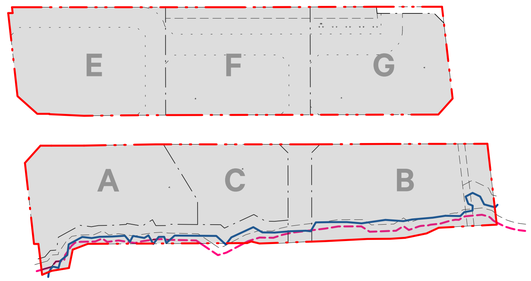
KEY PLAN



Dundas + Mattawa Stats Summary

	sm	sf
TOTAL GROSS SITE AREA	**73,888**	**795,323**
	ha	*ac*
	7.39	**18.26**

	sm	sf
TOTAL NET SITE AREA (AFTER CONVEYANCES)	**55,592**	**598,387**
excl. ROW, Road Widenings, Hazards and Park	*ha*	*ac*
	5.56	13.74
TOTAL NET DEVELOPMENT SITE AREA (AFTER CONVEYANCEAS + BUFFER)	**53,088**	**571,434**
excl. ROW, Road Widenings, Hazards , Park , Buffer	*ha*	*ac*
	5.31	13.12

	sm	sf	% gross site
SITE AREA DEDUCTIONS	19,178	206,430	26%
TOTAL R.O.W AREA	2,273	24,466	3%
TOTAL HAZARD (BLOCKS D1 + D2)	4,043	43,518	5%
TOTAL BUFFER	2,504	26,953	3%
TOTAL PARK AREA	10,358	111,492	14%
TOTAL R.O.W. WIDENING AREA	1,622	17,459	2%

AREA SUMMARY	sm	sf
TOTAL GFA (ALL USES)	223,257	2,403,115
TOTAL GFA (RESIDENTIAL)	220,302	2,371,313
TOTAL GFA (RETAIL + COMMUNITY)	2,955	31,802
TOTAL LOT COVERAGE	31,368	337,647

OVERALL FSI	4.02
Total GFA / Toal Net Site Area	
TOTAL RESIDENTIAL UNITS	3,027

TOTAL PARKING SPACES	2,447
RESIDENTIAL SPACES	1,868
VISITOR/ COMMERCIAL SPACES	579

BLOCK		**A**		**B (Park)**		**C**		**D +H (Hazard/Buffer)**		**E**		**F**		**G**		**TOTAL**	
		sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf
LOT AREA		10,464	112,633	10,358	111,492	6,261	67,393	6,547	70,471	12,779	137,552	12,329	132,708	11,255	121,148	69,993	753,398
RESIDENTIAL GFA		72,898	784,668			31,889	343,246			40,687	437,948	32,062	345,115	42,767	460,336	220,302	2,371,313
RETAIL GFA		759	8,168			841	9,054			906	9,748	0	0	0	0	2,506	26,969
COMMUNITY GFA		0	0			449	4,833			0	0	0	0	0	0	449	4,833
TOTAL GFA		**73,657**	**792,836**			**33,179**	**357,132**			**41,592**	**447,695**	**32,062**	**345,115**	**42,767**	460,336	**223,257**	**2,403,115**
FSI		7.04		-		5.30		-		3.25		2.60		3.80			
LOT COVERAGE	Area	7,278	78,341	0	0	3,525	37,942	0	0	7,250	78,038	6,341	68,258	6,974	75,068	31,368	337,647
	Percentage	**69.6%**		**0.0%**		**56.3%**		-		**56.7%**		**51.4%**		**62.0%**			
LANDSCAPING	Area	3,121	33,593	10,358	111,492	2,700	29,064	0	0	3,719	40,031	5,988	64,450	4,205	45,261	**30,091**	**323,891**
	Percentage	**29.8%**		**100.0%**		**43.1%**		-		**29.1%**		**48.6%**		**37.4%**			
UNIT COUNT & MIX																	
Apartment Units		Building A (A1+A2+A3)				Building C (C1)				Building E (E1+E2)		Building F (F1+F2+FTH1/2)		Building G (G1+G2+GTH1)			
ST	(34-42sm)	58	5.3%			28	6.5%			46	8.8%	22	6.9%	15	3.2%	169	5.9%
1BD	(45-65sm)	674	61.9%			260	59.2%			288	55.8%	194	60.6%	290	60.9%	1,706	60.0%
2BD	(68-74sm)	258	23.7%			111	25.3%			142	27.5%	82	25.5%	138	28.9%	731	25.7%
3BD	(80-94sm)	99	9.1%			40	9.1%			40	7.8%	23	7.1%	34	7.0%	236	8.3%
	Sub Total	1,089	100.0%			439	100.0%			516	100.0%	321	100.0%	477	100.0%	2,842	100.0%
Townhouse Units																	
ST TH		0	0.0%			3	33.3%			0	0.0%	0	0	0	0	3	1.6%
1BD TH		5	50.0%			2	22.2%			0	0.0%	6	7.0%	5	7.9%	18	9.7%
2BD TH		5	50.0%			4	44.4%			10	58.8%	68	79.1%	43	68.3%	130	70.3%
3BD TH		0	0.0%			0	0.0%			7	41.2%	12	14.0%	15	23.8%	34	18.4%
	Sub Total	**10**	**100.0%**			**9**	**100.0%**			**17**	**100.0%**	**86**	**100.0%**	**63**	**100.0%**	**185**	**100.0%**
TOTAL UNITS BY BLOCK		**1,099**	100.0%			**448**	100.0%			**533**	100.0%	**407**	100.0%	**540**	100.0%	**3,027**	100.0%
AMENITY																	
TOTAL PROVIDED AMENITY		6,581	70,839			2,823	30,386			3,293	35,446	2,487	26,770	3,189	34,326	18,373	197,767
TOTAL CONTIGUOUS AMENITY		3,209	34,541			832	8,956			1,039	11,184	979	10,538	873	9,397	6,932	74,615
ESTABLISHED GRADE (m)		*Building*	*Geodectic Height*	*Building*	*Geodectic Height*	*Building*	*Geodectic Height*	*Building*	*Geodectic Height*	*Building*	*Geodectic Height*	*Building*	*Geodectic Height*	*Building*	*Geodectic Height*		
		A	118.09			C	117.30			E	119.55	F1	117.67	G	116.34		
												FTH-1 + FTH-2	118.31	GTH-1	116.75		
HEIGHT (m)		*Building*	*Height (m)*	*Building*	*Height (m)*	*Building*	*Height (m)*	*Building*	*Height (m)*	*Building*	*Height (m)*	*Building*	*Height (m)*	*Building*	*Height (m)*		
		A1	49.30			C1	113.10			E1	47.90	F1	38.60	G1	38.60		
		A2	94.10							E2	57.20	F2	38.60	G2	57.20		
		A3	132.50														
												FTH-1	10.50	GTH-1	10.50		
												FTH-2	9.96				
VEHICLE PARKING		*Required*	*Provided*	*Required*	*Provided*	*Required*	*Provided*	*Required*	*Provided*	*Required*	*Provided*	*Required*	*Provided*	*Required*	*Provided*	*Required*	*Provided*
RESIDENT		659	650			269	278			320	404	244	265	324	271	1,816	1,868
COMMERCIAL/ VISITOR		209	209			103	106			119	121	61	61	81	82	573	579
TOTAL		868	**859**			372	**384**			439	**525**	305	**326**	405	**353**	2,390	**2,447**
BICYCLE PARKING		*Required*	*Provided*	*Required*	*Provided*	*Required*	*Provided*	*Required*	*Provided*	*Required*	*Provided*	*Required*	*Provided*	*Required*	*Provided*	*Required*	*Provided*
LONG TERM		661	790			269	319			320	513	205	437	137	279	1,593	**2,338**
SHORT TERM		57	119			24	66			28	184	17	36	11	12	138	**417**
TOTAL		717	**909**			293	**385**			349	**697**	222	**473**	149	**291**	1,730	**2,755**
LOADING		*Size*	*Provided*	*Size*	*Provided*	*Size*	*Provided*	*Size*	*Provided*	*Size*	*Provided*	*Size*	*Provided*	*Size*	*Provided*	*Total Provided*	
		3.5m (W) x 9.0m (L) x 4.5m (H)	2			3.5m (W) x 9.0m (L) x 4.5m (H)	2			3.5m (W) x 9.0m (L) x 4.5m (H)	2	3.5m (W) x 9.0m (L) x 4.5m (H)	1	3.5m (W) x 9.0m (L) x 4.5m (H)	1	**8**	

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NO.	DATE	REVISION/ COMMENT
1	2022-07-29	Issued for ZBA/OPA

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STATISTICS-SITE

PROJECT	**42075_1**	DRAWN	**SvN**
SCALE	**1 : 2500**	CHECKED	**SvN**
DATE	**11/21/16**	PLOTTED	**2022-07-26 12:44:27 PM**

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