ES E FOTAL	ulfod 22	#35 #60 #35 #60 #35 #70TAL \$ 17 Pro- 23	yne A' yn a' wlded (ground) ? (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUE 4b. NEW BUILDING PIN RESIDENTIA PI FE FE VISITORS FE SITE TOTAL 4c. INARMINE FREE PA VISITORS BROCK E. PROPOSED BROV E. PROPOSED BROV E. PROPOSED BROW Residentia FREE Residentia FREE Residentia FREE Residentia FREE Residentia FREE Residentia FREE FREE FREE FREE FREE FREE FREE FRE	RKING SPACE RKING	WILL - WISHTONS RINING SUPPLY PRO	POSED 155 (was size as a constant of the cons	ES SE YOTAL	introd 22 2777 306	439 101AL 278 101AL 278 235 101AL 2 17 17 2 17 2 17 301	rifie A' rifie d' le (ground) 7 (p1) 9
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR 4b. NEW BUILDING PRI RESIDENTS PI VISTORS SITE TOTAL 4c. BARRIER FREE PAL VISTORS BACE REQUIR VISTORS BACE REQUIR 5. PROPOSED BICVC Type Cantel Residential 652 Residential 552	RKING SPAC	VILLE - VISITORIA RENING SLIPPY PRO PRO GG Rate GG Rate GS GG Rate GS GG Rote GS GG ROT Term GS GG	POSED 155 (w23 stee 2214 - 221	ES E TOTAL	uutood 22 277777	#35 #35	rpe A' rpe a' repe a' repe a' repe a' repe a' repeand repeand
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING RECORD ds. NEW PRINCIPAGE PRIN	RKING SPAC	WILL - WISHTONS RINING SUPPLY PRO	POSED 155 (w23 stee 2214 - 221	ES E FOTAL	introd 22 2777 306	439 101AL 278 101AL 278 235 101AL 2 17 17 2 17 2 17 301	rpe A' rpo a' vided (ground) (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUES do NEW PAIR DING PM RESIDENTIAL PI PS VISTORS PS VISTORS ACCURATE PROPERTY ACCURATE PROPERTY ACCURATE PROPERTY TOTAL ACCURATE PROPERTY TYPE CONTROL TOTAL ACCURATE PROPERTY TYPE CONTROL TOTAL ACCURATE PROPERTY TYPE CONTROL TOTAL TYPE TOTAL ACCURATE PROPERTY TYPE TYPE TYPE TYPE TYPE TYPE TYPE TY	RED (WESDER) REVING SPACE WIED LE PARKING SPACE Shall	VILLE - VISITORIA RENING SLIPPY PRO PRO GG Rate GG Rate GS GG Rate GS GG Rote GS GG ROT Term GS GG	POSED 155 (w23 stee 2214 - 221	Reg	uutood 122 12777 1	# 439 # 10744 # 170744 # 170745 # 1707 #	ppe A' liground) (ground) (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING RECORD ds. NEW PRINCIPAGE PRIN	RED (WESDER) REVING SPACE WIED LE PARKING SPACE Shall	VILLE - VISITORIA RENING SLIPPY PRO PRO GG Rate GG Rate GS GG Rate GS GG Rote GS GG ROT Term GS GG	POSED 155 (w23 stee 2214 - 221	Reg	uulvod 122 12777 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	#35 #37	ppe A' liground) (ground) (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUES 4b. NEW PAIRLING PRI RESIDENTIAL PRESIDENTIAL BEST TOTAL 4c. IMARRIER FREE PAI VIST TOS PROPER PAIRLING VIST TOS PROPER PAIRLING VIST TOS PAIRLING RESIDENTIAL 461 TOSA TOSA TOSA TOSA TOSA STEE TOTAL (Ricycole TOSA	RED (WESDER) PAIN REVING SPACE WIED LE PARKING SPACE Show Show Show Show Show Show Show Show	WILLS - VISITORIAN RENING SUPPLY NAVO AND	POSED 155 (ve25 star 214 - 214	Reg	uutood 122 12777 1	# 439 # 10744 # 170744 # 170745 # 1707 #	ppe A' liground) (ground) (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR do. NEW PARKING PRO- RESIDENTIAL PL STRENDENTIAL PL STRENDENT STRENDEN STRENDEND STRENDEN STRENDEND STRENDEN STRENDEND STRENDEND STREND	RED (WESDER) PAIN REVING SPACE WIED LE PARKING SPACE Show Show Show Show Show Show Show Show	WIMA = NOSTORNAM =	POSED 155 (ve25 star 214 - 214	Page 10/AL	uurod 22 22 3 3 4 4 64 64 64 64	#39 701AL 278 60 701AL 2 17) 701AL 2 17) 701AL 2 17) 701AL 2 17) 400 400 400 400 400 400 400 4	ppe A' liground) (ground) (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR ds. NEW PAIRL THING PHO RESIDENTIAL BY PERSONNEY PS STREET OF SELECTION STREET STREET OF SELECTION STREET STREET OF SELECTION Resided Total Resided T	RED WESDER PAI RENG SPACE RENG SPACE Show Show Parki NG SPACES Figuror T	WIMA = NOSTORNAM =	Provided 185 (ved5 also 214 89 88 86 06 19 7100 sm Provided 19 19 100 (ved5)	Res E FOTAL Res OF THE	nutred 22 27 777 7 7 7 7 7 7 7 7 7 8 8 8 8 8 8	#35 FOTAL 278 FOTAL 2 7 7 7 7 7 7 7 7 7	ppe A' liground) (ground) (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR do NEW PARK DING PRO- RESIDENTIAL PL STRESSENTIAL PL STRESSENTIAL RESIDENTIAL RES	RED WESDER PAI	WIMA = NOSTORNAM =	### PROVIDED TO SEE TO	Res E FOTAL Res OF THE	uurod 22 22 3 3 4 4 64 64 64 64	#35 #35	ppe A' liground) (ground) (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR ds. NEW PAIRL THING PHO RESIDENTIAL BY PERSONNEY PS STREET OF SELECTION STREET STREET OF SELECTION STREET STREET OF SELECTION Resided Total Resided T	RED WESDER PAI RENG SPACE RENG SPACE Show Show Parki NG SPACES Figuror T	WIMA = NOSTORNAM =	Provided 185 (ved5 also 214 89 88 86 06 19 7100 sm Provided 19 19 100 (ved5)	Res E FOTAL Res OF THE	nutred 22 27 777 7 7 7 7 7 7 7 7 7 8 8 8 8 8 8	#35 FOTAL 278 FOTAL 2 7 7 7 7 7 7 7 7 7	ppe A' liground) (ground) (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR do NEW PARK DING PRO- RESIDENTIAL PL STRESSENTIAL PL STRESSENTIAL RESIDENTIAL RES	RED WESDER PAI	WIMA = NOSTORNAM =	Provided 185 (ved5 also 214 89 88 86 06 19 7100 sm Provided 19 19 100 (ved5)	Res E FOTAL Res OF THE	nutred 22 27 777 7 7 7 7 7 7 7 7 7 8 8 8 8 8 8	#35 FOTAL 278 FOTAL 2 7 7 7 7 7 7 7 7 7	ppe A' liground) (ground) (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR do NEW PARK DING PRO- RESIDENTIAL PL STRESSENTIAL PL STRESSENTIAL RESIDENTIAL RES	RED WESDER PAI	WIMA = NOSTORNAM =	Provided 185 (ved5 also 214 89 88 86 06 19 7100 sm Provided 19 19 100 (ved5)	Res E FOTAL Response	nutred 22 27 777 7 7 7 7 7 7 7 7 7 8 8 8 8 8 8	#35 FOTAL 278 FOTAL 2 7 7 7 7 7 7 7 7 7	ppe A' liground) (ground) (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR do NEW PARK DING PRO- RESIDENTIAL PL STRESSENTIAL PL STRESSENTIAL RESIDENTIAL RES	RED WESDER PAI	WIMA = NOSTORNAM =	Provided 185 (ved5 also 214 89 88 86 06 19 7100 sm Provided 19 19 100 (ved5)	Res E FOTAL Response	nutred 22 27 777 7 7 7 7 7 7 7 7 7 8 8 8 8 8 8	#35 FOTAL 278 FOTAL 2 7 7 7 7 7 7 7 7 7	ppe A' liground) (ground) (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR do NEW PARK DING PRO- RESIDENTIAL PL STRESSENTIAL PL STRESSENTIAL RESIDENTIAL RES	RED WESDER PAI	WIMA = NOSTORNAM =	Provided 185 (ved5 also 214 89 88 86 06 19 7100 sm Provided 19 19 100 (ved5)	Res E FOTAL Response	nutred 22 27 777 7 7 7 7 7 7 7 7 7 8 8 8 8 8 8	#35 FOTAL 278 FOTAL 2 7 7 7 7 7 7 7 7 7	ppe A' liground) (ground) (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR do NEW PARK DING PRO- RESIDENTIAL PL STRESSENTIAL PL STRESSENTIAL RESIDENTIAL RES	RED WESDER PAI	WIMA = NOSTORNAM =	Provided 185 (ved5 also 214 89 88 86 06 19 7100 sm Provided 19 19 100 (ved5)	Res E FOTAL Response	nutred 22 27 777 7 7 7 7 7 7 7 7 7 8 8 8 8 8 8	#35 FOTAL 278 FOTAL 2 7 7 7 7 7 7 7 7 7	ppe A' liground) (ground) (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR do NEW PARK DING PRO- RESIDENTIAL PL STRESSENTIAL PL STRESSENTIAL RESIDENTIAL RES	RED WESDER PAI	WIMA = NOSTORNAM =	Provided 185 (ved5 also 214 89 88 86 06 19 7100 sm Provided 19 19 100 (ved5)	Res E FOTAL Response	nutred 22 27 777 7 7 7 7 7 7 7 7 7 8 8 8 8 8 8	#35 FOTAL 278 FOTAL 2 7 7 7 7 7 7 7 7 7	ppe A' liground) (ground) (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR do NEW PARK DING PRO- RESIDENTIAL PL STRESSENTIAL PL STRESSENTIAL RESIDENTIAL RES	RED WESDER PAI	WIMA = NOSTORNAM =	Provided 185 (ved5 also 214 89 88 86 06 19 7100 sm Provided 19 19 100 (ved5)	Res E FOTAL Response	nutred 22 27 777 7 7 7 7 7 7 7 7 7 8 8 8 8 8 8	#35 FOTAL 278 FOTAL 2 7 7 7 7 7 7 7 7 7	ppe A' liground) (ground) (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR do NEW PARK DING PRO- RESIDENTIAL PL STRESSENTIAL PL STRESSENTIAL RESIDENTIAL RES	RED WESDER PAI	WIMA = NOSTORNAM =	Provided 155 (west state) 155 (west state) 155 (west state) 156 (6) 7H 5 (6) 7H 5 (700 sm)	Res E FOTAL Response	nutred 22 27 777 7 7 7 7 7 7 7 7 7 8 8 8 8 8 8	#35 FOTAL 278 FOTAL 2 7 7 7 7 7 7 7 7 7	ppe A' liground) (ground) (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR do NEW PARK DING PRO- RESIDENTIAL PL STRESSENTIAL PL STRESSENTIAL RESIDENTIAL RES	RED WESDER PAI	WIMA = NOSTORNAM =	Provided 155 (west state) 155 (west state) 155 (west state) 156 (6) 7H 5 (6) 7H 5 (700 sm)	Res E FOTAL Response	nutred 22 27 777 7 7 7 7 7 7 7 7 7 8 8 8 8 8 8	#35 FOTAL 278 FOTAL 2 7 7 7 7 7 7 7 7 7	ppe A' liground) (ground) (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR do NEW PARK DING PRO- RESIDENTIAL PL STRESSENTIAL PL STRESSENTIAL RESIDENTIAL RES	RED WESDER PAI	WIMA = NOSTORNAM =	Provided 155 (west state) 155 (west state) 155 (west state) 156 (6) 7H 5 (6) 7H 5 (700 sm)	Res E FOTAL Response	nutred 22 27 777 7 7 7 7 7 7 7 7 7 8 8 8 8 8 8	#35 FOTAL 278 FOTAL 2 7 7 7 7 7 7 7 7 7	ppe A' liground) (ground) (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR do NEW PARK DING PRO- RESIDENTIAL PL STRESSENTIAL PL STRESSENTIAL RESIDENTIAL RES	RED WESDER PAI	WIMA = NOSTORNAM =	Provided 155 (west state) 155 (west state) 155 (west state) 156 (6) 7H 5 (6) 7H 5 (700 sm)	Res E FOTAL Response	nutred 22 27 777 7 7 7 7 7 7 7 7 7 8 8 8 8 8 8	#35 FOTAL 278 FOTAL 2 7 7 7 7 7 7 7 7 7	ppe A' liground) (ground) (ground)
N. 1. It balkonies are excluded in reside 2. It more loading are as shared with 3.5 parting ramp from ground primal 3.5 parting ramp from ground primal 4.5 parting ramp from ground primal 5.5 parting ramp from ground primal 5.5 parting from the primal 5.	780 783 16.472 ential GFA petail therefore eau g down to P1 is part of 77.01 77.0 38,351 amenity and common	8396 8396 382635 I cluded in the	e GFA de Charefor	re excluded	i from GFA				780	8,356	670 670	807	TOTAL PARKING REQUIR do NEW PARK DING PRO- RESIDENTIAL PL STRESSENTIAL PL STRESSENTIAL RESIDENTIAL RES	RED WESDER PAI	WIMA = NOSTORNAM =	Provided 155 (west state) 155 (west state) 155 (west state) 156 (6) 7H 5 (6) 7H 5 (700 sm)	Res E FOTAL Res OF THE	nutred 22 27 777 7 7 7 7 7 7 7 7 7 8 8 8 8 8 8	#35 FOTAL 278 FOTAL 2 7 7 7 7 7 7 7 7 7	ppe A' liground) (ground) (ground)

Figure 30A-Statistics for the proposed Mixed Use Revelopment at 1000 & 1024 Dundas Street East

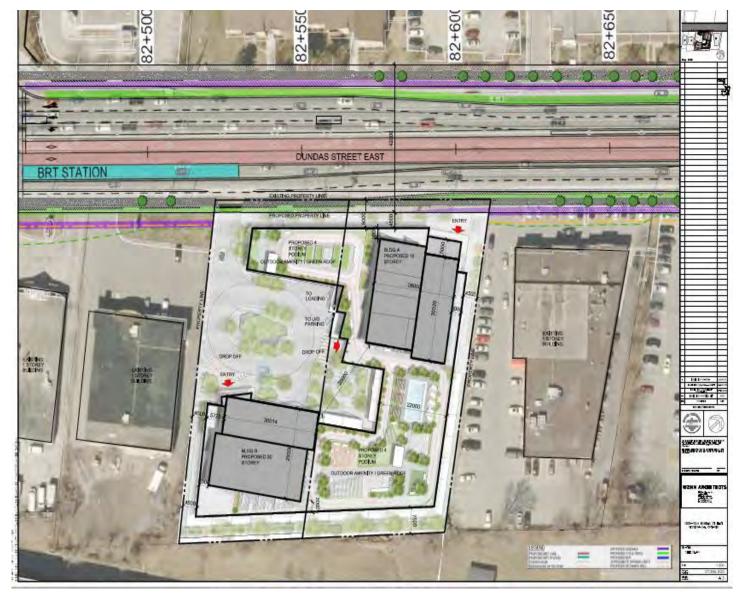


Figure 41- Site Plan